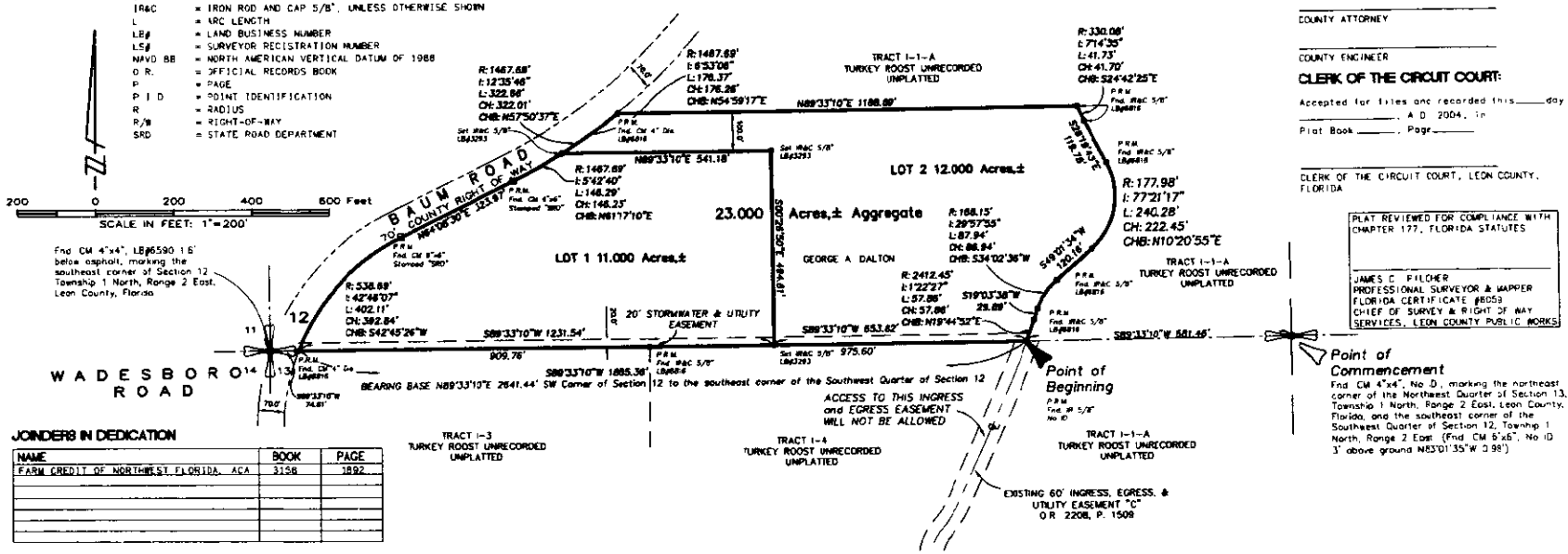
PLAT BOOK PAGE

DALTON SUBDIVISION

A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA

ABBREVIATIONS:

CM	= CONCRETE MONUMENT, 4"x4" UNLESS OTHERWISE SHOWN.
CH	= CHORD
CHB	= CHORD BEARING
DIA	= DIAMETER
Δ	= INCLUDED, DELTA OR CENTRAL ANGLE
ID.	= IDENTIFICATION
IR	= IRON ROD, 5/8" UNLESS OTHERWISE SHOWN
IR&C	= IRON ROD AND CAP 5/8", UNLESS OTHERWISE SHOWN
L	= ARC LENGTH
LB#	= LAND BUSINESS NUMBER
LS#	= SURVEYOR REGISTRATION NUMBER
NAVD 88	= NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.	= OFFICIAL RECORDS BOOK
P	= PAGE
P.I.D.	= POINT IDENTIFICATION
R	= RADIUS
R/W	= RIGHT-OF-WAY
SRD	= STATE ROAD DEPARTMENT



COUNTY COMMISION

Approved by the Board of County Commisioners of Leon County, Florida.
this _____ day of _____ A.D. 2004.

_____
CHAIRPERSON

_____
COUNTY ATTORNEY

_____
COUNTY ENGINEER

CLERK OF THE CIRCUIT COURT:

Accepted for files and recorded this _____ day _____, A.D. 2004, in Plat Book _____, Page _____

_____
CLERK OF THE CIRCUIT COURT, LEON COUNTY, FLORIDA

PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES

_____
JAMES C. FILCHER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE #6059
CHIEF OF SURVEY & RIGHT OF WAY SERVICES, LEON COUNTY PUBLIC WORKS

JOINDERS IN DEDICATION

NAME	BOOK	PAGE
FARM CREDIT OF NORTHWEST FLORIDA, ACA	3156	1892

DEDICATION
STATE OF FLORIDA
COUNTY OF LEON

KNOW all persons by these presents that George A. Dalton, the owner fee simple of the land shown hereon platted as DALTON SUBDIVISION, a subdivision of Tract 1-2, Turkey Roost, an unrecorded subdivision, lying in the Southwest Quarter of Section 12, Township 1 North, Range 2 East, Leon County Florida, more particularly described as follows

COMMENCE at a concrete monument marking the northeast corner of the Northwest Quarter of Section 13, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 89 degrees 33 minutes 10 seconds West 681.46 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 33 minutes 10 seconds West 1885.36 feet to the easterly right of way boundary of Baum Road (70 foot right of way), said point lying on a curve concave easterly, thence run Northeasterly along said right of way as follows: thence along said curve with a radius of 538.69 feet, through a central angle of 42 degrees 16 minutes 07 seconds, for and arc distance 402.11 feet (the chord of said arc bears North 42 degrees 45 minutes 26 seconds East 392.84 feet; thence run North 64 degrees 08 minutes 30 seconds East 323.97 feet to a point of curve to the left; thence along said curve with a radius of 1467.69 feet, through a central angle of 12 degrees 35 minutes 46 seconds, for an arc distance of 322.66 feet; thence leaving said right of way, run North 89 degrees 33 minutes 10 seconds East 1188.89 feet to a point lying on a curve concave northeasterly, thence along said curve with a radius of 330.08 feet, through a central angle of 77 degrees 31 minutes 16 seconds, for an arc distance of 41.73 feet (the chord of said arc bears South 24 degrees 42 minutes 25 seconds East 41.70 feet); thence South 28 degrees 18 minutes 43 seconds East 119.78 feet to a point of curve to the right; thence along said curve with a radius of 177.98 feet, through a central angle of 77 degrees 21 minutes 16 seconds, for an arc distance of 240.28 feet; thence South 49 degrees 01 minutes 34 seconds West 120.16 feet to a point of curve to the left, thence along said curve with radius of 168.15 feet, through a central angle of 29 degrees 57 minutes 55 seconds, for an arc distance 87.94 feet; thence South 19 degrees 03 minutes 39 seconds West 29.89 feet to a point of curve to the right, thence along said curve with a radius of 2412.45 feet, through a central angle of 01 degrees 22 minutes 27 seconds, for an arc distance of 57.86 feet (the chord of said arc bears South 19 degrees 44 minutes 52 seconds West 57.86 feet) to the POINT OF BEGINNING, containing 23.000 acres, more or less

have caused said lands to be divided and subdivided as shown hereon and do hereby dedicate to the owner of Lot 2, a 20-foot easement for stormwater purposes, over, under and across the southerly 20 feet of Lot 1 and to Talquin Electric Cooperative a 20-foot easement for utility purposes, over, under and across the southerly 22-foot of Lots 1 and 2 as shown and depicted hereon, reserving however, the reversion or reversions thereof should the same be renounced, disclaimed, abandoned or the use thereof discontinued as prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof.

this the _____ day of _____, 2004

_____
George A. Dalton
Owner in Fee Simple

_____ _____
Witness Printed Name

_____ _____
Witness Printed Name

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this the _____ day of _____, 2004, by George Dalton, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath

NOTARY PUBLIC STATE OF FLORIDA

_____
Printed Name

My Commission Expires:
Commission Number:

DEVELOPMENT REVIEW COMMITTEE:

This plat conforms to the Site and Development Plan approval provisions made by the Development Review Committee, this _____ day of _____, 2004.

_____
County Administrator or designee

SURVEY NOTES

1. Bearings are assumed based on the south line of Section 12, Township 1 North, Range 2 East, Leon County, Florida, as shown on the Turkey Roost Limited Partition
2. All distances shown hereon are horizontal distances expressed in U.S. Survey feet and decimal parts thereof unless otherwise shown
3. Based on a review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Leon County, Community Number 120143, Panel Number 0350 D, Map Number 12073C0350 D, effective November 19, 1997, the subject property is located in Flood Zone "X". According to FEMA, Zone "X" indicates areas determined by FEMA to be outside 500-year floodplain
4. Lots shall not be divided or subdivided without complying with the platting process pursuant to Chapter 177, Florida Statutes and the Leon County Subdivision Regulations
5. ALL platted utility easements shall also allow for cable television services in accordance with Chapter 177.091(28), Florida Statutes
6. ALLEN NOBLES & ASSOCIATES INC. Project Number 4171-003-1
   Field Survey Date: May 23, 2003 Field Book: T02/20
   Drawing Date: May 25, 2004

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 another 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 Leon County, Florida

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the Minimum Technical Standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 61G-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes

M. Kevin Mears
Professional Surveyor and Mapper
Certificate Number 5459

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

Allen Nobles & Associates, Inc.
TALLAHASSEE • CHIPLEY • DESTIN • PENSACOLA
PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING LICENSED BUSINESS

DATE OF SURVEY: 05/28/04	JOB NO.: 4171-003-1	SHEET 1 OF 1

ATTACHMENT # 1
PAGE 1 OF 1