

SHADOW LAKES UNIT II

A PATIO HOME SUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 27 WEST SANTA ROSA COUNTY, FLORIDA SEPTEMBER, 2000

OWNER/DEVELOPER:
MITCHELL COMPANY, INC., AN ALABAMA CORPORATION
3298 SUMMIT BOULEVARD, NUMBER 18
PENSACOLA, FLORIDA 32505-4350
(850) 433-6400

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

WALTERS LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION

TELEPHONE NO. (850) 453-4443 7604 West Fairfield Drive, Pensacola, FL 32506 FAX NO. (850) 453-2292

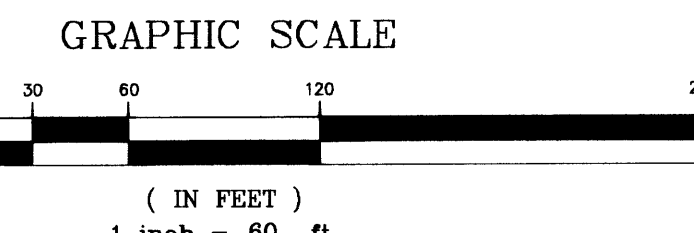
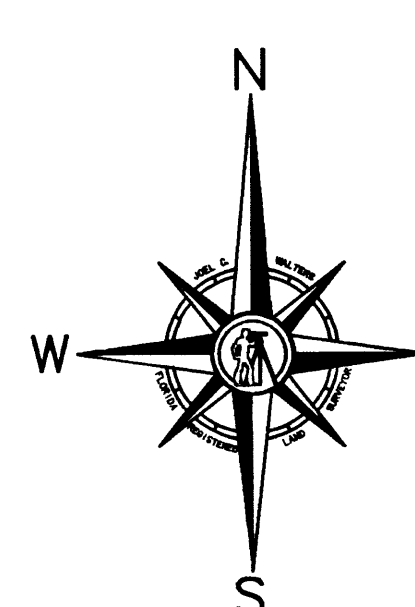
LAND DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF SHADOW LAKES ~ UNIT 1 AS RECORDED IN PLAT BOOK "G" AT PAGE 29 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 89 DEGREES 09 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SHADOW LAKES ~ UNIT 1, A DISTANCE OF 50.00 FEET; THENCE GO SOUTH 75 DEGREES 06 MINUTES 50 SECONDS WEST, ALONG SAID SOUTH LINE FOR 164.92 FEET; THENCE GO SOUTH 89 DEGREES 09 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE FOR 200.00 FEET; THENCE GO SOUTH 76 DEGREES 14 MINUTES 05 SECONDS WEST, ALONG SAID SOUTH LINE FOR 105.17 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF SHADOW LAKES DRIVE (60' R/W); THENCE GO NORTH 17 DEGREES 01 MINUTES 20 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 17.03 FEET, TO THE SOUTHEAST CORNER OF LOT 7, BLOCK "C" OF SAID SHADOW LAKES ~ UNIT 1; THENCE GO SOUTH 89 DEGREES 29 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 140.00 FEET; THENCE GO SOUTH 19 DEGREES 10 MINUTES 07 SECONDS EAST FOR 379.95 FEET; THENCE GO SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST FOR 120.81 FEET; THENCE GO SOUTH 22 DEGREES 54 MINUTES 48 SECONDS WEST A DISTANCE OF 132.02 FEET; THENCE GO SOUTH 14 DEGREES 52 MINUTES 38 SECONDS WEST FOR 122.02 FEET; THENCE GO SOUTH 03 DEGREES 27 MINUTES 02 SECONDS WEST FOR 119.30 FEET; THENCE GO NORTH 89 DEGREES 29 MINUTES 00 SECONDS EAST A DISTANCE OF 101.35 FEET, TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 530.00 FEET; THENCE GO SOUTHERLY ALONG SAID CURVE (CHORD = 21.36', CHORD BEARING = SOUTH 03 DEGREES 05 MINUTES 17 SECONDS EAST, DELTA = 02 DEGREES 18 MINUTES 35 SECONDS) AN ARC DISTANCE OF 21.36 FEET; THENCE GO NORTH 89 DEGREES 09 MINUTES 00 SECONDS EAST FOR 162.82 FEET; THENCE GO NORTH 00 DEGREES 51 MINUTES 00 SECONDS WEST A DISTANCE OF 298.00 FEET; THENCE GO NORTH 89 DEGREES 09 MINUTES 00 SECONDS EAST FOR 370.00 FEET, TO A POINT ON THE WEST LINE OF EAST BAY HEIGHTS AS RECORDED IN PLAT BOOK "B" AT PAGE 149 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 00 DEGREES 51 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 609.00 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 9.28 ACRES MORE OR LESS.

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C45	171.03	500.00	170.20	S02°11'09"W	19°35'55"	86.36
C46	116.11	600.00	115.93	S81°29'01"E	11°09'14"	58.23
C47	98.28	500.00	96.44	S20°40'06"W	11°01'59"	48.29
C48	198.71	486.94	198.44	N14°36'11"E	23°09'11"	99.75
C49	170.44	486.94	169.57	N08°59'42"W	20°03'15"	86.10
C50	115.76	410.12	115.38	S81°03'51"W	16°10'21"	58.27

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	59.07	530.00	59.04	S01°15'30"W	6°23'08"
C2	60.66	530.00	60.63	S07°43'53"W	6°33'28"
C3	61.31	530.00	61.28	S14°19'27"W	6°37'42"
C4	62.83	530.00	62.80	S21°02'05"W	6°47'53"
C5	16.22	530.00	16.22	S28°18'29"W	1°45'14"
C6	52.72	456.94	52.69	N22°52'47"E	6°36'37"
C7	60.65	456.94	60.60	N15°48'21"E	7°36'16"
C8	61.55	456.94	61.50	N08°08'42"E	7°43'02"
C9	60.05	456.94	60.01	N02°28'17"E	7°31'48"
C10	60.44	456.94	60.39	N07°03'58"W	7°34'42"
C11	49.18	456.94	49.16	N1°36'19"W	6°10'01"
C12	36.58	25.00	33.40	S58°58'12"E	83°49'44"
C13	36.77	440.12	36.76	S81°32'32"W	4°47'12"
C14	40.06	440.12	40.04	S86°32'35"W	5°12'53"
C15	26.79	40.00	26.29	N69°52'42"E	38°22'36"
C16	12.48	40.00	12.43	N41°50'10"E	17°52'28"
C17	39.22	50.00	38.04	S55°15'23"W	44°42'51"
C18	42.24	50.00	41.00	N78°11'00"W	48°24'25"
C19	41.36	50.00	40.19	N30°17'04"W	47°23'27"
C20	51.37	50.00	49.14	N22°30'44"E	58°52'09"
C21	32.18	50.00	31.62	N74°42'54"E	38°52'12"
C22	53.60	380.12	53.55	S85°06'40"W	8°04'43"
C23	42.80	25.00	37.76	S32°01'29"W	98°05'58"
C24	31.55	511.94	31.50	N15°15'23"W	4°31'34"
C25	91.93	511.94	91.81	N08°20'46"W	10°17'21"
C26	38.24	25.00	34.82	S47°01'33"E	87°38'54"
C27	17.12	22.50	16.71	N87°20'55"E	43°36'10"
C28	27.98	50.00	27.62	S61°34'49"W	32°03'57"
C29	42.24	50.00	41.00	N78°11'00"W	48°24'25"
C30	47.81	50.00	45.84	N26°41'58"W	54°33'44"
C31	43.12	50.00	43.60	N02°28'17"E	51°41'53"
C32	42.24	50.00	41.00	N78°28'01"E	48°24'25"
C33	27.98	50.00	27.62	S67°16'48"E	32°03'57"
C34	12.12	22.50	11.71	N89°02'55"W	43°36'10"
C35	35.16	25.00	32.33	S48°51'53"W	80°34'15"
C36	101.78	511.94	101.62	N14°16'30"E	11°23'29"
C37	53.53	511.94	53.50	N22°30'44"E	6°12'32"
C38	29.21	475.00	29.20	S24°22'25"W	3°31'22"
C39	45.50	25.00	39.51	S29°32'00"E	104°23'28"
C40	50.71	570.00	50.69	S84°18'39"E	5°05'34"
C41	40.19	630.00	40.18	S89°22'36"E	3°39'18"
C42	33.65	630.00	33.65	S82°01'28"E	3°03'37"
C43	39.70	25.00	35.86	S54°00'56"W	90°38'51"
C44	109.11	475.00	108.81	S01°56'40"W	13°09'41"

LINE	LENGTH	BEARING
L1	44.65	S34°53'45"E
L2	43.29	S05°46'57"W
L3	165.68	S15°53'34"E
L4	107.56	S20°58'10"E
L5	40.05	S02°00'45"W
L6	100.24	S04°51'15"E
L7	152.88	S15°05'44"W
L8	32.70	S22°34'44"W
L9	95.82	S17°23'45"W
L10	134.39	S12°02'56"W
L11	77.16	S02°51'55"W

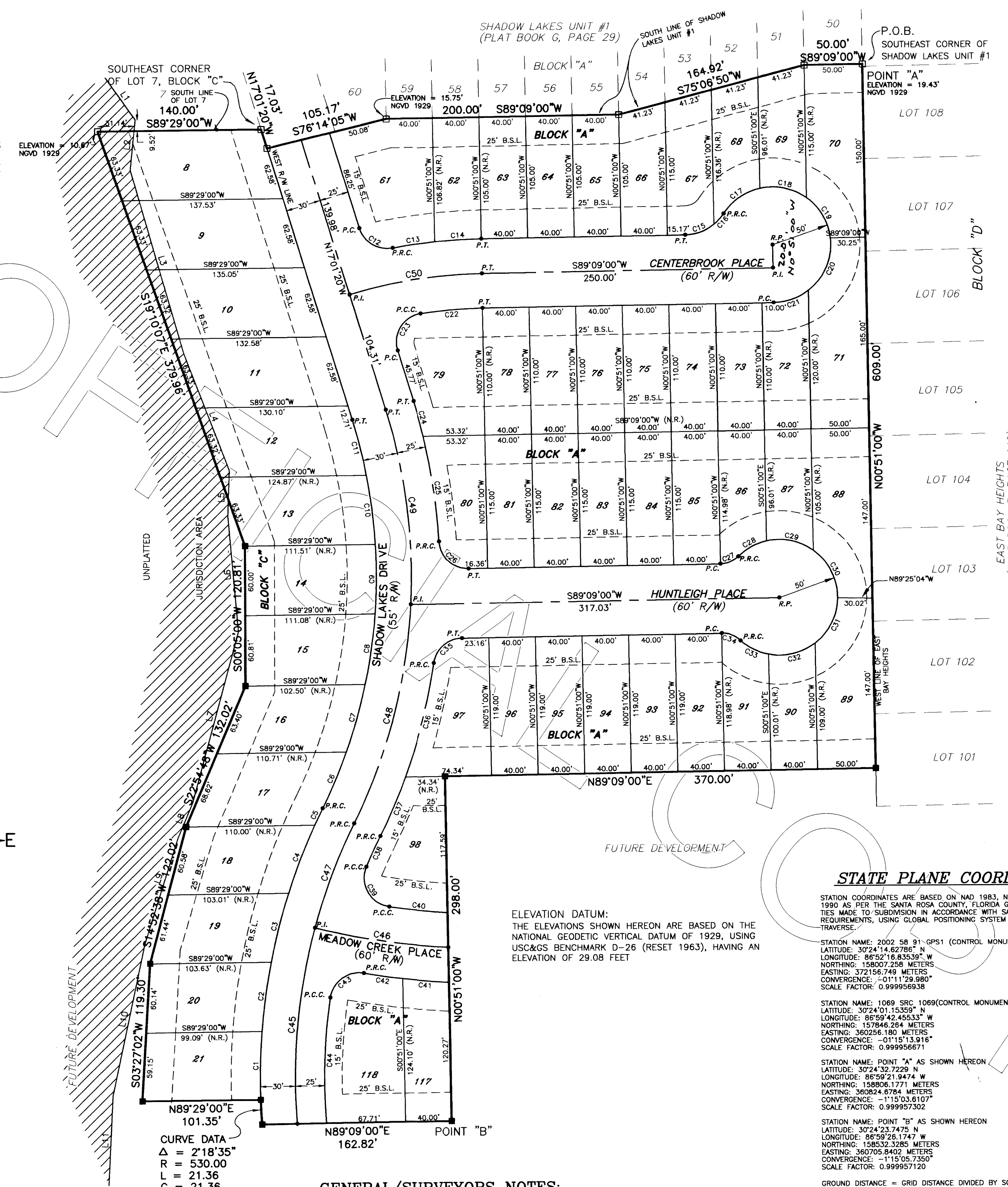


SETBACK REQUIREMENTS

--- DENOTES BUILDING SETBACK LINE
25' FRONT & REAR BUILDING SETBACK
15' SIDE STREET SETBACK
SIDE SETBACK - 10% OF THE LOT WIDTH MEASURED AT THE FRONT SETBACK LINE WITH 15' AS A MAXIMUM.

LEGEND:

□ - FOUND 4" x 4" CONCRETE MONUMENT, L.S. #4082
■ - 4" x 4" CONCRETE MONUMENT, L.B. #0861 (SET) P.R.M.
● - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
P.C. - POINT OF CURVATURE
P.C.P. - PERMANENT CONTROL POINT
P.I. - POINT OF INTERSECTION
P.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
(NR) - NON-RADIAL
R - RADIUS
--- BUILDING SETBACK LINE
--- EASEMENT LINE
RP - RADIUS POINT



GENERAL/SURVEYORS NOTES:

- 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.
- BEARINGS ARE BASED ON ASSUMED DATUM, USING NORTH 00°51'00" WEST ALONG THE WEST LINE OF EAST BAY HEIGHTS.
- ALL LOT LINES ARE RADIAL TO STREET RIGHT-OF-WAY, EXCEPT AS NOTED BY (NR).
- ANY PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR TELEVISION SERVICES IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF FLORIDA STATUTES 177.091 (29).
- ALL MEASUREMENTS MADE USING THE UNITED STATES STANDARD FOOT. TENTHS OF A FOOT AND HUNDRETHS OF A FOOT.
- THE SIGN (°) MEANS "DEGREES", THE SIGN (') MEANS "MINUTES OR FEET", AND THE SIGN (") MEANS "SECONDS".
- ALL DIMENSIONS SHOWN ON CURVES ARE LENGTH OF ARC DISTANCES.

B) CURRENT ZONING: R-2

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 TIES TO SUBSTATION IN ACCORDANCE WITH SANTA ROSA COUNTY REQUIREMENTS, USING GLOBAL POSITIONING SYSTEM CLOSED LOOP TECHNIQUE.

STATION NAME: 2002_58_01_GPS1 (CONTROL MONUMENT)
LATITUDE: 30°24'14.62786" N
LONGITUDE: 86°52'18.85358" W
NORTHING: 158007.258 METERS
EASTING: 372156.749 METERS
CONVERGENCE: -011°29.988"
SCALE FACTOR: 0.999956938

STATION NAME: 1069_SRC_1069(CONTROL MONUMENT)
LATITUDE: 30°24'01.15359" N
LONGITUDE: 86°52'42.45533" W
NORTHING: 157946.264 METERS
EASTING: 369205.180 METERS
CONVERGENCE: -011°15'3.916"
SCALE FACTOR: 0.999956938

STATION NAME: POINT "A" AS SHOWN HEREON
LATITUDE: 30°24'32.7229" N
LONGITUDE: 86°50'21.9474" W
NORTHING: 158006.1771 METERS
EASTING: 369204.6784 METERS
CONVERGENCE: -11°15'03.6107"
SCALE FACTOR: 0.999957302

STATION NAME: POINT "B" AS SHOWN HEREON
LATITUDE: 30°24'23.7475" N
LONGITUDE: 86°52'25.1747" W
NORTHING: 158532.3285 METERS
EASTING: 369705.8402 METERS
CONVERGENCE: -11°05'7.350"
SCALE FACTOR: 0.999957120

GROUND DISTANCE = GRID DISTANCE DIVIDED BY SCALE FACTOR
GEODETIC DISTANCE = GROUND DISTANCE X (1 + ELEVATION/R)
R = 20,906,000

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 G, PAGE 94

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT THE MITCHELL COMPANY, INC., AN ALABAMA CORPORATION, OWNER OF THE LAND HEREBY DESCRIBED AS SHADOW LAKES UNIT II, HEREBY DEDICATES TO THE PUBLIC ALL STREETS, ROADS AND DRIVES, AS DESIGNATED ON THIS PLAT.

THE MITCHELL COMPANY, INC.
AN ALABAMA CORPORATION
BY: *Joseph J. Campus, III*
EXECUTIVE VICE-PRESIDENT
JOSEPH J. CAMPUS, III

WITNESS: *Steve G. Galt*
PRINT NAME: STEVE GALT

WITNESS: *Thomas O. Marks*
PRINT NAME: 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 I PERSONALLY KNOW TO ME OR WHO I HAS PRODUCED AS IDENTIFICATION.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20TH DAY OF SEPTEMBER 2000.

THOMAS OLIVER MARKS
MY COMMISSION EXPIRES 2-16-2002
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 G AT PAGE 94 OF THE PUBLIC RECORDS OF SAID COUNTY ON THIS 20TH DAY OF SEPTEMBER, 2000.

Mary M. Johnson
CLERK OF THE CIRCUIT COURT

COMMISSION OF SANTA ROSA COUNTY
CERTIFICATE OF APPROVAL:

THIS CERTIFIES 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 28TH DAY OF SEPTEMBER, 2000.

APPROVED: *Page O. Blaylock* 9-28-00
COUNTY ENGINEER

Page O. Blaylock 9/28/00
COUNTY SURVEYOR

Mary M. Johnson 9-26-2000
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 UNDER MY 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 61G17-6, 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 20TH DAY OF SEPTEMBER, 2000.

G. F. Byrd
GARY F. BYRD, FLORIDA REGISTERED LAND SURVEYOR
(P.L.S. NO. 4400, L.B. NO. 6861)
7604 WEST FAIRFIELD DRIVE
PENSACOLA, FLORIDA 32506
(850) 453-4443