

"BARBER PLANTATION"

PLANNED UNIT DEVELOPMENT
IN
SECTION 30, TOWNSHIP 2 SOUTH,
RANGE 22 EAST,
CITY OF MACCLENNY,
BAKER COUNTY, FLORIDA,
AND A PORTION BEING A RE-PLAT OF
LOT 11, BLOCK 7 AND ALL OF BLOCK 8,
"JERRY W. THOMAS SUBDIVISION, UNIT TWO"
AS PER PLAT BOOK 2, PAGE 43 OF THE
PUBLIC RECORDS OF BAKER COUNTY, FLORIDA

CURVE TABLE CENTERLINE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
17	300.00'	141°42'29"	74.57'	37.48'	74.38'	S.07°53'16"W
18	300.00'	121°18'49"	64.47'	32.36'	64.35'	S.21°09'55"W
19	300.00'	26°50'20"	140.53'	71.58'	139.25'	N.13°41'09"E
20	150.00'	26°02'40"	68.18'	34.68'	67.60'	N.88°00'50"W
21	300.00'	12°34'45"	65.86'	33.07'	65.73'	N.85°15'13"E

CURVE TABLE SWMF 2

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
52	35.00'	45°14'44"	27.64'	4.59'	26.93'	S.22°08'23"E
53	35.00'	43°41'39"	26.69'	4.03'	26.05'	S.66°36'35"E
54	425.00'	54°05'53"	33.05'	17.87'	31.83'	N.64°29'39"E
55	175.00'	11°29'09"	34.88'	17.50'	34.82'	N.06°11'33"E

CURVE TABLE SWMF 3

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
60	30.00'	66°46'45"	34.97'	19.77'	33.02'	S.20°03'26"E
61	425.00'	01°31'35"	11.32'	5.66'	11.32'	N.12°34'09"E
62	425.00'	04°10'23"	30.85'	15.48'	30.95'	N.07°01'22"E
63	35.00'	40°54'59"	24.99'	13.06'	24.47'	S.25°23'41"W
64	35.00'	45°34'51"	27.84'	14.71'	27.12'	S.66°38'35"W

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
474	25.00'	90°17'02"	39.39'	25.12'	35.44'	N.45°37'30"E
475	25.00'	89°42'58"	39.15'	24.88'	35.27'	S.44°22'35"E
476	20.00'	91°03'37"	31.79'	20.37'	28.54'	S.46°00'47"W
477	330.00'	03°11'51"	18.42'	9.21'	18.41'	N.88°56'40"E
478	330.00'	09°22'54"	54.03'	27.08'	53.97'	N.83°39'17"E
479	120.00'	15°57'51"	33.44'	16.83'	33.33'	S.86°56'46"W
480	20.00'	91°36'41"	31.98'	20.57'	28.68'	N.39°15'57"W
481	330.00'	05°46'22"	33.25'	16.64'	33.24'	S.03°39'12"W
482	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.44°45'00"E
483	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.44°13'59"E
484	270.00'	03°43'10"	17.53'	8.77'	17.52'	S.02°37'36"W
485	270.00'	18°39'53"	87.96'	44.37'	87.57'	S.13°49'08"W
486	270.00'	04°10'14"	19.65'	9.83'	19.65'	S.25°14'12"W
487	330.00'	06°53'14"	39.67'	19.86'	39.64'	N.23°52'42"E
488	330.00'	09°58'58"	57.48'	28.80'	57.39'	N.15°26'46"E
489	330.00'	09°58'29"	57.45'	28.80'	57.38'	N.05°28'13"E
490	25.00'	90°57'02"	39.68'	25.42'	35.65'	S.45°57'30"W
491	270.00'	09°31'08"	44.85'	22.48'	44.80'	N.05°11'32"E
492	270.00'	17°11'16"	81.61'	41.12'	81.12'	N.18°39'42"E
493	330.00'	03°35'53"	20.72'	10.37'	20.72'	S.25°31'23"W
494	25.00'	75°03'44"	32.75'	19.20'	30.46'	N.81°15'18"E
495	180.00'	13°23'58"	42.10'	21.14'	42.00'	N.87°54'40"W
496	180.00'	06°25'21"	20.18'	10.10'	20.17'	S.82°10'31"W
497	270.00'	08°36'28"	40.56'	20.32'	40.52'	N.83°16'04"E
498	270.00'	03°58'19"	18.72'	9.36'	18.71'	N.89°33'27"E
499	25.00'	88°56'23"	36.81'	24.54'	35.03'	S.43°59'13"E
500	165.00'	03°43'10"	10.71'	5.36'	10.71'	S.02°37'36"W
501	165.00'	18°39'53"	53.75'	27.12'	53.51'	S.13°49'08"W
502	165.00'	04°10'14"	12.01'	6.01'	12.01'	S.25°14'12"W
503	165.00'	25°39'43"	73.90'	37.58'	73.28'	S.14°28'28"W

SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- x- WIRE FENCE
- e- ELECTRIC UTILITY LINE (OVERHEAD)
- u- UNDERGROUND ELECTRIC SERVICE
- ctv- CABLE TV LINE (OVERHEAD)
- o CHAIN LINK FENCE
- o WOODEN FENCE
- OMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- ⊗ UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- CL CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708
- CM CONCRETE MONUMENT
- AC ACRES
- EL ELEVATION
- NOVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- MAIL AND DISC, PCP, LS 4708
- sq. ft. SQUARE FEET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- U.D.E. UNDESTRUCTURED DRAINAGE EASEMENT
- ELEC. ESMT. ELECTRIC EASEMENT

STANDARD BUILDING SETBACKS AS PER "BARBER PLANTATION" PLANNED UNIT DEVELOPMENT DOCUMENTS:

FRONT ALONG STREETS: 25 FEET
SIDE: 10 FEET
REAR: 15 FEET
OUTBUILDINGS WILL BE 5 FEET FROM SIDE AND REAR.

"SPECIAL BUILDING SETBACK LINES" ARE SHOWN ON SOME SHEETS OF THIS PLAT. THESE SPECIAL SETBACK LINES REPLACE ONLY THE STANDARD "FRONT ALONG STREET" BUILDING SETBACKS AS LISTED ABOVE. DUE TO THE IRREGULAR SHAPE OF THESE LOTS, THE "SPECIAL BUILDING SETBACK LINES" ARE CALCULATED AT THE "MINIMUM LOT WIDTH" AS DESIGNATED IN THE "PLANNED UNIT DEVELOPMENT".

THIS PLAT PREPARED BY
MARK D. DUREN
AND ASSOCIATES, INC.

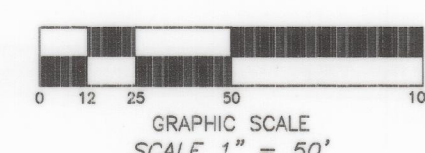
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120 NW BURK AVE. STE. 103
LAKE CITY, FLA. 32055
(386) 758-9831 OFFICE
(386) 758-8010 FAX

WO# 08-316

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ADDITIONAL NOTES:
1. BUILDING SETBACKS WILL CONFORM TO THE CITY OF MACCLENNY LAND DEVELOPMENT REGULATIONS FOR PLANNED UNIT DEVELOPMENTS.
2. LOT AREAS SHOWN HEREON ARE INCLUSIVE OF ALL EASEMENTS AND BUFFERS.
3. THERE IS A 10 FOOT WIDE BUFFER ON THE LOT SIDE OF ALL EXTERIOR SUBDIVISION BOUNDARY LINES.
4. THERE IS A 10 FOOT WIDE LANDSCAPE BUFFER ON THE POND SIDE OF ALL STORM WATER MANAGEMENT FACILITIES (SWMF).
5. THE WETLAND JURISDICTION LINE IS THE BOUNDARY LINE OF ALL LOTS THAT ABUTT SAID LINE AND THE AREAS OF THOSE LOTS ARE CALCULATED TO THAT LINE, UNLESS OTHER WISE NOTED THE LOTS ABUTTING THE WETLAND JURISDICTION LINE ARE TO BE MONUMENTED TO THE UPLAND BUFFER LINE AS SHOWN.
6. THE PERMANENT REFERENCE MONUMENTS (PRM) ON THE PERIMETER OF THE SUBDIVISION HAVE BEEN SET AS SHOWN. THE PERMANENT CONTROL POINTS (PCP) AND LOT CORNERS (IRON RODS) SHOWN HEREON HAVE NOT BEEN SET AT THE TIME OF THE PREPARATION OF THIS PLAT. THEY SHOULD BE SET AS ROAD CONSTRUCTION IS COMPLETED AND BEFORE THE SALE OF LOTS AS REQUIRED BY FLORIDA STATUTES. THIS COMPANY IS UNDER CONTRACT ONLY FOR THE PREPARATION OF THIS PLAT AND IS NOT CURRENTLY UNDER CONTRACT FOR MONUMENTING THE PERMANENT CONTROL POINTS AND LOT CORNERS.
7. THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS PARCEL WAS ORIGINALLY COMPLETED BY THIS OFFICE IN 2007. THE SUBDIVISION DESIGN, ROAD LAYOUT, LOT CONFIGURATION AND LOT SIZES WERE DESIGNED AND PROVIDED TO THIS OFFICE BY:
HILL, BORING AND ASSOCIATES, INC.
7950 BELFORT PARKWAY, SUITE 1600
JACKSONVILLE, FL 32256
8. THERE IS A 10 FOOT WIDE ELECTRIC UTILITY EASEMENT ADJACENT TO AND ON THE LOT SIDE OF ALL ROAD RIGHT-OF-WAYS INSIDE THE DEVELOPMENT, EXCEPT WHERE THE EASEMENT WOULD INTERFERE WITH THE 10 FOOT LANDSCAPE BUFFER AROUND THE STORM WATER MANAGEMENT FACILITIES DESCRIBED ABOVE.



DATE DRAWN: JULY 29, 2008
REVISED: 9/18/2008
REVISED: 10/28/2008
REVISED: 10/30/2008