

RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLA.
JUL 17 12 24 PM '95
DAVE LANG
CLERK CIRCUIT COURT
LEON COUNTY, FLORIDA

HARTSFIELD PLANTATION UNIT II

A PORTION OF SECTIONS 15 AND 16, T-1-N, R-1-W LEON COUNTY, FLORIDA AND LYING WITHIN THE CITY LIMITS OF TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF LEON

Know all me by these presents that Josie C. White trust (a corporation organized and existing under the laws of the State of Florida), the owner(s) fee simple of the land shown hereon platted as Hartsfield Plantation Unit II and more particularly described as follows:

Commence at a concrete monument marking the Southwest corner of the Northeast one quarter of the Southeast one quarter of Section 16, Township 1 North, Range 1 West, Leon County, Florida, said monument also being on the Eastern boundary line of Huntington Woods Unit II, Phase I, a subdivision as per map or plat thereof recorded in Plat Book 8, Page 80 of the Public Records of Leon County, Florida, thence North 00 degrees 17 minutes 27 seconds West along said Eastern boundary line of Huntington Woods Unit II 579.13 feet to a concrete monument marking the Northeast corner of said subdivision, thence North 00 degrees 14 minutes 05 seconds East, 123.40 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 14 minutes 05 seconds East, 320.34 feet to a concrete monument; thence North 00 degrees 32 minutes 16 seconds West, 77.44 feet to a concrete monument (#284); thence North 88 degrees 57 minutes 58 seconds East, 181.10 feet to a concrete monument "X" top; thence North 00 degrees 01 minutes 26 seconds East, 218.38 feet to a concrete monument (#291); thence South 89 degrees 56 minutes 00 seconds East, 282.34 feet to a concrete monument (#291); thence North 00 degrees 48 seconds West, 281.10 feet to a concrete monument "X" top; thence South 89 degrees 40 minutes 43 seconds East, 984.27 feet to a concrete monument (#284) marking the Northeast corner of Hartsfield Plantation Unit I, a subdivision recorded in Plat Book 10, Page 48 of the Public Records of Leon County, Florida; thence South 00 degrees 15 minutes 33 seconds East along the Western boundary line of said subdivision 578.35 feet to a concrete monument (#284) marking a point on the Northern right-of-way boundary of History Tree Lane (38.00 feet right-of-way); thence continue South 00 degrees 15 minutes 33 seconds East along said Western boundary line 38.00 feet to a concrete monument (#284) marking a point on the Southern right-of-way of said History Tree Lane; thence continue South 00 degrees 15 minutes 33 seconds East along said Western boundary line 172.87 feet to a concrete monument (#284) marking the Southwest corner of said Hartsfield Plantation Unit I; thence continue South 00 degrees 15 minutes 33 seconds East along said Western boundary line North 84 degrees 40 minutes 11 seconds West, 279.80 feet to a concrete monument (#246); thence North 88 degrees 42 minutes 53 seconds West, 808.77 feet to a concrete monument (#246); said monument being on a curve whose radius is 129.55 feet and whose central angle is 02 degrees 03 minutes 21 seconds for an arc length of 7.14 feet (said curve bears South 02 degrees 18 minutes 48 seconds West, 7.14 feet) to a concrete monument (#246); thence South 01 degree 17 minutes 07 seconds West, 129.55 feet to a concrete monument (#246); thence North 88 degrees 42 minutes 53 seconds West, 320.48 feet to the POINT OF BEGINNING containing 22.09 acres, more or less, have caused said lands to be divided and subdivided as shown hereon and do hereby dedicate to the perpetual use of the public of roads, streets, alleys and other rights-of-way and all parks and recreation areas and all easements for utilities, drainage, and other purposes and all purposes incident thereto as shown and duplicated hereon.

JOINDER IN DEDICATION:

All persons having an interest in the property described hereon have joined in this dedication as follows:

Name	Date	O.R. and Page
Marilyn Diane Koelle	4/7/95	1806 / 991
JOHN DAVID & BOBBI H. CORE	6/27/95	1823 / 1703
GEORGE D. & ANNE N. DUTTON	6/27/95	1823 / 1626
OLIN CONSTRUCTION CO. INC.	6/27/95	1823 / 1628
FEW FANG SHAO	6/27/95	1823 / 1707
BARNETT BANK OF TALLAHASSEE	6/27/95	1823 / 1709
CAPITAL CITY MORTGAGE COMPANY	6/27/95	1823 / 1624
FIRST FEDERAL BANK	6/27/95	1823 / 1705
GUARANTY NATIONAL BANK	6/27/95	1823 / 1711
SUNBANK/TALLAHASSEE NATIONAL ASSOC.	6/26/95	1823 / 1621
WHITFIELD CONSTRUCTION CO. INC.	6/27/95	1823 / 1622
TERRY L. & KELLY J. RICHARDS	6/16/95	1821 / 1178
WING SZE PUN	6/9/95	1820 / 102

This the 23rd day of May, A.D., 1995.

John R. Jordan *Linda H. Collins*
 John R. Jordan Linda H. Collins
 Trustee Trustee
 Josie C. White Trust Josie C. White Trust

Cindy D. Dahmer *Cindy D. Dahmer*
 Witness Witness

Planning Commission

This plat conforms to the preliminary plat approval provisions made by the Tallahassee/Leon Co. Planning Commission, this 15th day of March A.D., 1990, AND according to the technical amendment dated January 5, 1995 approved by the Mayor and City Engineer land use administrator.

THE CITY OF TALLAHASSEE JOINS IN THE DEDICATION OF THIS PLAT AS Approved by the City Commission of the City of Tallahassee, Florida, this _____ day of _____ A.D., 19____

Jack Maddox *James R. ...*
 Mayor City Attorney

Bob ... *Carl ...*
 City Treasurer & Clerk City Engineer

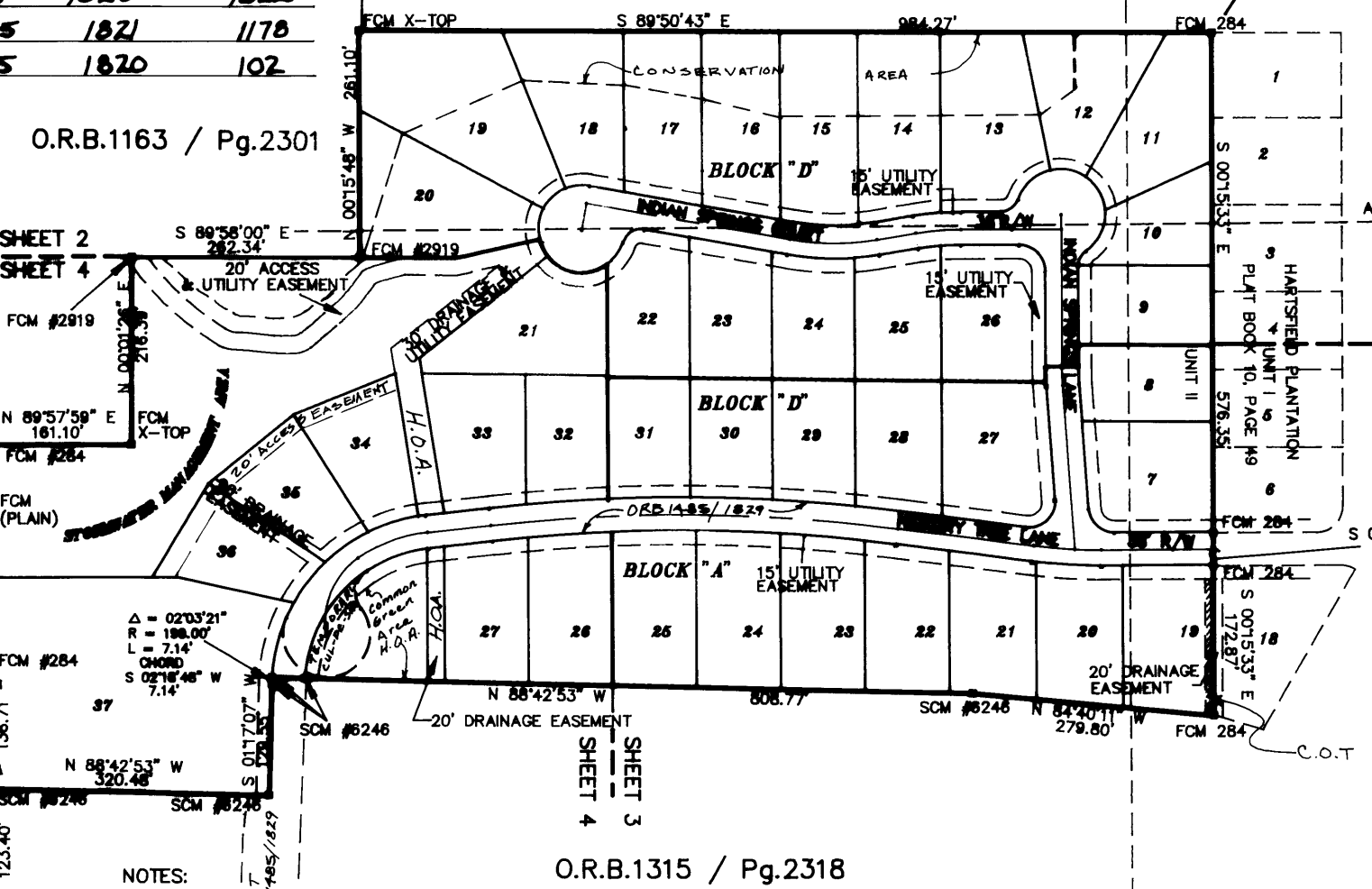
Clerk of the Circuit Court

Accepted for files and recorded, this 17 day of July, A.D., 1995, in Plat Book 11 Page 40
40A, 40B, 40C

DAVE LANG, Clerk
By: *John C. Stott*
Clerk of Circuit Court
Leon County, Florida

O.R.B.521 / Pg.687
O.R.B.522 / Pg.476
HUNTINGTON WOODS UNIT II PHASE I Plat Book 8 / Pg.80

POC
SOUTHWEST CORNER OF NORTHEAST 1/4 OF SECTION 16, T-1-N, R-1-W, LEON COUNTY, FLORIDA



- BEARINGS ARE BASED ON GRID NORTH OF FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE (1983 COLLINS ADJUSTMENT)
- THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION
- THERE ARE IMPROVEMENTS LOCATED ON THIS PROPERTY NOT SHOWN ON THIS PLAT
- THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES BUT EXCLUDING DRIVEWAYS BY PROPERTY OWNERS IS PROHIBITED WITHIN DRAINAGE AND UTILITY EASEMENTS.
- ALL PLATTED UTILITY EASEMENTS SHALL ALLOW FOR CABLE TELEVISION SERVICES.
- SEE THE FOLLOWING SHEETS FOR IDENTIFICATION OF EXISTING MONUMENTATION WITHIN DRAINAGE AND UTILITY EASEMENTS.
- DATE OF FIELD SURVEY 5/5/95
- NO PCP'S WERE SET ON CENTERLINE OF STREETS

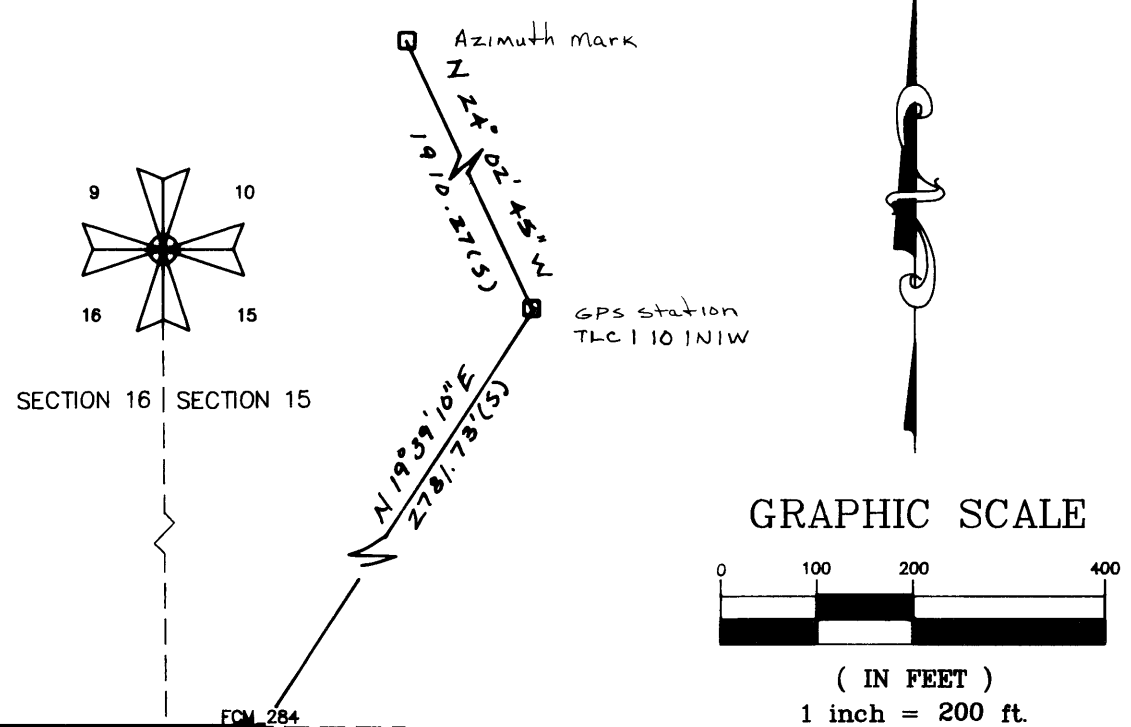
NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

Acknowledgement
 State of Florida,
 County of Leon

Before me this date personally appeared John R. Jordan & Linda H. Collins (Trustees for the Josie C. White trust) and acknowledge that they executed the foregoing dedication freely and voluntarily for the uses and purposes therein stated on behalf of said trust.

Cindy D. Dahmer
 Notary Public
 5/23/95
 Date
 3/26/97
 Commission expires

POOLE, OWENS & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS
 1641-A METROPOLITAN CIRCLE • TALLAHASSEE, FLORIDA 32308 • (904)386-5117



- LEGEND
- Δ = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - SCM = SET CONCRETE MONUMENT
 - FCM = FOUND CONCRETE MONUMENT
 - ◻ = PERMANENT REFERENCE MONUMENT
 - ⊙ = SET IRON ROD
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - R/W = RIGHT OF WAY
 - T-1-N = TOWNSHIP-1-NORTH
 - R-1-W = RANGE-1-WEST
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - G.P.S. = GLOBAL POSITIONING SYSTEMS
 - TLC = TALLAHASSEE-LEON COUNTY
 - PCP = PERMANENT CONTROL POINT
 - COT = CITY OF TALLAHASSEE
 - HOA = HOME OWNERS ASSOCIATION

ADDITIONAL NOTES:
 ALL BEARINGS AND DISTANCES ARE BOTH SURVEY AND DEED DIMENSIONS. FENCES, BUILDINGS AND OTHER IMPROVEMENTS NOT SHOWN ON THIS SURVEY. ALL LOT CORNERS ARE 5/8" IRON RODS WITH CAPS UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON THE MONUMENT STAMPED "TLC 1-10 1N1W GPS" AND ITS AZIMUTH STATION STAMPED "TLC 1-10 1N1W AZ. N 24°02'48" W. NONE OF THE PROPERTY SHOWN HEREON IS WITHIN A 100 YEAR FLOOD PLAIN.

THE CITY OF TALLAHASSEE JOINS IN THE DEDICATION OF THIS PLAT AS APPROVED BY THE CITY COMMISSION

SEE SHEET 2, 3 & 4 FOR FENCE LOCATIONS.

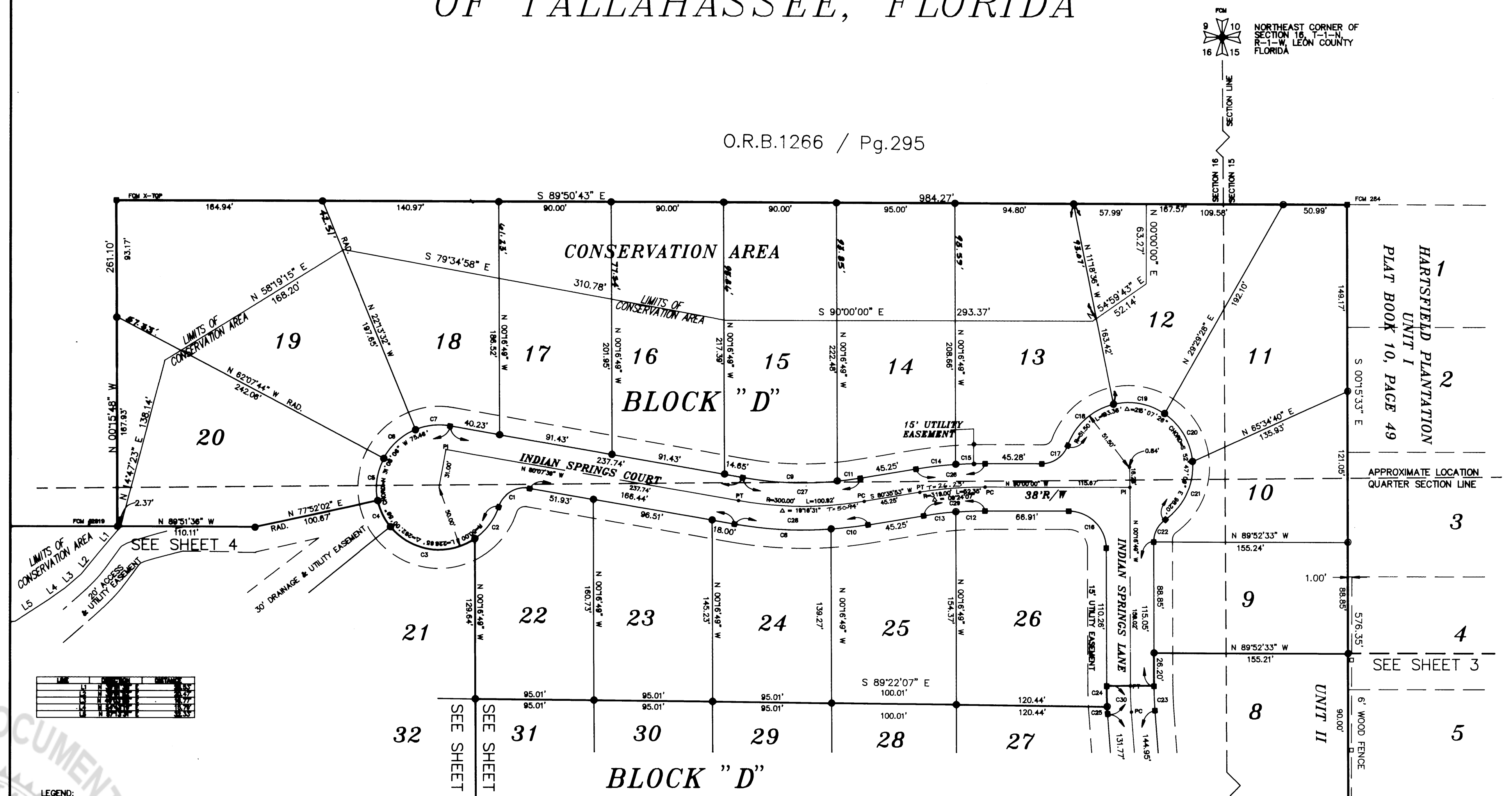
SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE PERMANENT REFERENCED MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET AND THAT THE DATA AND MONUMENTATION COMPLIES WITH CHAPTER 177 OF THE FLORIDA STATUTES, AND CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE.

Larry M. ...
 LARRY M. ...
 FLORIDA ...
 CERT. NO. 2496

HARTSFIELD PLANTATION UNIT II

A PORTION OF SECTIONS 15 AND 16, T-1-N, R-1-W LEON COUNTY, FLORIDA AND LYING WITHIN THE CITY LIMITS OF TALLAHASSEE, FLORIDA

O.R.B.1266 / Pg.295



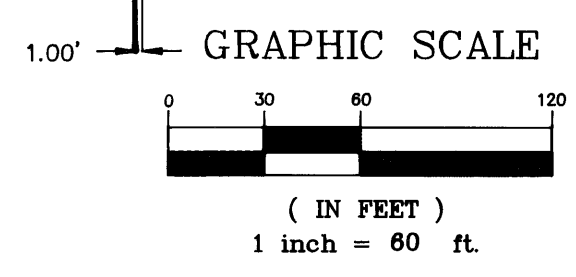
- LEGEND:**
- O.R.B. - OFFICIAL RECORDS BOOK
 - Pg. - PAGE
 - T-1-N - TOWNSHIP 1 NORTH
 - R-1-W - RANGE 1 WEST
 - N/W - NORTH-WEST
 - S/E - SOUTH-EAST
 - PC - POINT OF COMMENCEMENT
 - BM - BENCH MARK
 - PM - PERMANENT REFERENCE MONUMENT
 - IR - SET IRON ROD 3/4" (5/8")
 - FR - FOUND IRON ROD
 - PC - POINT OF CURVE
 - RAD. - RADIAL LINE
 - A - CENTRAL ANGLE
 - R - RADIUS
 - L - ASS. LINE
 - T - TOWNSHIP

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 DATA AND MONUMENTATION COMPLIES WITH CHAPTER 177 OF THE FLORIDA STATUTES, AND CHAPTER 61G17-5, FLORIDA ADMINISTRATIVE CODE.

Larry M. Cobb 5/22/95
LARRY M. COBB
FLORIDA R.L.S.
CERT. NO. 2470

PLASTIC CAP IN TOP OF 4" X 4" CONCRETE MONUMENTS MARKING PERMANENT REFERENCE MONUMENTS, UNLESS OTHERWISE NOTED.

CURVE	BEARING	LENGTH	CHORD	ANGLE	DELTA
C1	N 001°49' W	128.64'	128.64'	0°00'00"	0.00'
C2	N 001°49' W	180.73'	180.73'	0°00'00"	0.00'
C3	N 001°49' W	145.23'	145.23'	0°00'00"	0.00'
C4	N 001°49' W	136.27'	136.27'	0°00'00"	0.00'
C5	N 001°49' W	154.37'	154.37'	0°00'00"	0.00'
C6	N 001°49' W	131.77'	131.77'	0°00'00"	0.00'
C7	N 001°49' W	148.85'	148.85'	0°00'00"	0.00'
C8	N 001°49' W	110.26'	110.26'	0°00'00"	0.00'
C9	N 001°49' W	115.05'	115.05'	0°00'00"	0.00'
C10	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C11	N 001°49' W	155.24'	155.24'	0°00'00"	0.00'
C12	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C13	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C14	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C15	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C16	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C17	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C18	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C19	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C20	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C21	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C22	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C23	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C24	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C25	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C26	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C27	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C28	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C29	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C30	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C31	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'
C32	N 001°49' W	155.21'	155.21'	0°00'00"	0.00'

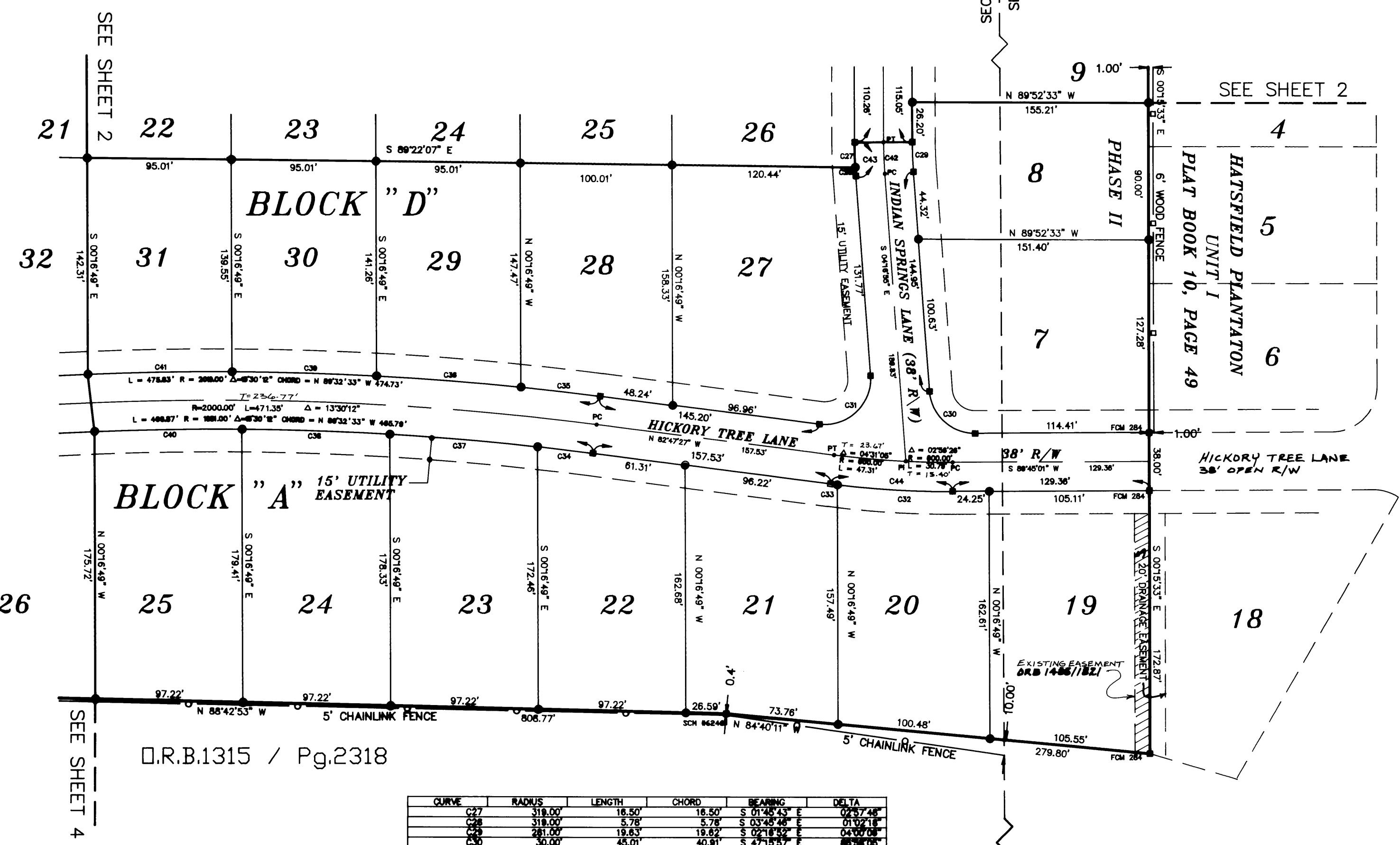
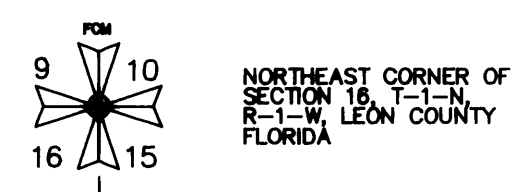


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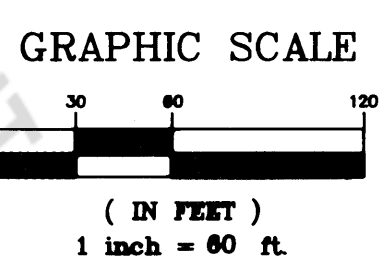
Plot Book 10, Page 49

HARTSFIELD PLANTATION UNIT II

A PORTION OF SECTIONS 15 AND 16, T-1-N, R-1-W
LEON COUNTY, FLORIDA AND LYING WITHIN THE CITY LIMITS
OF TALLAHASSEE, FLORIDA



- LEGEND:
- O.R.B. = OFFICIAL RECORDS BOOK
 - P.G. = PAGE
 - T-1-N = TOWNSHIP 1 NORTH
 - R-1-W = RANGE 1 WEST
 - R/W = RIGHT-OF-WAY
 - POC = POINT OF COMMENCEMENT
 - FCM = FOUND 4" X 4" CONCRETE MONUMENT
 - PERM = PERMANENT REFERENCE MONUMENT
 - SIR = SET IRON ROD SIR #244(5/8")
 - PIR = FOUND IRON ROD
 - PC = POINT OF CURVE
 - CA = CENTRAL ANGLE
 - EA = EXISTING EASEMENT
 - L = ARC LENGTH
 - T = TANGENT LENGTH



O.R.B.1315 / Pg.2318

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C27	318.00	16.50	16.50	S 01°46'43" E	02°57'48"
C28	318.00	5.78	5.78	S 03°48'48" E	01°02'18"
C29	281.00	19.63	19.62	S 02°18'52" E	04°00'08"
C30	30.00	45.01	40.81	S 47°15'57" E	89°58'05"
C31	30.00	53.14	46.46	N 46°27'48" E	101°29'27"
C32	818.00	75.84	75.84	S 89°45'01" W	07°51'48"
C33	818.00	4.64	4.64	S 89°45'01" W	07°51'48"
C34	1981.00	36.88	36.88	N 85°19'18" W	01°05'38"
C35	2018.00	52.53	52.53	N 85°29'11" W	01°28'27"
C36	2018.00	86.30	86.31	N 85°38'03" W	02°42'18"
C37	1981.00	87.58	87.58	N 85°15'44" W	02°48'18"
C38	1981.00	87.28	87.28	N 85°03'47" W	02°48'47"
C39	1981.00	86.58	86.58	N 84°51'47" W	02°49'17"
C40	1981.00	87.20	87.18	S 85°08'30" W	02°48'40"
C41	2018.00	86.02	86.01	S 85°08'02" W	02°41'47"
C42	300.00	20.86	20.86	S 02°18'52" E	04°00'08"
C43	318.00	22.28	22.28	S 02°18'52" E	04°00'08"
C44	818.00	80.58	80.53	N 85°31'13" W	07°27'32"

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
REFERENCED MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET
AND THAT THE DATA AND MONUMENTATION COMPLY WITH CHAPTER
177 OF THE FLORIDA STATUTES, AND CHAPTER 61017-8, FLORIDA
ADMINISTRATIVE CODE.

Larry M. Cobb 5/23/95
LARRY M. COBB
FLORIDA R.L.S.
CERT. NO. 2470

PLASTIC CAP IN TOP OF 4" X 4" CONCRETE MONUMENTS
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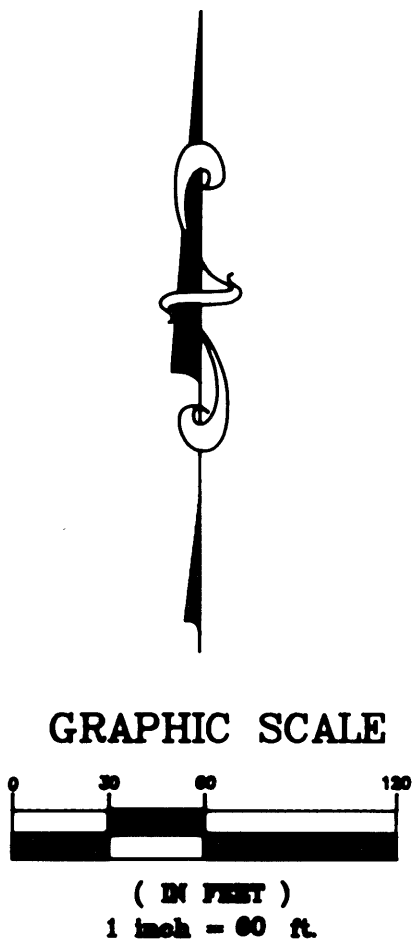
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HARTSFIELD PLANTATION UNIT II

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O.R.B.1163 / Pg.2301



PLASTIC CAP IN TOP OF 4" X 4" CONCRETE MONUMENTS MARKING PERMANENT REFERENCE MONUMENTS, UNLESS OTHERWISE NOTED.

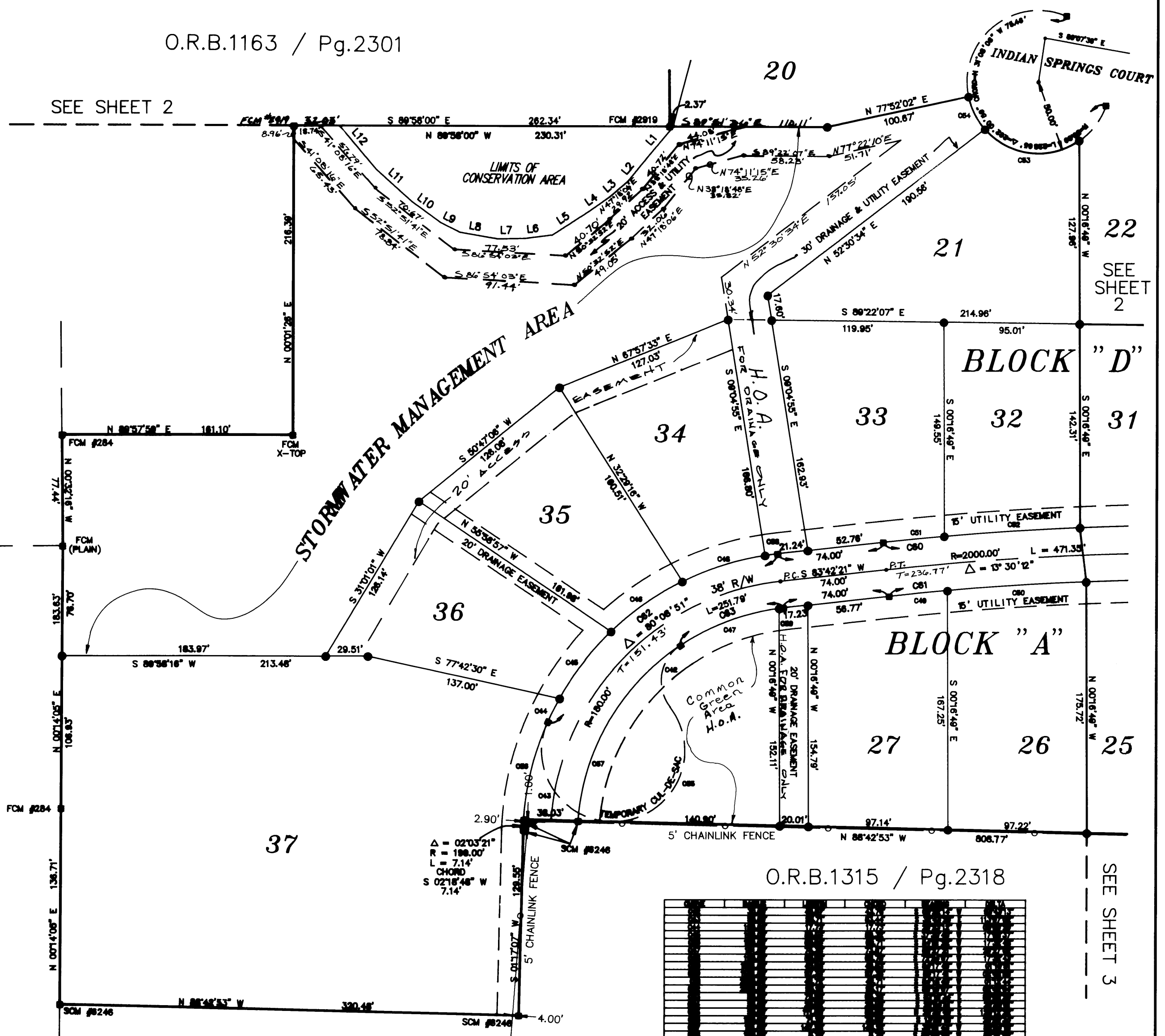
- LEGEND:**
- O.R.B. - OFFICIAL RECORDS BOOK
 - T-1-N - TOWNSHIP 1 NORTH
 - R-1-W - RANGE 1 WEST
 - SECTION - SECTION
 - FCM - FOUND 4" X 4" CONCRETE MONUMENT
 - PERM - PERMANENT REFERENCE MONUMENT (5"x4")
 - SET - SET IRON ROD OR PIPE (3/4")
 - PC - POINT OF CURVE
 - MA - MEMBERSHIP ASSOCIATION
 - CH - CHAINLINK FENCE
 - AS - ASSESSMENT
 - TL - TRAIL LENGTH

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 DATA AND MONUMENTATION COMPLY WITH CHAPTER 177 OF THE FLORIDA STATUTES, AND CHAPTER 61017-8, FLORIDA ADMINISTRATIVE CODE.

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O.R.B.521 / Pg.687

O.R.B.522 / Pg.476



O.R.B.1315 / Pg.2318

