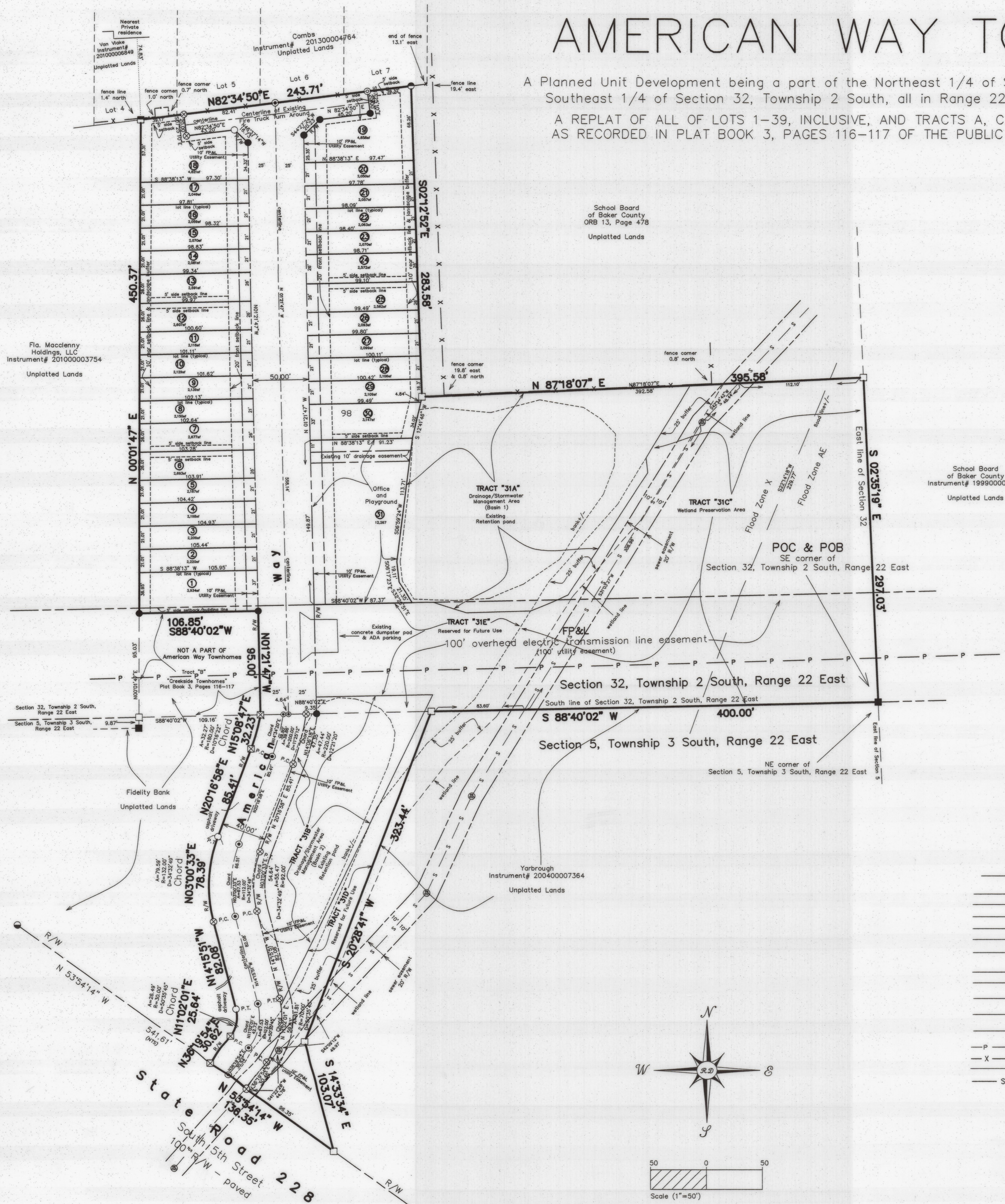


# AMERICAN WAY TOWNHOMES

A Planned Unit Development being a part of the Northeast 1/4 of Section 5, Township 3 South and a part of the Southeast 1/4 of Section 32, Township 2 South, all in Range 22 East, City of Macclenny, Baker County, Florida.  
A REPLAT OF ALL OF LOTS 1-39, INCLUSIVE, AND TRACTS A, C, D, E, AND F, CREEKSIDE TOWNHOMES, AS RECORDED IN PLAT BOOK 3, PAGES 116-117 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.



**CAPTION:**

A Replat of all of Lots 1-39, inclusive, and Tracts A, C, D, E, and F, Creekside Townhomes, as recorded in Plat Book 3, Pages 116-117 of the public records of Baker County, Florida, being a part of the Northeast 1/4 of Section 5, Township 3 South and a part of the Southeast 1/4 of Section 32, Township 2 South, all in Range 22 East, City of Macclenny, Baker County, Florida, being more particularly described as follows:  
Commence at a found 4"x4" concrete monument located at the Southeast corner of said Section 32 and also being the Northeast corner of said Section 5 for the Point of Beginning. From the Point of Beginning thus described run S 88°40'02"W, along the South line of said Section 32, for a distance of 400.00 feet to a found 4"x4" concrete monument; thence run S 20°28'41"W for a distance of 323.44 feet to a found 4"x4" concrete monument; thence run S 14°33'34"E, for a distance of 103.07 feet to a found 4"x4" concrete monument located on the Northeastly R/W line of State Road 228/South 5th Street (100' R/W); thence run N 53°54'14"W, along the Northeastly R/W line of State Road 228/South 5th Street, for a distance of 136.35 feet to a found 4"x4" concrete monument located on the Westerly R/W line of American Way; thence run N 36°19'54"E, along said Westerly R/W line of American Way, for a distance of 30.62 feet to a found 4"x4" concrete monument located at the beginning of a curve concave to the West and having a radius of 30.00 feet; thence run in a Northeastly direction along said Westerly R/W line of American Way and along the arc of said curve as measured along a chord having a bearing of N 11°02'01"E for a chord distance of 25.64 feet to a set nail in disc located at the end of said curve; thence run N 14°15'51"W, along said Westerly R/W line of American Way, for a distance of 82.08 feet to a set 1/2" iron rod located at the beginning of a curve concave to the East and having a radius of 132.00 feet; thence run in a Northeastly direction along said Westerly R/W line of American Way and along the arc of said curve as measured along a chord having a bearing of N 03°00'33"E for a chord distance of 78.39 feet to a set nail in disc located at the end of said curve; thence run N 20°16'58"E, along said Westerly R/W line of American Way, for a distance of 85.41 feet to a found 4"x4" concrete monument located at the beginning of a curve concave to the West and having a radius of 180.00 feet; thence run in a Northeastly direction along said Westerly R/W line of American Way and along the arc of said curve as measured along a chord having a bearing of N 15°08'47"E for a chord distance of 32.23 feet to a found 4"x4" concrete monument located on the South line of said Section 32 and also being known as the Southeast corner of Tract "B" of "Creekside Townhomes", a subdivision as recorded in Plat Book 3, Pages 116-117 of the public records of said County; thence run N 01°21'47"W, along the East line of said Tract "B" and along the Westerly R/W line of American Way, for a distance of 95.00 feet to a found 1/2" iron rod located at the Northeast corner of said Tract "B"; thence run S 88°40'02"W, along the North line of said Tract "B", for a distance of 106.85 feet to a found 1/2" iron rod located at the Northwest corner of said Tract "B" and being on the East line of a parcel described and record in Instrument# 201000003754 of the public records of said County; thence run N 00°01'47"E, along the East line of said Instrument# 201000003754, for a distance of 450.37 feet to a found 4"x4" concrete monument located at the Northeast corner of said Instrument# 201000003754 and also being located on the South line of a parcel described and recorded in Instrument# 201000006849 of the public records of said County; thence run N 82°34'50"E, along the South line of parcels described and recorded in Instrument# 201000006849 and Instrument# 201300004764 of the public records of said County and being known as Lots 4, 5, 6 and 7, for a distance of 243.71 feet to a found 5/8" iron rod located at the Northwest corner of a parcel described and recorded in ORB 13, Page 478 of the public records of said County; thence run S 02°12'52"E, along the West line of said ORB 13, Page 478, for a distance of 283.58 feet to a found 4"x4" concrete monument; thence run N 87°18'07"E for a distance of 395.58 feet to a found 4"x4" concrete monument located on the East line of said Section 32; thence run S 02°35'19"E, along the East line said Section 32, for a distance of 297.03 feet to the Point of Beginning. Subject to a 100 foot wide overhead electric transmission line easement being the South 100 feet of said Section 32.  
Subject to any covenants, easements, and/or restrictions of record.  
Subject to the R/W of American Way, formerly an unnamed road as shown on the plat of said Creekside Townhomes as recorded in Plat Book 3, Page 116-117 of the public records of said County.  
Subject to a 20 foot wide sewer line easement lying 10 feet on each side of the existing sewer line.

**LEGEND and ABBREVIATIONS**

⊗	Denotes set 1/2" iron rod - PLS 5098
○	Denotes set nail in disc - PLS 5098
⊙	Denotes set nail in disc - PCP PLS 5098
⊚	Denotes found 1/2" iron rod - no ID
⦿	Denotes found 1/2" iron rod - LB 6794
⦿	Denotes found 5/8" iron rod - Fla DOT
⊠	Denotes found 4" x 4" concrete monument - Moore LB 6794
⊡	Denotes found 4" x 4" concrete monument - Duren LS 4708
⊢	Denotes found 4" x 4" concrete monument - no ID
⊣	Denotes found 4" x 4" concrete monument - Britt PLS 1099
— P — P — P —	Denotes overhead power line(s) and pole(s)
— X — X — X —	Denotes fence lines
⊕	Denotes sanitary sewer manhole
— S — S — S —	Denotes sewer line
NTS	Denotes Not To Scale
ORB	Denotes Official Record Book
POC	Denotes Point of Commencement
POB	Denotes Point of Beginning
R/W	Denotes Right-of-Way
P.C.	Denotes Point of Curvature
P.T.	Denotes Point of Tangency
A	Denotes Arc
R	Denotes Radius
D	Denotes Delta
no ID	Denotes no identity
sf	Denotes square feet
FP&L	Denotes Florida Power & Light Co.

**SUBDIVIDER**  
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Phone: (904) 626-8378

**Ray Daugherty Land Surveyor, Inc.**  
Florida Certificate: LS 5098  
Certificate of Authorization: LB 6525  
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STARKE, FLORIDA 32091  
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DRAWN BY: Sheila Daugherty - CHECKED BY: G.R.D.  
Job# 16-1-15 Map# D683

