



Overview



Legend

-  Parcels
-  Roads
-  City Labels

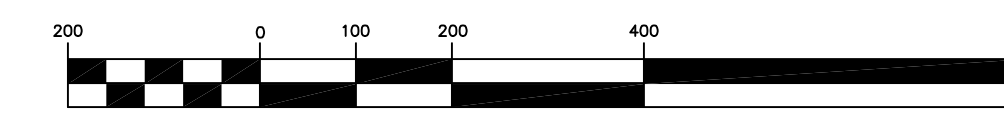
Date created: 9/26/2019
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Developed by  **Schneider**
GEOSPATIAL

BLACK BEAR BAYOU II, A RE-PLAT OF LOTS 1 & 7

A SUBDIVISION LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 4 WEST, FRANKLIN COUNTY, FLORIDA, BEING A RE-PLAT OF LOTS 1 AND 7 OF BLACK BEAR BAYOU, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 44 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

DEDICATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

Know all men by these present that JON P. JOHNSON being owner in fee simple of the lands shown hereon, platted as BLACK BEAR BAYOU, PHASE II and described as

A tract of land lying in Section 8, Township 7 South, Range 4 West, Franklin County, Florida and being more particularly described as follows:

BEING A RE-PLAT OF LOTS 1 AND 7 OF BLACK BEAR BAYOU, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 44 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

Together with:

An Access and Utility Easement being more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 8, Township 7 South, Range 4 West, Franklin County, Florida, thence run North 89 degrees 59 minutes 15 seconds West 730.52 feet to an iron rod and cap (marked #7610) lying on the Easterly easement boundary of a 48 foot wide access and utility easement, said point also marking POINT OF BEGINNING. From said POINT OF BEGINNING run North 00 degrees 15 minutes 20 seconds East along said Easterly easement boundary 121.27 feet to a concrete monument (marked #7160) lying on the Southwesterly easement boundary of an 80.00 foot wide access and utility easement, then leaving said Easterly easement boundary run North 46 degrees 06 minutes 28 seconds East 80.00 feet to a concrete monument (marked #7160) lying on the Northeastly easement boundary of said 80.00 foot wide easement, said point also lying on a point of curve concave to the Northeastly, thence run Northwesterly along said Northeastly easement boundary and said curve with a radius of 90.00 feet, through a central angle of 56 degrees 01 minutes 08 seconds, for an arc distance of 87.99 feet, chord being North 15 degrees 52 minutes 58 seconds West 84.53 feet to a concrete monument (marked #7160), then leaving said curve run North 12 degrees 07 minutes 37 seconds East along said Northeastly easement boundary 292.60 feet to an iron rod and cap (marked #7160), then leaving said Northeastly easement boundary run West 81.82 feet to an iron rod and cap (marked #7160) lying on the Southwesterly easement boundary of said 80.00 foot wide easement, then run South 12 degrees 07 minutes 37 seconds West along said Southwesterly easement boundary 115.21 feet to a concrete monument (marked #7160) lying on the point of intersection with the Northerly easement boundary of a 50.00 foot wide access and utility easement, then leaving said Northwesterly easement boundary run Northwesterly and Southwesterly along said Northerly easement boundary the following five (5) courses: North 77 degrees 55 minutes 06 seconds West 30.91 feet to a concrete monument (marked #7170) marking a point of curve concave to the Southerly, then run Southwesterly along said curve with a radius of 225.00 feet, through a central angle of 29 degrees 31 minutes 49 seconds, for an arc distance of 115.97 feet to a concrete monument (marked #7160), then leaving said curve run North 59 degrees 56 minutes 22 seconds East 52.31 feet to a concrete monument (marked #7160), then leaving said Northerly easement boundary run South 00 degrees 03 minutes 29 seconds East 57.80 feet to a concrete monument (marked #7160) lying on the Southerly easement boundary of said 50.00 foot wide easement, then run Southeastly and Northeastly along said Southerly easement boundary the following five (5) courses: South 59 degrees 56 minutes 22 seconds East 23.06 feet to a concrete monument (marked #760) marking a point of curve concave to the Northerly, then run Southeastly along said curve with a radius of 197.00 feet through a central angle of 46 degrees 33 minutes 30 seconds, for an arc distance of 160.08 feet, chord being South 82 degrees 42 minutes 43 seconds East 155.71 feet to a concrete monument (marked #7160), then leaving said curve run North 74 degrees 14 minutes 03 seconds East 293.54 feet to a concrete monument (marked #7160) marking a point of curve concave to the Southerly, then run Northwesterly along said curve with a radius of 175.00 feet, through a central angle of 29 degrees 45 minutes 21 seconds, for an arc distance of 90.88 feet, chord being North 88 degrees 09 minutes 29 seconds East 89.87 feet to a concrete monument (marked #7160), then leaving said curve run South 77 degrees 55 minutes 06 seconds East 31.26 feet to a concrete monument (marked #7160) marking a point of intersection with the Southwesterly easement boundary of said 80.00 foot wide access and utility easement, then leaving said Southerly easement boundary run South 12 degrees 07 minutes 37 seconds West along said Southwesterly easement boundary 100.20 feet to a concrete monument (marked #7160) marking a point of curve concave to the Easterly, then run Southwesterly along said Southwesterly easement boundary and said curve with a radius of 170.00 feet, through a central angle of 12 degrees 37 minutes 34 seconds, for an arc distance of 37.46 feet, chord being North 00 degrees 48 minutes 49 seconds West 37.39 feet to a concrete monument (marked #7160) marking a point of intersection with the Westerly easement boundary of a 48.00 foot wide access and utility easement, then leaving said Southwesterly easement boundary run Southwesterly along said Westerly easement boundary the following two (2) courses: South 00 degrees 15 minutes 20 seconds West 237.67 feet to an iron rod and cap (marked #7160), South 00 degrees 11 minutes 03 seconds West 153.04 feet to a concrete monument (marked #7160) lying on the Northerly right-of-way boundary of Kendrick Road, then leaving said Westerly easement boundary run South 89 degrees 55 minutes 21 seconds East along said Northerly right-of-way boundary 48.00 feet to a concrete monument (marked #7160) lying on the Easterly easement boundary of said 48.00 foot wide easement, then leaving said Northerly right-of-way boundary run North 00 degrees 11 minutes 03 seconds East along said Easterly easement boundary 153.12 feet to the POINT OF BEGINNING.

Also together with:

An Access & Utility Easement:

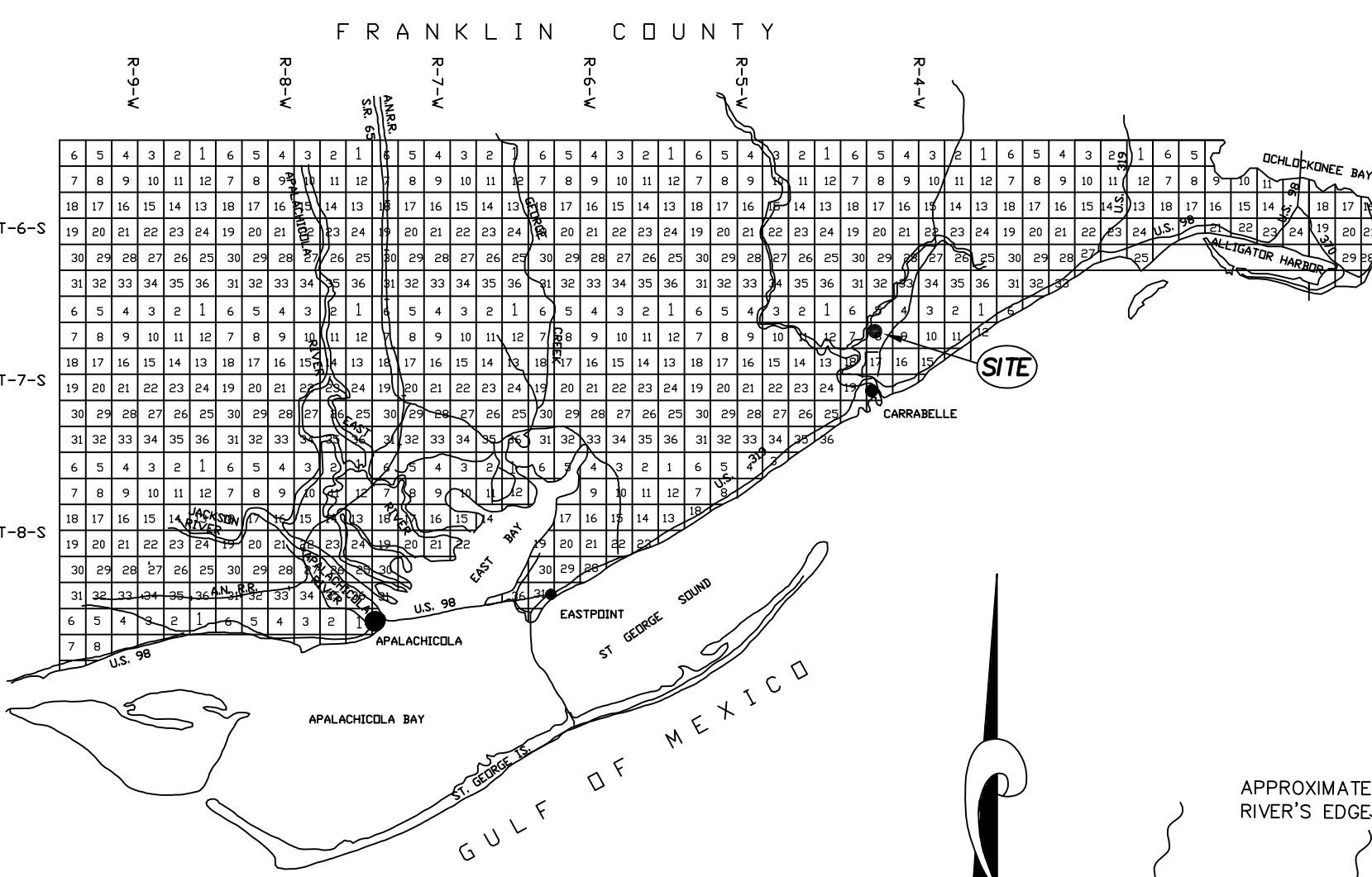
Commence at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 8, Township 7 South, Range 4 West, Franklin County, Florida, thence run North 00 degrees 02 minutes 28 seconds West 85.59 feet to a 4 inch by 4 inch round bar, then run North 00 degrees 01 minutes 05 seconds West 448.90 feet to an iron rod and cap (marked #7160), then run West 1329.93 feet to an iron rod and cap (marked #7160) said point lying on the East boundary of the Southwest quarter of the Southwest quarter of said Section, said point also marking the POINT OF BEGINNING. From said POINT OF BEGINNING run East 227.00 feet, then run South 35.00 feet, then run West 226.96 feet, then run South 00 degrees 03 minutes 29 seconds East 113.51 feet, then run North 00 degrees 03 minutes 29 seconds West 143.94 feet, then run South 78 degrees 48 minutes 51 seconds East 12.24 feet to the POINT OF BEGINNING.

PLAT REVIEWED FOR COMPLIANCE WITH
CHAPTER 177, FLORIDA STATUTES

ROBERT B. STRICKLAND
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO: 6219

SHEET 1 OF 2

TR & A
THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103
DATE: 11/19/19 DRAWN BY: BB NB.617 Pg.54 COUNTY: FRANKLIN
FILE: 09030L1.DWG DATE OF LAST FIELD WORK: 07/29/19 JOB NUMBER: 09-030



PLAT NOTES:

- SURVEY SOURCE: Record plat, record deed, special instructions as per client and a field survey performed by the undersigned surveyor.
- BEARING REFERENCE: The North Boundary of Lot 1 of Black Bear Bayou, being South 89 degrees 58 minutes 23 seconds West as per record plat.
- "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.
- "IMPORTANT NOTICE" The roads and other infrastructures-if any- contained within this subdivision are not owned or maintained by Franklin County. Should the roads or other improvements ever be maintained by Franklin County, it will be done at the expense of the property owners within this subdivision.
- 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 Florida Public Service Commission.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES "AE (EL 12 & 13)" as per Flood Insurance Rate Map, Community Panel No. 120058 0250F, index date: February 05, 2014, Franklin County, Florida.
- Access and Utility Easements shall be used by all lot owners.
- Wetlands lines depicted hereon were established by Florida Environmental and Land Services, Inc.
- No sewage septic tank or drainfield shall be constructed within the boundaries of Lot 1 as depicted hereon. Lot 1 is restricted to a pumping unit only, to deliver sewage waste to an offsite location identified as "Remote Septic System for Lot 1", depicted hereon.

JOINER IN DEDICATION:
CENTENNIAL BANK, (MORTGAGEE), JOINS IN DEDICATION
AT VOLUME 928, PAGE 351 OF THE PUBLIC RECORDS
OF FRANKLIN COUNTY, FLORIDA.

BY: _____
EXECUTIVE VICE PRESIDENT, CENTENNIAL BANK

WITNESS _____ PRINT NAME
WITNESS _____ PRINT NAME

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, by _____ as Executive Vice President, Centennial Bank (Mortgagee). HE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT _____, FLORIDA,
THIS _____ DAY OF _____, 2019.
NOTARY _____ MY COMMISSION EXPIRES: _____

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L4 | 43.45 | S83°44'19"W |
| L5 | 57.65 | S70°41'06"W |
| L6 | 44.23 | S87°20'04"W |
| L7 | 40.95 | N89°48'30"W |
| L8 | 20.16 | N64°58'19"W |
| L9 | 43.79 | N87°40'18"W |
| L10 | 70.86 | N77°33'22"W |
| L11 | 108.19 | N59°56'22"W |
| L12 | 64.92 | N04°26'50"E |
| L13 | 14.92 | N04°26'50"E |

JOINER IN DEDICATION:
ALEJANDRO CORTINAS and ALETA C. JARRETT-CORTINAS, (MORTGAGEE),
JOINS IN DEDICATION AT VOLUME 821, PAGE 229 OF THE PUBLIC RECORDS
OF FRANKLIN COUNTY, FLORIDA.

BY: ALEJANDRO CORTINAS

WITNESS _____ PRINT NAME
WITNESS _____ PRINT NAME

BY: ALETA C. JARRETT-CORTINAS

WITNESS _____ PRINT NAME
WITNESS _____ PRINT NAME

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, by ALEJANDRO CORTINAS, (Mortgagee), HE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT _____, FLORIDA,
THIS _____ DAY OF _____, 2019.
NOTARY _____ MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, by ALETA C. JARRETT-CORTINAS, (Mortgagee), SHE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT _____, FLORIDA,
THIS _____ DAY OF _____, 2019.
NOTARY _____ MY COMMISSION EXPIRES: _____

| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
|-------|--------|--------|-----------|-------------|-------|
| C1 | 62.19 | 150.00 | 23°45'14" | N71°48'58"W | 61.74 |
| C2 | 76.92 | 50.00 | 88°08'25" | S39°37'23"E | 69.55 |
| C3 | 59.97 | 800.00 | 41°7'42" | N02°13'25"E | 59.95 |

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON. ALL ROADS, STREETS, RIGHTS OF WAY AND EASEMENTS SHALL BE FOR THE PRIVATE USE OF THE OWNERS, WITHIN BLACK BEAR BAYOU, PHASE II, THE DECLARANT AND OR HIS ASSIGNS AND SHALL BE MAINTAINED BY THE BLACK BEAR BAYOU, PHASE II HOMEOWNERS ASSOCIATION, INC. NO PART OF THE LAND SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC, AND FRANKLIN COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY SUCH ROAD, STREET OR RIGHT OF WAY SHOWN HEREON, THIS _____ DAY OF _____, 2019.

BY: _____ PRINT NAME
JON P. JOHNSON WITNESS SIGNATURE

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, by JON P. JOHNSON, HE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT _____, FLORIDA,
THIS _____ DAY OF _____, 2019.

NOTARY _____ MY COMMISSION EXPIRES: _____

CONFIRMATION
STATE OF FLORIDA
COUNTY OF FRANKLIN
APPROVED BY THE FRANKLIN COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2019.

NOAH LOCKLEY, JR. - CHAIRMAN

THOMAS M. SHULER - COUNTY ATTORNEY

ACCEPT FOR FILES AND RECORDED THIS _____ DAY OF _____, 2019 IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

MARCIA M. JOHNSON
CLERK OF THE CIRCUIT COURT
FRANKLIN COUNTY FLORIDA

CLERK'S SEAL

JAMES T. RODDENBERRY
SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO: 4261

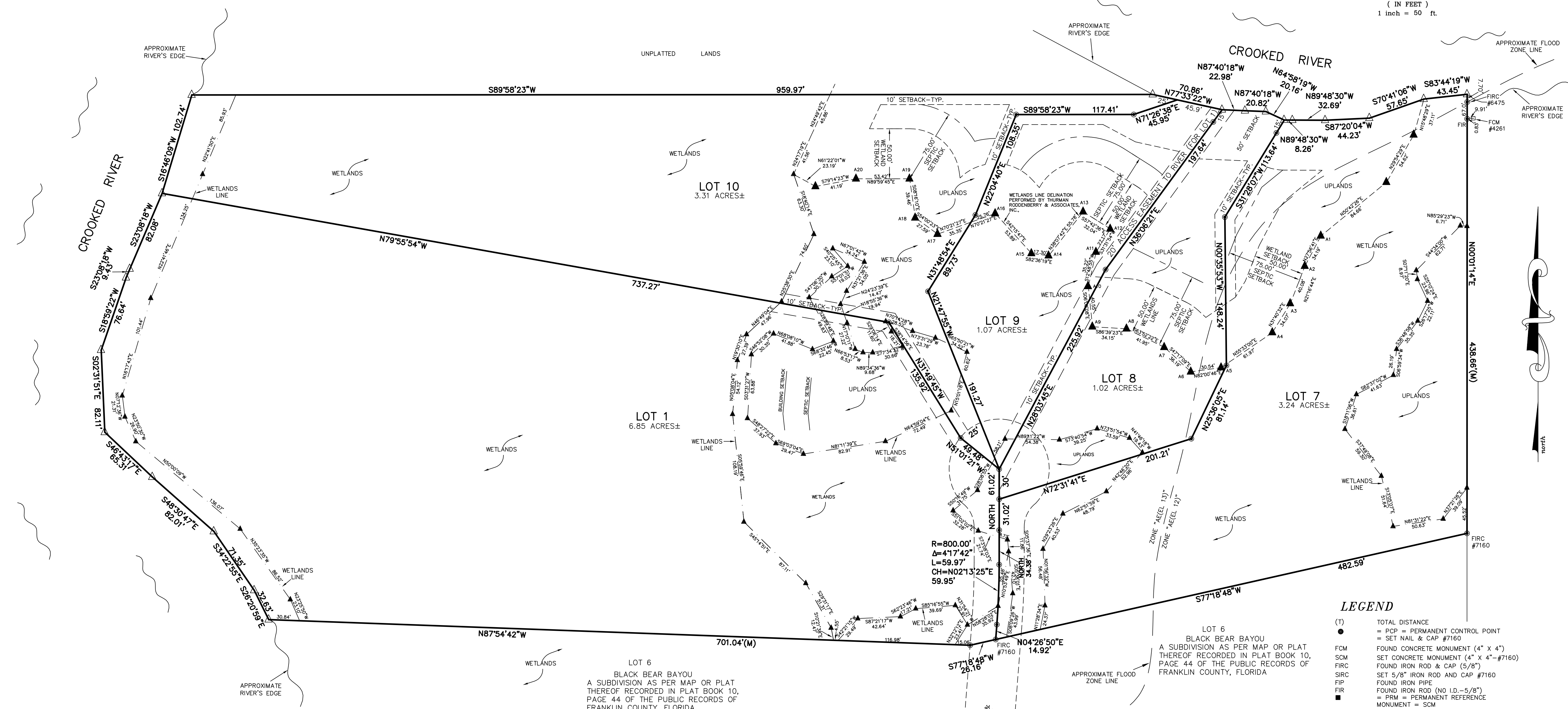
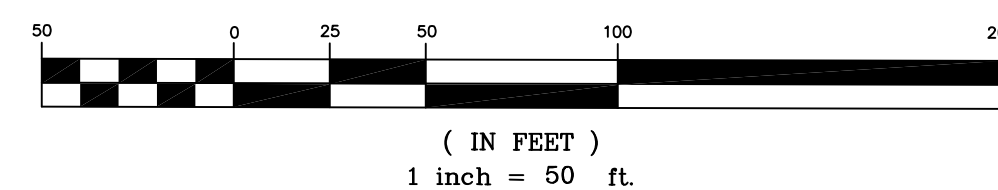
SURVEYOR'S SEAL

"Not valid without the signature and the original seal of a Florida licensed surveyor and mapper"

BLACK BEAR BAYOU II, A RE-PLAT OF LOTS 1 & 7

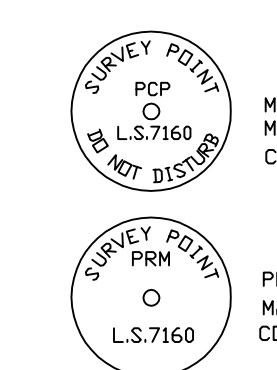
A SUBDIVISION LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 4 WEST, FRANKLIN COUNTY, FLORIDA, BEING A RE-PLAT OF LOTS 1 AND 7 OF BLACK BEAR BAYOU, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 44 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

GRAPHIC SCALE



LEGEND

- (1) TOTAL DISTANCE
- P.C.P. = PERMANENT CONTROL POINT
- SET NAIL & CAP #7160
- FCM FOUND CONCRETE MONUMENT (4" X 4")
- SCM SET CONCRETE MONUMENT (4" X 4" - #7160)
- FIRC FOUND IRON ROD & CAP (5/8")
- SIRC SET 5/8" IRON ROD AND CAP #7160
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD (NO I.D. - 5/8")
- PRM = PERMANENT REFERENCE MONUMENT = SCM
- (M) MEASURED
- (D) DEED
- (RP) RECORD PLAT
- (UP) UNRECORDED PLAT
- AC ACRES
- R/W RIGHT-OF-WAY
- R RADIUS
- Δ CENTRAL ANGLE
- L LENGTH
- CD CHORD
- ALL INTERIOR LOT CORNERS ARE MARKED WITH IRON ROD & CAP - 5/8" #7160 (UNLESS NOTED OTHERWISE)
- P.C.C. POINT OF COMPOUND CURVE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- R.P. RADIUS POINT
- △ POINT NOT SET OR FOUND
- F.D.E.P. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- ORB OFFICIAL RECORDS BOOK



METAL CAP IN TOP OF CONCRETE MONUMENT MARKING PERMANENT CONTROL POINTS

PLASTIC CAP ON 5/8" RE-ROD MARKING PERMANENT REFERENCE POINTS CONTROL POINTS

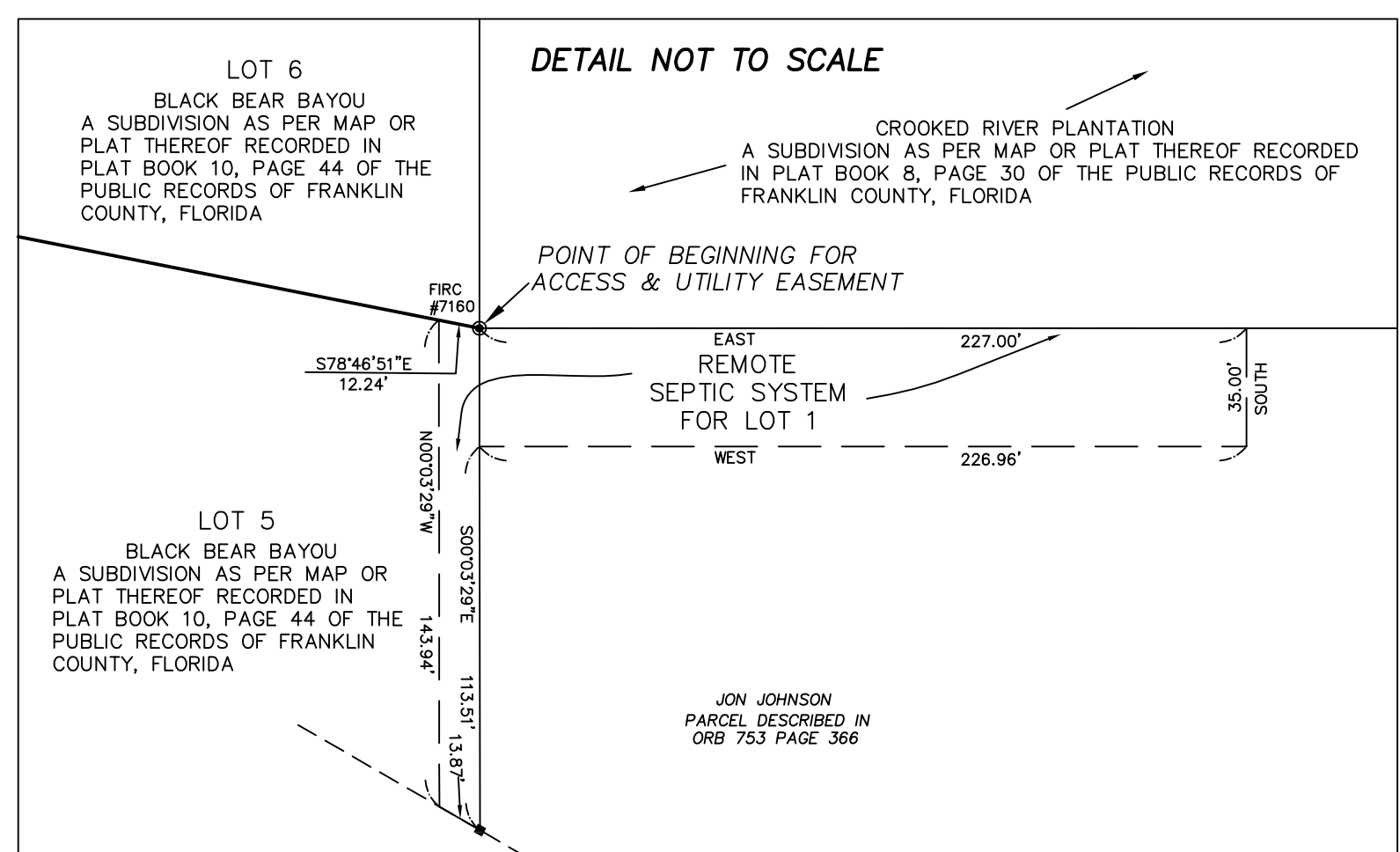
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET, AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH CHAPTER NO. 177, FLORIDA STATUTES, RULE NUMBER 5J-17.051/.052, FLORIDA ADMINISTRATIVE CODE, AND ALL APPLICABLE FRANKLIN COUNTY SUBDIVISION REGULATIONS AND/OR ORDINANCES.

JAMES T. RODDENBERRY
SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO: 4261

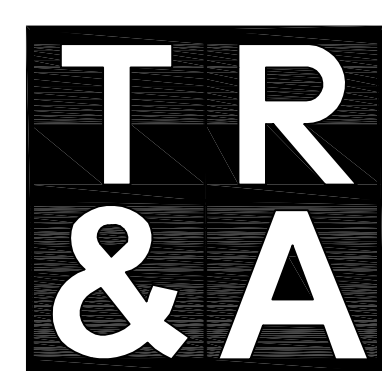
SURVEYOR'S SEAL

"Not valid without the signature and the original seal of a Florida licensed surveyor and mapper"



LOT 6
BLACK BEAR BAYOU
A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 44 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA

LOT 6
BLACK BEAR BAYOU
A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 44 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA



THURMAN RODDENBERRY & ASSOCIATES, INC

PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103

| | | | |
|-------------------|-----------------------------------|--------------------|------------------|
| DATE: 11/19/19 | DRAWN BY: BB | NB.617 Pg.54 | COUNTY: FRANKLIN |
| FILE: 09030L1.DWG | DATE OF LAST FIELD WORK: 07/29/19 | JOB NUMBER: 09-030 | |