PLAT BOOK _____, PAGE _____

OAK GROVE PLANTATION, UNIT 2

A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF
SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA, COUNTY OF LEON

Know all persons by these presents that Robert A. Campbell, Jr and Robert W. Burton, jointly hereinafter refered to as "Developer", the owners fee simple of the lands shown hereon platted as OAK GROVE PLANTATION, UNIT 2, and being more particularly described as follows.

Begin at a concrete monument #5831 marking the Northwest corner of Lot 12, Oak Grove Plantation, Unit 1, as per map or plat thereof recorded in Plat Book 14, Page 15 of the Public Records of Leon County, Florida, and run thence North 00 degrees 35 minutes 59 seconds West 289 42 feet to a concrete monument #5831, thence South 81 degrees 30 minutes 29 seconds East 64.31 feet to a concrete monument #5831, thence North 89 degrees 07 minutes 34 seconds East 89 18 feet to a concrete monument #5831, thence North 01 degrees 02 minutes 03 seconds West 20 16 feet to a concrete monument #5831, thence North 89 degrees 37 minutes 01 seconds East 152 48 feet to a concrete monument #1254, thence North 89 degrees 35 minutes 08 seconds East 655.73 feet to an iron rod and cap #732, thence North 89 degrees 43 minutes 13 seconds East 117 19 feet to an iron rod and cap #732, thence North 89 degrees 46 minutes 54 seconds East 95 36 feet to a concrete monument #5831, thence South 38 degrees 48 minutes 21 West 416 30 feet to a concrete monument #5831 lying on the Northerly right-of-way boundary of Oak Grove Plantation Road (60-foot right-of-way), said point also being on a curve concave to the Southwest, thence along said right-of-way curve with a radius of 330.00 feet, through a central angle of 09 degrees 59 minutes 49 seconds, for an arc distance of 57 58 feet (chord of said arc being North 66 degrees 58 minutes 20 seconds West 57 51 feet) to a concrete monument #5831, thence North 71 degrees 58 minutes 15 seconds West along said Northerly right-of-way boundary 282 71 feet to a concrete monument #5831 marking a point of curve to the right, thence along said right-of-way curve with a radius of 25 feet, through a central angle of 49 degrees 40 minutes 47 seconds for an arc distance of 21 68 feet (chord of said arc being North 47 degrees 07 minutes 51 seconds West 21.00 feet) to a concrete monument #5831 marking a point of reverse curve, thence along said right-of-way curve with a radius of 60.00 feet, through a central angle of 174 degrees 19 minutes 46 seconds for an arc distance of 182.56 feet (chord of said arc being South 70 degrees 32 degrees 39 minutes West 119.85 feet) to a concrete monument #5831, thence leaving said right-of-way boundary run South 81 degrees 33 minutes 55 seconds West 464 09 feet to the POINT OF BEGINNING.
Containing 6 20 acres, more or less

Have caused said ands to be divided and subdivided as shown hereon, and do hereby dedicate to the public, 1) all easements designated as "dramage, sidewalk and utility easement" and 2) all conservation easements

And to the perpetual use of the Oak Grove Plantation Homeowners Association, Inc all common areas and easements designated hereon exclusively as "Maintenance Easement" and "Access Easement to Common Area"

Reserving, however, the reservation or reservations thereof should the same be renounced, disclaimed, abandoned or the use thereof discontinued as prescribed by law by the appropriate official action of the proper officials having charge or jurisdiction thereof

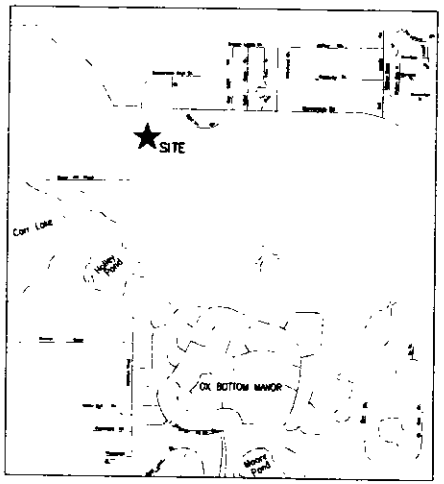
This _____, _____ day of _____ A.D.,

_____ Witness

_____ Robert A. Campbell, Jr
Owner

_____ Witness

_____ Robert W. Burton
Owner



ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me the _____ day of _____, 2004, by Robert A Campbell, Jr and Robert W. Burton, who are personally known to me or who have produced _____ as identification and who did (did not) take an oath

NOTARY PUBLIC STATE OF FLORIDA

_____
Signature

_____
Print

_____
My commission expires:

_____

SITE PLAN REVIEW APPROVAL:

THIS PLAT CONFORMS TO THE SITE PLAN PREVIOUSLY APPROVED UNDER THE PROVISIONS OF THE LEON COUNTY CODE OF LAWS.
COMMITTEE, THIS _____ DAY OF _____ ,2004

_____
GROWTH & ENVIRONMENTAL MANAGEMENT DEPARTMENT

COUNTY COMMISSION:

THE BOARD OF COMMISSIONERS OF LEON COUNTY, FLORIDA APPROVES AND JOINS IN DEDICATION OF THIS PLAT
THIS _____ DAY OF _____ 2004

_____
CHAIRPERSON

_____
COUNTY ATTORNEY

_____
COUNTY ENGINEER

CLERK OF THE CIRCUIT COURT

ACCEPTED FOR FILES AND RECORDED THIS _____
DAY OF _____ A.D. 2004, IN PLAT
BOOK _____ PAGE _____

_____
CLERK OF THE CIRCUIT COURT LEON COUNTY, FLORIDA
OR DEPUTY CLERK
CLERK'S SEAL

JOINDER IN DEDICATION:

Name: First Union National Bank
Execution Date of Joinder: October 25, 2002
Official Record Book and Page of Joinder: OR 2755 Page 658

EASEMENTS:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE; 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.

THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES BUT EXCLUDING DRIVEWAYS, BY THE PROPERTY OWNER IS PROHIBITED WITHIN PUBLIC DRAINAGE, UTILITY AND SANITARY SEWER EASEMENTS

MAINTENANCE

LEON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF UTILITY EASEMENTS AND EASEMENTS DESIGNATED AND LABELED HEREON EXCLUSIVELY AS "ACCESS EASEMENT TO COMMON AREA" AND "MAINTENANCE EASEMENT"
EASEMENTS DESIGNATED AND LABELED HEREON EXCLUSIVELY AS "ACCESS EASEMENT TO COMMON AREA" AND "MAINTENANCE EASEMENT" ARE TO BE MAINTAINED BY THE OAK GROVE PLANTATION HOMEOWNERS ASSOCIATION, INC

NOTICE:

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PLAT REVIEWED FOR
COMPLIANCE WITH CHAPTER
177, FLORIDA STATUTES

_____
JAMES C PILCHER DATE:
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE No 6059

SURVEYORS CERTIFICATE:

I hereby certify that this survey was made under My responsible direction and supervison, and 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, of the Florida Statutes, and with Chapter 61G17-6 Florida Administrative Code

_____
George E. Gunn, Jr.
Professional Surveyor and Mapper
Florida Certificate No 5831
Certificate of Authorization No 7172

GEORGE E. GUNN, JR.
SURVEYING AND MAPPING
1624-A METROPOLITAN BLVD TALLAHASSEE, FL 32308 PHONE (904) 386-8143

JOB No 07108

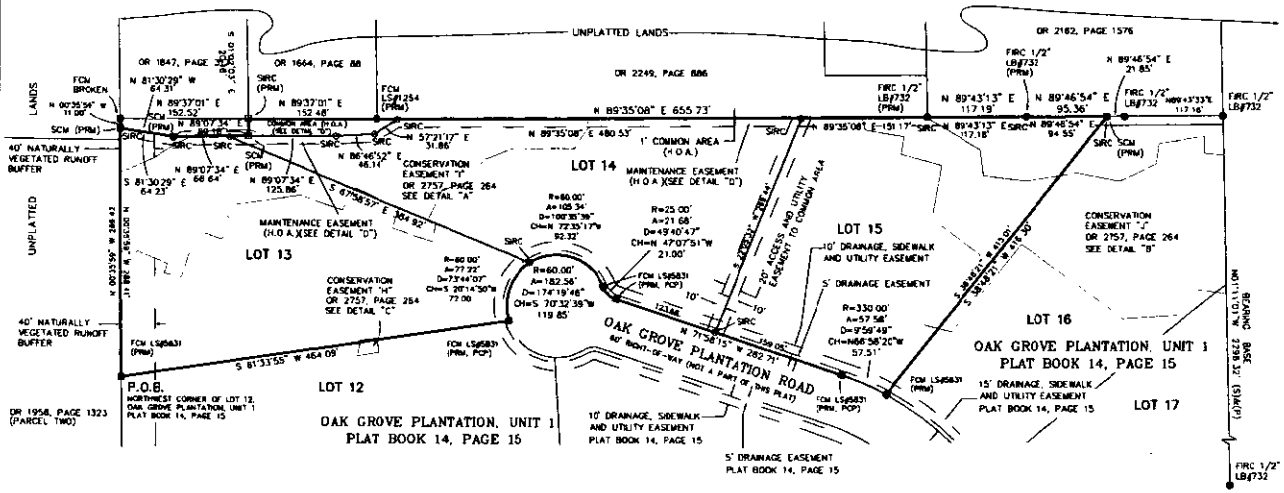
SHEET 1 OF 3

Attachment # 1 Page 1 of 3

PLAT BOOK ____, PAGE ____

OAK GROVE PLANTATION, UNIT 2

A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF
SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA



METAL CAP IN TOP OF 4 INCH SQUARE CONCRETE MONUMENT MARKING ALL PERMANENT REFERENCE MONUMENTS (P.R.M.) AND ALL PERMANENT CONTROL POINTS (P.C.P.) UNLESS OTHERWISE SHOWN

PLASTIC CAPS ON 5/8 INCH RE-BAR MARKING ALL LOT CORNERS UNLESS OTHERWISE SHOWN

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SURVEYOR NOTES:

1. THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION.
2. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN.
3. ALL MEASUREMENTS ARE IN U.S. FEET
4. BOUNDARY INFORMATION BASED ON DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 2510, PAGE 1098 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND DEEDS OF RECORD AS DEPICTED HEREON.
5. BEARINGS BASED ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2390, PAGE 772 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA
6. BOUNDARY SURVEY DATE 9/10/04, DRAWING DATE 9/28/04

LEGEND:

- ● FIR – FOUND IRON ROD
- ■ FCM – FOUND CONCRETE MONUMENT (4"X 4") UNLESS OTHERWISE NOTED.
- ○ SIRC – SET IRON ROD (5/8") WITH PLASTIC CAP (LAND SURVEYOR REGISTRATION NUMBER 5831) ONLY AS NOTED
- □ SCM – SET CONCRETE MONUMENT (4"X 4") WITH METAL CAP (LAND SURVEYOR REGISTRATION NUMBER 5831)

FIRC – FOUND IRON ROD (5/8") WITH PLASTIC CAP
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
P.C.C. – POINT OF COMPOUND CURVE
P.T. – POINT OF TANGENCY
OR – OFFICIAL RECORDS BOOK
PB – PLAT BOOK
LS – LAND SURVEYOR CERTIFICATION NUMBER
LB – LAND SURVEYING BUSINESS NUMBER
R/W – RIGHT OF WAY
P.R.M. – PERMANENT REFERENCE MONUMENT
P.C.P. – PERMANENT CONTROL POINT
H.O.A. – THE OAK GROVE PLANTATION HOME OWNERS ASSOCIATION, INC

SURVEYORS CERTIFICATE:

I hereby certify that this survey was made under My responsible direction and supervision, and 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, of the Florida Statutes, and with Chapter 61G17-6 Florida Administrative Code

_____
George E. Gunn, Jr
Professional Surveyor and Mapper
Florida Certificate No 5831

GEORGE E. GUNN, JR.
SURVEYING AND MAPPING
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JOB No. 01108

SHEET 2 OF 3

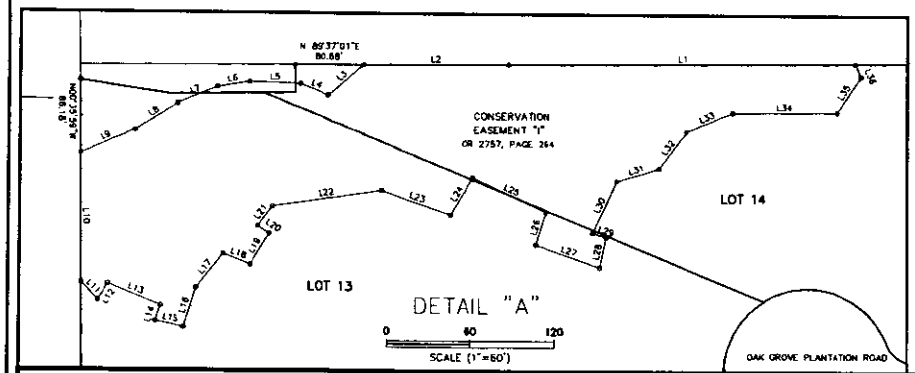
Attachment # 1
Page 2 of 3

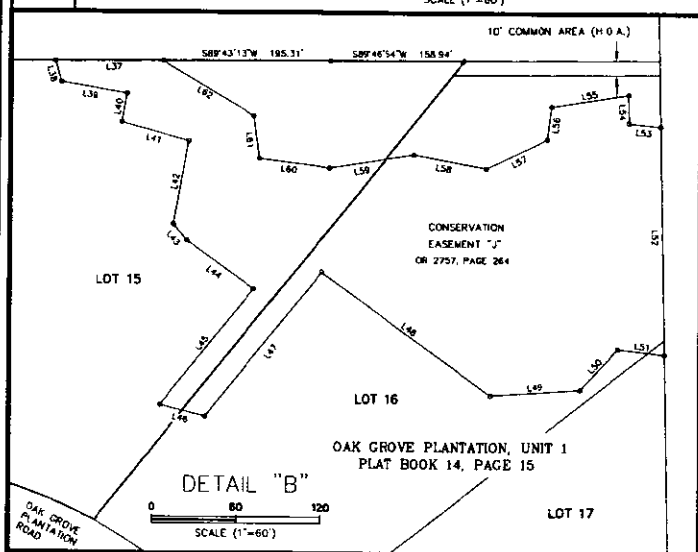
12

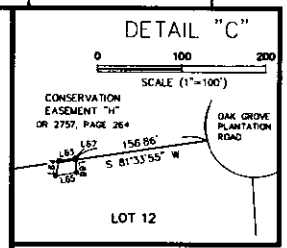
OAK GROVE PLANTATION, UNIT 2

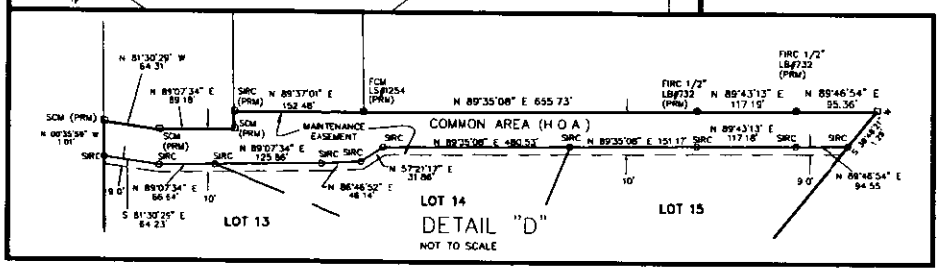
A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF
SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____









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SURVEY POINT PRM LS • 5831 DO NOT DISTURB

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LS • 5831

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LINE TABLE

LINE	LENGTH	BEARING
L1	247.95	S89°35'10"W
L2	104.07	S89°37'01"W
L3	33.37	S48°11'14"W
L4	21.32	N67°07'16"W
L5	36.22	N88°20'52"W
L6	22.84	S80°50'25"W
L7	30.42	S67°06'10"W
L8	35.78	S57°38'44"W
L9	42.12	S66°54'40"W
L10	90.00	S00°35'47"E
L11	17.10	S43°39'38"E
L12	13.59	N34°14'09"E
L13	39.75	S68°00'15"E
L14	11.43	S18°31'17"W
L15	20.87	S78°12'04"E
L16	28.80	N17°31'16"E
L17	30.50	N38°35'42"E
L18	20.54	S68°52'54"E
L19	25.42	N31°57'27"E
L20	9.55	N56°03'20"W
L21	17.05	N35°57'45"E
L22	79.43	N81°32'21"E
L23	52.08	S71°10'00"E
L24	30.74	N31°24'13"E
L25	57.27	S65°00'29"E
L26	23.86	S17°30'46"W
L27	48.38	S71°10'00"E
L28	21.40	N11°51'24"E
L29	10.05	N71°25'56"W
L30	39.99	N25°08'35"E
L31	31.40	N73°19'15"E
L32	32.70	N37°02'30"E
L33	36.07	N67°49'38"E
L34	74.83	N89°35'08"E
L35	30.80	N32°53'17"E
L36	10.03	N23°04'07"W
L37	78.15	N89°35'08"E
L38	15.48	N16°21'07"W
L39	47.17	N80°22'38"W
L40	20.25	N09°55'51"E
L41	49.42	N74°43'55"W
L42	38.69	N10°13'47"E
L43	15.06	N40°37'15"W
L44	56.21	N54°19'59"W
L45	105.47	N38°48'21"E
L46	33.09	N76°08'05"W
L47	131.22	S38°48'21"W
L48	148.43	N54°19'59"W
L49	83.57	S86°04'26"W
L50	39.80	S42°58'47"W
L51	33.23	N83°10'04"W
L52	161.15	S01°11'01"E
L53	22.49	S84°19'59"E
L54	19.80	S00°51'43"E
L55	55.53	N81°08'38"E
L56	23.18	N07°15'48"E
L57	48.00	N64°34'40"E
L58	52.51	S79°34'50"E
L59	61.06	N60°54'24"E
L60	49.85	S82°44'10"E
L61	30.22	S07°55'04"E
L62	75.30	S59°27'01"E
L63	20.67	S82°20'15"W
L64	18.32	S11°52'57"W
L65	25.78	S81°35'55"W
L66	15.04	S04°07'26"E
L67	1.91	S04°07'26"E

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SHEET 3 OF 3

Attachment # 1
Page 3 of 3

12