

# GLEN WOOD ACRES

A SUBDIVISION IN:  
STATE OF FLORIDA  
BAKER COUNTY  
SECTION 3, TOWNSHIP 3 SOUTH, RANGE 21 EAST

### GENERAL NOTES:

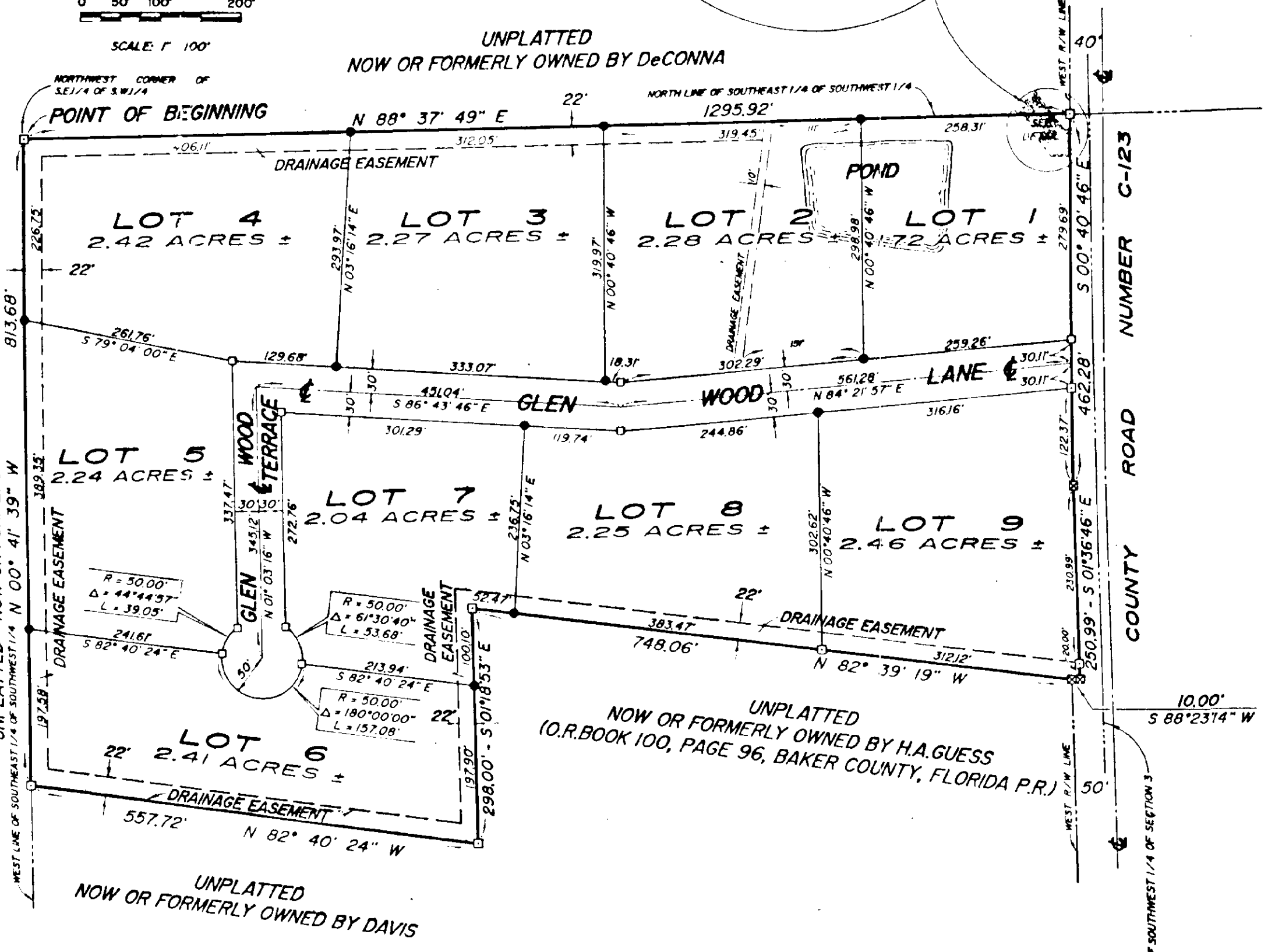
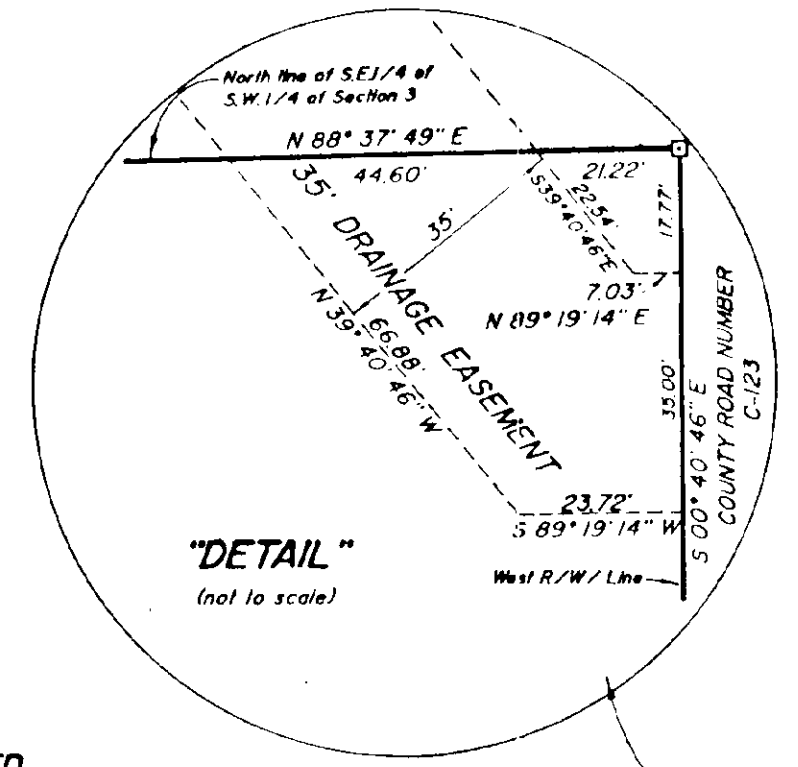
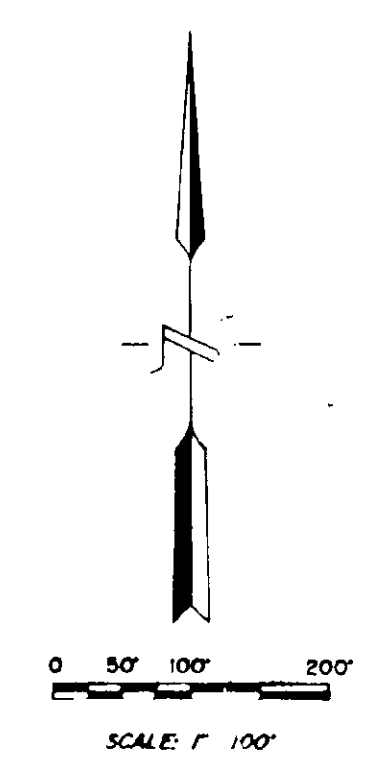
- 1.) Lands shown hereon do not lie within a flood prone area as per Community Panel Number 120419 0009A of the U.S. Department of Housing and Urban Development Flood Hazard Boundary Map, effective date January 27, 1978.
- 2.) Improvements exist, but are not located (mobile home, well, septic tank, etc.).
- 3.) Jurisdictional areas, if any, are not located.
- 4.) Field work completed on June 12, 1991.
- 5.) Power lines are not located.
- 6.) The lands shown and described hereon are subject to existing Easements, Rights-of-way, Restrictions and Reservations whether or not disclosed of record.
- 7.) Bearing Basis: Assumed bearing between centerline stations 19+42.81 and 52+44.30 (stations as appearing on right-of-way maps for County Road Number C-123) is  $N00^{\circ}40'46''W$ .
- 8.) This survey prepared without benefit of abstract of title.
- 9.) Lands as located and shown hereon do not encroach upon lands presently enclosed by others, therefore fences are not shown, but do exist.
- 10.) Building restriction lines shall conform to current zoning regulations of Baker County, Florida.
- 11.) Utility easements shall be 10 feet wide along side lot boundaries and 15 feet wide along lot boundaries fronting along roads.
- 12.) Lot areas shown hereon are computed inclusive of any easements lying within the boundaries of said lots.
- 13.) Utility easements shall also be easements for the construction, maintenance, and operation of cable television services.
- 14.) The roads for "GLEN WOOD ACRES" will be privately maintained by a homeowners association.

### RESTRICTIVE COVENANTS:

- 1.) No house or mobile home shall have a total heated living area floor space of less than eleven hundred (1,100) square feet.
- 2.) No more than one dog OR cat per household.
- 3.) No more than two horses OR two cows per lot.
- 4.) No fowl of any kind shall be allowed on any lot.
- 5.) No junk motor vehicle shall be allowed on any lot. Any mechanic type of work being done on any type of motor vehicle shall be done only in an enclosed garage. Any motor vehicle not capable of being driven with set condition lasting more than two weeks shall be considered a junk vehicle.
- 6.) No outbuilding larger than five hundred (500) square feet or non-residential structure larger than five hundred (500) square feet shall be allowed on any lot, and no more than one outbuilding or non-residential structure shall be allowed per lot.
- 7.) Road into property is restricted to small vehicles. All large trucks such as semi-trucks and/or trailers, dump trucks or any other trucks of over three (3) axles are prohibited. Exception to this restriction is one time deliveries of material to construction sites on lots adjoining roads.
- 8.) Residential structures are limited to conventional on-ground construction or double-wide mobile home. Any double-wide mobile home placed on property shall be skirted with industry approved skirting within one hundred twenty (120) days of placement.
- 9.) No trees shall be cut down on property other than for placement of residential structure.

### EXPLANATION OF SYMBOLS AND ABBREVIATIONS

SYMBOL / ABBREVIATION	EXPLANATION
N	North
S	South
E	East
W	West
°	Degree
'	Minutes when used in a bearing
''	Seconds when used in a bearing
+	Point when used in a distance
+	Point when used in a bearing
R/W	Right-of-Way
E	Easement
R	Radius
Δ	Central angle
L	Arc length
□	4 inch concrete monument set, number 2457, labeled "TOM" (Permanent Reference Monument) (Instrument to several)
□	4 inch concrete monument set, number 2457, labeled "TOM" (Permanent Control Point) (Instrument to several)
□	5 inch square concrete monument found, D.O.T. R/W marker
○	1/2 inch iron rod set, number 2457
D.O.T.	Department of Transportation
O.R.	Office Records
P.R.	Public Records
P.L.S.	Professional Land Surveyor



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Baker County, Florida.

NORTH FLORIDA SURVEYING AND LAND DESIGN  
PORT OFFICE BOX 14 - 150 S WEST MAIN STREET - LAKE BUTLER, FLORIDA 32054