

SUMMERFIELD, SINGLE FAMILY (SF) - PHASE III

A SUBDIVISION LYING IN SECTION 5, TOWNSHIP 01 NORTH, RANGE 01 WEST, LEON COUNTY, FLORIDA

PLAT BOOK 23, PAGE 93

DEDICATION: STATE OF FLORIDA, COUNTY OF LEON

KNOW ALL PERSONS BY THESE PRESENT THAT SUMMERFIELD LAND, LLC, OWNER FEE IN SIMPLE OF THE LAND SHOWN HEREON PLATTED AS SUMMERFIELD, SINGLE FAMILY (SF) - PHASE 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PHASE-3

Begin at a 4"x4" concrete monument (Plain Top) lying on the western right of way of North Monroe Street (US 27 & SR 63) and marking the northern most corner of Block "D" of View Pointe subdivision recorded in Plat Book 12, Page 17 of the Public Records of Leon County, Florida.

From said POINT OF BEGINNING run the following (4) courses along said right of way:

North 33 degrees 32 minutes 41 seconds West, 107.50 feet to a found 4"x4" concrete monument (Plain Top); thence South 56 degrees 19 minutes 57 seconds West, 19.70 feet to a found 4"x4" concrete monument (Plain Top); thence North 33 degrees 55 minutes 43 seconds West, 130.43 feet to a found iron rod & cap (#7538) marking a point of curve concave to the southwest; thence along said curve with a central angle of 00 degrees 44 minutes 15 seconds with a radius of 11339.20 feet for an arc distance of 145.96 feet (chord bearing North 34 degrees 04 minutes 02 seconds West, 145.96 feet) to a point lying in a 12" diameter Oak tree with 3.00' reference corners set leading to and away along described lines. Said point marking the southeast corner of Lot 1, Block "N" of Summerfield Phase-1 subdivision recorded in Plat Book 23, Page 66 of the Public Records of Leon County, Florida.

Thence leaving said right of way run the following (14) courses along the platted lines of said subdivision:

South 55 degrees 32 minutes 54 seconds West, 14.36 feet to a set 5/8" iron rod & cap (#7834) marking a non-tangent curve concave to the southeast; thence along said curve with a central angle of 148 degrees 02 minutes 39 seconds with a radius of 57.01 feet for an arc distance of 147.30 feet (chord bearing South 76 degrees 03 minutes 58 seconds West, 109.61 feet) to a set 5/8" iron rod & cap (#7834) marking a point of reverse curve concave to the northwest; thence along said curve with a central angle of 67 degrees 09 minutes 24 seconds with a radius of 15.21 feet for an arc distance of 17.83 feet (chord bearing South 36 degrees 10 minutes 10 seconds West, 16.83 feet) to a set 5/8" iron rod & cap (#7834) marking a point of reverse curve concave to the southeast; thence along said curve with a central angle of 17 degrees 09 minutes 26 seconds with a radius of 435.71 feet for an arc distance of 130.47 feet (chord bearing South 62 degrees 35 minutes 46 seconds West, 129.99 feet) to a set 5/8" iron rod & cap (#7834); thence South 53 degrees 59 minutes 36 seconds West, 51.98 feet to a set 5/8" iron rod & cap (#7834) marking a point of curve concave to the north; thence along said curve with a central angle of 89 degrees 04 minutes 59 seconds with a radius of 39.99 feet for an arc distance of 82.18 feet (chord bearing North 81 degrees 16 minutes 35 seconds West, 56.10 feet) to a set 5/8" iron rod & cap (#7834); thence South 53 degrees 03 minutes 04 seconds West, 45.00 feet to a found 4"x4" concrete monument (#7245) marking a non-tangent curve concave to the northeast; thence along said curve with a central angle of 33 degrees 23 minutes 49 seconds with a radius of 85.08 feet for an arc distance of 49.59 feet (chord bearing South 53 degrees 35 minutes 55 seconds East, 48.89 feet) to a found 4"x4" concrete monument (#7245); thence South 03 degrees 42 minutes 43 seconds West, 21.75 feet to a found 4"x4" concrete monument (#7245); thence South 38 degrees 53 minutes 41 seconds East, 240.39 feet to a found 4"x4" concrete monument (#7245); thence North 03 degrees 42 minutes 43 seconds West, 21.75 feet to a found 4"x4" concrete monument (#7245); thence South 35 degrees 57 minutes 37 seconds East, 45.00 feet to a set 5/8" iron rod & cap (#7834); thence North 53 degrees 13 minutes 17 seconds East, 4.19 feet to a found 4"x4" concrete monument (#7245); thence South 35 degrees 00 minutes 28 seconds East, 130.09 feet to a set 5/8" iron rod & cap (#7834) and a point of intersection with the northwestern boundary of View Pointe subdivision recorded in Plat Book 12, Page 17 of the Public Records of Leon County, Florida. Thence North 54 degrees 01 minutes 44 seconds East, 552.37 feet along said northwestern boundary to the POINT OF BEGINNING. Containing 4.42 acres more or less.

HAVING CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO THE PUBLIC ALL ROADS AND RIGHTS OF WAYS (BIZZY LANE, SKYVIEW DRIVE), PUBLIC UTILITY EASEMENTS, PUBLIC PEDESTRIAN EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS, AS DEPICTED HEREON.
2. TO TALQUIN ELECTRIC COOPERATIVE ALL TALQUIN ELECTRIC UTILITY EASEMENTS, AS DEPICTED HEREON.
3. TO THE SUMMERFIELD PROPERTY OWNERS ASSOCIATION ALL LANDSCAPE BUFFERS, TYPE "D" LANDSCAPE BUFFERS, COMMON AREAS, AND PERPETUAL LANDSCAPE EASEMENTS AS DEPICTED HEREON

RESERVING, HOWEVER, THE REVERSION OR REVERSIONS THEREOF SHOULD THE SAME BE RENOUNCED, DISCLAIMED, ABANDONED OR THE USE THEREOF DISCONTINUED OR PRESCRIBED BY LAW BY APPROPRIATE OFFICIAL ACTION OF THE PROPER OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF.

THIS 27 DAY OF October, 2020.

William G. Thames, Sr.
SUMMERFIELD LAND, LLC

PRINT NAME: Alexandra Pearce

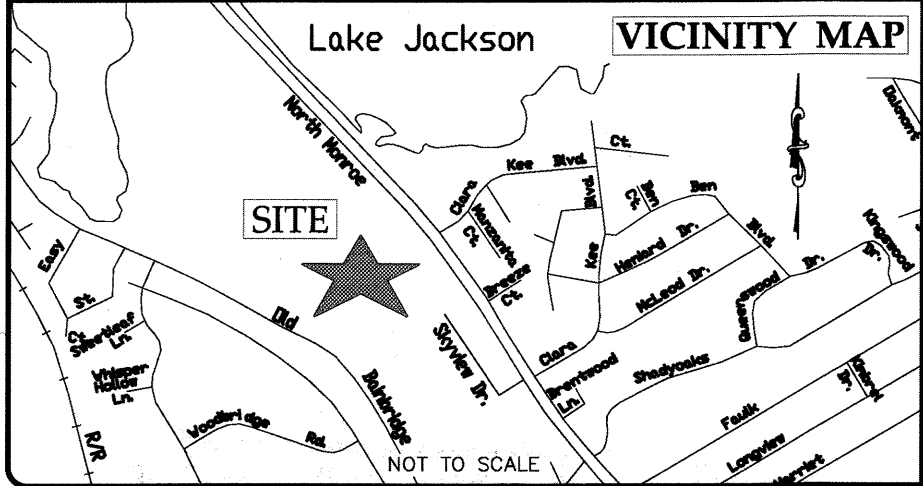
Witness: Alexandra W. Pearce

PRINT NAME: Julie Rich

Witness: Julie Rich

Charles L. Cooper, Jr. MANAGER

JOINDERS IN DEDICATION		
JOINDER	DATE	OR BOOK/PAGE
Talquin Electric	11/12/20	5512/1591
Talquin Electric	11/12/20	5512/1592
William G. Thames, Sr.	11/12/20	8612/1596



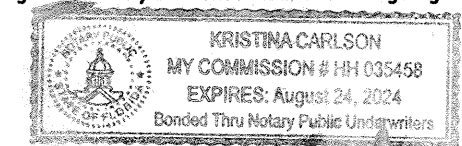
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 27 day of October, 2020.

by William G. Thames, Sr. who is personally known to me or has produced a driver's license as identification acknowledges that he/she executed the foregoing dedication as SUMMERFIELD LAND, LLC

K. Carlson
Notary Public, State of Florida



SITE PLAN REVIEW APPROVAL

This plat conforms to the Site and Development Plan approval provisions made by the Department of Development Support and Environmental Management.

This 3 day of November, 2020.

By: [Signature]
County Administrator or designee

COUNTY COMMISSION

Approved and joined in by the Board of County Commission of Leon County, Florida this 12 day of September, 2020.

B Chairperson
Charles L. Cooper, Jr. County Engineer

Charles L. Cooper, Jr.
County Attorney

CLERK OF THE CIRCUIT COURT

Accepted for the files and recorded, this 12 day of Nov, 2020.

In Plat Book 23, Page A395

[Signature]
Clerk of the Circuit Court
Leon County, Florida

SURVEYOR'S CERTIFICATE

I hereby certify that this plat 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 5J-17.051 of the Florida Administrative Code.

Kevin C. O'Neal Date
Florida Professional Surveyor and Mapper Certificate No. 6413
Licensed Business No. 7834

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

GENERAL NOTES

- 1) Date of Boundary Survey 07/01/2020, Job #306911.02.
- 2) Survey bearings are based on Florida State Plane Coordinates NAD 83/90. Published NGS control points (Leo 64 & TLC-1037).
- 3) All measurements shown hereon are in U.S. survey feet.
- 4) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Leon County, Florida.
- 5) Title opinion letter from Bryant, Miller & Olive, P.A., Dated July 27, 2020 and signed by: Charles L. Cooper, Jr.
- 6) All permanent control points and permanent control monuments are marked as shown unless otherwise noted on plat.
- 7) Lots shall not be divided or subdivided without complying with the platting process pursuant to Chapter 177, Florida Statutes.
- 8) The construction of permanent structures, excluding driveways, is prohibited within drainage and utility easements.
- 9) Fixed improvements on this property have not been located.
- 10) 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 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 Electric Safety Code as adopted by the Federal Public Service Commission.

PLAT REVIEW AND APPROVAL

Plat reviewed for compliance with Chapter 177, Florida Statutes.

Joseph D. Coleman
County Surveyor

Meridian
SURVEYING and MAPPING INC.

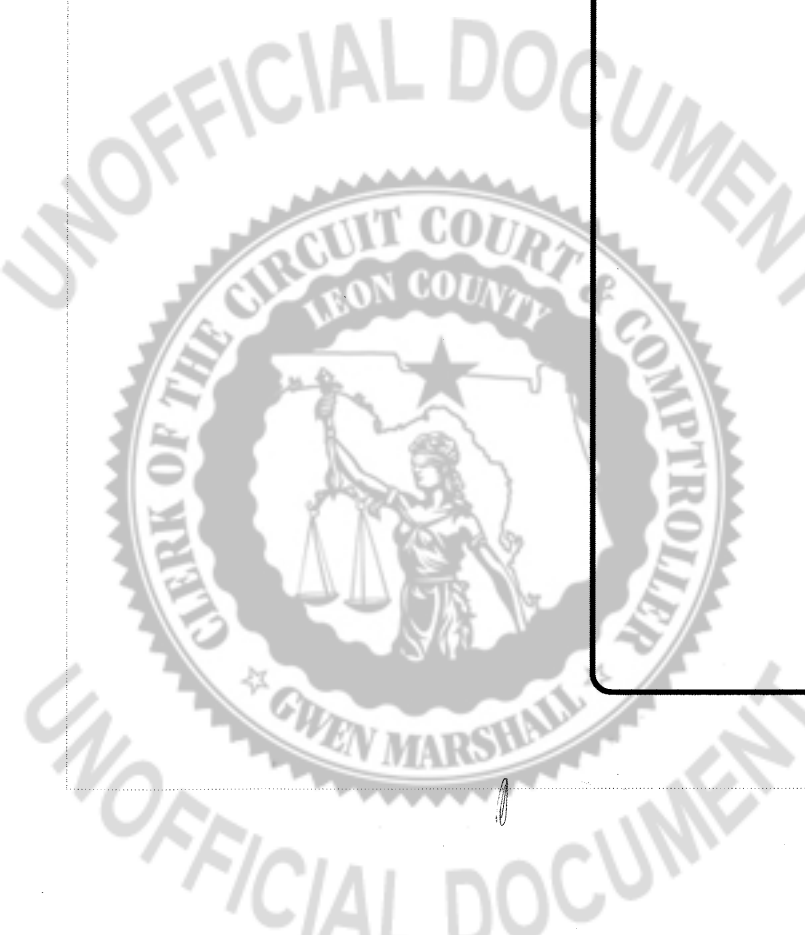
3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648
www.msmincorp.com

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.

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SHEET 1 OF 3

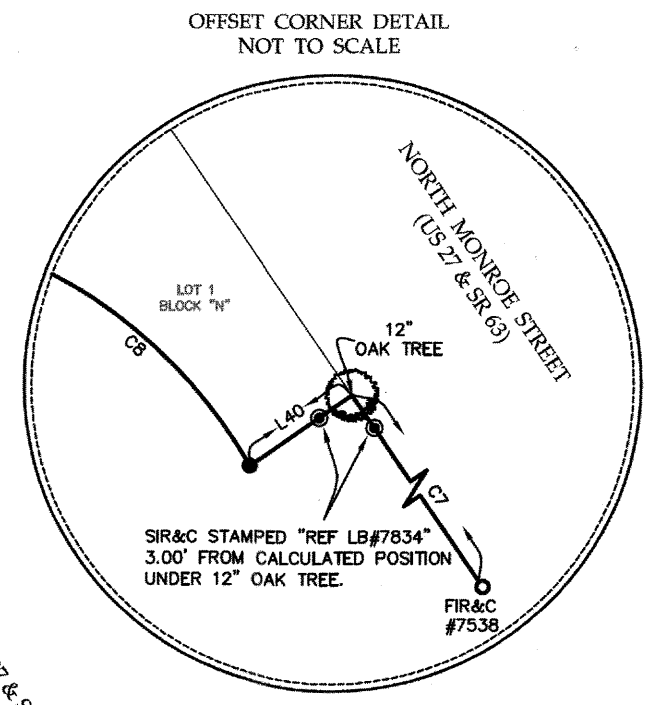
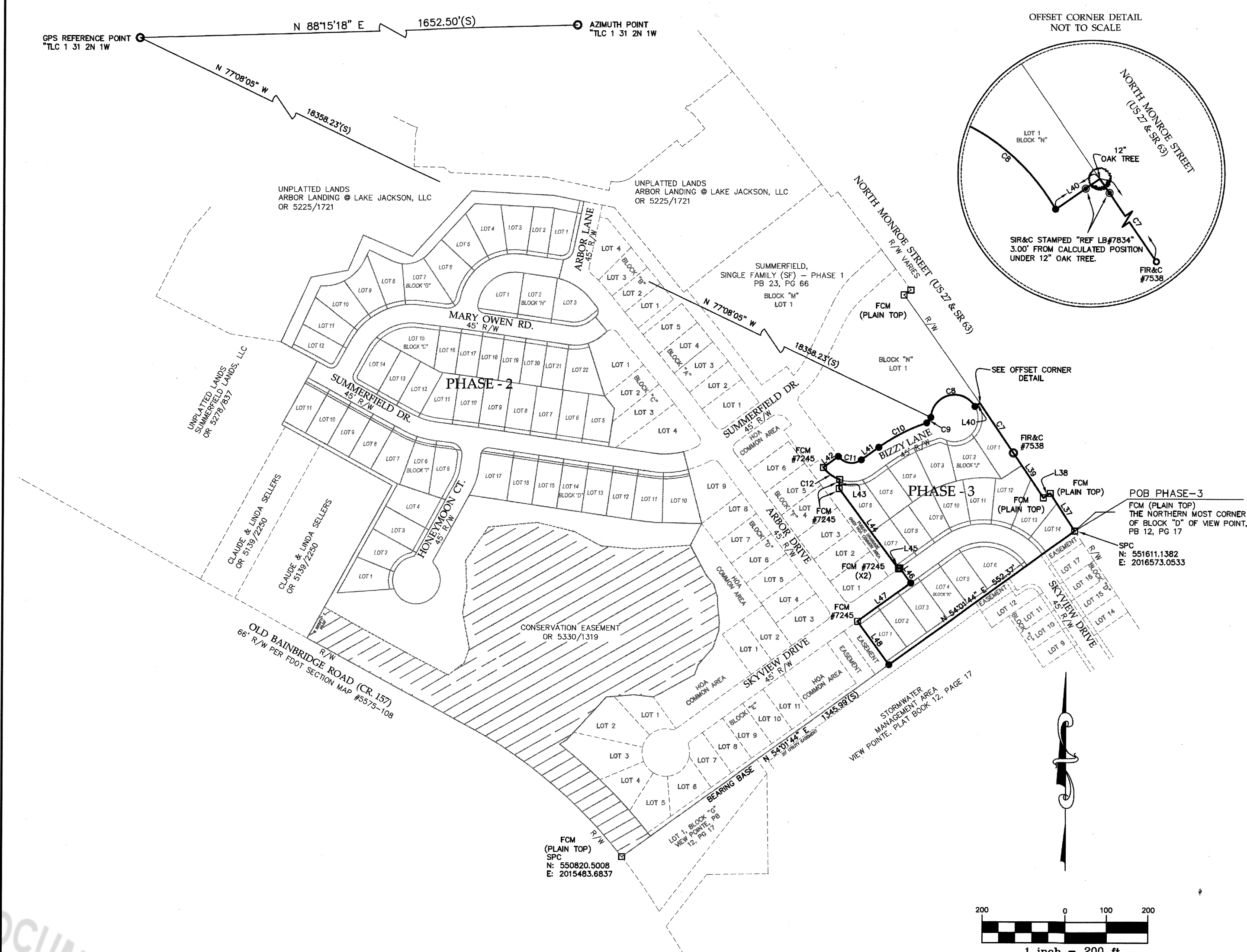


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 THIS DOCUMENT HAS BEEN RECORDED
 IN THE PUBLIC RECORDS OF
 LEON COUNTY FL
 PLAT BK: 23 PG: 93, Page 1 of 3
 11/12/2020 at 01:27 PM
 GWEN MARSHALL, CLERK OF COURTS

SUMMERFIELD, SINGLE FAMILY (SF) - PHASE III

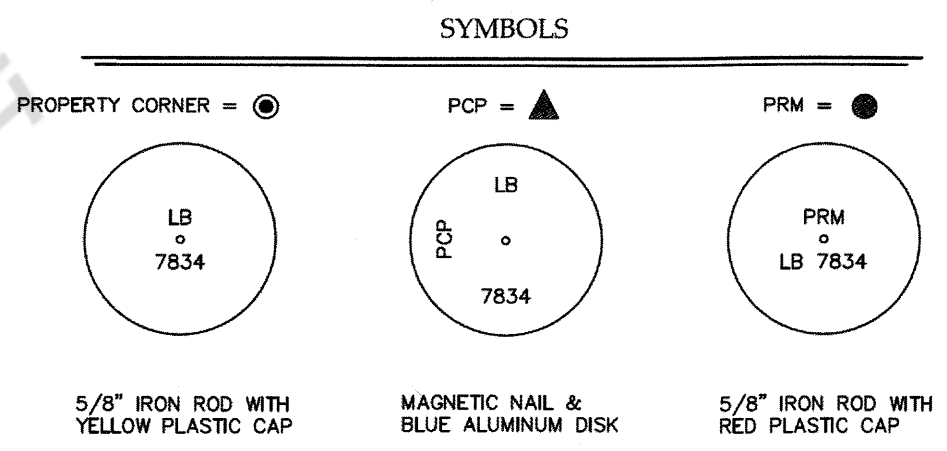
A SUBDIVISION LYING IN SECTION 5, TOWNSHIP 01 NORTH, RANGE 01 WEST, LEON COUNTY, FLORIDA

PLAT BOOK 23, PAGE 94



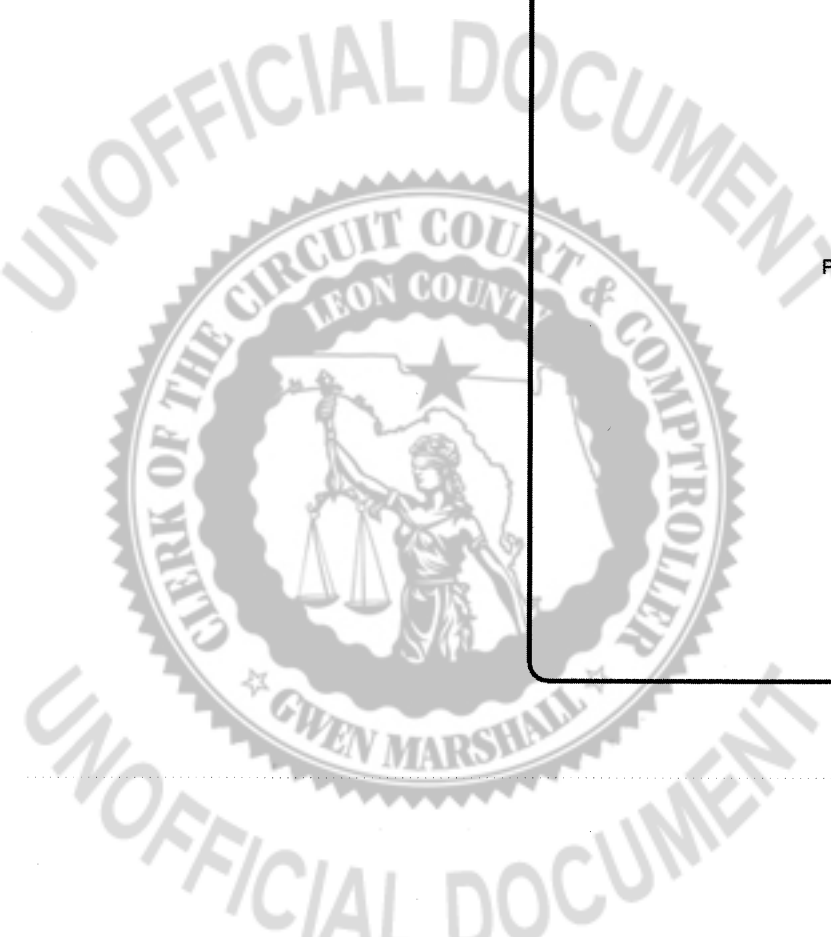
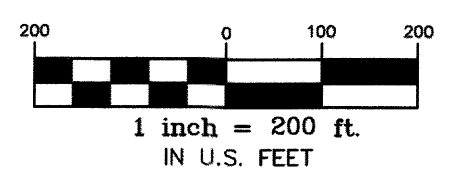
LINE	BEARING	LENGTH
L37	N33° 32' 41" W	107.50'
L38	S56° 19' 57" W	19.70'
L39	N33° 55' 43" W	130.43'
L40	S55° 32' 54" W	14.36'
L41	S53° 59' 36" W	51.98'
L42	S53° 03' 04" W	45.00'
L43	S03° 42' 43" W	21.75'
L44	S36° 53' 41" E	240.39'
L45	N53° 13' 17" E	4.19'
L46	S35° 57' 37" E	45.00'
L47	S54° 00' 21" W	158.43'
L48	S36° 00' 28" E	130.09'

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C7	0° 44' 15"	11339.20'	145.96'	N34° 04' 02" W	145.96'
C8	148° 02' 39"	57.01'	147.30'	S76° 03' 58" W	109.61'
C9	67° 09' 24"	15.21'	17.89'	S36° 10' 10" W	16.89'
C10	171° 09' 26"	435.71'	130.47'	S62° 35' 46" W	129.99'
C11	89° 04' 59"	39.99'	62.18'	N81° 16' 35" W	56.10'
C12	33° 23' 49"	85.08'	49.59'	S53° 35' 55" E	48.89'



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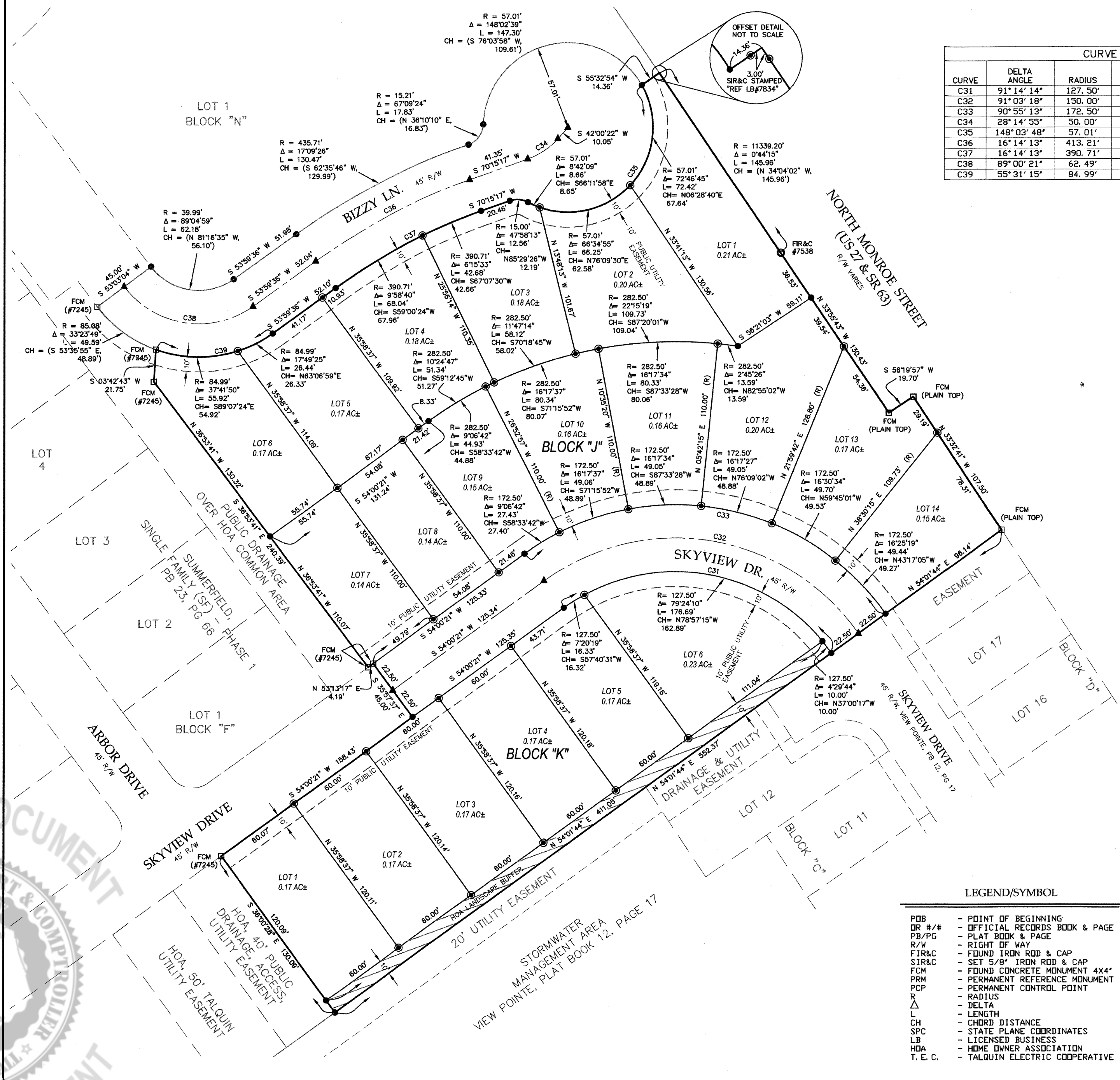
- LEGEND/SYMBOL**
- POB - POINT OF BEGINNING
 - DR #/PG - OFFICIAL RECORDS BOOK & PAGE
 - PB/PG - PLAT BOOK & PAGE
 - R/W - RIGHT OF WAY
 - FIR&C - FOUND IRON ROD & CAP
 - SIR&C - SET 5/8" IRON ROD & CAP
 - FCM - FOUND CONCRETE MONUMENT 4X4"
 - PRM - PERMANENT REFERENCE MONUMENT
 - PCP - PERMANENT CONTROL POINT
 - R - RADIUS
 - Δ - DELTA
 - L - LENGTH
 - CH - CHORD DISTANCE
 - SPC - STATE PLANE COORDINATES
 - LB - LICENSED BUSINESS



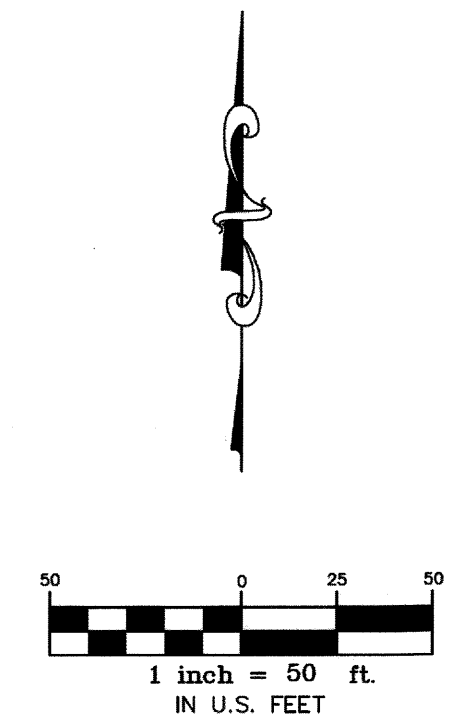
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CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C31	91° 14' 14"	127.50'	203.03'	N80° 22' 32" W	182.25'
C32	91° 03' 18"	150.00'	238.38'	N80° 28' 00" W	214.08'
C33	90° 55' 13"	172.50'	273.73'	N80° 32' 02" W	245.90'
C34	28° 14' 55"	50.00'	24.65'	S56° 07' 49" W	24.40'
C35	148° 03' 48"	57.01'	147.32'	N44° 07' 12" E	109.62'
C36	16° 14' 13"	413.21'	117.10'	S62° 08' 10" W	116.71'
C37	16° 14' 13"	390.71'	110.72'	S62° 08' 10" W	110.35'
C38	89° 00' 21"	62.49'	97.07'	N81° 18' 54" W	87.60'
C39	55° 31' 15"	84.99'	82.36'	S81° 57' 54" W	79.17'



SYMBOLS

- PROPERTY CORNER = ●
- LB
7834
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP
- PCP = ▲
- LB
7834
- MAGNETIC NAIL & BLUE ALUMINUM DISK
- PRM = ●
- PRM
LB 7834
- 5/8" IRON ROD WITH RED PLASTIC CAP

LEGEND/SYMBOL

- POB - POINT OF BEGINNING
- DR #/# - OFFICIAL RECORDS BOOK & PAGE
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- L - LENGTH
- CH - CHORD DISTANCE
- SPC - STATE PLANE COORDINATES
- LB - LICENSED BUSINESS
- HOA - HOME OWNER ASSOCIATION
- T. E. C. - TALQUIN ELECTRIC COOPERATIVE

SUMMERFIELD PHASE III SHEET 3 OF 3

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