

APPLICATION FOR SUBDIVISION FINAL PLAT APPROVAL

DATE: 3-31-21

PROPOSED SUBDIVISION NAME: St George Bay

AGENT'S NAME: _____

ADDRESS: 2163 Hwy 98 West

TELEPHONE NUMBER: Carrabelle Fl 32322

OWNER'S NAME: 404 964 1581

ADDRESS: Ed Simmons et al

TELEPHONE NUMBER: 1105 GRAY AVE

SKETCH PLAT WAS APPROVED: Carrabelle Fl 32322

PRELIMINARY PLAT WAS APPROVED: 850-323-2328

NUMBER OF LOTS IN SUBDIVISION: march 2021

FEE: \$ _____

PLEASE NOTE: PLANNING AND ZONING COMMISSION MAKES RECOMMENDATIONS TO THE FRANKLIN COUNTY BOARD OF COMMISSIONERS REGARDING YOUR APPLICATION. ALL APPLICANT'S ARE NOTIFIED THAT IF YOUR APPLICATION IS DENIED, IT SHALL NOT BE RESUBMITTED FOR ONE YEAR. ALSO, ANY PERSON WISHING TO APPEAL THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION OR THE DECISION OF THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSION ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE.

I hereby certify, as a representative for _____, that the information given is true and accurate to the best of our knowledge.

Agent's Signature _____

William E. Simmons
Owner's Signature

.....
TO BE FILLED IN BY PLANNING OFFICIAL

Planning & Zoning Commission Recommendation: _____ Date: _____

Board of County Commissioners Action: _____ Date: _____

Comments: _____



Overview



Legend

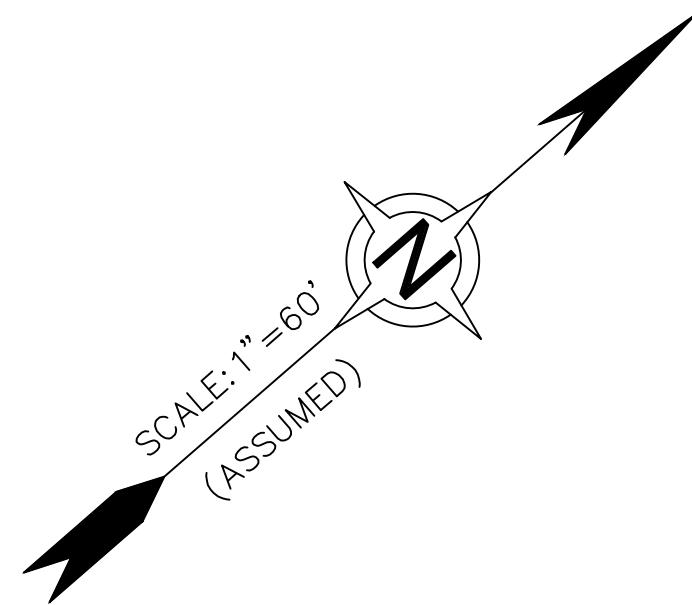
-  Parcels
-  Roads
-  City Labels

Date created: 2/1/2021
Last Data Uploaded: 2/1/2021 7:54:41 AM

Developed by  Schneider
GEOSPATIAL

ST. GEORGE BAY SUBDIVISION

A RE-PLAT OF LOTS 1 THRU 4 AND 6 THRU 10 OF SHELL BAY, A SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 38 AND ADJOINING LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 5 WEST FRANKLIN COUNTY, FLORIDA



Line Table(M)			Line Table(M)		
Line #	Bearing	Length	Line #	Bearing	Length
L1	N44°48'38"W	17.00'	L21	N41°27'37"E	22.84'
L2	S40°05'46"W	59.89'	L22	N41°27'37"E	17.33'
L3	N44°30'22"W	73.20'	L23	N44°41'46"W	31.33'
L4	S39°59'49"W	70.09'	L24	S40°20'44"W	62.83'
L5	S39°17'13"W	3.45'	L25	S40°20'44"W	51.65'
L6	S40°08'51"W	17.80'	L26	S40°20'44"W	59.35'
L7	N41°24'30"W	73.84'	L27	S40°20'44"W	24.89'
L8	N40°26'31"E	9.98'	L28	S44°44'30"W	15.51'
L9	N41°09'11"E	30.22'	L30	S82°02'19"E	8.94'
L10	N41°21'30"E	67.98'	L31	N46°42'20"E	19.89'
L11	N41°14'04"E	27.21'	L32	N46°42'20"E	40.11'
L12	N41°12'43"E	46.48'	L33	S82°02'19"E	18.62'
L13	N41°16'10"E	90.17'	L34	S44°45'13"E	29.52'
L14	N41°19'30"E	51.53'	L35	S82°02'19"E	18.58'
L15	S43°14'08"E	54.81'	L36	S46°42'20"W	30.00'
L16	S43°15'59"E	66.11'	L37	S46°42'20"W	30.00'
L17	S38°39'33"E	75.37'			
L18	S41°26'00"E	18.91'			
L19	N41°27'37"E	19.59'			
L20	N41°27'37"E	24.72'			

Wetland Line Table		
Line #	Bearing	Length
L39	N3°35'29"E	40.62'
L40	N20°42'11"W	54.02'
L41	N15°21'25"E	104.89'
L42	N6°38'13"E	29.84'
L43	N33°42'07"E	34.95'
L44	N11°23'36"E	18.65'
L45	N10°49'40"W	27.96'
L46	N4°45'47"W	24.43'
L47	N10°55'39"E	23.45'
L48	N24°55'53"E	44.09'
L49	N11°49'36"E	5.99'

Curve Table(M)					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	2897.70'	0°24'34"	20.71'	S45°26'09"W	20.71'
C2	2897.70'	0°11'01"	9.29'	S45°12'18"W	9.29'
C3	2897.70'	0°35'36"	30.00'	S44°49'00"W	30.00'
C4	2897.70'	0°23'44"	20.00'	S44°19'20"W	20.00'
C5	2914.70'	1°45'53"	89.77'	S40°53'48"W	89.76'
C6	2914.70'	2°10'39"	110.77'	S42°52'04"W	110.76'

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the lands 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 51-17, Florida Administrative Code.

WADE G. BROWN, PSM
 FLORIDA CERTIFICATE NO. 5959 LB#6475
 EDWIN G. BROWN AND ASSOCIATES, INC.
 SURVEYORS AND MAPPERS
 P.O. BOX 625, CRAWFORDVILLE, FLORIDA 32327

EDWIN BROWN & ASSOCIATES

SURVEYORS * MAPPERS
 (850) 926-3016 888-433-4436 FAX (850) 926-8180
 P.O. Box 625 2813 Crawfordville Hwy, Crawfordville, FL 32326

JOB: 13-015 * PSC: 41387
 MARCH 31, 2020
 PLAT #6475 PAGE 2 OF 2

CHECKED BY: WADE G. BROWN DRAWN BY: ADRON ANDERSON

ACCESS NOTE:

LOTS 1 THRU 10 WILL HAVE DRIVEWAY ACCESS VIA THE 40' WIDE INGRESS, EGRESS & UTILITY EASEMENT
 LOTS 11 THRU 18 WILL HAVE DRIVEWAY ACCESS VIA THE 80' WIDE RIGHT OF WAY

LEGEND

- FND - FOUND
- FNC - FOUND NAIL AND CAP
- R/B - RE-BAR
- CM - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 5/8" RE-BAR #6475
- SNC - SET NAIL & CAP #6475
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- RAD - RADIUS
- DEL - DELTA OR INCLUDED ANGLE
- L - ARC LENGTH
- CB - CHORD BEARING
- CH - CHORD LENGTH
- C - CALCULATED
- R/C - ROD AND CAP
- IP - IRON PIPE
- PC - POINT OF CURVE
- CL - CENTER LINE
- SCM - SET 4X4 CONCRETE MONUMENT (#6475)
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- - CALCULATED POINT
- PRM - PERMANENT REFERENCE MONUMENT
- RND - ROUND
- - SRB 5/8" #6475
- LINE NOT TO SCALE
- - PRM 5/8" ROD AND CAP #6475 (UNLESS NOTED OTHERWISE)
- - PROPERTY CORNER(SEE DESCRIPTION)
- L1 - LINE NUMBER(SEE LINE TABLE)
- C1 - CURVE NUMBER(SEE CURVE TABLE)



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

U.S. HIGHWAY #98 (66' ~R/W) (OPEN/PAVED)

POB
 BEGIN AT A FOUND 5/8" RC #6475 MARKING THE SOUTHWESTERLY CORNER OF LOT 2, DOC'S SEA SHORES A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 49 IN THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA