Moore Bass
CONSULTING
TALLAHASSEE · DESTIN · ATLANTA

COVE AT LAKE HALL

A Subdivision consisting of 75.46 acres± and lying in Sections 4 and 5, Township 1 North, Range 1 East and Sections 32 and 33, Township 2 North Range 1 East, Leon County, Florida

PLAT BOOK ______ PAGE

DEDICATION
STATE OF FLORIDA
COUNTY OF LEON

KNOW ALL MEN BY THESE PRESENT THAT ______________ OWNERS IN FEE SIMPLE OF THE LANDS SHOWN HEREON PLATTED AS THE COVE AT LAKE HALL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

A PARCEL OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, AND SECTIONS 32 AND 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF THOMASVILLE ROAD (STATE ROAD #61) WITH THE NORTH BOUNDARY OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN NORTH 89°58'17" WEST ALONG SAID SECTION LINE 338.81' TO THE NORTHWEST CORNER OF LOT 4 OF IVANHOE WOODS SUBDIVISION (UNRECORDED) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1864, PAGE 1845 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 00°34'23" EAST 267.63'; THENCE NORTH 87°31'50" WEST 115.60'; THENCE SOUTH 00°33'48" EAST 285.44' TO THE POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 270.00'; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°42'34" FOR AN ARC DISTANCE OF 22.19' (CHORD OF SAID CURVE BEING SOUTH 58°07'29" WEST 22.19'); THENCE SOUTH 08°26'59" WEST 167.67'; THENCE SOUTH 35°04'04" EAST 269.96' TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 270.00'; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°23'00" FOR AN ARC DISTANCE OF 34.80' (CHORD OF SAID CURVE BEING SOUTH 58°41'46" WEST 34.78') TO A POINT ON A COMPOUND CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00'; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°40'54" FOR AN ARC DISTANCE OF 29.15' (CHORD OF SAID CURVE BEING SOUTH 90°00'00" WEST 28.02') TO A POINT OF REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 60.00'; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 156°14'22" FOR AN ARC DISTANCE OF 163.61' (CHORD OF SAID CURVE BEING SOUTH 40°03'14" WEST 117.43') TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 330.00'; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°51'36" FOR AN ARC DISTANCE OF 114.38' (CHORD OF SAID CURVE BEING NORTH 83°46'45" WEST 113.81'); THENCE SOUTH 57°20'46" WEST 273.37'; THENCE NORTH 74°20'56" WEST 4177.92'; THENCE NORTH 30°00'00" WEST 98.96' TO THE NORTH BOUNDARY OF TOWNSHIP 1 NORTH, RANGE 1 EAST (WHICH IS IN LAKE HALL); THENCE SOUTH 89°58'17" EAST ALONG SAID TOWNSHIP LINE A DISTANCE OF 3159.60' MORE OR LESS, TO THE INTERSECTION OF SAID TOWNSHIP LINE WITH A POINT ON LINE BEING 100' FROM THE INTERSECTION OF THE SHORELINE OF LAKE HALL, THENCE NORTHEASTERLY, THEN EASTERLY, THEN SOUTHEASTERLY, ALONG A LINE LYING 100 FOOT PARALLEL TO THE SHORELINE IN SECTIONS 32 AND 33 OF TOWNSHIP 2 NORTH, RANGE 1 EAST (MORE PARTICULARLY DESCRIBED AS FOLLOWS: NORTH 33°30'30" EAST 14.53'; THENCE NORTH 35°44'27" EAST 88.25'; THENCE NORTH 56°17'23" EAST 86.64'; THENCE NORTH 70°48'45" EAST 86.41'; THENCE SOUTH 78°47'01" EAST 30.15'; THENCE NORTH 77°00'18" EAST 60.34'; THENCE NORTH 40°47'01" EAST 27.61'; THENCE NORTH 80°44'08" EAST 87.14'; THENCE NORTH 81°47'51" EAST 91.71'; THENCE NORTH 66°34'22" EAST 103.40'; THENCE NORTH 82°13'19" EAST 74.27'; THENCE NORTH 86°41'52" EAST 70.51'; THENCE SOUTH 77°03'50" EAST 102.14'; THENCE SOUTH 61°25'58" EAST 93.84'; THENCE SOUTH 42°11'10" EAST 88.14'; THENCE SOUTH 41°47'57" EAST 82.19'; THENCE SOUTH 34°33'37" EAST 98.98'; THENCE SOUTH 19°31'31" EAST 60.24'). AN OVERALL DISTANCE OF 1,420.53' MORE OR LESS TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 EAST; THENCE RUN SOUTH 89°58'17" EAST ALONG SAID TOWNSHIP LINE ACROSS AN INDENTATION OF LAKE HALL, A DISTANCE OF 226.23' TO THE POINT OF BEGINNING. CONTAINING 75.46 ACRES MORE OR LESS

HAVING CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE COVE AT LAKE HALL PROPERTY OWNERS ASSOCIATION, INC. ALL ROADS AND ROAD RIGHT OF WAYS, ALL DRAINAGE, ACCESS AND UTILITY EASEMENTS, ALL COMMON OPEN SPACES, AND ALL STORMWATER RETENTION AND DRAINAGE FACILITIES DESIGNATED FOR THE USES AND PURPOSES THEREON STATED, HEREON RESERVING IN ALL CASES HOWEVER, THE RESERVATIONS 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

BEING A PART OF THIS PLAT THIS _____ DAY OF __________ 2006

OWNER ______________ WITNESS ______________ WITNESS ______________

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME THIS DAY PERSONALLY APPEARED ______________ AND HAS ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED THIS _____ DAY OF __________ 2005. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED ______________ AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH

NOTARY PUBLIC STATE OF FLORIDA

SITE PLAN REVIEW APPROVAL:
THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS MADE BY THE LEON COUNTY DEVELOPMENT REVIEW COMMITTEE ON THIS _____ DAY OF __________ 2006

DAVID MCDEVITT
LEON COUNTY GROWTH & ENVIRONMENTAL MANAGEMENT

LEON COUNTY COMMISSION APPROVAL:
APPROVED AND JOINED IN THE DEDICATION BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA THIS _____ DAY __________, 2006.

CHAIRMAN

COUNTY ATTORNEY   COUNTY ENGINEER

CLERK OF THE CIRCUIT COURT:
ACCEPTED FOR THE FILES AND RECORDED THIS _____ DAY OF __________ 2006 IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA

BY ______________
DEPUTY CLERK OF THE CIRCUIT COURT
LEON COUNTY, FLORIDA   (SEAL)

FINAL PLAT REVIEW APPROVAL:
PLAT REVIEW FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES

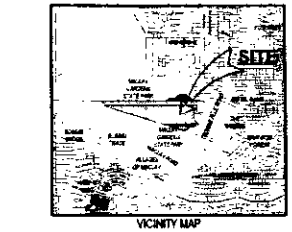
JAMES C. PILCHER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION #[illegible]

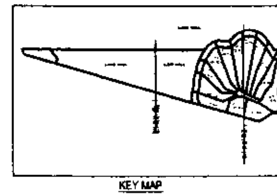
SYMBOLS LEGEND

- UNMARKED CORNER
- FOUND ROD & CAP AS LABELED
- SET CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
- SET PRM (PERMANENT REFERENCE MONUMENT) 4"x4" CONCRETE MONUMENT #7245 (UNLESS LABELED OTHERWISE)
- SET PCP (PERMANENT CONTROL POINT) NAIL & CAP #7245
- SET 1/2" REBAR W/CAP #7245
- DENOTES SINKHOLE CONSERVATION EASEMENT

STANDARD ABBREVIATIONS

F.C.M.	FOUND 4"x4" CONCRETE MONUMENT
F.I.P.(F.I.R.C.)	FOUND IRON PIPE (FOUND IRON ROD & CAP)
F.N.C.	FOUND NAIL & CAP
PSM	PROFESSIONAL LAND SURVEY CERTIFICATE
S.C.M.	SET 4"x4" CONCRETE MONUMENT LB#7245
SIP	SET 1/2" IRON PIN LB#7245
S.N.C.(LB#)	SET NAIL AND 1" CAP LB#7245
(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/W	R/W - RIGHT-OF-WAY
CL	CENTERLINE
R	RADIUS
Δ	DELTA OR CENTRAL ANGLE
A	ARC LENGTH
T	TANGENT DISTANCE
CB	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	LENGTH OF CURVE





SETBACK LEGEND

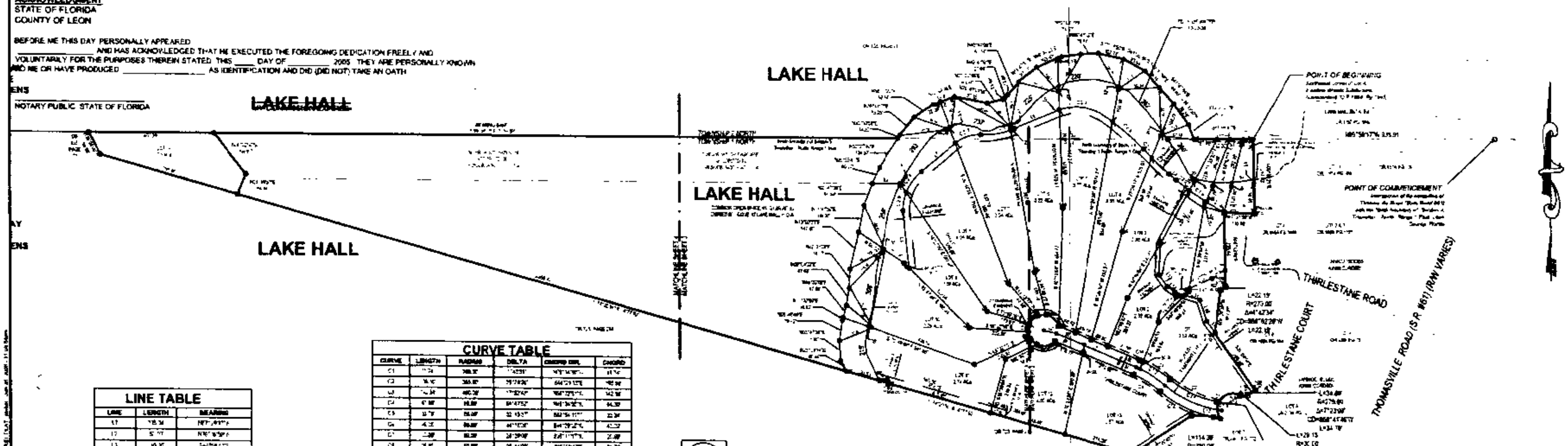
FRONT: 25'
SIDE: 7'
BACK: 2[illegible]
LOTS [illegible] BACK: 150' FROM WATER EDGE

SINKHOLE SETBACKS (LOTS ONE AND TWO)
FRONT: 25'
SIDE: 7'
BACK: 2[illegible]

Joinders in Dedication		
PETER N. AND KENSY L. BOULWARE		OR BOOK 3399, PAGE 710
JAMES B. JOHNSON		OR BOOK 3399, PAGE 708
J. LEONARD AND CLAUDETTE H. HAMILTON		OR BOOK 3399, PAGE 714
RUBEN RUFUS ROWE III		OR BOOK 3399, PAGE [illegible]
DAVID C. AND MONICA D. BROWNING		OR BOOK 3399 PAGE [illegible]
CHRISTOPHER E. AND ANDREA G. DIAMANTIS		OR BOOK 3399 PAGE 700
BENJAMIN K. AND PHYLLIS JARRETT PHIPPS		OR BOOK [illegible] PAGE 4[illegible]

GENERAL NOTES:

1. DATE OF BOUNDARY SURVEY JULY 13, 2005.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
3. TITLE OPINION LETTER FROM SMITH, THOMPSON, SHAW & MANAUSA, PA, DATED MAY 11, 2006 AND SIGNED BY SUSAN S. THOMPSON.
4. ALL PERMANENT CONTROL POINTS AND PERMANENT CONTROL MONUMENTS ARE MARKED AS SHOWN UNLESS OTHERWISE NOTED ON PLAT.
5. 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.
6. THE CONSTRUCTION OF PERMANENT STRUCTURES, EXCLUDING DRIVEWAYS, IS PROHIBITED WITHIN DRAINAGE AND UTILITY EASEMENTS.
7. FIXED IMPROVEMENTS ON THIS PROPERTY HAVE NOT BEEN LOCATED EXCEPT WHERE SHOWN HEREON.
8. SECTION 177.091 (28) ALL PLATTED 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.
9. NOTE: OPEN SPACES, PRIVATE DRAINAGE EASEMENTS AND ACCESS EASEMENTS AS LABELED ON THE PLAT ARE TO BE DEDICATED TO COVE AT LAKE HALL PROPERTY OWNERS ASSOCIATION, INC.
10. LOT 1-9, 12, 13 SUBJECT TO A CONSERVATION EASEMENT IN THERE ENTIRELY AND A PORTION OF LOT 14, RECORDED IN OR 3430, PAGE 2354, PUBLIC RECORDS OFFICE, LEON COUNTY, FLORIDA.



LINE TABLE

LINE	LENGTH	BEARING
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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

PCP: 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

LINETYPES LEGEND

- DENOTES SINKHOLE CONSERVATION EASEMENT
- DENOTES SECTION LINE
- DENOTES ADJACENT PROPERTY LINES
- DENOTES LOT LINE
- DENOTES BOUNDARY LINE
- DENOTES WATERS EDGE

GRAPHIC SCALE

1 inch = 300 ft.

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, Part 1 Platting, 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 805 North Gadsden Street
Tallahassee, Florida 32303 Licensed Business No 7245

SHEET 1/1

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.

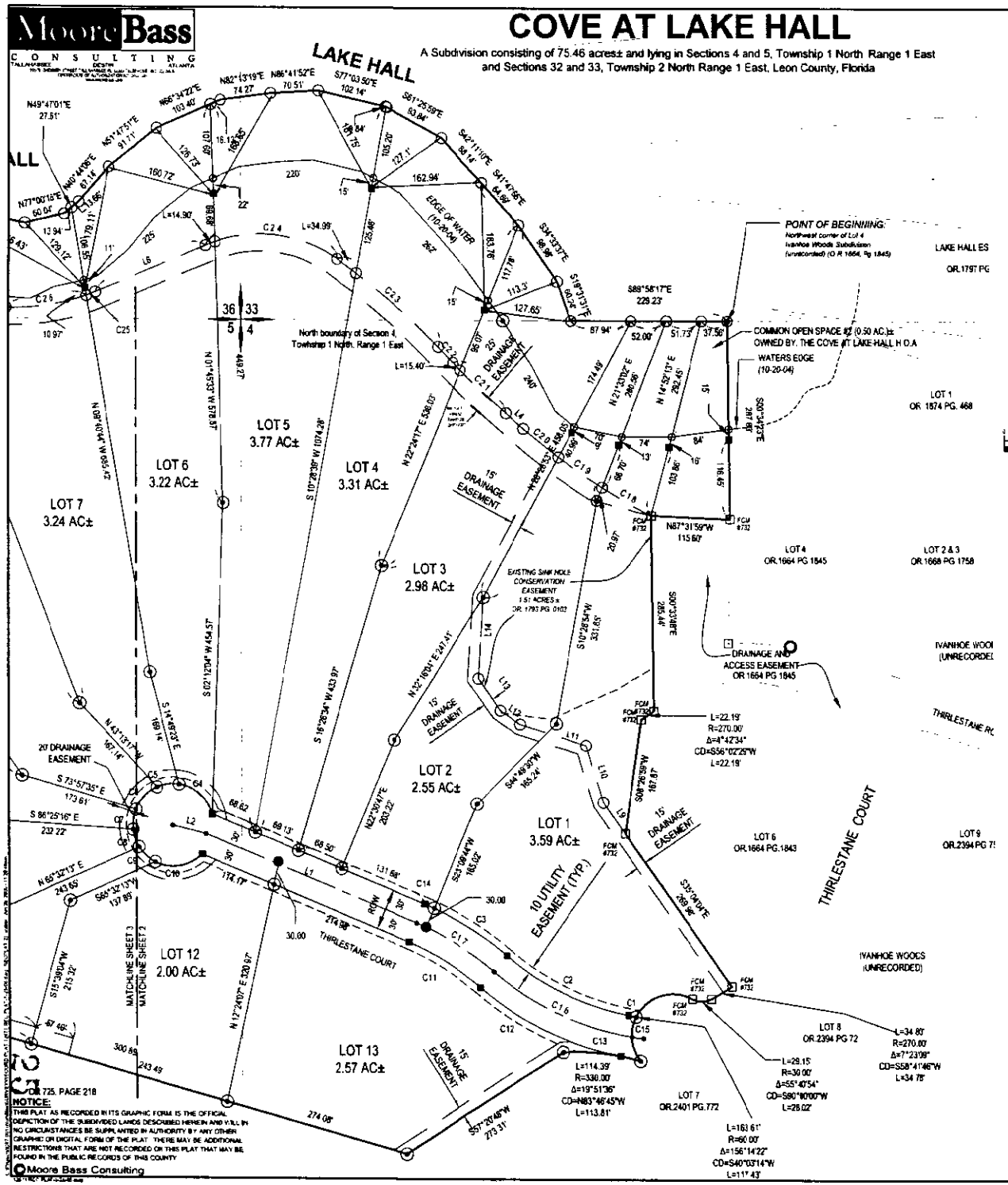
Moore Bass Consulting

Moore Bass CONSULTING

COVE AT LAKE HALL

A Subdivision consisting of 75.46 acres± and lying in Sections 4 and 5, Township 1 North Range 1 East and Sections 32 and 33, Township 2 North Range 1 East, Leon County, Florida

PLAT BOOK _____ PAGE



SYMBOLS LEGEND

- FOUND NAIL & CAP AS LABELED
- FOUND CONCRETE MONUMENT AS LABELED
- SET FIRM PERMANENT REFERENCE MONUMENTS
- SET PCP PERMANENT CONTROL POINT
- DENOTES SINKHOLE CONSERVATION EASEMENT

STANDARD ABBREVIATIONS

F.C.M.	FOUND PK/ CONCRETE MONUMENT
F.I.P./P.K.	FOUND IRON PIN/FOUND IRON ROD & CAP
F.N.C.	FOUND NAIL & CAP
P.L.S.	PROFESSIONAL LAND SURVEYOR CERTIFICATE
S.C.M.	SET PK/ CONCRETE MONUMENT (8"x4")
S.I.P.	SET 5/8" IRON PIN (18"x5")
S.N.C./S.R.C.	SET NAIL AND 1" CAP (#6238)
(P)	PLAT INFORMATION
(R)	DEED INFORMATION
(C)	CALCULATED INFORMATION
(S)	SURVEY INFORMATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	R/W - RIGHT-OF-WAY
CL	CENTERLINE
R	RADIUS
Δ	DELTA (A CENTRAL ANGLE)
L	ARC LENGTH
T	TANGENT DISTANCE
CD	CHORD BEARING AND DISTANCE
P.B./PG.	PLAT BOOK AND PAGE
O.R./P.G.	OFFICIAL RECORDS BOOK AND PAGE
D.B.	DEED BOOK
B.O.C.	BACK OF CURB
POA	PROPERTY OWNERS ASSOCIATION
L=	LENGTH OF CURVE

SETBACK LEGEND

FRONT: 25'
SIDE: 15'
REAR: 25'
(FOR LOTS WITH REAR YARD FACING WATER EDGE, SETBACK IS 15' FROM WATER EDGE)

STRUCTURE SETBACK FROM CONSERVATION EASEMENT
FRONT: 25'
SIDE: 15'
REAR: 25'

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

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

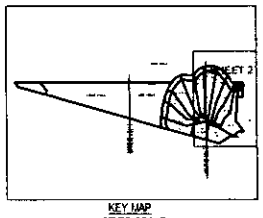
IP PINS — ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" REBAR AND A PLASTIC CAP AS SHOWN UNLESS NOTED OTHERWISE

LINETYPES LEGEND

- DENOTES SINKHOLE CONSERVATION EASEMENT
- DENOTES SECTION LINE
- DENOTES ADJACENT PROPERTY LINES
- DENOTES L.O.S. LINE
- DENOTES BOUNDARY LINE
- DENOTES WATERS EDGE

GRAPHIC SCALE

1 inch = 100 ft.



KEY MAP
NOT TO SCALE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	11.74'	380.00'	1°42'24"	N72°41'57"E	11.74'
C2	198.16'	325.00'	35°29'24"	S64°21'17"E	195.06'
C3	153.54'	480.00'	17°52'43"	N68°32'51"W	152.96'
C4	67.16'	84.00'	44°47'52"	N66°34'25"W	64.90'
C5	31.79'	60.00'	32°15'31"	S62°54'11"E	31.40'
C6	46.35'	60.00'	44°15'35"	S44°52'35"W	45.20'
C7	30.98'	60.00'	29°36'08"	S30°13'17"E	30.66'
C8	34.95'	60.00'	33°44'38"	S16°30'16"E	34.72'
C9	53.35'	60.00'	51°00'54"	S47°05'19"E	52.44'
C10	75.43'	60.00'	72°01'12"	N60°32'31"E	70.58'
C11	134.67'	480.00'	17°52'43"	N68°32'51"W	134.17'
C12	229.44'	445.00'	29°32'06"	S64°21'17"E	226.97'
C13	93.24'	330.00'	16°11'08"	N74°38'28"W	92.91'
C14	14.88'	480.00'	1°46'58"	N68°32'36"W	14.88'
C15	17.44'	330.00'	3°02'21"	S62°34'48"E	17.43'
C16	224.79'	415.00'	31°02'06"	S65°07'36"E	222.04'
C17	134.18'	430.00'	17°52'43"	N68°32'51"W	133.62'
C18	13.23'	842.00'	0°57'47"	S60°13'21"E	13.00'
C19	77.38'	842.00'	4°42'00"	S62°42'57"E	77.36'
C20	13.48'	842.00'	0°55'44"	S65°59'30"E	13.48'
C21	166.52'	1584.77'	6°48'37"	S67°56'20"E	166.52'
C22	32.44'	1584.77'	1°10'55"	S64°31'34"E	32.44'
C23	165.12'	1584.77'	6°37'42"	S68°30'11"E	164.67'
C24	193.58'	138.00'	80°40'13"	N64°23'47"W	178.78'
C25	13.56'	316.00'	2°38'32"	N46°36'38"E	13.56'
C26	139.14'	370.00'	22°11'06"	N51°16'40"E	138.28'
C27	106.43'	144.00'	42°34'00"	S41°23'57"W	104.02'
C28	104.54'	180.00'	29°28'17"	S39°54'08"W	103.24'
C29	72.23'	180.00'	23°12'58"	S46°36'25"W	71.67'

LINE TABLE

LINE	LENGTH	BEARING
L1	233.36'	N67°39'15"W
L2	92.08'	N76°36'34"W
L3	112.22'	S85°36'17"E
L4	34.47'	N48°13'01"E
L5	177.68'	S07°27'53"E
L6	171.11'	S59°41'07"W
L7	232.15'	S42°32'02"E
L8	58.32'	N36°14'04"E
L9	80.85'	S76°17'47"E
L10	96.43'	S71°23'06"E
L11	35.64'	S58°32'53"E
L12	34.52'	S34°31'32"E
L13	113.30'	S33°22'49"E

SURVEYOR'S CERTIFICATE:

I hereby certify that the survey was made under my responsible direction and supervision and 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, Part I, Plotting, 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. 5258
Moore Bass Consulting 805 North Gadsden Street
Tallahassee, Florida 32303 Licensed Business No. 7245

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SHEET 2/4

ATTACHMENT # 1
PAGE 2 OF 4

Moore Bass CONSULTING

COVE AT LAKE HALL

A Subdivision consisting of 75.46 acres± and lying in Sections 4 and 5, Township 1 North, Range 1 East and Sections 32 and 33, Township 2 North Range 1 East, Leon County, Florida

PLAT BOOK _____ PAGE

OR 155, PAGE 71

TOWNSHIP 2 NORTH

TOWNSHIP 1 NORTH

North boundary of Section 5, Township 1 North Range 1 East

CONSERVATION EASEMENT RECORDED IN OR BOOK 3400 PAGE 2054

LAKE HALL

COMMON OPEN SPACE #1 (31.89 AC.±)
OWNED BY COVE AT LAKE HALL H.O.A.

LAKE HALL

LOT 6 3.22 AC±

LOT 7 3.24 AC±

LOT 8 4.08 AC±

LOT 9 2.59 AC±

LOT 10 3.29 AC±

LOT 11 2.74 AC±

LOT 12 2.00 AC±

25' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

EDGE OF WATER (10-20-04)

FCM TERRA COTTA

MATCHLINE SHEET 4 MATCHLINE SHEET 5

MATCHLINE SHEET 3 MATCHLINE SHEET 2

OR 725, PAGE 218

SYMBOLS LEGEND

- FOUND IRON PIN
- FOUND ROD & CAP IS LABELED
- FOUND CONCRETE MONUMENT AS LABELED
- SET PIN AND MONUMENT REFERENCE MONUMENT
- SET PIPE (PERMANENT CONTROL POINT) NAIL & CAP #7348
- SET 5/8" REBAR & CAP #7348
- DENOTES 20' WIDE CONSERVATION EASEMENT

STANDARD ABBREVIATIONS

F.C.M.	FOUND 4"x4" CONCRETE MONUMENT
F.I.P./F.R.C.	FOUND IRON PIN/FOUND IRON ROD & CAP
F.R.C.	FOUND R.O.C. & CAP
I.P.P.	PROPER ACRE LAND SURVEY CERT # 7348
S.C.M.	SET 4"x4" CONCRETE MONUMENT (#4148)
S.P.	SET 5/8" IRON PIN (#7348)
S.R.C./S.R.C.	SET R.O.C. AND PT CAP (#7348)
P.L.	PLAT INFORMATION
D.I.	DEED INFORMATION
C.I.	CALCULATED INFORMATION
M.I.	MEASURED INFORMATION
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
A	ARC LENGTH
T	TANGENT DISTANCE
CD	CHORD BEARING AND DISTANCE
P.B./P.G.	PLAT BOOK AND PAGE
O.R./P.G.	OFFICIAL RECORDS BOOK AND PAGE
D.B.	DEED BOOK
B.O.C.	BACK OF CURB
P.O.A.	PROPERTY OWNERS ASSOCIATION
L=	LENGTH OF CURVE

LINETYPES LEGEND

- DENOTES MINIMUM CONSERVATION EASEMENT
- DENOTES SECTION LINE
- DENOTES ADJACENT PROPERTY LINE
- DENOTES 100' LINE
- DENOTES BOUNDARY LINE
- DENOTES NATURAL EDGE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	91.74	350.00'	15°43'51"	N75°14'30"E	91.42'
C2	198.18'	385.00'	29°29'08"	S64°21'13"E	195.96'
C3	143.54'	460.00'	17°52'43"	N58°32'51"E	142.96'
C4	87.68'	60.00'	84°47'52"	N48°34'55"E	80.00'
C5	33.79'	60.00'	32°15'57"	S62°54'11"E	33.34'
C6	46.35'	60.00'	44°15'08"	S44°39'35"E	45.19'
C7	30.00'	60.00'	28°38'08"	S08°11'17"E	29.69'
C8	29.85'	60.00'	28°48'08"	S19°50'48"E	29.72'
C9	32.55'	60.00'	31°35'11"	S47°38'08"E	32.14'
C10	75.42'	60.00'	72°01'22"	N60°33'03"E	70.58'
C11	124.62'	400.00'	17°52'43"	N58°32'51"E	124.21'
C12	228.04'	445.00'	29°22'08"	S64°21'13"E	225.52'
C13	24.34'	300.00'	5°14'58"	N79°28'58"E	24.33'
C14	14.88'	480.00'	1°53'35"	N68°33'48"E	14.88'
C15	17.44'	180.00'	5°32'51"	S64°24'44"E	17.43'
C16	234.79'	415.00'	31°82'09"	S65°07'30"E	232.04'
C17	134.18'	400.00'	17°52'43"	N58°32'51"E	33.62'
C18	43.00'	842.00'	5°52'43"	S88°17'27"E	83.08'
C19	77.38'	842.00'	4°42'08"	S55°19'57"E	77.38'
C20	85.49'	842.00'	5°49'48"	S50°38'28"E	85.48'
C21	106.32'	1500.77'	3°49'57"	S47°46'32"E	106.30'
C22	32.44'	1500.77'	1°38'58"	S44°38'54"E	32.44'
C23	195.12'	1500.72'	10°57'00"	N40°38'51"E	194.93'
C24	207.56'	1500.72'	10°49'13"	N50°23'06"E	207.38'
C25	13.58'	300.19'	2°38'52"	N64°38'08"E	13.58'
C26	120.14'	300.19'	22°11'00"	N43°06'47"E	119.39'
C27	168.03'	347.34'	44°12'48"	S71°23'31"E	164.13'
C28	140.34'	350.00'	23°28'17"	S35°58'58"E	139.24'
C29	71.23'	350.00'	21°12'50"	S50°34'29"E	71.10'

LINE TABLE

LINE	LENGTH	BEARING
L1	133.34'	N87°28'10"E
L2	50.00'	N06°36'50"E
L3	115.38'	S86°58'17"E
L4	34.47'	N43°12'10"E
L5	172.06'	S87°22'53"W
L6	174.13'	S56°31'11"W
L7	111.15'	S82°50'02"E
L8	55.32'	N08°34'04"W
L9	83.48'	S56°41'12"E
L10	120.63'	S72°17'08"E
L11	33.64'	S55°34'32"E
L12	36.52'	S34°34'32"E
L13	119.08'	S60°34'49"E

SETBACK LEGEND

FRONT 25'
SIDE 15'
REAR 25'
CORNER LOTS - 15' BACK 15' FROM WATER EDGE

DRIVEWAY SETBACKS - CONSULT MANUAL
FRONT 25'
SIDE 15'
REAR 25'

C1

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

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

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

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KEY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

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Moore Bass Consulting

SHEET 3/4

FILE # 34-000 CONTRACT # 300.36 DRAWN BY

ATTACHMENT # 1
PAGE 3 OF 4

MooreBass CONSULTING

COVE AT LAKE HALL

A Subdivision consisting of 75.46 acres± and lying in Sections 4 and 5, Township 1 North, Range 1 East and Sections 32 and 33, Township 2 North Range 1 East, Leon County, Florida

PLAT BOOK _____ PAGE

GRAPHIC SCALE

1 inch = 100 ft

SETBACK LEGEND

FRONT 25'
SIDE 15'
BACK 25'
LOTS 3-11 BACK 15' FROM RIVER EDGE

SEWER LIFT SETBACKS WITH ONE AND TWO
FRONT 20'
SIDE 15'
BACK 20'

STANDARD ABBREVIATIONS

F.C.M.	FOUND 4"x4" CONCRETE MONUMENT
F.I.P. IRRC	FOUND IRON PIN FOUND IRON ROD & CAP
F.N.C.	FOUND NAIL IN CAP
IDPF	PROPRIETARY LAND SURVEY CERTIFICATE
S.C.M.	SET 4"x4" CONCRETE MONUMENT LB#7143
S.P.	SET 1/2" IRON PIN & CAP
S.N.C. S.R.C.	SET NAIL AND 1" CAP LB#7143
PI	PLAT INFORMATION
ID	DEED INFORMATION
CI	CALCULATED INFORMATION
SI	SURVEY INFORMATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
C.L.	CENTERLINE
R	RADIUS
Δ	DELTA (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
B.O.C.	BACK OF CURB
POA	PROPERTY OWNERS ASSOCIATION
L=	LENGTH OF CURVE

PRM — ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4"x4" CONCRETE MONUMENT HAVING A NAIL AND CAP AS SHOWN UNLESS NOTED OTHERWISE

PCP — ALL PERMANENT CONTROL POINTS ARE MARKED WITH A 5/8" IRON RODS WITH A METAL CAP AS SHOWN UNLESS NOTED OTHERWISE

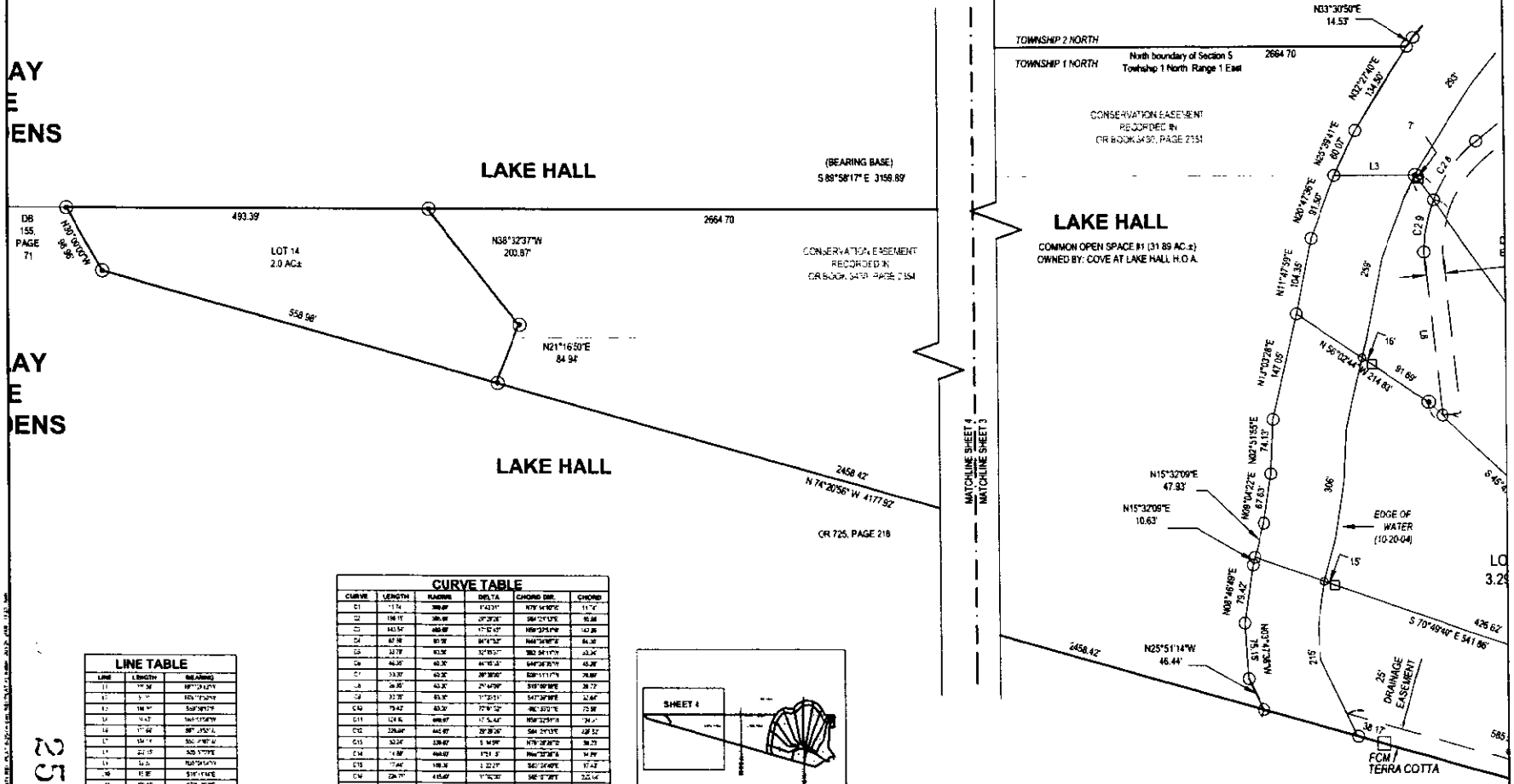
SET 5/8" IRON ROD & CAP — ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" REBAR HAVING A PLASTIC CAP AS SHOWN UNLESS NOTED OTHERWISE

SYMBOLS LEGEND

- SEAMLESS CORNER
- FOUND IRON & CAP AS LABELED
- FOUND CONCRETE MONUMENT AS LABELED
- 4"x4" PRM (PERMANENT REFERENCE MONUMENT) 4"x4" CONCRETE MONUMENT WITH NAIL & CAP (UNLESS LABELED OTHERWISE)
- SET 5/8" PERMANENT CONTROL POINT (NAIL & CAP #7143)
- SET 5/8" REBAR WITH CAP #7143
- SEE NOTES SHEET FOR ADDITIONAL INFORMATION

LINETYPES LEGEND

- DENOTES SEAMLESS CORNER, AT ON EASEMENT
- DENOTES SECTION LINE
- DENOTES ADJACENT PROPERTY LINES
- DENOTES LOT LINE
- DENOTES BOUNDARY LINE
- DENOTES WATER EDGE

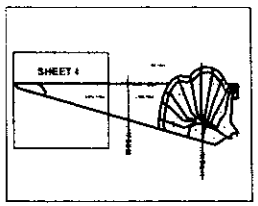


LINE TABLE

LINE	LENGTH	BEARING
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



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SHEET 4/4

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ATTACHMENT # 1
PAGE 4 OF 4