NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

NOTICE
THIS PLAT, AS RECORDED IN IT'S 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.

NOTES

BEARINGS AND DISTANCES ARE BASED ON

FIXED INTERIOR IMPROVEMENTS NOT LOCATED

ALL PLATTED UTILITY EASEMENTS SHALL ALSO ALLOW FOR CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(28)

THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES BUT EXCLUDING DRIVEWAYS BY PROPERTY OWNERS IS PROHIBITED WITHIN UTILITY AND DRAINAGE EASEMENTS

ALL FOUND CONCRETE MONUMENTS ARE 4"x 4" WITH CAP, LB#3293, UNLESS OTHERWISE STATED

THE PROPERTY SURVEYED AND SHOWN HEREON IS IN FLOOD ZONE "X" AS INDICATED BY THE FLOOD INSURANCE RATE MAPS FOR LEON COUNTY, FLORIDA, AND INCORPORATED AREAS, DATED MARCH 16, 2005, PANEL 295 OF 500 COMMUNITY PANEL NUMBER 120140295 E.

ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4" SQUARE CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN IN LEGEND.

ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" IRON REBAR WITH A PLASTIC CAP AS SHOWN IN LEGEND UNLESS OTHER WISE NOTED.

THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY UNLESS NOTED

ALL COMMON OR OPEN AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND LEON COUNTY IS NOT RESPONSIBLE FOR ANY OF THE ABOVE.

LOTS SHOWN HEREON SHALL NOT BE FURTHER DIVIDED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY.

PLAT REVIEW
Plat reviewed for compliance with Chapter 177, Florida Statutes

____
Jim Pilcher
Leon County Land Surveyor
Florida Registered Land Surveyor Certificate No 5059

DEVELOPMENT REVIEW COMMITTEE
This plat conforms to the preliminary plat approval provisions made by the County of Leon Development Review Committee, this______day of______________A.D., ______

____
Development Review Committee Secretary

LEON COUNTY COMMISSION
Approved by the County Commission of Tallahassee, Florida, this______day of______________A.D., 2006.

______________________ ______________________
County Attorney

______________________ ______________________
County Engineer

BOB INZER
CLERK OF THE CIRCUIT COURT

Accepted for the files and recorded, this______day of______________A.D.,2006, in Plat Book______ Page______

By______________________
Deputy Clerk of Circuit Court
Leon County, Florida

LEGEND

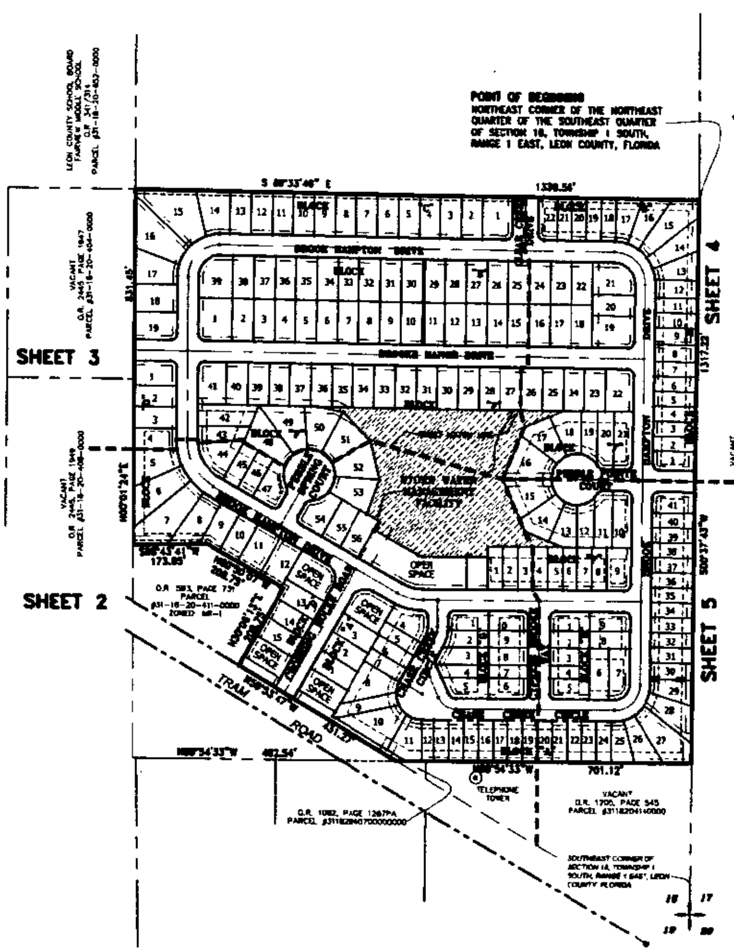
D	Delta	C FCM	Found Concrete Monument
R	Radius or Radial Line	■ FIRC	Found Iron Rod and Cap
L	Arc Length	● FNC	Found Nail and Cap
CH	Chord Bearing	◘ FTCM	Found Terra Cotta Monument
C#	Curve Number	● P.C.P. SNC	Set Nail and Cap LB#3293
L#	Line Number	● P.R.M. SCM	Set 4" Square Concrete Monument LB#3293 (Permanent Reference Monument)
H.O.A.	Home Owner's Association	■ SIRC	Set 5/8" Iron Rebar with Cap LB#3293
GPS	Global Positioning System		
ORB	Official Record Book of Leon County, Florida		
SWMF	Storm water Management Facility		

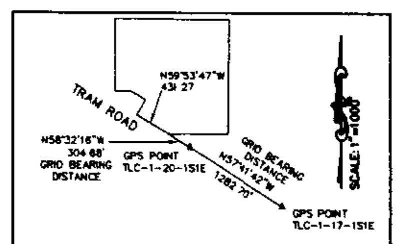
(SURVEYOR PRM 3562 (8329)) Metal disk in top of concrete monuments marking Permanent Reference Monuments set

DATE OF SURVEY: 5/31/2006 | JOB NO 4800.001 | SHEET 1 OF 5

PEBBLE BROOKE

A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA,





GPS TIE

PLAT BOOK PAGE

DEDICATION
STATE OF FLORIDA
COUNTY OF LEON

Know all by these presents that Linderand (a Florida Corporation organized and existing under the laws of the State of Florida), the owners' fee simple of the land shown hereon platted as PEBBLE BOOKE and being more particularly described as follows

Begin at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 18, Township 1 South, Range 1 East, Leon County, Florida said point also being the Southeast corner of Dry Creek Run a subdivision as per map or plat thereof recorded in Plat Book 16, page 06 of the Public Records of Leon County, Florida and run thence South 00 degrees 37 minutes 43 seconds West along the Easterly boundary of said Section 18 a distance of 1317.22 feet to the Northeast corner of that property as recorded in Official Records Book 1205, Page 545 of the Public Records of Leon County, Florida, thence run North 89 degrees 54 minutes 33 seconds West along the northerly boundary of those properties recorded in Official Records Book 1205, Page 545 and Official Records Book 1082, Page 1267 of the said Public Records a distance 701.12 to a point on the Northeasterly right of way of Tram Road, thence run North 59 degrees 53 minutes 47 seconds West along said right of way a distance of 431.27 feet, thence leaving said right of way run North 32 degrees 06 minutes 13 seconds East along the Southeasterly boundary of that property recorded in Official Records Book 593, Page 731 of the said Public records a distance of 208.75 feet to the Northeast corner of said property, thence run North 60 degrees 50 minutes 07 seconds West along the Northerly boundary of said property a distance of 208.75 feet; thence South 88 degrees 43 minutes 41 seconds West a distance of 173.65 feet to the Northwest corner of that property recorded in Official Records Book 593, Page 731; thence run North 00 degrees 01 minutes 24 seconds East along the Easterly boundary of that property recorded in Official Records Book 2445, Page 1949 and Official Records Book 2445, Page 1947 of the said Public Records a distance of 831.45 feet to the Southeast corner of Dry Creek Run a subdivision as per map or plat thereof recorded in Plat Book 16 Page 06 of the said Public Records; thence run South 89 degrees 33 minutes 49 seconds East along the Southerly boundary of said Dry Creek Run a distance of 1339.56 feet to the POINT OF BEGINNING, containing 36.38 acres more or less

Have caused said lands to be divided and subdivided as shown hereon and does hereby dedicate the following

To the perpetual use of the Public all streets, roads and rights-of-way, the area designated "Storm Water Management Facility", County drainage & access easements. To the Public Utilities all easements for utilities, the area designated "Sanitary Sewer Pump Station" and other purposes and all purposes incident thereof specifically including but not limited to the right to use easements for ingress, egress and access to other lands Reserving, however, the reversion or reversions 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

To Pebble Brook Homeowners Association all common areas, landscape buffer easements and easements for drainage and other purposes and all purposes incident thereof specifically including but not limited to the right to use easements for ingress, egress and access to other lands and all roads, streets, alleys and other right-of-ways as shown and depicted hereon. Reserving, however, the reversion or reversions 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

This the________day of______________A.D., 2006

By ______________________ ______________________
Jack Green - President Witness

ACKNOWLEDGMENT
STATE OF FLORIDA
The foregoing instrument was acknowledged before me this________day of______________A.D., 2006, by Jack Green, who is personally known to me or has produced a driver's license as identification acknowledges that he executed the foregoing dedication as ______________ and authorized agent

______________________ ______________________
Notary Public

JOINDERS IN DEDICATION

Superior Bank, formerly known as "The Bank", accepts and joins in the dedication of this plat

______________________ ______________________
Brad Cole - President Witness

CERTIFICATION
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 Chapter 177 of the Florida Statutes and with Chapter 61G17-6, of the Florida Administrative Code

____
Allen K. Nobles
Florida Registered Land Surveyor Certificate No 3562

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Allen Nobles & Associates, Inc.
PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING LB#3293
TALLAHASSEE • CHIPLEY • NICEVILLE • PENSACOLA • CARRABELLE/LANARK • VALDOSTA, GA

ATTACHMENT # 1
PAGE 1 OF 5

PLAT BOOK PAGE

SHEET 3

SHEET 8

SHEET 4

SHEET 5

BROOK HAMPTON DRIVE

PEBBLE SPRING COURT

CROSSING ROCKS ROAD

TRAM ROAD

CYPRESS BROOKE WAY

CHASE CREEK CIRCLE

STORM WATER MANAGEMENT FACILITY

GRAPHIC SCALE

NORTH

BLOCK "A"

BLOCK "B"

BLOCK "D"

O.R. 593, PAGE 731
PARCEL
#31-18-20-411-0000
ZONED: MR-1

OPEN SPACE MAINTAINED BY H.O.A 0.18±

OPEN SPACE MAINTAINED BY H.O.A 0.17±

OPEN SPACE MAINTAINED BY H.O.A 0.45 ±

SANITARY SEWER PUMP STATION (COT) 0.09±

10' TYPE "A" BUFFER TO BE MAINTAINED BY H.O.A.

20' UTILITY EASEMENT

S88°43'41"W 173.65'

N80°50'07"W 208.75'

N30°08'15"E 208.75'

N59°33'47"W 431.27'

N89°54'33"W 492.54'

S88°54'33"E 131.65'

LEGEND

D	Delta
R	Radius or Radial Line
L	Arc Length
CH	Chord Bearing
C#	Curve Number
L#	Line Number
H.O.A.	Home Owner's Association
GPS	Global Positioning System
ORB	Official Record Book of Leon County, Florida
SWMF	Stormwater Management Facility
□FCM	Found Concrete Monument
●FIRC	Found Iron Rod and Cap
●FNC	Found Nail and Cap
□FTCM	Found Terra Cotta Monument
●P.C.P. SNC	Set Nail and Cap LB#3293
■P.R.M. SCM	Set 4" Square Concrete Monument LB#3293 (Permanent Reference Monument)
●SIRC	Set 5/8" Iron Rebar with Cap LB#3293

SURVEYOR PRM # 3562 LB#3293

Metal disk in top of concrete monuments marking Permanent Reference Monuments set

Allen Nobles & Associates, Inc.

TALLAHASSEE • CHIPLEY • MIDVILLE • PENSACOLA • CARRABELLE/LANARK • VALDOSTA, GA

PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING LB#3293

SHEET 2 OF 5

ATTACHMENT # 1

PAGE 2 OF 5

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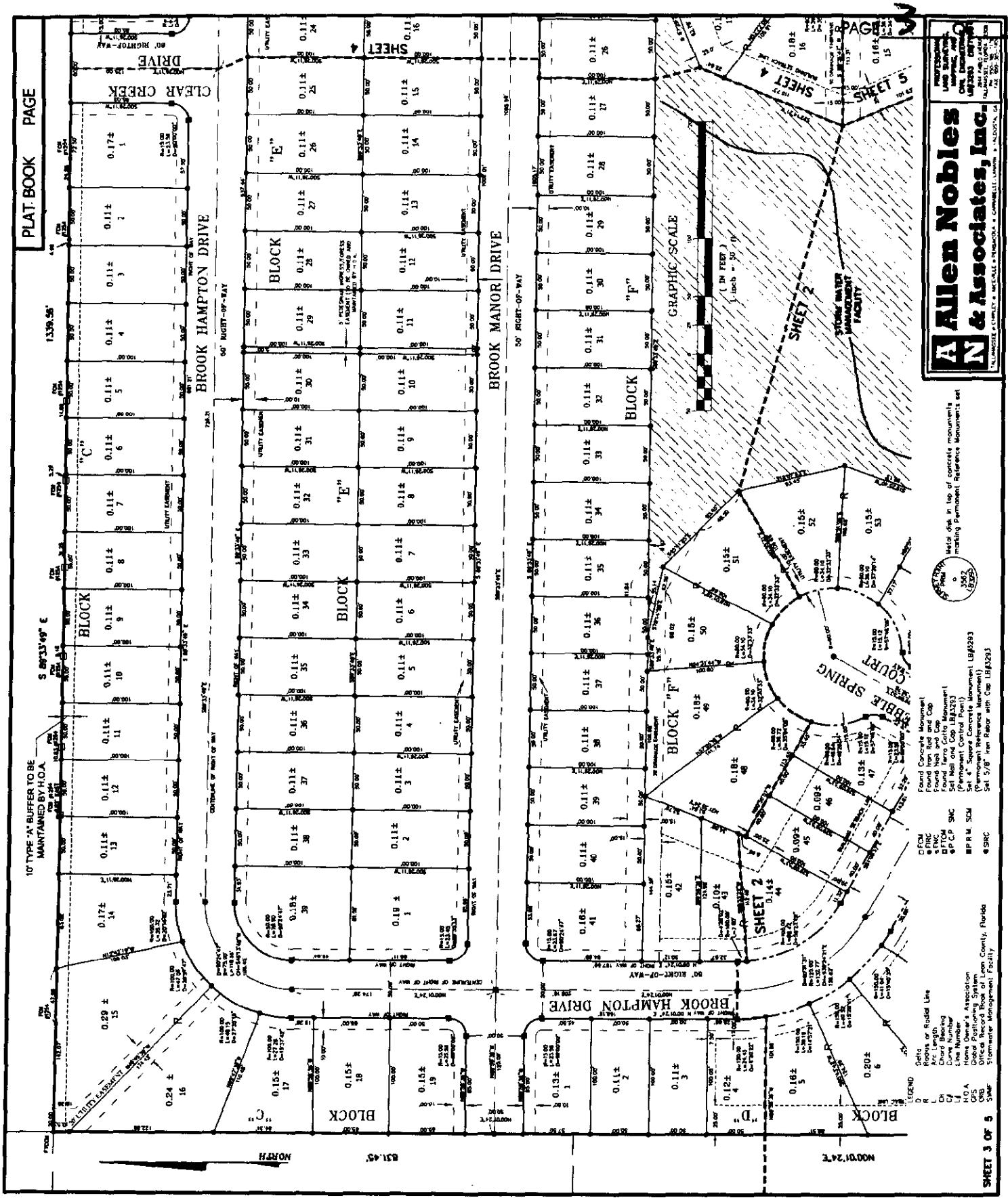
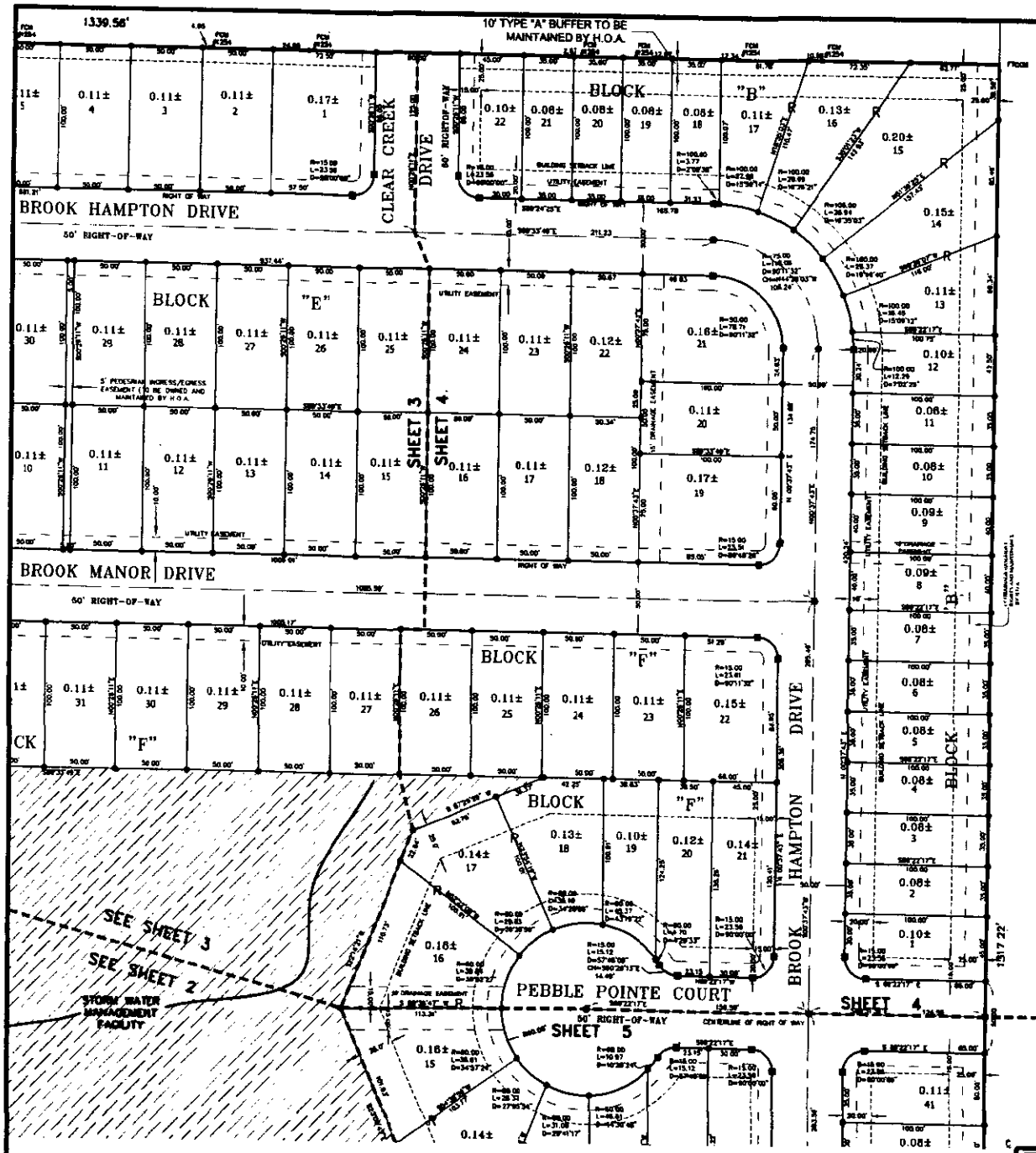
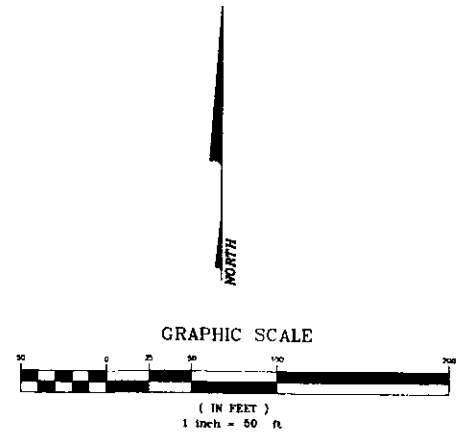

PLAT BOOK PAGE
CLEAR CREEK DRIVE
BROOK HAMPTON DRIVE
BROOK MANOR DRIVE
BLOCK "C"
BLOCK "E"
BLOCK "F"
BLOCK "D"
SHEET 4
SHEET 5
SHEET 2
SHEET 3
GRAPHIC SCALE
STORM WATER MANAGEMENT FACILITY
10' TYPE "A" BUFFER TO BE MAINTAINED BY H.O.A.
S 89°13'49" E
NORTH
Allen Nobles & Associates, Inc.
SHEET 3 OF 5

PLAT BOOK PAGE





LEGEND

Δ	Delta
R	Radius or Radial Line
L	Arc Length
CH	Chord Bearing
C#	Curve Number
L#	Line Number
H.O.A	Home Owner's Association
GPS	Global Positioning System
ORB	Official Record Book of Leon County, Florida
SWMF	Stormwater Management Facility
FCM	Found Concrete Monument
FIRC	Found Iron Rod and Cap
FNC	Found Nail and Cap
FTCM	Found Terra Cotta Monument
P.C.P. SNC	Set Nail and Cap LB#3293
P.R.M SCM	Set 4" Square Concrete Monument LB#3293 (Permanent Reference Monument)
SIRC	Set 5/8" Iron Rebar with Cap LB#3293

SURVEYOR PRM 3562 LB#3293 — Metal disk in top of concrete monuments marking Permanent Reference Monuments set

SHEET 4 OF 5

Allen Nobles & Associates, Inc.
TALLAHASSEE • CHIPLEY • MIDVILLE • PENSACOLA • CARRABELLE • LAMARK • HAGINSTA, GA
PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING LB#3293
2844 PABLO AVENUE TALLAHASSEE, FLORIDA 32304 PH. 850-385-1179 FAX 850-385-1404

ATTACHMENT # 11 PAGE 1 OF 5

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PLAT BOOK PAGE

PEBBLE POINTE COURT

50' RIGHT-OF-WAY

STORM WATER MANAGEMENT FACILITY

SHEET 4
SHEET 5

BROOK HAMPTON DRIVE

BLOCK "F"

BLOCK "A"

BLOCK "H"

CHASE CREEK CIRCLE

CYPRESS BROOKE WAY

BROOK HAMPTON DRIVE

OPEN SPACE MAINTAINED BY H.O.A. 0.45 ±

SANITARY SEWER PUMP STATION (COT) 0.09±

S00°37'43"W

N89°54'33"W

701.12'

10' TYPE "A" BUFFER TO BE MAINTAINED BY H.O.A

15' DRAINAGE EASEMENT RIGHTS AND MAINTENANCE BY H.O.A.

10' DRAINAGE EASEMENT RIGHTS AND MAINTENANCE BY H.O.A.

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft

LEGEND

D	Delta
R	Radius or Radial Line
L	Arc Length
CH	Chord Bearing
C#	Curve Number
L#	Line Number
H.O.A.	Home Owner's Association
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○ FCM	Found Concrete Monument
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● FNC	Found Nail and Cap
◘ FTCM	Found Terra Cotta Monument
● P.C.P. SNC	Set Nail and Cap LB#3293
■ P.R.M. SCM	Set 4" Square Concrete Monument LB#3293 (Permanent Reference Monument)
● SIRC	Set 5/8" Iron Rebar with Cap LB#3293

SURVEY POINT PRM C 3562 LB3293

Metal disk in top of concrete monuments marking Permanent Reference Monuments set

Allen Nobles & Associates, Inc.

TALLAHASSEE • CHIPLEY • MCDAVILLE • PENSACOLA • CARRABELLE, LANARK • VALDOSTA GA

PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING LB#3293 CERT#995

2964 PARKS AVENUE TALLAHASSEE, FLORIDA 32308

SHEET 5 OF 5

ATTACHMENT # 1

PAGE 5 OF 5