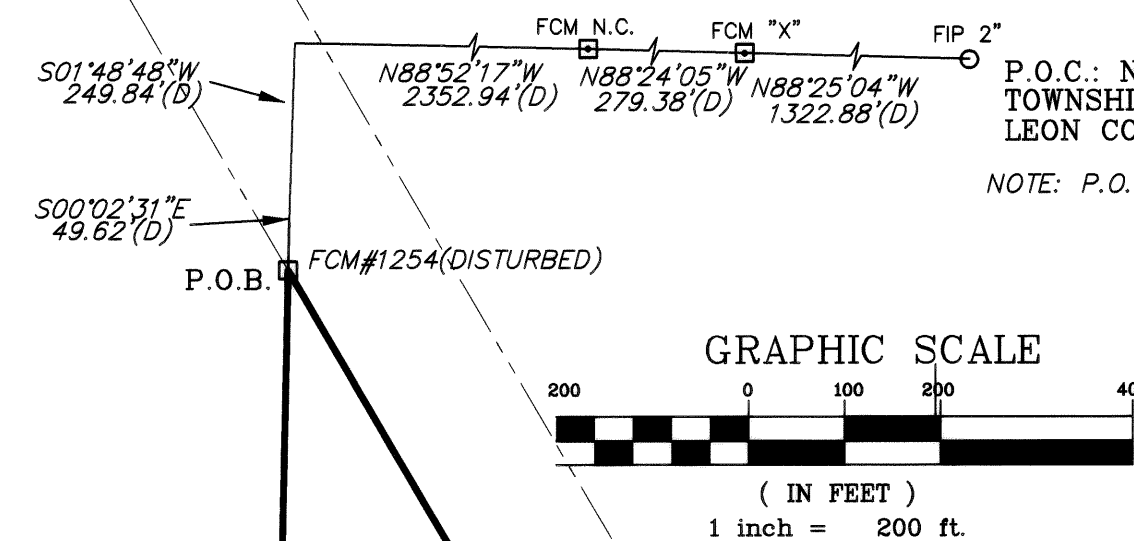


R20010099246
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BK: 00013 PG: 00026
DEC 19 2001 09:21 AM
BOB INZER, CLERK OF COURTS



P.O.C.: NORTHEAST CORNER OF SECTION 31,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
LEON COUNTY, FLORIDA

NOTE: P.O.C. to P.O.B. IS NOT TO SCALE.

THIS PROPERTY LIES IN FLOOD ZONES "X&A"
PER F.I.R.M. PANEL 120143 0115 D
DATED 11/19/97, AS SHOWN.

NOTES:

- 1) Bearings are based on the Westerly Boundary line as shown.
- 2) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- 3) Date of Boundary Survey: 09/20/01
- 4) All platted utility easements shall be for the construction, installation, maintenance, and operation of cable television services. The cable television company shall not interfere with the facilities and services of an electric, telephone, gas or other public utility, and shall be solely responsible for any damages incidental to said public utilities.
- 5) Lots shown herein shall not be further subdivided.
- 6) Unless shown, all corners are rod and caps #6590.
- 7) Fixed improvements on this property have not been located. Some privacy fencing has been located (see Page 2).
- 8) All measurements refer to horizontal plane and are in accordance with the United States Bureau of Standards definition of a foot.
- 9) The construction of permanent structures, excluding driveways, is prohibited within drainage and utility easements.

NOTES:

- 1) There are no visible encroachments on this property.
- 2) This property lies in Flood Zone(s) "X&A", as per F.I.R.M. Panel # 120143 0115 D, Dated 11/19/97.
- 3) This surveyor has not been provided a current title opinion or abstract to the subject property. It is possible there are other deeds, easements, etc., recorded or unrecorded, that may affect the boundaries.
- 4) It is possible there are other drainage studies done since the published date of the F.I.R.M. panel, that may affect the Flood Zone designation, that this surveyor has not been provided.
- 5) Adjinders, unless noted were not furnished to this surveyor.
- 6) Underground improvements or encroachments were not located.
- 7) Streets are paved or improved, unless noted.
- 8) The tie from the P.O.B. to the P.O.C. was not run because: The horizontal control found was able to accurately determine the property boundaries.
- 9) The tie from the P.O.C. to the P.O.B. is NOT to scale.

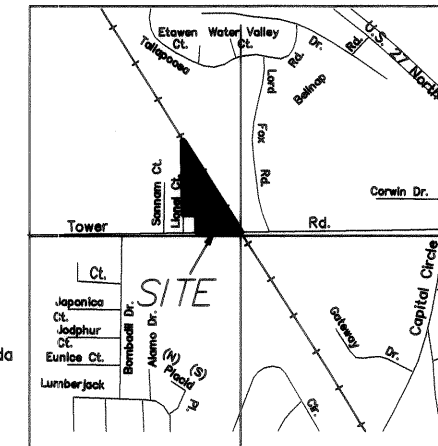
TOWER OAKS

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA

PLAT BOOK 13 PAGE 26

LEGEND:

FIP = FOUND IRON PIPE
FNC = FOUND NAIL & CAP
P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
R/W = Right-of-Way
FCM = Found Concrete Monument
(4"x4" unless noted otherwise)
(unnumbered unless noted otherwise)
FIR = Found Iron Rod
= Delta angle
R = Radius when used in curve information
L = Arc Length
Ch = Chord bearing and distance
T = Tangent when used in curve information
S.W.M.F. = Storm Water Management Facility
MIN = MINIMUM
FFEL = FINISHED FLOOR ELEVATION
Pg. = Page
• = SIR/c = Set 5/8" diameter Rod with Cap #6590
• = POP = Permanent Control Point
• = PRM = Permanent Reference Monument
T = Township R = Range
SV/c = Set Nail & Cap #4664 or #6590
(N) = per SURVEY
SIR/c = Set 5/8" diameter Rod with Cap #4664 or #6590
GPS = Global Positioning System (City of Tallahassee)
AZ = Azimuth (as in Azimuth Mark)
TLC = TALLAHASSEE - LEON COUNTY
(P) = per Plat and Description provided by Client
(D) = per Description provided by Client
(C) = Calculated (G) = per GRID (Florida North Zone)
D.O.T. = Department of Transportation



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.

JOINDERS IN DEDICATION

NAME	DATE	O.R.	Page
FIRST SOUTH BANK	12/11/01	2594	914
T. E. MILLS	12/11/01	2594	912
ALEX SUTOR, TRUSTEE OF THE JEFFERSON PROPERTIES TRUST	12/11/01	2594	913
TALQUIN ELECTRIC COOPERATIVE	12/12/01	2594	1842

COVENANTS AND RESTRICTIONS ARE RECORDED
AT O.R. BOOK 2593, PAGE 1972, PUBLIC
RECORDS OF LEON COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA
COUNTY OF LEON
Know all men by these presents that LINDERAND INVESTMENT CORP., a corporation organized and existing under the laws of the State of Florida, owner in fee simple of the land shown hereon, platted as TOWER OAKS, and more particularly described as follows:

Commence at an iron pipe marking the Northeast corner of Section 31, Township 2 North, Range 1 West, Leon County, Florida, and run North 88 degrees 25 minutes 04 seconds West 1322.88 feet to a concrete monument marking the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 31, thence North 88 degrees 24 minutes 05 seconds West 279.38 feet to a concrete monument on the Southwesterly right of way boundary of State Road No. 63 (U.S. Highway No. 27), thence North 88 degrees 52 minutes 17 seconds West 2352.94 feet, thence run South 01 degrees 48 minutes 48 seconds West 249.84 feet to a concrete monument, thence South 00 degrees 02 minutes 31 seconds East 49.62 feet to a concrete monument on the Westerly right of way boundary of the Seaboard Coast Line Railroad (150 feet right of the way) for the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 30 degrees 20 minutes 08 seconds East along said right of way boundary 2809.10 feet to a concrete monument on the North boundary of the South Half of said Section 31, thence North 88 degrees 16 minutes 16 seconds West along the said North boundary 1105.54 feet to a concrete monument, thence leaving said North boundary run North 01 degrees 06 minutes 06 seconds East 483.98 feet to a concrete monument, thence North 88 degrees 17 minutes 35 seconds West 360.08 feet to a concrete monument, thence North 01 degrees 06 minutes 51 seconds East 1896.87 feet to the POINT OF BEGINNING; Containing 36.05 acres, more or less.

Has caused said land to be divided and subdivided as shown hereon and does hereby dedicate to the TOWER OAKS SUBDIVISION HOMEOWNERS ASSOCIATION, INC., all roads, streets, drainage easements, stormwater treatment facilities, buffer areas and Conservation Easement areas as shown and depicted hereon, and also does hereby dedicate to Talquin Electric Cooperative, Inc. all utility easements as shown and depicted hereon, along with all roadways being designated for utility purposes for Talquin Electric Cooperative, Inc. 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 action by the proper officials having charge of jurisdiction thereof,

this 12th day of December, A.D., 2001
LINDERAND INVESTMENT CORP.

Jack Green, II - President
James Jacob
Witness (Print Name) James Jacob
Broward D. Wilkes
Witness (Print Name) Broward D. Wilkes

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF LEON
The foregoing instrument was acknowledged before me this 12th day of DECEMBER, A.D., 2001, by Jack Green, II, President, of LINDERAND INVESTMENT CORP., a Florida Corporation, on behalf of the corporation, and acknowledges that they executed the foregoing Dedication freely and voluntarily for the uses and purposes therein stated. He personally known to me and did not take an oath.
My Commission expires 01/04/02

SITE PLAN REVIEW APPROVAL

This plat conforms to the site development plan previously approved under the provisions of the Leon County Code of Laws this:

25th day of JULY A.D., 2000

DAVID K. McCREATH
Growth & Environmental Management Department

COUNTY COMMISSION

Approved by the Board of County Commissioners of Leon County, Florida

this 11th day of December, A.D., 2001

Don Winslow
CHAIRPERSON

County Attorney

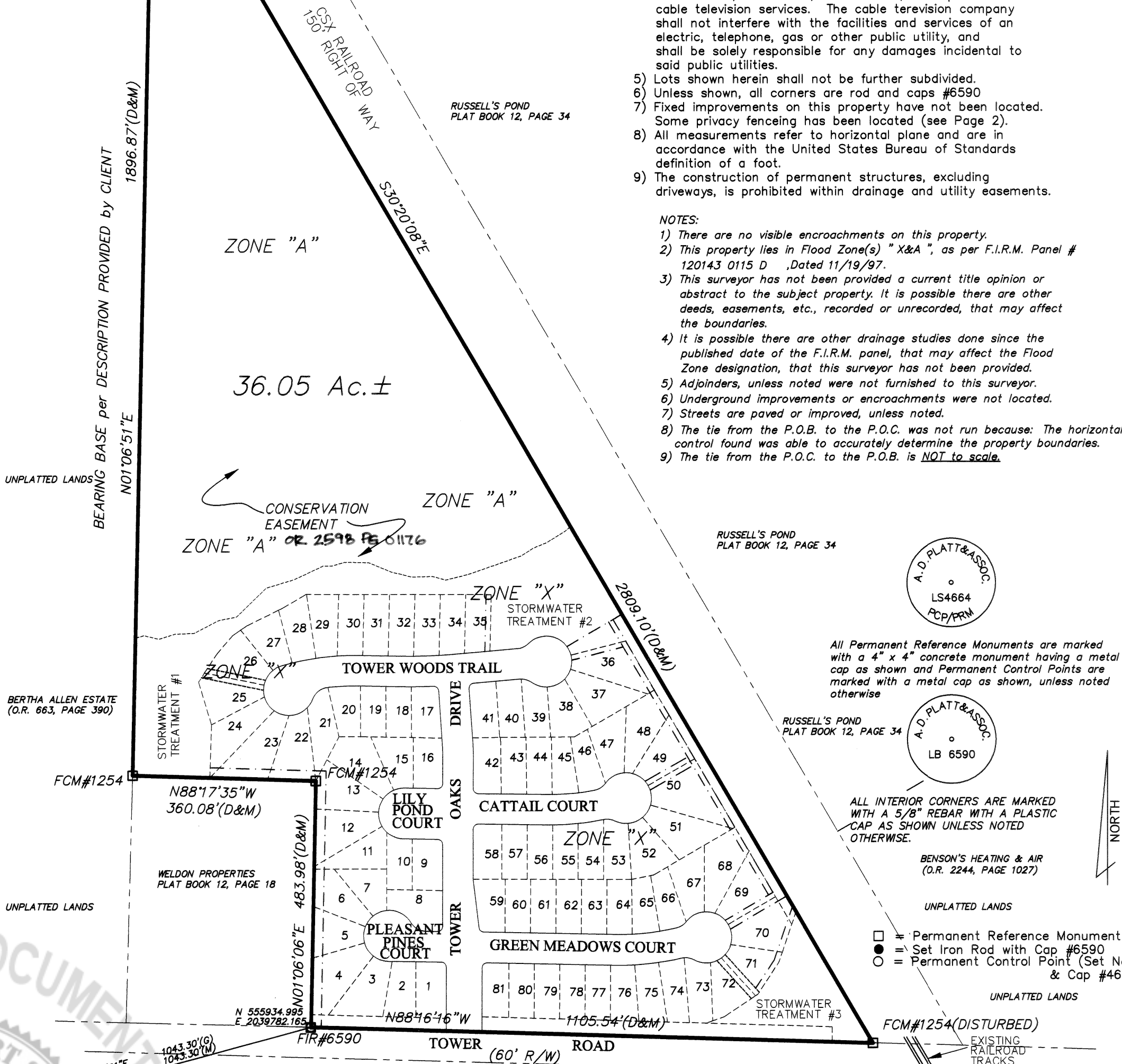
County Engineer

CLERK OF THE CIRCUIT COURT:

BOB INZER
Accepted for files and recorded this 17th day of December, A.D., 2001, in
Plat Book 13, Page 26
(By) [Signature]
Deputy Clerk of the Circuit Court,
Leon County, Florida

PREPARED BY:

A. D. PLATT & ASSOC., INC.
489 JOHN KNOX ROAD
TALLAHASSEE, FLORIDA, 32303
(850) 385-1036
PAGE 1 OF 2
REVISED: 11/28/01; FINAL REVISIONS: 12/12/01



SURVEYOR'S CERTIFICATION:

SURVEYOR'S 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 the minimum technical standards for land surveying (F.A.C. 61-G-17-6).

ALAN D. PLATT
Fl. Surveyor & Mapper No. 4664
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

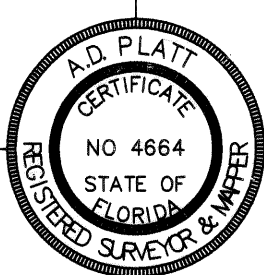
PLAT REVIEW

PLAT REVIEWED FOR COMPLIANCE WITH
CHAPTER 177, FLORIDA STATUTES.

Broward D. Wilkes
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #2698

10/01/01
DRAWN BY CLP
CHECKED BY ADP
SHEET 1 OF 2
DRAWING FILE NAME: 6183SDP1.DWG

SCALE: 1" = 200'
JOB NUMBER: 6183



June 1st Anne Clark
MY COMMISSION # C681725 EXPIRES
January 4, 2002
BROWARD COUNTY PROBATION INSURANCE INC.

All Permanent Reference Monuments are marked with a 4" x 4" concrete monument having a metal cap as shown and Permanent Control Points are marked with a metal cap as shown, unless noted otherwise



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



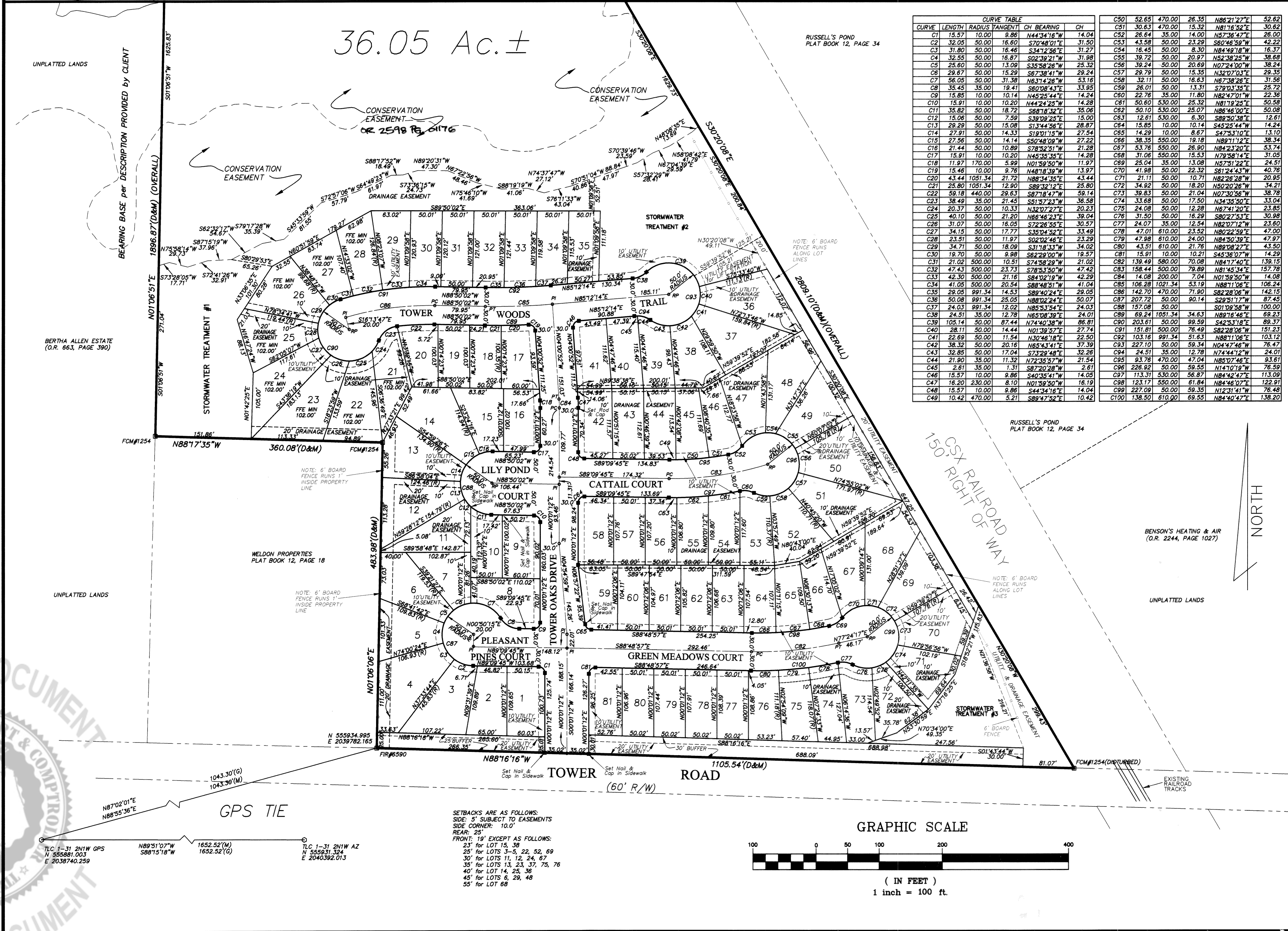
FIP = FOUND IRON PIPE
FN/C = FOUND NAIL & CAP
P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
R/W = Right of Way
FCM = Found Concrete Monument
(4"x4" unless noted otherwise)
(unnumbered unless noted otherwise)
☐ = Permanent Reference Monument

PCP = Permanent Control Point
FIP = Found Iron Rod = Arc Length
 Δ = Delta angle
R = Radius when used in curve information
Ch = Chord bearing and distance
T = Tangent when used in curve information
O.R. = Official Record Book of Leon County, Florida
S.W.M.F. = Storm Water Management Facility
☐ = Permanent Control Point (See Note # C-100-44664)

PREPARED BY:
A. D. PLATT & ASSOC., INC.
489 JOHN KNOX ROAD
TALLAHASSEE, FLORIDA, 32303

(850) 385-1036
PAGE 2 OF 2
DRAWING FILE NAME: 6183SDP2.DWG

TOWER OAKS
A SUBDIVISION LYING IN SECTION 31,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
LEON COUNTY, FLORIDA PLAT BOOK 13 PAGE 26A



4524
4548
5742
4542
4512

