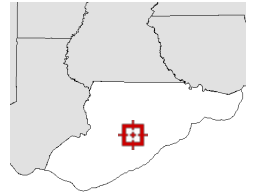




Overview



Legend

-  Parcels
-  Roads
-  City Labels

Date created: 6/30/2020
Last Data Uploaded: 6/30/2020 7:47:58 AM

Developed by  Schneider
GEOSPATIAL

ISLAND BREEZE, PHASE II

(A FOUR UNIT SUBDIVISION)

A REPLAT OF ISLAND BREEZE, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 14 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FRANKLIN COUNTY, FLORIDA

"PRELIMINARY"

DEDICATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

KNOWN BY ALL THESE PRESENT THAT ANGELA MICHELLE OVERSTREET, THE OWNER AND FEE SIMPLE, OF THE LANDS SHOWN HEREON PLATTED AS ISLAND BREEZE, PHASE II A SUBDIVISION AS PER MAP P OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 14 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA AND WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the intersection of the North boundary of Fractional Section 28, Township 8 South, Range 6 West, Franklin County, Florida with the Southerly boundary of a 100 foot wide Florida Power Corporation Powerline Easement and run South 62 degrees 02 minutes 56 seconds West along said Southerly boundary 143.12 feet to a concrete monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Southerly easement boundary run South 30 degrees 24 minutes 21 seconds East 808.89 feet to a re-rod (marked #4261) lying on the Northerly right of way boundary of U.S. Highway No. 98, thence run North 57 degrees 53 minutes 00 seconds East along said Northerly right of way boundary 210.10 feet to a re-rod (marked #4261), thence leaving said right of way boundary run North 30 degrees 20 minutes 38 seconds West 266.07 feet to a re-rod (marked #4261), thence run North 37 degrees 15 minutes 02 seconds West 41.16 feet to a re-rod (marked #4261), thence run North 26 degrees 16 minutes 51 seconds West 176.64 feet to a re-rod (marked #4261), thence run North 46 degrees 07 minutes 26 seconds East 22.59 feet to a re-rod (marked #4261), thence run North 30 degrees 20 minutes 38 seconds West 323.29 feet to a concrete monument lying on the Southerly easement boundary of aforementioned Florida Power Corporation Easement, then leaving said Southerly easement boundary continue North 30 degrees 20 minutes 38 seconds West 100.15 feet to a re-rod (marked #4261) lying on the Northerly right of way boundary of said easement, thence run South 62 degrees 47 minutes 18 seconds West along said Northerly right of way boundary 210.31 feet to a re-rod (marked #4261), thence leaving said Northerly right of way boundary run South 30 degrees 24 minutes 21 seconds East 102.62 feet to the POINT OF BEGINNING containing 4.24 acres, more or less.

AND ALSO:

Commence at the intersection of the North boundary of Fractional Section 28, Township 8 South, Range 6 West, Franklin County, Florida with the Southerly boundary of a 100.00 foot wide Florida Power Corporation Powerline Easement and run South 62 degrees 02 minutes 56 seconds West along said Southerly boundary 143.12 feet to a concrete monument, then leaving said Southerly easement boundary run South 30 degrees 24 minutes 21 seconds East 808.89 feet to a re-rod (marked #4261) lying on the Northerly right of way boundary of U.S. Highway No. 98, thence leaving said Northerly right of way boundary run North 30 degrees 20 minutes 38 seconds East 56.03 feet to a re-rod (marked #4261) lying on the Southerly right of way boundary of said U.S. Highway No. 98 for the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right of way boundary continue South 30 degrees 20 minutes 38 seconds East 13.27 feet to the approximate mean high water line of St. George Sound, thence run North 56 degrees 53 minutes 58 seconds East along said mean high water line 100.22 feet, thence continue along mean high water line North 57 degrees 14 minutes 04 seconds East 109.99 feet, thence leaving said mean high water line run North 30 degrees 20 minutes 38 seconds West 10.31 feet to a re-rod (marked #4261) lying on the Southerly right of way boundary of U.S. Highway No. 98, thence run South 57 degrees 53 minutes 00 seconds West along said right of way boundary 210.10 feet to the POINT OF BEGINNING containing 0.06 acres, more or less.

The aggregate of the two above described parcels having a total acreage of 4.30 acres, more or less. Having caused said lands to be divided and subdivided as shown hereon and do hereby dedicate to the following:

1.) To the Island Breeze Homeowners Association, Inc., all easements for utilities, drainage and other (if any) purposes incident thereto as shown hereon.

Reserving, in all cases however, the reversions thereof should the same be renounced, disclaimed, abandoned or the use thereon discontinued as prescribed by the law by appropriate official action of the proper officials having charge of jurisdiction thereof.

This _____ day of _____, A.D. 2020.

"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.

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY ANGELA MARIE OVERSTREET, (OWNER)

SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND SEAL AT _____, FLORIDA, THIS _____ DAY OF _____, 2020

NOTARY MY COMMISSION EXPIRES: _____ NOTARY SEAL

CONFIRMATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

APPROVED BY THE FRANKLIN BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2020.

NOAH LOCKLEY, JR. -- CHAIRMAN

THOMAS M. SHULER -- COUNTY ATTORNEY

ACCEPT FOR FILES AND RECORDED THIS _____ DAY OF _____, 2020 IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

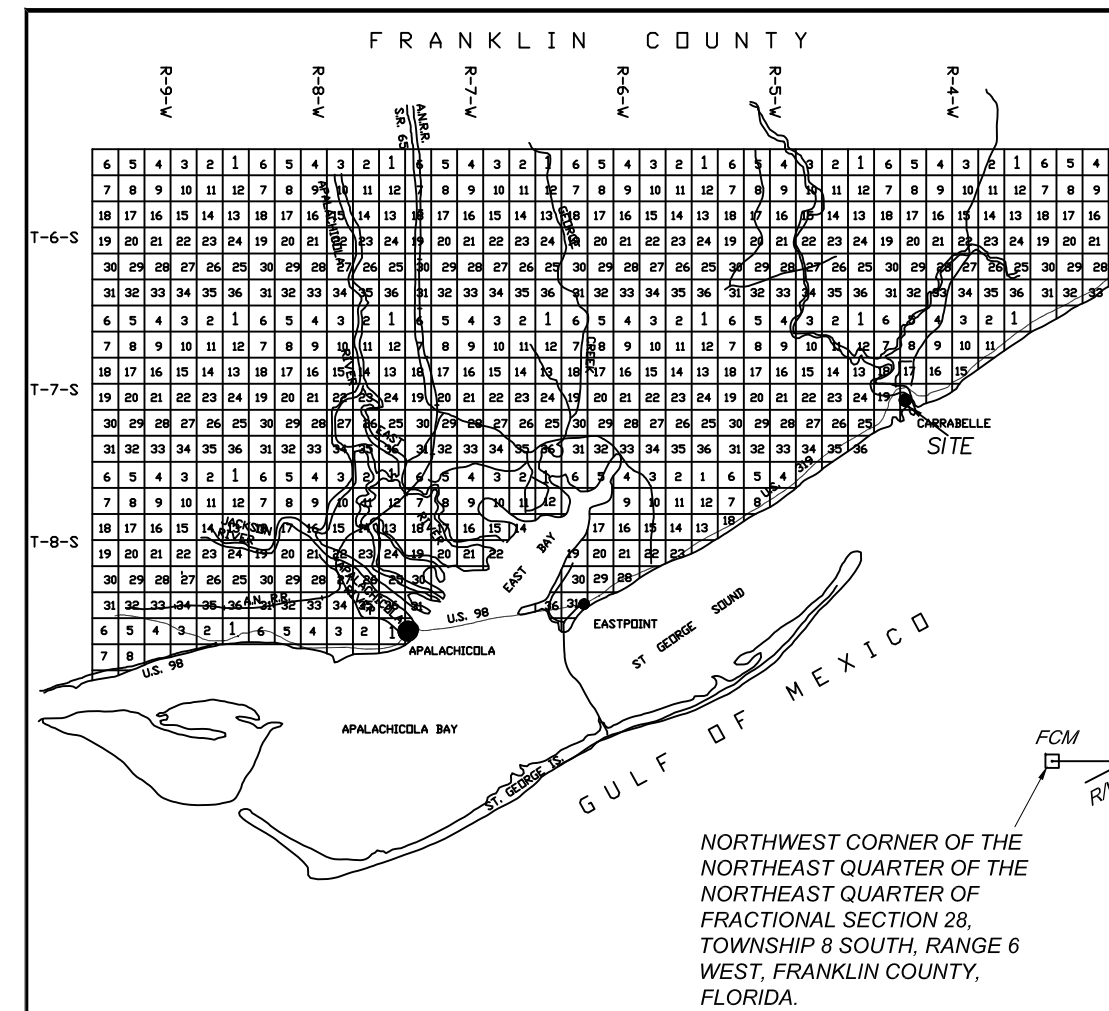
MARCIA M. JOHNSON
CLERK OF THE CIRCUIT COURT

THURMAN RODDENBERRY & ASSOCIATES, INC.
Professional Surveyors and Mappers

LB. NO 7160
P.O. Box 100 • 125 Sheldon Street • Sopchoppy, FL 32358-0100 • (850) 962-2538

DATE: 01/20/20 DRAWN BY: MMD COUNTY: FRANKLIN

FILE: 97513RP.DWG DATE OF LAST FIELD WORK: JOB NUMBER: 97-513



NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 28, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FRANKLIN COUNTY, FLORIDA.

LEGEND

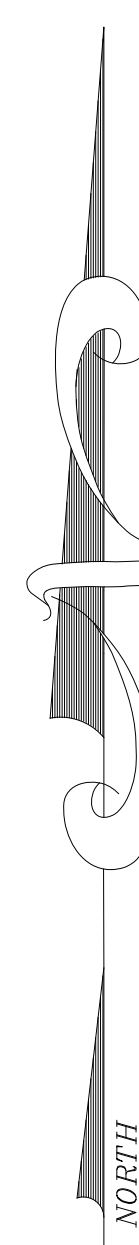
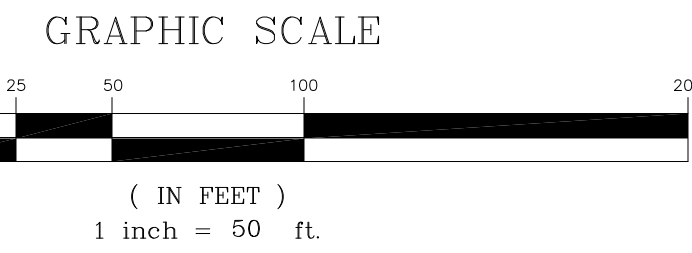
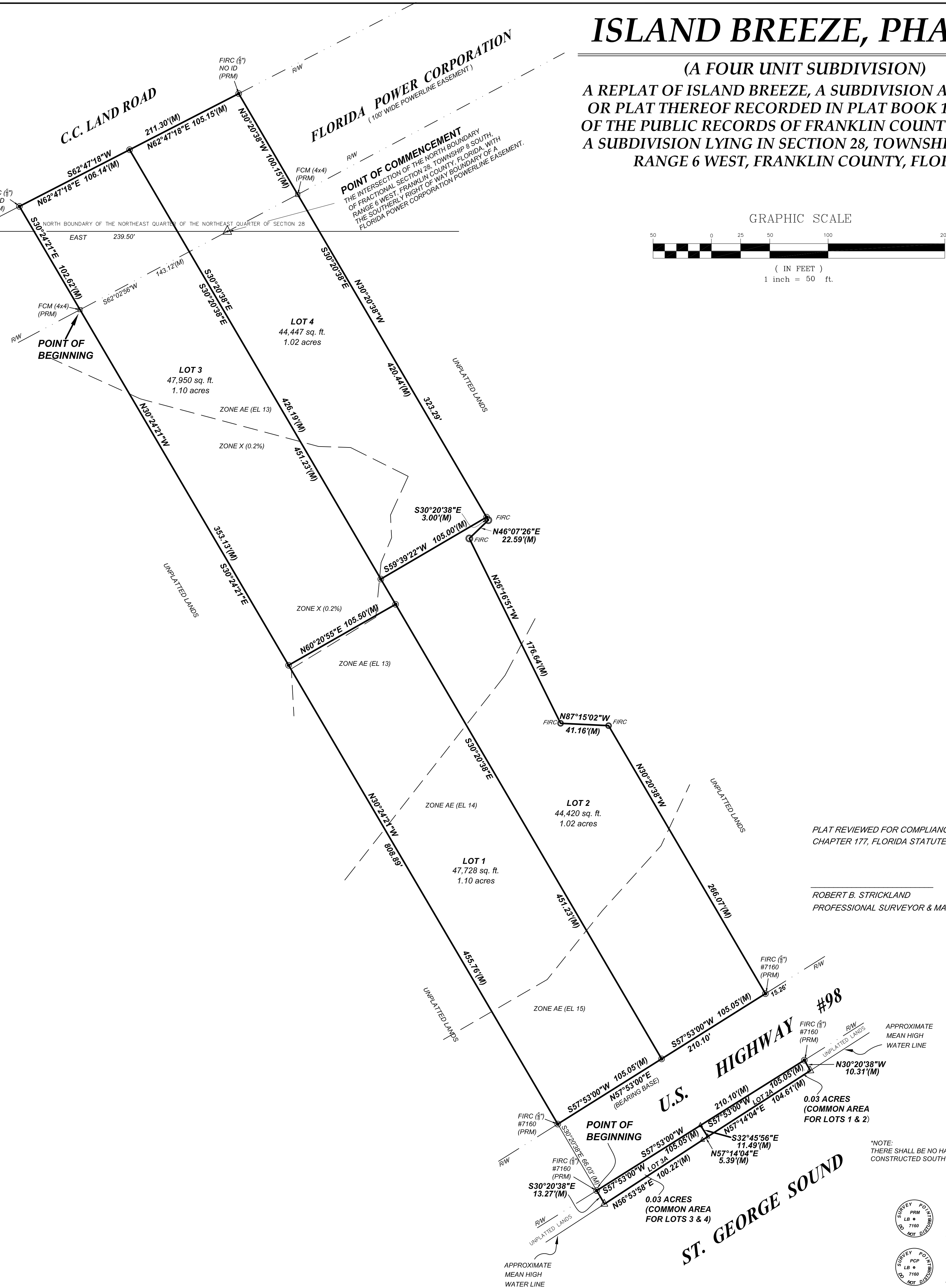
- SN&C SET NAIL & CAP
- FND FOUND
- FCM FOUND CONCRETE MONUMENT (3"x3")
- SCM SET CONCRETE MONUMENT #7160 (4"x4")
- IRC IRON ROD AND CAP
- SIRC SET 5/8" IRON ROD AND CAP #7160
- FIRC FOUND 5/8" IRON ROD AND CAP
- IP IRON PIPE
- CIP CRIMPED TOP IRON PIPE
- IR IRON ROD (NO I.D.)
- = PCP = PERMANENT CONTROL POINT = SCM
- (M) MEASURED
- (D) DEED
- (RP) RECORD PLAT
- (UP) UNRECORDED PLAT
- (FT) FLAT TOP
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- R RADIUS
- △ CORNER NOT SET OR FOUND
- L LENGTH
- CD CHORD
- N.T.S. NOT TO SCALE

- PLAT NOTES:**
- SURVEY SOURCE:** Previous survey performed by this firm (Job #97-513 Dated: 10-30-97), record deed, special instructions as per client and a field survey performed by the undersigned surveyor.
 - BEARING BASE:** The Northeasterly right-of-way boundary of U.S. Highway No. 98 being North 57 degrees 53 minutes 00 seconds East as per previous above mentioned survey.
 - "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 supplanting 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 maybe found in the public records of this county.
 - 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 Zone "X" (0.2%), Zone "AE" (EL 13, 14, & 15) as per Flood Insurance Rate Map Community Panel No: 120088 414E, index date: June 17, 2002, Franklin County, Florida.

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 both Chapter 177 of the Florida Statutes and standards for practice for Land Surveying (F.A.C. 5J-17.051).

JAMES T. RODDENBERRY DATE
Surveyor & Mapper Pl. Certificate No. 4261



PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES

ROBERT B. STRICKLAND
PROFESSIONAL SURVEYOR & MAPPER # _____

APPROXIMATE MEAN HIGH WATER LINE

*NOTE: THERE SHALL BE NO HABITABLE STRUCTURES CONSTRUCTED SOUTH OF HIGHWAY NO. 98.

- ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.
- ALL PERMANENT CONTROL POINTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING 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.