BRADFORDVILLE CORNERS

A SUBDIVISION LYING IN SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

Jurisdiction Approval		
Name	Date	O.R. / Pg.

DEDICATION
STATE OF FLORIDA
COUNTY OF LEON

Know all men by these presents that Bradfordville-Phipps, L.C., a corporation organized and existing under the laws of the State of Florida, owner in the allegiance of the land aforementioned, platted as BRADFORDVILLE CORNERS and more particularly described as follows:

DESCRIPTION (38.47 ACRES):

A parcel of land lying in Section 22, Township 2 North, Range 1 East, Leon County, Florida; surveyed and more particularly described as follows:

Commence at an iron pin with cap (LB7248) marking the Southeast corner of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 22, Township 2 North, Range 1 East, Leon County, Florida, and run North 00°03'06" East 14.29' to a 1/2" rod and cap (P 7248) on the Southerly right of way boundary of Old Bradfordville Road (traditional right of way), marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 01°27'22" East along said Southerly right of way boundary 443.71' to a 1/2" rod and cap (P 7248); thence run South 88°59'31" East 266.24' to a 1/2" rod and cap (P 7248) on the Northerly right of way boundary of Bradfordville Road (Realigned) (100' R/W); thence run along said Northerly right of way boundary the following: thence run South 88°23'23" East 54.32' to an iron pin (P 4381) marking the Northwesterly corner of Leon County Stormwater Management Facility F-6; thence run South 88°49'40" West along the Southerly boundary of said Leon County Stormwater Management Facility F-6 a distance of 169.39' to a 1/2" rod and cap (P 7248) marking a point of curvature to the right; thence run Westerly along the Northerly boundary of said Leon County Stormwater Management Facility F-6 and along said curve with a radius of 644.49' through a central angle of 33°17'29" for an arc distance of 348.79' (the chord of said arc being South 88°16'21" West 341.16') to a 5/8" iron pin marking the Northwest corner of said Leon County Stormwater Management Facility F-6; thence run South 46°28'10" East along the Westerly boundary of said Leon County Stormwater Management Facility F-6 a distance of 217.16' to a 1/2" rod and cap (P 7248); thence run South 50°46'11" West along the Northerly boundary of Velda Woods (Unrecorded) 357.59' to a concrete monument (P 4853); thence run North 77°47'28" West along the Northerly boundary of Velda Woods (Unrecorded) 668.82' to a 1/2" rod and cap (P 7248) marking a point on a curve concave to the Southeasterly on the Easterly boundary of BPLP Subdivision, a subdivision recorded in Official Records Book 1888A, Page 01237 of the Public Records of Leon County, Florida; thence run Northwesterly, Easterly, and Westerly along said Easterly boundary as follows: Northwesterly along said curve with a radius of 1015.00' through a central angle of 06°52'40" for an arc distance of 167.18' (the chord of said arc being North 57°12'51" East 141.49') to a 1/2" rod and cap (P 7248); thence run South 77°45'21" East 148.70' to a concrete monument (P 7180) marking a point of curve to the left; thence run along said curve with a radius of 165.00', through a central angle of 88°31'05" for an arc distance of 167.11' (the chord of said arc being North 57°23'41" East 141.44') to a concrete monument (P 7180); thence run North 77°24'42" East 101.30' to a concrete monument (P 4813); thence leaving said Easterly boundary of BPLP Subdivision run South 36°37'29" East 170.81' to an iron pin (P 4800) on the Southerly right of way boundary of Bradfordville Road (Realigned) (100-foot right of way); thence run North 16° 01' 34" West 308.88' to a 1/2" rod and cap (P 7248) on the Northerly right of way boundary of said Bradfordville Road (Realigned); thence run North 39°19'00" West along said Northerly right of way boundary 148.34' to a 1/2" rod and cap (P 7248); thence run North 36°37'29" East 45.79' to a 1/2" rod and cap (P 7248) marking the of intersection of said Northerly right of way boundary with the Southwesterly right of way boundary of Thomasville Road (Realigned) (100-foot right of way); thence leaving said Northerly right of way boundary run North 45°20'33" East along said Southwesterly right of way boundary of Thomasville Road 165.15' to a 1/2" rod and cap (P 7248); thence leaving said Southwesterly right of way boundary run South 48°24'00" East 73.33' to a iron pin; thence run North 41°49'00" East 138.32' to a 4"x4" concrete monument (P 7284); thence run North 00°42'42" East 167.33' to 4"x4" concrete monument (P 7283); thence run North 39°51'17" East 208.03' to a 1/2" rod and cap (P 732) marking a point on the Southerly right of way boundary of Old Bradfordville Road (traditional right of way); thence run South 50°59'43" East along said Southerly right of way boundary 169.57' to a iron pin; thence South 00°27'24" East along said Southerly right of way boundary 173.23' to the POINT OF BEGINNING.

LESS AND EXCEPT 3.85 acres, more or less, lying within the rights of way of Bradfordville Road (Realigned), Ayanville Way and Ayanville Court as previously surveyed in Leon County; containing, less exception, 32.47 acres, more or less.

DESCRIPTION OF RIGHTS OF WAY EXCEPTION (3.85 ACRES):

Lands within the rights of way of Bradfordville Road (Realigned) and Ayanville Way lying in Section 22, Township 2 North, Range 1 East, Leon County, Florida; surveyed and more particularly described as follows:

Commence at an iron pin with cap (LB7248) the Southeast corner of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 22, Township 2 North, Range 1 East Leon County, Florida, and run North 00°03'14" East 14.29' to the 1/2" rod and cap (P 7248) on the Southerly right of way boundary of Old Bradfordville Road (traditional right of way), thence run South 01°27'22" East 5.79' to a 1/2" rod and cap marking the intersection of the West right of way boundary of Ayanville Way marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 01°27'22" East along said Southerly right of way boundary of Old Bradfordville Road a distance of 14.38' to a 1/2" rod and cap on the Easterly right of way boundary of Ayanville Way, said point lying on a non-tangent curve in the Southerly; thence run along said right of way boundary as follows: Southwesterly along said curve with a radius of 330.00' through a central angle of 24°12'00", for an arc distance of 113.34' (the chord of said arc being South 36°09'21" East 112.78') to a 1/2" rod and cap (P 7248)on the Northeasterly right of way of Ayanville Court; thence run North 60°03'11" East along said right of way 30.42' to a 1/2" rod and cap (P 7248) marking a point of curve to the left; thence along said right of way curve with a radius of 110.00' through a central angle of 34°42'00" for an arc distance of 66.77' (the chord of said arc being North 46°38'06" East 65.78') to a 1/2" rod and cap (P 7248) marking the intersection of the Westerly boundary of Ayanville Court with the Southwesterly right of way boundary of Old Bradfordville Road; thence run South 01°27'22" East along the Southerly right of way boundary of Old Bradfordville Road a distance of 65.44' to a 1/2" rod and cap (P 7248) marking the intersection of the Easterly boundary of Ayanville Court and a point on a curve concave to the Northeasterly; thence run Southeasterly along said Easterly right of way boundary of Ayanville Court curve with a radius of 170.00', through a central angle of 43°34'00", for an arc distance of 129.22' to a 1/2" rod and cap (P 7248); thence run South 42°40'11" East 86.82' to a 1/2" rod and cap (P 7248) marking a point on a curve concave to the Northeasterly on the Northeasterly right of way boundary of Ayanville Way; thence Southeasterly along said right of way curve with a radius of 443.00', through a central angle of 19°35'00", for an arc distance of 135.72' (the chord of said arc being South 31°08'09" East 135.20') to a 1/2" rod and cap (P 7248); thence run South 36°19'00" East 76.40' to a 1/2" rod and cap (P 7248); thence run South 34°38'19" East 45.38' to a 1/2" rod and cap (P 7248) on the Northerly right of way boundary of Bradfordville Road (Realigned); thence leaving the Easterly right of way boundary of Ayanville Way, run South 55°40'00" East along said Northerly right of way boundary of Bradfordville Road (Realigned) a distance of 73.77' to a 1/2" rod and cap (P 7248); thence leaving said Northerly right of way boundary of Bradfordville Road (Realigned) run South 53°31'00" East 105.14' to a 1/2" rod and cap (P 7248) on the Southerly right of way boundary of Bradfordville Road (Realigned); thence run Westerly along said Southerly right of way boundary of Bradfordville Road (Realigned) as follows: South 89°38'00" West 312.50' to a 1/2" rod and cap (P 7248) marking a point of curve to the right, thence run along said curve with a radius of 744.49', through a central angle of 76°00'00", for an arc distance of 979.20' (the chord of said arc being S 88°12'30" W 597.82') to a 1/2" rod and cap (P 7248) thence leaving said Southerly right of way boundary of Bradfordville Road (Realigned) run South 16°01'34" West 208.88' to a 1/2" rod and cap (P 7248) on the Northerly right of way boundary of Bradfordville Road (Realigned), said point lying on a curve concave to the Northerly; thence run Southwesterly and Northwesterly along said Northerly right of way boundary curve with a radius of 844.49', through a central angle of 56°00'00", for an arc distance of 1,015.37' (the chord of said arc being South 84°00'00" West 911.47') to a 1/2" rod and cap (P 7248); thence run North 39°37'01" East a distance of 165.38' to a 1/2" rod and cap (P 7248) on the Westerly right of way boundary of Ayanville Way; thence run Northerly along said Westerly right of way boundary as follows: North 06°46'52" East 45.39' to a 1/2" rod and cap (P 7248); thence run North 39°19'00" West 76.40' to a 1/2" rod and cap (P 7248) marking a point of curve to the right; thence run along said curve with a radius of 343.00', through a central angle of 38°33'42", for an arc distance of 185.27' (the chord of said arc being North 38°32'16" West 181.47') to a 1/2" rod and cap (P 7248) marking a point of reverse curve to the left; thence run along said curve with a radius of 170.00', through a central angle of 46°16'17", for an arc distance of 136.09' (the chord of said arc being North 41°39'21" West 132.37') to a 1/2" rod and cap (P 7248) marking a point of reverse curve to the right; thence run along said curve with a radius of 143.00', through a central angle of 28°26'36", for an arc distance of 71.49' (the chord of said arc being North 46°46'18" West 70.69') to the POINT OF BEGINNING, containing 3.85 acres, more or less.

HAS CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC IN PUBLIC AREAS "PA-1" AND "PA-2", THE 8' BICYCLE & PEDESTRIAN EASEMENT ADJACENT TO THE WEST BOUNDARY OF LOT 1, BLOCK "C", AS SHOWN AND DESCRIBED HEREON, RESERVED, IN ALL CASES HOWEVER, THE AFORESAID "RIGHTS OF WAY" AND "EASEMENTS" AS SHOWN, DESCRIBED, DEDICATED OR THE USE THEREOF DESCRIBED AS PRESCRIBED BY LAW BY APPROPRIATE OFFICIAL ACTION OF THE PROPER OFFICIALS WHENE CHANCE OR JURISDICTION THEREOF.

THIS _____ DAY OF _____ A.D. 200_

BRADFORDVILLE-PHIPPS, L.C.

REPRESENTATIVE

WITNESS (PRINT NAME)

WITNESS (PRINT NAME)

T-ARGET CORP

REPRESENTATIVE

WITNESS (PRINT NAME)

WITNESS (PRINT NAME)

KCOB, INC.

REPRESENTATIVE

WITNESS (PRINT NAME)

WITNESS (PRINT NAME)

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME THIS DAY, PERSONALLY APPEARED _____ (for Bradfordville-Phipps L.P.) _____ (for Target Corp.) AND _____ (for Kcob, Inc.) AND HAVE ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED. THIS _____ DAY OF _____, 200_. EACH IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION AND DID (NOT) TAKE AN OATH.

NOTARY PUBLIC STATE OF FLORIDA _____ (MY COMMISSION EXPIRES)

BOARD OF COUNTY COMMISSIONERS

APPROVED AND ADMITTED FOR DEDICATION BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY FLORIDA THIS _____ DAY OF _____ A.D. 200_

CHAIRMAN

COUNTY ATTORNEY

COUNTY ENGINEER

BOB INZER
CLERK OF THE CIRCUIT COURT

ACCEPTED FOR THE FILE AND RECORDED THIS _____ DAY OF _____, 200_, IN PLAT BOOK _____, PAGE _____.

BY: _____
DEPUTY CLERK OF THE CIRCUIT COURT
LEON COUNTY FLORIDA (SEAL)

SITE AND DEVELOPMENT PLAN APPROVAL

THIS PLAT CONFORMS TO THE SITE AND DEVELOPMENT PLAN APPROVAL PREVIOUSLY MADE BY THE DEVELOPMENT REVIEW COMMITTEE, THIS _____ DAY OF _____ A.D. 200_

COUNTY ADMINISTRATOR OR DESIGNEE

PLAT REVIEW AND APPROVAL

PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES.

JAMES C. FLOYD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE #_____

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE NEVER CIRCUMVENTED BE SUPPLANTED IN AUTHENTICITY 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.

Moore Bass Consulting

STANDARD ABBREVIATIONS

F.C.M.	FOUND 4"x4" CONCRETE MONUMENT
F.I.R.	FOUND IRON PIN
F.N.D.	FOUND NAIL IN CAP
PSM	PROFESSIONAL LAND SURVEYOR CERTIFICATE
S.C.M.	4"x4" CONCRETE MONUMENT LB7248
SIP	5/8" IRON PIN LB7248
S.N.C.	NAIL AND "T" CAP LB7248
PB	PLAT BOOK/PAGE
OR	OFFICIAL RECORDS BOOK
CM	CALCULATED MEASUREMENT
SR	SURVEY REPORT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	R.W. - RIGHT-OF-WAY
C.L.	CENTERLINE
R	RADIUS
Δ	DELTA OR CENTRAL ANGLE
L	ARC LENGTH
T	TANGENT DISTANCE
CB	CHORD BEARING AND DISTANCE
P.B./PG.	PLAT BOOK AND PAGE
OR/PG.	OFFICIAL RECORDS BOOK AND PAGE
BOB	BASIS OF BEARINGS
BOC	BACK OF CURB
POA	PROPERTY OWNERS ASSOCIATION
L.C.P.W.	LEON COUNTY PUBLIC WORKS

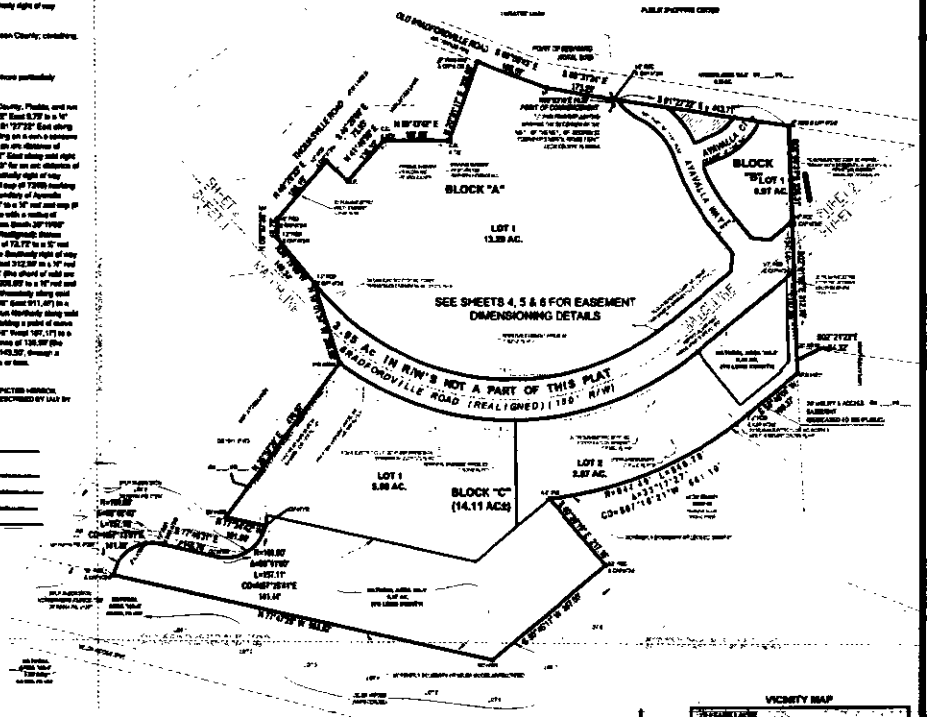
SYMBOLS LEGEND

	FOUND 5/8" IRON PIN
	FOUND IRON ROD
	FOUND - PERMANENT REFERENCE MONUMENT (PRM) (CONCRETE)
	S.R. - CONCRETE MONUMENT FLORIDA LICENSE NO. PRM - PERMANENT CONTROL POINT OR PRM - PERMANENT REFERENCE MONUMENT (AS LABELED)
	FOUND 4x4 CONCRETE MONUMENT
	MONORE CONSTRUCTION MONUMENT

ALL PERMANENT REFERENCE MONUMENTS ARE SUPPLIED WITH A PLASTIC CAP STAMPED "PRM" AND "LB7248" UNLESS NOTED OTHERWISE.

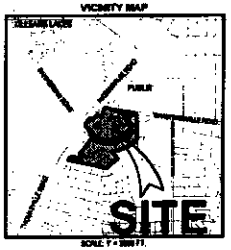
ALL PERMANENT CONTROL POINTS ARE MARKED WITH A DISK AND STAMPED "PCP" UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" REBAR WITH A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.



GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

VICINITY MAP



SCALE: 1" = 3000 FT.

GENERAL NOTES:

1. DATE OF BOUNDARY SURVEY: FEBRUARY 28, 2002.
2. BEARINGS ARE BASED ON GRID NORTH (FLORIDA NORTH ZONE).
3. THERE MAY BE RESTRICTIONS PERTAINING THAT ARE NOT DISCLOSED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
4. AS PER FLOOD INSURANCE RATE MAP FOR LEON COUNTY, FLORIDA, COMMUNITY-PANEL No. 12073C0140 D; DATE OF FIRM INDEX: NOV. 16, 1990, THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
5. TITLE COMMITMENT PROVIDED BY THE CLIENT POLICY NO. _____ EFFECTIVE DATE: _____ AGENT'S FILE REFERENCE No. _____
6. TITLE OPINION LETTER FROM _____ DATED _____ AND SIGNED BY: _____ TO SERVE AS AN UPDATE TO THE TITLE COMMITMENT REFERENCED IN NOTE 5.
7. ALL PERMANENT CONTROL POINTS AND PERMANENT CONTROL MONUMENTS ARE MARKED AS SHOWN UNLESS OTHERWISE NOTED ON PLAT
8. LOTS SHALL NOT BE OWNED OR SUBDIVIDED WITHOUT COMPLYING WITH THE PLAT/RES PROCESS PURSUANT TO CHAPTER 177 FLORIDA STATUTES AND THE LEON COUNTY SUBDIVISION REGULATIONS.
9. THE CONSTRUCTION OF PERMANENT STRUCTURES, EXCLUDING IMPROVEMENTS, IS PROHIBITED WITHIN DRAINAGE AND UTILITY EASEMENTS.
10. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ON THE GENERAL SUBDIVISION AND SHEET ON SURVEYED IMPROVEMENTS.
11. NONE IMPROVEMENTS ON THIS PROPERTY HAVE NOT BEEN LOCATED.
12. COVENANTS & RESTRICTIONS ARE RECORDED IN O.R. BOOK _____, PAGE _____.
13. SECTION 177.091 (28) ALL PLAT/RES 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 FEDERAL PUBLIC SERVICE COMMISSION.
14. NOTE: COMMON OPEN SPACE AREA "PA-2" TO BE DEDICATED TO BRADFORDVILLE CORNERS PROPERTYOWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and with the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).

_____
Larry D. Davis
Registered Florida Surveyor No.5254
Moore/Bass Consulting 890 North Gadsden Street
Tallahassee, Florida 32303 Licensed Business No.7248

Moore Bass
CONSULTING
TALLAHASSEE ATLANTA AUSTIN

PROJECT NAME: BRADFORDVILLE CORNERS
SUBMIT PHASE: BRADFORDVILLE-PHIPPS

MB

RECORD PLAT
COVER SHEET

SHEET 1 OF 6

ATTACHMENT #
PAGE 1 OF 6

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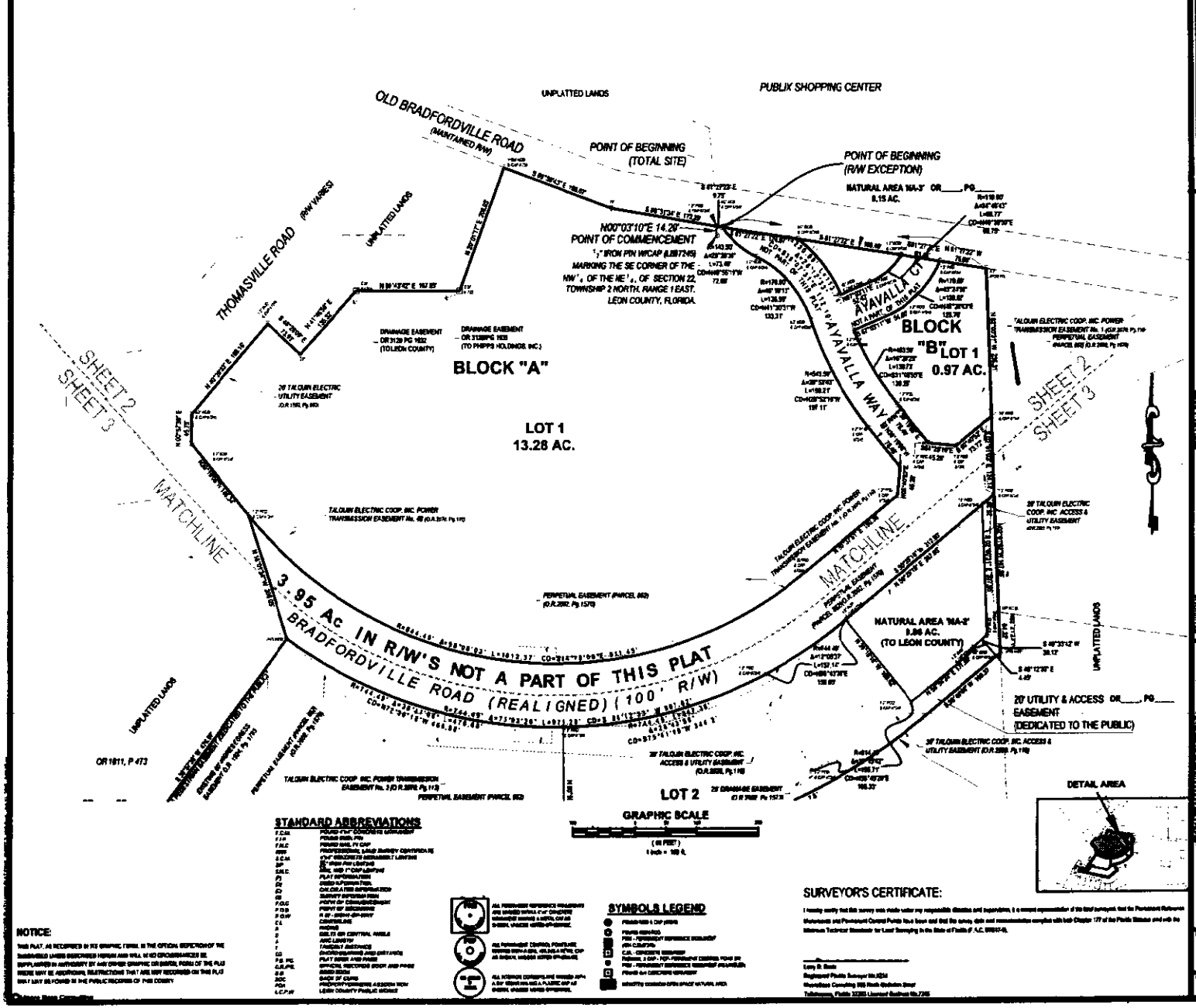
BRADFORDVILLE CORNERS

A SUBDIVISION LYING IN SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____.



STANDARD ABBREVIATIONS

SYMBOLS LEGEND

SURVEYOR'S CERTIFICATE:

NOTICE:

MooreBass CONSULTING
TALLAHASSEE DESTIN ATLANTA

BRADFORDVILLE CORNERS

BRADFORDVILLE-PHIPPS

MB

SHEET 2 OF 6

ATTACHMENT #

PAGE 2 OF 6

47

BRADFORDVILLE CORNERS

PLAT BOOK _____ PAGE _____

A SUBDIVISION LYING IN SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

BLOCK "A"

LOT 1
13.28 AC.

LOT 1
0.97 AC.

VALLA WAY

SHEET 2
SHEET 3

MATCHLINE

3.95 AC IN R/W'S NOT A PART OF THIS PLAT

BRADFORDVILLE ROAD (REALIGNED) (100' R/W)

NATURAL AREA "NA-2"
0.86 AC.
(TO LEON COUNTY)

20' UTILITY & ACCESS EASEMENT
(DEDICATED TO THE

UNPLATTED LANDS

OR 1811, P 473

OR ____ PG ____

BPLP SUBDIVISION
LOT 2
OR R2664 PG. 01297

LOT 1
5.00 AC.

BLOCK "C"
(14.11 AC±)

LOT 2
2.87 AC.

LEON COUNTY
SWMF #6

NORTHERLY BOUNDARY OF LEON CO. SWMF #6

NATURAL AREA "NA-1"
5.37 AC.
(TO LEON COUNTY)

NATURAL
AREA "NA-4"

LOT 1

LOT 2

LOT 3

LOT 4

LOT 7

LOT 8

NORTHERLY BOUNDARY OF VELDA WOODS (UNRECORDED)

DETAIL AREA

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

STANDARD ABBREVIATIONS

F.C.M.	FOUND 1"x3" CONCRETE MONUMENT
F.I.P.	FOUND IRON PIN
F.N.C.	FOUND NAIL IN CAP
PLS	PROFESSIONAL LAND SURVEY CERTIFICATE
S.C.M.	1"x3" CONCRETE MONUMENT LB#7246
IRP	5/8" IRON PIN LB#7246
S.N.C.	NAIL AND 1" CAP LB#7246
PR	PLAT INFORMATION
(M)	MEASURED INFORMATION
(C)	CALCULATED INFORMATION
(R)	RURVEY INFORMATION
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
R/W	R/W - RIGHT OF WAY
CL	CENTERLINE
R	RADIUS
Δ	DELTA OR CENTRAL ANGLE
L	ARC LENGTH
T	TANGENT DISTANCE
CD	CHORD BEARING AND DISTANCE
P.B./PG	PLAT BOOK AND PAGE
O.R./PG.	OFFICIAL RECORDS BOOK AND PAGE
D.B.	DEED BOOK
BOC	BACK OF CURB
POA	PROPERTY OWNERS ASSOCIATION
L.C.P.W	LEON COUNTY PUBLIC WORKS

ALL PERMANENT REFERENCE MONUMENTS ARE SHOWN WITH A 1"x3" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS ARE MARKED WITH A NAIL AND A METAL CAP AS SHOWN UNLESS NOTED OTHERWISE.

ALL PERMANENT CORNERS ARE MARKED WITH A 5/8" IRON PIN AND A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.

SYMBOLS LEGEND

PERMANENT REFERENCE MONUMENT

FOUND IRON PIN

PRM - PERMANENT REFERENCE MONUMENT

PCP - PERMANENT CONTROL POINT

FOUND 1/2" IRON PIN

FOUND 1 CAP - PCP - PERMANENT CONTROL POINT ON PRM - PERMANENT REFERENCE MONUMENT AS LABELED

FOUND 1" CONCRETE MONUMENT

SEWER'S COMMON OPEN SPACE SANITARY SEWER

NOTICE:

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SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and recommendations complies with both Chapter 177 of the Florida Statutes and with the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 5J-17.051).

Larry D. Stark
Registered Florida Surveyor No.5354
Moorefloor Consulting 300 North Gadsden Street
Tallahassee, Florida 32301 License Business No.7246

Planning Board Committee

MoorcBass
CONSULTING
TALLAHASSEE ATLANTA
DESIGN

PROJECT NAME: BRADFORDVILLE CORNERS
CLIENT NAME: BRADFORDVILLE-PHIPPS

MB

SHEET TITLE
RECORD PLAT
SHEET 3
SOUTHERN
LOTS

SHEET 3 OF 6

ATTACHMENT # 1
PAGE 3 OF 6

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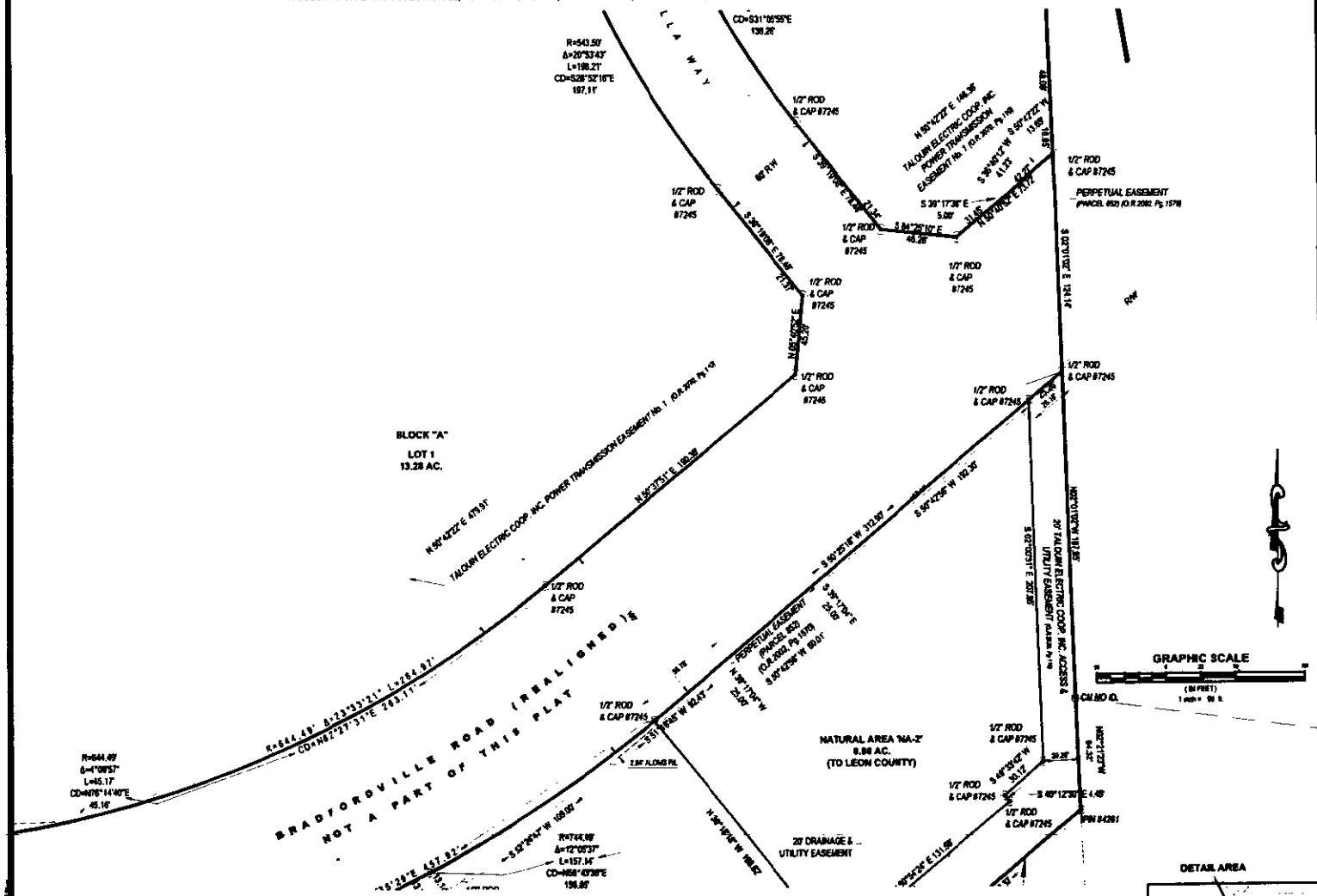
BRADFORDVILLE CORNERS

A SUBDIVISION LYING IN SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____.



STANDARD ABBREVIATIONS

F.C.M.	FOUND 1"x4" CONCRETE MONUMENT
F.I.P.	FOUND IRON PIN
F.N.C.	FOUND NAIL AS CAP
[illegible]	FOUND [illegible] LAND SURVEY CERTIFICATE
S.C.M.	1"x4" CONCRETE MONUMENT LENGTHS
[illegible]	5/8" IRON PIN LENGTHS
S.N.C.	NAIL AND 1" CAP LENGTHS
[illegible]	PLAT INFORMATION
[illegible]	[illegible] INFORMATION
[illegible]	CALCULATED INFORMATION
[illegible]	SURVEY INFORMATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	R.O.W. - RIGHT-OF-WAY
℄	CENTERLINE
R	RADIUS
Δ	DELTA OR CENTRAL ANGLE
L	LENGTH
T	TANGENT DISTANCE
CD	CHORD BEARING AND DISTANCE
P.B. PG	PLAT BOOK AND PAGE
O.R./PG.	OFFICIAL RECORDS BOOK AND PAGE
B.B.	BEAD BOOK
B.O.C.	BACK OF CURB
PRM	PERPETUAL REFERENCE MONUMENT
L.C.P.W.	LEON COUNTY PUBLIC WORKS

SYMBOLS LEGEND

- MONUMENTS & CAP 87245
- FOUND IRONS
- PRM - PERPETUAL REFERENCE MONUMENT AND CAP/PIN
- C.M. - CONCRETE MONUMENT
- FOUND 1/2" ROD - PERMANENT CONTROL POINT OR PRM - PERMANENT REFERENCE MONUMENT AS LABELED
- FOUND or SET 5/8" IRON PIN
- DENOTES CONSERVATION OPEN SPACE NATURAL AREA

ALL PERMANENT REFERENCE MONUMENTS ARE SERVICE MARK 4"x4" CONCRETE MONUMENTS WITH A METAL DISK AS SHOWN UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS ARE MARKED WITH A NAIL & METAL CAP AS SHOWN UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" IRON PIN WITH A METAL CAP AS SHOWN UNLESS NOTED OTHERWISE.

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 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.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land hereon, and that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and accompanying plat meets with Chapter 177 of the Florida Statutes and with the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).

Larry B. Davis
Registered Florida Surveyor No.3874
Moore Bass Consulting 909 North Gadsden Street
Tallahassee, Florida 32303 Licensed Business No.7295

Moore Bass CONSULTING TALLAHASSEE DESTIN ATLANTA

BRADFORDVILLE CORNERS

BRADFORDVILLE-RSPP6

MB

WESTFIELD RECORD PLAT SHEET 4 EASEMENT DETAILS

SHEET 4 OF 6

ATTACHMENT #

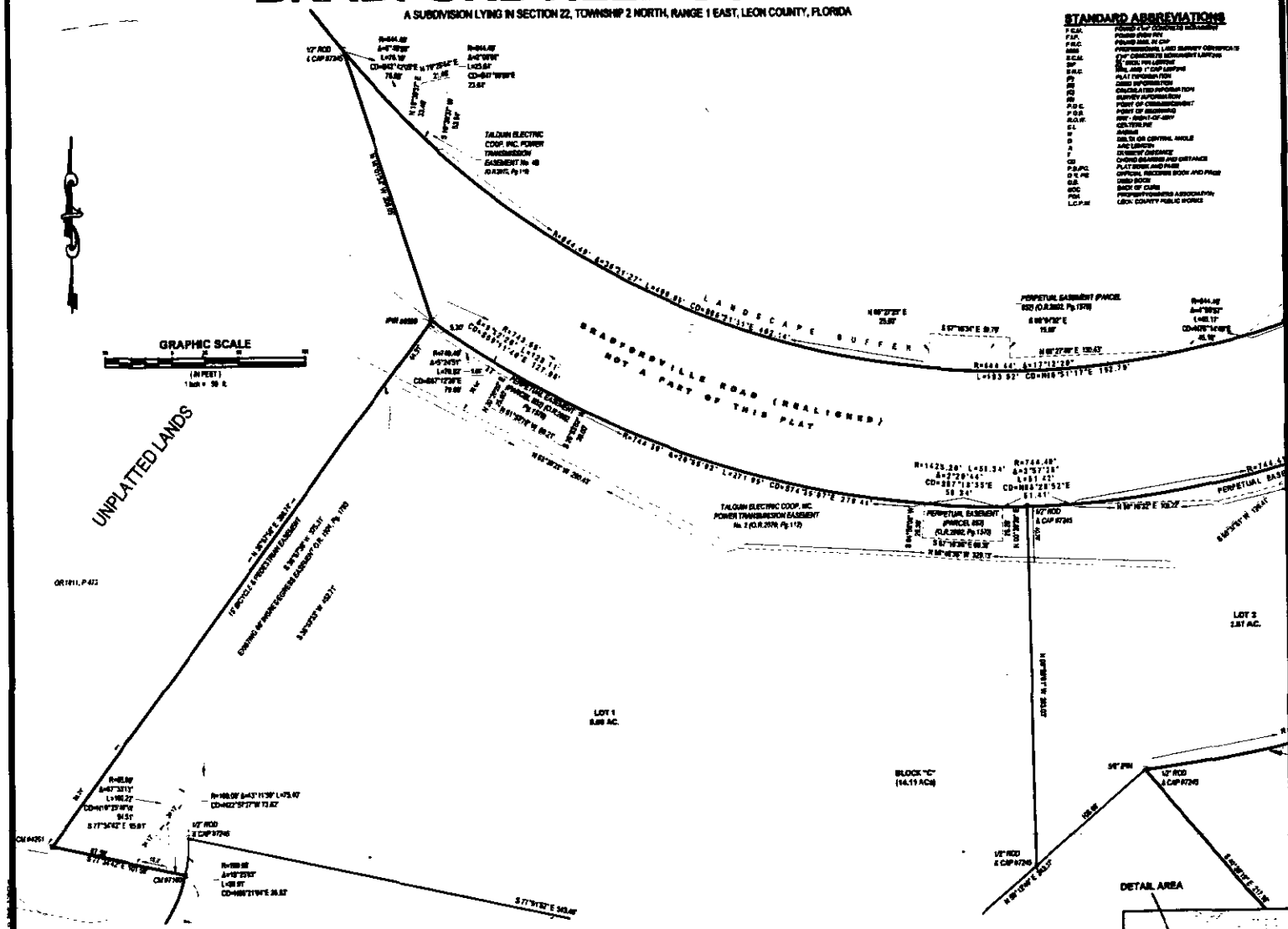
BRADFORDVILLE CORNERS

A SUBDIVISION LYING IN SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____

STANDARD ABBREVIATIONS

F.E.N.	FOUND IRON PIN
F.I.P.	FOUND IRON PIN
F.R.C.	FOUND NAIL IN CAP
PLS	PROFESSIONAL LAND SURVEY CERTIFICATE
S.C.M.	4"x4" CONCRETE MONUMENT LB#7245
S.P.	SET IRON PIN LB7245
S.R.C.	NAIL AND 1" CAP LB7245
(P)	PLAT INFORMATION
(D)	DEED INFORMATION
(C)	CALCULATED INFORMATION
(S)	SURVEY INFORMATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	WAY - RIGHT-OF-WAY
C.L.	CENTERLINE
W	WIDTH
D	DELTA OR CENTRAL ANGLE
A	ARC LENGTH
T	TANGENT DISTANCE
CB	CHORD BEARING AND DISTANCE
P.B./P.C.	PLAT BOOK AND PAGE
O.R./PG	OFFICIAL RECORDS BOOK AND PAGE
D.B.	DEED BOOK
BOC	BACK OF CURB
POA	PROPERTY OWNERS ASSOCIATION
L.C.P.W.	LEON COUNTY PUBLIC WORKS



NOTICE:

THIS PLAT AS RECORDED IS 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 BINTAL 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.

SYMBOLS LEGEND

- ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4"x4" CONCRETE MONUMENT WITH A NAIL OR AS SHOWN UNLESS NOTED OTHERWISE.
- ALL PERMANENT CONTROL POINTS ARE MARKED WITH A NAIL OR AS SHOWN UNLESS NOTED OTHERWISE.
- ALL OFFICIAL CORNERS ARE MARKED WITH A SET IRON PIN WITH A PLASTIC CAP AS SHOWN UNLESS NOTED OTHERWISE.
- FOUND IRON PIN
- FOUND IRON PIN - PERMANENT REFERENCE MONUMENT (PRM) (LB7245)
- C.R. - CONCRETE MONUMENT
- FOUND 1" CAP - NON PERMANENT CONTROL POINT OR AREA - PERMANENT REFERENCE MONUMENT (PRM/NCP)
- FOUND 1/2 CONCRETE MONUMENT
- DENOTES CONDITION OPEN SPACE WITHIN AREA

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been and that the survey data and measurements complies with both Chapter 177 of the Florida Statutes and with the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).

Larry D. Davis
Registered Florida Surveyor No.5204
Moore Bass Consulting 950 North Gadsden Street
Tallahassee, Florida 32303 License Business No.7245

Moore Bass CONSULTING
TALLAHASSEE DESTIN ATLANTA

PROJECT NAME: BRADFORDVILLE CORNERS
CLIENT NAME: BRADFORDVILLE-PHIPPS

MB

SHEET TITLE: RECORD PLAT SHEET 5 EASEMENT DETAILS

SHEET 5 OF 6

ATTACHMENT #

BRADFORDVILLE CORNERS

PLAT BOOK ____ PAGE ____

A SUBDIVISION LYING IN SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

GRAPHIC SCALE

UNPLATTED LAND

THOMASVILLE ROAD

DRAINAGE EASEMENT OR 3120/PG 1592 (TO PHIPPS HOLDINGS, INC.)

DRAINAGE EASEMENT OR 3120/PG 1592 (TO LEON COUNTY)

BLOCK "A"

LOT 1 13.38 AC.

DETAIL AREA

BLOCK "A"

LOT 1 13.38 AC.

TALQUIN ELECTRIC COOP, INC. POWER TRANSMISSION EASEMENT

BRADFORDVILLE ROAD (REALIGNED) IS NOT A PART OF THIS PLAT

PERPETUAL EASEMENT (PARCEL 352) (O.R.2602, Pg.1570)

NATURAL AREA "NA-2" 6.66 AC. (TO LEON COUNTY)

25' DRAINAGE & UTILITY EASEMENT

PERPETUAL EASEMENT (PARCEL 652) (O.R.2602, Pg.1570)

TALQUIN ELECTRIC COOP, INC. ACCESS & UTILITY EASEMENT (O.R.2606, Pg.1172)

LOT 2 2.57 AC.

NORTHERLY BOUNDARY OF LEON CO. SWMF #4

BLOCK "C" (14.11 ACS)

GRAPHIC SCALE

DETAIL AREA

STANDARD ABBREVIATIONS

F.C.M.	FOUND 4"x4" CONCRETE MONUMENT
F.I.P.	FOUND IRON PIN
F.A.C.	FOUND NAIL & CAP
[illegible]	PROFESSIONAL LAND SURVEY CERTIFICATE
S.C.M.	4"x4" CONCRETE MONUMENT LENTHS
S.I.P.	5/8" IRON PIN LENTHS
S.N.C.	NAIL AND 1" CAP LENTHS
P.I.	PLAT INFORMATION
[illegible]	[illegible] INFORMATION
[illegible]	CALCULATED INFORMATION
[illegible]	SURVEY INFORMATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	R.O.W. - RIGHT-OF-WAY
CL	CENTERLINE
R	RADIUS
Δ	DELTA OR CENTRAL ANGLE
L	ARC LENGTH
T	TANGENT DISTANCE
CD	CHORD BEARING AND DISTANCE
P.B./PG	PLAT BOOK AND PAGE
O.R./PG	OFFICIAL RECORDS BOOK AND PAGE
D.B.	DEED BOOK
SQ.	SQUARE OF CURVE
POA	PROPERTY OWNERS ASSOCIATION
L.C.P.W.	LEON COUNTY PUBLIC WORKS

SYMBOLS LEGEND

- FOUND 4"x4" CONCRETE MONUMENT
- FOUND IRON PIN
- FND - PERMANENT REFERENCE MONUMENT
- PIN - LENTHS
- CLR - CONCRETE MONUMENT
- PERMANENT CONTROL POINT OR PCP
- PRM - PERMANENT REFERENCE MONUMENT (PERMANENT)
- FOUND 4x4 CONCRETE MONUMENT
- DENOTES CONCRETE SPOT SHOTS AND

ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A PVC CONCRETE MONUMENT AND HAS A DISK, CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS ARE MARKED WITH A NAIL AND HAS A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" IRON PIN WITH PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.

NOTICE:

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Bearing Base Complete

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made under my supervision, direction and responsibility, is a correct representation of the field surveyed that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and with the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).

Larry B. Stark
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Moorebass Consulting 800 Hub Robbins Street
Tallahassee, Florida 32303 Licensed Business No.7246

Moore Bass CONSULTING TALLAHASSEE ATLANTA

PRODUCT NAME: BRADFORDVILLE CORNERS

CLIENT NAME: BRADFORDVILLE-PHIPPS

REVISIONS

MB

SHEET TITLE: RECORD PLAT SHEET 6 EASEMENT DETAILS

SHEET 6 OF 6

ATTACHMENT # 6 of 6