

# COTTONWOOD SUBDIVISION

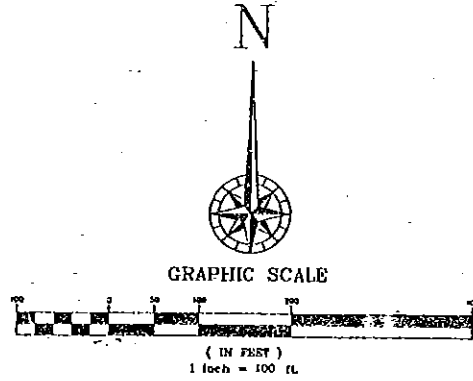
BEING A PORTION OF  
SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 WEST,  
SANTA ROSA COUNTY, FLORIDA  
ZONED RR-1 JANUARY 2005

**SOUTHERN SURVEYING, INC.**

LAND SURVEYORS \* LAND PLANNERS

2200 S. HIGHWAY 87  
NAVARRE, FLORIDA 32566  
PHONE: (850) 939-4299  
FAX: (850) 939-1960

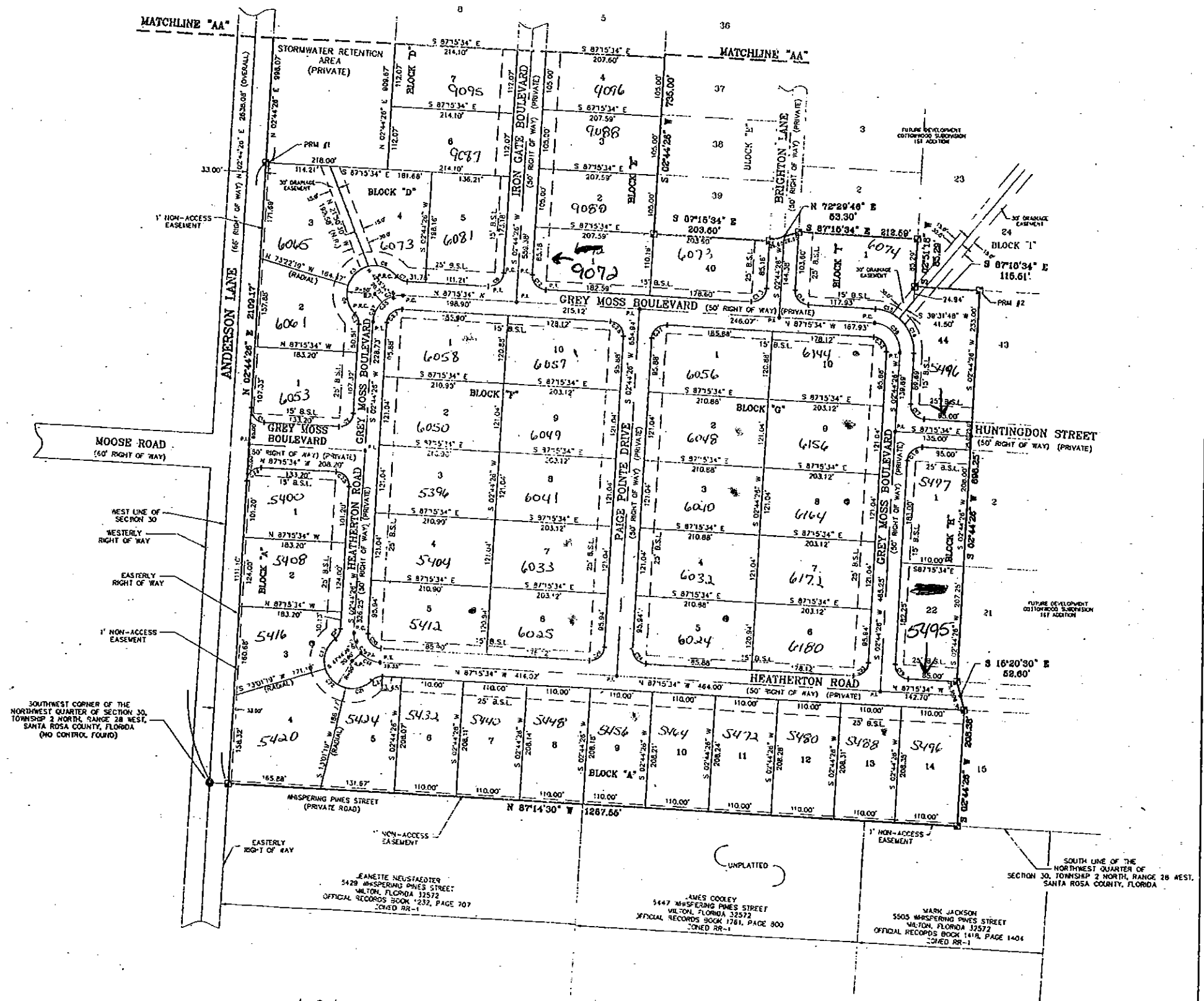
OWNER / DEVELOPER  
TIMBERLAND CONTRACTORS, INC.  
MR. CHRIS WALTERS  
4883 GLOVER LANE  
MILTON, FLORIDA 32570  
(850) 626-6536



- LEGEND:**
- ⊠ DENOTES PERMANENT REFERENCE MONUMENT LB# 5802 (SET)
  - DENOTES PERMANENT CONTROL POINT LB# 5802 (SET)
  - ◉ DENOTES CAPPED IRON ROD LB# 5802 (FOUND)
  - ⊙ DENOTES 2 1/2" IRON PIPE GULF POWER COMPANY (FOUND)
  - ◉ DENOTES CAPPED IRON ROD (NO IDENTIFICATION) (FOUND)
  - P.C. DENOTES POINT OF CURVATURE
  - P.I. DENOTES POINT OF INTERSECTION
  - P.T. DENOTES POINT OF TANGENCY
  - R.P. DENOTES RADIUS POINT
  - R DENOTES RADIUS
  - P.C.P. DENOTES PERMANENT CONTROL POINT
  - P.R.C. DENOTES POINT OF REVERSE CURVATURE
  - B.S.L. DENOTES BUILDING SETBACK LINE
  - (N.R.) DENOTES NON-RADIAL

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27	25.00	90°00'00"	35.36	S42°15'34"E
C2	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C3	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C4	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C5	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C6	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C7	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C8	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C9	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C10	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C11	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C12	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C13	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C14	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C15	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C16	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C17	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C18	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C19	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C20	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C21	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C22	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C23	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C24	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C25	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C26	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C27	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C28	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C29	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C30	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C31	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C32	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C33	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C34	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C35	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C36	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C37	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C38	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C39	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C40	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C41	39.27	25.00	90°00'00"	35.36	N47°44'26"E
C42	63.40	50.00	72°38'04"	59.24	S39°04'05"W

DESCRIPTION	(FEET) NORTHING	(FEET) EASTING	C.A. FACTORS	(FEET) ELEVATION	LATITUDE	LONGITUDE
PRM #1	611,934.6621	1,152,037.756	0.99998485	148.02'	30°39'25.4003"	87°05'48.2888"
PRM #2	610,824.7924	1,151,984.472	0.99998440	151.23'	30°39'14.4060"	87°05'48.6094"
PRM #3	613,158.8492	1,152,957.754	0.99998536	153.62'	30°39'37.7211"	87°05'38.0776"
SRC 1036	615,331.0462	1,152,553.170	0.99998626	---	30°39'59.1242"	87°05'43.2746"
MARY 2 RM 5	520,053.5465	1,241,374.299	0.99995735	---	30°24'35.1769"	86°48'24.4231"



# COTTONWOOD SUBDIVISION - FIRST ADDITION

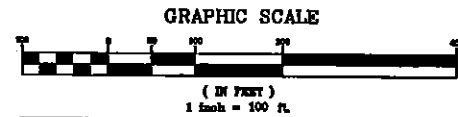
PLAT BOOK:

PAGE:

BEING A PORTION OF  
SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 WEST,  
SANTA ROSA COUNTY, FLORIDA  
ZONED RR-1 MAY 2006  
PARCEL ID# 30-2N-28-0000-00100-0000

OWNER / DEVELOPER  
TIMBERLAND CONTRACTORS, INC.  
MR. CHRIS WALTERS, PRESIDENT  
4883 GLOVER LANE  
MILTON, FLORIDA 32570  
(850) 828-8538

SOUTHERN SURVEYING, INC.  
LAND SURVEYORS \* LAND PLANNERS  
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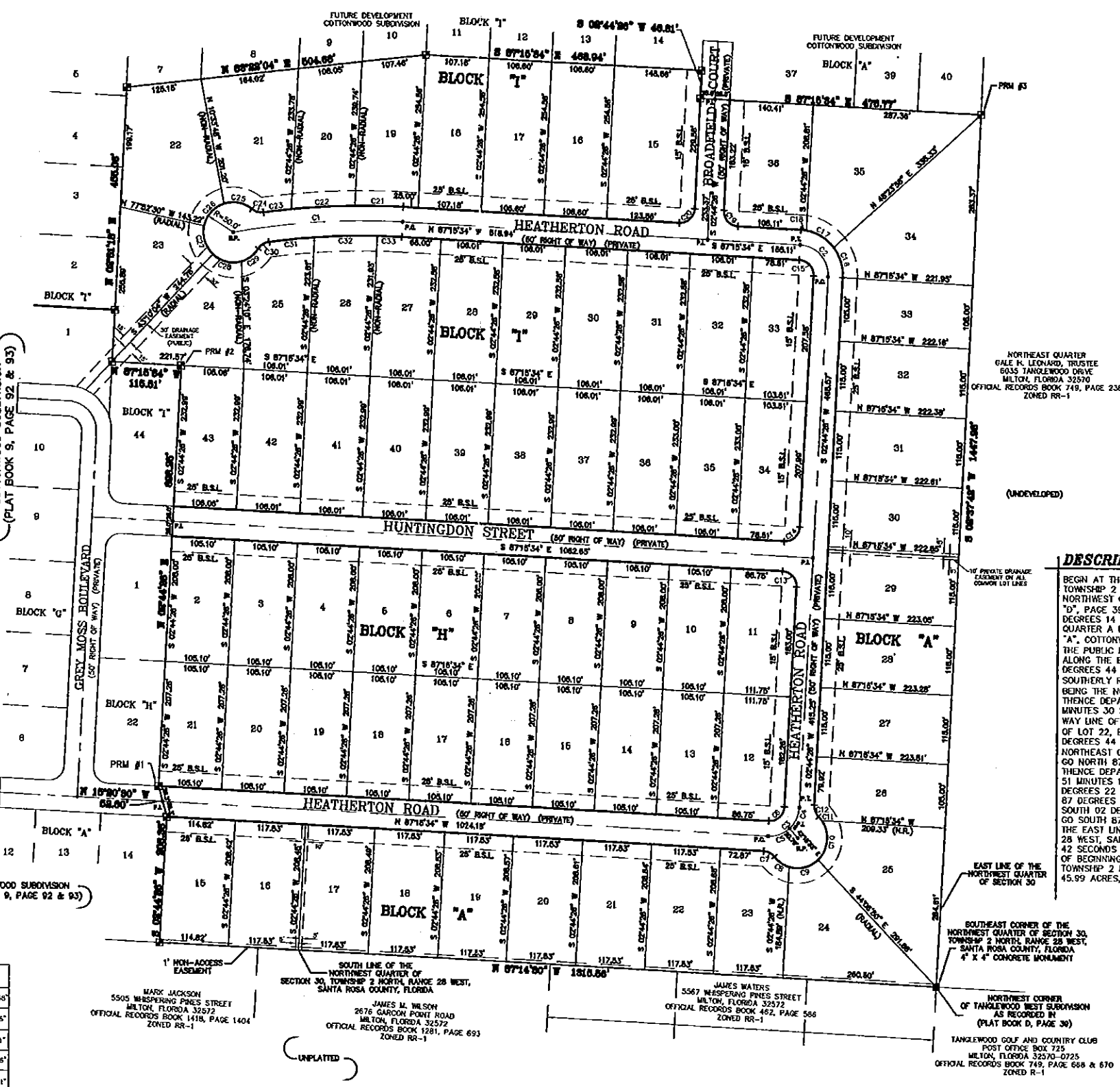


CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	255.04	1318.24	132°22'	284.39	S88°32'15"W
C2	78.54	50.00	90°00'00"	70.71	N47°44'28"E
C3	78.54	50.00	90°00'00"	70.71	N47°44'28"E
C4	38.27	50.00	45°00'00"	38.27	N25°14'28"E
C5	38.27	50.00	45°00'00"	38.27	N70°14'28"E
C6	38.27	50.00	90°00'00"	35.36	N74°22'28"E
C7	21.68	25.00	48°18'33"	20.46	N85°55'45"W
C8	32.46	50.00	74°21'00"	30.23	S56°31'41"E
C9	52.00	50.00	68°39'23"	49.74	N76°37'50"E
C10	70.85	50.00	81°12'00"	65.07	N63°12'47"E
C11	13.28	25.00	32°12'18"	12.93	N62°23'36"W
C12	16.64	25.00	38°12'30"	16.33	S16°18'18"E
C13	39.27	25.00	90°00'00"	35.36	N42°15'34"W
C14	39.27	25.00	90°00'00"	35.36	N47°44'28"E
C15	39.27	25.00	90°00'00"	35.36	N42°15'34"W
C16	54.54	75.00	41°40'07"	63.35	N17°32'22"W
C17	55.21	75.00	42°12'33"	63.97	N59°52'26"E
C18	8.33	75.00	07°07'28"	8.32	N43°38'54"E
C19	39.27	25.00	90°00'00"	35.36	S42°15'34"E
C20	39.27	25.00	90°00'00"	35.36	N47°44'28"E
C21	61.11	1243.24	03°44'18"	61.10	N88°09'02"W
C22	107.23	1243.24	04°36'31"	107.20	N86°50'53"E
C23	48.60	1243.24	02°06'52"	48.60	S82°52'53"W
C24	29.80	75.00	47°40'54"	29.71	N17°44'28"E
C25	60.28	50.00	57°35'35"	48.17	N74°52'20"W
C26	51.52	50.00	59°02'11"	49.27	S41°38'38"W
C27	51.45	50.00	58°57'27"	49.21	S17°21'13"E
C28	48.60	50.00	58°43'53"	45.19	S73°41'54"E
C29	48.60	50.00	48°53'45"	38.82	N55°50'27"E
C30	21.87	25.00	50°21'07"	21.27	N72°52'22"E
C31	78.55	1193.24	03°40'35"	78.55	N81°52'21"E
C32	106.37	1193.24	05°09'26"	106.33	N88°18'55"E
C33	40.01	1193.24	01°38'16"	40.01	N85°13'12"E

- GENERAL NOTES:**
- SOUTHERN SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
  - MEASUREMENTS ARE MADE TO U.S. STANDARDS.
  - THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE BEARINGS AS SHOWN HEREON ARE BASED ON GLOBAL POSITIONING SYSTEM (G.P.S.) - FLORIDA NORTH - NAD - 83 DATUM, HELD THE WEST LINE OF SECTION 30 AS SOUTH 02°44'26" WEST.
  - SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 WEST, WAS SUBDIVIDED BASED ON THE MANUAL OF INSTRUCTION OF 1973.
  - SETBACKS:  
FRONT: 25 FEET  
SIDE: 7 FEET ON LOTS BETWEEN SEVENTY (70) AND NINETY (90) FEET. FOR LOTS WIDER THAN NINETY (90) FEET AND NARROWER THAN SEVENTY (70) FEET, THERE SHALL BE A SIDE YARD OF NO LESS THAN TEN PERCENT (10%) OF THE LOT WIDTH TO A MAXIMUM REQUIREMENT OF FIFTEEN (15) FEET. CORNER LOTS WILL BE 15 FEET.  
REAR: 25 FEET
  - PERMANENT REFERENCE MONUMENTS #1, #2 AND #3 ARE REFERENCED TO THE SANTA ROSA COUNTY GLOBAL POSITIONING SYSTEM (G.P.S.) NETWORK AND IS IN COMPLIANCE WITH 3RD ORDER, CLASS 1 PROCEDURES WITH A MINIMUM ACCURACY REQUIREMENT OF 1:12,000. (NAD 1983 ADJUSTMENT OF 1990)
  - STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE IN FEET AND BASED ON GRID DISTANCE, TO CONVERT FROM GRID TO GROUND DISTANCE DIVIDE GRID DISTANCES BY THE AVERAGE SCALE FACTOR FOR GRID DISTANCES.
  - NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND IN NO CIRCUMSTANCES BE SUBPLATED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMS OF THE PLAT.
  - ALL UTILITY 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. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. (AS PROVIDED BY FLORIDA STATUTES CHAPTER 177.091 SECTION 28.)
  - THE VERTICAL CONTROL SHOWN HEREON IS BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK STAMPED 88-74-B24V WITH A PUBLISHED ELEVATION OF 153.81 FEET. (MVD 20)
  - ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
  - THERE IS A 10' DRAINAGE EASEMENT ON ALL COMMON LOT LINES, 5 FEET BEING ON EACH SIDE OF THE COMMON LOT LINE.

- LEGEND:**
- DENOTES PERMANENT REFERENCE MONUMENT LB# 5802 (SET)
  - DENOTES 4" X 4" CONCRETE MONUMENT NO NUMBER (FOUND)
  - DENOTES PERMANENT CONTROL POINT LB# 5802 (SET)
  - P.C. DENOTES POINT OF CURVATURE
  - P.L. DENOTES POINT OF INTERSECTION
  - P.T. DENOTES POINT OF TANGENCY
  - R.P. DENOTES RADIUS POINT
  - B.S.L. DENOTES BUILDING SETBACK LINE
  - LB DENOTES LICENSED BUSINESS
  - (N.R.) DENOTES NON-RADIAL

DESCRIPTION	(FEET) NORTHING	(FEET) EASTING	(SCALE) FACTORS	(FEET) ELEVATION	LATITUDE	LONGITUDE
PRM #1	811,021.7045'	1,153,266.708'	0.99998440	152.45'	30°39'16.8432"	87°05'33.9845"
PRM #2	811,719.2382'	1,153,299.9705'	0.99998477	151.32'	30°39'23.5535"	87°05'33.7856"
PRM #3	812,145.8754'	1,154,651.345'	0.99998496	152.00'	30°39'28.0785"	87°05'18.4201"
SRC 1036	815,331.0462'	1,152,553.170'	0.99996626	--	30°39'59.1242"	87°05'43.2746"
MARY 2 RM 5	820,053.5465'	1,241,374.239'	0.99995736	--	30°24'35.1769"	86°48'24.4211"



**DEDICATION:**  
KNOWN ALL MEN BY THESE PRESENTS THAT TIMBERLAND CONTRACTORS, INC. IS THE OWNER OF THE LAND HEREBY DESCRIBED AND PLATTED AS "COTTONWOOD SUBDIVISION - FIRST ADDITION". IT IS THE INTENT OF THE UNDERSIGNED BY ADOPTING AND RECORDING THIS PLAT, NOT TO DEDICATE TO THE GENERAL PUBLIC ALL STREETS, ROADS, STORMWATER RETENTION AREAS AND UTILITY EASEMENTS, EGRESS/EXPRESS MAINTENANCE AND DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.  
IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
WITNESS \_\_\_\_\_ BY: \_\_\_\_\_  
TIMBERLAND CONTRACTORS, INC.  
MR. CHRISTOPHER K. WALTERS, PRESIDENT  
WITNESS \_\_\_\_\_

**ACKNOWLEDGMENT OF DEDICATION:**  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, BY MR. CHRISTOPHER K. WALTERS, PRESIDENT OF TIMBERLAND CONTRACTORS, INC. WHO IS WELL KNOWN BY ME AND DID NOT TAKE AN OATH.  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY SEAL

**COUNTY COMMISSIONERS CERTIFICATE:**  
I, MARY M. JOHNSON, CLERK OF COURTS OF SANTA ROSA COUNTY, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY IN THEIR MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, AND WAS APPROVED FOR FILING BY SAID BOARD, AND I WAS INSTRUCTED TO SO CERTIFY HEREON.  
MARY M. JOHNSON, CLERK OF COURTS, SANTA ROSA COUNTY, FLORIDA  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER, ROGER A. BLAYLOCK  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ATTORNEY, THOMAS V. DANNEBERGER  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY SURVEYOR, ELLIOT L. WEINIEY, P.S.M.

**COUNTY CLERK CERTIFICATE:**  
I, MARY M. JOHNSON, CLERK OF COURTS OF SANTA ROSA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT COMPLES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177 OF THE 1977 ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2006 IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF SAID COUNTY.  
MARY M. JOHNSON, CLERK OF COURTS, SANTA ROSA COUNTY, FLORIDA

**DESCRIPTION:** (AS PREPARED BY SOUTHERN SURVEYING, INC.)  
BEGAN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF TANGLEWOOD WEST SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 39 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 87 DEGREES 14 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1313.56 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK "A", COTTONWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGES 92 AND 93 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THE NEXT FOUR (4) CALLS RUN ALONG THE EAST LINE OF SAID COTTONWOOD SUBDIVISION; THENCE GO NORTH 02 DEGREES 44 MINUTES 26 SECONDS EAST A DISTANCE OF 208.38 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HEATHERTON ROAD (50' R/W), SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 14, BLOCK "A", COTTONWOOD SUBDIVISION; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE GO NORTH 15 DEGREES 20 MINUTES 30 SECONDS WEST A DISTANCE OF 52.60 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HEATHERTON ROAD (50' R/W), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 22, BLOCK "A", COTTONWOOD SUBDIVISION; THENCE GO NORTH 02 DEGREES 44 MINUTES 26 SECONDS EAST A DISTANCE OF 688.25 FEET TO THE NORTHEAST CORNER OF LOT 44, BLOCK "I", OF SAID COTTONWOOD SUBDIVISION; THENCE GO NORTH 87 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 115.51 FEET; THENCE DEPARTING SAID EAST LINE OF COTTONWOOD SUBDIVISION GO NORTH 02 DEGREES 51 MINUTES 18 SECONDS EAST A DISTANCE OF 455.06 FEET; THENCE GO NORTH 83 DEGREES 22 MINUTES 04 SECONDS EAST A DISTANCE OF 504.60 FEET; THENCE GO SOUTH 87 DEGREES 15 MINUTES 34 SECONDS EAST A DISTANCE OF 34.50 FEET; THENCE GO SOUTH 02 DEGREES 44 MINUTES 26 SECONDS EAST A DISTANCE OF 45.31 FEET; THENCE GO SOUTH 87 DEGREES 15 MINUTES 34 SECONDS EAST A DISTANCE OF 476.77 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 02 DEGREES 37 MINUTES 42 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 1447.98 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 45.99 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**  
I UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREON AND SURVEYED; THAT SAID LAND HAS BEEN SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND STAKED AS INDICATED; THAT PERMANENT REFERENCE MONUMENTS (INDICATED P.R.M.) HAVE BEEN PLACED AS INDICATED; AND THE SURVEY DATA COMPIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.015 OF THE ACTS OF THE FLORIDA LEGISLATURE) AND THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF LAND SURVEYORS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.  
CHARLES E. MARTIN P.L.S./P.S.M.  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER NUMBER 3463  
CORP. NO. 5802

207 Total

# COTTONWOOD SUBDIVISION

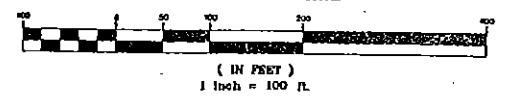
BEING A PORTION OF  
SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 WEST,  
SANTA ROSA COUNTY, FLORIDA  
ZONED RR-1 JANUARY 2005

**SOUTHERN SURVEYING, INC.**  
LAND SURVEYORS \* LAND PLANNERS

2200 S. HIGHWAY 87  
NAVARRE, FLORIDA 32586  
PHONE: (850) 939-4299  
FAX: (850) 939-1960



GRAPHIC SCALE



- LEGEND:**
- ⊠ DENOTES PERMANENT REFERENCE MONUMENT LB# 5802 (SET)
  - DENOTES PERMANENT CONTROL POINT LB# 5802 (SET)
  - ⊙ DENOTES CAPPED IRON ROD LB# 5802 (FOUND)
  - ⊙ DENOTES 2 1/2" IRON PIPE GULF POWER COMPANY (FOUND)
  - ⊙ DENOTES CAPPED IRON ROD (NO IDENTIFICATION) (FOUND)
  - P.C. DENOTES POINT OF CURVATURE
  - P.I. DENOTES POINT OF INTERSECTION
  - P.T. DENOTES POINT OF TANGENCY
  - R.P. DENOTES RADIUS POINT
  - R DENOTES RADIIUS
  - P.C.P. DENOTES PERMANENT CONTROL POINT
  - P.R.C. DENOTES POINT OF REVERSE CURVATURE
  - B.S.L. DENOTES BUILDING SETBACK LINE
  - (N.R.) DENOTES NON-RADIAL

**DESCRIPTION: (AS PREPARED BY SOUTHERN SURVEYING, INC.)**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 02 DEGREES 44 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 30 A DISTANCE OF 539.17 FEET TO THE CENTERLINE OF A 300 FOOT GULF POWER EASEMENT; THENCE DEPARTING SAID WEST LINE GO NORTH 75 DEGREES 23 MINUTES 43 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 34.57 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ANDERSON LANE (66' R/W) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 75 DEGREES 23 MINUTES 43 SECONDS EAST ALONG THE CENTERLINE OF SAID 300 FOOT GULF POWER EASEMENT A DISTANCE OF 901.60 FEET; THENCE DEPARTING SAID CENTERLINE GO SOUTH 14 DEGREES 36 MINUTES 17 SECONDS EAST A DISTANCE OF 280.19 FEET; THENCE GO SOUTH 47 DEGREES 01 MINUTES 52 SECONDS EAST A DISTANCE OF 59.24 FEET; THENCE GO SOUTH 14 DEGREES 18 MINUTES 01 SECONDS EAST A DISTANCE OF 189.33 FEET; THENCE GO SOUTH 84 DEGREES 39 MINUTES 38 SECONDS WEST A DISTANCE OF 172.73 FEET; THENCE GO SOUTH 62 DEGREES 08 MINUTES 58 SECONDS WEST A DISTANCE OF 213.97 FEET; THENCE GO SOUTH 02 DEGREES 44 MINUTES 28 SECONDS WEST A DISTANCE OF 735.00 FEET; THENCE GO SOUTH 87 DEGREES 15 MINUTES 34 SECONDS EAST A DISTANCE OF 203.60 FEET; THENCE GO NORTH 72 DEGREES 29 MINUTES 15 SECONDS EAST A DISTANCE OF 53.30 FEET; THENCE GO SOUTH 87 DEGREES 15 MINUTES 34 SECONDS EAST A DISTANCE OF 212.58 FEET; THENCE GO SOUTH 02 DEGREES 44 MINUTES 28 SECONDS WEST A DISTANCE OF 85.29 FEET; THENCE GO SOUTH 87 DEGREES 15 MINUTES 34 SECONDS EAST A DISTANCE OF 115.51 FEET; THENCE GO SOUTH 02 DEGREES 44 MINUTES 28 SECONDS WEST A DISTANCE OF 688.29 FEET; THENCE GO SOUTH 15 DEGREES 20 MINUTES 30 SECONDS EAST A DISTANCE OF 52.60 FEET; THENCE GO SOUTH 02 DEGREES 44 MINUTES 28 SECONDS WEST A DISTANCE OF 208.38 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 15 MINUTES 34 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1287.55 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ANDERSON LANE (66' R/W); THENCE GO NORTH 02 DEGREES 44 MINUTES 28 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 2109.17 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 51.98 ACRES, MORE OR LESS.

**GENERAL NOTES:**

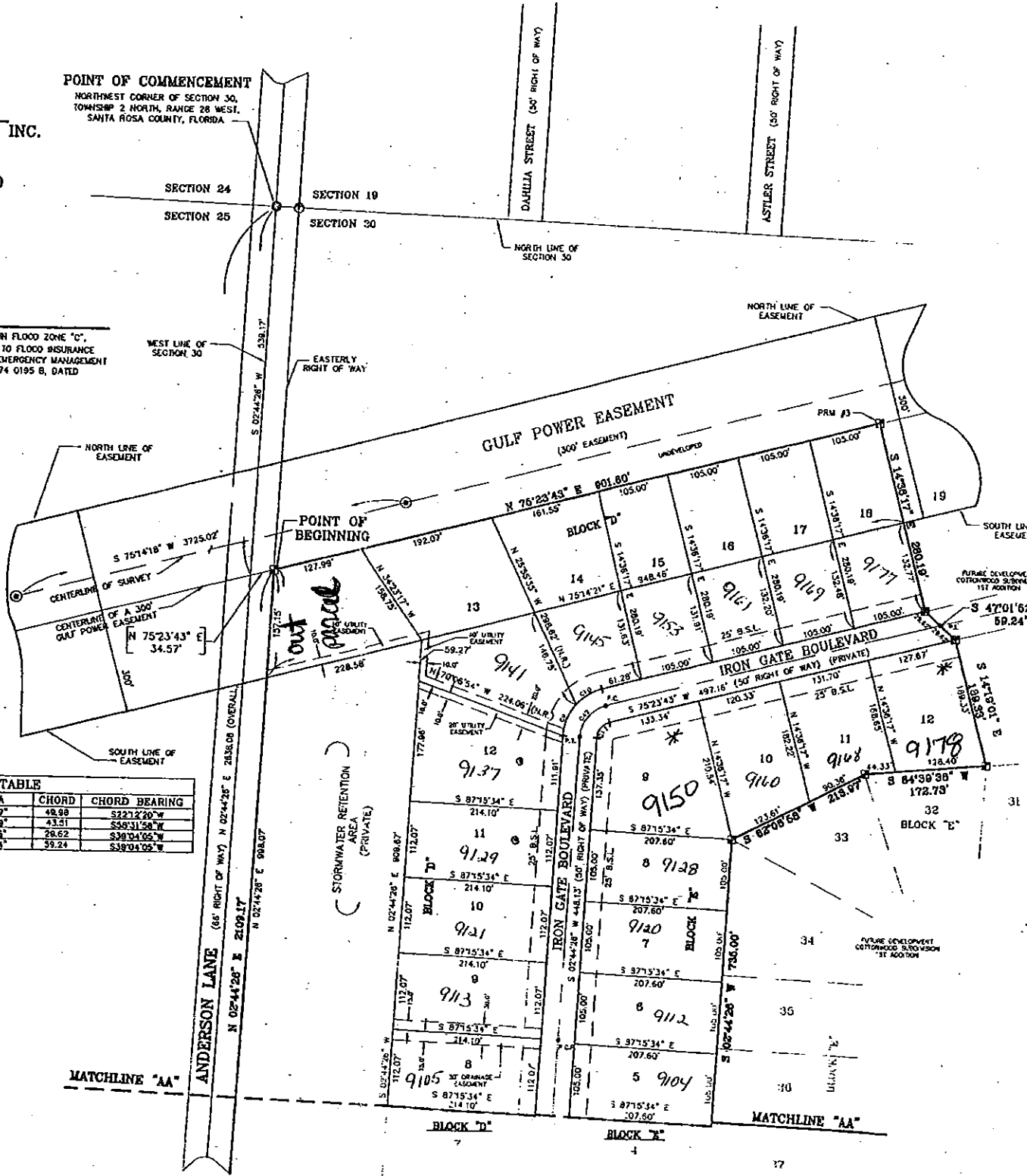
- 1) SOUTHERN SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- 2) MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- 3) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5) THE BEARINGS AS SHOWN HEREON ARE BASED ON GLOBAL POSITIONING SYSTEM (G.P.S.) - FLORIDA NORTH - NAD - 83 DATUM, HELD THE WEST LINE OF SECTION 30 AS SOUTH 02°44'28" WEST.
- 6) SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 WEST, WAS SUBDIVIDED BASED ON THE MANUAL OF INSTRUCTION OF 1973.
- 7) SETBACKS:  
FRONT: 25 FEET  
SIDE: 7 FEET ON LOTS BETWEEN SEVENTY (70) AND NINETY (90) FEET. FOR LOTS WIDER THAN NINETY (90) FEET AND NARROWER THAN SEVENTY (70) FEET, THERE SHALL BE A SIDE YARD OF NO LESS THAN TEN PERCENT (10%) OF THE LOT WIDTH TO A MAXIMUM REQUIREMENT OF FIFTEEN (15) FEET. CORNER LOTS SHALL BE 15 FEET.  
REAR: 25 FEET
- 8) PERMANENT REFERENCE MONUMENTS #1, #2 AND #3 ARE REFERENCED TO THE SANTA ROSA COUNTY GLOBAL POSITIONING SYSTEM (G.P.S.) NETWORK AND IS IN COMPLIANCE WITH 3RD ORDER, CLASS 1 PROCEDURES WITH A MINIMUM 4" SURVEY REQUIREMENT OF 1:12,000. (HAD 1983 ADJUSTMENT OF 1990)
- 9) STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE IN FEET AND BASED ON GRID DISTANCE. TO CONVERT FROM GRID TO GROUND DISTANCE DIVIDE GRID DISTANCES BY THE AVERAGE SCALE FACTORS FOR GROUND DISTANCES.
- 10) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND IN NO CIRCUMSTANCES BE SUPERPLATED IN AUTHORITY BY ANY OTHER CREATING OR DIGITAL FORMS OF THE PLAT.
- 11) ALL UTILITY 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. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. (AS PROVIDED BY FLORIDA STATUTES CHAPTER 177.091) SECTION 28.
- 12) THE VERTICAL CONTROL SHOWN HEREON IS BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK STAMPED 55-74-B24V WITH A PUBLISHED ELEVATION OF 153.61 FEET. (NGVD 29)
- 13) ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 14) THERE IS A 10' DRAINAGE EASEMENT ON ALL COMMON LOT LINES, 5 FEET BEND ON EACH SIDE.

**OWNER / DEVELOPER**  
**TIMBERLAND CONTRACTORS, INC.**  
MR. CHRIS WALTERS  
4883 GLOVER LANE  
MILTON, FLORIDA 32570  
(850) 626-6538

**POINT OF COMMENCEMENT**  
NORTHWEST CORNER OF SECTION 30,  
TOWNSHIP 2 NORTH, RANGE 28 WEST,  
SANTA ROSA COUNTY, FLORIDA

**FLOOD STATEMENT:**

THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "C"  
AREAS OF MINIMAL FLOODING, ACCORDING TO FLOOD INSURANCE  
RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY COMMUNITY-PANEL NUMBER 120274 0195 B, DATED  
NOVEMBER 1, 1985.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C9	50.98	75.00	34.5347°	48.88	S22°12'20"W
C10	44.15	75.00	33°42'28"	43.51	S38°31'58"W
C11	31.70	75.00	24°39'18"	28.62	S39°04'05"W
C12	53.40	50.00	72°39'04"	55.24	S39°04'05"W

**DEDICATION:**  
KNOWN ALL MEN BY THESE PRESENTS THAT TIMBERLAND CONTRACTORS, INC. IS THE OWNER OF THE LAND HEREBY DESCRIBED AND PLATTED AS "COTTONWOOD SUBDIVISION". IT IS THE INTENT OF THE UNDERSIGNED BY ADOPTING AND RECORDING THIS PLAT, NOT TO DEDICATE TO THE GENERAL PUBLIC ALL STREETS, ROADS, STORMWATER RETENTION AREAS AND UTILITY EASEMENTS, INGRESS/EGRESS MAINTENANCE AND DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.  
IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 24th DAY OF JAN 2005.  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
Witness: *Robert J. [Signature]* by *Christopher K. Walters*  
TIMBERLAND CONTRACTORS, INC.  
MR. CHRISTOPHER K. WALTERS, PRESIDENT  
Witness: *James Hayward*

**ACKNOWLEDGMENT OF DEDICATION**  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF JAN 2005, BY MR. CHRISTOPHER K. WALTERS, PRESIDENT OF TIMBERLAND CONTRACTORS, INC. WHO IS WELL KNOWN BY ME AND DID NOT TAKE AN OATH.  
*Mary Sue Madaris* NOTARY SEAL  
NO. 10474, STATE OF FLORIDA  
Sep 19, 2008  
MY COMMISSION EXPIRES: *2011*  
Mary Sue Madaris  
Commission # 00316285  
Expires: 11/19, 2008  
Issued: 11/19  
Armede Notary Co., Inc.

**COUNTY COMMISSIONERS CERTIFICATE:**  
I, MARY M. JOHNSON, CLERK OF COURTS OF SANTA ROSA COUNTY, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY IN THEIR MEETING ON THE 10th DAY OF FEBRUARY 2005 AND WAS APPROVED FOR FILING BY SAID BOARD, AND I WAS INSTRUCTED TO SO CERTIFY HEREON.  
*Mary M. Johnson*  
MARY M. JOHNSON, CLERK OF COURTS, SANTA ROSA COUNTY, FLORIDA  
APPROVED: *Roger A. Blaylock* 2/18/05  
COUNTY ENGINEER, ROGER A. BLAYLOCK DATE  
APPROVED: *Tom M. [Signature]* 2/18/05  
COUNTY ATTORNEY, THOMAS V. DAMMEISSER DATE  
APPROVED: *Ellet L. Whitner, P.S.M.* 2-18-05  
COUNTY SURVEYOR, ELLET L. WHITNER, P.S.M. DATE

**COUNTY CLERK CERTIFICATE:**  
I, MARY M. JOHNSON, CLERK OF COURTS OF SANTA ROSA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT COMPLES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177 OF THE 1977 ACTS OF THE FLORIDA LEGISLATURE AND THE SAME WAS RECORDED ON THE 24th DAY OF JANUARY, A.D. 2005 IN PLAT BOOK 7 AT PAGE 24-93 OF THE PUBLIC RECORDS OF SAID COUNTY.  
*Mary M. Johnson*  
MARY M. JOHNSON, CLERK OF COURTS, SANTA ROSA COUNTY, FLORIDA

**SURVEYOR'S CERTIFICATE:**  
I, UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AND SURVEYED; THAT SAID LAND HAS BEEN SUBDIVIDED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND STAKED AS INDICATED; THAT PERMANENT REFERENCE MONUMENTS (INDICATED HEREON) HAVE BEEN PLACED AS INDICATED; AND THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.153 OF THE ACTS OF THE FLORIDA LEGISLATURE) AND THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF LAND SURVEYORS.  
SIGNED THIS 24th DAY OF JANUARY 2005.  
*Charles E. Martin*  
CHARLES E. MARTIN P.L.S./P.S.M.  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER NUMBER 3463  
CORP. NO. 5502

Cottonwood