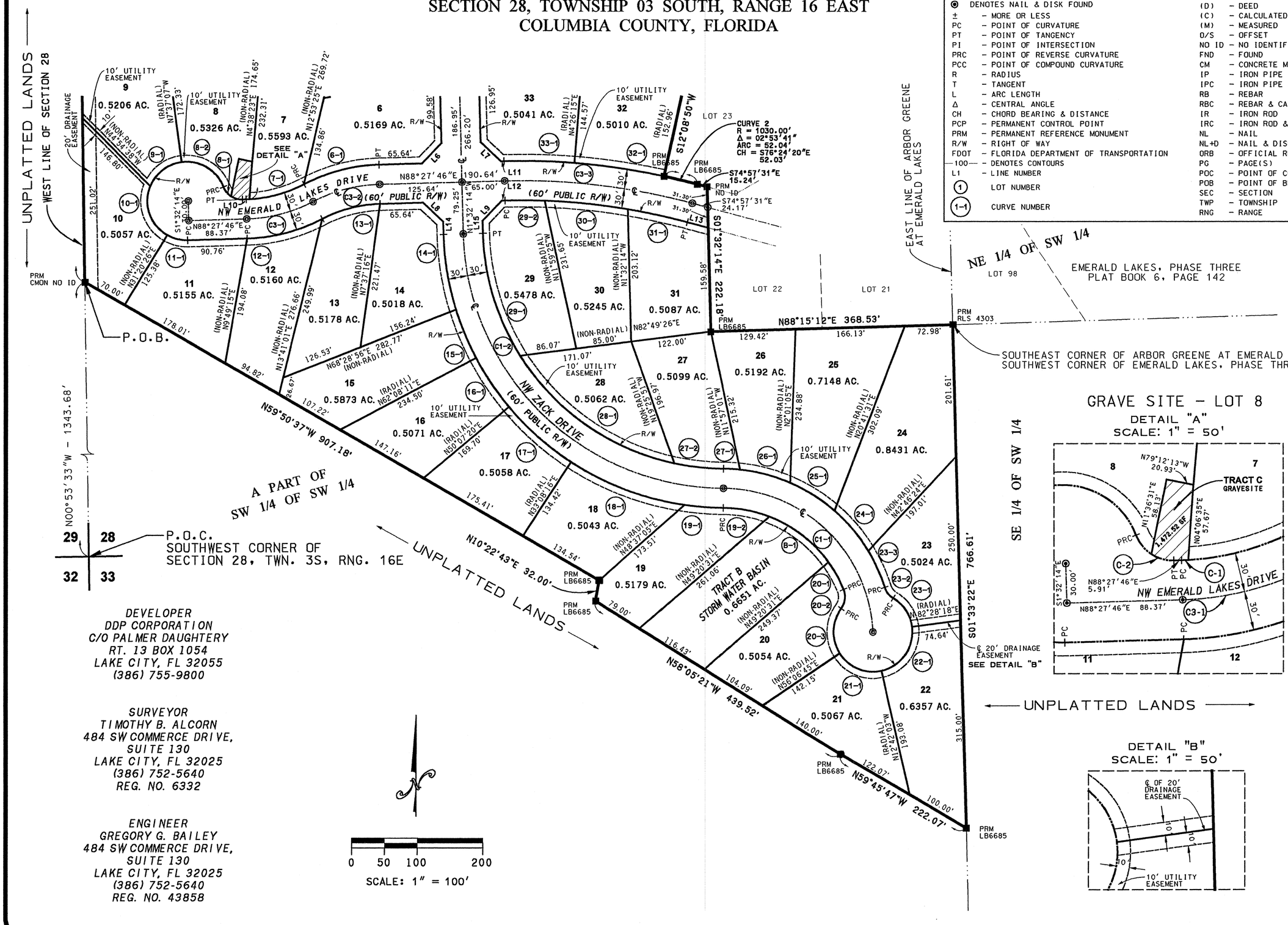
BAILEY BISHOP & LANE, INC.
484 SW COMMERCE DRIVE, SUITE 130
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (386) 752-5640 FAX (386) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

ARBOR GREENE AT EMERALD LAKES, PHASE 2

A SUBDIVISION IN THE SW 1/4 OF SECTION 28, TOWNSHIP 03 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA



LEGEND

○	DENOTES 5/8" IRON ROD & CAP SET (LB6685)	N	- NORTH
●	DENOTES IRON PIPE OR REBAR FOUND	E	- EAST
□	DENOTES 4"x 4" CONCRETE MONUMENT SET (LB6685)	S	- SOUTH
■	DENOTES 4"x 4" CONCRETE MONUMENT FOUND	W	- WEST
◎	DENOTES NAIL & DISK SET (LB6685 - PCP)	℄	- CENTERLINE
◉	DENOTES NAIL & DISK FOUND	(P)	- PLAT
±	- MORE OR LESS	(D)	- DEED
PC	- POINT OF CURVATURE	(C)	- CALCULATED
PT	- POINT OF TANGENCY	(M)	- MEASURED
PI	- POINT OF INTERSECTION	O/S	- OFFSET
PRC	- POINT OF REVERSE CURVATURE	NO ID	- NO IDENTIFICATION
PCC	- POINT OF COMPOUND CURVATURE	FND	- FOUND
R	- RADIUS	CM	- CONCRETE MONUMENT
T	- TANGENT	IP	- IRON PIPE
L	- ARC LENGTH	IPC	- IRON PIPE & CAP
Δ	- CENTRAL ANGLE	RB	- REBAR
CH	- CHORD BEARING & DISTANCE	RBC	- REBAR & CAP
PCP	- PERMANENT CONTROL POINT	IR	- IRON ROD
PRM	- PERMANENT REFERENCE MONUMENT	IRC	- IRON ROD & CAP
R/W	- RIGHT OF WAY	NL	- NAIL
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION	NL+D	- NAIL & DISK
100	- DENOTES CONTOURS	ORB	- OFFICIAL RECORDS BOOK
L1	- LINE NUMBER	PG	- PAGE(S)
(1)	LOT NUMBER	POC	- POINT OF COMMENCEMENT
(1-1)	CURVE NUMBER	POB	- POINT OF BEGINNING
		SEC	- SECTION
		TWP	- TOWNSHIP
		RNG	- RANGE

DEVELOPER
DDP CORPORATION
C/O PALMER DAUGHTERY
RT. 13 BOX 1054
LAKE CITY, FL 32055
(386) 755-9800

SURVEYOR
TIMOTHY B. ALCORN
484 SW COMMERCE DRIVE,
SUITE 130
LAKE CITY, FL 32025
(386) 752-5640
REG. NO. 6332

ENGINEER
GREGORY G. BAILEY
484 SW COMMERCE DRIVE,
SUITE 130
LAKE CITY, FL 32025
(386) 752-5640
REG. NO. 43858

OFFICIAL RECORDS BOOK 32 PAGE 244

BAILEY BISHOP & LANE, INC.
484 SW COMMERCE DRIVE, SUITE 130
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ARBOR GREENE AT EMERALD LAKES, PHASE 2

A SUBDIVISION IN THE SW 1/4 OF SECTION 28, TOWNSHIP 03 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

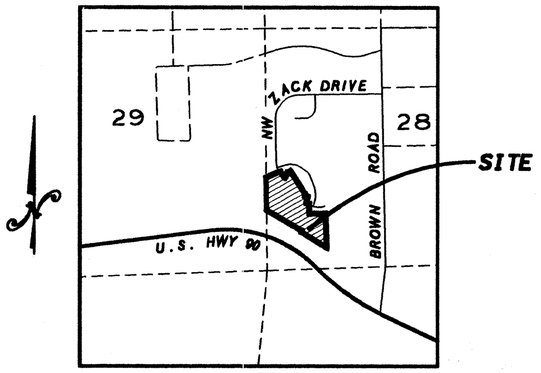
DESCRIPTION: ARBOR GREENE AT EMERALD LAKES, PHASE 2

THAT PART OF OFFICIAL RECORDS BOOK 344 AT PAGE 523 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 03 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N 00°53'33" W, ALONG THE WEST LINE OF SAID SECTION 28, 1343.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°53'33" W, ALONG SAID WEST LINE, 734.27 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF ARBOR GREENE AT EMERALD LAKES, A SUBDIVISION AS RECORDED IN PLAT BOOK 7 AT PAGES 82 AND 83 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN, ALONG THE SOUTHERLY LINE OF SAID ARBOR GREENE AT EMERALD LAKES, THE FOLLOWING COURSES: N 67°12'03" E, 341.32 FEET TO A POINT ON A NON-TANGENT CURVE; SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 470.00 FEET AND A DELTA OF 16°51'38", AN ARC LENGTH OF 138.31 FEET TO A POINT OF TANGENCY; S 45°53'33" E, 35.96 FEET; N 23°25'25" E, 113.20 FEET; N 57°58'14" E, 89.57 FEET; S 32°01'46" E, 600.56 FEET; S 05°16'05" W, 56.67 FEET; S 84°43'55" E, 68.54 FEET; S 12°08'50" W, 152.96 FEET TO A POINT ON A NON-TANGENT CURVE; SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1030.00 FEET AND A DELTA OF 02°53'41", AN ARC LENGTH OF 52.04 FEET TO A POINT OF TANGENCY; S 74°57'31" E, 15.24 FEET; S 01°32'14" E, 222.18 FEET; N 88°15'12" E, 368.53 FEET TO THE END OF SAID COURSES AND TO THE SOUTHEAST CORNER OF LOT 21 OF SAID ARBOR GREENE AT EMERALD LAKES; THENCE S 01°33'22" E, ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID ARBOR GREENE AT EMERALD LAKES, 766.61 FEET; THENCE N 59°45'47" W, 222.07 FEET; THENCE N 58°05'21" W, 439.52 FEET; THENCE N 10°22'43" E, 32.00 FEET; THENCE N 59°50'37" W, 907.18 FEET TO THE POINT OF BEGINNING. CONTAINING 26.91 ACRES, MORE OR LESS.

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
2-1	330.00'	10° 21' 11" LT	59.63'	59.55'	N 83° 17' 11" E
3-1	330.00'	21° 25' 40" LT	123.41'	122.70'	N 67° 23' 45" E
4-1	330.00'	11° 14' 34" LT	64.75'	64.65'	N 51° 03' 38" E
4-2	470.00'	20° 47' 10" RT	170.51'	169.58'	S 27° 45' 48" E
5-1	470.00'	15° 50' 00" RT	129.88'	129.47'	S 9° 27' 13" E
6-1	260.00'	26° 16' 28" LT	119.23'	118.19'	S 75° 19' 32" W
7-1	200.00'	24° 49' 59" RT	86.68'	86.01'	S 74° 36' 18" W
8-1	30.00'	35° 53' 42" RT	18.79'	18.49'	N 38° 57' 21" W
8-2	60.00'	76° 36' 37" LT	80.23'	74.38'	N 59° 18' 48" W
9-1	60.00'	60° 00' 00" LT	62.83'	60.00'	S 52° 22' 53" W
10-1	60.00'	82° 57' 50" LT	86.88'	79.49'	S 19° 06' 02" E
11-1	60.00'	30° 57' 22" LT	32.42'	32.02'	S 76° 03' 38" E
12-1	260.00'	26° 16' 28" LT	119.23'	118.19'	N 75° 19' 32" E
13-1	200.00'	26° 16' 28" RT	91.72'	90.91'	N 75° 19' 32" E
14-1	430.00'	15° 39' 04" LT	117.46'	117.10'	S 9° 21' 47" E
15-1	430.00'	10° 40' 30" LT	80.12'	80.00'	S 22° 31' 34" E
16-1	430.00'	12° 00' 51" LT	90.17'	90.00'	S 33° 52' 15" E
17-1	430.00'	16° 59' 04" LT	127.47'	127.00'	S 48° 22' 12" E
18-1	430.00'	24° 50' 41" LT	186.46'	185.00'	S 69° 17' 04" E
19-1	430.00'	7° 51' 33" LT	58.98'	58.94'	S 85° 38' 11" E
19-2	200.00'	20° 38' 06" RT	72.03'	71.64'	S 79° 14' 55" E
20-1	200.00'	13° 36' 07" RT	47.48'	47.37'	S 29° 10' 08" E
20-2	30.00'	58° 41' 39" RT	30.73'	29.41'	S 6° 58' 44" W
20-3	60.00'	68° 43' 33" LT	71.97'	67.73'	S 1° 57' 47" W
21-1	60.00'	70° 18' 03" LT	73.62'	69.09'	S 67° 33' 01" E
22-1	60.00'	84° 49' 40" LT	88.83'	80.94'	N 34° 53' 08" E
23-1	60.00'	51° 23' 31" LT	53.82'	52.03'	N 33° 13' 28" W
23-2	30.00'	41° 09' 36" RT	21.55'	21.09'	N 38° 20' 26" W
23-3	260.00'	13° 20' 36" LT	60.55'	60.41'	N 24° 25' 56" W
24-1	260.00'	17° 41' 59" LT	80.32'	80.00'	N 39° 57' 13" W
25-1	260.00'	17° 41' 59" LT	80.32'	80.00'	N 57° 39' 12" W
26-1	260.00'	17° 30' 03" LT	79.42'	79.11'	N 75° 15' 13" W
27-1	260.00'	5° 33' 44" LT	25.24'	25.23'	N 86° 47' 06" W
27-2	370.00'	11° 41' 26" RT	75.49'	75.36'	N 83° 43' 15" W
28-1	370.00'	45° 38' 22" RT	294.73'	287.00'	N 55° 03' 21" W
29-1	370.00'	30° 41' 54" RT	198.24'	195.88'	N 16° 53' 13" W
29-2	970.00'	3° 34' 28" RT	60.51'	60.50'	S 89° 45' 00" E
30-1	970.00'	7° 32' 47" RT	127.76'	127.67'	S 84° 11' 22" E
31-1	970.00'	5° 27' 29" RT	92.40'	92.37'	S 77° 41' 14" E
32-1	1,030.00'	7° 42' 34" LT	138.59'	138.49'	N 81° 42' 28" W
33-1	1,030.00'	5° 58' 29" LT	107.41'	107.36'	N 88° 32' 59" W
34-1	530.00'	9° 16' 14" LT	85.75'	85.66'	N 6° 10' 20" W
35-1	530.00'	14° 04' 17" LT	130.16'	129.84'	N 17° 50' 36" W
36-1	530.00'	13° 33' 17" LT	125.39'	125.09'	N 31° 39' 23" W
37-1	530.00'	7° 27' 31" LT	68.99'	68.95'	N 42° 09' 47" W
A-1	530.00'	17° 34' 07" RT	162.51'	161.88'	N 37° 06' 30" W
A-2	270.00'	43° 00' 34" LT	202.68'	197.95'	N 66° 57' 30" E
B-1	200.00'	32° 57' 40" RT	115.06'	113.48'	S 52° 27' 02" E
C-1	200.00'	1° 26' 31" RT	5.03'	5.03'	S 87° 44' 33" W
C-2	30.00'	34° 37' 57" RT	18.13'	17.86'	N 74° 13' 11" W
C1-1	230.00'	86° 43' 48" LT	348.16'	315.86'	N 46° 12' 04" W
C1-2	400.00'	88° 01' 44" RT	614.56'	555.87'	N 45° 33' 06" W
C1-3	500.00'	44° 21' 19" LT	387.07'	377.48'	N 23° 42' 53" W
C1-4	500.00'	17° 14' 09" RT	150.41'	149.85'	N 37° 16' 28" W
C3-1	230.00'	26° 16' 28" LT	105.47'	104.55'	N 75° 19' 32" E
C3-2	230.00'	26° 16' 28" RT	105.47'	104.55'	N 75° 19' 32" E
C3-3	1,000.00'	16° 34' 44" RT	289.35'	288.35'	S 83° 14' 52" E
C4-1	300.00'	44° 21' 19" LT	232.24'	226.49'	N 66° 17' 07" E



VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT O. P. DAUGHTERY III, PRESIDENT OF DDP CORPORATION, SHELDON L. SOBEL AND HARRIET SOBEL, WILLIAM C. ROBINSON AND DENISE J. ROBINSON, AS PART OWNERS, AND ROBERT W. TURBEVILLE, SENIOR VICE-PRESIDENT OF CNB NATIONAL BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "ARBOR GREENE AT EMERALD LAKES, PHASE 2", AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

OWNER(S):
DDP CORPORATION:
BY: _____
O. P. DAUGHTERY III, PRESIDENT
WITNESS: John R. Muenden
WITNESS: Carolyn Elsenick

BY: Sheldon L. Sobel
SHELDON L. SOBEL
WITNESS: Lisa Hicks
WITNESS: Carolyn Elsenick

BY: Harriet Sobel
HARRIET SOBEL
WITNESS: Lisa Hicks
WITNESS: Carolyn Elsenick

BY: William C. Robinson
WILLIAM C. ROBINSON
WITNESS: Deborah G Brink
WITNESS: Carolyn Elsenick

BY: Denise J. Robinson
DENISE J. ROBINSON
WITNESS: Deborah G Brink
WITNESS: Carolyn Elsenick

MORTAGEE:
BY: _____
ROBERT W. TURBEVILLE
SENIOR VICE-PRESIDENT, CNB NATIONAL BANK
WITNESS: Cassandra L Norris
WITNESS: Carolyn Elsenick

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON Sept 4, 2003 THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

CHAIRMAN

ATTEST: P. DeWitt Cason FILE FOR RECORD ON 9-16-03
CITY CLERK

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: Hoyle Crosby DATE: 9/11/03
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 16 DAY OF Sept, 2003, IN PLAT BOOK 7, PAGE(S) 131-133

SIGNED: P. DeWitt Cason
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON 9/15/03
AND
APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin M. Feagle
COUNTY ATTORNEY

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON 9/15/03, GREGORY G. BAILEY, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUES, LICENSE NO. 43858, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, ANY SUBMITTED "AS BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

REGISTERED FLORIDA ENGINEER

Vera Lisa Hicks
My Commission DD131707
Expires August 23, 2006

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, 2003 BY O. P. DAUGHTERY III. AS PRESIDENT OF DDP CORPORATION, FOR AND ON BEHALF OF SAID INCORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: Deborah G Brink
NOTARY PUBLIC
MY COMMISSION EXPIRES: Deborah G Brink My Commission DD019521 Expires April 22, 2005

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, 2003 BY WILLIAM C. ROBINSON. AS PART OWNER OF THE LANDS AS DESCRIBED HEREIN. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION.

SIGNED: Deborah G Brink
NOTARY PUBLIC
MY COMMISSION EXPIRES: Deborah G Brink My Commission DD019521 Expires April 22, 2005

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF July, 2003 BY SHELDON L. SOBEL. AS PART OWNER OF THE LANDS AS DESCRIBED HEREIN. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver Lic AS IDENTIFICATION.

SIGNED: Vera Lisa Hicks
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-23-06

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, 2003 BY DENISE J. ROBINSON. AS PART OWNER OF THE LANDS AS DESCRIBED HEREIN. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION.

SIGNED: Deborah G Brink
NOTARY PUBLIC
MY COMMISSION EXPIRES: Deborah G Brink My Commission DD019521 Expires April 22, 2005

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF July, 2003 BY HARRIET SOBEL. AS PART OWNER OF THE LANDS AS DESCRIBED HEREIN. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver Lic AS IDENTIFICATION.

SIGNED: Vera Lisa Hicks
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-23-06

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July, 2003 BY ROBERT W. TURBEVILLE. SENIOR VICE-PRESIDENT OF CNB NATIONAL BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: Cassandra L Norris
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-3-04

Vera Lisa Hicks
My Commission DD131707
Expires August 23, 2006

CASSANDRA L. NORRIS
MY COMMISSION # CC 907635
EXPIRES: February 3, 2004
Bonded Thru Notary Public Underwriters

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 15 DAY OF SEPT, 2003. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 15 DAY OF SEPT, 2003.

09-15-03
DATE

Timothy B Calcorn
TIMOTHY B CALCORN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6332

BAILEY, BISHOP & LANE, INC
P.O. BOX 3717
LAKE CITY, FLORIDA 32056-3717
LB 6685

CERTIFICATE OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON 9/15/03 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

NAME Timothy A. Delbene
TIMOTHY A. DELBENE, P.S.M.
DATE 9/15/03
REGISTRATION NUMBER LS. 5594

TIMOTHY A. DELBENE No. 5594 STATE OF FLORIDA

FILE NUMBER 200302007575
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
9-16-03 @ 3:42:58 CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: mck D.C.
OFFICIAL RECORDS
BOOK 924 PAGE 2414

BAILEY BISHOP & LANE, INC.
484 SW COMMERCE DRIVE, SUITE 130
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (386) 752-5640 FAX (386) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

ARBOR GREENE AT EMERALD LAKES, PHASE 2

A SUBDIVISION IN THE SW 1/4 OF SECTION 28, TOWNSHIP 03 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

NOTES:

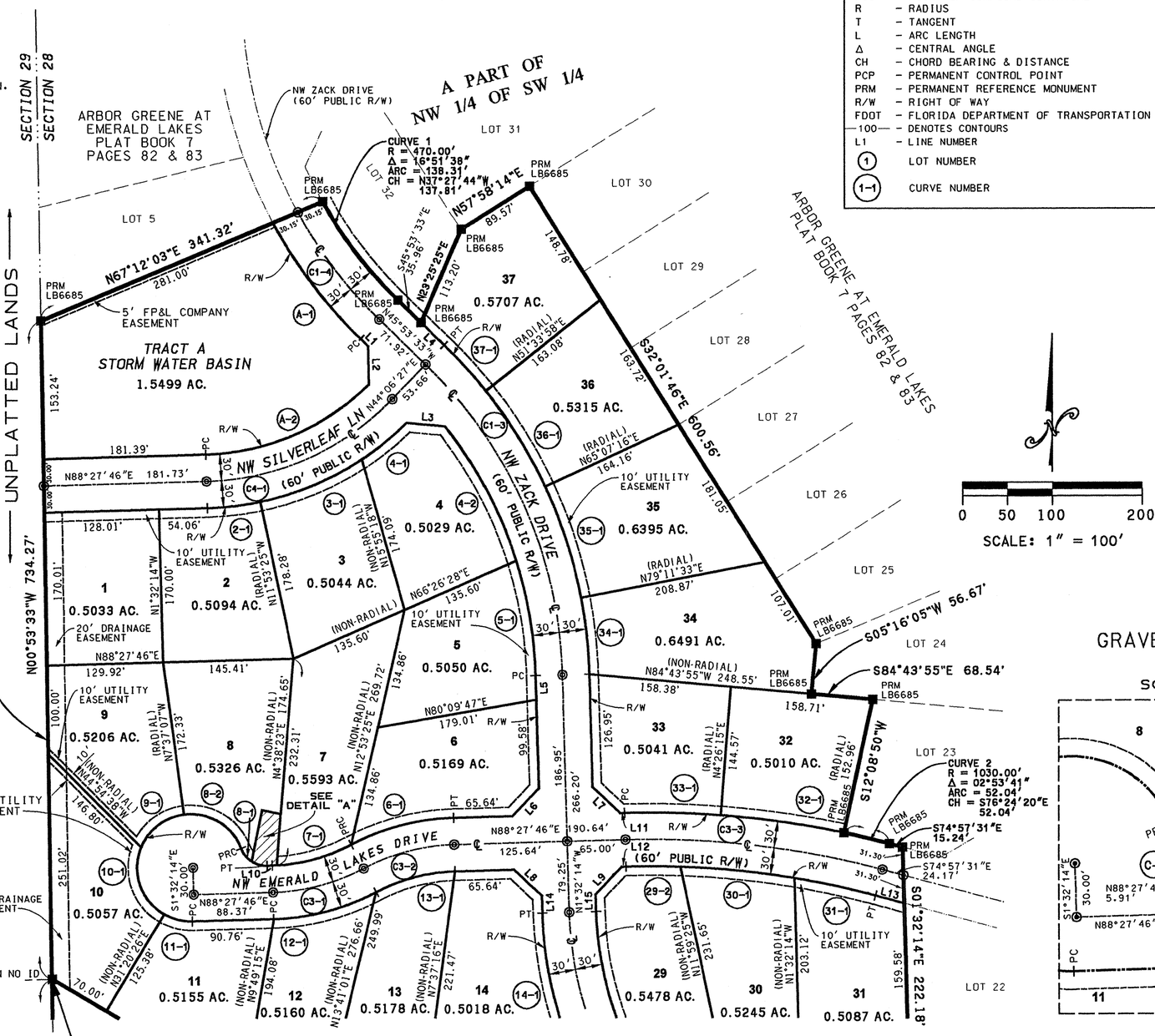
1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, BEING N 00°53'33" W.
2. CLOSURE EXCEEDS 1:10,000.
3. TOTAL ACRES IN SUBDIVISION IS 26.91 ACRES.
4. SUBDIVISION CONSISTS OF 37 LOTS RANGING IN SIZE FROM 0.501 ACRES TO 0.649 ACRES, 2 STORM WATER BASIN TRACTS AND 1 GRAVESITE.
5. PROPERTY IS ZONED "RSF-2".
6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
7. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT - 25 FEET
   SIDE - 10 FEET
   REAR - 15 FEET
8. DATE OF BOUNDARY SURVEY 08/01/02.
9. EXISTING & PROPOSED CONVENANTS & RESTRICTIONS, IF ANY, ARE PROVIDED UNDER SEPARATE DOCUMENT.
10. PRELIMINARY PLAT WAS APPROVED ON 02-06-03.
11. FINISHED FLOOR ELEVATION SHALL BE AT LEAST ONE FOOT ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY OR AS NOTED FOR THE INDIVIDUAL LOT. DURING THE DEVELOPMENT OF EACH LOT, THE LOT SHALL BE GRADED TO DRAIN TO THE ROADSIDE DITCH OF THE ADJACENT ROADWAY.
12. 5/8" IRON ROD & CAPS (LB6685) SET AT ALL LOT CORNERS. UNLESS OTHERWISE NOTED.

SPECIAL NOTES

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

NOTICE: 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 ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

NOTICE: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS OF WAY MAY OCCUR DURING HEAVY RAINS.



LEGEND

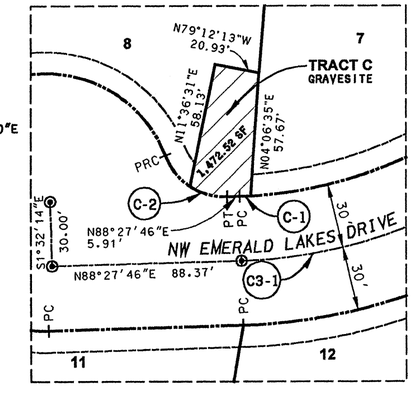
○	DENOTES 5/8" IRON ROD & CAP SET (LB6685)	N	- NORTH
●	DENOTES IRON PIPE OR REBAR FOUND	E	- EAST
□	DENOTES 4"x 4" CONCRETE MONUMENT SET (LB6685)	S	- SOUTH
■	DENOTES 4"x 4" CONCRETE MONUMENT FOUND	W	- WEST
⊕	DENOTES NAIL & DISK SET (LB6685 - PCP)	℄	- CENTERLINE
⊙	DENOTES NAIL & DISK FOUND	(P)	- PLAT
±	- MORE OR LESS	(D)	- DEED
PC	- POINT OF CURVATURE	(C)	- CALCULATED
PT	- POINT OF TANGENCY	(M)	- MEASURED
PI	- POINT OF INTERSECTION	O/S	- OFFSET
PRC	- POINT OF REVERSE CURVATURE	NO ID	- NO IDENTIFICATION
PCC	- POINT OF COMPOUND CURVATURE	FND	- FOUND
R	- RADIUS	CM	- CONCRETE MONUMENT
T	- TANGENT	IP	- IRON PIPE
L	- ARC LENGTH	IPC	- IRON PIPE & CAP
Δ	- CENTRAL ANGLE	RB	- REBAR
CH	- CHORD BEARING & DISTANCE	RBC	- REBAR & CAP
PCP	- PERMANENT CONTROL POINT	IR	- IRON ROD
PRM	- PERMANENT REFERENCE MONUMENT	IRC	- IRON ROD & CAP
R/W	- RIGHT OF WAY	NL	- NAIL
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION	NL+D	- NAIL & DISK
—100—	- DENOTES CONTOURS	ORB	- OFFICIAL RECORDS BOOK
L1	- LINE NUMBER	PG	- PAGE(S)
(1)	LOT NUMBER	POC	- POINT OF COMMENCEMENT
		POB	- POINT OF BEGINNING
(1-1)	CURVE NUMBER	SEC	- SECTION
		TWP	- TOWNSHIP
		RNG	- RANGE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45° 53' 33" E	11.92'
L2	S 00° 49' 17" E	42.37'
L3	N 84° 56' 01" W	42.95'
L4	N 45° 53' 33" E	35.96'
L5	N 01° 32' 14" W	27.37'
L6	N 43° 27' 46" E	42.43'
L7	N 46° 32' 14" W	42.43'
L8	N 46° 32' 14" W	42.43'
L9	N 43° 27' 46" E	42.43'
L10	N 88° 27' 46" E	5.91'
L11	N 88° 27' 46" E	5.00'
L12	N 88° 27' 46" E	5.00'
L13	S 74° 57' 31" E	33.10'
L14	N 01° 32' 14" W	19.25'
L15	N 01° 32' 14" W	19.25'

GRAVE SITE - LOT 8

DETAIL "A"
SCALE: 1" = 50'



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