

20210044040
THIS DOCUMENT HAS BEEN RECORDED
IN THE PUBLIC RECORDS OF
LEON COUNTY FL
PLAT BK: 24 PG:36, Page 1 of 3
06/21/2021 at 04:28 PM,
GWEN MARSHALL, CLERK OF COURTS

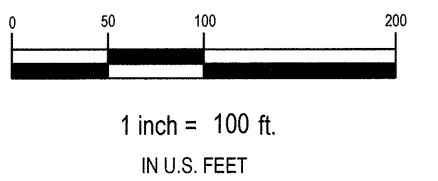
Moore Bass

CONSULTING
TALLAHASSEE
105 N. GADSDEN STREET TALLAHASSEE, FL 32303 TELEPHONE (904) 222-9278
CERTIFICATE OF AUTHORIZATION NO. 00007245
WWW.MOOREBASS.COM

MONUMENT LEGEND:

- 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 1/2" IRON PIN HAVING A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.

GRAPHIC SCALE



DEDICATION:

STATE OF FLORIDA
COUNTY OF LEON

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

A PORTION OF LANDS LYING IN SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND IRON ROD AND CAP (#7834) MARKING THE NORTHWEST CORNER OF LOT 11, BLOCK "I" OF SUMMERFIELD, SINGLE FAMILY (SF) - PHASE II, A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 1 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF SUMMERFIELD DRIVE, THENCE N 29°02'19" E, 45.01 FEET TO A FOUND IRON ROD AND CAP (#7834) LYING ON THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF SUMMERFIELD DRIVE AND THE SOUTHWESTERLY BOUNDARY OF LOT 12, BLOCK "G" OF THE AFOREMENTIONED SUBDIVISION; THENCE N 61°48'58" W, 69.24 FEET TO A FOUND IRON ROD AND CAP (#7834) MARKING THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N 61°50'04" W, 29.62 FEET TO A FOUND IRON ROD AND CAP (#6590) MARKING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5225, PAGE 1721 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS N 81°18'12" W, 107.43 FEET TO A SET CONCRETE MONUMENT (#7245); THENCE LEAVING SAID SOUTHERLY BOUNDARY S 13°33'19" W, 47.45 FEET TO A SET CONCRETE MONUMENT (#7245) LYING ON A CURVE CONCAVE NORTHEASTERLY, THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 13°17'26", FOR AN ARC DISTANCE OF 51.61 FEET (CHORD BEARS N 69°47'52" W, 51.50 FEET) TO A SET CONCRETE MONUMENT (#7245); THENCE N 63°09'09" W, 47.00 FEET TO A SET CONCRETE MONUMENT (#7245); THENCE S 29°06'42" W, 136.70 FEET TO A SET CONCRETE MONUMENT (#7245); THENCE N 61°20'23" W, 360.00 FEET TO A SET CONCRETE MONUMENT (#7245); THENCE S 28°39'31" W, 165.00 FEET TO A SET CONCRETE MONUMENT (#7245); THENCE S 61°20'23" E, 44.29 FEET TO A SET CONCRETE MONUMENT (#7245); THENCE S 28°26'48" W, 114.47 FEET TO A SET CONCRETE MONUMENT (#7245) LYING ON A CURVE CONCAVE SOUTHWESTERLY, THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 5704.02 FEET, THROUGH A CENTRAL ANGLE OF 1°14'26", FOR AN ARC DISTANCE OF 123.51 FEET (CHORD BEARS S 61°44'22" E, 123.51 FEET) TO A FOUND CONCRETE MONUMENT (NO ID); THENCE S 61°08'02" E, 498.17 FEET TO A FOUND IRON PIPE (NO ID) MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5139, PAGE 2250 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF SAID LANDS N 28°52'40" E, 420.05 FEET TO A FOUND IRON ROD AND CAP (NO ID) MARKING THE NORTHWEST CORNER OF SAID LANDS, LYING ON THE SOUTHWESTERLY BOUNDARY OF A 10 FOOT HOA COMMON AREA AND LANDSCAPE BUFFER OF THE AFOREMENTIONED SUBDIVISION; THENCE N 61°10'23" W, 10.00 FEET TO A FOUND IRON ROD AND CAP (#7834); THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY N 28°56'08" E, 129.91 FEET TO THE POINT OF BEGINNING; CONTAINING 6.58 ACRES, MORE OR LESS.

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

- TO THE PUBLIC ALL PUBLIC ROADS AND RIGHTS OF WAYS, PUBLIC ACCESS EASEMENTS, AND UTILITY EASEMENTS AS DEPICTED HEREON.
- TO THE SUMMERFIELD PROPERTY OWNERS ASSOCIATION, ALL POA COMMON AREAS AND POA LANDSCAPE BUFFERS, 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 7th DAY OF June, 20 21.

W.G. Thoms
SUMMERFIELD LAND, LLC

John G. Thoms
WITNESS

William G. Thoms
WITNESS

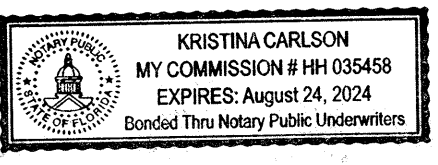
William G. Thoms
BRIDGEMAN

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME THIS DAY, PERSONALLY APPEARED William G. Thoms AND HAS ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED. THIS 7 DAY OF June, 20 21. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

K. Carlson
NOTARY PUBLIC, STATE OF FLORIDA
8/24/24
MY COMMISSION EXPIRES



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.

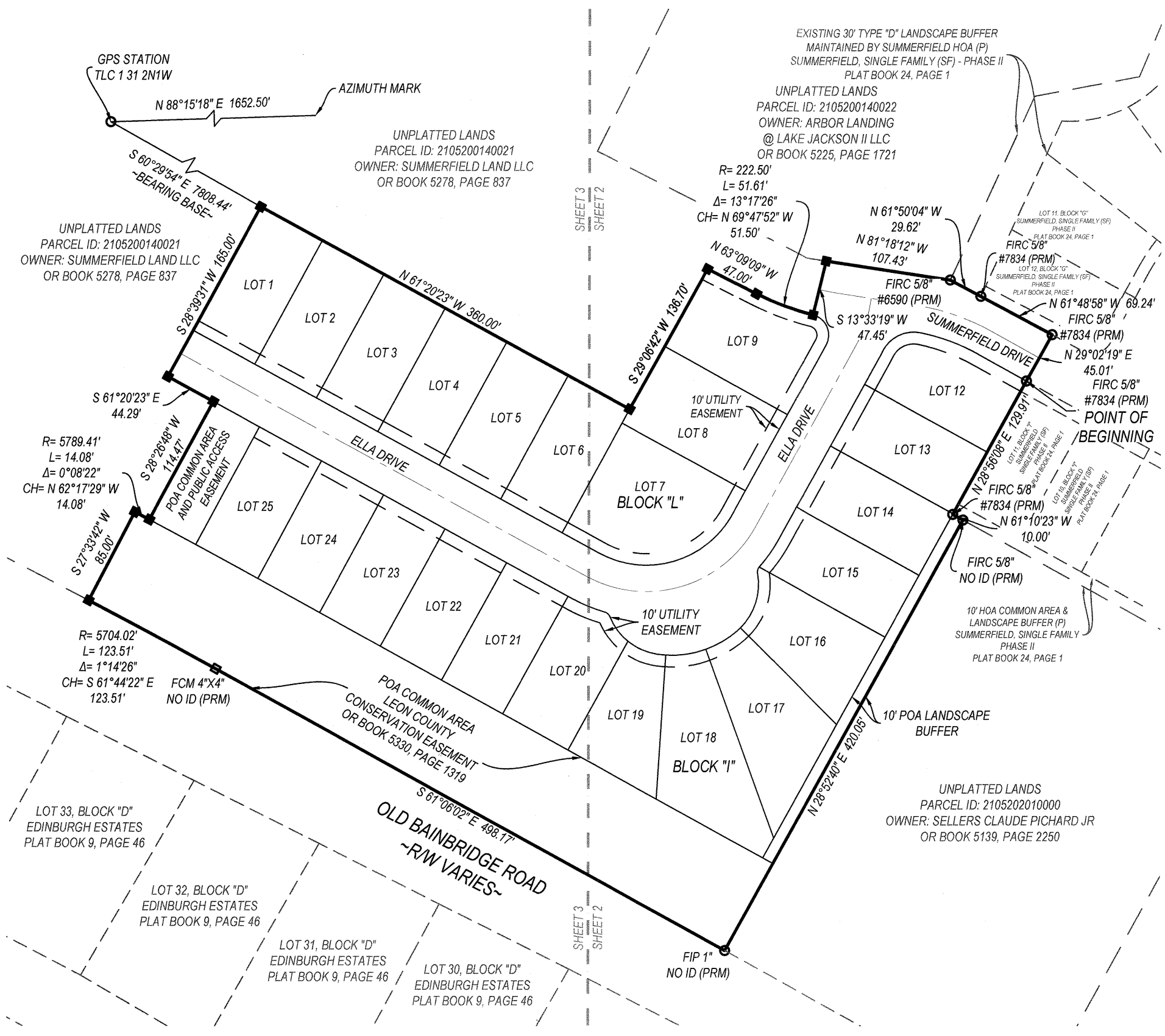
THIS 17th DAY OF June, 20 21.

[Signature]
COUNTY ADMINISTRATOR OR DESIGNEE

Moore Bass Consulting
2515.0007-FIP.dwg

SUMMERFIELD, SINGLE FAMILY (SF) - PHASE IV

A SUBDIVISION LYING IN SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST LEON COUNTY, FLORIDA



PLAT REVIEW AND APPROVAL
PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES.
THIS 9 DAY OF JUNE, 20 21.

Joseph D. Coleman
COUNTY SURVEYOR

COUNTY COMMISSION:

APPROVED AND JOINED IN BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA THIS 11 DAY OF May, 20 21.

[Signature]
CHAIRPERSON

Charley Heister
COUNTY ATTORNEY

Charles L. [Signature]
COUNTY ENGINEER

CLERK OF THE CIRCUIT COURT: 21st June 20 21
ACCEPTED FOR THE FILES AND RECORDED THIS DAY OF June, 20 21, IN PLAT BOOK 24, PAGE 36 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

BY: *[Signature]*
CLERK OF THE CIRCUIT COURT, LEON COUNTY, FLORIDA (SEAL)

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.

PLAT BOOK 24, PAGE 36

Joiners in Dedication		
Name	Date	O.R. / Pg.
WILLIAM G. THAMES, SR.	01/18/21	5601/1507
TALQUIN ELECTRIC COOPERATIVE, INC.	01/18/21	5601/1507
TALQUIN WATER AND WASTEWATER, INC.	01/18/21	5601/1507

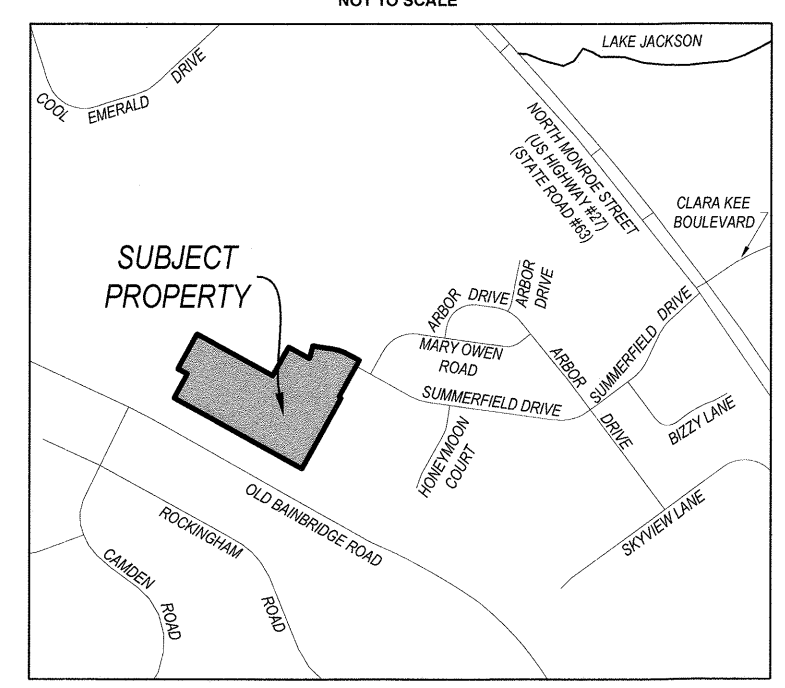
SYMBOL LEGEND:

- FOUND CONCRETE MONUMENT AS LABELED
- SET PRM (PERMANENT REFERENCE MONUMENT): 4"x4" CONCRETE MONUMENT (#7245) (UNLESS LABELED OTHERWISE)
- SET PCP (PERMANENT CONTROL POINT) NAIL & CAP (#7245)
- SET 1/2" IRON PIN W/CAP (#7245)

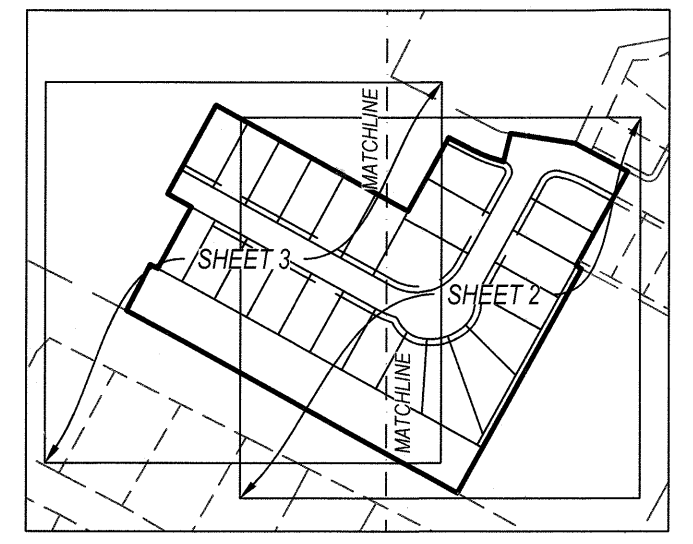
GENERAL NOTES:

- DATE OF BOUNDARY SURVEY MAY 13, 2021.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
- TITLE OPINION LETTER FROM BRYANT MILLER OLIVE, DATED JUNE 3, 2021 AND SIGNED BY CHARLES L. COOPER, JR.
- ALL PERMANENT CONTROL POINTS AND PERMANENT CONTROL MONUMENTS ARE MARKED AS SHOWN UNLESS OTHERWISE NOTED ON PLAT.
- LOTS SHALL NOT BE DIVIDED OR SUBDIVIDED WITHOUT COMPLYING WITH THE PLATTING PROCESS PURSUANT TO CHAPTER 177, FLORIDA STATUTES.
- THE COVER SHEET OF THIS PLAT IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=100'; THE SUBSEQUENT PAGE(S) ARE INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40'.
- THE CONSTRUCTION OF PERMANENT STRUCTURES, EXCLUDING DRIVEWAYS, IS PROHIBITED WITHIN UTILITY EASEMENTS.
- FIXED IMPROVEMENTS ON THIS PROPERTY HAVE NOT BEEN LOCATED.
- 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.

VICINITY MAP



SHEET LEGEND



STANDARD ABBREVIATIONS:

- #000 PROFESSIONAL LAND SURVEY CERTIFICATE
- (C) CALCULATED INFORMATION
- (D) DEED INFORMATION
- (P) PLAT INFORMATION
- (S) SURVEY INFORMATION
- A= ARC LENGTH
- C/L CENTERLINE
- CH CHORD BEARING AND DISTANCE
- D.B. DEED BOOK
- Δ= DELTA OR CENTRAL ANGLE
- E EAST
- FCM FOUND 4"x4" CONCRETE MONUMENT
- FIP FOUND IRON PIPE (AS LABELED)
- FIR FOUND IRON PIN (AS LABELED)
- FIRC FOUND IRON PIN W/ CAP (AS LABELED)
- FNC FOUND NAIL IN CAP (AS LABELED)
- FOUND FOUND
- FPPI FOUND PINCHED IRON PIPE (AS LABELED)
- P.O.A. SUMMERFIELD PROPERTY OWNERS ASSOCIATION
- I.D. IDENTIFICATION
- L= ARC LENGTH
- N NORTH
- O.R./PG. OFFICIAL RECORDS BOOK AND PAGE
- P.B./PG. PLAT BOOK AND PAGE
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.A. PERMANENT REFERENCE MONUMENT
- R= RANGE
- R= RADIUS
- ROW R/W - RIGHT-OF-WAY
- S SOUTH
- SCM SET 4"x4" CONCRETE MONUMENT LB#7245
- SEC. SECTION
- SIRC SET 1/2" IRON PIN W/ CAP LB#7245
- SNC SET NAIL IN 1" CAP LB#7245
- T= TOWNSHIP
- T= TANGENT DISTANCE
- W WEST

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. 5J-17).

[Signature]
LARRY D. DAVIS
REGISTERED FLORIDA SURVEY NO. 5254
MOORE BASS CONSULTING 805 NORTH GADSDEN STREET
TALLAHASSEE, FLORIDA 32303 LICENSED BUSINESS NO 7245

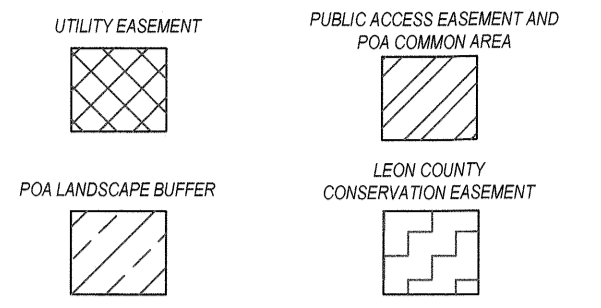
Moore Bass

CONSULTING
TALLAHASSEE
ATLANTA
605 N. GADSDEN STREET TALLAHASSEE, FL 32303 TELEPHONE (850) 222-6070
CERTIFICATE OF AUTHORIZATION NO. 00007245
www.moorebass.com

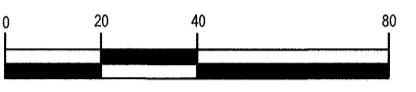
SUMMERFIELD, SINGLE FAMILY (SF) - PHASE IV

A SUBDIVISION LYING IN SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST LEON COUNTY, FLORIDA

PLAT BOOK 24, PAGE 37
HATCH LEGEND:



GRAPHIC SCALE

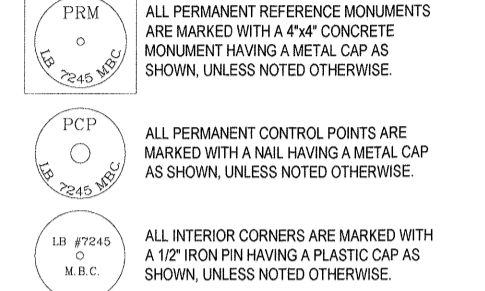


1 inch = 40 ft.
IN U.S. FEET

UNPLATTED LANDS
PARCEL ID: 2105200140021
OWNER: SUMMERFIELD LAND LLC
OR BOOK 5278, PAGE 837



MONUMENT LEGEND:



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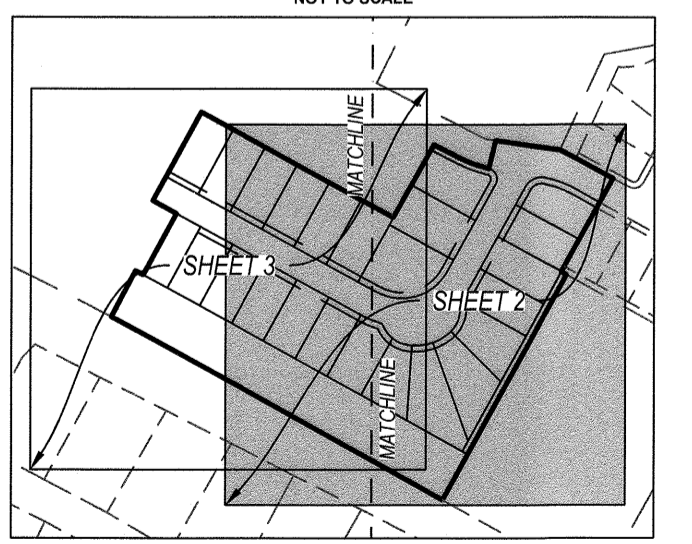
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CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	Δ DELTA	CHORD BEARING	CHORD DISTANCE
C1'	200.00	17.01	4° 52' 27"	S78° 52' 47"E	17.01
C2'	200.00	70.42	20° 10' 30"	N71° 13' 46"W	70.06
C3'	177.50	52.50	16° 56' 49"	N69° 36' 56"W	52.31
C4'	30.00	39.58	75° 35' 00"	S64° 07' 10"W	36.77
C5'	129.50	5.82	2° 34' 22"	N27° 36' 51"E	5.81
C6'	107.00	37.76	20° 13' 03"	N18° 47' 31"E	37.56
C7'	17.50	32.17	105° 20' 35"	N23° 46' 23"W	27.83
C8'	129.50	28.24	12° 29' 38"	N35° 08' 50"E	28.18
C9'	7.50	6.73	51° 22' 33"	S15° 42' 22"W	6.50
C10'	7.50	0.65	4° 55' 52"	S38° 55' 43"W	0.65
C11'	7.50	6.08	46° 26' 41"	S13° 14' 27"W	5.91
C12'	52.50	50.33	54° 55' 53"	N17° 29' 03"E	48.43
C13'	52.50	3.69	4° 01' 33"	N46° 57' 46"E	3.69
C14'	85.00	31.31	21° 06' 21"	N59° 31' 43"E	31.13
C15'	85.00	35.00	23° 35' 33"	N81° 52' 39"E	34.75
C16'	85.00	7.05	4° 44' 59"	S83° 57' 05"E	7.04
C17'	52.50	27.95	30° 30' 24"	S66° 19' 22"E	27.62
C18'	52.50	26.08	28° 27' 55"	S36° 50' 12"E	25.82
C19'	7.50	6.73	51° 23' 02"	N48° 17' 49"W	6.50
C20'	129.51	28.58	12° 38' 32"	S67° 39' 39"E	28.52

SHEET LEGEND



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LARRY D. DAVIS
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