

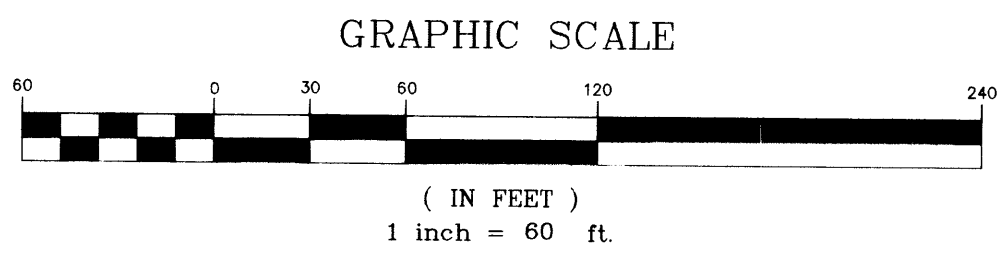
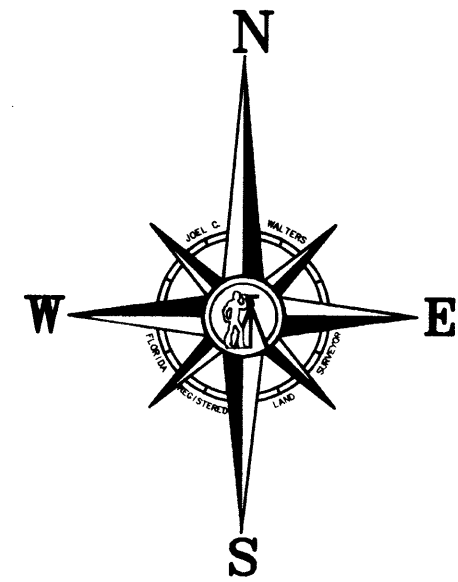
# SHADOW LAKES UNIT II ~ PHASE II

A PATIO HOME SUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 27 WEST SANTA ROSA COUNTY, FLORIDA SEPTEMBER, 2001

OWNER/DEVELOPER:  
MITCHELL COMPANY, INC. AN ALABAMA CORPORATION  
3208 SUMMIT BOULEVARD, NUMBER 18  
PENSACOLA, FLORIDA 32505-4350  
(850) 433-6400

ENGINEER:  
GEO & ASSOCIATES ENGINEERS, INC.  
9 SOUTH PALMFLUX PLACE  
PENSACOLA, FLORIDA 32501  
(850) 432-2929

WALTERS LAND SURVEYING, INC.  
A PROFESSIONAL SERVICE ORGANIZATION  
7804 West Fairfield Drive  
PENSACOLA, FL. 32506  
PHONE NO. (850) 453-4443 FAX NO. (850) 453-2922



### LAND DESCRIPTION:

BEGIN AT AN EXISTING 4" X 4" CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 91 BLOCK "D" OF EAST BAY HEIGHTS SUBDIVISION AS RECORDED IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA IN PLAT BOOK "B" AT PAGE 149; THENCE N.89°20'15"E, AND ALONG THE SOUTH LINE OF SAID LOT 91 A DISTANCE OF 27.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NATURES WAY (66' R/W); THENCE S.00°06'57"W, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 105.15 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.72°27'04"W, A RADIAL DISTANCE OF 63.62 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 73°06'47" (CHORD = 75.79 FEET, CHORD BEARING = N54°06'19"W), A DISTANCE OF 81.19 FEET TO THE POINT OF REVERSE CURVATURE AND HAVING A RADIUS OF 124.66 FEET (CHORD = 144.45 FEET, CHORD BEARING = N55°15'25"W); THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 70°48'40", A DISTANCE OF 154.07 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE S.89°29'00"W, AND ALONG SAID SOUTH LINE A DISTANCE OF 575.14 FEET; THENCE N.00°01'14"W, A DISTANCE OF 110.00 FEET; THENCE N.89°29'00"E, A DISTANCE OF 63.86 FEET; THENCE N.00°51'00"W, A DISTANCE OF 60.00 FEET; THENCE N.89°29'00"E, A DISTANCE OF 111.25 FEET; THENCE N.14°39'57"W, A DISTANCE OF 319.96 FEET; THENCE N.04°25'09"W, A DISTANCE OF 121.27 FEET TO THE SOUTHWEST CORNER OF LOT 21 BLOCK "C" OF SHADOW LAKES UNIT II AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK "G" AT PAGE 94; (THE NEXT FIVE CALLS FOLLOWS THE SOUTHERN BOUNDARY OF SHADOW LAKES UNIT II) THENCE N.89°29'00"E, A DISTANCE OF 101.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SHADOW LAKES DRIVE (55' R/W) AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°04'00"E, A RADIAL DISTANCE OF 530.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°18'35" (CHORD = 21.36 FEET, CHORD BEARING = S03°05'17"E), A DISTANCE OF 21.36 FEET; THENCE N.89°09'00"E, A DISTANCE OF 162.82 FEET; THENCE N.00°51'00"W, A DISTANCE OF 298.00 FEET; THENCE N.89°09'00"E, A DISTANCE OF 370.00 FEET TO THE WEST LINE OF SAID EAST BAY HEIGHTS; THENCE S.00°51'00"E, AND ALONG THE WEST LINE OF SAID EAST BAY HEIGHTS A DISTANCE OF 904.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.27 ACRES, MORE OR LESS.

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C1	40.03	570.00	18.26	N88°40'16"E	41°27'	20.02
C2	18.69	25.00	18.26	N89°29'00"E	42°50'0"	9.81
C3	26.30	50.00	26.30	S61°23'06"W	30°8'10"	13.46
C4	42.03	50.00	40.80	N78°27'59"W	48°9'43"	22.35
C5	47.59	50.00	45.81	N82°09'52"E	54°32'2"	25.77
C6	47.59	50.00	45.81	N26°25'04"E	54°32'2"	25.77
C7	42.03	50.00	40.80	N77°45'59"E	48°9'43"	22.35
C8	26.30	50.00	26.30	S83°05'04"W	09°09'10"	13.46
C9	18.69	25.00	18.26	N89°28'00"W	42°50'0"	9.81
C10	40.03	530.00	40.02	S89°01'47"E	3°38'25"	20.02
C11	75.10	475.00	73.02	S09°09'52"E	0°03'32"	37.63
C12	36.85	25.00	33.60	S55°52'22"E	84°27'19"	22.69
C13	22.71	492.49	22.71	S83°10'13"W	2°38'31"	11.36
C14	40.04	492.49	40.03	S88°48'17"W	4°39'31"	20.03
C15	18.69	25.00	18.26	N87°44'00"E	42°50'0"	9.81
C16	26.30	50.00	26.00	S61°23'06"W	30°8'12"	13.46
C17	42.03	50.00	40.80	N78°27'57"W	48°9'43"	22.35
C18	47.59	50.00	45.81	N82°09'52"E	54°32'2"	25.77
C19	47.59	50.00	45.81	N26°25'03"E	54°32'2"	25.77
C20	42.03	50.00	40.80	N77°45'57"E	48°9'43"	22.35
C21	26.30	50.00	26.00	S83°05'04"W	09°09'10"	13.46
C22	18.69	25.00	18.26	N89°28'00"W	42°50'0"	9.81
C23	43.78	432.49	43.74	S88°15'09"W	5°47'50"	21.90
C24	42.03	25.00	37.46	S34°45'44"W	97°23'53"	28.28
C25	51.23	449.76	51.20	N10°23'56"W	6°31'34"	25.64
C26	36.37	25.00	33.24	S48°50'35"E	83°20'51"	22.25
C27	27.19	40.00	24.67	N70°00'44"E	28°14'40"	14.14
C28	22.90	50.00	22.70	S63°35'47"W	26°14'00"	11.66
C29	55.82	50.00	52.97	N71°13'54"W	63°57'56"	31.22
C30	30.00	50.00	30.00	N10°00'00"E	0°00'00"	15.00
C31	30.71	50.00	30.23	N24°43'10"E	39°11'40"	15.86
C32	18.69	25.00	18.26	S20°34'00"W	42°50'0"	9.81
C33	39.27	25.00	35.36	N45°31'00"W	90°00'0"	25.00
C34	43.00	25.00	37.89	N40°12'22"E	89°33'15"	29.04
C35	31.86	394.76	31.85	N11°22'59"W	4°37'28"	15.94
C36	39.87	530.00	39.86	S06°52'17"E	04°18'36"	19.94
C37	60.71	500.00	60.62	S89°54'15"E	9°14'35"	40.44
C38	103.69	462.49	103.47	S82°43'39"W	12°50'43"	52.06
C39	97.70	424.76	97.48	N07°06'21"W	13°10'43"	49.07
C40	47.57	530.00	47.55	N11°07'26"W	05°08'33"	47.55

### STATE PLANE COORDINATES:

STATION COORDINATES ARE BASED ON NAD 1983, N.G.S. ADJUSTMENT OF 1990 AS PER THE SANTA ROSA COUNTY, FLORIDA G.P.S. NETWORK. THIS MAKE TO SUBDIVISION IN ACCORDANCE WITH SANTA ROSA COUNTY REQUIREMENTS, USING GLOBAL POSITIONING SYSTEM CLOSED LOOP TRAVERSE.

STATION NAME: 2002 58 91 CP51 (CONTROL MONUMENT)  
LATITUDE: 3024°14.6278' N  
LONGITUDE: 86°52'16.8339' W  
NORTHING: 158027.258 METERS  
EASTING: 372156.745 METERS  
CONVERGENCE: -01°15'13.916"  
SCALE FACTOR: 0.999958938

STATION NAME: 1069 SRC 1069 (CONTROL MONUMENT)  
LATITUDE: 3024°01.15359' N  
LONGITUDE: 86°52'16.8339' W  
NORTHING: 158027.258 METERS  
EASTING: 372156.745 METERS  
CONVERGENCE: -01°15'13.916"  
SCALE FACTOR: 0.999958938

STATION NAME: POINT "A" AS SHOWN HEREON  
LATITUDE: 3024°32.7229' N  
LONGITUDE: 86°52'16.8339' W  
NORTHING: 158027.258 METERS  
EASTING: 372156.745 METERS  
CONVERGENCE: -01°15'13.916"  
SCALE FACTOR: 0.999958938

STATION NAME: POINT "B" AS SHOWN HEREON  
LATITUDE: 3024°23.7475' N  
LONGITUDE: 86°52'16.8339' W  
NORTHING: 158027.258 METERS  
EASTING: 372156.745 METERS  
CONVERGENCE: -01°15'13.916"  
SCALE FACTOR: 0.999958938

STATION NAME: POINT "C" AS SHOWN HEREON  
LATITUDE: 3024°23.7475' N  
LONGITUDE: 86°52'16.8339' W  
NORTHING: 158027.258 METERS  
EASTING: 372156.745 METERS  
CONVERGENCE: -01°15'13.916"  
SCALE FACTOR: 0.999958938

STATION NAME: POINT "D" AS SHOWN HEREON  
LATITUDE: 3024°23.7475' N  
LONGITUDE: 86°52'16.8339' W  
NORTHING: 158027.258 METERS  
EASTING: 372156.745 METERS  
CONVERGENCE: -01°15'13.916"  
SCALE FACTOR: 0.999958938

GROUND DISTANCE = GRID DISTANCE DIVIDED BY SCALE FACTOR  
GEODETIC DISTANCE = GROUND DISTANCE X (R + ELEVATION)  
R = 20,906,000

### LEGEND:

- FOUND 4" X 4" CONCRETE MONUMENT, L.B. #8861
- 4" X 4" CONCRETE MONUMENT, L.B. #8861 (SET) P.R.M.
- PERMANENT CONTROL POINT, L.B. #8861 (SET)
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C. - POINT OF CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.I. - POINT OF INTERSECTION
- P.O.C. - POINT OF CURVATURE AND/OR POINT OF CUSP
- P.T. - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- C1 - CURVE NUMBER
- L - LENGTH OF ARC
- (R) - RADIAL
- R - RADIUS
- (E) - ELEVATION
- BUILDING SETBACK LINE
- - - EASEMENT LINE
- RP - RADIUS POINT

### GENERAL/SURVEYORS NOTES:

- 1) THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X". AREA DETERMINED TO BE OUTSIDE THE FIVE HUNDRED YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FURNISHED BY THE F.E.M.A., COMMUNITY PANEL NO. 120274 0353 E DATED JANUARY 19, 2000.
- 2) BEARINGS ARE BASED ON ASSUMED DATUM, USING SOUTH 00°51'00" EAST ALONG THE WEST LINE OF EAST BAY HEIGHTS.
- 3) ALL LOT LINES ARE RADIAL TO STREET RIGHT-OF-WAY, EXCEPT AS NOTED BY (NR).
- 4) ANY PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR FOR TELEVISION SERVICES IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF FLORIDA STATUTE 177.091 (28).
- 5) ALL MEASUREMENTS MADE USING THE UNITED STATES STANDARD FOOT. TENTHS OF A FOOT AND HUNDRETHS OF A FOOT.
- 6) THE SIGN (°) MEANS "DEGREES", THE SIGN (') MEANS "MINUTES OR FEET", AND THE SIGN (") MEANS "SECONDS".
- 7) ALL DIMENSIONS SHOWN ON CURVES ARE LENGTH OF ARC DISTANCES.
- 8) CURRANT ZONING: R-2

ELEVATION DATUM:  
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, USING USCG&GS BENCHMARK 0-26 (RESET 1963), HAVING AN ELEVATION OF 29.08 FEET

### 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 SANTA ROSA COUNTY, FLORIDA.

RESTRICTIVE COVENANTS, OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_

PLAT BOOK H, PAGE 9

### SETBACK REQUIREMENTS

--- DENOTES BUILDING SETBACK LINE  
25' FRONT & REAR BUILDING SETBACK  
15' SIDE STREET SETBACK  
5' MINIMUM SIDE LOT SETBACK

THERE SHALL BE A SIDE YARD SETBACK OF NOT LESS THAN TEN (10%) PERCENT OF THE LOT WIDTH WHEN MEASURED AT THE FRONT SETBACK LINE TO A MAXIMUM OF FIFTEEN (15) FEET. FOR IRREGULARLY SHAPED LOTS AND LOTS FRONTING ON CUL-DE-SACS AND CURVES, THE SIDE YARD SETBACK SHALL BE TEN (10%) OF THE AVERAGE OF THE STREET FRONTAGE WIDTH AND THE REAR LOT LINE LENGTH.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE MITCHELL COMPANY, INC., AN ALABAMA CORPORATION, AND BRITTON STAMPS, OWNERS OF THE LAND HEREIN DESCRIBED AS SHADOW LAKES UNIT II ~ PHASE II, HEREBY DEDICATES TO THE PUBLIC ALL STREETS, ROADS, DRIVES, DRAINAGE EASEMENTS, PARCEL "D" AND FURTHER DEDICATES TO THE HOMEOWNERS ASSOCIATION A FIFTEEN FOOT LANDSCAPING EASEMENT ACROSS THE SOUTHERN PORTION OF LOT 146 BLOCK "A" AS DESIGNATED ON THIS PLAT.

THE MITCHELL COMPANY, INC.  
AN ALABAMA CORPORATION  
PRINT NAME: Steve Geci  
EXECUTIVE VICE-PRESIDENT  
JOSEPH J. CAMPUS, III

BRITTON STAMPS  
PRINT NAME: Stephen Mager  
EXECUTIVE VICE-PRESIDENT  
THOMAS O. MARKS

### STATE OF FLORIDA COUNTY OF SANTA ROSA:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED JOSEPH J. CAMPUS, III, EXECUTIVE VICE-PRESIDENT OF THE MITCHELL COMPANY, INC. KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE ON BEHALF OF THE MITCHELL COMPANY, INC., EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, AND WHO IS PERSONALLY KNOWN TO ME OR WHO ( ) HAS PRODUCED AS IDENTIFICATION, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF SEPTEMBER, 2001.

THOMAS OLIVER MARKS  
MY COMMISSION # CC 155208  
MY COMMISSION EXPIRES 9-14-2002  
NOTARY PUBLIC, STATE OF FLORIDA

### STATE OF FLORIDA COUNTY OF SANTA ROSA:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED BRITTON STAMPS KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

### COUNTY CLERK'S CERTIFICATE COUNTY OF SANTA ROSA:

I, MARY M. JOHNSON, CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151) OF THE LEGISLATURE OF FLORIDA AND THE SAME WAS FILED FOR RECORD IN PLAT BOOK H AT PAGE 9 OF THE PUBLIC RECORDS OF SAID COUNTY ON THIS 11<sup>th</sup> DAY OF October, 2001.

MARY M. JOHNSON  
CLERK OF THE CIRCUIT COURT

### COMMISSION OF SANTA ROSA COUNTY CERTIFICATE OF APPROVAL:

THIS CERTIFICATE THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SANTA ROSA COUNTY, FLORIDA AND WAS APPROVED BY SAID BOARD FOR PLACING IN THE PUBLIC RECORDS OF SAID COUNTY AT THEIR MEETING HELD ON THE 13<sup>th</sup> DAY OF September, 2001.

APPROVED:  
Greg A. Blaylock 9/18/01  
COUNTY ATTORNEY  
Greg A. Blaylock 9/18/01  
COUNTY ENGINEER  
Ernest J. Whitney 9-17-2001  
COUNTY SURVEYOR  
Mary M. Johnson  
CLERK OF THE CIRCUIT COURT

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY WAS MADE BY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177.011 - 177.151, FLORIDA STATUTES; THAT THE BOUNDARY INFORMATION ON THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 6101-6, FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAND DEVELOPMENT CODE OF SANTA ROSA COUNTY, FLORIDA; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN.

SIGNED THIS 11<sup>th</sup> DAY OF SEPTEMBER, 2001.

GARY F. BRID, FLORIDA REGISTERED-LAND SURVEYOR  
(R.L.S. NO. 4400, L.B. NO. 8861)  
7804 WEST FAIRFIELD DRIVE  
PENSACOLA, FLORIDA 32506  
(850) 453-4443