WAKULLA
COUNTY

Technical Review Committee
August 13, 2020
AGENDA

1. Application for Change of Zoning: **R20-09**

Applicant:	Gulf Specimen Marine Laboratories, Inc.
Agent:	Cypress Rudloe
Tax ID Number:	Part of 25-5S-02W-074-03260-000
Existing FLU Map:	Urban Core (FLUE Policy 1.2.9)
Current Zoning:	R-1 (Section 5-30, LDC)
Proposed Zoning:	C-4 (Section 5-40, LDC)
FEMA Flood Info:	"AE" zone on Panel 0370E
Parcel Size:	1.100+/- acres
Location:	222 Clark Drive Aqua De Vida, Block P, Lots 5,6,7 Panacea South, Block C, Lots 5,6,7
Hearings Required:	**Planning Commission: Monday, September 14, 2020 @ 7:00 PM** **BOCC: Monday, September 21, 2020 @ 5:00 PM**

2. Application for Final Plat Approval: **FP20-06**

Applicant:	Golden Construction Company, Inc.
Agent:	Robert Miller
Proposal:	create 7-lot residential subdivision – Timber Ridge
Tax ID Numbers:	00-00-076-000-10257-005 & 00-00-076-000-10257-006
Existing FLU Map:	Urban Fringe (FLUE Policy 1.2.7)
Current Zoning:	RSU-1 (Section 5-28, LDC)
FEMA Flood Info:	"X" zone Panel 0250E
Parcel size:	3.53+/- acres
Location:	south of Allen-Harvey Street, west of Trice Lane, & east of Raker Lane
Hearings Required:	**Planning Commission: Monday, September 14, 2020 @ 7:00 PM** **BOCC: Monday, September 21, 2020 @ 5:00 PM**

WAKULLA COUNTY
PLANNING & COMMUNITY DEVELOPMENT
3093 Crawfordville Highway • Crawfordville, FL 32327 • 850/926-3695
Fax – 850/926-1528

CHANGE OF ZONING APPLICATION

Please read carefully. This is the only form accepted for application.

Rezoning Request #: RZ20-09

Owner Name: Gulf Specimen Marine Lab, Inc
Address: 222 Clark Dr Panacea
Telephone: 850 984 5297
Email: gspecimen@sprintmail.com

Agent Name: Cypress
Address:
Telephone: 850-445-8618 / 850-445-6786
Email:

If more than one owner, attach sheet with name, address and phone number for all owners and written consent to the rezoning with the signatures of all owners.

SECTION: 25 **TOWNSHIP:** 5 South **RANGE:** 2 West
H. S. LOT: **MAP PAGE:** 12 **PARCEL #:** 25-5S-02W-074-03260-000

Parcel ID Number: 25-5S-02W-074-03260-000 (part of)

SUBDIVISION: Aqua De Vida **BLOCK:** P **LOT:** 5, 6, 7 **ACREAGE:** 1.100
Current Atlas Zoning: Panacea South R-1 **Proposed Atlas Zoning:** C 5, 6, 7-4

NFIP#: 12129C-0370E **FLOOD ZONE:** AE **B.F.E.:** 18' **Current Comprehensive Plan Designation:** URBAN CORE
Address and Physical Location of Property: 222 CLARK DR PANACEA FL 32346
Reason for Application: INSTALLATION OF GULFSPECIMEN AQUAR CLASSROOM EXPANTION

The following items are required at the time of application:
- ✓ Completed Application
- ✓ Deed and Legal Description
- ✓ Fees $940
- Letter of Authorization

Written notification to neighboring property owners by Certified Mail: (To be sent after TRC.)
____ 500 feet for Residential
____ 1000 feet for Commercial

Other items may also be required by the Planning and Community Development Department.

I certify, under penalty of perjury, that all materials submitted are true and correct to the best of my knowledge and belief. By submitting this application I (we) am (are) voluntarily granting permission to Wakulla County officers, employees, and agents to enter onto and inspect the property that is subject to this application at all reasonable times for determining the suitability of the applied for development order and for compliance with County development regulations contained within the Wakulla County Code of Ordinances and Comprehensive Plan. I (we) further acknowledge that refusing access to Wakulla County officers, employees, and agents is grounds for and may result in my application being denied.

X _____ July 2, 2020 _____ _____
Signature (Owner) Date Signature (Owner) Date

Rezoning Fees:

One Single-family Residential Unit Site	____	$710.00
Three or Less Single-Family Residential Sites	____	$800.00
Multiple Dwellings (Duplex, Triplex) *or* Non-Residential (Includes 4 or more SFR Rezoning Application, such as 5 Acres to RR-1, 25 Acres to RR-5, etc.)	X	$940.00

Received by: _____ **Receipt #:** RZ20-09 **Date:** 7-6-2020

At TRC, a checklist of items needed to complete the project file will be handed out, along with a deadline for the file to be complete. If the file is not complete by the deadline, the project will be continued until the completion has been achieved. If a continuance is requested by the applicant, or enforced by Planning and Community Development, it is the applicant's responsibility to reimburse Planning and Community Development for the $210 re-advertisement fee.

Rev. 7/20/17

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Parcel Summary

Parcel ID	25-5S-02W-074-03260-000
Location Address	222 CLARK DR
Brief Tax Description*	PANACEA SOUTH BLOCK C SOUTH LOTS 5,6,7,8, 9 BLK C SOUTH LOT 10 LESS THE REAR 200 SQFT OR37 P980 OR675 P418 OR920 P337 OR 13 P 603 ALSO BLOCK P LOT 5, 6 & 7 OF AQUA DE VIDA OR 47 P 488 OR 346 P 166 & 167 OR 344 P 685 OR 1155 P 217
Property Use Code	IMPRVD AG (005001)
Sec/Twp/Rng	25-5S-2W
Tax District	Unincorporated County (District 3)
Millage Rate	14.2887
Acreage	0.942
Homestead	N

View Map

Owner Information

Primary Owner
Gulf Specimen Marine Labortori
Aka Gulf Specimen CO
222 Clark Drive
PO Box 237
Panacea, FL 32346

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
006760	FISH FARM	1.50	UT	120	150
000000	VAC RES	2.00	LT	60	150
000000	VAC RES	4.00	LT	60	125
000100	SFR	1.00	LT	60	110

Residential Buildings

Building 1

Type	STORE RETL
Total Area	2,006
Heated Area	1,488
Exterior Walls	AVERAGE
Roof Cover	COMP SHNGL
Interior Walls	WALL BD/WD
Frame Type	WOOD FRAME
Floor Cover	TERRAZZO; PINE WOOD
Heat	CONVECTION
Air Conditioning	WINDOW
Bathrooms	0
Bedrooms	0
Stories	0
Actual Year Built	1950
Effective Year Built	1950

Building 2

Type	SINGLE FAM
Total Area	880
Heated Area	880
Exterior Walls	ASB SHNGLE
Roof Cover	CORG ASB
Interior Walls	WALL BD/WD
Frame Type	WOOD FRAME
Floor Cover	PINE WOOD
Heat	NONE
Air Conditioning	NONE
Bathrooms	1
Bedrooms	2
Stories	1
Actual Year Built	1940
Effective Year Built	1940

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0500	WORK SHOP FINISHED	1	0 x 0 x 0	1,000	UT	1980
0940	WOOD SHED UNFINISHED	1	0 x 0 x 0	324	UT	1980

0500	WORK SHOP FINISHED	1	0 x 0 x 0	918	UT	1980
0001	BLOCK UTILITY	1	0 x 0 x 0	72	UT	1980
0630	METAL UTL BLDG	1	0 x 0 x 0	560	UT	1980
0090	CHAINLINK FENCE 5FT	1	0 x 0 x 0	460	UT	1980
0500	WORK SHOP FINISHED	1	28 x 16 x 0	448	UT	1983
0620	WOOD UTL BLDG	1	40 x 24 x 0	960	SF	2000
0620	WOOD UTL BLDG	1	36 x 24 x 0	864	SF	2000
0940	WOOD SHED UNFINISHED	1	36 x 10 x 0	360	SF	2000
0935	WOOD SHED FINISHED	1	20 x 12 x 0	240	SF	2010
0940	WOOD SHED UNFINISHED	1	36 x 10 x 0	360	SF	2010
0211	CONCRETE WALK	1	0 x 0 x 0	204	SF	1995
0211	CONCRETE WALK	1	84 x 5 x 0	420	SF	1995
0620	WOOD UTL BLDG	1	18 x 11 x 0	198	SF	1990
0620	WOOD UTL BLDG	1	8 x 8 x 0	64	SF	1990
0740	UNFINISH OPEN PORCH	1	12 x 8 x 0	96	SF	2016
0635	PRTBLE MTL UTL BLDG	1	20 x 10 x 0	200	SF	2006
	MH SALVAGE	1	0 x 0 x 0	1	UT	1982
	MH SALVAGE	1	0 x 0 x 0	1	UT	1975
0100	CHAINLINK FENCE 6FT	1	0 x 0 x 0	150	LF	1995
0130	FIRE PLACE MEDIUM	1	0 x 0 x 0	1	UT	1940
0955	PRIVACY FENCE WOOD	1	0 x 0 x 0	57	LF	2013
0955	PRIVACY FENCE WOOD	1	0 x 0 x 0	170	LF	2014
0635	PRTBLE MTL UTL BLDG	1	10 x 8 x 0	80	SF	2016
0635	PRTBLE MTL UTL BLDG	1	20 x 17 x 0	340	SF	2017

Area Sales Report

Sale date range:

From:

08/10/2015

To:

08/10/2020

Sales by Area

Sales by Section

1500

Feet

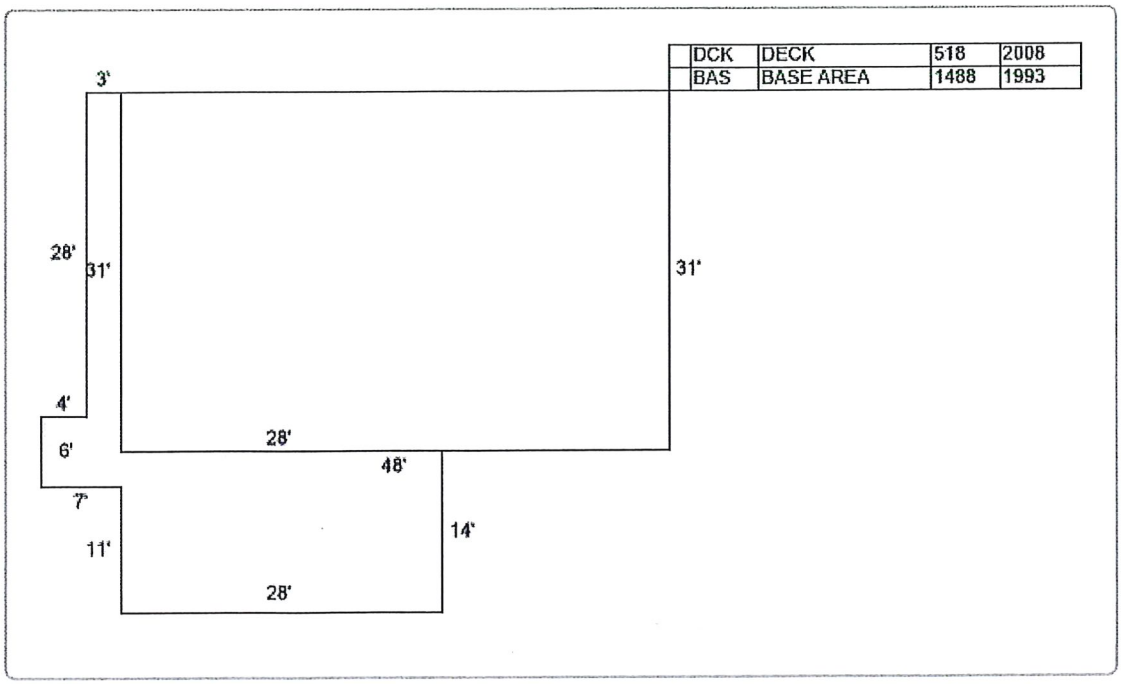
Sales by Distance

Valuation

	2019	2018	2017	2016	2015
Building Value	$11,649	$11,649	$11,649	$11,649	$11,649
Extra Features Value	$11,977	$12,248	$12,518	$12,880	$13,331
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$750	$750	$750	$750	$750
Agricultural (Market) Value	$18,000	$18,000	$18,000	$18,000	$18,000
Just (Market) Value	**$41,626**	**$41,897**	**$42,167**	$42,529	$42,980
Assessed Value	$24,376	$24,647	$24,917	$25,279	$23,358
Exempt Value	$24,376	$24,647	$24,917	$25,279	$23,358
Taxable Value	$0	$0	$0	$0	$0
Maximum Save Our Homes Portability	$0	$0	$0	$0	$2,372

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sketches



	DCK	DECK	518	2008
	BAS	BASE AREA	1488	1993

No data available for the following modules: Commercial Buildings, Sales, Photos.

Public information data is furnished by the Wakulla County Property Appraiser's Office, and must be accepted and used by recipient with the understanding that the data received was developed and collected for the purpose of developing an Assessment Roll per Florida Statute. As such, the Wakulla County Property Appraiser's Office makes every effort to produce the most accurate information possible.
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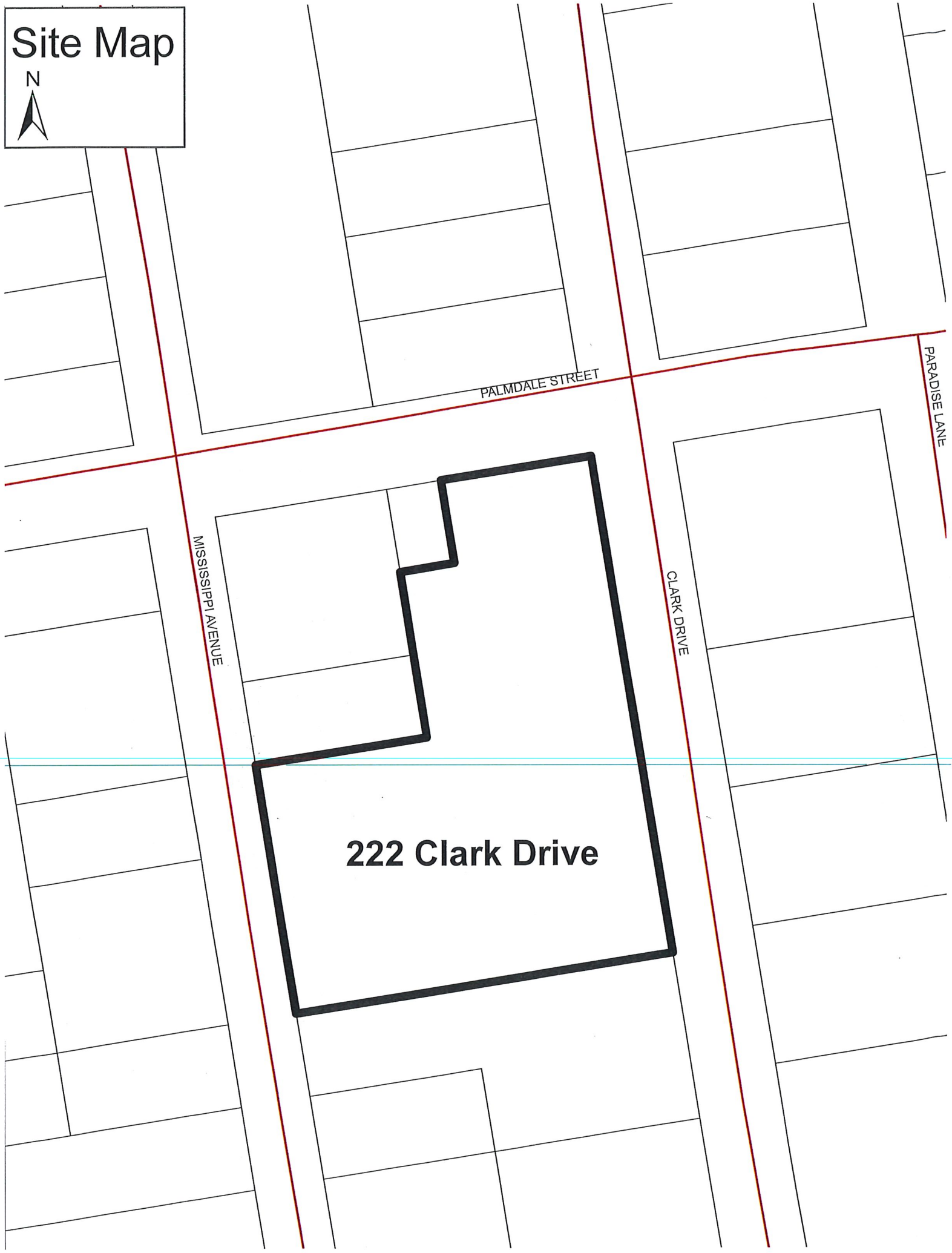
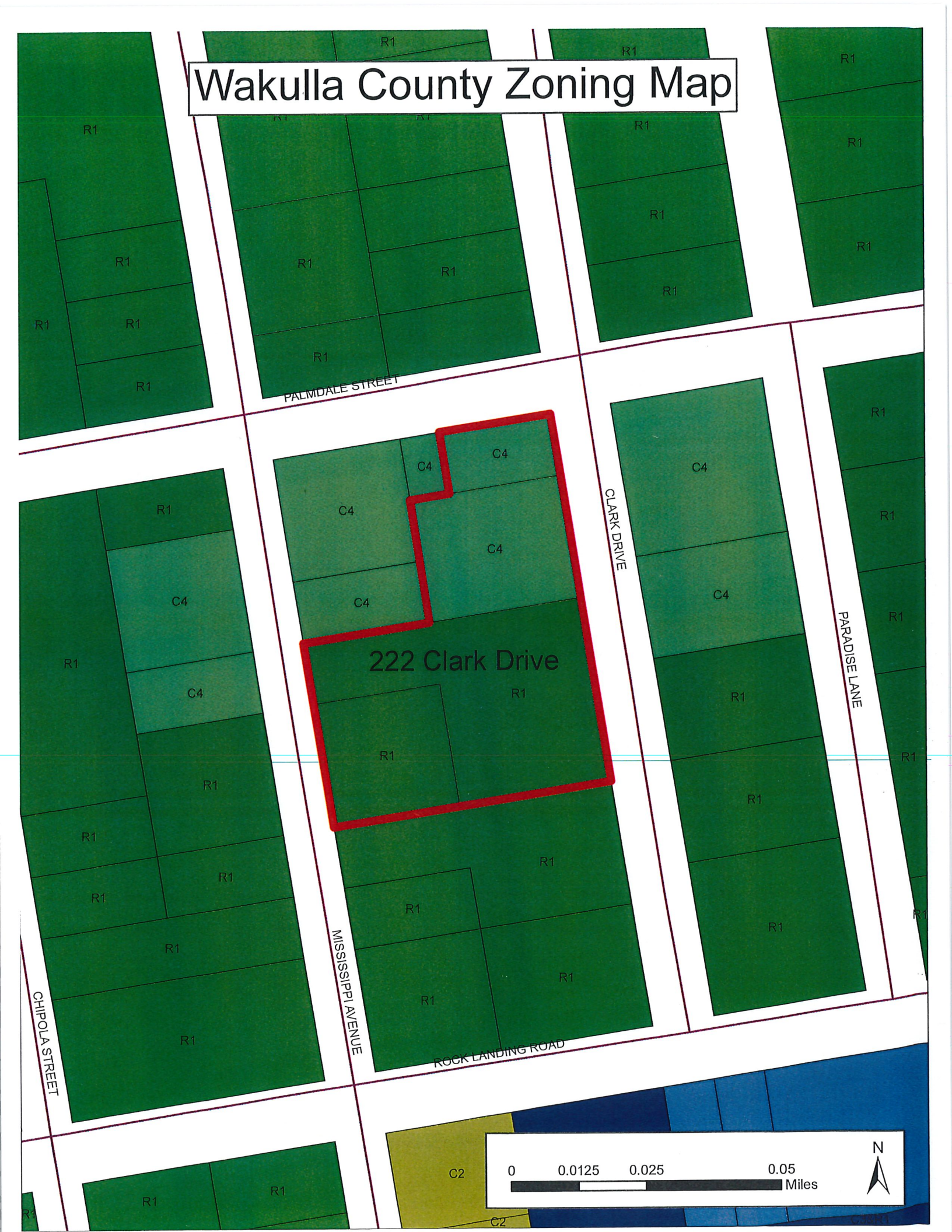

Site Map
N
PALMDALE STREET
PARADISE LANE
MISSISSIPPI AVENUE
CLARK DRIVE
222 Clark Drive


Wakulla County Zoning Map
222 Clark Drive
PALMDALE STREET
CLARK DRIVE
PARADISE LANE
MISSISSIPPI AVENUE
CHIPOLA STREET
ROCK LANDING ROAD
R1
C4
C2
0
0.0125
0.025
0.05
Miles
N

WAKULLA COUNTY
PLANNING & COMMUNITY DEVELOPMENT
3093 Crawfordville Highway • Crawfordville, FL 32327 • 850/926-3695
Fax – 850/926-1528 • Email: wakullaplanning@mywakulla.com

APPLICATION FOR PLAT APPROVAL

Please read carefully. This is the only form accepted for application.

Short Form #: _____	Preliminary Plat #:	Final Plat #: X 20-06

SUBDIVISION: Timber Ridge
Owner Name: Golden Construction Company, Inc
Address: 204 Shadeville Road, Crawfordville
Telephone:850- 509-0376
Email: goldenconstructionfl@gmail.com

Owner Name: _____
Address: _____
Telephone: _____
Email: _____

Agent Name: _____ **Address:** _____ **Telephone:** _____

SECTION: _____ **TOWNSHIP:** _____ **RANGE:** _____ **H.S. LOT: 76**

Parcel ID Number: 00-00-076-000-10257-006 & 00-00-076-000-10257-005

LAND USE MAP DESIGNATION: Urban Fringe CURRENT ZONING: RSU 1
MAP PAGE: _____ **PARCEL #: 00-00-076-000-10257-006 & 005 ACREAGE: 3.53**
NFIP#: 12129C-0250 E FLOOD ZONE: X B.F.E.: N/A
AREA OF PROPOSED SUBDIVISION: 3.53 acres
NUMBER OF LOTS: 7 MINIMUM LOT SIZE: 0.504 acres
PROPOSED LOT USE: Single family residential % OF OPEN SPACE: 0%
PROPERTY LOCATION: South of Allen Harvey Street, West of Trice Lane, East of Raker Lane.
UPLAND ACREAGE:3.53 acres WETLAND ACREAGE: 0

The following items are required at the time of application:

- **Completed Application**
- **Transportation Concurrency Review Application (separate fee applies)**
- **Deed and Legal Description**
- **Three Plat Maps**
- **Digital copy of Plat Map**
- **Digital copy of entire Application packet**
- **Fees**
- **Other items may also be required.**

I certify that the above information is true and correct to the best of my knowledge. The applicant also agrees to allow routine site visits to the subject property. By submitting this application I (we) am (are) voluntarily granting permission to Wakulla County officers, employees, and agents to enter onto and inspect the property that is subject to this application at all reasonable times for determining the suitability of the applied for development order and for compliance with County development regulations contained within the Wakulla County Code of Ordinances and Comprehensive Plan. I (we) further acknowledge that refusing access to Wakulla County officers, employees, and agents is grounds for and may result in my application being denied.

_____ 4/9/20
Signature (Owner/Agent) Date

_____ _____
Signature (Owner/Agent) Date

Received by: Smathers **Receipt #:** FP 20-06 **Date:** 4-15-2020

Preliminary Application Fee: $1,235.00
Final Plat Application Fee: $955.00
Short Form Application Fee: $580.00

At TRC, a checklist of items needed to complete the project file will be handed out, along with a deadline for the file to be complete. If the file is not complete by the deadline, the project will be continued until the completion has been achieved. If a continuance is requested by the applicant, or enforced by Planning and Community Development, it is the applicant's responsibility to reimburse Planning and Community Development for re-advertisement fees.

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Parcel Summary

Parcel ID	00-00-076-000-10257-005
Location Address	
Brief Tax Description*	LOT 76 HS P-14-M-20-C A PARCEL OF LAND CONTAINING 1.77 AC OR 995 P 393 OR 1021 P 104 OR 1143 P 388
Property Use Code	VACANT RES (000000)
Sec/Twp/Rng	--76
Tax District	Unincorporated County (District 3)
Millage Rate	14.2887
Acreage	1.770
Homestead	N

View Map

Owner Information

Primary Owner
Golden Construction Company
204 Shadeville Road
Crawfordville, FL 32327

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	1.77	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	03/12/2020	$35,000	WD	1143	388	Qualified (Q)	Vacant	METCALF DANNY R & MARION R	GOLDEN CONSTRUCTION COMPANY INC
N	12/28/2016	$0	CR	1021	104	Unqualified (U)	Vacant	METCALF SHELLEY D	METCALF DANNY R & MARION R
N	03/30/2016	$100	QC	995	393	Unqualified (U)	Vacant	METCALF CRAB CO., INC	METCALF SHELLEY D

Valuation

	2019	2018	2017	2016
Building Value	$0	$0	$0	$0
Extra Features Value	$0	$0	$0	$0
Land Value	$8,850	$8,850	$8,850	$8,850
Land Agricultural Value	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0
Just (Market) Value	**$8,850**	**$8,850**	**$8,850**	**$8,850**
Assessed Value	$8,850	$8,850	$8,850	$8,850
Exempt Value	$0	$0	$0	$0
Taxable Value	$8,850	$8,850	$8,850	$8,850
Maximum Save Our Homes Portability	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Photos, Sketches.

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Parcel Summary

Parcel ID	00-00-076-000-10257-006
Location Address	
Brief Tax Description*	LOT 76 HS P-14-M-20 A PARCEL OF LAND CONTAINING 1.76 AC OR 995 P 390 OR 1143 P 388
Property Use Code	VACANT RES (000000)
Sec/Twp/Rng	--76
Tax District	Unincorporated County (District 3)
Millage Rate	14.2887
Acreage	1.760
Homestead	N

View Map

Owner Information

Primary Owner
Golden Construction Company
204 Shadeville Road
Crawfordville, FL 32327

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	1.76	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	03/12/2020	$35,000	WD	1143	388	Qualified (Q)	Vacant	METCALF DANNY R & MARION R	GOLDEN CONSTRUCTION COMPANY INC
N	03/30/2016	$100	QC	995	390	Unqualified (U)	Vacant	METCALF CRAB CO., INC	METCALF DANNY R & MARION R

Valuation

	2019	2018	2017	2016
Building Value	$0	$0	$0	$0
Extra Features Value	$0	$0	$0	$0
Land Value	$8,800	$8,800	$8,800	$8,800
Land Agricultural Value	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0
Just (Market) Value	**$8,800**	**$8,800**	**$8,800**	**$8,800**
Assessed Value	$8,800	$8,800	$8,800	$8,800
Exempt Value	$0	$0	$0	$0
Taxable Value	$8,800	$8,800	$8,800	$8,800
Maximum Save Our Homes Portability	$0	$0	$0	$0

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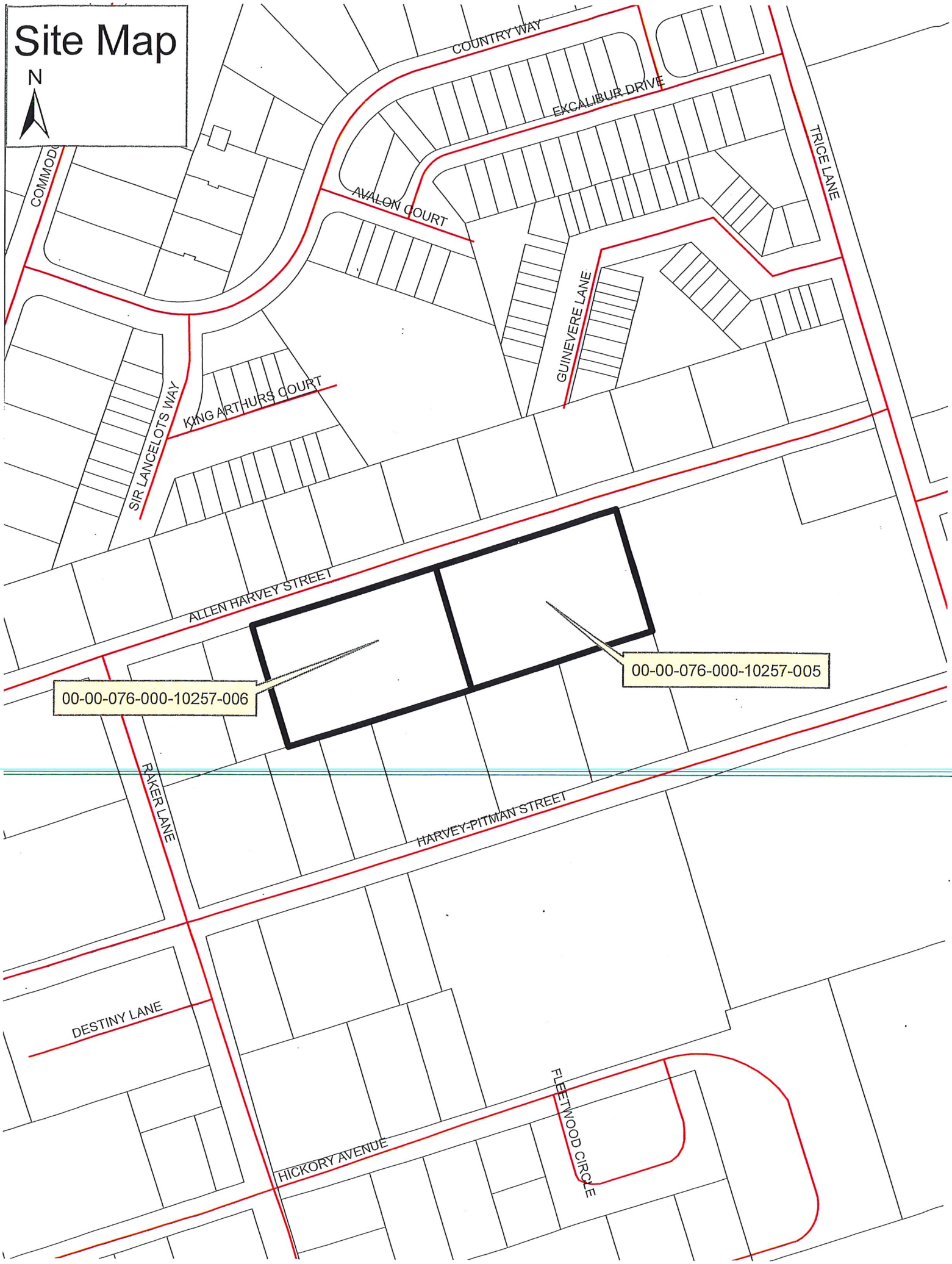

Site Map
N
COUNTRY WAY
EXCALIBUR DRIVE
TRICE LANE
AVALON COURT
GUINEVERE LANE
KING ARTHURS COURT
SIR LANCELOTS WAY
ALLEN HARVEY STREET
00-00-076-000-10257-005
00-00-076-000-10257-006
RAKER LANE
HARVEY-PITMAN STREET
DESTINY LANE
FLEETWOOD CIRCLE
HICKORY AVENUE

TIMBER RIDGE SUBDIVISION

A SUBDIVISION LYING IN LOT 76 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA

PLAT BOOK_____ PAGE NUMBER_____

1. ALL PERMANENT CONTROL POINTS AND PERMANENT CONTROL MONUMENTS ARE MARKED AS SHOWN ABOVE UNLESS OTHERWISE NOTED ON PLAT.

2. LOTS SHALL NOT BE DIVIDED OR SUBDIVIDED WITHOUT COMPLYING WITH THE PLATTING PROCESS PURSUANT TO CHAPTER 177, FLORIDA STATUTES AND THE WAKULLA COUNTY SUBDIVISION REGULATIONS.

3. AS PER FLOOD INSURANCE RATE MAPS FOR WAKULLA COUNTY, FLORIDA, COMMUNITY-PANEL NUMBER 120282 0002 D, DATE OF FIRM INDEX: SEPTEMBER 29, 2014, THIS PROPERTY IS LOCATED IN ZONE "X".

4. BEARINGS BASED ON THE NORTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, HAVING A BEARING OF NORTH 72 DEGREES 56 MINUTES 42 SECONDS EAST.

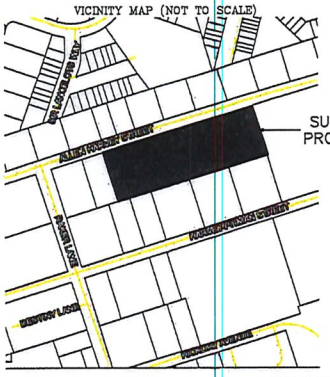
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL 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 ANY PLATTED UTILITY EASEMENT WHICH IS SHARED 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.

6. BUILDING SETBACKS ARE AS FOLLOWS:
- 35' FRONT
- 5' SIDE
- 15' REAR

LEGEND

ORB = OFFICIAL RECORDS BOOK	CM = CONCRETE MONUMENT
POB = POINT OF BEGINNING	SCM = SET 4X4 CONCRETE MONUMENT (#6475)
POC = POINT OF COMMENCEMENT	PRM = PERMANENT REFERENCE MONUMENT
D = DEED	ID = IDENTIFICATION
M = MEASURED	RND = ROUND
P = RECORDED PLAT	BND = BOUNDARY
C = CALCULATED	(TYP) = TYPICAL
T = TOWNSHIP	NTS = NOT TO SCALE
R = RANGE	R/W = RIGHT OF WAY
N = NORTH	CL = CENTER LINE
S = SOUTH	LI = LINE TAG (SEE LINE TABLE)
E = EAST	SJPC = ST. JOE PAPER COMPANY
W = WEST	● = CALCULATED POINT
FND = FOUND	⊕ = SIR 5/8" #6475
SIR = SET 5/8" RE-BAR #6475	○ = PROPERTY CORNER (SEE DESCRIPTION)
SNC = SET NAIL & CAP #6475	□ = FND CONCRETE MONUMENT
RC = ROD AND CAP	■ = PRM 5/8" ROD AND CAP #6475
IP = IRON PIPE	(UNLESS NOTED OTHERWISE)
RB = RE-BAR	
N/C = NAIL AND CAP	

VICINITY MAP (NOT TO SCALE)



PLAT CONFORMATION
STATE OF FLORIDA
COUNTY OF WAKULLA

_____ COUNTY PLANNING DIRECTOR

_____ CHAIRMAN OF PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF WAKULLA COUNTY, FLORIDA THIS ____ DAY OF _____ 2020 A.D..

APPROVED BY THE COUNTY COMMISSION OF WAKULLA COUNTY, FLORIDA THIS ____ DAY OF _____ 2020 A.D..

_____ CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS

_____ COUNTY ATTORNEY

ACCEPTED FOR FILES AND RECORDS THIS ____ DAY OF _____ 2020 A.D. IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

_____ CLERK OF THE CIRCUIT COURT WAKULLA COUNTY, FLORIDA

GRAPHIC SCALE

30 0 15 30 90 120

(IN FEET)
1 inch = 30 ft.

DEDICATION
STATE OF FLORIDA
COUNTY OF WAKULLA

KNOW ALL MEN BY THESE PRESENTS THAT, GOLDEN CONSTRUCTION COMPANY, INC., OWNERS OF THE LANDS SHOWN HEREON PLATTED AS TIMBER RIDGE SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at a nail and cap marking the Southwest corner of Lot 76, of the Hartsfield Survey of Lands Wakulla County, Florida; thence run South 72 degrees 58 minutes 26 seconds West 518.47 feet; thence run North 18 degrees 48 minutes 14 seconds West 900.12 feet to an iron pipe; thence run North 18 degrees 49 minutes 59 seconds West 222.89 feet to a rod and cap, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run South 72 degrees 57 minutes 07 seconds West 342.07 feet to a rod and cap; thence run South 72 degrees 59 minutes 08 seconds West 342.18 feet to a concrete monument; thence run North 17 degrees 11 minutes 09 seconds West 223.92 feet to a concrete monument, lying on the Southerly right of way line of a 50.00 foot wide right of way known as Allen Harvey Street; thence run along said Southerly right of way line as follows: North 72 degrees 35 minutes 12 seconds East 342.88 feet to a rod and cap; thence run North 72 degrees 56 minutes 42 seconds East 342.90 feet to a re-bar; thence leaving said Southerly right of way line run South 18 degrees 47 minutes 48 seconds East 224.35 feet to the POINT OF BEGINNING. Containing 3.53 acres more or less.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON

THIS _____ DAY OF _____, 2020, A.D.

_____ ROBERT J. MILLER
TITLE: PRESIDENT

_____ WITNESS

_____ WITNESS

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF WAKULLA

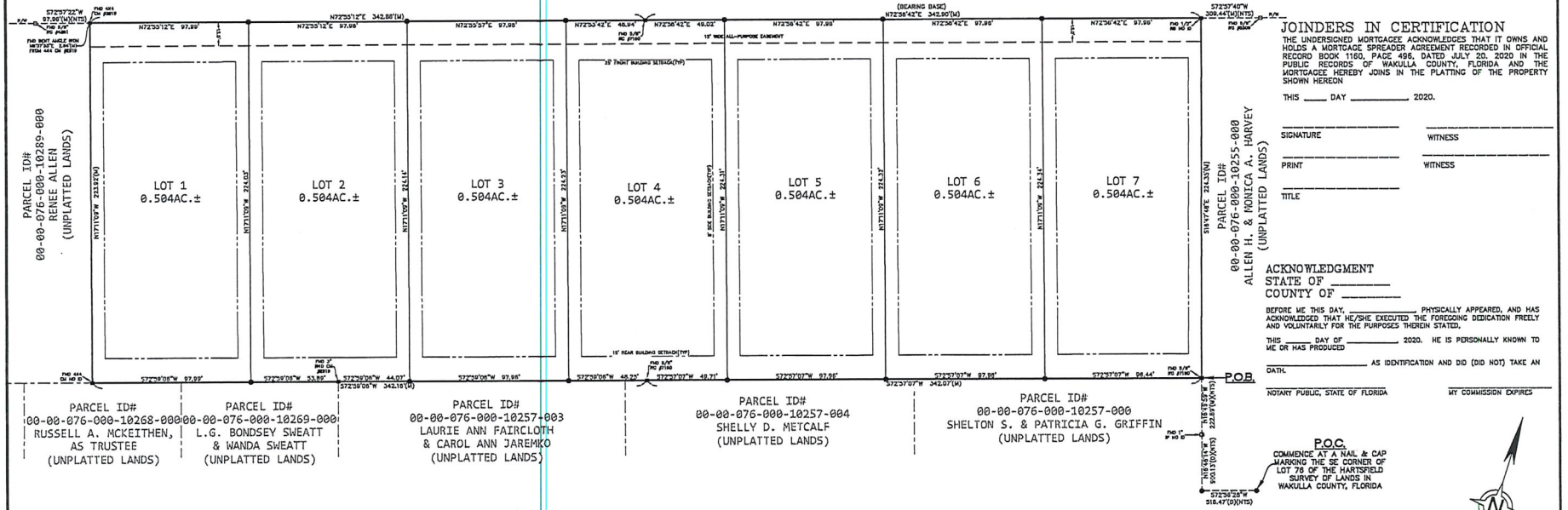
BEFORE ME ON THIS DAY, ROBERT J. MILLER PHYSICALLY APPEARED AND HAS ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED.

THIS ____ DAY OF _____ 2020. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

_____ NOTARY PUBLIC, STATE OF FLORIDA

_____ MY COMMISSION EXPIRES

ALLEN HARVEY STREET
(50'WIDE~R/W)(OPEN/PAVED)



PARCEL ID# 00-00-076-000-10268-000 RUSSELL A. MCKEITHEN, AS TRUSTEE (UNPLATTED LANDS)

PARCEL ID# 00-00-076-000-10269-000 L.G. BONDSEY SWEATT & WANDA SWEATT (UNPLATTED LANDS)

PARCEL ID# 00-00-076-000-10257-003 LAURIE ANN FAIRCLOTH & CAROL ANN JAREMKO (UNPLATTED LANDS)

PARCEL ID# 00-00-076-000-10257-004 SHELLY D. METCALF (UNPLATTED LANDS)

PARCEL ID# 00-00-076-000-10257-000 SHELTON S. & PATRICIA G. GRIFFIN (UNPLATTED LANDS)

JOINDERS IN CERTIFICATION

THE UNDERSIGNED MORTGAGEE ACKNOWLEDGES THAT IT OWNS AND HOLDS A MORTGAGE SPREADER AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 1160, PAGE 498, DATED JULY 20, 2020 IN THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA AND THE MORTGAGEE HEREBY JOINS IN THE PLATTING OF THE PROPERTY SHOWN HEREON

THIS ____ DAY _____ 2020.

_____ SIGNATURE

_____ WITNESS

_____ PRINT

_____ WITNESS

_____ TITLE

ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____

BEFORE ME THIS DAY, _____ PHYSICALLY APPEARED, AND HAS ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED.

THIS _____ DAY OF _____ 2020. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

_____ NOTARY PUBLIC, STATE OF FLORIDA

_____ MY COMMISSION EXPIRES

P.O.C.
COMMENCE AT A NAIL & CAP MARKING THE SE CORNER OF LOT 76 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA

EDWIN BROWN & ASSOCIATES
SURVEYORS * MAPPERS * ENGINEERS
(850) 926-3016 888-433-4436 FAX (850) 926-8160
P.O. Box 925 2813 Crawfordville Hwy. Crawfordville, Fl 32326

JOB: 20-087 * PSC: 41425_RP

LB #6475 APRIL 1, 2020 PAGE 1 OF 1

CHECKED BY: WADE G. BROWN DRAWN BY: ADRON ANDERSON

REVIEWED FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES.

_____ EDWIN C. BROWN, SURVEYOR AND MAPPER NO. 2918

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the lands surveyed, that the permanent reference monuments and permanent control points have been set, and that the survey data and monumentation complies with Chapter 177 of the Florida Statutes and with Chapter 5J-17, Florida Administrative Code.

_____ WADE G. BROWN, PSM
FLORIDA CERTIFICATE NO. 5969 LB#6475
EDWIN C. BROWN AND ASSOCIATES, INC.
SURVEYORS AND MAPPERS
P.O. BOX 925, CRAWFORDVILLE, FLORIDA 32327

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.