ATTACHMENT # 1
PAGE 1 OF 4

CRESCENT HILLS PHASE I

A SUBDIVISION LYING WITHIN SECTIONS 19 & 30, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND A PORTION LYING IN THE CITY LIMITS OF TALLAHASSEE, FLORIDA.

PLAT BOOK ____ PAGE ____

Joinders In Dedication		
Name	Date	O.R. / Pg.
BRANCH BANKING AND TRUST COMPANY	06/16/2005	3307/1386
STONEY CREEK CROSSING, INC.	06/22/2005	3312/1867
PREMIER CONSTRUCTION & DEVELOPMENT, INC.	06/23/2005	3312/1868

DEDICATION
STATE OF FLORIDA
COUNTY OF LEON

[illegible]

The ____ day of ____ 2005 A.D.

Tharpe Street Holdings, Inc.
a Florida Corporation

WITNESS WITNESS

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME THIS DAY PERSONALLY APPEARED MEHRDAD GHAZVINI-NEJAD, FOR THARPE STREET HOLDINGS, INC., A FLORIDA CORPORATION, AND HAS ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED THIS ____ DAY OF ____ 2005. HE ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES

The ____ day of ____ 2005 A.D.

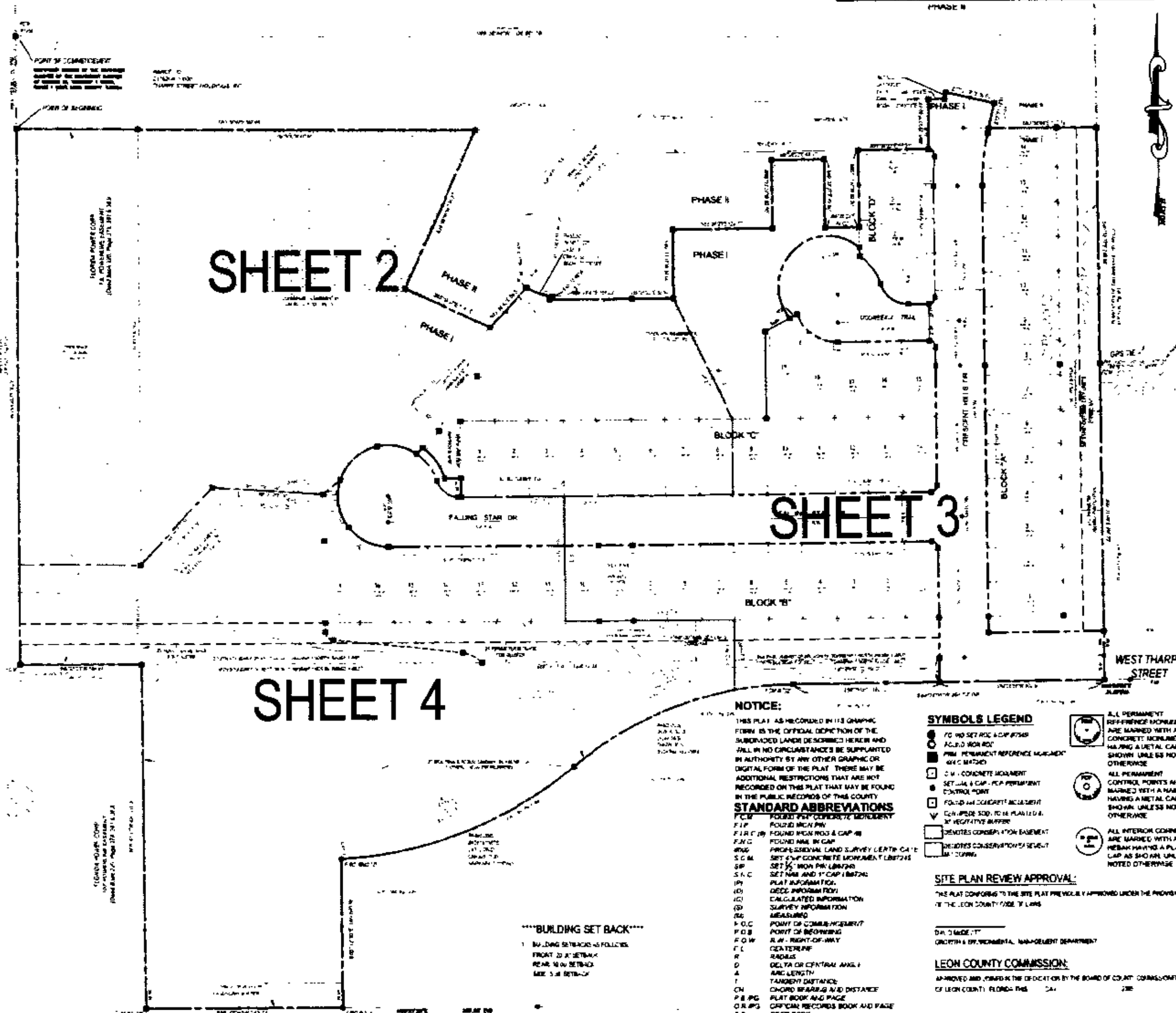
Premier Construction and Development, Inc.
a Florida Corporation

WITNESS WITNESS

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME THIS DAY PERSONALLY APPEARED MEHRDAD GHAZVINI-NEJAD FOR PREMIER CONSTRUCTION AND DEVELOPMENT, INC., A FLORIDA CORPORATION, AND HAS ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED THIS ____ DAY OF ____ 2005. HE ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

****BUILDING SET BACK****

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 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.

STANDARD ABBREVIATIONS

F.C.M.	FOUND 4"x4" CONCRETE MONUMENT
F.I.P.	FOUND IRON PIN
F.I.R.C.	FOUND IRON ROD & CAP
F.N.C.	FOUND NAIL IN CAP
PSM	PROFESSIONAL LAND SURVEY CERTIFICATE
S.C.M.	SET 4"x4" CONCRETE MONUMENT
SIP	SET 1/2" IRON PIN
S.N.C.	SET NAIL AND 1" CAP
(P)	PLAT INFORMATION
(D)	DEED INFORMATION
(C)	CALCULATED INFORMATION
(S)	SURVEY INFORMATION
(M)	MEASURED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	R/W - RIGHT-OF-WAY
C/L	CENTERLINE
R	RADIUS
D	DELTA OR CENTRAL ANGLE
A	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
D.B.	DEED BOOK
BOC	BACK OF CURB
H.O.A.	HOME OWNERS ASSOCIATION
L.C.P.W.	LEON COUNTY PUBLIC WORKS

SYMBOLS LEGEND

- FOUND IRON ROD
- PRM - PERMANENT REFERENCE MONUMENT
- C.M. - CONCRETE MONUMENT
- SET NAIL & CAP - PCP PERMANENT CONTROL POINT
- FOUND 4x4 CONCRETE MONUMENT
- DENOTES CONSERVATION EASEMENT

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

GENERAL NOTES

[illegible]

BOB INZER, CLERK OF THE CIRCUIT COURT

ACCEPTED FOR THE FILES AND RECORDED THIS ____ DAY OF ____ 2005, IN PLAT BOOK ____ PAGE ____

DEPUTY CLERK OF THE CIRCUIT COURT
LEON COUNTY, FLORIDA

PRELIMINARY SITE PLAN REVIEW AND APPROVAL:

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS MADE BY THE TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE THIS ____ DAY OF ____ 2005

LAND USE ADMINISTRATOR

TALLAHASSEE CITY COMMISSION:

THE CITY OF TALLAHASSEE JOINS IN THE DEDICATION AND THE CITY COMMISSION OF TALLAHASSEE, FLORIDA APPROVES THIS PLAT THIS ____ DAY ____ 2005

MAYOR CITY ATTORNEY

CITY ENGINEER CITY TREASURER

PLAT REVIEW AND APPROVAL, CITY OF TALLAHASSEE

PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES

ERWIN ARNOLD
CITY LAND SURVEYOR
PROFESSIONAL SURVEYOR & MAPPER

SITE PLAN REVIEW APPROVAL:

THIS PLAT CONFORMS TO THE SITE PLAT PREVIOUSLY APPROVED UNDER THE PROVISION OF THE LEON COUNTY CODE OF LAWS

GROWTH & ENVIRONMENTAL MANAGEMENT DEPARTMENT

LEON COUNTY COMMISSION:

APPROVED AND JOINED IN THE DEDICATION BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA THIS ____ DAY ____ 2005

CHAIRMAN

COUNTY ATTORNEY COUNTY ENGINEER

PLAT REVIEW AND APPROVAL, LEON COUNTY

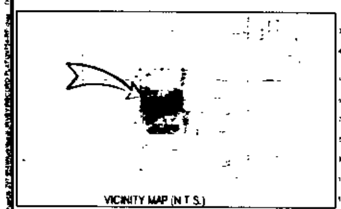
PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES

JAMES C. PILCHER
PROFESSIONAL SURVEYOR &
MAPPER, FLORIDA CERTIFICATE

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 documentation 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. Dove, Registered Florida Surveyor No. 5254
MooreBass Consulting, 805 North Gadsden Street
Tallahassee, Florida 32303 Licensed Business No. 7245



Moore Bass CONSULTING

PROJECT NAME
CRESCENT HILLS PHASE I
A CLUSTER SUBDIVISION

CLIENT NAME
THARPE STREET HOLDINGS INC.
2611-E INDUSTRIAL PLAZA DR.
TALLAHASSEE FL. 32301

REVISIONS

MB

SEAL

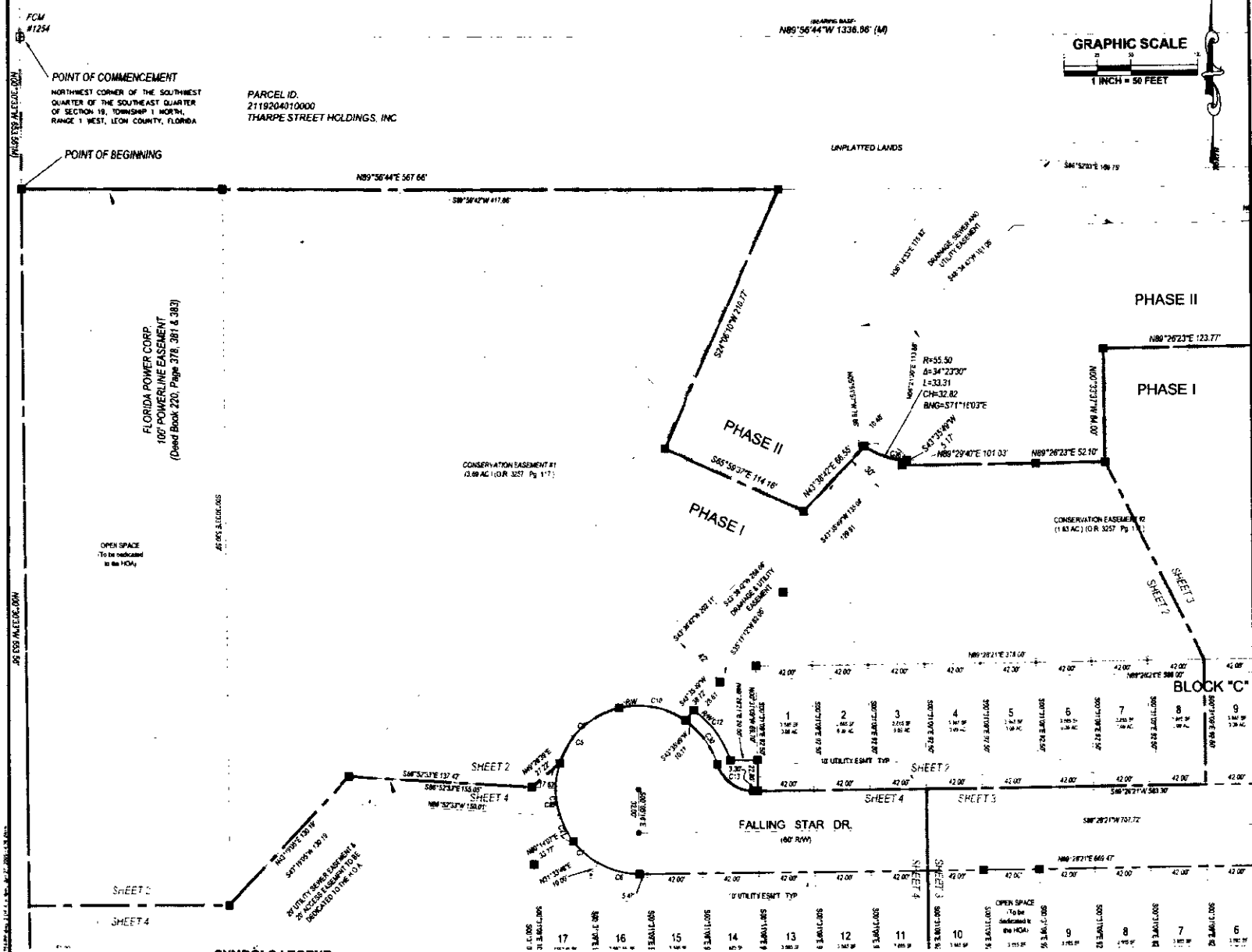
SHEET TITLE
RECORD SUBDIVISION PLAT COVER SHEET

SHEET
1 OF 4

CRESCENT HILLS PHASE I

A SUBDIVISION LYING WITHIN SECTION 19 & 30, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND A PORTION LYING IN THE CITY LIMITS OF TALLAHASSEE, FLORIDA.

PLAT BOOK _____ PAGE _____



Moore Bass CONSULTING TALLAHASSEE ATLANTA

PROJECT NAME: CRESCENT HILLS PHASE I
A CLUSTER SUBDIVISION

CLIENT NAME: THARPE STREET HOLDINGS, INC.
2811-E INDUSTRIAL PLAZA DR.
TALLAHASSEE FL. 32301

REVISIONS

MB

SEAL

SHEET TITLE
RECORD SUBDIVISION PLAT

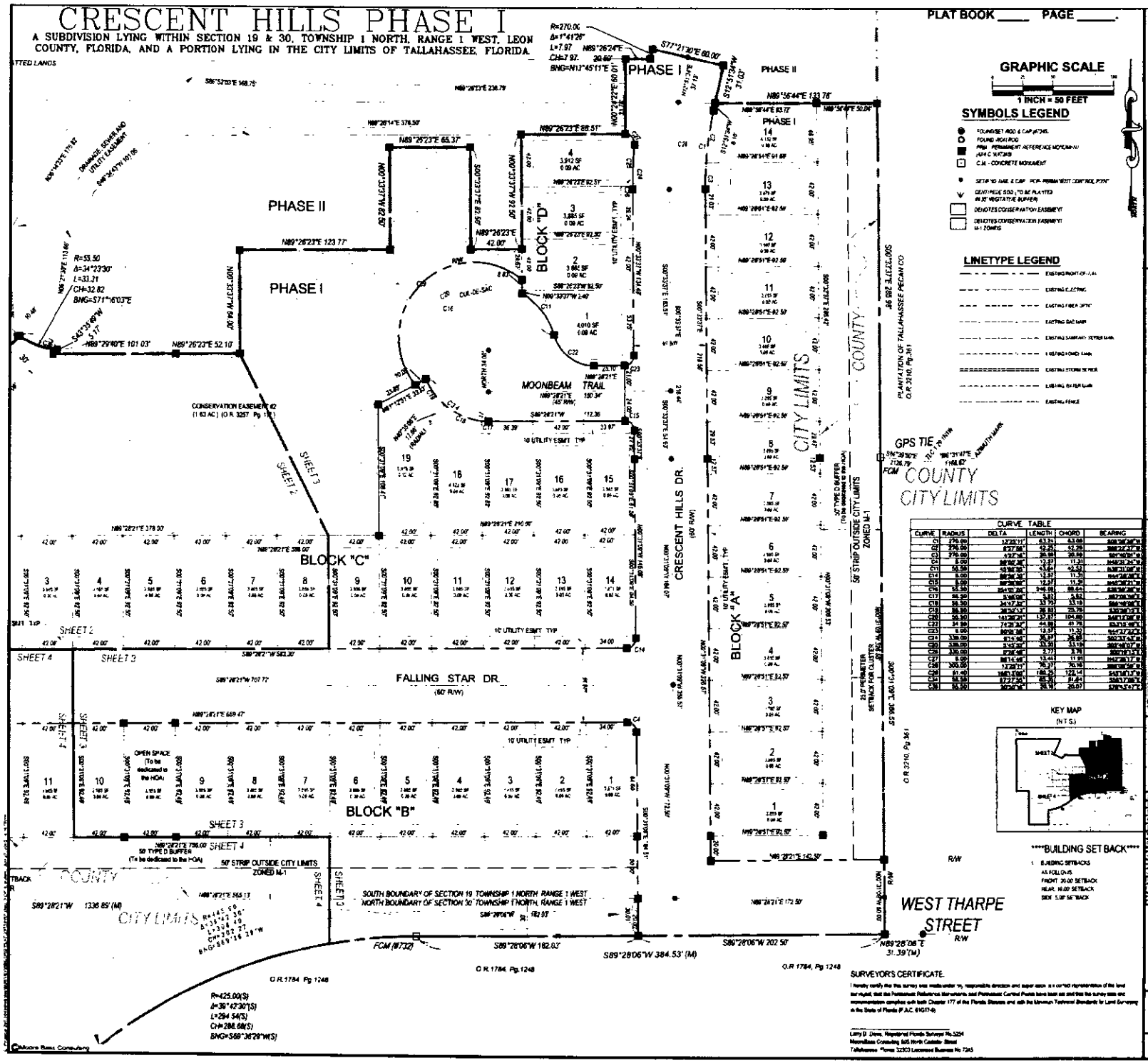
SHEET
2 OF 4

31

CRESCENT HILLS PHASE I

A SUBDIVISION LYING WITHIN SECTION 19 & 30, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND A PORTION LYING IN THE CITY LIMITS OF TALLAHASSEE, FLORIDA

PLAT BOOK ____ PAGE ____



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	270.00	13°23'11"	63.31	63.08	S08°36'36"W
C2	270.00	9°27'58"	42.25	42.20	S00°22'37"E
C3	270.00	4°37'43"	21.81	20.80	S07°40'27"E
C4	5.00	90°00'00"	12.57	11.31	N45°28'24"W
C11	50.00	45°00'00"	43.64	42.52	N38°31'06"W
C14	5.00	90°00'00"	12.57	11.31	N44°28'36"E
C15	5.00	90°00'00"	12.57	11.31	N45°28'24"W
C16	55.50	204°00'00"	346.99	88.64	S38°28'36"W
C17	55.50	5°46'06"	5.57	5.56	S87°05'36"E
C18	55.50	34°37'42"	33.70	33.18	S64°08'06"E
C19	55.50	38°53'13"	38.33	37.59	S32°38'13"E
C20	55.50	141°26'25"	137.07	104.80	N41°28'36"E
C21	34.50	73°28'34"	44.09	41.15	S53°33'46"E
C23	5.00	90°00'00"	12.57	11.31	N44°28'24"E
C24	330.00	6°14'46"	36.07	36.05	S02°43'43"W
C25	330.00	5°45'22"	33.51	33.19	S07°07'27"E
C26	330.00	0°58'46"	2.77	2.76	S09°16'13"E
C27	5.00	90°14'46"	13.41	11.91	N42°36'17"E
C28	300.00	13°23'11"	70.27	70.10	S08°36'36"W
C29	81.40	144°13'00"	195.29	152.14	S43°43'12"W
C31	56.50	87°27'34"	86.25	81.44	S38°13'06"E
C32	56.50	20°30'16"	20.19	20.07	S78°58'07"E

MooreBass CONSULTING TALLAHASSEE

PROJECT NAME: CRESCENT HILLS PHASE I A CLUSTER SUBDIVISION

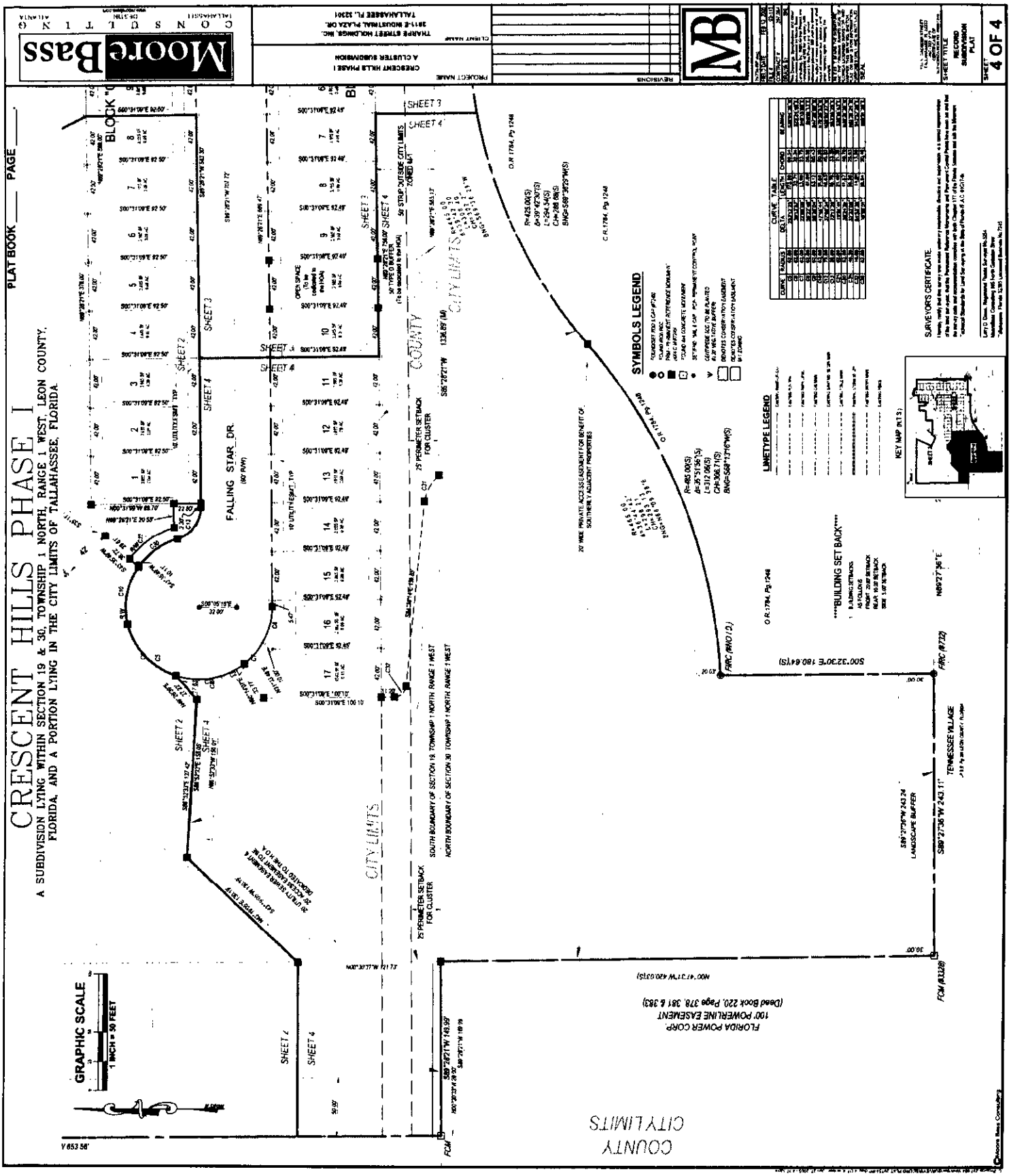
CLIENT NAME: THARPE STREET HOLDINGS, INC. 2911-E INDUSTRIAL PLAZA DR. TALLAHASSEE FL. 32301

REVISIONS

SHEET TITLE: RECORD SUBDIVISION PLAT

SHEET 3 OF 4

ATTACHMENT # 1
PAGE 3 OF 4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PLAT BOOK ___ PAGE ___
Moore Bass
CONSULTING
CRESCENT HILLS PHASE I
A CLUSTER SUBDIVISION
MB
SHEET 4 OF 4
SYMBOLS LEGEND
LINETYPE LEGEND
SURVEYOR'S CERTIFICATE
KEY MAP (N.T.S.)
GRAPHIC SCALE
1 INCH = 50 FEET
FALLING STAR DR.
CITY LIMITS
COUNTY
FLORIDA POWER CORP.
100' POWERLINE EASEMENT
(Deed Book 220, Page 378, 381 & 383)
TENNESSEE VILLAGE
LANDSCAPE BUFFER
SOUTH BOUNDARY OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST
NORTH BOUNDARY OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 WEST
25' PERIMETER SETBACK FOR CLUSTER
20' WIDE PRIVATE ACCESS EASEMENT FOR BENEFIT OF SOUTHERLY ADJACENT PROPERTIES
BUILDING SET BACK
SHEET 2
SHEET 3
SHEET 4