EMERALD ACRES PHASE IV

A SUBDIVISION OF PART OF SECTIONS 9 & 10, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA

PREPARED BY:
A. D. PLATT & ASSOC., INC.
LAND SURVEYORS
489 JOHN KNOX ROAD, TALLAHASSEE, FLORIDA, 32303
(850) 385-1036

LEGEND: [illegible]

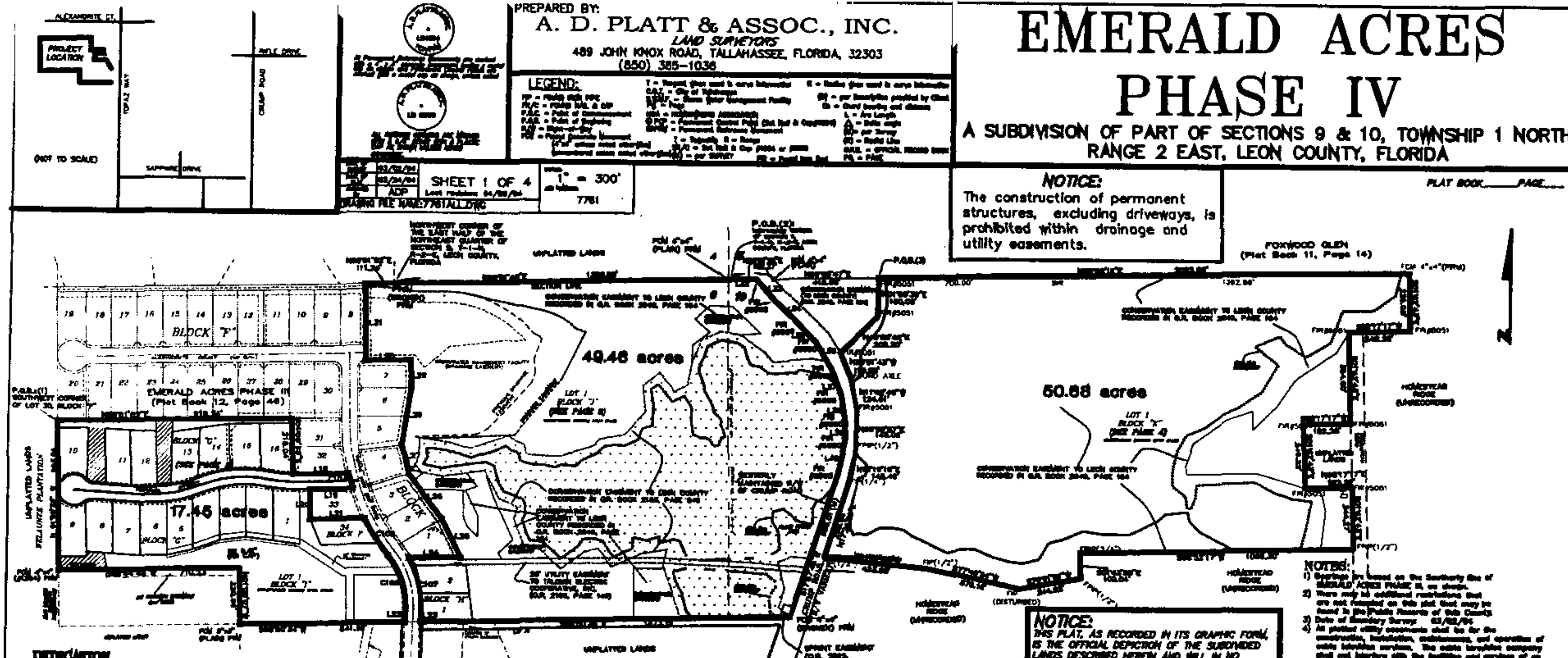
SHEET 1 OF 4

1" = 300'

7761

PLAT BOOK_____ PAGE_____

NOTICE:
The construction of permanent structures, excluding driveways, is prohibited within drainage and utility easements.



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.

NOTES:
1) Bearings are based on the Southerly line of EMERALD ACRES PHASE III, as shown.
2) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
3) Date of Boundary Survey: 03/05/04
4) [illegible]
5) [illegible]
6) [illegible]
7) [illegible]
8) [illegible]
9) [illegible]

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CH. BEARING	CHORD	DELTA
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE

[illegible]	[illegible]	[illegible]

DEDICATION
STATE OF FLORIDA
COUNTY OF LEON

Know all men by these presents that PREMIER CONSTRUCTION AND DEVELOPMENT, INC., a corporation organized and existing under the laws of the State of Florida, owner in fee simple of the land shown hereon, platted as EMERALD ACRES PHASE IV, and more particularly described as follows:

17.45 ACRE PARCEL:

BEGIN at the Southeast corner of Lot 20, Block "F", EMERALD ACRES PHASE III, a subdivision as per map or plat thereof recorded in Plat Book 12, Page 46, of the Public Records of Leon County, Florida, [illegible] containing 17.45 acres, more or less and located in Section 9, Township 1 North, Range 2 East, Leon County, Florida.

48.48 ACRE PARCEL:

BEGIN at a concrete monument marking the Northeast corner of Section 9, Township 1 North, Range 2 East, Leon County, Florida, [illegible] to the POINT OF BEGINNING, containing 48.48 acres, more or less.

50.88 ACRE PARCEL:

Commence at a concrete monument marking the Northeast corner of Section 9, Township 1 North, Range 2 East, Leon County, Florida, [illegible] to the POINT OF BEGINNING, containing 50.88 acres, more or less.

Has caused said land to be divided and subdivided as shown hereon and does hereby dedicate to the perpetual use of the PUBLIC, all roads, streets, rights of way, and easements for drainage and utilities as shown and depicted hereon, [illegible]

this _____ day of __________, A.D., 2004
PREMIER CONSTRUCTION AND DEVELOPMENT, INC.

__________ – President

Witness (Print Name)

Witness (Print Name)

ACKNOWLEDGEMENT
STATE OF FLORIDA, COUNTY OF LEON
The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 2004, by [illegible]

My Commission expires __________

NOTE:
"UNDISTURBED (GREEN) OPEN SPACE" MEANS AN AREA THAT IS OPEN TO THE SKY THAT IS NOT OCCUPIED BY ANY STRUCTURES OR IMPERVIOUS SURFACES, UPON THEIR INCLUSION WITHIN THE URBAN SERVICE AREA, THOSE AREAS LABELED "UNDISTURBED (GREEN) OPEN SPACE" MAY BE AUTHORIZED BY THE LEON COUNTY BOARD OF COUNTY COMMISSIONERS FOR ADDITIONAL DEVELOPMENT, CONSISTENT WITH THE TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN AND PURSUANT TO SECTION 10-913, LEON COUNTY CODE.

COUNTY COMMISSION
The Board of County Commissioners of Leon County, Florida, approves and joins in the dedication of this plat

this _____ day of __________ A.D., 2004

CHAIRPERSON

COUNTY ATTORNEY

COUNTY ENGINEER

SURVEYOR'S CERTIFICATION
[illegible]

CLERK OF THE CIRCUIT COURT:
BOB INZER
Accepted for files and recorded this_____ day of __________ A.D. 2004, in Plat Book_____ Page_____

(By)
Deputy Clerk of the Circuit Court, Leon County, Florida

SITE PLAN REVIEW APPROVAL
This plat conforms to the site development plan previously approved under the provisions of the Leon County Code of Laws this _____ day of _____ A.D., _____

(By)
Growth & Environmental Management Department

JOINDERS IN DEDICATION

NAME	DATE	O.R., Pg.
WILLIAM G. BROWN	3/04/04	3045/392
BRANCH BANKING & TRUST COMPANY	3/25/04	3057/809
SPRINT-FLORIDA INCORPORATED	3/08/04	3046/2051
TALQUIN ELECTRIC COOPERATIVE, INC.	3/25/04	3057/815

PLAT REVIEW
PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.

JAMES C. PILCHER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #5008

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

PREPARED BY:
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LEGEND:

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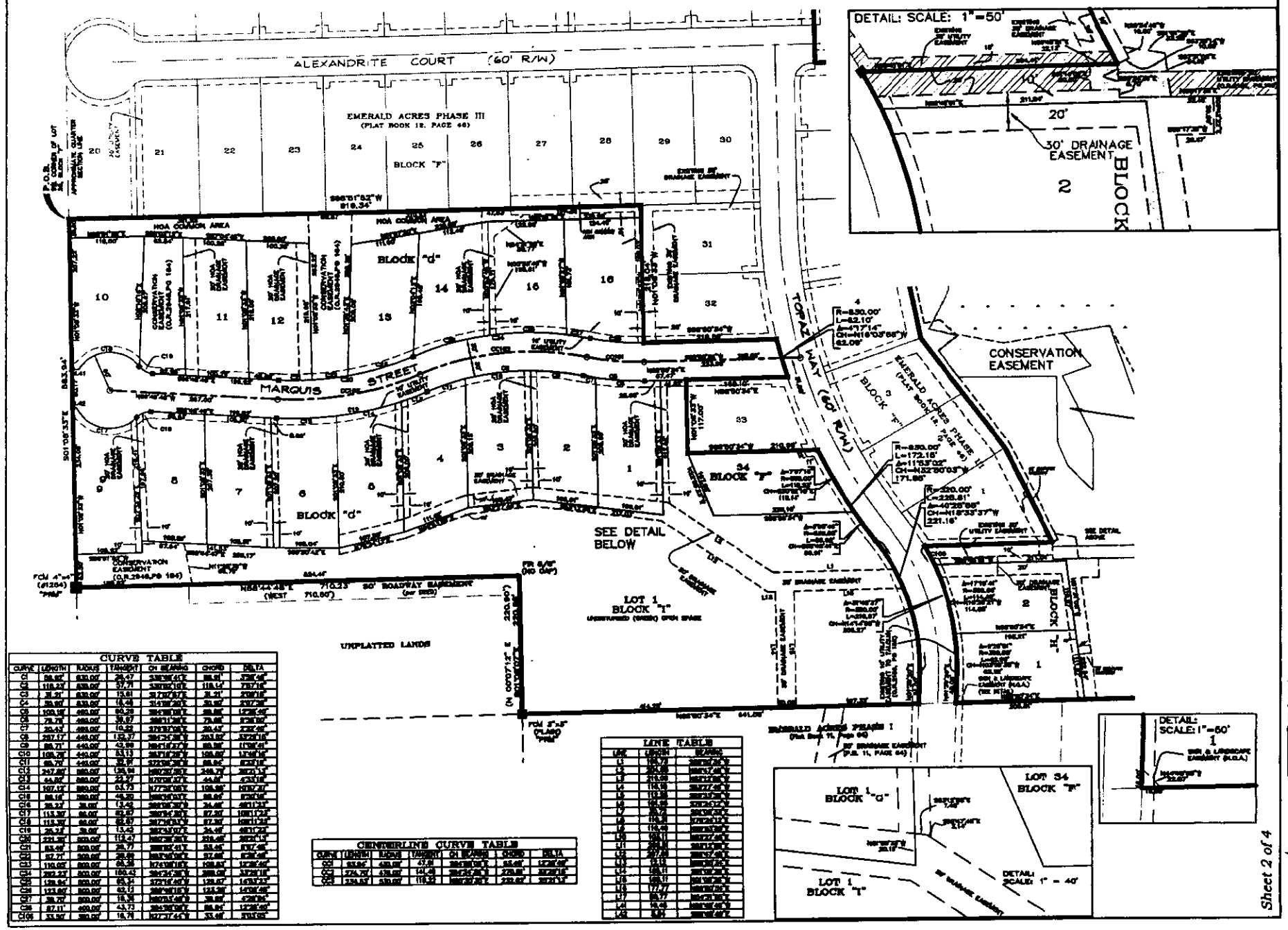

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CH BEARING	CHORD	DELTA
C1	98.92'	830.00'	49.47'	S38°36'41"E	98.87'	6°49'46"
C2	118.23'	830.00'	59.71'	S30°02'10"E	118.12'	7°57'16"
C3	38.37'	830.00'	19.61'	N17°07'07"E	38.37'	2°39'18"
C4	39.60'	830.00'	19.49'	N14°08'30"E	39.60'	2°43'36"
C5	100.16'	460.00'	50.29'	S84°06'08"E	99.99'	12°28'46"
C6	79.76'	460.00'	39.87'	S66°13'06"E	79.66'	9°56'00"
C7	20.43'	460.00'	10.22'	S79°57'06"E	20.43'	2°32'46"
C8	207.17'	440.00'	105.37'	S84°34'36"E	205.32'	26°58'18"
C9	88.71'	440.00'	44.99'	S69°14'27"E	88.56'	11°58'46"
C10	108.78'	440.00'	54.73'	S57°16'36"E	108.50'	14°16'46"
C11	89.70'	440.00'	45.07'	S32°06'36"E	89.54'	11°40'16"
C12	247.80'	560.00'	126.04'	S32°06'36"E	246.79'	25°21'16"
C13	44.84'	560.00'	22.42'	N70°06'27"E	44.83'	4°35'16"
C14	107.12'	560.00'	54.73'	N77°26'06"E	106.95'	10°57'32"
C15	88.16'	560.00'	44.20'	S86°06'06"E	88.08'	9°01'46"
C16	26.27'	38.00'	13.42'	S66°06'36"E	34.48'	40°11'32"
C17	113.30'	66.00'	82.87'	S62°54'30"E	97.30'	100°12'32"
C18	113.30'	66.00'	82.87'	N37°05'30"E	97.30'	100°12'32"
C19	26.27'	38.00'	13.42'	N37°53'27"E	34.48'	40°11'32"
C20	221.30'	560.00'	112.27'	N66°36'36"E	219.88'	22°37'16"
C21	83.46'	560.00'	42.17'	S88°06'06"E	83.38'	8°32'46"
C22	57.77'	560.00'	28.88'	N67°06'06"E	57.66'	5°54'46"
C23	110.00'	560.00'	55.38'	N74°06'06"E	109.84'	11°36'46"
C24	202.23'	560.00'	102.43'	S84°34'36"E	200.98'	20°41'16"
C25	128.94'	560.00'	65.31'	S72°16'46"E	128.67'	13°12'32"
C26	123.60'	560.00'	62.13'	S58°06'16"E	123.36'	12°38'46"
C27	38.70'	560.00'	19.36'	N50°37'46"E	38.69'	4°00'06"
C28	87.11'	460.00'	43.73'	S84°06'06"E	86.96'	10°51'46"
C29	33.50'	560.00'	16.76'	N77°37'44"E	33.48'	3°25'06"

CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CH BEARING	CHORD	DELTA
C31	93.84'	430.00'	47.18'	S84°06'06"E	93.68'	12°30'46"
C32	224.70'	430.00'	114.46'	S84°34'36"E	222.09'	29°57'16"
C33	230.53'	530.00'	116.93'	S84°34'36"E	228.67'	29°21'32"

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.00'	S88°06'06"E
L2	100.00'	N88°06'06"W
L3	213.00'	N88°06'06"W
L4	114.00'	N88°06'06"W
L5	113.00'	S88°06'06"E
L6	100.00'	S88°06'06"E
L7	100.00'	N88°06'06"W
L8	100.00'	N88°06'06"W
L9	114.00'	N88°06'06"W
L10	100.00'	N88°06'06"W
L11	100.00'	N88°06'06"W
L12	213.00'	N88°06'06"W
L13	207.00'	N88°06'06"W
L14	100.00'	N88°06'06"W
L15	100.00'	N88°06'06"W
L16	100.00'	N88°06'06"W
L17	177.00'	N88°06'06"W
L18	88.00'	N88°06'06"W
L19	88.00'	N88°06'06"W
L20	88.00'	N88°06'06"W

ATTACHMENT # 4
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GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

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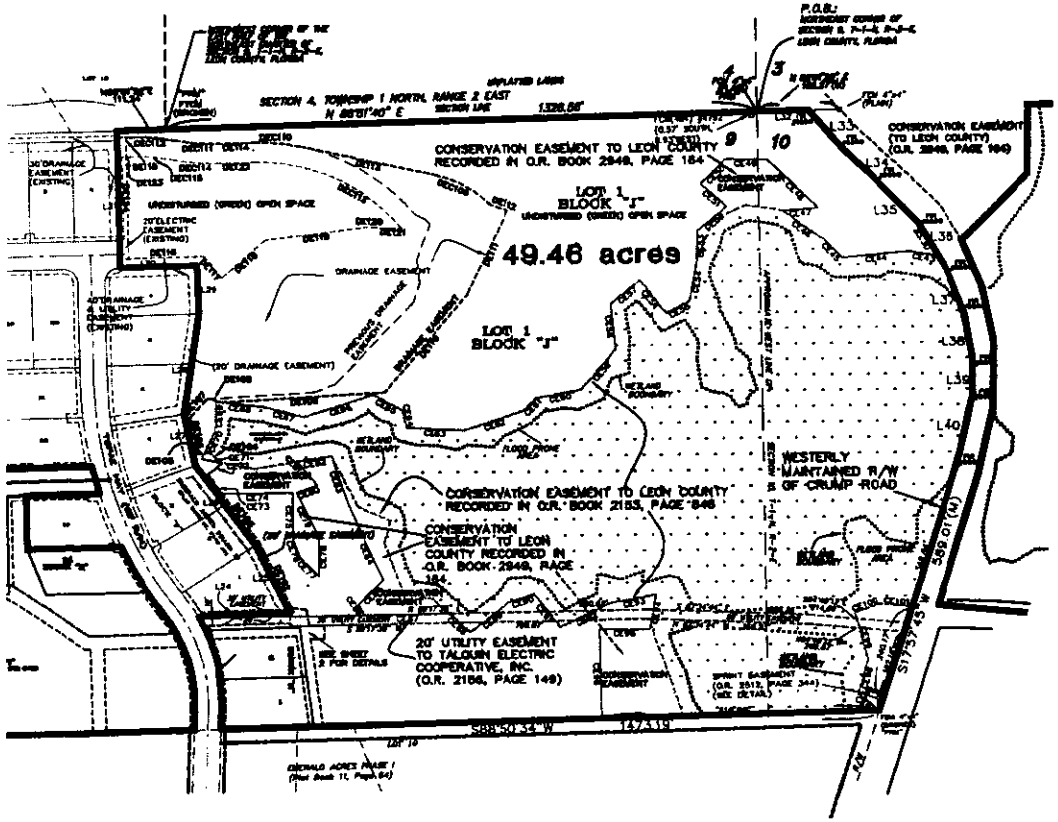
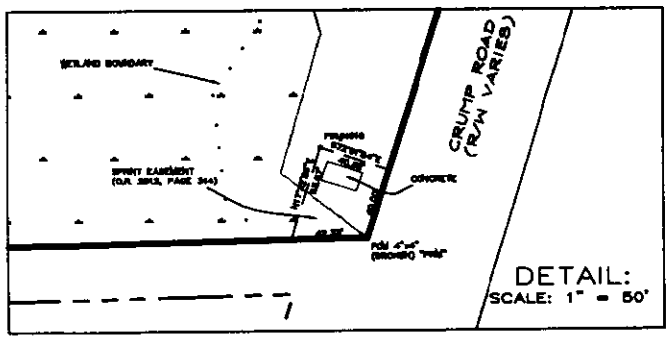
LINE TABLE		
LINE	LENGTH	BEARING
CE43	61.69	N70°07'41"W
CE44	153.29	S88°22'18"W
CE45	88.65	N43°43'06"W
CE46	110.11	N88°14'30"W
CE47	85.19	N88°38'22"W
CE48	152.10	S47°08'17"W
CE49	91.86	N88°13'40"W
CE50	77.39	S46°53'50"W
CE51	76.69	S80°12'20"W
CE52	84.96	S52°11'38"W
CE53	67.09	N81°20'18"W
CE54	88.66	N10°30'06"W
CE55	58.43	N43°14'46"W
CE56	94.45	N38°16'13"W
CE57	63.11	N82°21'20"W
CE58	101.08	S08°01'30"E
CE59	118.08	S40°42'37"W
CE60	103.27	S80°02'45"W
CE61	41.76	S47°07'38"W
CE62	141.49	S72°34'29"W
CE63	120.81	N88°45'38"W
CE64	38.98	N12°11'16"E
CE65	74.61	N81°50'10"W
CE66	181.01	S72°43'18"W
CE67	88.38	N70°38'26"W
CE68	110.34	N82°58'10"W
CE69	63.68	S02°08'36"E
CE70	98.84	S26°07'34"W
CE71	47.00	N70°34'10"W
CE72	38.80	S82°30'47"W
CE73	53.16	S72°28'06"W
CE74	188.88	N88°28'08"W
CE75	104.61	S80°43'08"W
CE76	36.01	S23°12'38"E
CE77	67.44	S46°02'43"E
CE78	84.86	N00°00'00"E
CE79	108.37	S38°28'16"W
CE80	48.08	N70°38'46"W
CE81	57.53	N40°08'08"W
CE82	76.33	N82°16'08"W
CE83	113.68	S82°28'38"W
CE84	180.66	S38°28'08"W
CE85	76.11	S46°02'38"W
CE86	28.22	S34°28'30"E
CE87	186.68	N88°17.38"E
CE88	61.88	S47°08'08"E
CE89	110.80	N82°28'08"E
CE90	58.11	N72°38'38"E
CE91	52.04	S37°41'10"E
CE92	126.36	N88°46'08"E
CE93	100.81	N78°34'44"E
CE94	77.68	N13°38'47"W
CE95	112.80	N88°38'43"W
CE96	187.77	S88°11'27"E
CE97	52.36	N82°24'12"E
CE98	76.69	N16°13.41"E
CE99	107.13	N14°38'46"W
CE100	64.80	N70°12'38"E
CE101	76.16	S88°12'46"E
DE1	186.73	S88°28'34"W
DE2	204.68	N88°47'46"W
DE3	219.08	N88°11'28"W
DE4	110.18	N88°27'46"W
DE5	113.20	N88°13'38"W
DE6	101.98	S70°34'12"W
DE7	30.72	S88°38'32"E
DE8	110.38	N70°34'12"E
DE9	110.40	N88°38'38"E
DE10	102.11	N88°27'46"E
DE11	205.34	N88°14'38"E
DE12	207.08	S88°32'46"E
DE13	13.13	N88°28'34"E
DE14	186.11	S88°38'38"E
DE15	186.11	N88°38'38"E
DE16	177.77	N88°28'34"E
DE17	84.77	N84°31'38"E
DE102	186.68	N88°34'46"E
DE103	189.13	N87°28'04"E
DE104	38.04	N42°33'10"E
DE105	28.84	S78°04'30"E
DE106	62.08	N11°38'30"E
DE107	68.18	N42°34'34"E
DE108	37.01	S77°40'04"E
DE109	380.41	N87°38'32"E
DE110	224.82	N40°08'38"E
DE111	205.09	N38°43'08"E
DE112	43.48	N71°28'32"E
DE113	208.37	N77°08'42"E
DE114	76.97	S88°38'40"E
DE115	30.00	S88°38'30"E
DE116	186.08	N88°34'38"E
DE117	43.03	N40°03'31"E
DE118	126.62	N40°28'28"E
DE119	226.08	N42°28'42"E
DE120	38.06	N88°13'08"E
DE121	41.18	N88°08'43"E
DE122	76.67	N88°08'40"E
DE123	30.00	N88°38'30"E
DE124	162.00	N01°38'32"E





CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CH BEARING	CHORD	DELTA
DEC108	137.38'	345.00'	70.00	N01°16'18"E	136.50'	22°48'34"
DEC110	187.04'	488.00'	63.76	N84°33'30"E	186.00'	13°09'38"
DEC111	87.84'	484.00'	44.00	S88°28'30"E	87.67'	10°24'00"
DEC112	184.34'	318.00'	95.18	N88°20'28"E	181.70'	11°24'34"
DEC113	372.80'	424.00'	199.40	N88°08'38"E	361.00'	50°38'27"
DEC114	191.35'	304.00'	98.98	S88°28'30"E	188.18'	11°34'08"
DEC115	98.74'	474.00'	49.64	N88°28'46"E	98.64'	11°56'34"

ATTACHMENT # 1
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GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

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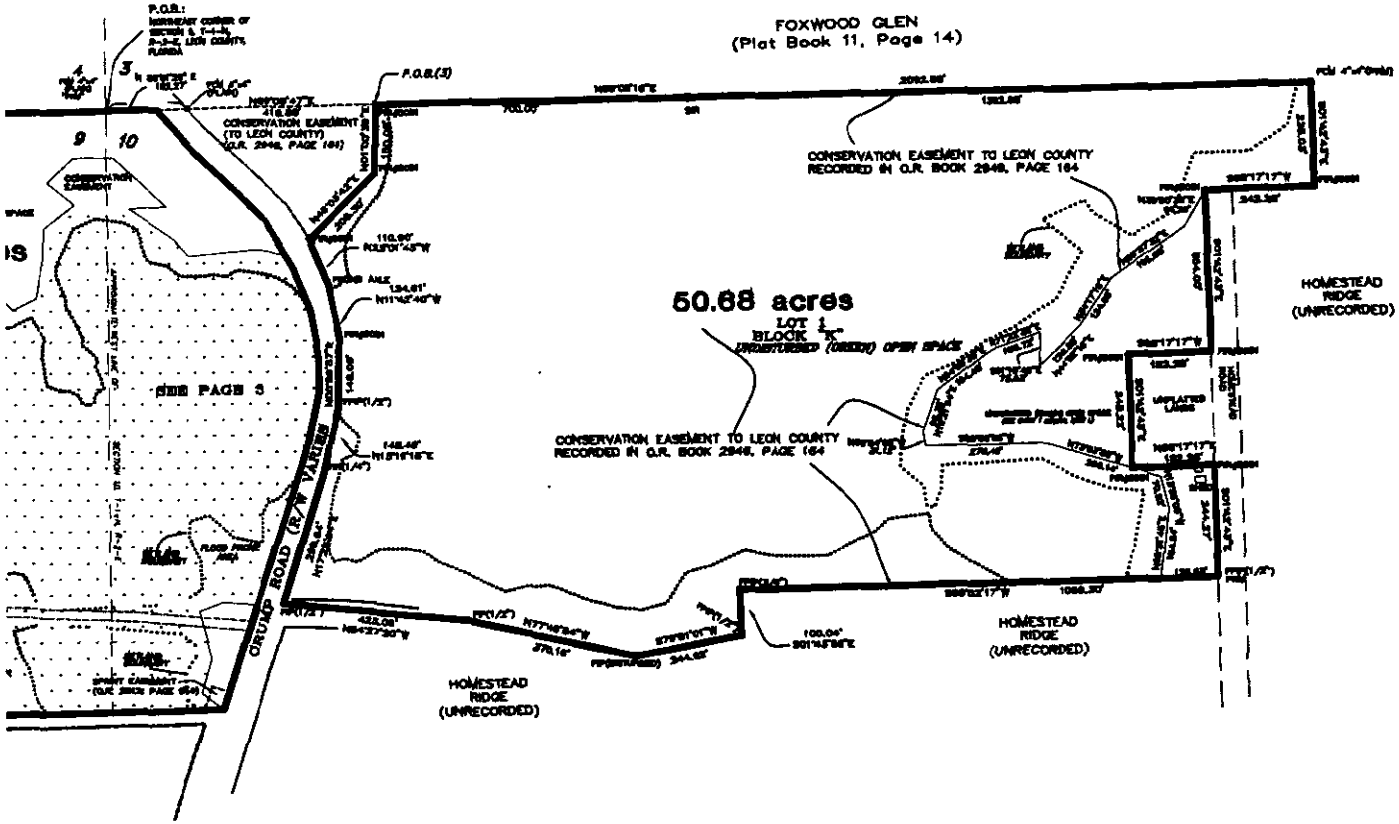

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