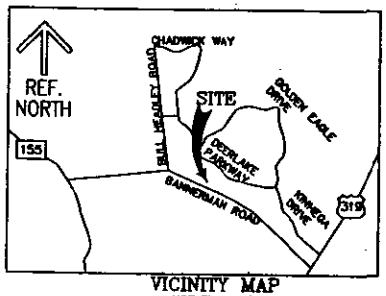
SABLE CHASE

PLAT BOOK _____, PAGE _____

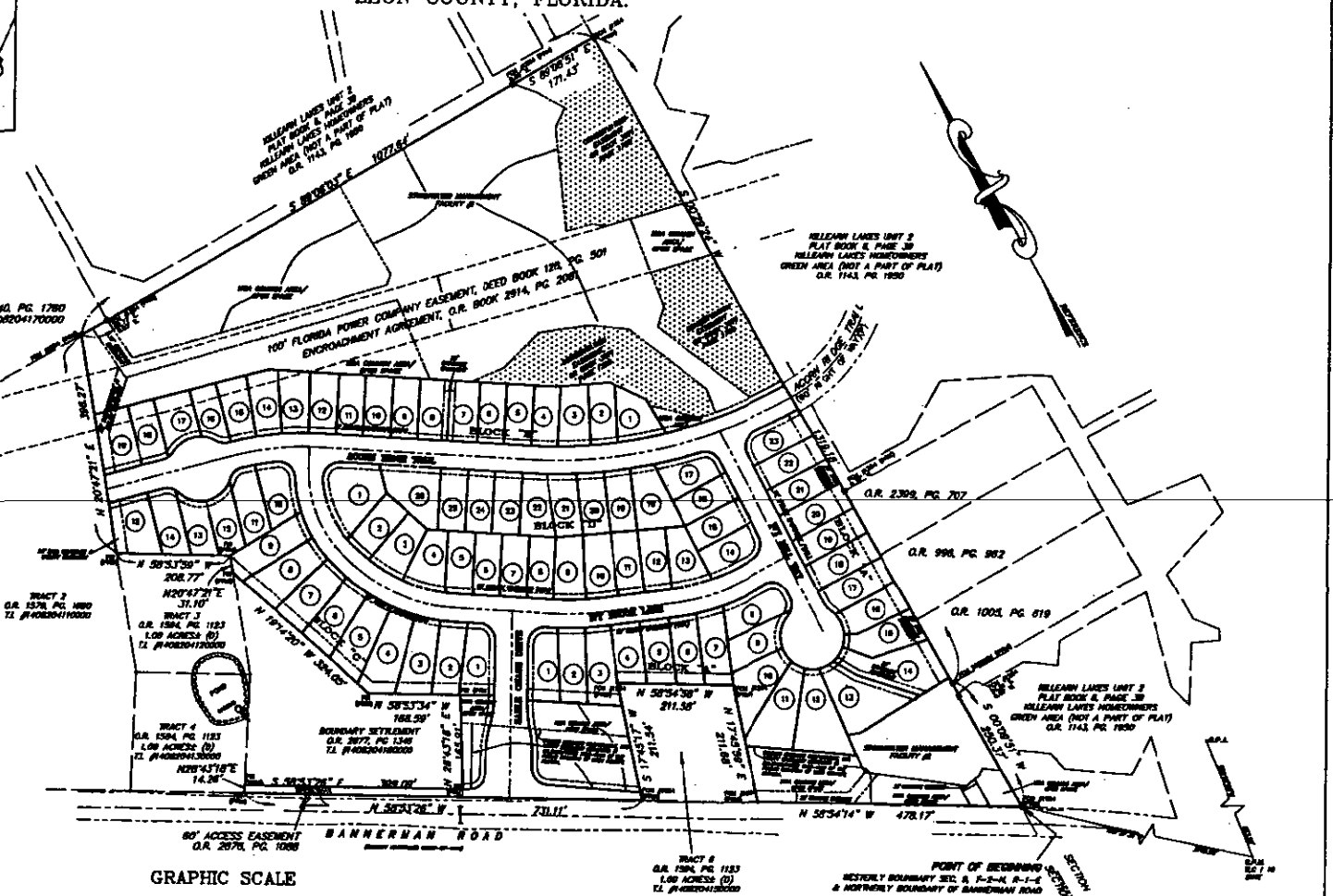
A SUBDIVISION THAT IS ALL OF TRACT 7 AND PART OF TRACT 5 OF THE McKINLEY SMITH ESTATE, SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

LEGEND

- ⊕ FIR = FOUND IRON ROD (5/8") LB7193
- ⊡ FCM = FOUND CONCRETE MONUMENT (1"X 4")
- ⊡ SCM = SET CONCRETE MONUMENT (4"X 4") LB7193
- ⊡ TCM = FOUND TERRA COTTA MONUMENT (6"ROUND)
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PC = POINT OF CURVE
- PT = POINT OF TANGENCY
- (D) = DEED DIMENSION
- (P) = PLAT DIMENSION
- (S) = SURVEY MEASUREMENT
- E.P. = ELECTRIC POLE
- E.G. = ELECTRIC GUY WIRE
- E.S.P. = ELECTRIC SERVICE POLE
- T-2-N = TOWNSHIP 2 NORTH
- R-1-E = RANGE 1 EAST
- T.I. # = LEON COUNTY TAX IDENTIFICATION NUMBER



GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

DEDICATION
STATE OF FLORIDA
COUNTY OF LEON

KNOW ALL PERSONS BY THESE PRESENTS, THAT SABLE CHASE INC. DO HEREBY IN FEE SIMPLE OF THE LAND SHOWN HEREON PLATTED AS SABLE CHASE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 28.784 ACRES PARCEL LOCATED IN SEC. 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE WESTERLY BOUNDARY OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND THE NORTHERLY BOUNDARY OF BANNERMAN ROAD; THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS WEST ALONG THE APPROXIMATE NORTHERLY MAINTAINED RIGHT-OF-WAY OF SAID BANNERMAN ROAD 478.17 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID RIGHT OF WAY NORTH 17 DEGREES 48 MINUTES 36 SECONDS EAST A DISTANCE OF 211.59 FEET TO A CONCRETE MONUMENT; THENCE NORTH 58 DEGREES 54 MINUTES 39 SECONDS WEST A DISTANCE OF 211.59 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 17 DEGREES 48 MINUTES 17 SECONDS WEST A DISTANCE OF 211.84 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE NORTH 58 DEGREES 53 MINUTES 39 SECONDS WEST ALONG THE APPROXIMATE NORTHERLY MAINTAINED RIGHT-OF-WAY OF SAID BANNERMAN ROAD 730.11 FEET TO AN IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 20 DEGREES 43 MINUTES 10 SECONDS EAST 14.28 FEET TO AN IRON ROD; THENCE SOUTH 58 DEGREES 53 MINUTES 34 SECONDS EAST 168.39 FEET TO AN IRON ROD; THENCE NORTH 20 DEGREES 43 MINUTES 10 SECONDS EAST 380.00 FEET TO AN IRON ROD; THENCE NORTH 20 DEGREES 43 MINUTES 10 SECONDS EAST 765.01 FEET TO AN IRON ROD; THENCE NORTH 58 DEGREES 53 MINUTES 34 SECONDS WEST 168.39 FEET TO AN IRON ROD; THENCE NORTH 19 DEGREES 14 MINUTES 26 SECONDS WEST 324.05 FEET TO AN IRON ROD; THENCE NORTH 30 DEGREES 47 MINUTES 21 SECONDS EAST 31.10 FEET TO AN IRON ROD; THENCE NORTH 58 DEGREES 53 MINUTES 39 SECONDS WEST 208.77 FEET TO AN IRON ROD; THENCE NORTH 20 DEGREES 47 MINUTES 21 SECONDS EAST 208.77 FEET TO A CONCRETE MONUMENT LYING ON THE PROJECTION OF THE SOUTHERLY BOUNDARY OF THE GREEN AREA AS SHOWN ON SAID PLAT OF HILLEARN LAKES UNIT 2; THENCE ALONG SAID PROJECTION AND SOUTHERLY BOUNDARY SOUTH 89 DEGREES 08 MINUTES 51 SECONDS EAST 1077.64 FEET TO A TERRA COTTA MONUMENT; THENCE LEAVING SAID SOUTHERLY BOUNDARY SOUTH 00 DEGREES 29 MINUTES 24 SECONDS WEST 1319.10 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS WEST 250.37 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING.

SUBJECT TO A 100 FOOT FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN DEED BOOK 128, PAGE 77 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

SUBJECT TO A 60 INGRESS/EGRESS EASEMENT AS SHOWN ON PLAT.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE FOLLOWING:

1) THE STORMWATER MANAGEMENT FACILITY TO LEON COUNTY.
2) THE UTILITY EASEMENTS TO THE UTILITY PROVIDERS.
3) THE COMMON AREAS TO THE HILLEARN LAKES HOMEOWNERS ASSOCIATION.
4) THE ROAD RIGHTS OF WAY TO LEON COUNTY.

RESERVING, IN ALL CASES HOWEVER, THE REVERSIONS THEREOF SHOULD THE SAME BE RENOUNCED, ORDAINED, ABANDONED OR THE USE THEREOF DISCONTINUED OR PROCEEDED BY LAW BY APPROPRIATE OFFICIAL ACTION OF THE PROPER OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF.

THIS THE _____ DAY OF _____ A.D., 2004.

AUTHORIZED SIGNATURE
OWNER

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET, AND THAT THE SURVEY DATA AND DOCUMENTATION COMPLIES WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, OR THE QUALIFYING CERTIFICATION IN ACCORDANCE WITH SECTION 177.091(10), FLORIDA STATUTES.

DAVID E. HUTCHESON, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5269

DATE

DATE OF FIELD SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME THIS DATE PERSONALLY APPEARED _____ (OWNER) AND ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED ON BEHALF OF SAID OWNER.

WITNESS MY HAND AND SEAL AT TALLAHASSEE, FLORIDA THIS _____ DAY OF _____ A.D. 2004.

COUNTY COMMISSION
Approved by the Board of County Commissioners of Leon County, Florida

this _____ day of _____ A.D., 2004.

CHAIRPERSON

COUNTY ATTORNEY

COUNTY ENGINEER

JOINDER IN DEDICATION
ALL PERSONS HAVING AN INTEREST IN THE PROPERTY DESCRIBED HEREON HAVE JOINED IN THIS DEDICATION AS FOLLOWS:

NAME: McKINLEY SMITH, JR.
EXECUTION DATE OF JOINDER: MARCH 30, 2004
OFFICIAL RECORD BOOK AND PAGE OF JOINDER: OR BOOK 2967 PAGE 913

NAME: BRANCH BANKING & TRUST COMPANY
EXECUTION DATE OF JOINDER: MARCH 23, 2004
OFFICIAL RECORD BOOK AND PAGE OF JOINDER: OR BOOK 2967 PAGE 919

NAME: FLORIDA POWER CORPORATION
EXECUTION DATE OF JOINDER: APRIL 21, 2004
OFFICIAL RECORD BOOK AND PAGE OF JOINDER: OR BOOK 2968 PAGE 2003

CLERK OF THE CIRCUIT COURT:
Accepted for filing and recorded this _____ day of _____ A.D., 2004, in

Plat Book _____, Page _____

CLERK OF THE CIRCUIT COURT, LEON COUNTY, FLORIDA

PLAT REVIEW:
Plat reviewed for compliance with Chapter 177, Florida Statutes.

James C. Miller
Florida Professional Surveyor & Mapper # 5269

SITE PLAN REVIEW APPROVAL:
This plat conforms to the site plan approved by the Development Review Committee of Leon County, Florida.

this _____ day of _____ A.D., 2004.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR BINDING 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.

GEORGE & HUTCHESON ENGINEERING, INC.
FLORIDA - GEORGIA - ALABAMA

EB No 7979 LB No 7193

2015 DELTA BLVD., SUITE 200, TALLAHASSEE, FLORIDA 32303
PHONE 850-422-0020 FAX 850-422-0011

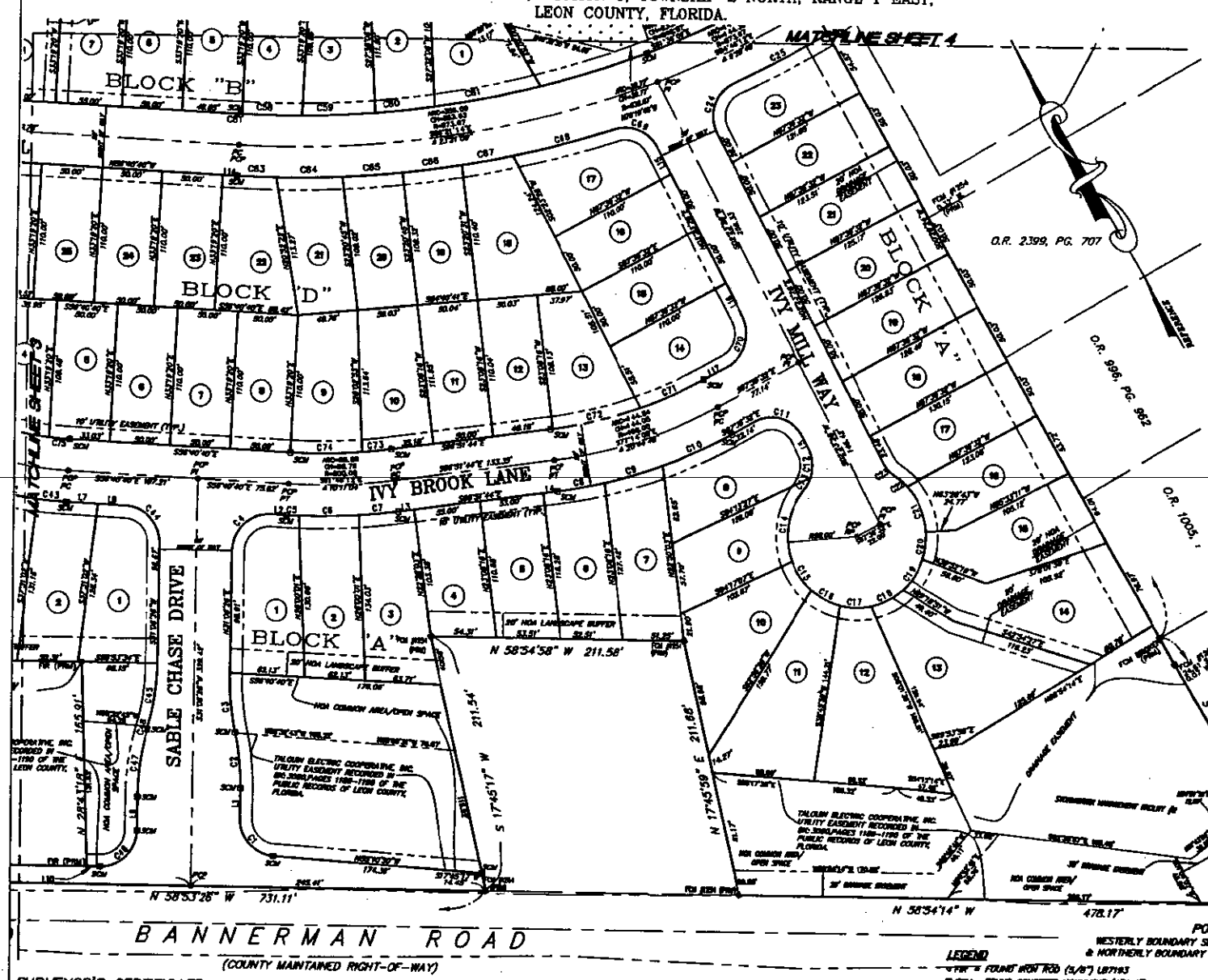
SHEET 1 OF 5
4044/4044b 2-20-04 PES
Revision 5-10-04 PES

ATTACHMENT # 1 PAGE 1 OF 5

PLAT BOOK _____ PAGE _____

SABLE CHASE

A SUBDIVISION THAT IS ALL OF TRACT 7 AND PART OF TRACT 5 OF THE McKINLEY SMITH ESTATE, SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	88°17'16"	30.00	45.18	S12°40'12"E	41.03
C2	12°30'19"	200.00	44.81	N24°41'17"E	44.72
C3	12°30'19"	200.00	44.81	S24°41'17"W	44.72
C4	82°12'54"	30.00	48.28	S77°12'53"W	43.74
C5	1°08'31"	525.00	10.21	S87°14'08"E	10.21
C6	5°27'38"	525.00	50.04	S80°31'20"E	50.02
C7	3°36'35"	525.00	33.08	S85°53'26"E	33.07
C8	5°23'23"	425.00	38.98	S85°33'25"E	38.96
C9	6°48'30"	425.00	50.63	S75°28'55"E	50.60
C10	8°31'54"	425.00	63.79	S67°07'06"E	63.73
C11	90°00'00"	30.00	47.12	N42°39'32"E	42.43
C12	46°22'36"	30.00	24.29	N23°24'34"E	23.63
C13	21°35'33"	30.00	11.31	N56°24'14"E	11.24
C14	80°38'15"	58.00	81.40	S40°02'25"W	58.37
C15	28°24'28"	58.00	28.76	S24°28'22"E	28.48
C16	28°49'28"	58.00	27.00	S32°01'45"E	26.76
C17	28°49'28"	58.00	27.00	S59°52'06"E	26.76
C18	28°25'16"	58.00	28.78	S84°14'52"E	28.48
C19	28°31'06"	58.00	28.87	N83°38'39"E	28.58
C20	22°10'11"	58.00	22.44	N37°36'23"E	22.30
C21	40°13'25"	58.00	40.72	N58°24'34"E	39.88
C22	12°51'54"	58.00	13.02	N20°07'30"W	12.99
C23	28°57'18"	30.00	15.16	S12°08'11"E	15.00
C24	91°53'07"	30.00	48.07	S46°15'01"W	43.78
C25	9°37'09"	886.67	88.11	S86°42'01"E	88.11
C43	6°11'33"	325.00	23.61	S54°34'34"E	23.60
C44	87°47'08"	30.00	45.98	N12°12'07"E	41.60
C45	13°00'13"	200.00	32.37	N38°36'34"E	32.33
C46	0°44'11"	200.00	2.57	N48°28'47"E	2.57
C47	16°44'28"	200.00	54.84	N38°58'38"W	54.77
C48	90°01'21"	30.00	47.14	N70°07'04"E	42.43
C59	3°22'40"	886.67	50.03	S86°26'38"E	50.02
C59	4°37'41"	886.67	80.83	S82°17'49"E	80.81
C60	3°33'31"	886.67	50.14	S85°35'25"E	50.13
C61	6°06'39"	886.67	88.98	S70°28'26"E	88.95
C63	2°08'02"	886.67	32.95	S57°47'41"E	32.95
C64	3°30'10"	886.67	54.64	S60°31'47"E	54.63
C65	3°11'31"	886.67	50.07	S63°53'37"E	50.06
C66	3°11'18"	886.67	50.01	S67°04'02"E	50.00
C67	3°45'46"	886.67	59.00	S67°04'02"E	59.00
C68	5°34'19"	886.67	43.61	S70°03'08"E	43.61
C69	78°26'18"	30.00	41.06	N37°19'40"W	38.34
C70	90°00'01"	30.00	47.12	N47°53'37"E	42.43
C71	8°53'32"	375.00	58.09	S83°10'18"E	58.03
C72	11°35'31"	375.00	75.87	S72°36'13"E	75.74
C73	3°37'41"	475.00	24.55	S83°22'53"E	24.55
C74	7°13'22"	475.00	59.88	S80°17'21"E	59.84
C75	3°37'41"	275.00	18.69	S84°54'37"E	18.67
C81	00°01'49"	886.67	1.18	S86°42'36"E	1.18

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.75	N31°08'28"E
L2	13.65	S56°40'40"E
L3	13.27	S86°31'44"E
L4	12.06	S86°31'44"E
L14	12.07	N56°40'40"W
L15	24.43	N02°23'28"E
L16	30.00	N02°23'28"E
L17	22.14	S87°36'32"E
L18	22.85	S19°14'19"E

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET, AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, OR THE QUALIFYING CERTIFICATION IN ACCORDANCE WITH SECTION 177.091(8), FLORIDA STATUTES.

DAVID W. HUTCHESON, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5051

DATE

DATE OF FIELD SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BUILDING SETBACKS ARE AS FOLLOWS:	
FRONT	20 FEET
SIDE	5 FEET
REAR	20 FEET
SIDE CORNER	10 FEET

OR EDGE OF EASEMENTS WHERE APPLICABLE.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SURVEY NOTES

1. THIS SURVEY IS DEPENDENT UPON EXISTING MONUMENTATION. FIELD DATE 03/24/03
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP NUMBER 12073C0110 D, DATED NOVEMBER 18, 1997, THIS PROPERTY LIES IN ZONE X.
3. BEARING BASE TAKEN FROM THE DEED OF TRACT 7 AS RECORDED IN O.R. BOOK 1570, PAGE 1680 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
4. AN IRON PIN WITH PLASTIC CAP STAMPED " PLS 3051" HAS BEEN SET AT THE CORNERS OF ALL LOTS, UNLESS OTHERWISE NOTED.

LEGEND

- FIR = FOUND IRON ROD (5/8") LB7193
- FCM = FOUND CONCRETE MONUMENT (4"X 4")
- SCM = SET CONCRETE MONUMENT (4"X 4") LB7193
- TCM = FOUND TERRA COTTA MONUMENT (6"ROUND)
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PC = POINT OF CURVE
- PT = POINT OF TANGENCY
- (D) = DEED DIMENSION
- (P) = PLAT DIMENSION
- (S) = SURVEY MEASUREMENT
- E.P. = ELECTRIC POLE
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- E.S.P. = ELECTRIC SERVICE POLE
- T-2-N = TOWNSHIP 2 NORTH
- R-1-E = RANGE 1 EAST
- T.I. # = LEON COUNTY TAX IDENTIFICATION NUMBER

GEORGE & HUTCHESON ENGINEERING, INC.
FLORIDA - GEORGIA - ALABAMA
EB No 7879 LB No 7193
2015 DELTA BLVD., SUITE 208, TALLAHASSEE, FLORIDA 32308
PHONE 850-422-0020 FAX 850-422-0011

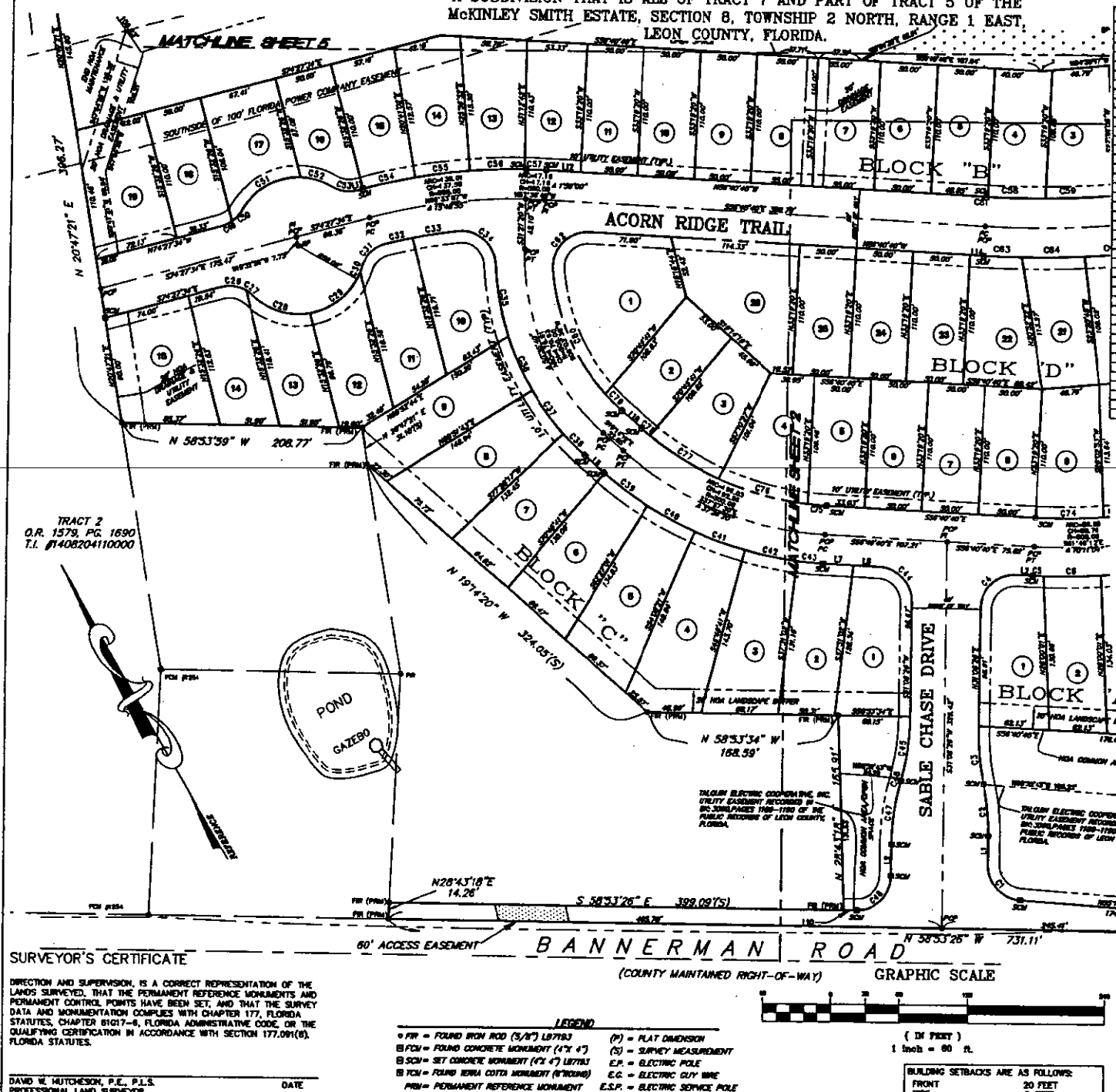
SHEET 2 OF 5
4044/4044b 2-20-04 PCS
Revision 5-10-04 PES

ATTACHMENT # 1 PAGE 2 OF 5

SABLE CHASE

A SUBDIVISION THAT IS ALL OF TRACT 7 AND PART OF TRACT 5 OF THE McKINLEY SMITH ESTATE, SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C26	57°28'46"	30.00	22.81	N82°37'40"W	21.88
C27	14°39'46"	30.00	7.80	N24°17'23"W	7.78
C28	53°47'07"	58.00	54.45	S43°36'33"E	52.47
C29	56°34'46"	89.00	87.27	N86°36'30"E	34.98
C30	4°38'05"	58.00	4.68	N55°13'05"E	4.68
C31	56°27'46"	30.00	29.81	S77°45'37"W	28.30
C32	2°36'25"	475.00	23.98	N72°01'52"W	23.94
C33	4°56'06"	475.00	40.92	N68°20'40"W	40.90
C34	53°22'44"	30.00	48.88	N18°39'18"W	43.86
C37	11°24'31"	325.00	46.11	S88°36'27"E	46.03
C38	6°43'37"	325.00	38.35	S18°33'08"E	38.34
C39	8°18'40"	325.00	47.14	S27°23'38"E	47.10
C40	8°18'40"	325.00	47.14	S35°42'18"E	47.10
C41	8°18'40"	325.00	47.14	S44°00'58"E	47.10
C42	8°18'40"	325.00	47.14	S48°19'38"E	47.10
C43	4°11'32"	325.00	23.81	S54°34'54"E	23.81
C44	67°47'08"	30.00	45.06	N12°07'07"W	41.00
C45	18°00'15"	200.00	62.37	N38°36'34"E	62.23
C46	0°54'11"	200.00	2.57	N48°28'43"E	2.57
C47	15°14'28"	200.00	54.84	S38°06'36"W	54.77
C48	80°01'22"	30.00	47.14	N28°07'08"E	42.43
C49	32°52'02"	30.00	16.91	S64°37'30"E	16.68
C50	23°41'38"	30.00	12.41	N72°31'28"E	12.32
C51	90°36'08"	58.00	91.67	N88°22'00"W	82.60
C52	28°08'52"	58.00	28.48	N44°00'00"W	28.21
C53	44°37'00"	30.00	23.37	S82°11'34"E	22.74
C54	8°08'38"	325.00	47.13	N71°37'16"W	47.11
C55	8°16'50"	325.00	48.23	N80°41'03"W	48.22
C56	8°16'50"	325.00	48.23	N88°28'13"W	48.22
C57	2°06'38"	325.00	12.34	N57°47'38"W	12.34
C58	3°27'40"	949.67	58.03	S56°28'38"E	58.02
C62	87°43'32"	30.00	51.17	S74°37'34"W	46.19
C63	2°08'02"	898.67	33.85	S67°47'41"E	33.85
C64	3°30'18"	898.67	54.84	S69°21'47"E	54.83
C75	3°36'13"	275.00	16.88	S54°34'33"E	16.87
C76	17°03'56"	275.00	81.84	S44°06'38"E	81.61
C77	16°45'41"	275.00	79.68	S28°01'38"E	79.40
C78	2°04'36"	275.00	9.98	S20°36'33"E	9.98
C79	6°37'36"	173.00	20.24	S15°35'33"E	20.23
C80	38°12'33"	173.00	116.70	S36°25'33"E	114.50
C81	80°04'40"	846.67	1.15	S36°52'38"E	1.15

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.75	N31°08'28"E
L2	13.65	S56°40'40"E
L6	22.85	S19°14'19"E
L7	26.28	S56°40'40"E
L8	23.00	S56°40'40"E
L9	27.26	S31°08'28"W
L10	11.12	N56°32'13"W
L11	4.65	N74°27'34"W
L12	20.93	N56°40'40"W
L14	12.07	N56°40'40"W
L18	22.85	S19°14'19"E

SURVEY NOTES

1. THIS SURVEY IS DEPENDENT UPON EXISTING MONUMENTATION. FIELD DATE 03/24/03
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP NUMBER 12073C0110 D, DATED NOVEMBER 19, 1997, THIS PROPERTY LIES IN ZONE X.
3. BEARING BASE TAKEN FROM THE DEED OF TRACT 2 AS RECORDED IN O.R. BOOK 1579, PAGE 1690 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
4. AN IRON PIN WITH PLASTIC CAP STAMPED " PLS 5051" HAS BEEN SET AT THE CORNERS OF ALL LOTS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

DIRECTION AND SUPERVISION, IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET, AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, OR THE QUALIFYING CERTIFICATION IN ACCORDANCE WITH SECTION 177.091(8), FLORIDA STATUTES.

DAVID W. HUTCHESON, P.E., P.L.S. — DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5051

DATE OF FIELD SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

- ● FIR = FOUND IRON ROD (5/8") LB7193
- ⊟ FCM = FOUND CONCRETE MONUMENT (4"X 4")
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- T-2-N = TOWNSHIP 2 NORTH
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- T.I. # = LEON COUNTY TAX IDENTIFICATION NUMBER

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

BUILDING SETBACKS ARE AS FOLLOWS:	
FRONT	20 FEET
SIDE	5 FEET
REAR	20 FEET
SIDE CORNER	10 FEET
OR EDGE OF EASEMENTS WHERE APPLICABLE.	

GEORGE & HUTCHESON ENGINEERING, INC.
FLORIDA - GEORGIA - ALABAMA
EB No 7879 LB No 7193
2015 DELTA BLVD., SUITE 200, TALLAHASSEE, FLORIDA 32303
PHONE 850-422-0020 FAX 850-422-0011

SHEET 1 OF 5
4044/4044fp 2-26-04 PES
Revision 5-10-04 PES

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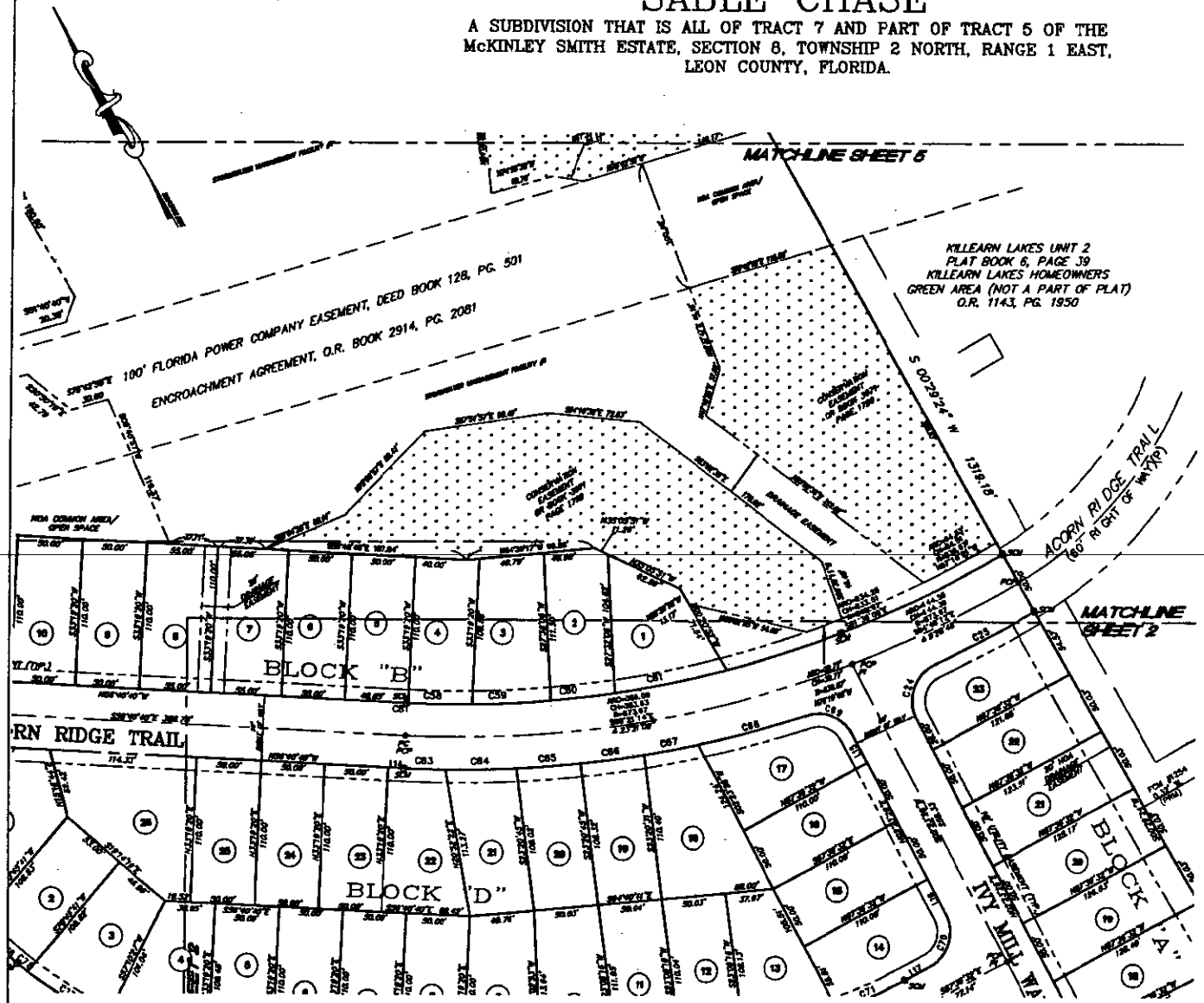
SABLE CHASE

A SUBDIVISION THAT IS ALL OF TRACT 7 AND PART OF TRACT 5 OF THE McKINLEY SMITH ESTATE, SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C24	93°43'07"	30.00	48.07	S48°15'01"W	43.78
C25	9°37'10"	866.67	68.14	S86°43'01"E	68.11
C26	3°22'45"	848.67	50.03	S89°26'39"E	50.02
C27	4°05'41"	848.67	60.65	S82°10'48"E	60.64
C28	3°23'31"	848.67	50.24	S85°36'55"E	50.23
C31	6°04'32"	848.67	89.96	S70°39'26"E	89.92
C33	2°46'02"	866.67	32.95	S87°43'41"E	32.95
C34	3°30'10"	866.67	34.84	S89°31'47"E	34.83
C35	3°11'31"	866.67	30.07	S86°32'37"E	30.06
C36	3°11'31"	866.67	30.06	S83°04'06"E	30.00
C37	2°46'49"	866.67	30.06	S80°04'06"E	30.00
C38	5°36'18"	866.67	43.81	S76°03'08"E	43.81
C39	79°38'18"	30.00	41.98	N37°18'40"W	38.34
C70	90°00'00"	30.00	47.12	N42°23'23"E	42.43
C71	00°04'40"	848.67	1.15	S88°45'36"E	1.15

LINE TABLE		
LINE	LENGTH	BEARING
L14	12.07	N58°40'40"W
L15	24.43	N82°23'28"E
L16	30.00	N82°23'28"E
L17	22.14	S87°36'32"E
L18	22.85	S18°14'18"E

SURVEYOR'S CERTIFICATE

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GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SURVEY NOTES

1. THIS SURVEY IS DEPENDENT UPON EXISTING MONUMENTATION. FIELD DATE 03/24/03
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP NUMBER 12073C0110 D, DATED NOVEMBER 18, 1997, THIS PROPERTY LIES IN ZONE X.
3. BEARING BASE TAKEN FROM THE DEED OF TRACT 2 AS RECORDED IN O.R. BOOK 1579, PAGE 1690 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
4. AN IRON PIN WITH PLASTIC CAP STAMPED "PLS 5051" HAS BEEN SET AT THE CORNERS OF ALL LOTS, UNLESS OTHERWISE NOTED.

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ATTACHMENT # 1
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SHEET 4 OF 5
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PLAT BOOK _____ PAGE _____

SABLE CHASE

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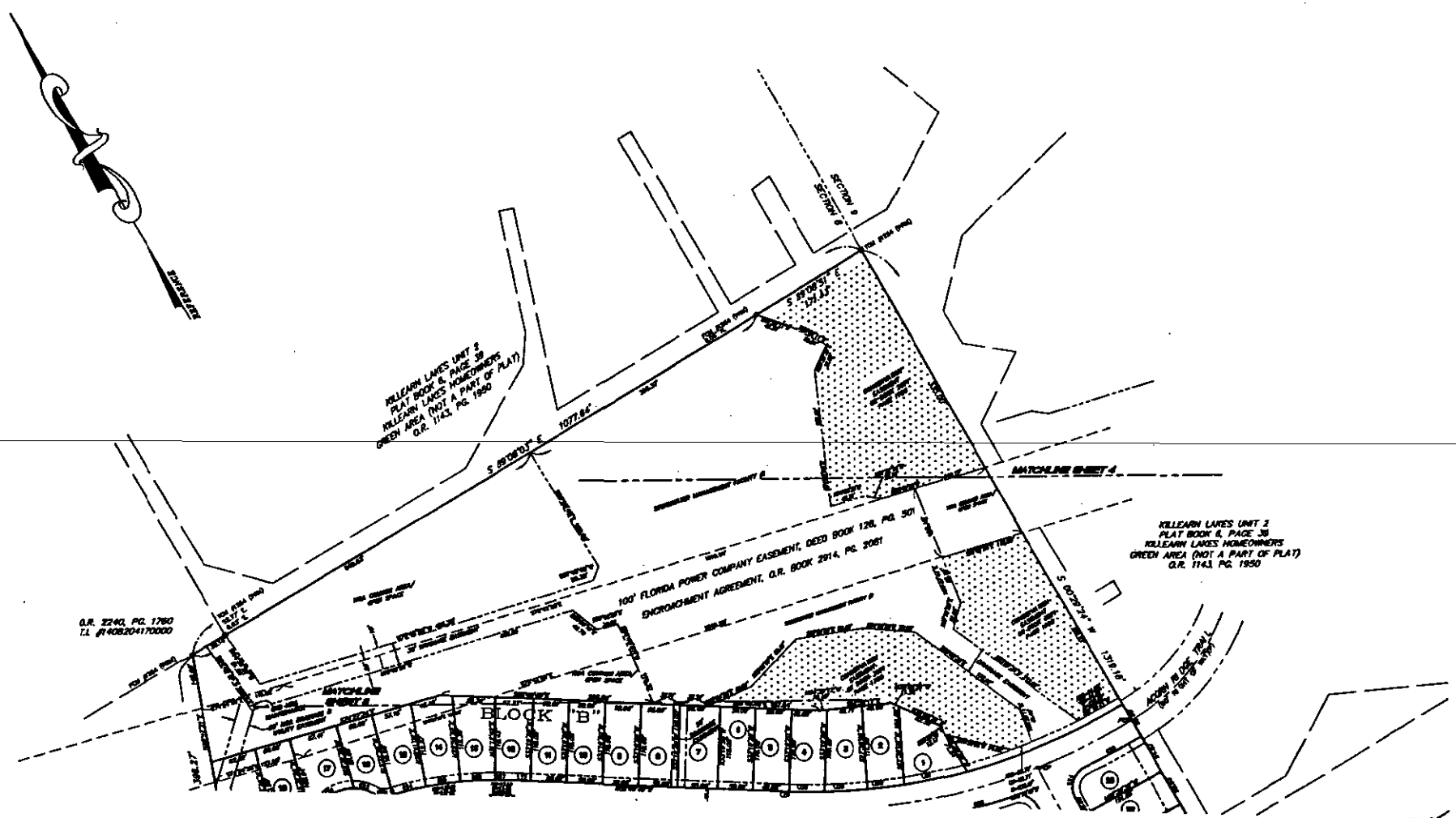

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100 0 50 100 200 400

(IN FEET)
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