

GLENWOOD "UNIT 1" A SUBDIVISION IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 21 EAST BAKER COUNTY, FLORIDA

DEDICATION

This is to Certify that the undersigned GLENWOOD, INC., a Florida Corporation is the lawful owner of the lands described in the description hereon shown and has caused the same to be surveyed and subdivided, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands is dedicated to the County of Baker or to the Public. All of the property designated on this plat as Parcels A, B, C, D and E and any additional Parcel which may be substituted for said Parcel A as provided hereinafter, and all of the easements shown on this Plat are and shall remain private and the sole and exclusive property of GLENWOOD INC. Said GLENWOOD INC. does hereby grant to the future owners of the lots shown on this plat and their guests invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the law, United States mail carriers, representatives of utilities authorized by said GLENWOOD, INC., to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as GLENWOOD INC., from time to time may designate, the non-exclusive and perpetual right of egress and ingress over and across said parcels A, B, C, D and E and over and across any additional Parcel which may be substituted for said Parcel A as hereinafter provided. Regardless of the preceding provisions, GLENWOOD, INC., reserves the unrestricted and absolute right to deny ingress to any person who, in the opinion of said GLENWOOD, INC., may create or participate in a disturbance or a nuisance on any part of the land shown on this plat. Said GLENWOOD INC., reserves the sole and absolute right at any time, by instrument recorded in the Public Records of Baker County, Florida to cancel and terminate such right of ingress or egress over and across all or any part of said Parcel A, but in such event and in substitution therefor, said GLENWOOD, INC., simultaneously shall grant, by an instrument recorded in the Public Records of Baker County, Florida, such right of ingress and egress over and across an additional parcel of land which additional parcel shall connect with one of said parcels B, C, D or E and shall extend to and connect with a presently existing public road, street or highway and which additional parcel shall have a uniform width equal or greater than the width of said Parcel A. GLENWOOD, INC., hereby reserves and shall have the sole and absolute right of any time with the consent of the Board of County Commissioners of Baker County or the governing body of any municipality then having jurisdiction over the land shown on this plat, to dedicate to the public all or any part of Parcels A, B, C, D and E designated on this plat, all or any part of any additional parcel which may be substituted for said Parcel A as hereinafter provided, and all or any part of the easements shown on this plat.

In Witness whereof the said owners have executed these presents under their respective seals this 25th day of August, A.D. 1976

GLENWOOD, INC.
Signed: George L. Taber III
GEORGE L. TABER III
Signed: Anne H. Taber
ANNE H. TABER
Witness: Edna Smith
Witness: Sturges Buckley

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BAKER

I Herby Certify that on this 25th day of August, 1976 before me personally appeared GEORGE L. TABER III and Anne H. Taber respectively, President and Secretary of GLENWOOD INC. to me known to be the individuals and officers described in and who executed the foregoing dedication and acknowledged that they executed the same for the purposes therein expressed.
Witness my hand and official seal at Tallahassee, State of Florida, this 25th day of August, 1976

Signed: Maggi Dravsky
Notary Public, State of Florida
My Commission Expires Feb. 26, 1979

APPROVED BY BOARD OF COUNTY COMMISSIONERS
BAKER COUNTY, FLORIDA

Signed: Al H. Smith
Attest: Law Johnson
Date: Sept 12, 1976

CERTIFICATE OF CLERK

I Herby certify that I have examined the foregoing plat and find that it complies in form with Chapter 177, Florida Statutes and was filed for record this 14th day of Sept, A.D. 1976 in Plat Book 2, Pages 56-57 of the Public Records of Baker County, Florida

Signed: Joe Wilson
Clerk of Circuit Court in and for Baker County, Florida

DESCRIPTION

A Tract of land irregular in shape lying in and being a part of Section 2, Township 3 South, Range 21 East, Baker County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4, Section 2, Township 3 South, Range 21 East, Baker County, Florida, and run N 84° 41' 18" E along the North line of said Northeast 1/4 a distance of 1681.72 feet, thence S 0° 50' 36" W 783.19 feet, thence N 85° 09' 24" W 55.81 feet to the POINT OF BEGINNING, said point being on the West right of way line of Nursery Boulevard, a County Graded Road, thence S 0° 02' 57" E along said West right of way line 1275.69 feet, thence N 89° 09' 24" W 275.55 feet to its intersection with the arc of a curve concave to the right having a radius of 70.00 feet and a central angle of 119° 56' 20", thence Southwesterly and Northwesterly along the arc of said curve 146.53 feet to the point of reverse curve of a curve concave to the left having a radius of 50.00 feet and a total central angle of 48° 11' 20", thence Northerly and Westerly along the arc of said curve 42.05 feet to the point of tangency of said curve, thence S 72° 35' 36" W 245.56 feet to the point of curve of a curve concave to the right having a radius of 521.52 feet and a total central angle of 23° 00' 00", thence Southerly and Westerly along the arc of said curve 209.35 feet to the point of tangency of said curve, thence N 84° 24' 24" W 49.36 feet to the point of curve of a curve concave to the left having a radius of 25.00 feet and a total central angle of 66° 34' 00", thence Southwesterly along the arc of said curve 29.05 feet to the point of reverse curve of a curve concave to the right having a radius of 442.25 feet and a central angle of 5° 04' 09", thence Southwesterly along the arc of said curve 39.14 feet to the point of tangency of said curve, thence S 34° 05' 36" W 235.00 feet, thence N 55° 54' 24" W 286.45 feet to the point of curve of a curve concave to the left having a radius of 210.00 feet and a total central angle of 33° 53' 22", thence Westerly along the arc of said curve 124.70 feet to the point of tangency of said curve, thence N 89° 47' 46" W 237.57 feet, thence S 0° 12' 14" W 30.00 feet, thence N 84° 41' 46" W 30.00 feet, thence N 0° 12' 14" E 386.92 feet to the North line of the South 1/2 of the Southeast 1/4 of the Northwest 1/4, thence S 89° 47' 46" E along said North line 230.00 feet to the Northeast corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 (said point being also on the West line of the Northeast 1/4, Section 2); thence N 0° 29' 04" E along said West line 230.01 feet, thence N 66° 50' 30" E 386.41 feet to the point of curve of a curve of a curve concave to the left having a radius of 25.00 feet and a total central angle of 87° 12' 57", thence Northeastly and Northwesterly along the arc of said curve 38.06 feet to the point of reverse curve of a curve concave to the right having a radius of 198.74 feet and a central angle of 50° 34' 49", thence Northwesterly, Northerly and Northeasterly along the arc of said curve 705.12 feet, thence S 59° 41' 35" E 60.00 feet, thence S 37° 34' 36" E 193.81 feet, thence N 72° 01' 12" E 184.22 feet, thence N 78° 40' 04" E 410.25 feet, thence S 84° 09' 24" E 508.12 feet to the POINT OF BEGINNING. Containing 48.18 Acres more or less

LEGEND

- 1. 4x4 concrete monument (permanent reference monument) with brass cap in top stamped L.L. Lee and Associates, Inc. with surveyors registration number, date and monument number.
- 2. 4x4 concrete monument with brass cap in top stamped L.L. Lee and Associates Inc. with surveyors registration number.
- 3. Permanent Control Point (P.C.P.) - 1/2" Iron rod with cap stamped with P.C.P. number and surveyors registration number.
- 4. 6" Iron Pipe
- 5. 1" Iron Axle
- 6. 4x4 concrete monument found in place
- 7. Bearings projected from State Road Department bearings on State Road No 125, Section No. 2704
- 8. Boundaries based on corners found in place per plat for Glen St. Mary Nurseries Company by Associated Engineers and Surveyors, Alvo B. Gross, Jr., Registered Land Surveyor No 572, dated June 16, 1948.

CERTIFICATION

I HEREBY CERTIFY that I am a duly authorized Land Surveyor and that this plat is a true and correct representation of the lands surveyed. I further certify that the survey was made under my responsible supervision and direction and that the Survey Data complies with all of the requirements of Chapter 177, Florida Statutes.

SIGNED: Lonnie
LONNIE
FLA REG. SURV. NO. 1177
DATE: Sept 12, 1976