BANNERMAN CORNER

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

PLAT BOOK ____ PAGE ____.

DEDICATION
STATE OF FLORIDA
COUNTY OF LEON

JOINDERS IN DEDICATION

JOINDERS IN DEDICATION

JOINDERS IN DEDICATION

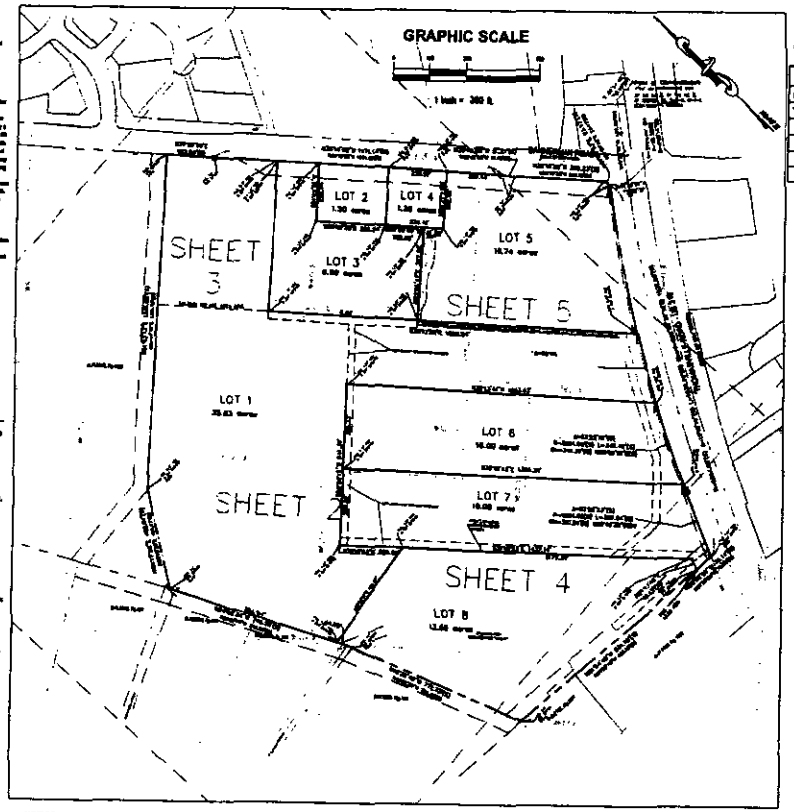
NOTICE:

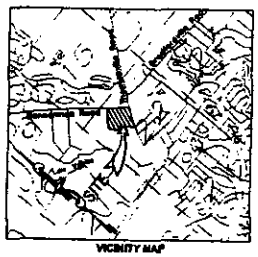
COUNTY COMMISSION:

SITE PLAN REVIEW APPROVAL

PLAT REVIEW AND APPROVAL

BOB INZER
CLERK OF THE CIRCUIT COURT:





VICINITY MAP
(NOT TO SCALE)

ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4"x4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

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

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

Joinders in Dedication

And persons having an interest in the property described herein have joined in this dedication as follows:

Name	Date	O.R./Pg
SunTrust Bank		
Tallguide Cooperative		

GENERAL NOTES:

1. DATE OF SURVEY SURVEY SCHEDULE 26, 2005.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES NAD83 FLORIDA NORTH ZONE, NAD 83.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. AS PER FLOOD INSURANCE RATE MAP FOR LEON COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120143 0001 D DATED 5/4/1982, THE PROPERTY IS LOCATED IN ZONE "X" DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
5. FIELD DATA WAS COMPLETED BY MOORE BASS CONSULTING, INC. ON DECEMBER 20, 2004.
6. ALL PERMANENT CONTROL POINTS AND REFERENCE CORNERS, MONUMENTS ARE MARKED AS SHOWN UNLESS OTHERWISE NOTED ON PLAT.
7. LOTS SHALL NOT BE DIVIDED OR SUBDIVIDED WITHOUT CONFORMING WITH THE PLATTING PROCESS PURSUANT TO CHAPTER 177, FLORIDA STATUTES AND THE LEON COUNTY SUBDIVISION REGULATIONS.
8. THE CONSTRUCTION OF PERMANENT STRUCTURES, EXCLUDING BUILDINGS, IS PROHIBITED WITHIN DRAINAGE EASEMENTS.
9. THE CONSTRUCTION OF PERMANENT STRUCTURES, EXCLUDING BUILDINGS AND PERMANENT AREAS SUBORDINATE TO UTILITY EASEMENTS WITHOUT PRIOR APPROVAL OR OTHER AGREEMENT WITH THE UTILITY PROVIDER.
10. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ON THE OVERALL SCHEMATIC ARE BASED ON MINIMUM REQUIREMENTS.
11. THE CONSERVATION EASEMENT RECORDED WITHIN IS RECORDED IN OFFICIAL RECORDS BOOK 3000, PAGE 2 TO OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND RECORDED ON MAY 15, 2001.
12. NOTED REPRESENTATIONS ON THIS PROPERTY WERE NOT VISIBLE DURING
13. CONDITIONS & RESTRICTIONS ARE RECORDED IN O.R. 3100, Pg. 761.
14. SECTION 177.091 (28) ALL PLAT THIS UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, FOR 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 PROVIDER OF 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.

SYMBOLS LEGEND

- PERMANENT REFERENCE MONUMENT (PRM) & CAP (AS LABELED)
- FOUND MONUMENT
- FOUND 4x4 CONCRETE MONUMENT
- PRM - PERMANENT REFERENCE MONUMENT (AS LABELED)
- C.M. - CONCRETE MONUMENT
- SET 5/8" REBAR WITH A PLASTIC CAP - PERMANENT REFERENCE MONUMENT (AS LABELED)

STANDARD ABBREVIATIONS

F.C.M.	FOUND 4"x4" CONCRETE MONUMENT
F.I.P.	FOUND IRON PIPE
F.R.B.	FOUND 5/8" REBAR
PLS	PROFESSIONAL LAND SURVEY CERTIFICATE
S.C.M.	SET 4"x4" CONCRETE MONUMENT LB6746
SIP	SET 5/8" IRON PIPE LB6746
S.R.C.	SET NAIL AND 1" CAP LB6746
P.I.	PLAT INFORMATION
R.I.	RING INFORMATION
C.I.	CALCULATED INFORMATION
P.I.	SURVEY INFORMATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
S.O.B.	SOUTH - SOUTH OF WEST
OL	CENTERLINE
R	RADIUS
Δ	DELTA OR CENTRAL ANGLE
L	ARC LENGTH
T	TANGENT DISTANCE
CH	CHORD BEARING AND DISTANCE
P.B./Pg.	PLAT BOOK AND PAGE
O.R./Pg.	OFFICIAL RECORDS BOOK AND PAGE
B.S.	DEED BOOK
B.C.	BACK OF CURB

SURVEYOR'S CERTIFICATE

Moore Bass CONSULTING
DESTIN TALLAHASSEE ATLANTA

PROJECT NAME: BANNERMAN CORNER SUBDIVISION
CLIENT NAME: RICHARD E. HEARNEY

REVISIONS

MB

SHEET TITLE
RECORD SUBDIVISION PLAT COVER SHEET

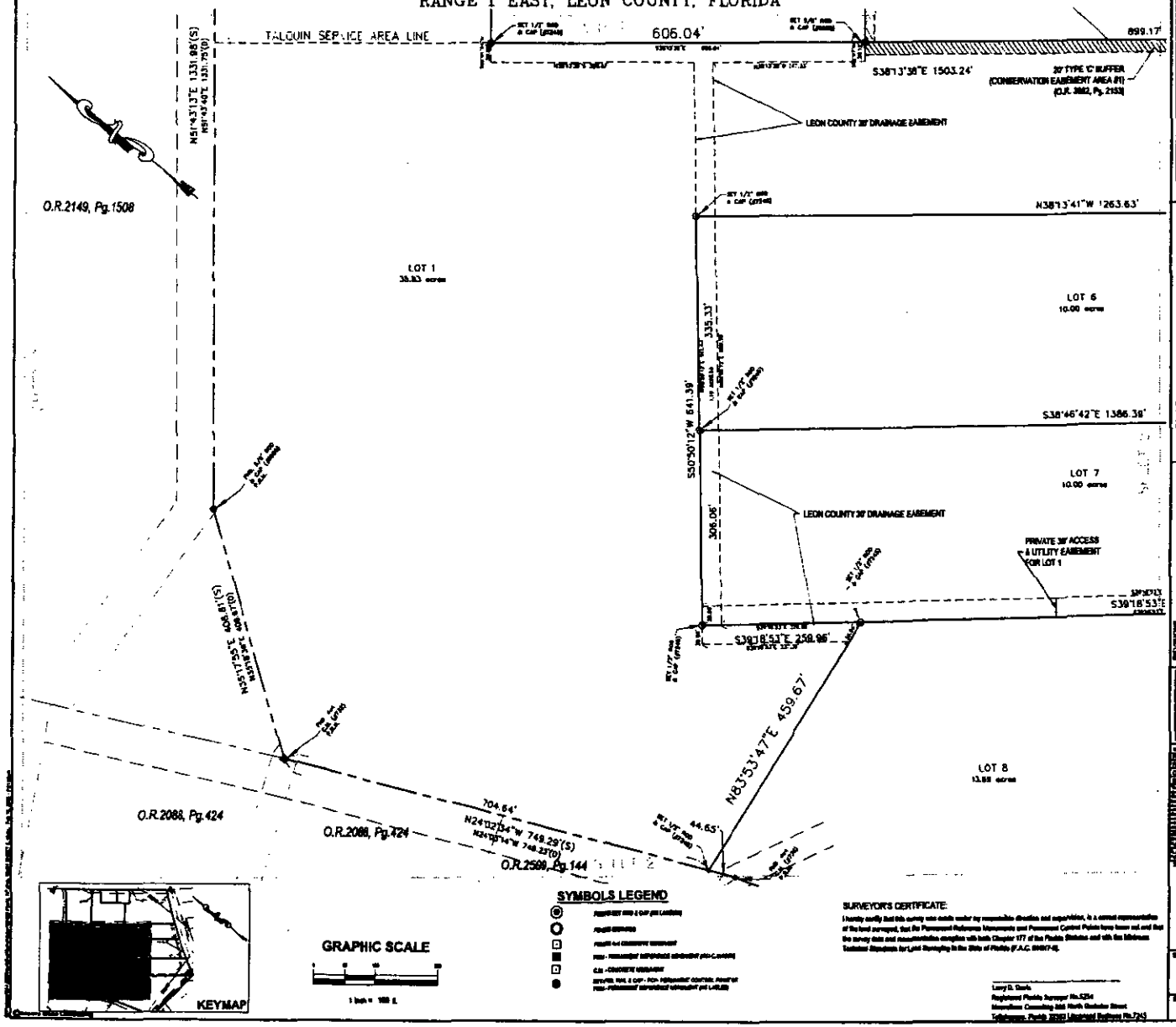
SHEET 1 OF 6

ATTACHMENT # 1
PAGE 1 OF 6

BANNERMAN CORNER

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

PLAT BOOK ____ PAGE ____



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PAGE 2 OF 6

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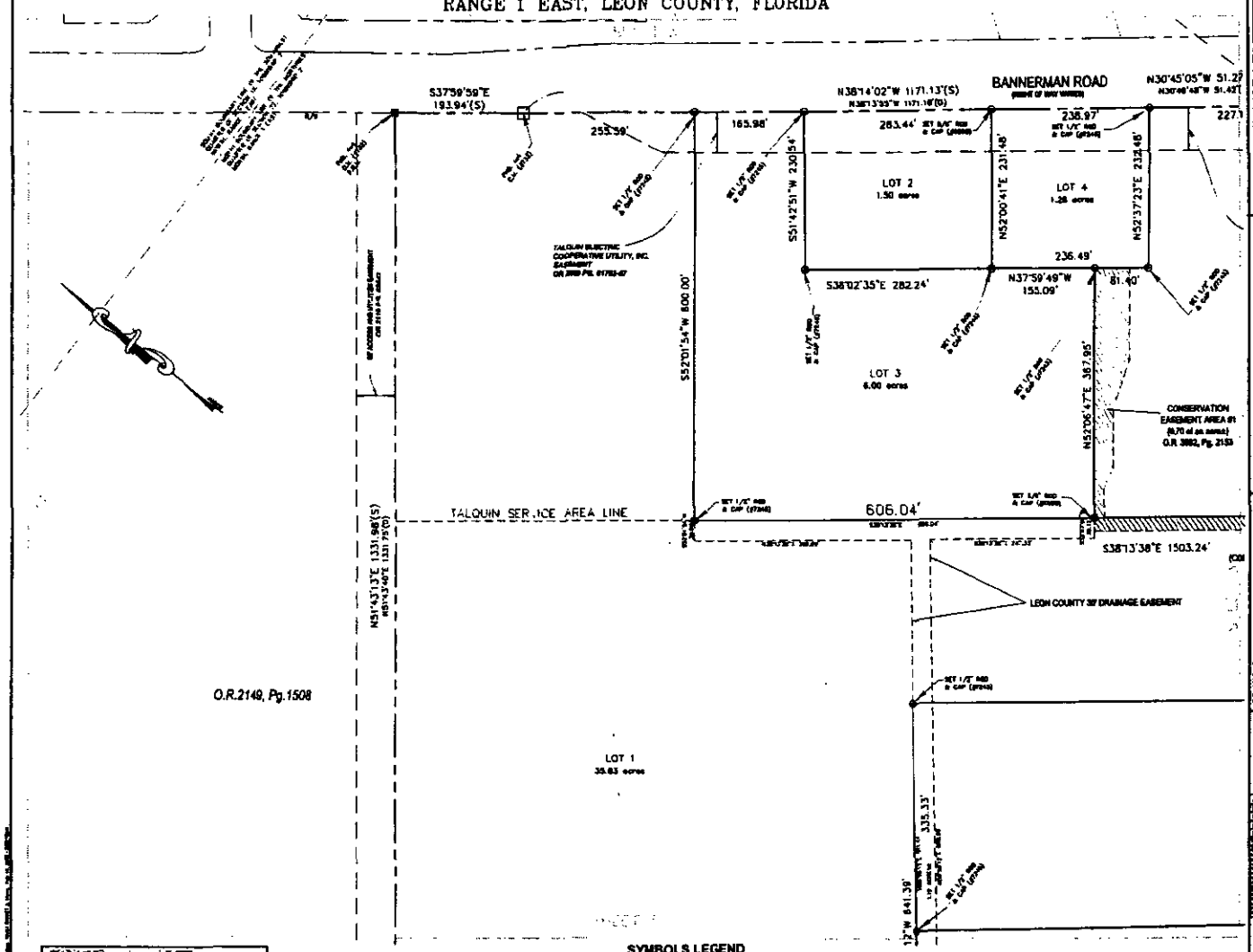

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PAGE 3 OF 6

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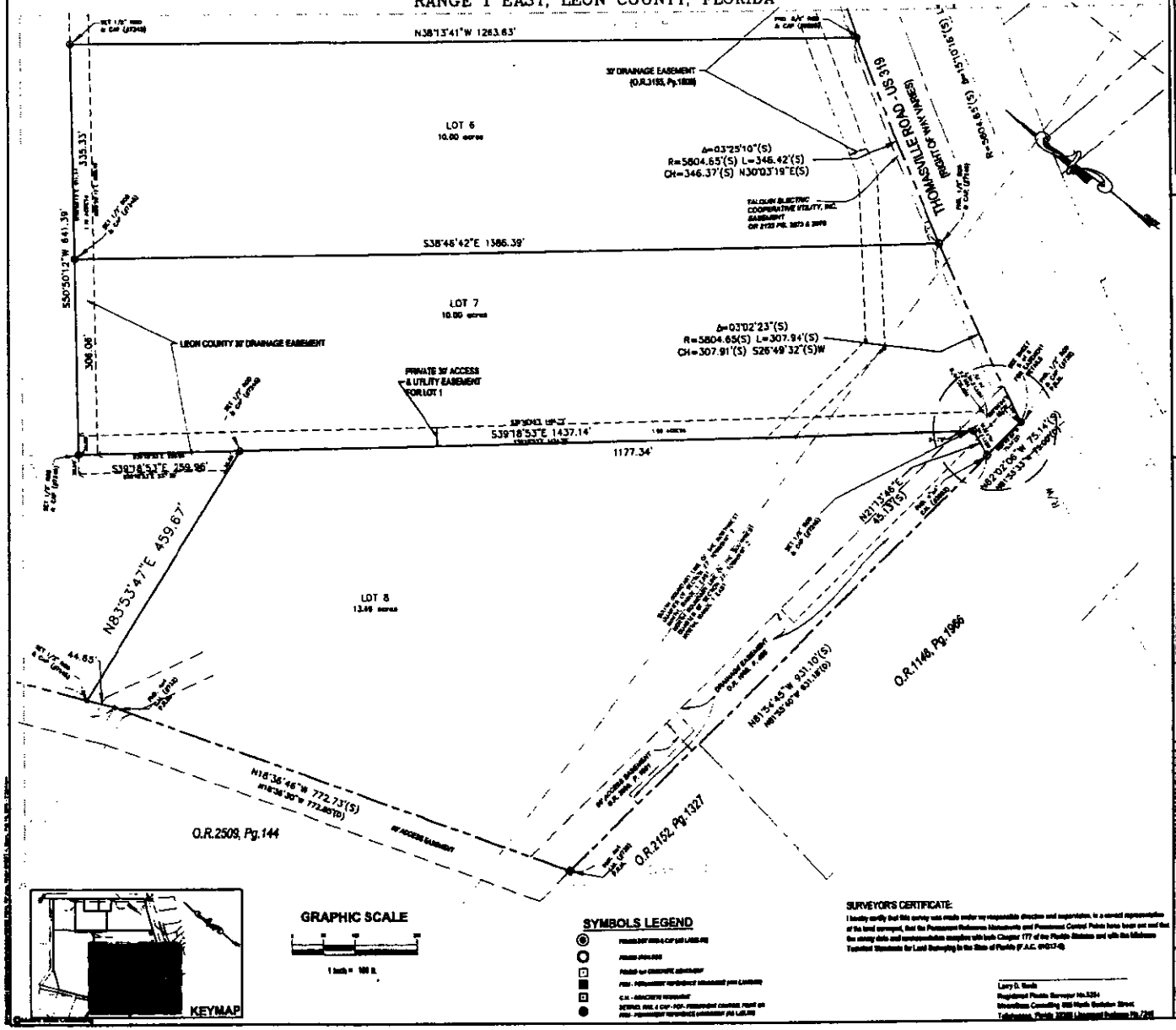
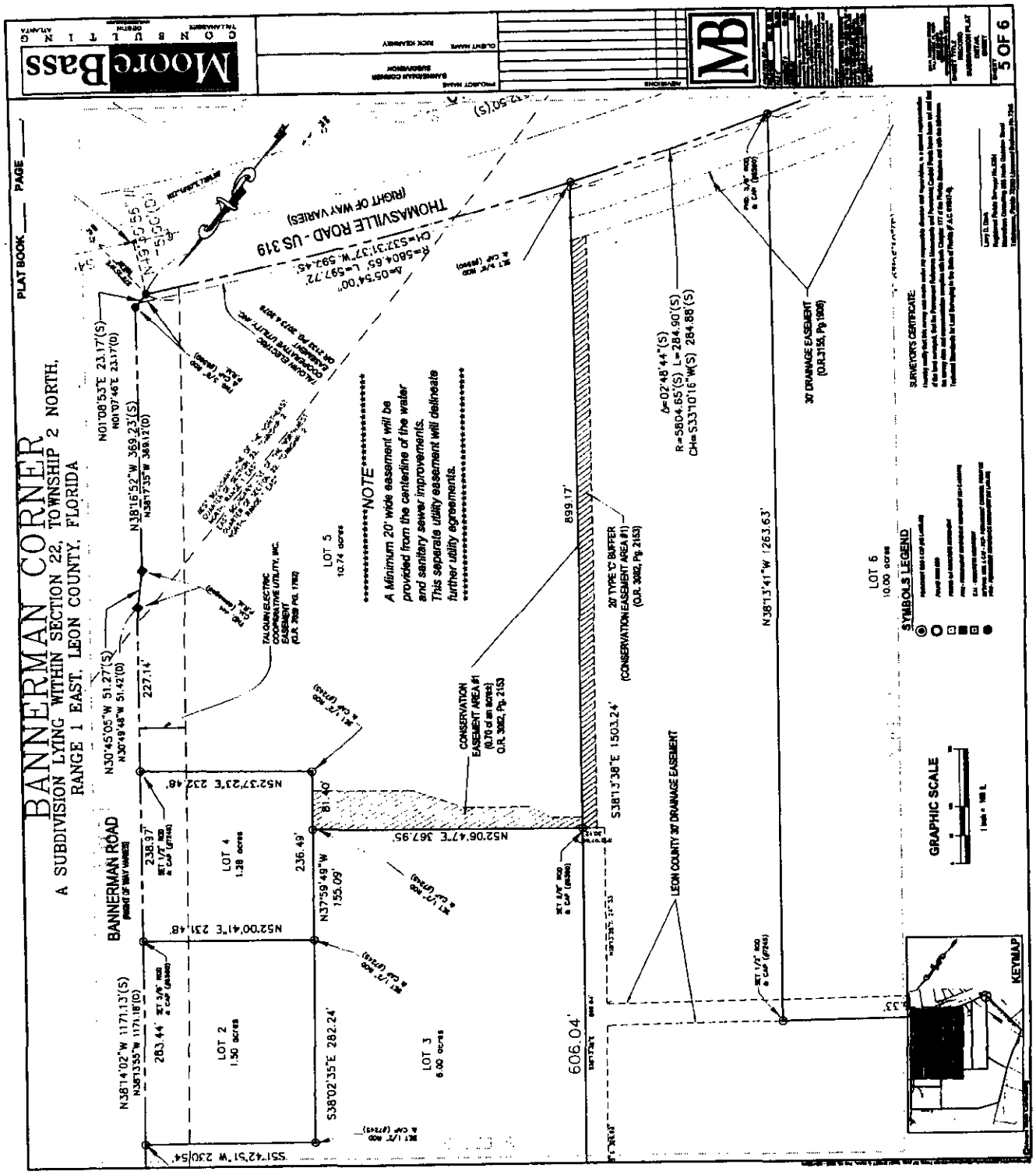


ATTACHMENT # 1
PAGE 4 OF 6


BANNERMAN CORNER
A SUBDIVISION LYING WITHIN SECTION 22, TOWNSHIP 2 NORTH,
RANGE 1 EAST, LEON COUNTY, FLORIDA
PLAT BOOK
PAGE
Moore Bass
CONSULTING
THOMASVILLE ROAD - US 319
(RIGHT OF WAY VARIES)
BANNERMAN ROAD
(RIGHT OF WAY VARIES)
LOT 2
1.50 acres
LOT 3
6.00 acres
LOT 4
1.28 acres
LOT 5
10.74 acres
LOT 6
10.00 acres
N52°37'23"E 232.48'
N52°06'47"E 367.95'
N52°00'41"E 231.48'
N37°59'49"W 155.09'
S38°02'35"E 282.24'
S38°13'38"E 1503.24'
N38°13'41"W 1263.63'
N01°08'53"E 23.17'(S)
N01°07'46"E 23.17'(D)
N38°16'52"W 369.23'(S)
N38°17'35"W 369.12'(D)
N30°45'05"W 51.27'(S)
N30°49'48"W 51.42'(D)
N38°14'02"W 1171.13'(S)
N38°13'55"W 1171.18'(D)
S51°42'51"W 230.54'
606.04'
899.17'
227.14'
238.97'
236.49'
81.40'
Δ=05°54'00"
R=5804.65' L=597.72'
CH=S37°31'37"W 597.45'
Δ=02°48'44"(S)
R=5804.65'(S) L=284.90'(S)
CH=S33°10'16"W(S) 284.88'(S)
NOTE
A Minimum 20' wide easement will be provided from the centerline of the water and sanitary sewer improvements. This separate utility easement will delineate further utility agreements.
CONSERVATION EASEMENT AREA #1 (0.70 of an acres) O.R. 3082, Pg. 2153
20' TYPE 'C' BUFFER (CONSERVATION EASEMENT AREA #1) (O.R. 3082, Pg. 2153)
30' DRAINAGE EASEMENT (O.R.3155, Pg 1909)
LEON COUNTY 30' DRAINAGE EASEMENT
SURVEYOR'S CERTIFICATE
SYMBOLS LEGEND
GRAPHIC SCALE
KEYMAP
5 OF 6

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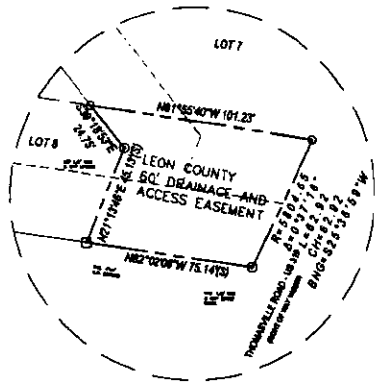

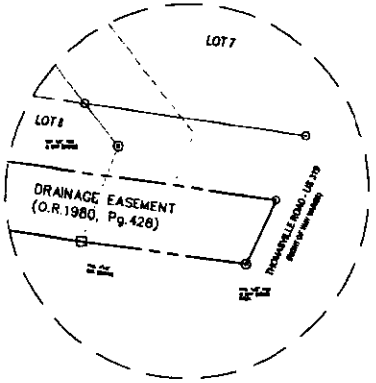

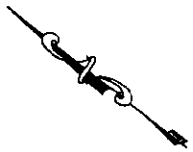

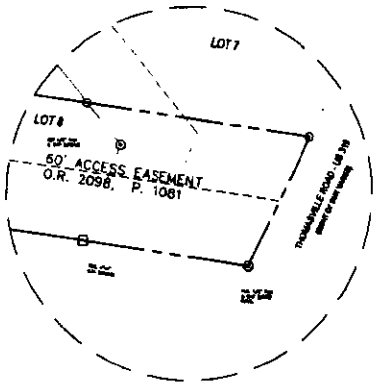

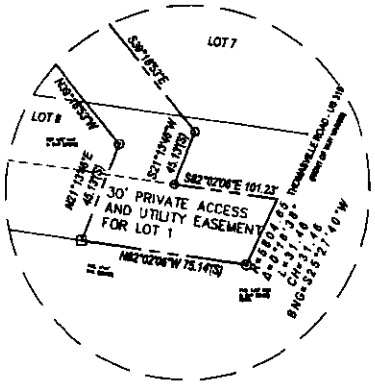

SYMBOLS LEGEND

- PERMANENT REFERENCE MONUMENT (PRM) & CAP (PRM LB2626)
- PERMANENT CONTROL POINT (PCP)
- FOUND 4x4 CONCRETE MONUMENT
- FOUND PERMANENT REFERENCE MONUMENT (PRM) & CAP (PRM LB2626)
- C.M. - CONCRETE MONUMENT
- SET PERMANENT REFERENCE MONUMENT (PRM) & CAP (PRM LB2626)
- FOUND PERMANENT REFERENCE MONUMENT (PRM) & CAP (PRM LB2626)

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 Inc. State of Florida (F.A.C. 61G17-6).

Larry D. Davis
Registered Florida Surveyor No. 5254
Moorebass Consulting 805 North Gadsden Street
Tallahassee, Florida 32303 Licensed Business No.7366

MooreBass CONSULTING TALLAHASSEE ATLANTA

PROJECT NAME: BANNERMAN CORNER SUBDIVISION
CLIENT NAME: RICK KEARNEY

REVISIONS

MB

SHEET TITLE: RECORD SUBDIVISION PLAT EASEMENT DETAIL SHEET

SHEET 6 OF 6

ATTACHMENT # 1
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