

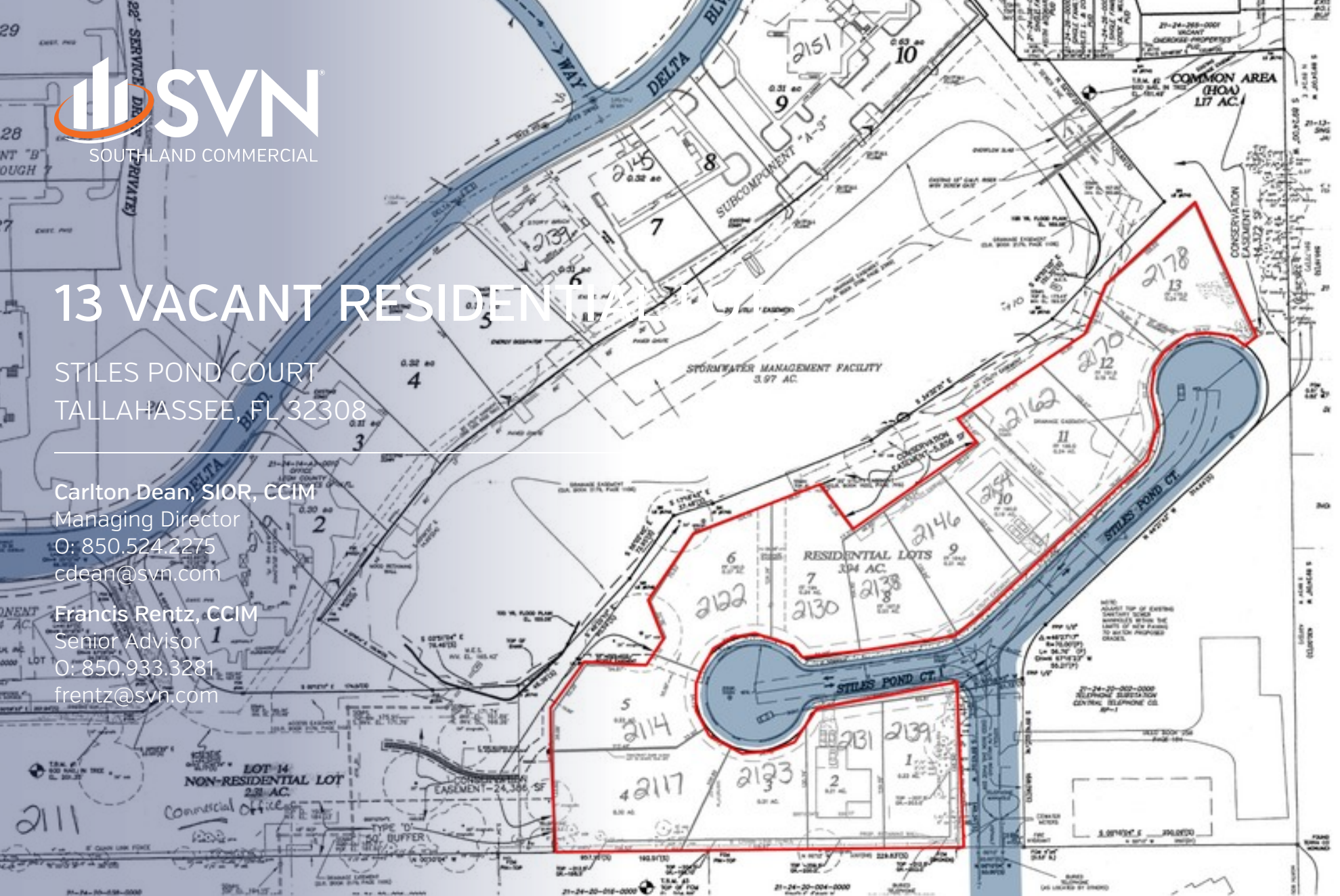


# 13 VACANT RESIDENTIAL

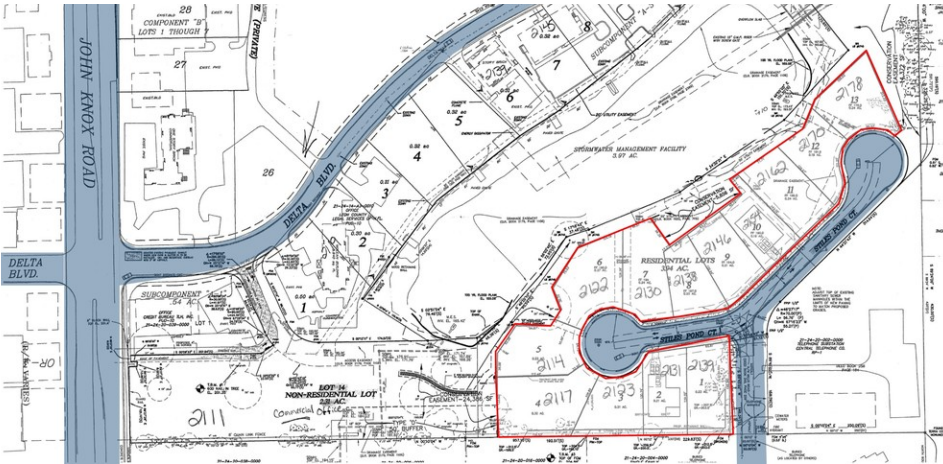
STILES POND COURT  
TALLAHASSEE, FL 32308

Carlton Dean, SIOR, CCIM  
Managing Director  
O: 850.524.2275  
cdean@svn.com

Francis Rentz, CCIM  
Senior Advisor  
O: 850.933.3281  
frentz@svn.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE	\$900,000
PRICE PER LOT	\$69,230
ZONING	Hillcrest Office Park
MARKET	North Tallahassee
LOT SIZES	..18-.32 acre
ACCESS	Willis Road [1 block north of John Knox Road]

## PROPERTY OVERVIEW

This residential subdivision opportunity consists of 13 improved vacant lots on a two-lane, asphalt-paved, cul-de-sac. Asphalt roadway, Curb, gutter, sidewalks, underground utilities & off site stormwater are in place. The lots are configured into single-family residential homesites. The lot sizes range from 0.18 acre [7,840 SF] to 0.32 acre [13,939 SF] +/- . The predominant lot size is from 0.20 acre to 0.25 acre +/- .

## LOCATION OVERVIEW

The subject residential lot subdivision is situated on both the north and south sides of Stiles Pond Court, which is located at the western end of Willis Road, just north of the intersection of Meridian Road and John Knox Road. The property is located in northwest Leon County, approximately 2 miles southwest of Interstate 10/Thomasville Road interchange and 3 miles north of downtown Tallahassee.

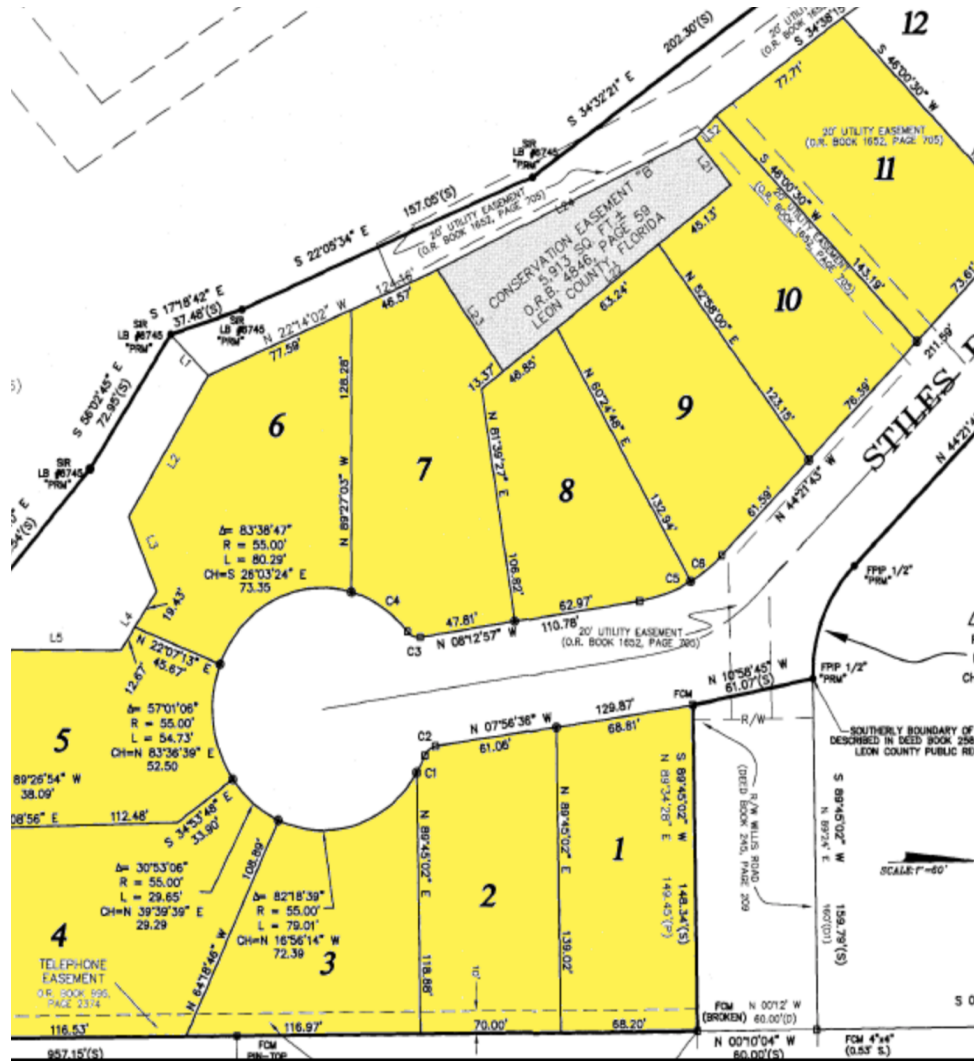


# PARCEL MAP

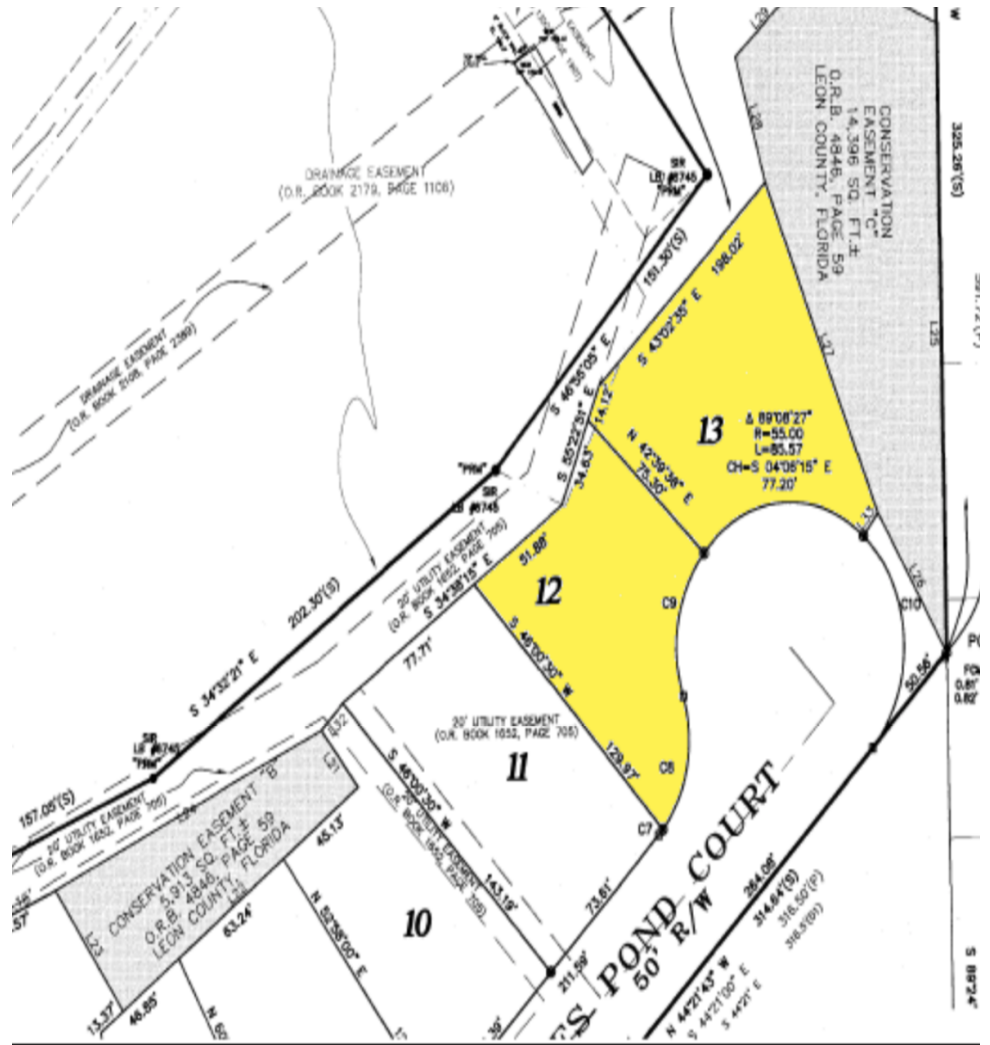




# Plat Map

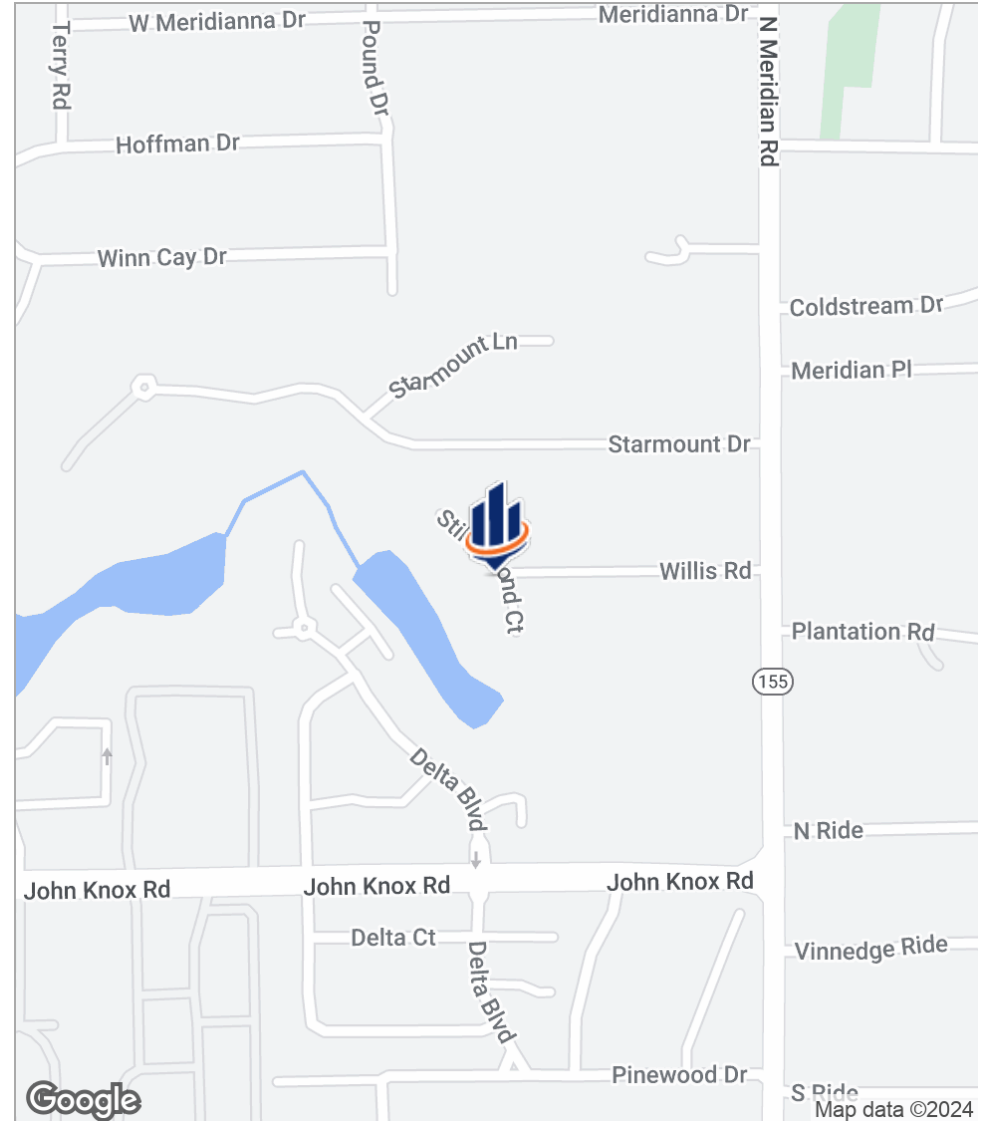
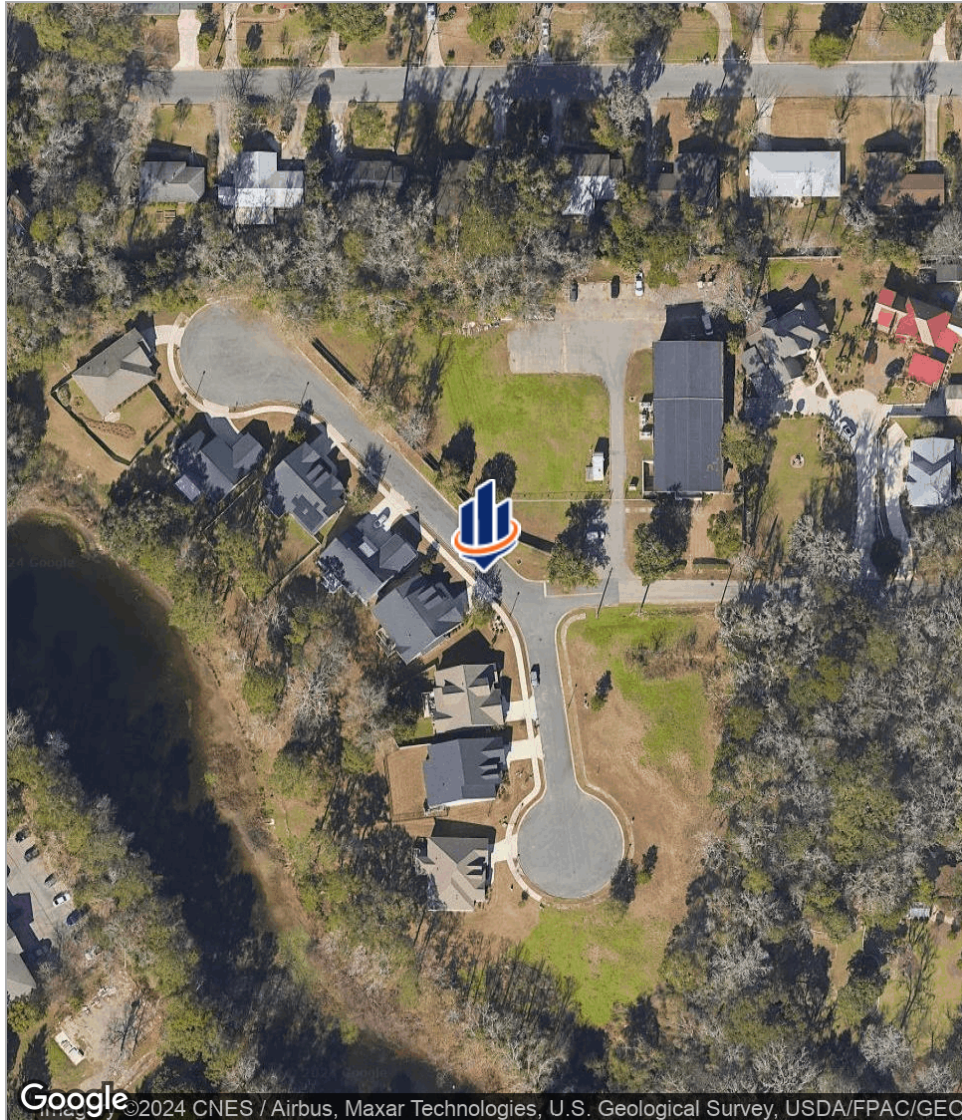


Zoomed In View of Lots 1-11



Zoomed In View of Lots 12-13

# LOCATION MAPS



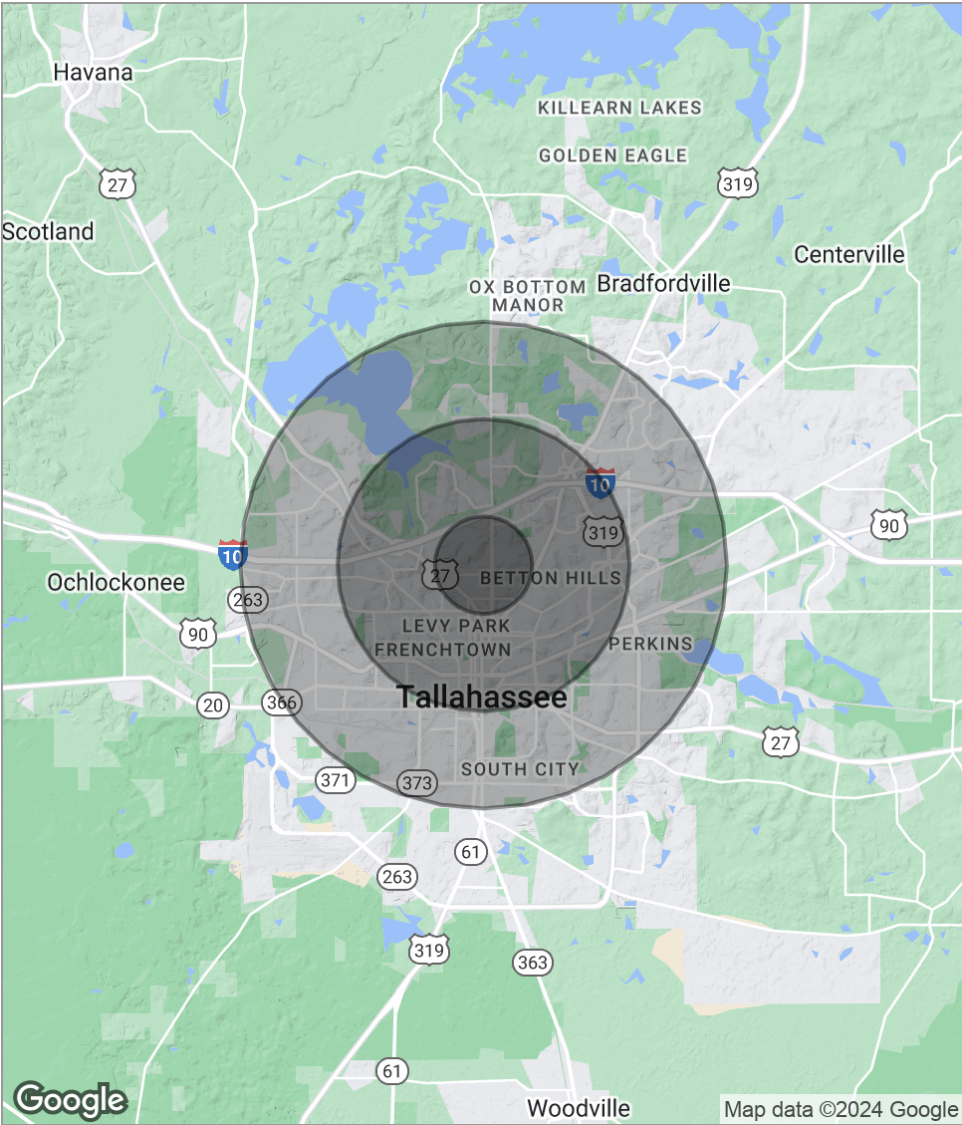
13 LOT RESIDENTIAL SUBDIVISION | STILES POND COURT TALLAHASSEE, FL 32308

SVN | SouthLand Commercial

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



# DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,759	68,786	169,757
Median age	33.5	31.3	29.8
Median age (Male)	33.4	31.7	29.4
Median age (Female)	33.9	31.0	30.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,115	28,093	70,970
# of persons per HH	2.2	2.4	2.4
Average HH income	\$73,710	\$59,033	\$51,704
Average house value	\$250,523	\$272,392	\$237,594

\* Demographic data derived from 2020 ACS - US Census

# HILLCREST OFFICE PARK

PLAT BOOK 22 PAGE 63

A SUBDIVISION LOCATED IN SECTION 24, TOWNSHIP 1 NORTH,  
RANGE 1 WEST, LEON COUNTY, FLORIDA AND LYING WITHIN  
THE CITY LIMITS OF TALLAHASSEE, FLORIDA

## DEDICATION

### STATE OF FLORIDA, COUNTY OF LEON

Know all by these presents that James A. Stiles, as Trustee, the owner in fee simple of the lands shown hereon platted as HILLCREST OFFICE PARK, a subdivision located in Section 24, Township 1 North, Range 1 West, Leon County, Florida and being more particularly described as follows:

Commence at a nail and cap (#3524) marking the Northeast corner of Section 24, Township 1 North, Range 1 West, Leon County, Florida and run thence South 89 degrees 24 minutes 00 seconds West along the Northerly boundary of said Section 24 a distance of 724.57 feet to a terra-cotta monument and the Northeast corner of lands described in Deed Book 258, Page 184 of the Public Records of Leon County, Florida, thence continue South 89 degrees 24 minutes 00 seconds West along said Northerly Boundary of Section 24 and the Northerly boundary of said lands 430.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 24 minutes 00 seconds West along said Northerly boundary of Section 24 a distance of 325.26 feet, thence South 03 degrees 48 minutes 29 seconds East 133.69 feet, thence South 00 degrees 30 minutes 18 seconds West 82.09 feet, thence North 52 degrees 00 minutes 39 seconds East 170.65 feet, thence South 46 degrees 55 minutes 05 seconds East 151.30 feet, thence South 34 degrees 32 minutes 21 seconds East 202.30 feet, thence South 22 degrees 05 minutes 34 seconds East 157.05 feet, thence South 17 degrees 18 minutes 42 seconds East 37.48 feet, thence South 56 degrees 02 minutes 45 seconds East 72.95 feet, thence South 48 degrees 25 minutes 10 seconds East 95.54 feet, thence South 36 degrees 26 minutes 33 seconds East 48.38 feet, thence South 02 degrees 51 minutes 04 seconds East 78.46 feet to the Northeasterly most corner of lands described in Official Record Book 1412, Page 1519 of the Public Records of Leon County, Florida, thence along the Easterly and Southerly boundary of said lands the following 4 courses; South 00 degrees 12 minutes 11 seconds East 174.55 feet to a point of curve to the right, thence Southwesterly along said curve having a radius of 56.00 feet through a central angle of 65 degrees 43 minutes 19 seconds for an arc length of 64.24 feet (chord bears South 32 degrees 48 minutes 24 seconds East 60.77 feet), thence South 65 degrees 27 minutes 19 seconds West 86.12 feet to a point of curve to the right, thence Northwesterly along said curve having a radius of 30.00 feet through a central angle of 83 degrees 02 minutes 02 seconds for an arc length of 43.48 feet (chord bears North 72 degrees 57 minutes 14 seconds West 39.77 feet) to a point lying on the Easterly right of way boundary of Delta Boulevard said point also lying on a curve concave Southwesterly, thence Southeasterly along said right of way and said curve having a radius of 284.28 feet through a central angle of 18 degrees 17 minutes 02 seconds for an arc length of 90.72 feet (chord bears South 25 degrees 06 minutes 45 seconds East 90.33 feet) to a point lying on the Northerly boundary of lands described in Official Record Book 975, Page 1197 of the Public Records of Leon County, Florida said point also lying on a curve concave Southeasterly, thence along the Northerly and Easterly Boundary of said lands the following five (5) courses and distances: Northeasterly along said curve having a radius of 30.00 feet through a central angle of 82 degrees 00 minutes 17 seconds for an arc length of 42.94 feet (chord bears North 24 degrees 27 minutes 02 seconds East 39.37 feet), thence North 65 degrees 24 minutes 33 seconds East 84.82 feet to a point of curve to the left, thence Northeasterly along said curve having a radius of 90.00 feet through a central angle of 15 degrees 49 minutes 25 seconds for an arc length of 24.86 feet (chord bears North 57 degrees 28 minutes 04 seconds East 24.78 feet), thence South 33 degrees 22 minutes 22 seconds East 23.65 feet, thence South 00 degrees 09 minutes 33 seconds East 207.64 feet to a point lying on the Northerly right of way boundary of John Knox Road, thence along said Northerly right of way boundary the following five (5) courses and distances: North 89 degrees 27 minutes 27 seconds East 9.55 feet, thence North 00 degrees 32 minutes 33 seconds West 10.00 feet, thence North 89 degrees 27 minutes 27 seconds East 8.00 feet, thence South 00 degrees 32 minutes 33 seconds East 13.00 feet, thence North 89 degrees 27 minutes 27 seconds East 121.10 feet, thence leaving said Northerly right of way boundary run North 00 degrees 10 minutes 04 seconds West 957.15 feet to a point lying on the Southerly right of way boundary of Willis Road, thence South 89 degrees 45 minutes 02 seconds West along said Southerly right of way boundary 141.82 feet to a point of intersection with the West right of way boundary of said Willis Road as recorded in deed book 245, page 209; thence North 00 degrees 12 minutes 00 seconds West along said West line 60.00 feet to a point lying on the Southerly boundary of said lands described in Deed Book 258, Page 184; thence South 89 degrees 45 minutes 02 seconds West along said boundary 17.94 feet to a point of curve to the right; thence Northwesterly along said curve having a radius of 70.00 feet through a central angle of 46 degrees 27 minutes 17 seconds for an arc length of 56.76 feet (chord bears North 67 degrees 16 minutes 23 seconds West 55.21 feet), thence North 44 degrees 21 minutes 43 seconds West along said Southerly boundary 314.64 feet to the POINT OF BEGINNING, containing 7.45 acres more or less.

Have caused said land to be divided and subdivided as shown hereon and does hereby dedicate the following:

To the City of Tallahassee ~~all~~ drainage and utility easements depicted hereon.

To the Public, ~~use of~~ all road right-of-ways, roads, and two 25 foot wide drainage easements as depicted hereon.

To the Hillcrest Office Park Homeowners Association all common areas, open spaces and two 10 foot wide drainage easements as depicted hereon.

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

This the 15<sup>th</sup> day of November A.D. 2017

By James A. Stiles James A. Stiles  
James A. Stiles, Trustee Witness  
James A. Stiles James A. Stiles  
Print name Witness

## ACKNOWLEDGMENT

### STATE OF FLORIDA, COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 2017, A.D. by James A. Stiles who is personally known to me or has produced a driver's license as identification, acknowledges that he executed the foregoing dedication freely and voluntarily for the use and purposes therein stated on behalf of such \_\_\_\_\_

Kw. X. Lee  
Notary Public, State of Florida

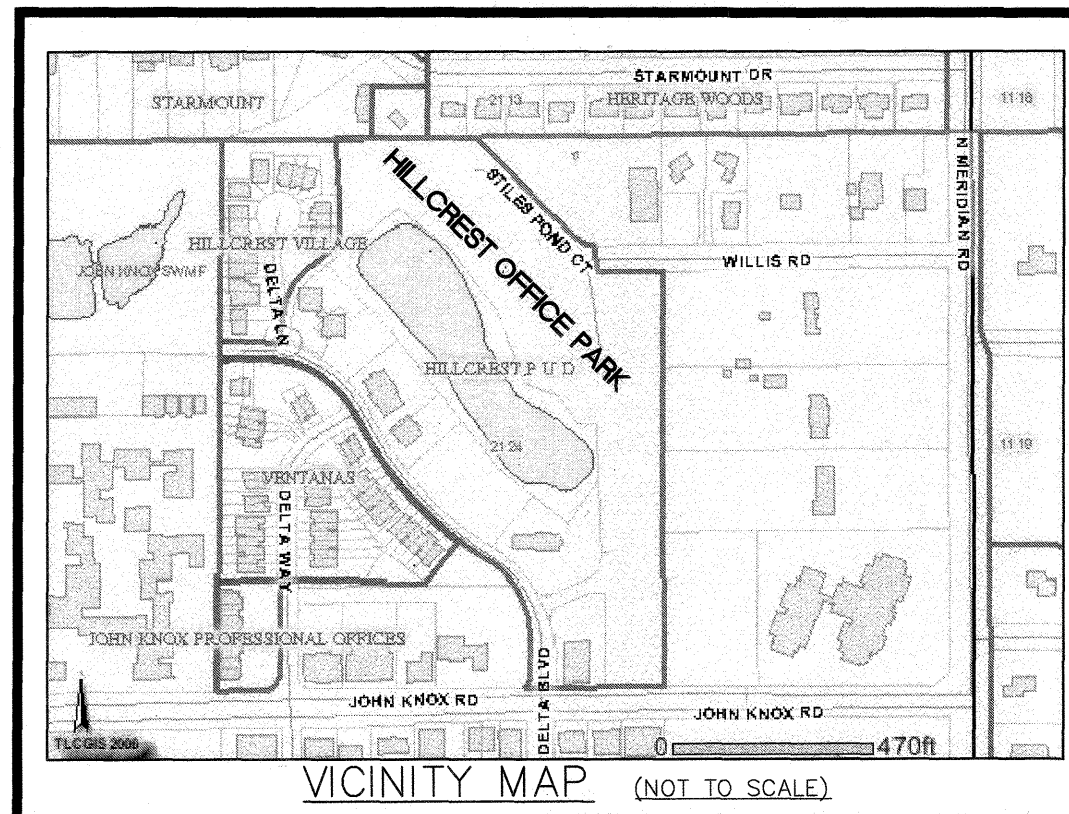
KIM LEE  
MY COMMISSION # FF 162265  
EXPIRES: March 26, 2019  
I am a Notary Public Under Seal

My Commission Expires

## GWEN MARSHALL CLERK OF CIRCUIT COURT

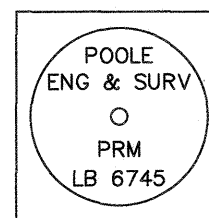
Accepted for the files and recorded this 17 day of December, 2017 in Plat Book 22 Page 63, of the Public Records of Leon County, Florida

By: [Signature]  
Deputy Clerk of Circuit Court  
Leon County, Florida

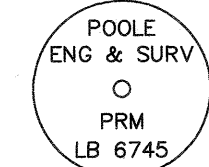


## NOTES:

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- ALL PERMANENT CONTROL POINTS AND PERMANENT CONTROL MONUMENTS ARE MARKED AS SHOWN UNLESS OTHERWISE NOTED ON PLAT.
- LOTS SHALL NOT BE DIVIDED OR SUBDIVIDED WITHOUT COMPLYING WITH PLATTING PROCESS PURSUANT TO CHAPTER 177, FLORIDA STATUTES AND THE CITY OF TALLAHASSEE SUBDIVISION REGULATIONS.
- THE CONSTRUCTION OF PERMANENT STRUCTURES, INCLUDING FENCES BUT EXCLUDING DRIVEWAYS, IS PROHIBITED WITHIN DRAINAGE AND UTILITY EASEMENTS.
- FIXED IMPROVEMENTS ON THIS PROPERTY ARE NOT SHOWN ON THIS PLAT.
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12073C 0281F, DATED AUGUST 18, 2009, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE "A" & "X".
- ALL MEASUREMENTS ARE IN U.S. SURVEY FEET AND ARE HORIZONTAL DISTANCES.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO ALLOW FOR CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091 (29).
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (NAD 83/2011) FLORIDA NORTH.
- ALL O.R. BOOK AND PAGES AS PER LEON COUNTY, FLORIDA.



A 4" x 4" CONCRETE MONUMENT WITH METAL DISC MARKING PERMANENT REFERENCE MONUMENTS.



5/8" IRON ROD WITH PLASTIC CAP MARKING INTERIOR LOT CORNERS.

## JOINDERS IN DEDICATION

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

Name	O.R. Book/Page	Date
Cherokee Properties, Inc.	O.R. Book 5115, Pg 1536	10/02/2017

## DEVELOPMENT REVIEW COMMITTEE

This plat conforms to the preliminary plat approval provisions made by the City of Tallahassee Development Review Committee, this 12<sup>th</sup> day of JUNE 2006 ~~2017~~ AD.

[Signature]  
Development Review Committee Secretary

## PLAT REVIEW

Plat reviewed for compliance with Chapter 177, Florida Statutes.

Erwin Arnold  
Erwin Arnold  
City Land Surveyor  
Florida Registered Land Surveyor Certificate No. 4279

## COMMISSION REVIEW AND APPROVAL

Approved by the City Commission of Tallahassee, Florida this 8 day of NOVEMBER, 2017, A.D.

Andrew P. Piller  
Mayor  
Levin F. Shelby  
City Attorney  
[Signature]  
City Engineer  
[Signature]  
City Treasurer/Clerk

## 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.

## SURVEYOR'S CERTIFICATION

I hereby certify that this survey was made under my responsible direction and supervision and is a correct representation of the lands surveyed, that the permanent reference monuments and permanent control points have been set and that the monumentation and survey data comply with Chapter 177, Part 1, Platting.

[Signature] 11-9-17  
Jay Alan Keri  
Professional Surveyor and Mapper  
Florida Certificate No. 5721

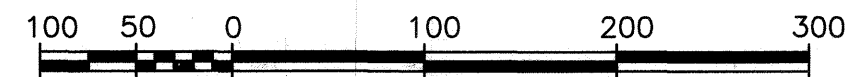
PREPARED BY  
**POOLE ENGINEERING & SURVEYING, Inc.**  
LB NO. 6745  
2145 DELTA BOULEVARD, SUITE 100  
TALLAHASSEE, FLORIDA 32303 (850) 386-5117



# HILLCREST OFFICE PARK

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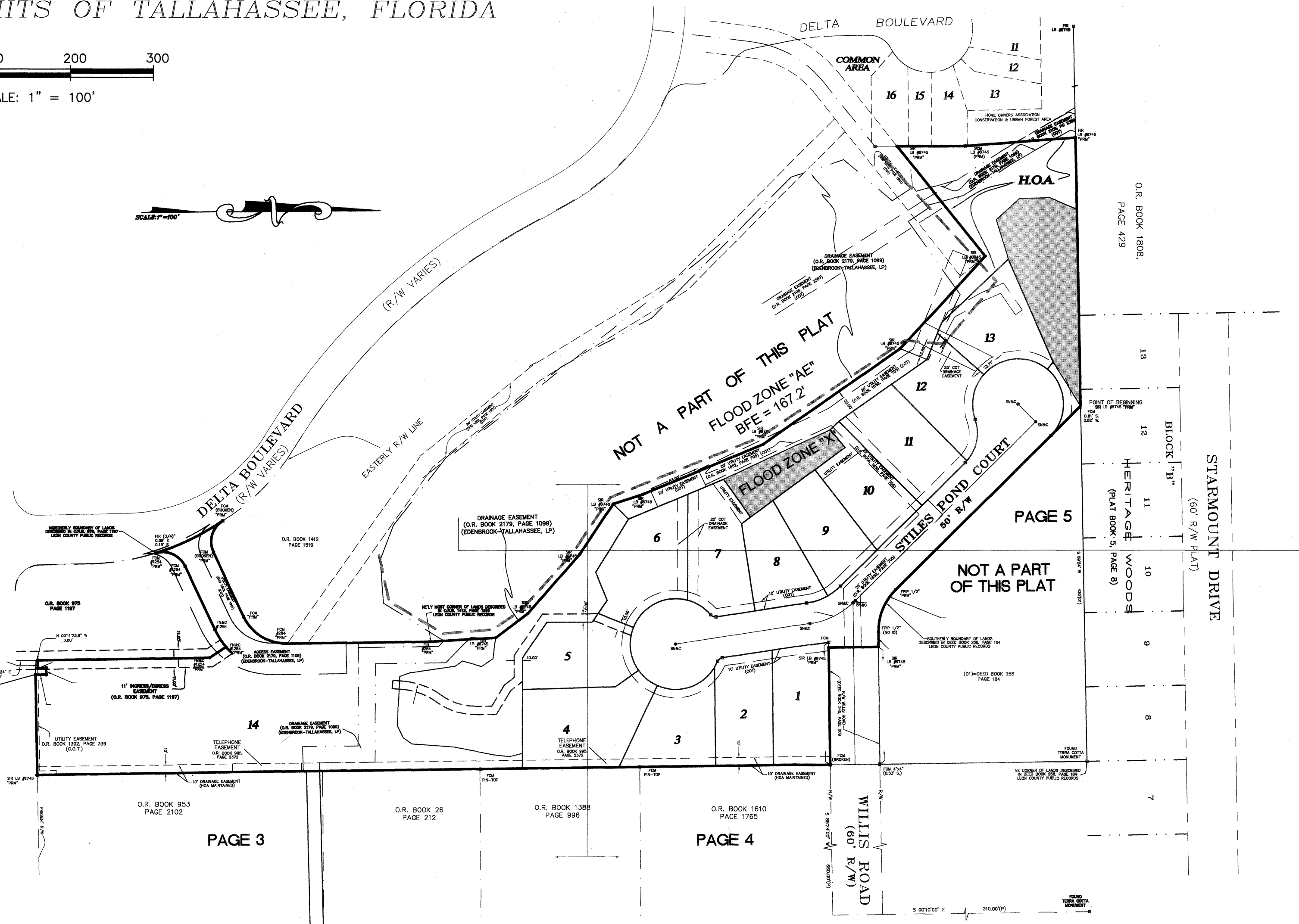
PLAT BOOK 22 PAGE 64



GRAPHICAL SCALE: 1" = 100'



JOHN KNOX ROAD  
(R/W VARIES)



## NOTES:

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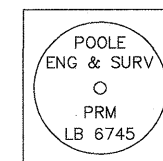
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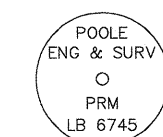
## LEGEND

- Δ = CENTRAL ANGLE  
R = RADIUS  
L = ARC LENGTH  
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FCM = FOUND 4" x 4" CONCRETE MONUMENT  
PI = POINT OF INTERSECTION  
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LB = LICENSED BUSINESS  
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PCP = PERMANENT CONTROL POINT  
O.R. = OFFICIAL RECORDS  
R/W = RIGHT OF WAY  
T-1-N = TOWNSHIP 1 NORTH  
○ = SET 5/8" IRON ROD & CAP LB 6745  
AC = ACRES  
● = FIR = FOUND 5/8" IRON ROD

- R-1-E = RANGE 1 EAST  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
C.O.T. = CITY OF TALLAHASSEE  
PC = POINT OF CURVE  
PT = POINT OF TANGENT  
PRM = PERMANENT REFERENCE MONUMENT  
PG = PAGE  
FTCM = TERRA COTTA MONUMENT  
FN&C = FOUND NAIL & CAP  
SN&C = SET NAIL & CAP LB #6745 (PCP)  
RP = RADIUS POINT  
CH = CHORD BEARING  
H.O.A. = HOME OWNERS ASSOCIATION  
FPIP = FOUND PINCHED IRON PIPE  
(CP) = CALCULATED PLAT INFORMATION  
(P) = PLAT INFORMATION



A 4" x 4" CONCRETE MONUMENT WITH METAL DISC MARKING PERMANENT REFERENCE MONUMENTS.



5/8" IRON ROD WITH PLASTIC CAP MARKING INTERIOR LOT CORNERS.

PREPARED BY:

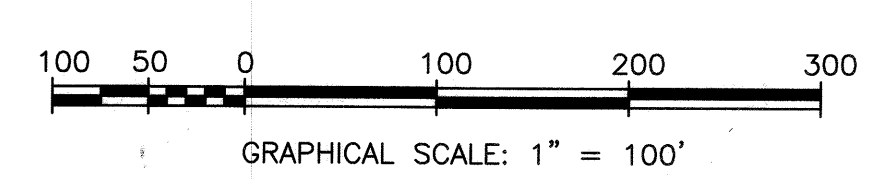
**POOLE ENGINEERING & SURVEYING, Inc.**  
LB NO. 6745  
2145 DELTA BOULEVARD, SUITE 100  
TALLAHASSEE, FLORIDA 32303 (850)386-5117  
PROJECT NO. 04225

PAGE 2 OF 5



# HILLCREST OFFICE PARK

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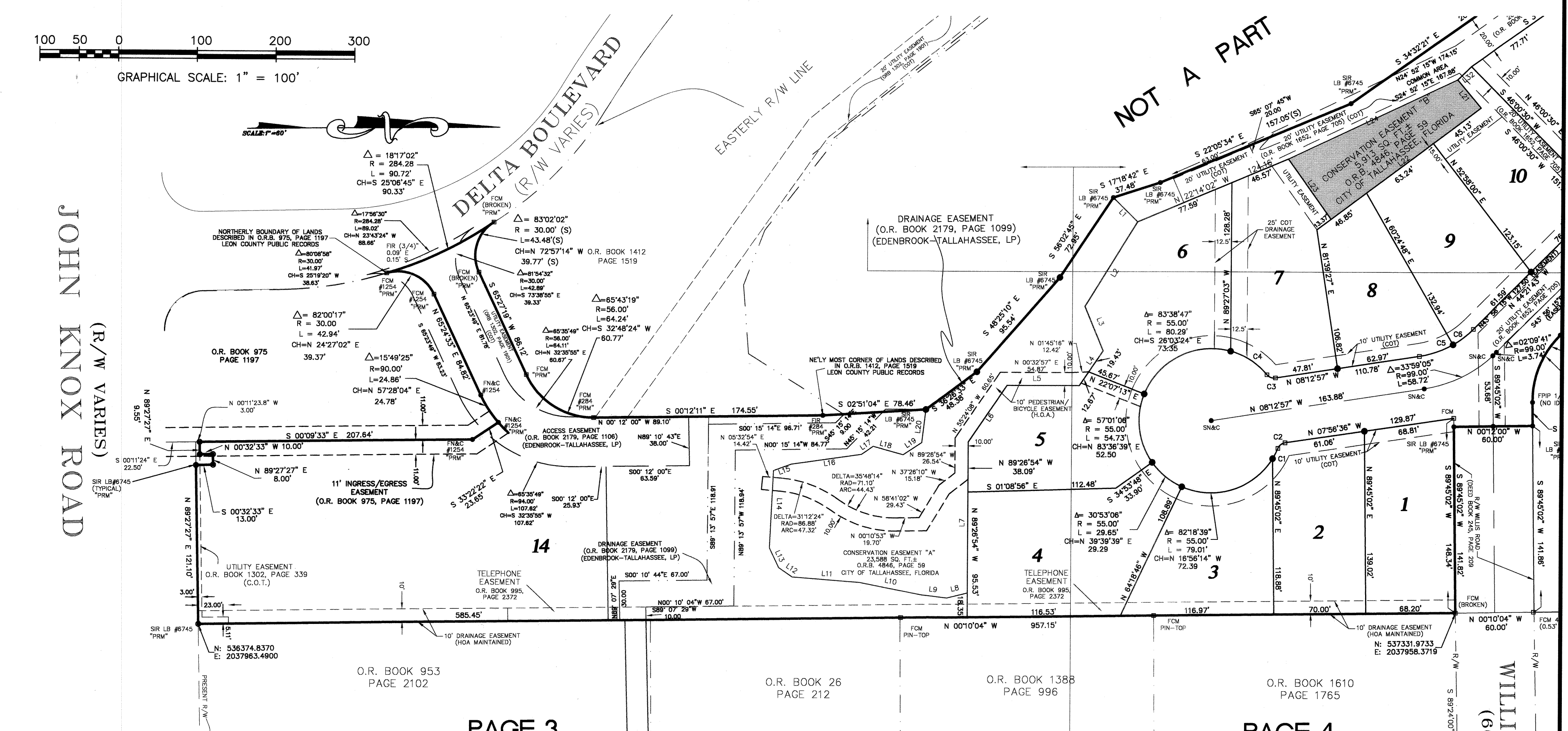


JOHN KNOX ROAD  
(R/W VARIES)

DELTA BOULEVARD  
(R/W VARIES)

EASTERLY R/W LINE

NOT A PART



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CORD BEARING
C1	09°03'01"	55.00	8.69	N62°37'04"W
C2	58°55'37"	7.00	7.20	S37°40'45"E
C3	58°55'37"	7.00	7.20	N21°14'52"E
C4	34°56'36"	55.00	33.54	S33°14'20"W
C5	21°05'45"	74.00	27.25	N18°45'49"W
C6	15°03'01"	74.00	19.44	N36°50'13"W
C7	03°30'50"	50.00	3.07	N46°07'08"W
C8	61°06'33"	55.00	53.33	N78°25'50"W
C9	60°18'38"	55.00	57.89	S78°49'48"E
C10	95°07'45"	55.03	91.36	S88°02'37"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°15'11"W	26.28'
L2	N57°45'09"W	75.53'
L3	S68°03'31"W	36.72'
L4	N55°24'08"W	32.10'
L5	N00°32'57"E	54.87'
L6	N55°24'08"W	52.28'
L7	N89°26'54"W	115.26'
L8	N12°58'36"W	16.11'
L9	N06°46'13"E	19.12'
L10	N11°52'21"E	48.64'
L11	N04°55'46"E	51.30'
L12	N35°29'27"E	12.49'
L13	N65°10'22"E	16.54'
L14	S86°44'54"E	59.10'
L15	S19°14'42"E	14.36'
L16	S07°34'30"E	53.77'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S34°07'33"E	10.93'
L18	S16°11'16"W	23.71'
L19	S33°01'08"E	16.89'
L20	S82°40'15"E	25.42'
L21	N50°47'46"E	27.94'
L22	S36°08'38"E	141.85'
L23	S54°57'09"W	56.29'
L24	N24°37'25"W	142.14'
L25	N89°24'00"E	238.42'
L26	S58°25'24"W	62.72'
L27	S67°08'55"W	136.44'
L28	S73°28'56"W	49.70'
L29	N41°49'12"W	37.80'
L30	N00°52'17"W	36.85'
L31	N23°36'19"E	35.40'
L32	S43°27'18"E	14.45'
L33	S50°34'47"E	11.11'

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PRM = PERMANENT REFERENCE MONUMENT  
PG = PAGE  
FTOM = TERRA COTTA MONUMENT  
FN&C = FOUND NAIL & CAP  
SN&C = SET NAIL & CAP LB #6745 (PCP)  
RP = RADIUS POINT  
CH = CHORD BEARING  
H.O.A. = HOME OWNERS ASSOCIATION  
FPIP = FOUND PINCHED IRON PIPE  
(CP) = CALCULATED PLAT INFORMATION  
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- POOLE ENG & SURV O PRM LB 6745  
A 4" x 4" CONCRETE MONUMENT WITH METAL DISC MARKING PERMANENT REFERENCE MONUMENTS.
- POOLE ENG & SURV O PRM LB 6745  
5/8" IRON ROD WITH PLASTIC CAP MARKING INTERIOR LOT CORNERS.

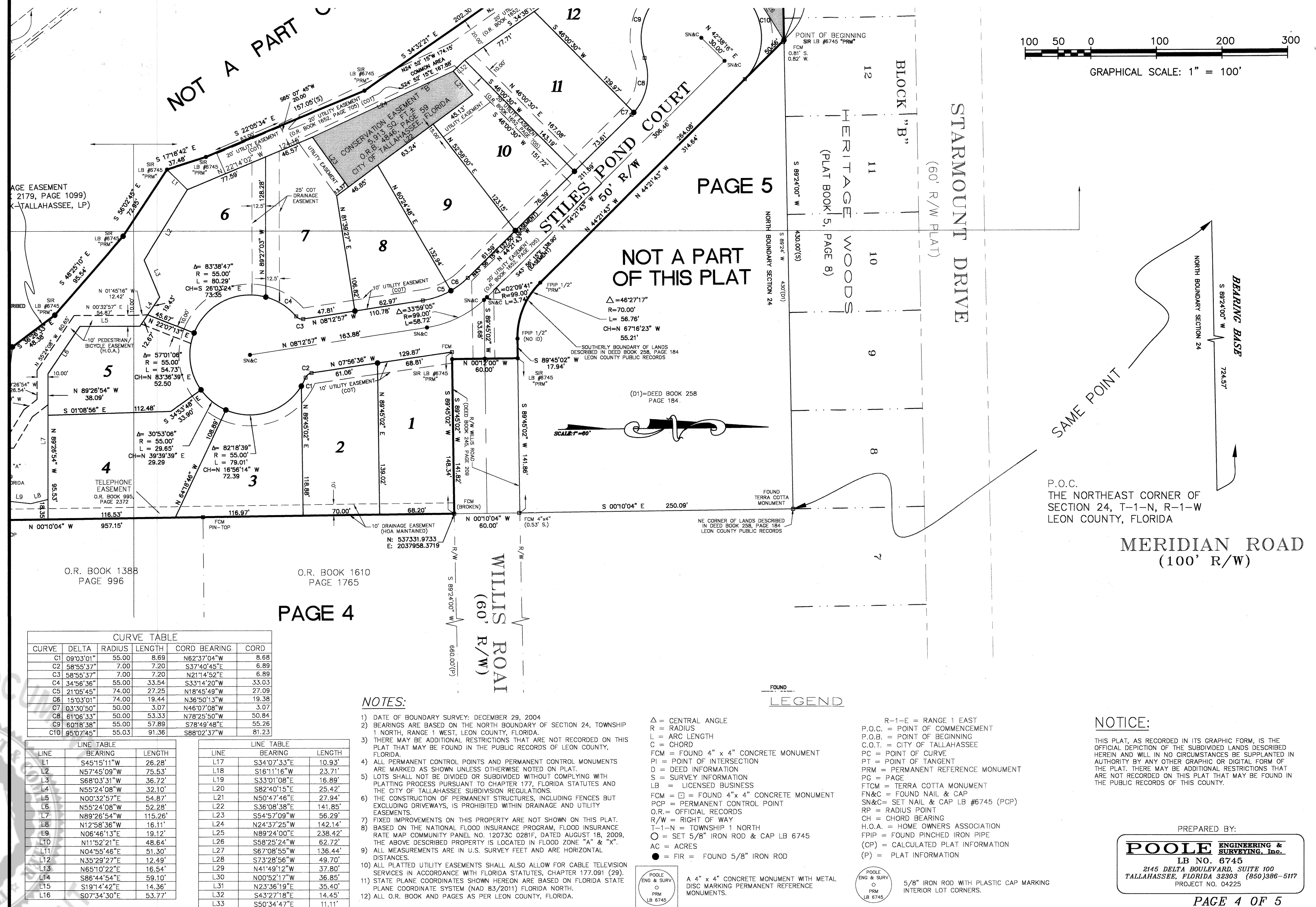
## NOTICE:

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PREPARED BY:

**POOLE ENGINEERING & SURVEYING, INC.**  
LB NO. 6745  
2145 DELTA BOULEVARD, SUITE 100  
TALLAHASSEE, FLORIDA 32309 (850)386-5117  
PROJECT NO. 04225

A SUBDIVISION LOCATED IN SECTION 24, TOWNSHIP 1 NORTH,  
RANGE 1 WEST, LEON COUNTY, FLORIDA AND LYING WITHIN  
THE CITY LIMITS OF TALLAHASSEE, FLORIDA



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PREPARED BY:

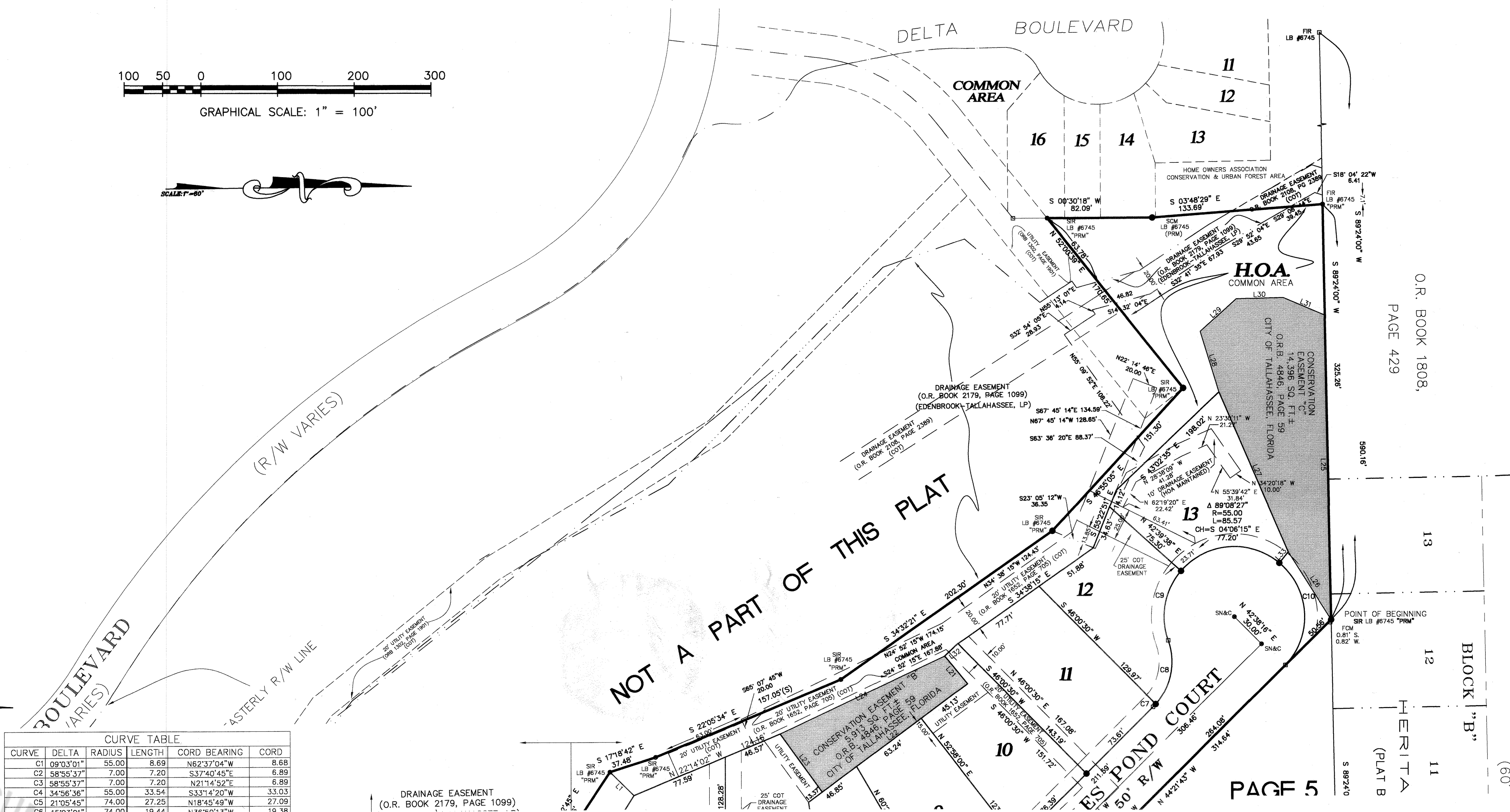
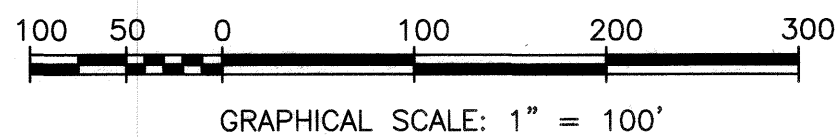
**POOLE** **ENGINEERING &  
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PAGE 4 OF 5



# HILLCREST OFFICE PARK

A SUBDIVISION LOCATED IN SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA AND LYING WITHIN THE CITY LIMITS OF TALLAHASSEE, FLORIDA



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CORD BEARING
C1	09°03'01"	55.00	8.69	N62°37'04"W
C2	58°55'37"	7.00	7.20	S37°40'45"E
C3	58°55'37"	7.00	7.20	N21°14'52"E
C4	34°56'36"	55.00	33.54	S33°14'20"W
C5	21°05'45"	74.00	27.25	N18°45'49"W
C6	15°03'01"	74.00	19.44	N36°50'13"W
C7	03°30'50"	50.00	3.07	N46°07'08"W
C8	61°06'33"	50.00	53.33	N78°25'50"W
C9	60°18'38"	55.00	57.89	S78°49'48"E
C10	95°07'45"	55.03	91.36	S88°02'37"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°15'11"W	26.28'
L2	N57°45'09"W	75.53'
L3	S68°03'31"W	36.72'
L4	N55°24'08"W	32.10'
L5	N00°32'57"E	54.87'
L6	N55°24'08"W	52.28'
L7	N89°26'54"W	115.26'
L8	N12°58'36"W	16.11'
L9	N06°46'13"E	19.12'
L10	N11°52'21"E	48.64'
L11	N04°55'46"E	51.30'
L12	N35°29'27"E	12.49'
L13	N65°10'22"E	16.54'
L14	S86°44'54"E	59.10'
L15	S19°14'42"E	14.36'
L16	S07°34'30"E	53.77'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S34°07'33"E	10.93'
L18	S16°11'16"W	23.71'
L19	S33°01'08"E	16.89'
L20	S82°40'15"E	25.42'
L21	N50°47'46"E	27.94'
L22	S36°08'38"E	141.85'
L23	S45°57'09"W	56.29'
L24	N24°37'25"W	142.14'
L25	N89°24'00"E	238.42'
L26	S58°25'24"W	62.72'
L27	S67°08'55"W	136.44'
L28	S73°28'56"W	49.70'
L29	N41°49'12"W	37.80'
L30	N00°52'17"W	36.85'
L31	N23°36'19"E	35.40'
L32	S43°27'18"E	14.45'
L33	S50°34'47"E	11.11'

DRAINAGE EASEMENT  
(O.R. BOOK 2179, PAGE 1099)

## NOTES:

- DATE OF BOUNDARY SURVEY: DECEMBER 29, 2004
- BEARINGS ARE BASED ON THE NORTH BOUNDARY OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
- ALL PERMANENT CONTROL POINTS AND PERMANENT CONTROL MONUMENTS ARE MARKED AS SHOWN UNLESS OTHERWISE NOTED ON PLAT.
- LOTS SHALL NOT BE DIVIDED OR SUBDIVIDED WITHOUT COMPLYING WITH PLATTING PROCESS PURSUANT TO CHAPTER 177, FLORIDA STATUTES AND THE CITY OF TALLAHASSEE SUBDIVISION REGULATIONS.
- THE CONSTRUCTION OF PERMANENT STRUCTURES, INCLUDING FENCES BUT EXCLUDING DRIVEWAYS, IS PROHIBITED WITHIN DRAINAGE AND UTILITY EASEMENTS.
- FIXED IMPROVEMENTS ON THIS PROPERTY ARE NOT SHOWN ON THIS PLAT.
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12073C 0283F, DATED AUGUST 18, 2009, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE "A" & "X".
- ALL MEASUREMENTS ARE IN U.S. SURVEY FEET AND ARE HORIZONTAL DISTANCES.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO ALLOW FOR CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091 (29).
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (NAD 83/2011) FLORIDA NORTH.
- ALL O.R. BOOK AND PAGES AS PER LEON COUNTY, FLORIDA.

- Δ = CENTRAL ANGLE  
R = RADIUS  
L = ARC LENGTH  
C = CHORD  
FCM = FOUND 4" x 4" CONCRETE MONUMENT  
PI = POINT OF INTERSECTION  
D = DEED INFORMATION  
S = SURVEY INFORMATION  
LB = LICENSED BUSINESS  
FCM = FOUND 4" x 4" CONCRETE MONUMENT  
PCP = PERMANENT CONTROL POINT  
O.R. = OFFICIAL RECORDS  
R/W = RIGHT OF WAY  
T-1-N = TOWNSHIP 1 NORTH  
O = SET 5/8" IRON ROD & CAP LB 6745  
AC = ACRES  
● = FIR = FOUND 5/8" IRON ROD

4" x 4" CONCRETE MONUMENT WITH METAL DISC MARKING PERMANENT REFERENCE MONUMENTS.

- R-1-E = RANGE 1 EAST  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
C.O.T. = CITY OF TALLAHASSEE  
PC = POINT OF CURVE  
PT = POINT OF TANGENT  
PRM = PERMANENT REFERENCE MONUMENT  
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