OX BOTTOM RESERVE

A SUBDIVISION IN SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND LYING BEYOND THE CITY LIMITS OF TALLAHASSEE, FLORIDA

NOTE: IMPROVEMENTS, IF THEY EXIST ON THIS PROPERTY, ARE NOT REFLECTED ON THIS PLAT.

PLAT BOOK _____ .

PAGE _____

NOTES

(1) Bearings are based on the bearing of S88°21'55"E on the South boundary of this property as taken from deed Found in Official Records Book 1109, Page 2229, in Leon County, Florida.

(2) Property corners identified as iron rods (set) are 24 inch long - #5 rebar (5/8 diameter) rods with a plastic cap set on top.

(3) Permanent Reference Monuments are identified as concrete monuments and are 4 inch by 4 inch by 24 inch long concrete monuments with steel reinforcement inside. these monuments have a steel identification disk set in top.

(4) All right-of-way PC, PT, PRC and PCC's as well as all subdivision boundary corners are Permanent Reference Monuments (PRM).

(5) 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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

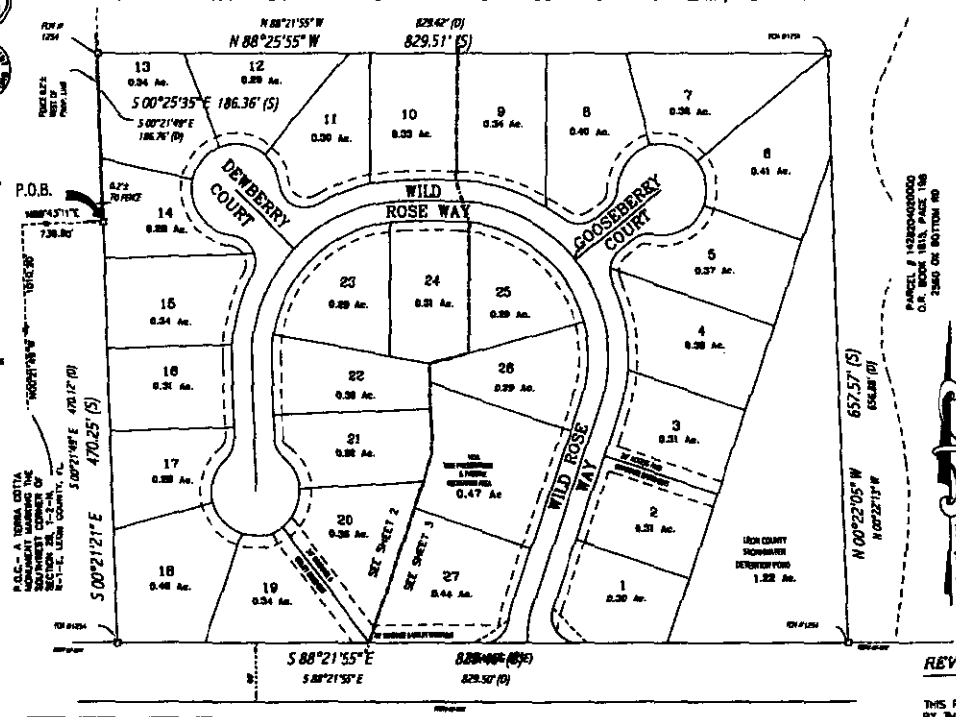
(6) Cable television services: This plat does also herein provide use of all dedicated utility easements for the construction, maintenance, and operation of cable television services in accordance with chapter 177.09 (29) of the Florida Statutes.

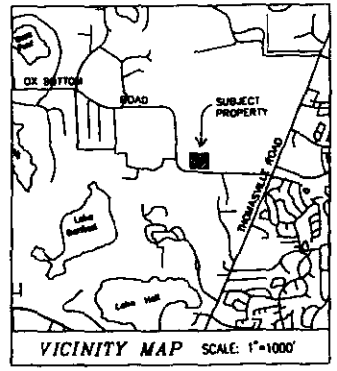
(7) This property lies in flood zone "X" as determined by the Federal Insurance Rate Maps for Leon County, Florida and appears on Map Number 120143 0136 D, dated 11/19/97.

(8) Covenants and restrictions are recorded in Official Records Book _____ , Page _____ of the public records of Leon County, Florida.

(9) Conversation Easements are recorded in Official Records Book _____ , Page _____ of the public records of Leon County, Florida.

THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES, BUT EXCLUDING DRIVEWAYS, BY PROPERTY OWNERS IS PROHIBITED WITHIN DRAINAGE AND UTILITY EASEMENTS.





VICINITY MAP SCALE: 1"=1000'

RECORD PLAT REVIEW APPROVAL

PLAT REVIEWED FOR CHAPTER 177 COMPLIANCE BY:

BRENNARD D. WILKES, P.S.M. DATE:
CHIEF OF SURVEYING SERVICES
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION No. 2698

DEDICATION
STATE OF FLORIDA
COUNTY OF LEON

KNOW ALL MEN BY THESE PRESENTS THAT TURNER LAND DEVELOPMENT, INC.; OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON, PLATTED AS: OX BOTTOM RESERVE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION-

A parcel of land lying in Section 28, Township 2 North, Range 1 East, Leon County, Florida and more particularly described as follows:

Commence at a terra cotta monument marking the Southwest corner of Section 28, Township 2 North, Range 1 East, Leon County, Florida, and run North 00 degrees 21 minutes 49 seconds West along the Section Line 1010.20 feet, thence North 89 degrees 43 minutes 11 seconds East along the Northerly boundary of properly described in Official Records Book 282, Page 354 of the Public Records of Leon County, Florida, and a projection thereof a distance of 738.80 feet to a concrete monument for the POINT OF BEGINNING.

From said POINT OF BEGINNING run South 00 degrees 21 minutes 21 seconds East 470.25 feet to a concrete monument on the Northerly right of way boundary of Ox Bottom Road (66 foot right of way), thence South 88 degrees 21 minutes 55 seconds East (bearing base for this survey) along said right of way boundary a distance of 829.46 feet to a concrete monument, thence North 00 degrees 22 minutes 05 seconds West 657.57 feet to a concrete monument, thence North 88 degrees 25 minutes 55 seconds West 829.51 feet to a concrete monument, thence South 00 degrees 25 minutes 35 seconds East 186.36 feet to the POINT OF BEGINNING; containing 12.50 acres, more or less.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL ROADS, RIGHTS-OF-WAY, DRAINAGE AND UTILITY EASEMENTS AS SHOWN AND DEPICTED HEREON, RESERVING HOWEVER, THE REVERSION OR REVERSIONS THEREOF SHOULD THE SAME BE RENOUNCED, DISCLAIMED, ABANDONED, OR THE USE THEREOF DISCONTED AS PRESCRIBED BY LAW BY APPROPRIATE OFFICIAL ACTION BY THE PROPER OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF.

THIS _____ DAY OF _____ , A.D., 2003.

WITNESS

WITNESS

FRED TURNER, PRESIDENT
TURNER LAND DEVELOPMENT, INC.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

JOB No.	00-1263
SURVEY DATE:	1/30/02
PLAT:	4/28/03
FIELD BOOK:	SEE
PAGE:	FILE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CLERK OF THE CIRCUIT COURT

ACCEPTED FOR FILES AND RECORDED, THIS _____ DAY OF _____ _____, A.D., 2003. IN PLAT BOOK _____ PAGE _____ .

CLERK OF THE CIRCUIT COURT, LEON COUNTY, FL.

REVIEW APPROVAL:

THIS PLAT CONFORMS TO THE SITE AND DEVELOPMENT PLAN APPROVED BY THE LEON COUNTY DEVELOPMENT REVIEW COMMITTEE.

THIS _____ DAY OF _____ , A.D. 20 _____

COMMUNITY DEVELOPMENT DEPARTMENT

COUNTY COMMISSION

APPROVED BY THE BOARD OF COUNTY COMMISSIONER OF LEON COUNTY, FLORIDA THIS _____ DAY OF _____ A.D., 20 _____

CHAIRPERSON

COUNTY ATTORNEY

COUNTY ENGINEER

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME THIS DAY PERSONALLY APPEARED FRED TURNER PRESIDENT OF TURNER LAND DEVELOPMENT, INC. AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ , A.D. 2002.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LEGEND

F.C.M.	= FOUND CONCRETE MONUMENT
F.I.R.	= FOUND IRON ROD
S.I.R.	= SET IRON ROD W/CAP #LB5509
S.C.M.	= SET CONCRETE MONUMENT #LB5509
C.O.T.	= CITY OF TALLAHASSEE
H.O.A.	= HOMEOWNERS ASSOCIATION
Δ	= CENTRAL ANGLE (DELTA)
R	= RADIUS
L	= LENGTH OF CURVE
CB	= CHORD BEARING
CL	= CHORD LENGTH
(P)	= PLAT BEARING AND/OR DISTANCE
(S)	= SURVEY BEARING AND/OR DISTANCE
○	= FOUND IRON ROD
●	= SET IRON ROD W/ CAP #LB5509
□	= FOUND CONCRETE MONUMENT
■	= SET CONCRETE MONUMENT #LB5509 (PRM)
▲	= SET NAIL & CAP #LB5509 (PCP)

CERTIFICATION

I hereby certify that this survey was made under my responsible direction and supervision and is a correct representation of the land surveyed and that the permanent reference monuments and permanent control points have been set and that the survey data and monumentation comply with chapter 177 of the Florida Statutes and Chapter 61G17-6 of the Florida Administrative Code.

Gary G. Allen, P.S.M. Date:
Professional Surveyor and Mapper
Florida Registration No. 4015

Representing Gary G. Allen Registered Land Surveyor, Inc. ~ Corporate Number 5509

GARY G. ALLEN REGISTERED LAND SURVEYOR, INC.
4101 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32311
(850)-877-0541

SHEET 1 OF 3.

DRAWING NAME: 00-1263P.DWG, BY: RMI.

Attachment #1
Page 1 of 3

12

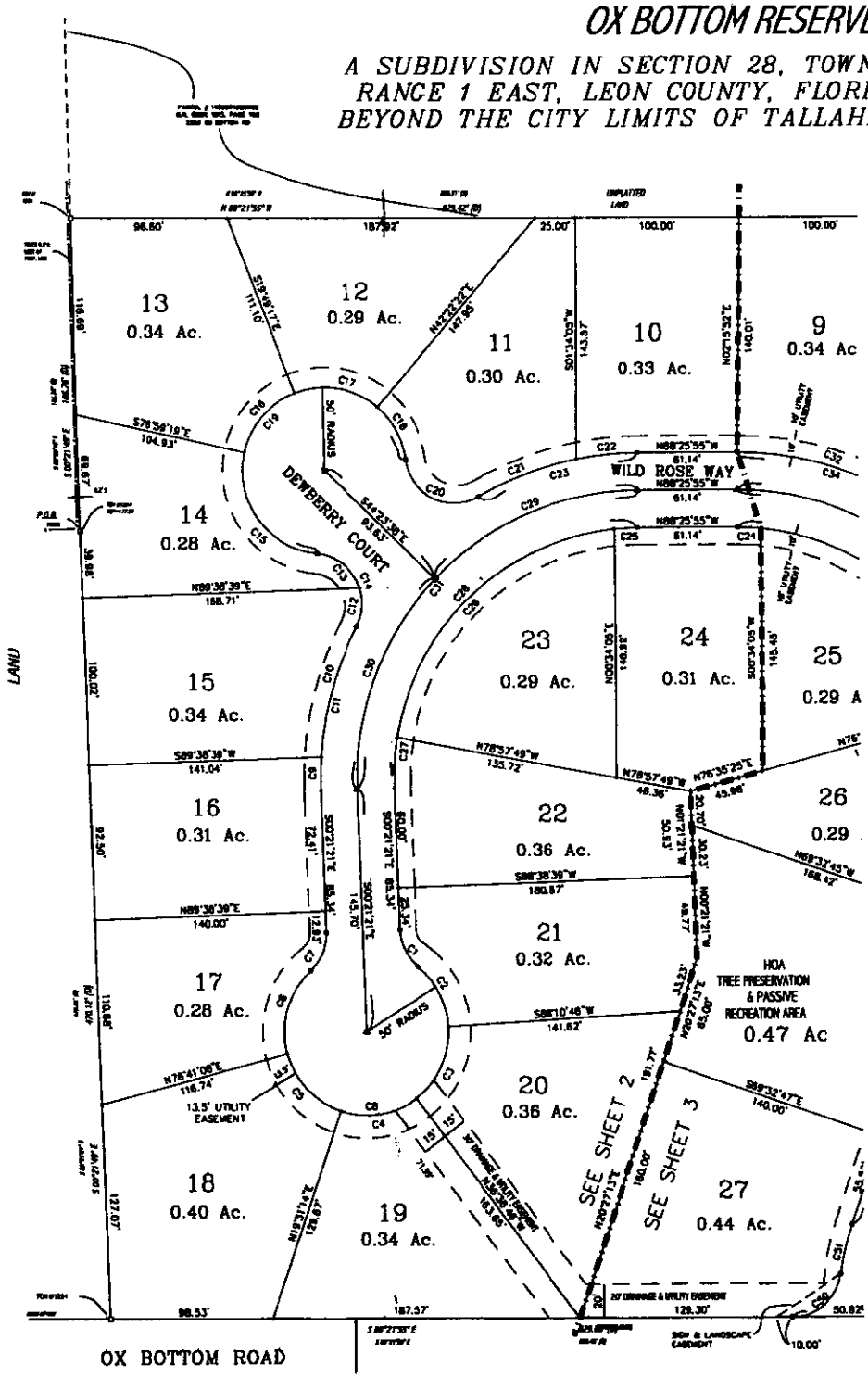
OX BOTTOM RESERVE

A SUBDIVISION IN SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND LYING BEYOND THE CITY LIMITS OF TALLAHASSEE, FLORIDA

PLAT BOOK ____

PAGE ____

NOTE: IMPROVEMENTS, IF THEY EXIST ON THIS PROPERTY, ARE NOT REFLECTED ON THIS PLAT.



NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD DIST
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C34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGEND

F. C. M. = FOUND CONCRETE MONUMENT
F. I. R. = FOUND IRON ROD
S. I. R. = SET IRON ROD W/CAP #L85509
S. C. M. = SET CONCRETE MONUMENT #L85509
C. O. T. = CITY OF TALLAHASSEE
H. O. A. = HOMEOWNERS ASSOCIATION
Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
L = LENGTH OF CURVE
CB = CHORD BEARING
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□ = FOUND CONCRETE MONUMENT
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JOB No.	00-1263
SURVEY DATE:	1/30/02
PLAT:	11/15/02
FIELD BOOK:	551
PAGE:	24

CERTIFICATION

I hereby certify that this survey was made under my responsible direction and supervision and is a correct representation of the land surveyed and that the permanent reference monuments and permanent control points have been set and that the survey data and monumentation comply with chapter 177 of the Florida Statutes and Chapter 61G17-6 of the Florida Administrative Code.

Gary G. Allen, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 4016

Date:

Representing Gary G. Allen Registered Land Surveyor, Inc. ~ Corporate Number 5509

SHEET 2 OF 3.

DRAWING NAME: 00-126.3P.DWG, BY: RML

GARY G. ALLEN REGISTERED LAND SURVEYOR, INC.
4101 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32311
(850)-877-0541

Attachment # 1
Page 2 of 3

OX BOTTOM RESERVE

A SUBDIVISION IN SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND LYING BEYOND THE CITY LIMITS OF TALLAHASSEE, FLORIDA

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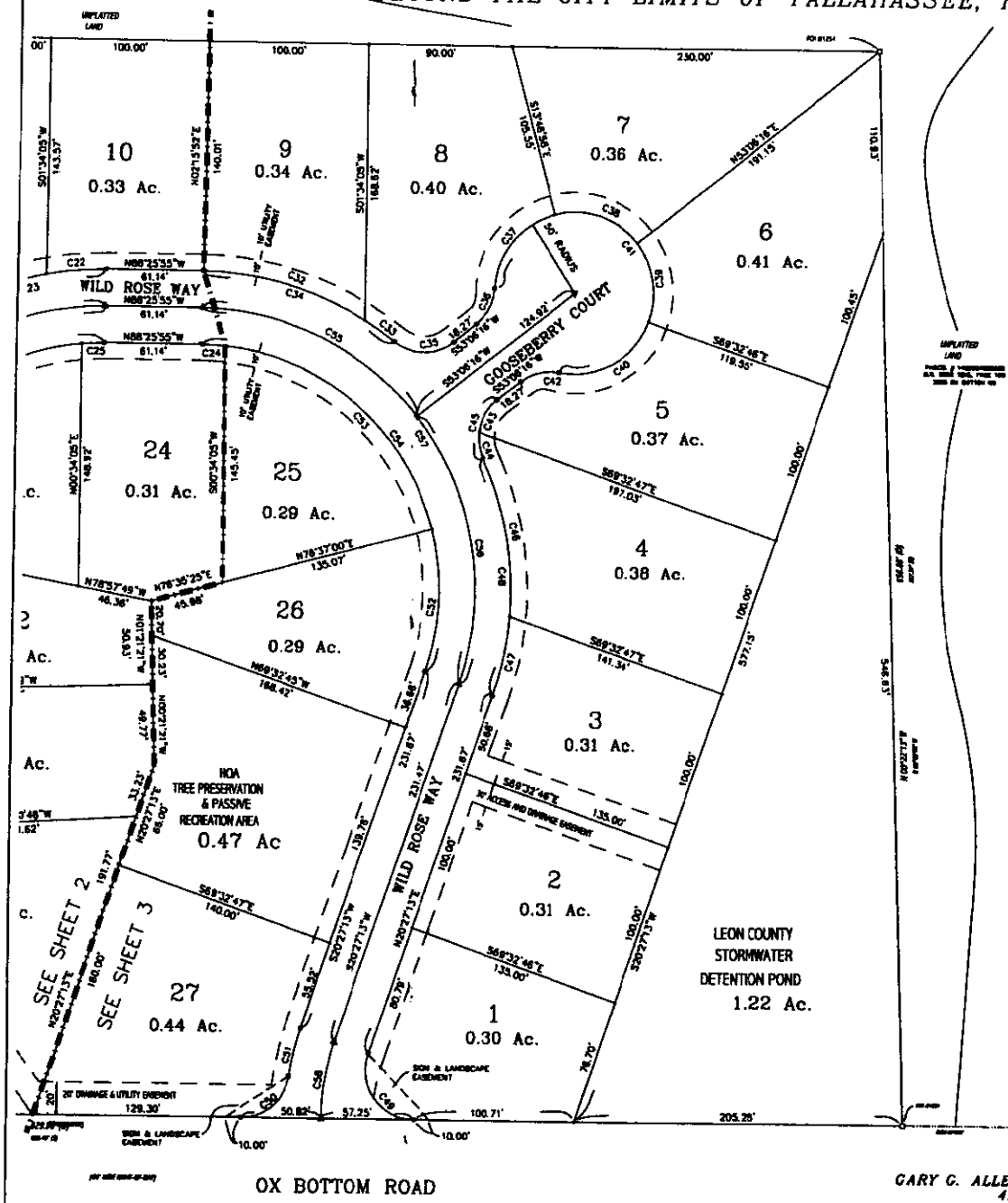
PLAT BOOK _____

PAGE _____



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD DIST
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C69	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SCALE: 1"=50'
SOUTH BOUNDARY OF PROPERTY AS PER DESCRIPTION RECORDED IN O.R. BOOK 1108, PAGE 2229

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JOB No.	00-1263
SURVEY DATE:	9/23/00
PLAT:	11/15/02
FIELD BOOK:	331
PAGE:	24

LEGEND

- F. C. M. = FOUND CONCRETE MONUMENT
- F. I. R. = FOUND IRON ROD
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- ▲ = SET NAIL & CAP #LB5509 (PCP)

SHEET 3 OF 3.

DRAWING NAME: 00-1263P.DWG, BY: RML

GARY G. ALLEN REGISTERED LAND SURVEYOR, INC.
4101 APALACHEE PARKWAY
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Representing Gary G. Allen Registered Land Surveyor, Inc. ~ Corporate Number 5509

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Page 3 of 3