

AMENDED AND RESTATED INTERLOCAL AGREEMENT

THIS AMENDED AND RESTATED INTERLOCAL AGREEMENT (the "Agreement") dated as of this first day of ~~October~~ ^{December}, 2010, is entered into by and between the CITY OF TALLAHASSEE, FLORIDA, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Commission (the "City") and PINEY-Z COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida (the "District" or "Piney-Z CDD").

PRELIMINARY STATEMENT

WHEREAS, the District is a community development district duly organized, created, established and existing under the provisions of Chapter 190, Florida Statutes, as amended (the "Act"), for the purpose, among other things, of financing and managing the acquisition, construction, maintenance and operation of the major infrastructure within the boundaries of the District; and

WHEREAS, the District exists solely within the municipal corporate boundaries of the City, and in accordance with Section 190.005(2), Florida Statutes, following a public hearing, the City adopted Ordinance No. 97-O-0033AA, creating the District; and

WHEREAS, the parties entered into an Interlocal Agreement, dated July 9, 1997, ("Original Interlocal Agreement") that, in relevant part, identified the projects to be undertaken by the District and voluntarily limited the scope of powers to be exercised by the District; and

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THIS DOCUMENT HAS BEEN
RECORDED IN THE PUBLIC RECORDS
OF
LEON COUNTY FL
BK: 4191 PG:1300, Page1 of 43
12/03/2010 at 12:38 PM,

WHEREAS, on June 9, 1999, the City passed Resolution No. 99-R-0014, authorizing the District to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational purposes. Accordingly, the parties amended the Original Interlocal Agreement on March 21, 2001 ("First Amendment"), to expand the scope of powers to be exercised by the District to include "Any project undertaken by the District pursuant to its special powers related to recreational, cultural and educational purposes;" and

WHEREAS, since the First Amendment, many requirements set forth in the Original Interlocal Agreement have been fulfilled, or are no longer possible; and

WHEREAS, the Piney-Z CDD has requested an amendment to the Original Interlocal Agreement to give it discretionary authority to provide services allowable under this Agreement to include services for maintenance including, but not limited to, landscape and lawn services that are deemed by both the Piney-Z CDD Board of Supervisors and the City Commission of the City of Tallahassee to be generally beneficial for the Piney-Z CDD's residents and landowners; and

WHEREAS, for ease of reference the parties have agreed to enter into this Amended and Restated Interlocal Agreement, which replaces the Original Interlocal Agreement in its entirety; and

WHEREAS, the parties enter into this Amended and Restated Interlocal Agreement for the reasons stated above and because it is in the best interest of the parties and the public.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenant and agreements hereinafter set forth, the parties hereto agree as follows:

SECTION 1. RECITALS. The recitals set forth above are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.

SECTION 2. CAPITAL PROJECTS TO BE UNDERTAKEN BY THE DISTRICT.

While the District has the statutory authority, pursuant to its the Act, to undertake, finance, construct, acquire and operate numerous kinds of infrastructure projects, the District recognizes that the City does provide many of such projects and may be in a better position than the District to so provide some of such projects. In order to coordinate the efforts of the District and the City in providing the necessary infrastructure improvements to the property situated within the jurisdiction of the District, the District agrees that it shall undertake those kinds of projects relating to streets, drainage and water and sewer utilities ("District Projects"). To the extent any of the District Projects constitute public roads or utility facilities (including water, wastewater or stormwater facilities), such facilities shall be immediately dedicated to the City upon their completion notwithstanding the fact that the District, through its resources and debt instruments, will pay for such roads.

SECTION 3. VOLUNTARY LIMITATION ON UTILIZATION OF DISTRICT'S POWERS.

- (a) The District agrees and covenants with the City that it will exercise only those powers necessary and required to:

- (i) Finance and complete the District Projects and those special powers enumerated in section 190.012 (1)(d)1, Florida Statutes, limited to the construction and maintenance of street lights, alleys, landscaping, and hardscaping; and section 190.012 (1)(f), (2)(a), (2)(d); provided that the Piney-Z CDD satisfies the requirements of that subsection;
- (ii) By agreement with the Piney-Z Plantation Homeowners Association ("Association") or as allowable by law provide repair and maintenance services to the common areas within the District that are owned by the Association, as described in the attached **Exhibit "B,"** which is incorporated herein by reference, or any similar such common areas designated and agreed upon by both the District and Association in the future; and
- (iii) By agreement with the Association or as allowable by law provide landscape maintenance for the Fieldcrest subdivision lots identified in the attached **Exhibit "C".**

The District further agrees and covenants that it will not utilize its ad valorem taxing powers but specifically reserves its rights and abilities to exercise its condemnation powers, and will issue no long-term debt (debt having a term in excess of one year including allowable renewal terms) with a final maturity date later than December 31, 2020.

SECTION 4. SPECIAL POWERS. The City Commission of the City of Tallahassee hereby grants to the Piney-Z CDD the special powers authorized pursuant to Sections 190.012 (1)(d)1.; (1)(f); (2)(a), and (2)(d), Florida Statutes. Powers

exercised pursuant to Sections 190.012, (1)(d)1. shall be limited to the construction and maintenance of streetlights; alleys; landscaping; and hardscaping.

SECTION 5. DISSOLUTION. The District agrees and covenants that it shall file a petition to dissolve itself pursuant to section 190.046(9), Florida Statutes, within thirty (30) days following the retirement of the District's bonds or other debt incurred to finance all or any portion of the costs of the District Project and provided that it has no operating or maintenance responsibilities. Once the City has adopted a non-emergency ordinance granting the District's petition, the District shall be dissolved. Upon such dissolution, any District Projects that have not previously been dedicated to the City will be so dedicated, and any other property of the District shall be transferred to the City or such other entity as shall be designated by the City. Any District obligations (contractual, statutory or otherwise) existing at the time of dissolution related to the Association and/or the Fieldcrest subdivision as addressed in Section 3 of this Agreement shall revert to the Association upon termination of the District.

SECTION 6. REPRESENTATIONS OF THE CITY. The City hereby represents to the District that it has the authority to enter into this Agreement.

SECTION 7. REPRESENTATIONS OF THE DISTRICT. The District hereby represents to the City that it has the authority to enter into this Agreement.

SECTION 8. GOVERNING LAW AND VENUE. The laws of the State of Florida shall govern this Agreement and all agreements incorporated herein. Should any legal action be required, pursuant to this Agreement and all agreements incorporated herein, venue shall be in Leon County, Florida.

SECTION 9. NOTICE. Any notice required to be provided pursuant to this Agreement shall be sent certified mail, return receipt requested at the address provided below.

To the City: City Treasurer-Clerk
City of Tallahassee
City Hall
300 South Adams
Tallahassee, Florida 32301

To the District: Piney Z Community Development District
210 North University Drive, Suite 702
Coral Springs, Florida 33071

SECTION 10. BINDING AUTHORITY. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

SECTION 11. HEADINGS. Headings herein are for the convenience of reference only and shall not be considered in any interpretation of this Agreement.

SECTION 12. EXHIBITS. Each Exhibit referred to in this Interlocal Agreement forms an essential part of this Interlocal Agreement. The exhibits if not physically attached should be treated as part of this Agreement and are incorporated herein by reference.

SECTION 13. WAIVER. Failure of the City or District to insist upon strict performance of any covenant or condition of this Agreement, or to execute any right herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right, but the same shall remain in full force and effect.

SECTION 14. LEGAL REPRESENTATION. It is acknowledged that each party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement and accordingly the rule that a contract shall be interpreted strictly against the party preparing same shall not apply herein due to the joint contributions of both parties.

SECTION 15. ATTORNEY'S FEES. In connection with any litigation, including appellate proceedings, arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs, including paralegal expenses, from the other party.

SECTION 16. ENTIRE AGREEMENT. This Agreement sets forth all the promises, covenants, agreements, conditions and understandings between the parties hereto regarding the subject matter hereof, and supersedes all prior and contemporaneous agreements (including the Original Interlocal Agreement and First Amendment), understandings, inducements or conditions, expressed or implied, oral or written regarding the subject matter hereof, except as herein contained.

SECTION 17. PROVISIONS SEVERABLE. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations of the jurisdiction in which the parties do business. If any provision of this Agreement, or the application thereof to any person or circumstance shall, for any reason or to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

SECTION 18. NO THIRD-PARTY BENEFICIARY. This Agreement is made solely and specifically among and for the benefit of the parties hereto, and their respective successors and assigns subject to the express provisions hereof relating to successors and assigns, and no other person shall have any rights, interest or claims hereunder or be entitled to any benefits under or on account of this Agreements as a third-party beneficiary or otherwise.

SECTION 19. CONFLICT. In the event the terms and agreements contained herein conflict with the provisions of any other contract or agreement between the City and the District, the terms and agreements contained herein shall control and prevail.

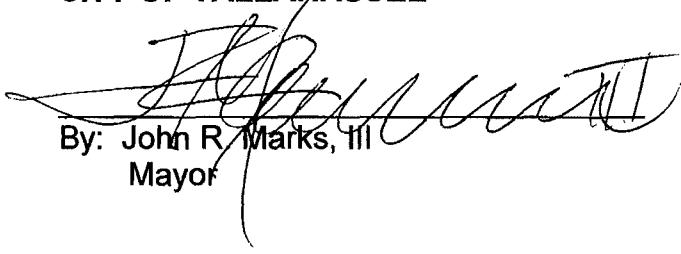
SECTION 20. REMEDIES. Each party hereto recognizes and agrees that the violation of any term, provision or condition of this Agreement may cause irreparable damage to the other parties which may be difficult to ascertain, and that the award of any sum of damages may not be adequate relief to such parties. Each party, therefore, agrees that, in addition to other remedies available in the event of a breach of this Agreement, any other party shall have a right to equitable relief, including, but not limited to, the remedy of specific performance.

SECTION 21. COUNTERPART SIGNATURES. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Agreement has been executed by the parties as of
the first day and date first above written.

CITY OF TALLAHASSEE

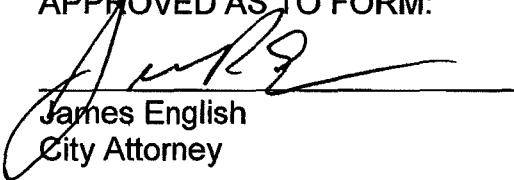

By: John R. Marks, III
Mayor

ATTEST:


Gary Herndon

City Treasurer-Clerk

APPROVED AS TO FORM:


James English

City Attorney

**PINEY-Z COMMUNITY DEVELOPMENT
DISTRICT**


By: Chair, Board of Supervisors

ATTEST:

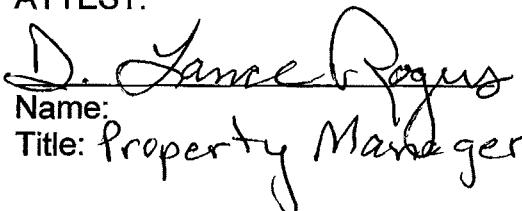

Name:
Title: Property Manager

EXHIBIT "A"
DISTRICT PROJECTS

Project Description

Streets and Drainage, specifically including, but not limited to, the Conner Boulevard Project.

Water and Sewer Utilities.

Any project undertaken by the District pursuant to its special powers related to recreational, cultural and educational purposes.

Any project undertaken to repair and maintain the common areas within the District and owned by the Piney-Z Plantation Homeowners Association as described in the attached **Exhibit "B."**

Any project undertaken to provide landscape maintenance for the Fieldcrest subdivision lots identified in the attached **Exhibit "C."**

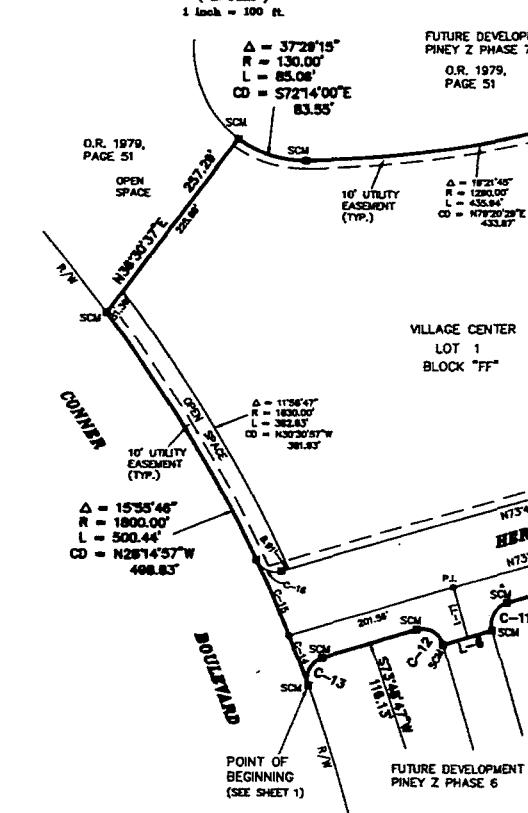
EXHIBIT "B"
DISTRICT COMMON AREAS

LEGAL DESCRIPTION OF COMMON AREAS

PINEY Z PHASE 1

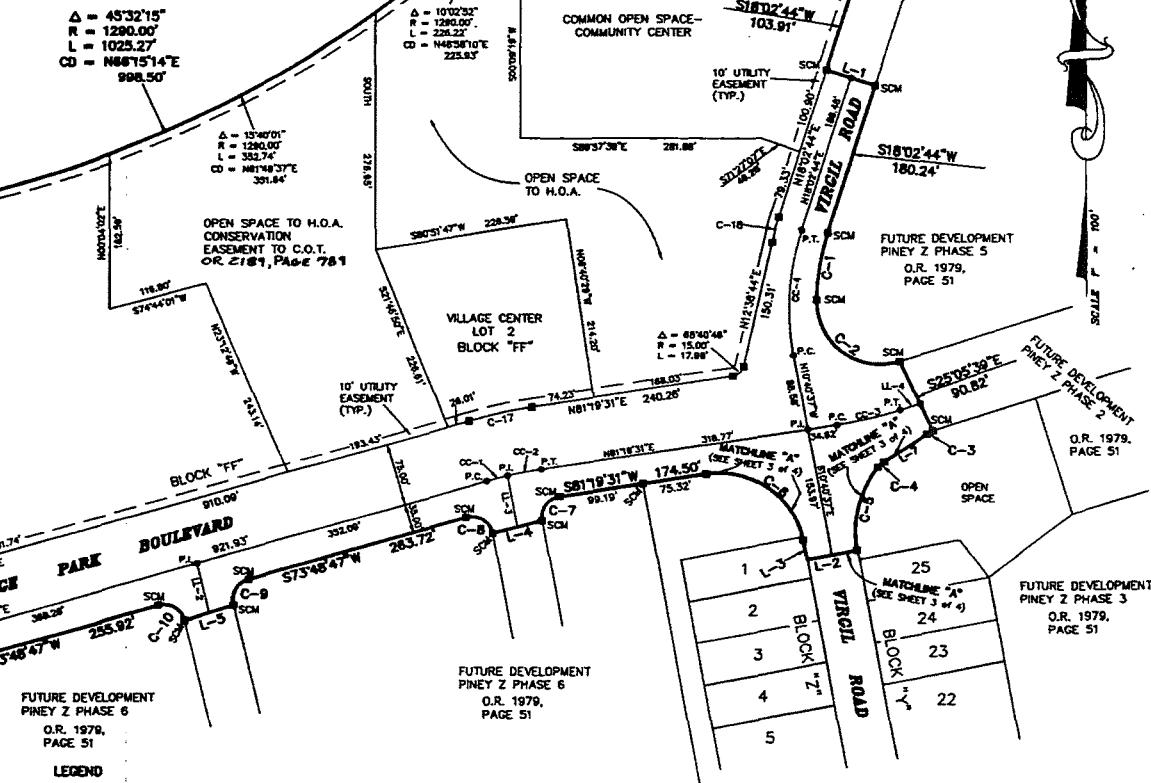
A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

GRAPHIC SCALE



CURVE TABLE						
Curve	I	Radius	Length	Chord	Bearing	Delta
C-1	270.00	81.11'	300.29	75° 42' W	177° 40'	
C-2	75.00	140.44'	121.51'	817160.21'	109° 14'	
C-3	15.00	22.04'	4.61'	817160.21'	109° 14'	
C-4	15.00	22.04'	4.61'	817160.21'	109° 14'	
C-5	15.00	108.33'	104.83'	817160.21'	109° 14'	
C-6	15.00	108.33'	104.83'	817160.21'	109° 14'	
C-7	25.00	40.14'	36.97'	817160.21'	109° 14'	
C-8	25.00	40.14'	36.97'	817160.21'	109° 14'	
C-9	25.00	40.14'	36.97'	817160.21'	109° 14'	
C-10	25.00	30.00'	27.01'	817160.21'	109° 14'	
C-11	25.00	30.00'	27.01'	817160.21'	109° 14'	
C-12	25.00	30.00'	27.01'	817160.21'	109° 14'	
C-13	25.00	41.67'	38.39'	817160.21'	109° 14'	
C-14	100.00	66.67'	63.49'	817160.21'	109° 14'	
C-15	100.00	66.67'	63.49'	817160.21'	109° 14'	
C-16	50.00	25.00'	22.38'	817160.21'	109° 14'	
C-17	50.00	25.00'	22.38'	817160.21'	109° 14'	
C-18	150.00	31.00'	28.20'	817160.21'	109° 14'	
C-19	150.00	31.00'	28.20'	817160.21'	109° 14'	
C-20	25.00	22.38'	20.55'	817160.21'	109° 14'	
C-21	25.00	22.38'	20.55'	817160.21'	109° 14'	
C-22	25.00	22.38'	20.55'	817160.21'	109° 14'	
C-23	25.00	22.38'	20.55'	817160.21'	109° 14'	
C-24	25.00	22.38'	20.55'	817160.21'	109° 14'	
C-25	25.00	22.38'	20.55'	817160.21'	109° 14'	

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SET 4" X 4" CONCRETE MONUMENT (CAP #4261)
FOUND CONCRETE MONUMENT
FOUND IRON ROD & CAP

RADIUS

CENTRAL ANGLE

ARC

CHORD

OFFICIAL RECORDS

HOME OWNERS ASSOCIATION

CITY OF TALLAHASSEE

CENTERLINE

SET NAIL & CAP (#4261) = PRM = Permanent Control Point

NOT TO SCALE

SIRC

PRM = Permanent Reference Monument

PCP = Permanent Control Point = SCM

SIRC UNLESS NOTED OTHERWISE

LINE CHART

LINE	DIRECTION	DISTANCE
L-1	S715718'E	60.00'
L-2	S715718'E	23.43'
L-3	S749812'W	60.00'
L-4	S715718'E	60.15'
L-5	S738657'W	60.00'
L-6	S738657'W	64.32'
L-7	S715718'E	60.00'
L-8	S715718'E	60.00'
L-9	S715718'E	62.84'
L-10	N723732'E	24.32'

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and instrumentation complies with both Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 61G7).

PREPARED BY:

James "Thurman" Roddenberry

Florida Certificate No. 4261
Professional Land Surveyor
P.O. Box 100
Stephens, GA 31734-0100
(850) 962-2535

SHEET 2 OF 4

DATE: 9/08/98 SCALE 1" = 100' DRAWN BY: B.R. COUNTY: LEON
FILE: P2PIS12.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 98-499

ALL PERMANENT REFERENCE MONUMENTS
ARE MARKED WITH A 4" X 4" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS
ARE MARKED WITH A 4" X 4" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS
ARE MARKED WITH A 3/8" REBAR
WITH A PLASTIC CAP AS SHOWN,
UNLESS NOTED OTHERWISE.

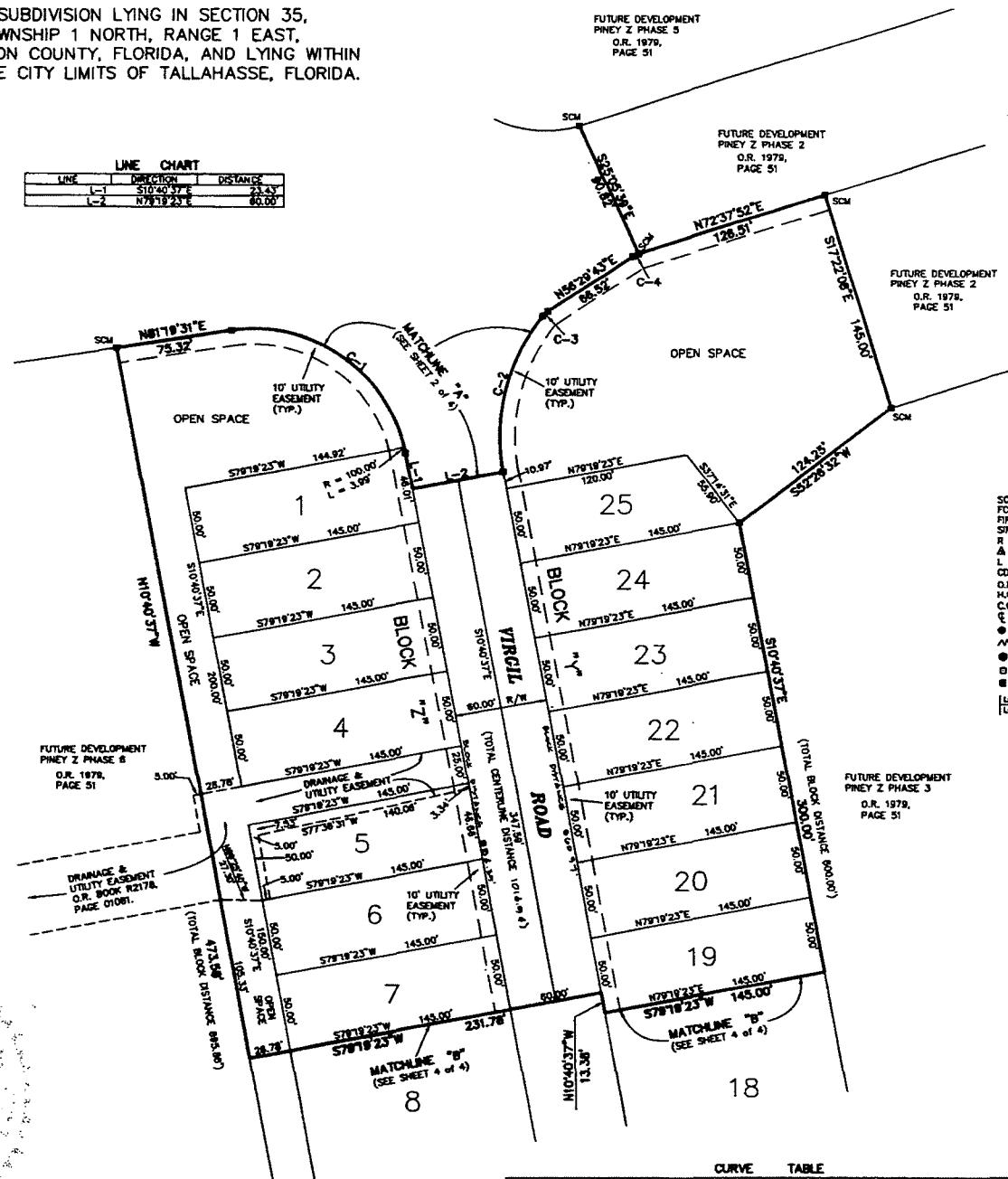
"NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER"

PINEY Z PHASE 1

A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST.
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

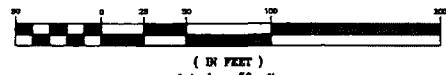
PLAT BOOK **12** PAGE **54**

LINE CHART		
LINE	DIRECTION	DISTANCE
L-1	S10140 37° E	23.43'
L-2	N781823° E	60.00'



CURVE	I	RADIUS	LENGTH	CHORD	BEARING	T	DETA
C-1	100.00'	100.00'	133.59'	133.59'	S54°40'33"E	87.50'	52.50'
C-2	125.00'	108.22'	104.68'	N14°07'34"E	49.50'	23.50'	
C-3	15.00'	4.60'	4.58'	N67°42'45"E	17.35'	5.57'	
C-4	15.00'	4.22'	4.21'	N64°33'48"E	18.00'	0.00'	

GRAPHIC SCALE



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AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE
MARKED WITH A 5/8" REBAR
WITH A PLASTIC CAP AS SHOWN,
UNLESS NOTED OTHERWISE.

LEGEND

SCM	SET 4" X 4" CONCRETE MONUMENT (CAP #4261)
FOM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON ROD & CAP
SRC	SET IRON ROD & CAP (#4261)
R	RADIUS
A	CENTRAL ANGLE
L	ARC
CD	CHORD
D.R.	OFFICIAL RECORDS
H.O.A.	HOME OWNERS ASSOCIATION
C.O.T.	CITY OF TALLAHASSE
•	CENTERLINE
—	SET NAIL OR CAP (#4281) = PCP = Permanent Control Point
—	NOT TO SCALE
SRC	SRC
PRM	PRM = Permanent Reference Monument
PCP	PCP = Permanent Control Point = SCM
SRC UNLESS NOTED OTHERWISE	

"NOTICE" This plot, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplemented in authority by any other graphic or digital form of the plot. There may be additional restrictions that are not recorded on this plot 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 is a true and correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and instrumentation complies with both Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. #1012-0-8).

James T. Roddenberry
James T. Roddenberry
Surveyor & Mapper Fl. Certificate No. 4261
DATE **07/31/98**

"NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER"

PREPARED BY:

James "Thurman" Roddenberry

Florida Certificate No. 4261
Professional Land Surveyor
P.O. Box 100 114 Municipal Avenue
Sepulchre, FL 32358-0100 (850) 692-2356

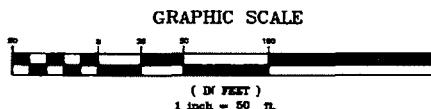
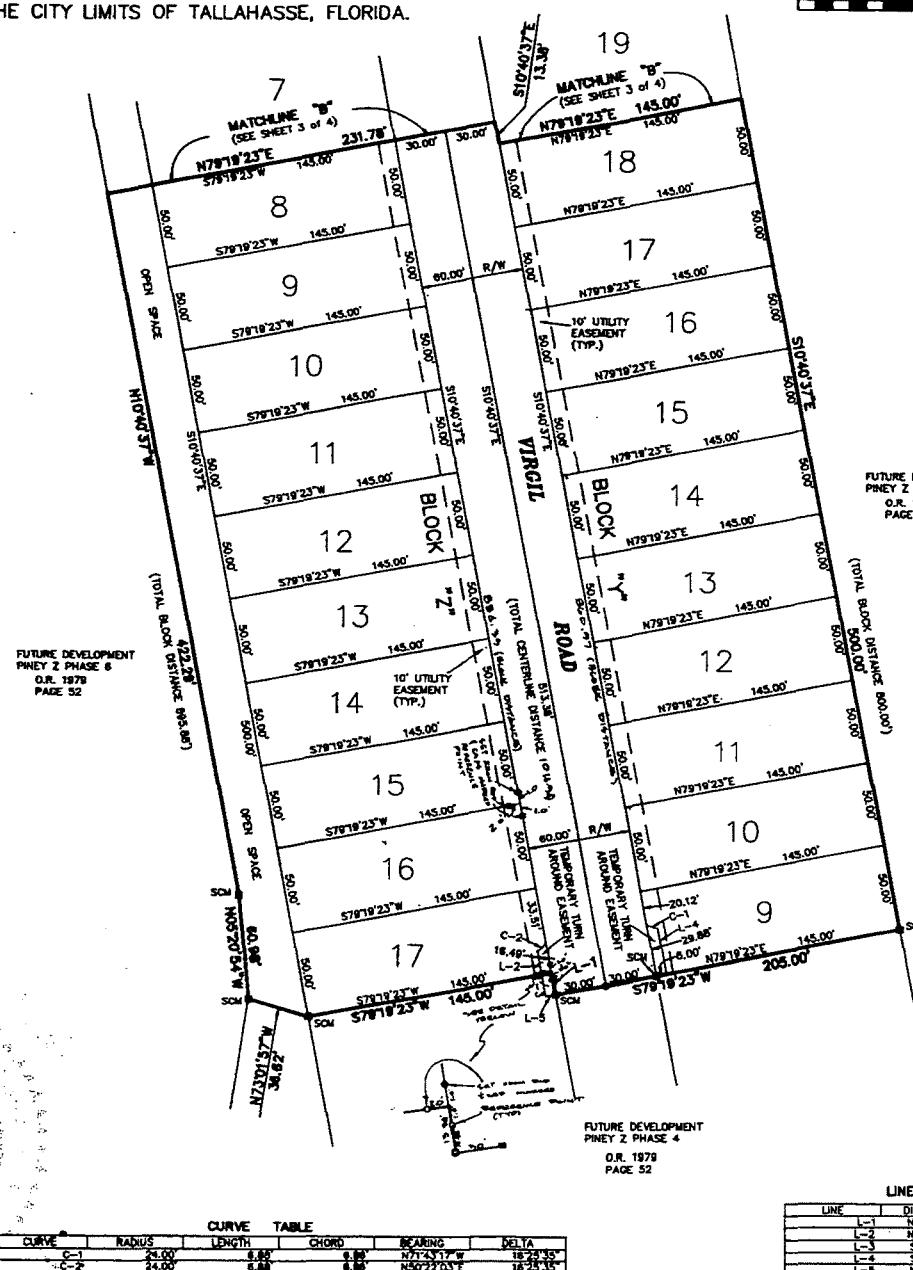
SHEET 3 OF 4

DATE: 07/08/98 SCALE 1" = 50' DRAWN BY: B.R. COUNTY: LEON
FILE: P2P1SH3.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 98-499

PINEY Z PHASE 1

A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

PLAT BOOK **12** PAGE **54C**



LEGEND

- SCN 4" X 4" CONCRETE MONUMENT (CAP #4261)
- FCI FOUND CONCRETE MONUMENT
- FRC FOUND ROD & CAP
- SRG SET ROD ROD & CAP (#4261)
- RADIUS
- CENTRAL ANGLE
- ARC
- CHORD
- OFFICIAL RECORDS
- HOMestead ASSOCIATION
- CITY OF TALLAHASSEE
- CENTERLINE
- SET HAIL & CAP (#4261) - PCP = Permanent Control Point
- NOT TO SCALE
- SRC
- PRM = Permanent Reference Monument
- PCP = Permanent Control Point = SCN
- SCN UNLESS NOTED OTHERWISE

FUTURE DEVELOPMENT
PINEY Z PHASE 3
O.R. 1979
PAGE 52

"NOTICE" This plot, 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.



ALL PERMANENT REFERENCE MONUMENTS,
ARE MARKED WITH A 4" X 4" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS
ARE MARKED WITH A 2" X 2" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE
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WITH A PLASTIC CAP AS SHOWN,
UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been placed in their respective locations and conform complies with both Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 61017-8).

James T. Roddenberry
James T. Roddenberry
Surveyor & Mapper FL Certificate No. 4261
DATE: 04/20/98

"NOT VALID WITHOUT THE SIGNATURE AND THE
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SURVEYOR AND MAPPER"

PREPARED BY:
James "Thurman" Roddenberry

Florida Certificate No. 4261
Professional Land Surveyor
P.O. Box 100 114 Municipal Avenue
Sepulchre, FL 32338-0100 (850) 962-2538

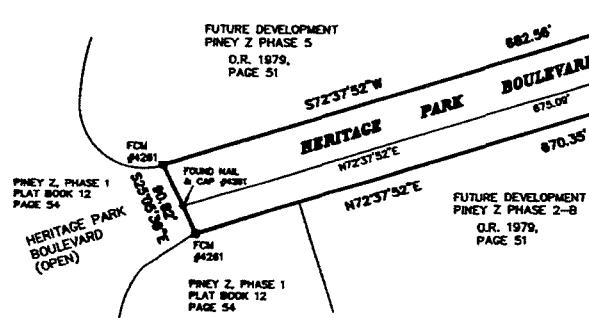
SHEET 4 OF 4

DATE: 9/08/98 SCALE: 1" = 50' DRAWN BY: B.R. COUNTY: LEON
FILE: P2P1SH4.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 98-499

PINEY Z PHASE 2-A

A SUBDIVISION LYING IN SECTION 35 AND 36,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

PLAT BOOK 12 PAGE 57A



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LEGEND

- SCM SET 4" X 4" CONCRETE MONUMENT (CAP #4281)
- FOM FOUND CONCRETE MONUMENT
- FIRC FOUND IRON ROD & CAP
- SIRC SET IRON ROD & CAP (4281)
- R RADIUS
- C CENTRAL ANGLE
- ARC
- CHORD
- OFFICIAL RECORDS
- HOMES OWNERS ASSOCIATION
- CITY OF TALLAHASSE
- CENTERLINE
- SET NAIL & CAP (#4281) = POP = Permanent Control Point (unless noted otherwise)
- NOT TO SCALE
- SIRC
- PRM = Permanent Reference Monument
- PCP = Permanent Control Point = SCM (unless noted otherwise)
- SCM UNLESS NOTED OTHERWISE

LINE	CHART
L-1	N89°34'59"E 68.00
L-2	S80°25'01"E 115.00
L-3	N89°34'59"E 68.00
L-4	S80°25'01"E 68.00



ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH A PLATE CAP AS SHOWN, UNLESS NOTED OTHERWISE.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS PER: LEON COUNTY, FLORIDA ZONE D 120144 03050, & 120144 03150, INDEX: 11/19/97

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set out in accordance with the National Standardization Committee Circular Circular 177 of the Florida Standards and with the minimum technical standards for Land Surveying (F.A.C. 61017-9).

[Handwritten signature]
JAMES "Thurman" Roddenberry
Surveyor & Mapper, P.L. Registration No. 4281
DATE: 11/24/98

"NOT VALID WITHOUT THE SIGNATURE AND THE OFFICIAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

PREPARED BY:
James "Thurman" Roddenberry

Florida Certificate No. 4281
Professional Land Surveyor
P.O. Box 100
116 Municipal Avenue
Sopchoppy, FL 32358-0418 (850) 962-2538

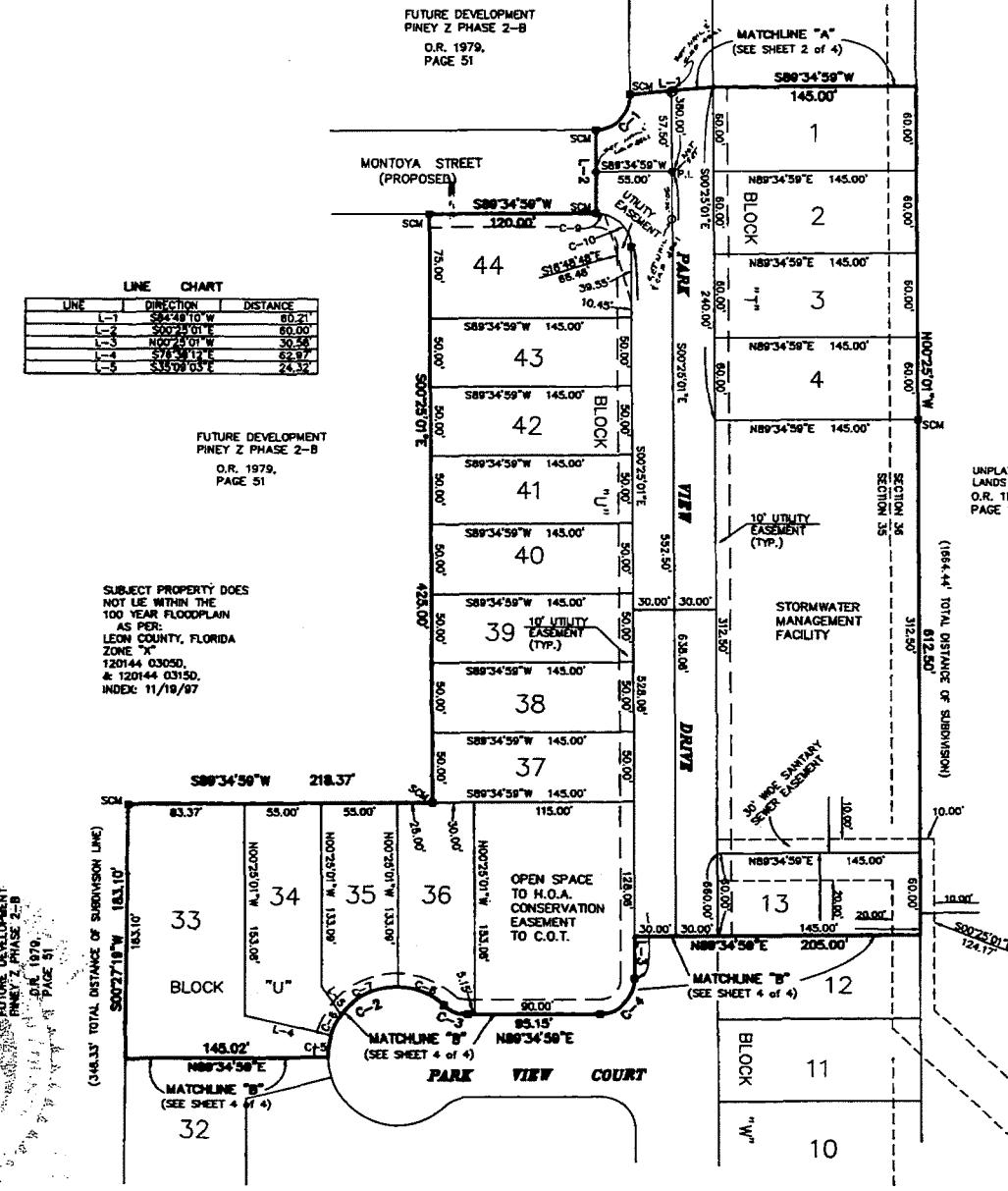
SHEET 2 OF 4

DATE: 11/24/98	SCALE 1" = 100'	DRAWN BY: B.R. COUNTY: LEON
FILE: P2PZSH2.DWG	SEC. 35 T. 1-N R. 1-E	JOB NUMBER: 98-591

PINEY Z PHASE 2-A

A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

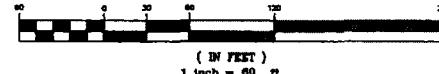
12 NO MAPS



PLAT BOOK 12 PAGE 578

"NOTICE" This plot, 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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the public records of this county.

GRAPHIC SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	25.00'	39.27'	35.38'	S44°34'59" W	90.00'
C-2	50.00'	115.82'	91.85'	N65°59'59" E	137.50'
C-3	25.00'	18.69'	16.68'	S89°00'01" E	42.50'
C-4	25.00'	39.27'	35.38'	N44°34'59" E	90.00'
C-5	50.00'	15.23'	13.18'	N08°18'43" E	17.27'
C-6	50.00'	15.23'	13.18'	N26°24'48" E	15.23'
C-7	50.00'	47.51'	45.74'	N26°24'48" E	54.23'
C-8	50.00'	35.62'	33.43'	S88°20'43" E	113.23'
C-9	25.00'	6.31'	5.28'	S83°11'23" E	147.77'
C-10	25.00'	32.98'	30.63'	S38°11'23" E	75.32'

LEGEND

- SOM SET 4" X 4" CONCRETE MONUMENT (CAP #4281)
- PCP FOUND CONCRETE MONUMENT
- FIRK FOUND IRON ROD & CAP
- SRC SET IRON ROD & CAP (#4281)
- R RADIIUS
- A CENTRAL ANGLE
- CHORD
- O.R. OFFICIAL RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- C.O.T. CITY OF TALLAHASSE
- CENTERLINE
- SET NAL & CAP (#4281) = PCP = Permanent Control Point
- NOT TO SCALE (unless noted otherwise)
- SIRC
- PRM = Permanent Reference Monument
- PCP = Permanent Control Point = SOM (unless noted otherwise)
- SIRC UNLESS NOTED OTHERWISE



ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" REBAR WITH A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and is a correct representation of the land surveyed. That Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation compare with book Chancery 177 of the Florida Statutes and with the minimum standard of Land Surveying (F.L.C. 81G17-6).

James Thurman Roddenberry
Land Surveyor
Professional Land Surveyor
Certified Mapper P.L. Certificate No. 4281
Date 11/24/98

"NOT VALID WITHOUT THE SIGNATURE AND THE OFFICIAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

PREPARED BY:
James "Thurman" Roddenberry

Florida Certificate No. 4281
Professional Land Surveyor
P.O. Box 100 114 Municipal Avenue
Sepulchre, FL 32356-0100 (850) 922-2338

SHEET 3 OF 4
DATE: 11/24/98 SCALE 1" = 100' DRAWN BY: B.R. COUNTY: LEON
FILE: P2P2ZPHASE.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 98-581

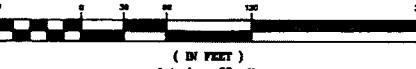
PINEY Z PHASE 2-A

A. SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

"NOTICE" This plot, as recorded in its graphic form, is the official depiction
of the subdivided lands described herein and will in no circumstances be
superseded in authority by any other graphic or digital form of the plot.
There may be additional restrictions that are not recorded on this plot that
may be found in the public records of this county.

PLAT BOOK **12** PAGE **57C**

GRAPHIC SCALE

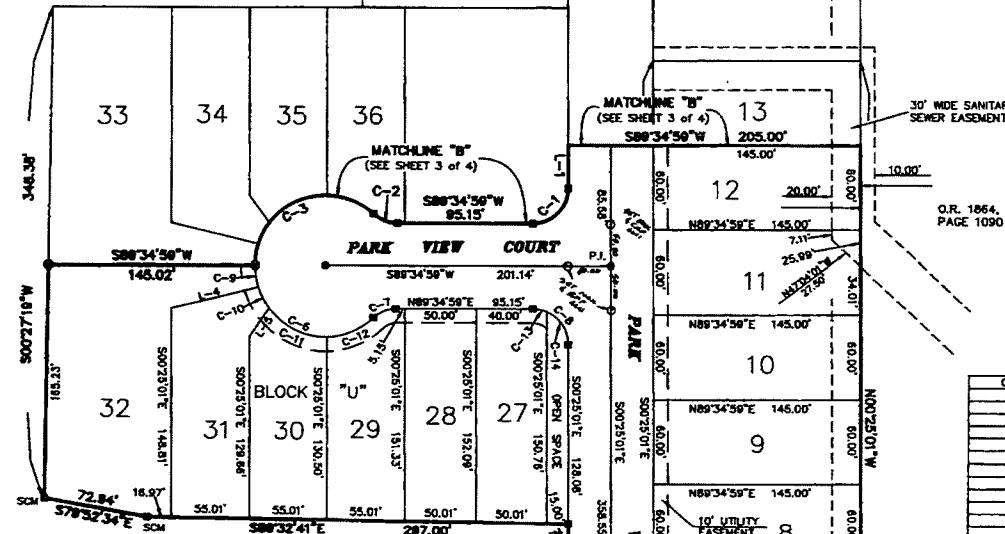


(IN FEET)
1 inch = 60 ft.

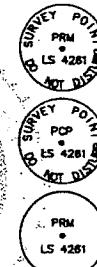
LEGEND

- SCM FCM PRC SRC
- R A L C O.R. H.O.A. C.O.T. E
- □ △ ■
- PARK VIEW COURT
- SET MAIL & CAP (#4261) = PCP = Permanent Control Point
- NOT TO SCALE (unless noted otherwise)
- SRC
- PRC = Permanent Reference Monument
- PCP = Permanent Control Point = SCM (unless noted otherwise)
- SRC UNLESS NOTED OTHERWISE

FUTURE DEVELOPMENT
PINEY Z PHASE 2-B
O.R. 1979,
PAGE 51



SUBJECT PROPERTY DOES
NOT LIE WITHIN THE
100 YEAR FLOODPLAIN
AS PER:
LEON COUNTY, FLORIDA
ZONE "X"
120144 03050,
& 120144 03150,
INDEX 11/18/97



ALL PERMANENT REFERENCE MONUMENTS
ARE MARKE WITH A 4" X 4" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS
ARE MARKE WITH A 4" X 4" CONCRETE
MONUMENT HAVING A PLASTIC CAP AS SHOWN,
UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE
MARKE WITH A 5/8" REBAR
WITH A PLASTIC CAP AS SHOWN,
UNLESS NOTED OTHERWISE.

FUTURE DEVELOPMENT
PINEY Z PHASE 2-B

O.R. 1979,
PAGE 51

HAZEL DRIVE
(PROPOSED)

FUTURE DEVELOPMENT
PINEY Z PHASE 2-B

O.R. 1979,
PAGE 51

FUTURE DEVELOPMENT
PINEY Z PHASE 3

O.R. 1979,
PAGE 51

FUTURE DEVELOPMENT
PINEY Z PHASE 2-B

O.R. 1979,
PAGE 51

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	25.00	.39.27	.39.36	N89°34'59" W	80.00'00"
C-2	25.00	18.89	18.82	N69°00'01" W	42.50'00"
C-3	50.00	115.92	91.65	S65°59'59" W	132.50'00"
C-4	25.00	39.65	35.62	S45°01'08" W	90.52'20"
C-5	25.00	38.89	35.09	S44°58'51" E	88.07'40"
C-6	50.00	115.92	91.65	S66°50'01" E	132.50'00"
C-7	25.00	18.89	18.26	N88°39'59" E	42.50'00"
C-8	25.00	39.36	35.36	S45°25'01" E	80.00'00"
C-9	50.00	115.92	91.65	S65°59'59" E	132.50'00"
C-10	50.00	18.89	18.26	N88°34'59" E	42.50'00"
C-11	50.00	47.51	45.74	S54°40'25" E	54.78'24"
C-12	50.00	38.24	35.45	S67°30'41" E	41.31'25"
C-13	25.00	10.29	10.22	S78°37'40" E	23.34'41"
C-14	25.00	28.96	27.39	S33°37'40" E	66.25'19"

LINE CHART		
LINE	DIRECTION	DISTANCE
L-1	S00°25'01" E	30.58'
L-2	S01°08'37" E	60.02'
L-3	N72°16'46" E	62.84'
L-4	S75°48'10" W	62.87'
L-5	S34°19'01" W	24.32'

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and supervision, that the Permanent Reference Monuments and Permanent Control Points have been set out and that the survey data and instrumentation complies with Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 61G17-8).

James Thurman Roddenberry
James Thurman Roddenberry
Surveyor & Mapper Fl. Certificate No. 4261
DATE: 11/24/98

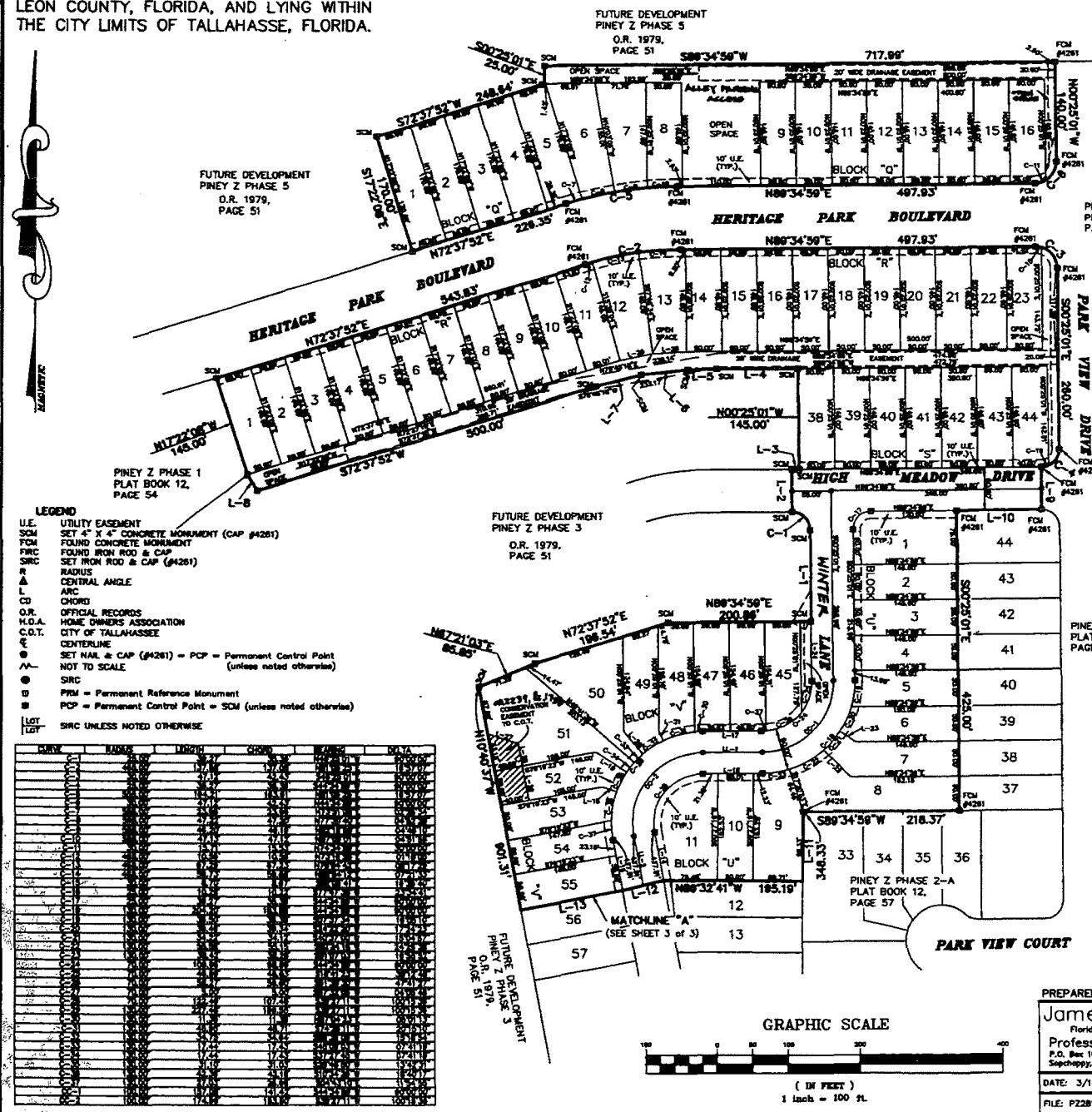
"NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER"

PREPARED BY:
James "Thurman" Roddenberry
Florida Certificate No. 4261
Professional Land Surveyor

P.O. Box 104
Seapointe, FL 32356-0416
(850) 942-2338
DATE: 11/24/98 SCALE 1" = 100' DRAWN BY: B.R. COUNTY: LEON
FILE: PZPZSH4.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 98-591
SHEET 4 OF 4

PINEY Z PHASE 2-B

A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.



"NOTICE" This plot, 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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the public records of this county.

PLAT BOOK 12 PAGE 63A

LINE	DIRECTION	DISTANCE
L-1	N0025'01" W	145.00
L-2	N0025'01" W	61.00
L-3	N0025'01" S	145.00
L-4	S0025'01" E	145.00
L-5	S0025'01" W	61.00
L-6	S0025'01" W	61.00
L-7	S0025'01" W	61.00
L-8	N0025'01" W	61.00
L-9	N0025'01" W	61.00
L-10	S0025'01" W	145.00
L-11	S0025'01" W	61.00
L-12	S0025'01" W	61.00
L-13	S0025'01" W	61.00
L-14	S0025'01" W	61.00
L-15	S1040'37" E	74.16
L-16	N0025'01" S	145.00
L-17	N0025'01" S	145.00
L-18	N0025'01" S	145.00
L-19	N0025'01" S	145.00
L-20	N0025'01" S	145.00
L-21	N0025'01" S	145.00
L-22	S0025'01" S	145.00
L-23	S0025'01" S	145.00
L-24	S0025'01" S	145.00
L-25	S0025'01" S	145.00
L-26	S0025'01" S	145.00
L-27	S0025'01" S	145.00
L-28	S0025'01" S	145.00
L-29	S0025'01" S	145.00
L-30	S0025'01" S	145.00
L-31	S0025'01" S	145.00

SURVEY POINTS
PRM = LS 4261

ALL PERMANENT CONTROL POINTS
ARE MARKED WITH A 4" X 4" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE
MARKED WITH A 2.5" REBAR
WITH A PLASTIC CAP AS SHOWN
UNLESS NOTED OTHERWISE.

SUBJECT PROPERTY DOES
NOT LIE WITHIN THE
100 YEAR FLOODPLAIN
AS PER:
LEON COUNTY, FLORIDA
2000 INDEX
120144 03050,
& 120144 03150,
INDEX: 11/19/97

APPROXIMATE
SECTION LINE

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and control and is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set out and that the survey work and monumentation complies with Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 61017-8).

JAMES T. RODDENBERRY
Surveyor & Mapper, FL Certificate No. 4261
DATE: 3/18/99

"NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER"

PREPARED BY:
James "Thurman" Roddenberry

Florida Certificate No. 4261
Professional Land Surveyor
P.O. Box 100 114 Municipal Avenue
Sopchoppy, FL 33388-0100 (850) 922-2535

SHEET 2 OF 3

DATE: 3/18/99 SCALE 1" = 100' DRAWN BY: B.R. COUNTY: LEON
FILE: P228SH2.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 99-134

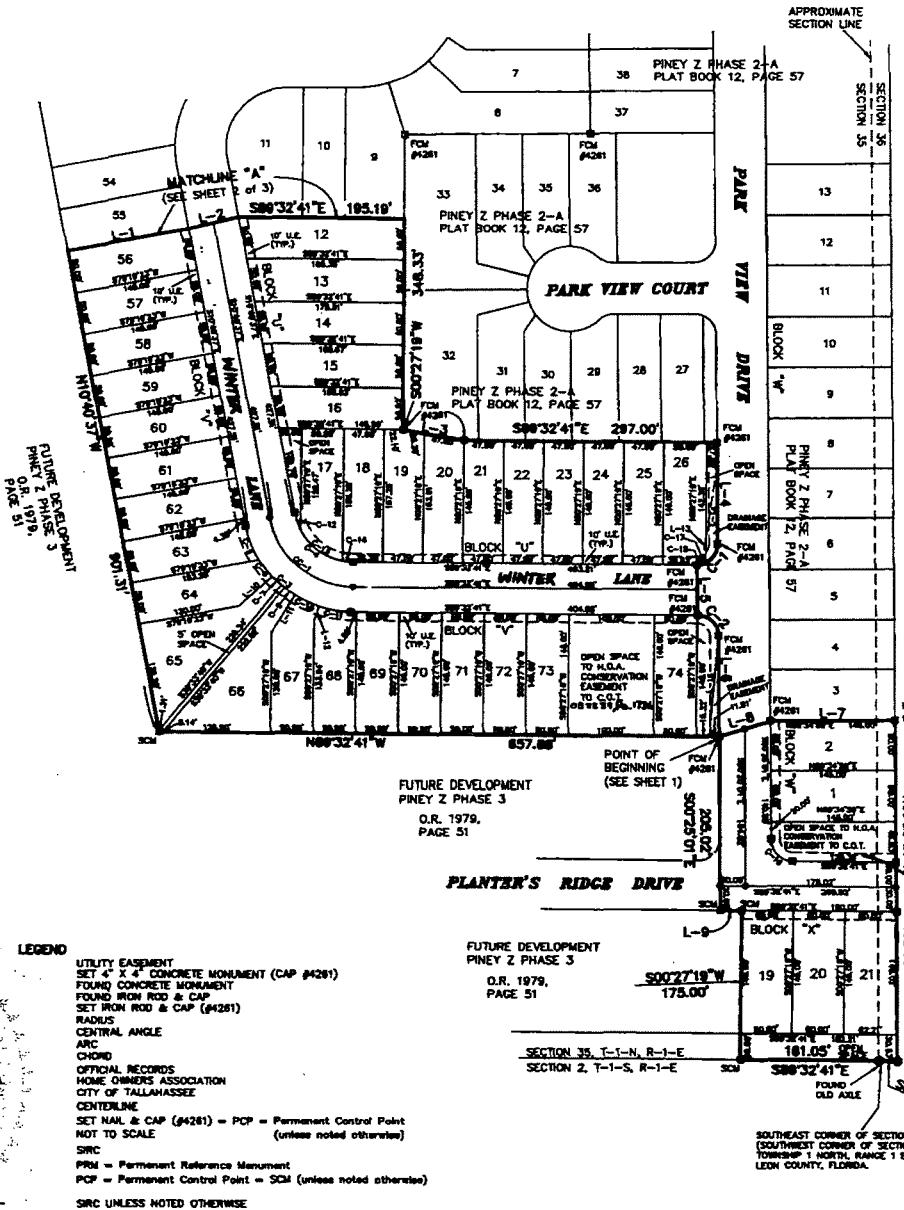
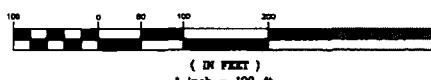
PINEY Z PHASE 2-B

A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

PLAT BOOK 12 PAGE 63B

"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.

GRAPHIC SCALE



CURVE	ANGLE	CHORD	BENDS	DELA
020	58.00	32.00	22.50' R	0002.40'
020	59.00	33.00	22.50' R	0003.40'
020	60.00	34.00	22.50' R	0003.40'
020	61.00	35.00	22.50' R	0003.40'
020	62.00	36.00	22.50' R	0003.40'
020	63.00	37.00	22.50' R	0003.40'
020	64.00	38.00	22.50' R	0003.40'
020	65.00	39.00	22.50' R	0003.40'
020	66.00	40.00	22.50' R	0003.40'
020	67.00	41.00	22.50' R	0003.40'
020	68.00	42.00	22.50' R	0003.40'
020	69.00	43.00	22.50' R	0003.40'
020	70.00	44.00	22.50' R	0003.40'
020	71.00	45.00	22.50' R	0003.40'
020	72.00	46.00	22.50' R	0003.40'
020	73.00	47.00	22.50' R	0003.40'
020	74.00	48.00	22.50' R	0003.40'
020	75.00	49.00	22.50' R	0003.40'
020	76.00	50.00	22.50' R	0003.40'
020	77.00	51.00	22.50' R	0003.40'
020	78.00	52.00	22.50' R	0003.40'
020	79.00	53.00	22.50' R	0003.40'
020	80.00	54.00	22.50' R	0003.40'
020	81.00	55.00	22.50' R	0003.40'
020	82.00	56.00	22.50' R	0003.40'
020	83.00	57.00	22.50' R	0003.40'
020	84.00	58.00	22.50' R	0003.40'
020	85.00	59.00	22.50' R	0003.40'
020	86.00	60.00	22.50' R	0003.40'
020	87.00	61.00	22.50' R	0003.40'
020	88.00	62.00	22.50' R	0003.40'
020	89.00	63.00	22.50' R	0003.40'
020	90.00	64.00	22.50' R	0003.40'
020	91.00	65.00	22.50' R	0003.40'
020	92.00	66.00	22.50' R	0003.40'
020	93.00	67.00	22.50' R	0003.40'
020	94.00	68.00	22.50' R	0003.40'
020	95.00	69.00	22.50' R	0003.40'
020	96.00	70.00	22.50' R	0003.40'
020	97.00	71.00	22.50' R	0003.40'
020	98.00	72.00	22.50' R	0003.40'
020	99.00	73.00	22.50' R	0003.40'

LINE	DIRECTION	DISTANCE
1	N 45° 00' E	140.00'
2	S 45° 00' E	140.00'
3	N 45° 00' E	140.00'
4	S 45° 00' E	140.00'
5	N 45° 00' E	140.00'
6	S 45° 00' E	140.00'
7	N 45° 00' E	140.00'
8	S 45° 00' E	140.00'
9	N 45° 00' E	140.00'
10	S 45° 00' E	140.00'

SUBJECT PROPERTY DOES
NOT LIE WITHIN THE
100 YEAR FLOODPLAIN
AS PER:
LEON COUNTY, FLORIDA
ZONE "X"
120144 03050,
& 120144 03150,
INDEX: 11/19/97



ALL PERMANENT REFERENCE MONUMENTS
ARE MARKED WITH A 4" X 4" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS
ARE MARKED WITH A 4" X 4" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE
MARKED WITH A 5/8" REBAR
WITH A PLATE AS SHOWN,
UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and supervision. It is a complete representation of the survey work done. Permanent Reference Monuments and Permanent Control Points have been set and the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and with the appropriate standard for Land Surveying (F.A.C. 61G7-8).

James T. Roddenberry
JAMES T. RODDENBERRY
Surveyor & Mapper FL Certificate No. 4281
DATE: 2/16/99

"NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER"

PREPARED BY:
James "Thurman" Roddenberry

Florida Certificate No. 4281
Professional Land Surveyor
P.O. Box 100 114 Municipal Avenue
Sopchoppy, FL 32380-0100 (850) 442-5336

SHEET 3 OF 3

DATE: 3/16/99 SCALE 1" = 100' DRAWN BY: JR. COUNTY: LEON
FILE: P228SH3.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 99-134

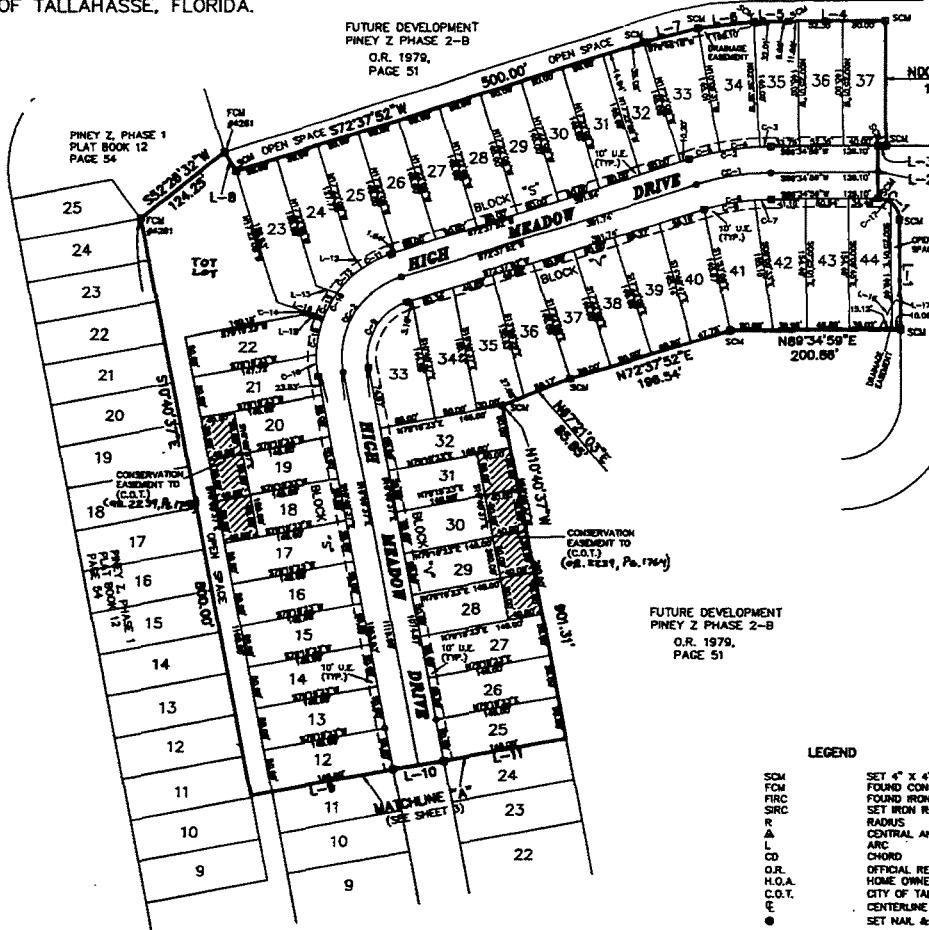
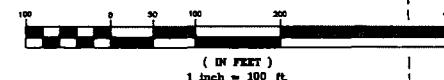
PINEY Z PHASE 3

A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

"NOTICE" This plot, as recorded in its graphic form, is the official depiction
of the subdivided lands described herein and will in no circumstances be
supplemented in authority by any other graphic or digital form of the plot.
There may be additional restrictions that are not recorded on this plot that
may be found in the public records of this county.

PLAT BOOK 12 PAGE 64A

GRAPHIC SCALE



APPROXIMATE SECTION LINE
SECTION 36, T-1-N, R-1-E
SECTION 35, T-1-N, R-1-E

SECTION
36, T-1-N, R-1-E

SECTION
35, T-1-N, R-1-E

ALL PERMANENT REFERENCE MONUMENTS
ARE MARKED WITH A 4" X 4" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS
ARE MARKED WITH A 4" X 4" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE
MARKED WITH A 2" X 2" CUP
WITH A PLASTIC CAP AS SHOWN,
UNLESS NOTED OTHERWISE.

LEGEND

SCM	SET 4" X 4" CONCRETE MONUMENT (CAP #4261)
FOM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON ROD & CAP
SIRC	SET IRON ROD & CAP (#4261)
R	RADIUS
A	ANGLULAR ANGLE
ARC	ARC
CHORD	CHORD
O.R.	OFFICIAL RECORDS
H.O.A.	HOME OWNERS ASSOCIATION
C.O.T.	CITY OF TALLAHASSE
●	CENTERLINE
■	SET NAIL & CAP (#4261) = PCP = Permanent Control Point NOT TO SCALE (unless noted otherwise)
△	SRC
□	PRM = Permanent Reference Monument
■	PCP = Permanent Control Point = SCM (unless noted otherwise)
■	SRC UNLESS NOTED OTHERWISE
LOT	
LOT	

SUBJECT PROPERTY DOES
NOT LIE WITHIN THE
100 YEAR FLOODPLAIN
AS PER
LEON CO. FLOODPLAIN

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my
responsible direction and supervision, as a surveyor,
representing the location of the lots, roads, and the Permanent
Reference Monuments and Permanent Control Points have
been set and that the survey data and monumentation
complies with both Chapter 177 of the Florida Statutes
and with the established standards for Land
Surveying (F.A.C. 810.7-6).

James T. Roddenberry
JAMES T. RODDENBERRY
Surveyor & Mapper, D.C. Certified
Roddenberry Surveying & Mapping, Inc.

PREPARED BY

James
Florida Cert:
Professional
P.O. Box 101
Sopchoppy, FL 32358

DATE: 3/16/99
FILE: PZ3SH2.DWG

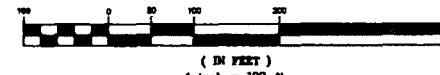
PINEY Z PHASE 3

A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

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PLAT BOOK 12 PAGE 64 B

GRAPHIC SCALE



LEGEND

- U.E. SET 4" X 4" CONCRETE MONUMENT (CAP #4281)
- SCM SET 4" X 4" CONCRETE MONUMENT FOUND IRON ROD & CAP
- FCM SET IRON ROD & CAP (#4281)
- RADIUS
- ARC
- CENTRAL ANGLE
- CHORD
- GEODESICAL RECORDS
- HOME OWNERS ASSOCIATION
- CITY OF TALLAHASSEE
- CENTERLINE
- SET NAIL & CAP (#4281) = PCP - Permanent Control Point
- NOT TO SCALE
- SRC
- PRM = Permanent Reference Monument
- PCP = Permanent Control Point = SCM (unless noted otherwise)
- SRC UNLESS NOTED OTHERWISE

APPROXIMATE SECTION LINE

SECTION 35 T-1-N R-1-E

SECTION 2 T-1-S R-1-E

SECTION 1 T-1-N R-1-E

SECTION 3 T-1-S R-1-E

SECTION 4 T-1-S R-1-E

SECTION 5 T-1-S R-1-E

SECTION 6 T-1-S R-1-E

SECTION 7 T-1-S R-1-E

SECTION 8 T-1-S R-1-E

SECTION 9 T-1-S R-1-E

SECTION 10 T-1-S R-1-E

SECTION 11 T-1-S R-1-E

SECTION 12 T-1-S R-1-E

SECTION 13 T-1-S R-1-E

SECTION 14 T-1-S R-1-E

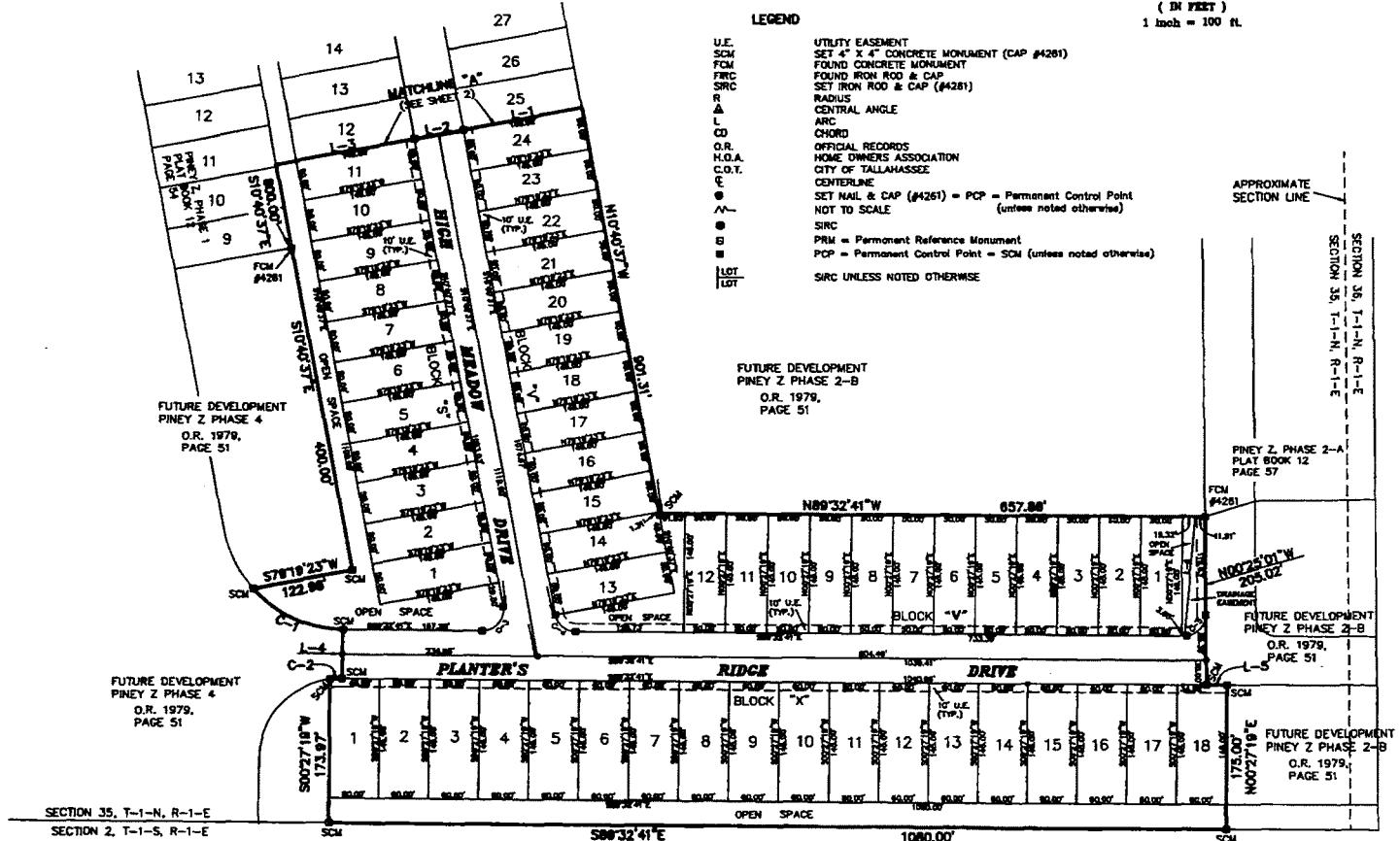
SECTION 15 T-1-S R-1-E

SECTION 16 T-1-S R-1-E

SECTION 17 T-1-S R-1-E

SECTION 18 T-1-S R-1-E

SECTION 19 T-1-S R-1-E



NAME	LINEAR	DEPTH	GRADE	ANGLE	DELTAL
C1	100.00	12.50	100.00	47.24	
C2	100.00	12.50	100.00	47.24	
C3	100.00	12.50	100.00	47.24	
C4	100.00	12.50	100.00	47.24	

ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.



ALL PERMANENT CONTROL POINTS ARE MARKED WITH A 5/8" X 5" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.



ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" REBAR WITH A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.

LIN	SECTION	DISTANCE
L1	SECTION 1	100.00
L2	SECTION 2	100.00
L3	SECTION 3	100.00
L4	SECTION 4	100.00
L5	SECTION 5	100.00
L6	SECTION 6	100.00
L7	SECTION 7	100.00
L8	SECTION 8	100.00
L9	SECTION 9	100.00
L10	SECTION 10	100.00
L11	SECTION 11	100.00
L12	SECTION 12	100.00
L13	SECTION 13	100.00
L14	SECTION 14	100.00
L15	SECTION 15	100.00
L16	SECTION 16	100.00
L17	SECTION 17	100.00
L18	SECTION 18	100.00
L19	SECTION 19	100.00



SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and is based upon a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and with the professional standards for Land Surveying (F.A.C. 51017-8).

John T. Roddenberry
JAMES T. RODDENBERRY
Professional Land Surveyor
P.O. Box 100 114 Municipal Avenue
Sopchoppy, FL 32358-0418 (850) 962-2538
DATE: 5/17/99

SUBJECT PROPERTY DOES
NOT LIE WITHIN THE
100 YEAR FLOODPLAIN
AS PER:
LEON COUNTY, FLORIDA
ZONE "X"
120144 0305D,
& 120144 0315D,
INDEX: 11/19/97

"NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER"

PREPARED BY:
James "Thurman" Roddenberry
Florida Certificate No. 4281
Professional Land Surveyor

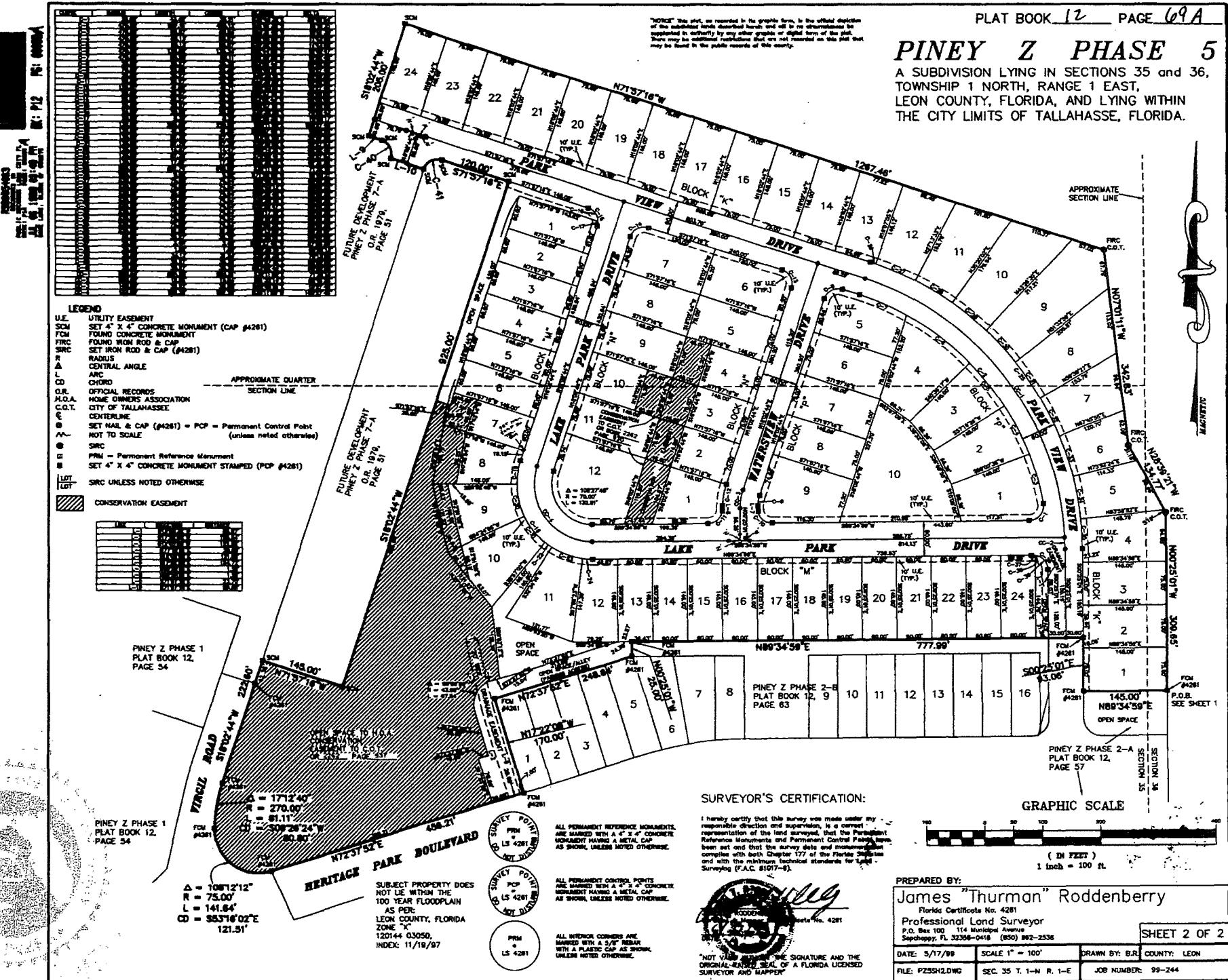
DATE: 5/16/99	SCALE 1" = 100'	DRAWN BY: B.R. COUNTY: LEON
FILE: P23SH3.DWG	SEC. 35 T. 1-N R. 1-E	JOB NUMBER: 99-135

SHEET 3 OF 3

PINEY Z PHASE 5

A SUBDIVISION LYING IN SECTIONS 35 and 36,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

"NOTICE": This plot, as recorded in the graphic form, is the official depiction of the subdivision lands described herein and will in no circumstances be superseded, amended or modified by any other form of recording of the same. There may be other subdivisions that are not recorded on this plot but may be found in the public records of this county.



VICINITY MAP (NOT TO SCALE)

PINEY Z PHASE 6

A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND LYING WITHIN THE CITY LIMITS OF TALLAHASSE, FLORIDA.

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

CURVE **RADIUS** **LENGTH** **CHORD** **BEARING** **DD.TA**

C-1	25.00'	40.14'	35.97'	S35°19'27" W	2200.08'
C-2	25.00'	41.67'	37.01'	N58°25'55" W	2350.98'
C-3	25.00'	38.30'	34.53'	S29°55'12" W	2747.09'
C-4	25.00'	37.07'	34.53'	N10°11'44" W	2747.01'
C-5	25.00'	39.29'	34.53'	S18°42'27" W	2810.00'
C-6	25.00'	38.29'	34.53'	N01°11'33" W	2810.00'
C-7	25.00'	41.06'	38.80'	S28°45'51" W	2810.01'

LEGEND

LOT = SET RE-RD #4281 UNLESS NOTED OTHERWISE
 S.S.E. = SANITARY SEWER EASMENT
 D.U.E. = DRAINAGE & UTILITY EASMENT
 S.M.F. = STORMWATER MANAGEMENT FACILITY
 O.R. = OFFICIAL RECORDS
 H.O.A. = HOME OWNERS ASSOCIATION
 C.D.T. = CITY OF TALLAHASSE
 R/W = RIGHT OF WAY
 FCM = Found Concrete Monument (4" x 4")
 FPC = Found Permanent Central Point
 FRC = Found Iron Rod w/ Cap (5/8")
 SCM = Set 4" x 4" Concrete Monument with cap #4281
 A = Angle
 R = Radius
 L = Arc Length
 C = Chord bearing and distance
 P = Point
 PC = Point of Curvature
 PI = Point of Intersection
 C.R. = Official Record Book of Leon County, Florida
 R.P. = Right Point
 ● = SRR = Set 5/8" iron rod with cap #4281
 □ = PRM = Permanent Reference Monument
 T = Tangent
 R = Range
 ▲ = POINT NOT SET
 ■ = set 4" x 4" concrete monument stamped (PCP #4281)
 □ = Set Nail & Cap #4281 = PCP = Permanent Central Point
 (unless noted otherwise)

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL RECORD OF THE PROPERTY OWNED OR DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS OR CONDITIONS ON THE PROPERTY AS SET FORTH IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS PER LEON COUNTY, FLORIDA ZONE "X" 120144 03150, & 120144 03150, INDEX: 11/19/97

NOTES:

1. The bearings for this plat are based upon the Northern boundary of Piney Z Phase 4, (as recorded), being South 89 degrees 32 minutes 41 seconds East on record plat.
2. NO IMPROVEMENTS have been located other than shown herein.
3. All plotted utility easements shall allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.001 (20).
4. The construction of permanent structures including fences but excluding driveways by property owners is prohibited within utility and drainage easements.
5. An iron rod with plastic cap stamped "PRM #4281" has been set at all corners unless otherwise noted.

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF LEON
 State on the 22 day of August, 2000
 AD. 2000, I, Joseph F. Chambon, IV, President
 of Piney Z Development, Inc., a Florida corporation who is General
 Partner of Piney Z Limited, a Florida limited partnership, as holder
 of all rights and interests in the property described in this plat,
 do hereby certify that the property described in this plat was provided
 for the construction of a subdivision and acknowledged that they executed the
 foregoing declaration freely and voluntarily for the uses and
 purposes herein stated and did take no oath or affirmation.

NOTARY PUBLIC - STATE OF FLORIDA

Brigette D. Fornasier
 My Commission Expires November 26, 2001
 Notary Public, State of Florida
 Notary Public, City of Tallahassee, Florida

**NOT VALID WITHOUT THE SIGNATURE AND THE
 ORIGINAL SIGNATURE OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER**

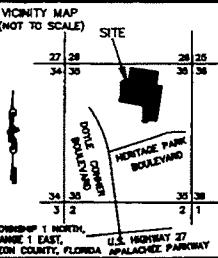
PREPARED BY:

James "Thurman" Roddenberry
 Florida Certificate No. 4281
 Professional Land Surveyor
 P.O. Box 100 114 Municipal Avenue
 Seffner, FL 33584-0100 (813) 962-2538

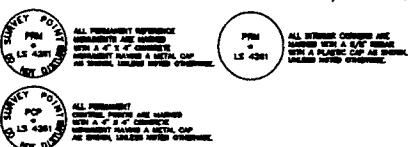
SHEET 1 OF 2

DATE: 08/01/00 **SCALE: 1" = 200'** **DRAWN BY: BUL** **COUNTY: LEON**
FILE: PZBSHT.DWG **SEC. 35 T. 1-N R. 1-E** **JOB NUMBER: 00-274**

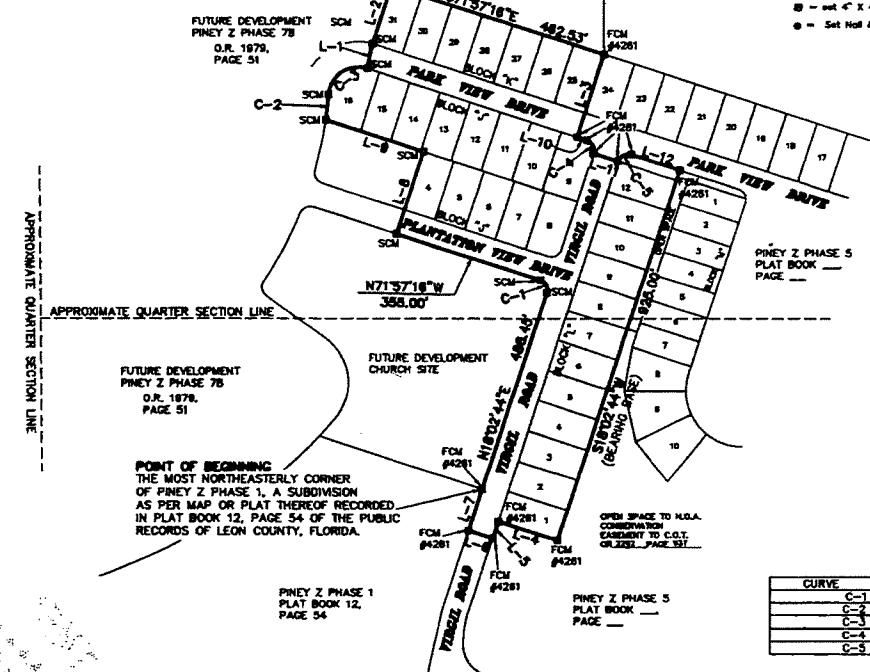
PINEY Z PHASE 7-A



A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND LYING WITHIN THE CITY LIMITS OF TALLAHASSE, FLORIDA.



LINE	DIRECTION	DISTANCE
L-1	N1142°46'6"E	60.20'
L-2	K1802°44'E	145.91'
L-3	S7157'18"W	200.00'
L-4	S7157'18"W	243.00'
L-5	S7157'18"E	42.30'
L-6	N7157'18"W	80.00'
L-7	N102°44'E	103.91'
L-8	H102°44"E	205.00'
L-9	N7157'18"W	243.04'
L-10	S7157'18"E	23.70'
L-11	S7157'18"E	40.00'
L-12	S7157'18"E	120.00'



TALLAHASSEE CITY COMMISSION
THE CITY OF TALLAHASSEE, FLORIDA, JURIS IN THE DEDICATION, AND
THE CITY OF TALLAHASSEE, FLORIDA APPROVED THIS PLAT
THIS DAY OF JUNE, 1999.

STATE OF FLORIDA
COUNTY OF LEON
THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS
MADE BY THE CITY OF TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE.
THIS DAY OF JUNE, 1999. A.D. 1999.

CITY ATTORNEY

CLERK OF THE COURT

DATE OF LAST FIELD WORK: 6/18/99

NAME: LANG
WORK OF THE CIRCUIT COURT:

Accepted for file and recorded this 6 day of
JUNE, 1999, in Tallahassee, FL
By: [Signature]
Deputy Clerk of the Circuit Court, Leon County, Florida

"NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER."

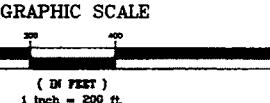
PREPARED BY:

James "Thurman" Roddenberry

Florida Certificate No. 4281
Professional Land Surveyor
P.O. Box 101, 114 Municipal Avenue
Sopchoppy, FL 32356-0101 (800) 982-2336

SHEET 1 OF 2

DATE: 6/17/99	SCALE 1" = 200'	DRAWN BY: B.R. COUNTY: LEON
FILE: P27ASH1.DWG	SEC. 35 T. 1-N R. 1-E	JOB NUMBER: 99-245



(IN FEET)

1 inch = 200 ft.

LEGEND

- LOT - SET RE-ROD #4281 UNLESS NOTED OTHERWISE
 O.R. - OFFICIAL RECORDS
 H.O.A. - HOME OWNERS ASSOCIATION
 C.O.T. - CITY OF TALLAHASSEE
 R/W. - RIGHT OF WAY
 F.M. - Found Metal Monument (4" x 4")
 PR - Found Iron Rod
 PRC - Found Iron Rod & Cap
 SCM - Set 4" x 4" Concrete Monument with cap #4281
 A - Angle
 R - Radius
 L - Arc Length
 C - Chord length and distance
 PT - Point of Tangent
 PC - Point of Curvature
 PI - Point of Intersection
 O.R. - Official Record Book of Leon County, Florida
 P - Pole
 R - Rod
 RP - Rod Point
 SR - Set 5/8" Iron rod with cap #4281
 G - Pin
 PR - Permanent Reference Monument
 T - Tension
 R - Range
 A - POINT NOT SET
 O - set 4" x 4" concrete monument stamped (POP #4281)
 G - Set Nail & Cap #4281 - P.C. - Permanent Control Point
 (unless noted otherwise)

SUBJECT PROPERTY DOES
NOT LIE WITHIN THE
100 YEAR FLOODPLAIN
AS PER:
LEON COUNTY, FLORIDA
ZONE "A"
120144 03050,
INDEX: 11/19/97

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE
 OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS
 KNOWN AND SEEN. NO GUARANTEE IS MADE
 AS TO ACCURACY OR OTHER FEATURES OF THE PLAT.
 THERE MAY BE ADDITIONAL RESTRICTIONS
 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE
 FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

NOTES:

1. This survey is dependent upon EXISTING MONUMENTATION.
2. The Bearings for this plat are based upon the Westerly boundary of Piney Z Phase 5 (as originally recorded being South 18 degrees 02 minutes 44 seconds West or approximately).
3. NO IMPROVEMENTS have been located other than shown herein.
4. All platted utility easements shall side allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.001 (2B).
5. The construction of permanent structures including fences but excluding driveways by property owners is prohibited without utility and drainage connections.
6. Any iron rod with plastic cap stamped "PRM 4281" has been set at oil cameras unless otherwise noted.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	25.00	38.27	35.38	N28°57'18"W	90.00'00"
C-2	980.00	59.98	58.97	N06°24'00"E	03.34'47"
C-3	70.00	128.37	106.90	N56°19'40"E	103.26'07"
C-4	25.00	38.27	35.38	S28°57'18"E	90.00'00"
C-5	25.00	38.27	35.38	N63°02'44"E	90.00'00"



James S. Johnston
My Commission #CFCAM#001
Decommissioned 2000
State of Florida Notary Public

STATE OF FLORIDA
COUNTY OF LEON 119
BORN: _____, Day of _____, _____
A.D. 1999, personally appeared William E. Holland, III, President
of PRM 2 LIMITED, a Florida limited partnership, on behalf of the
undersigned, who executed the foregoing instrument in his capacity
provided on Identification and acknowledged that they executed the
foregoing instrument freely and voluntarily for the uses and
purposes therein stated and did take an oath.

NOTARY PUBLIC - STATE OF FLORIDA
Signature: James S. Johnston
My Commission Expires: 12-18-01
Commission Number: CFCAM#001

PLAT REVIEWED FOR COMPLIANCE WITH
CHAPTER 177, FLORIDA STATUTES

Signature: James S. Johnston
TAMMY L. AHNIG
CITY LAND SURVEYOR
PROFESSIONAL SURVEYOR & MAPPER #2206
SURVEYOR'S CERTIFICATION:
I hereby certify that this survey was made under my personal
responsibility and supervision, in accordance with the standards
represented by the land surveyor, the professional surveyor and
mapper mentioned above. The surveyor and mapper have been
qualified by the State Board of Professional Engineers and
Surveyors and have been issued a valid certificate of registration
by the Board. The surveyor and mapper have agreed to be
bound by the rules and regulations of the Board of Professional
Engineers and Surveyors of the State of Florida.

Signature: James S. Johnston
JAMES S. JOHNSON
Surveyor & Mapper FL. Certified
6/21/99

STATE OF FLORIDA
COUNTY OF LEON
THIS PLAT IS APPROVED AND
RECORDED PURSUANT TO THE
PROVISIONS OF THE FLORIDA
STATUTE OF PLAT APPROVAL
SECTION 177.001, ET SEQ., AND
THE RULES AND REGULATIONS
OF THE BOARD OF PROFESSIONAL
ENGINEERS AND SURVEYORS
OF THE STATE OF FLORIDA
APPROVED AND RECORDED
THIS DAY OF JUNE, 1999.

PINEY Z PHASE 7-A

A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

R12 P1 4281

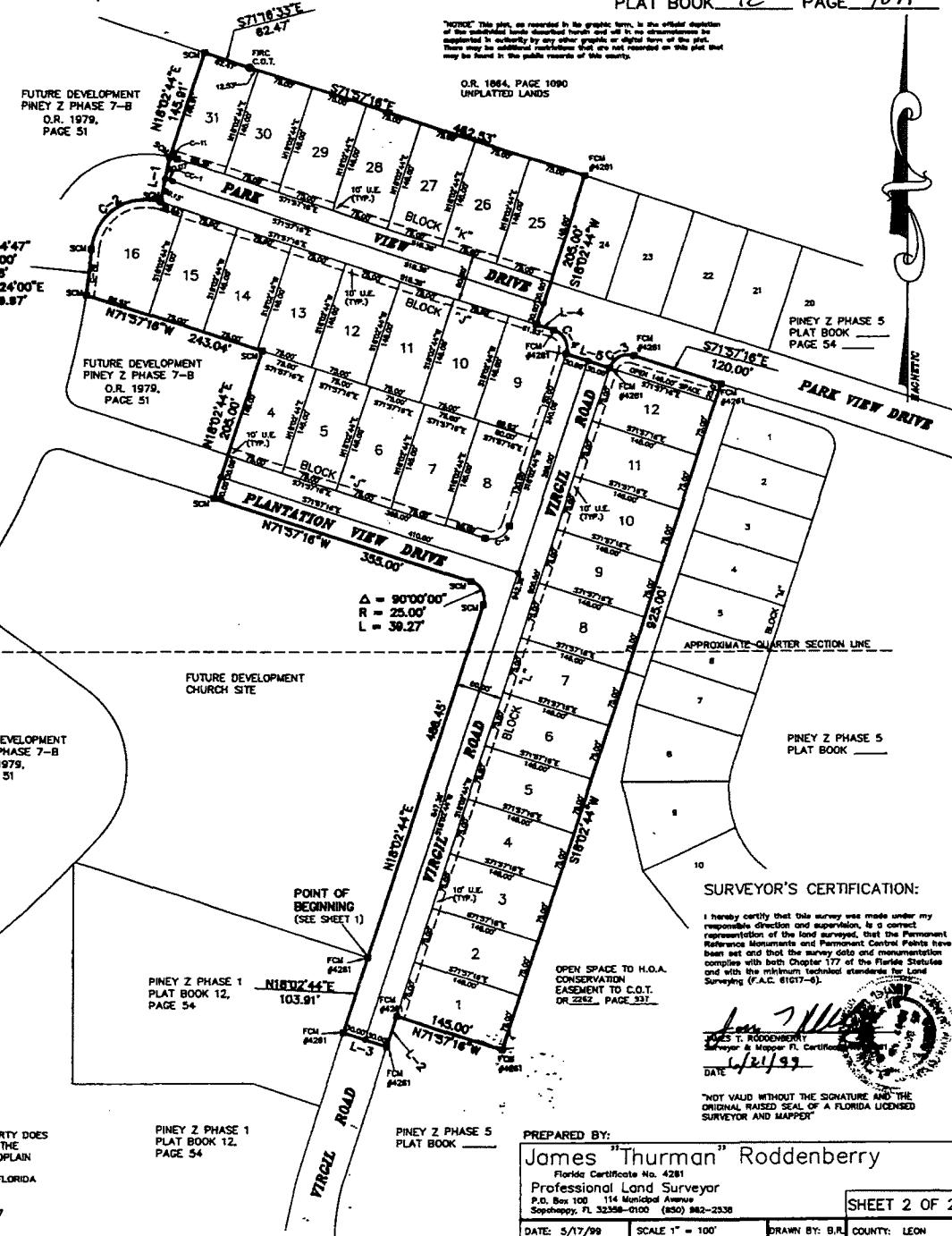
GRAPHIC SCALE



CURK	RANGE	LINE	CURK	RANGE	LINE	CURK
100	1	100	100	1	100	100
100	1	200	100	1	200	100
100	1	300	100	1	300	100
100	1	400	100	1	400	100

LINE	SECTION L	SECTION R
100	100	100
100	100	100
100	100	100

FUTURE DEVELOPMENT
PINEY Z PHASE 7-B
O.R. 1979,
PAGE 51



- LEGEND**
- U.E. UTILITY EASEMENT
 - SCM SET 4" X 4" CONCRETE MONUMENT (CAP #4281)
 - FCM FOUND CONCRETE MONUMENT
 - FIRE FOUND IRON ROD & CAP
 - SRC SET IRON ROD & CAP (#4281)
 - R RADIUS
 - ARC ANGULAR ARC
 - CHORD CHORD
 - O.R. OFFICIAL RECORDS
 - H.O.A. HOME OWNERS ASSOCIATION
 - C.O.T. CITY OF TALLAHASSEE
 - CENTERLINE
 - SET NAIL & CAP (#4281) - PCP - Permanent Control Point
 - NOT TO SCALE
 - SRC
 - PRM - Permanent Reference Monument
 - set 4" X 4" concrete monument stamped (PCP #4281)
 - LOT COT UNLESS NOTED OTHERWISE

PINEY Z PHASE
7-B
A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

REC'D. 12/22/98 8:00 AM
FBI LAB. BUREAU

PC: P0012 PG: 00001*

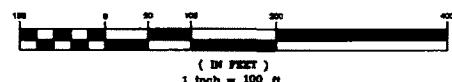
LEGEND

- U.E. UTILITY EASEMENT
- SCM SET 4" X 4" CONCRETE MONUMENT (CAP #4281)
- FOM FOUND CONCRETE MONUMENT
- FIRI FOUND IRON ROD & CAP
- SINC SET IRON ROD & CAP (#4281)
- R RADIAL
- A CENTRAL ANGLE
- L ARC
- CD CHORD
- O.R. OFFICIAL RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- C.O.T. CITY OF TALLAHASSEE
- CENTERLINE
- SET MAIL & CAP (#4281) = PCP - Permanent Control Point
- NOT TO SCALE
- SRC
- PRM - Permanent Reference Monument
- set 4" X 4" concrete monument stamped (PCP #4281)
- SRC UNLESS NOTED OTHERWISE

LINE	NAME	LS#	AD
1			44.40
2			44.40
3			145.87
4			77.47
5			77.47
6			26.47
7			26.47
8			13.77
9			13.77
10			13.77
11			13.77
12			13.77
13			13.77
14			13.77
15			13.77
16			13.77
17			13.77
18			13.77
19			13.77
20			13.77

DRIVE	NAME	LS#	AD
1			44.40
2			44.40
3			145.87
4			77.47
5			77.47
6			26.47
7			26.47
8			13.77
9			13.77
10			13.77
11			13.77
12			13.77
13			13.77
14			13.77
15			13.77
16			13.77
17			13.77
18			13.77
19			13.77
20			13.77

GRAPHIC SCALE



PLAT BOOK 12 PAGE 81A

"NOTICE" This plot, as recorded in its graphic form, is the official depiction of the individual lots described herein and will be so interpreted and be understood in entirety by any other graphic or digital form of the plot. There may be additional descriptive data not recorded on this plot that may be found in the public records of this county.



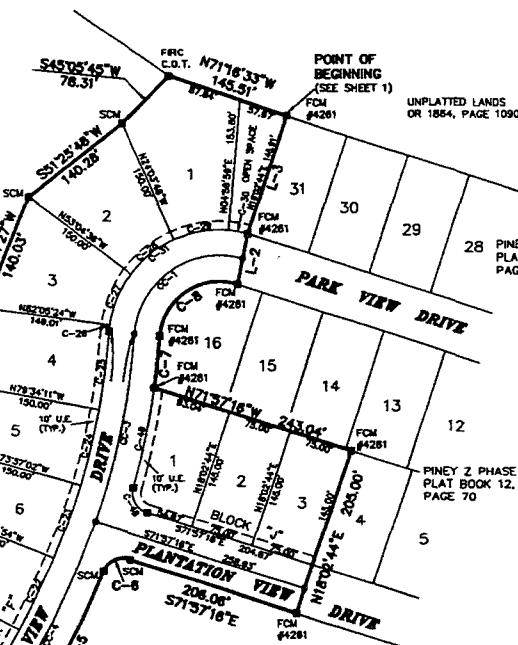
ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL ADJACENT LOTS, PLAT, FUTURE DEVELOPMENT AND OTHER MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE MARKED WITH A 6" X 6" IRON ROD WITH A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.

FUTURE DEVELOPMENT
PINEY Z PHASE 8
O.R. 1979,
PAGE 51

1 inch = 100 ft

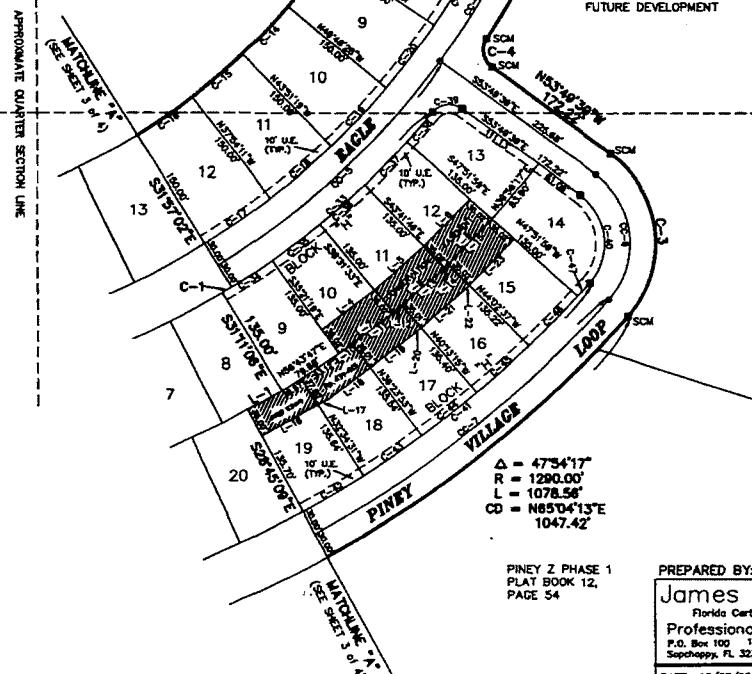


PINEY Z PHASE 7A
PLAT BOOK 12,
PAGE 70

PINEY Z PHASE 7A
PLAT BOOK 12,
PAGE 70



APPROXIMATE QUARTER SECTION LINE



PINEY Z PHASE 1
PLAT BOOK 12,
PAGE 54

PREPARED BY:
James "Thurman" Roddenberry
Florida Certificate No. 4281
Professional Land Surveyor
P.O. Box 100 114 Northwest
Sopchoppy, FL 32356-0100 (850) 842-2538

SHEET 2 OF 4

DATE: 12/22/98 SCALE 1" = 100' DRAWN BY: B.R. COUNTY: LEON
FILE: PZ7SH2.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 98-650

SUBJECT PROPERTY DOES
NOT LIE WITHIN THE
100 YEAR FLOODPLAIN
AS PER:
LEON COUNTY, FLORIDA
2000 FLOODPLAIN
120144 03050,
INDEX: 11/19/97

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and control, and in accordance with the standards and practices of the surveying profession. That the Permanent Reference Monuments and Permanent Control Points have been set out and that the survey data and instrumentation used were in accordance with Chapter 77 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 61G17-6).

James T. Roddenberry
James T. Roddenberry
Surveyor & Mapper, FL, Certificate No. 4281
DATE: 2/04/00

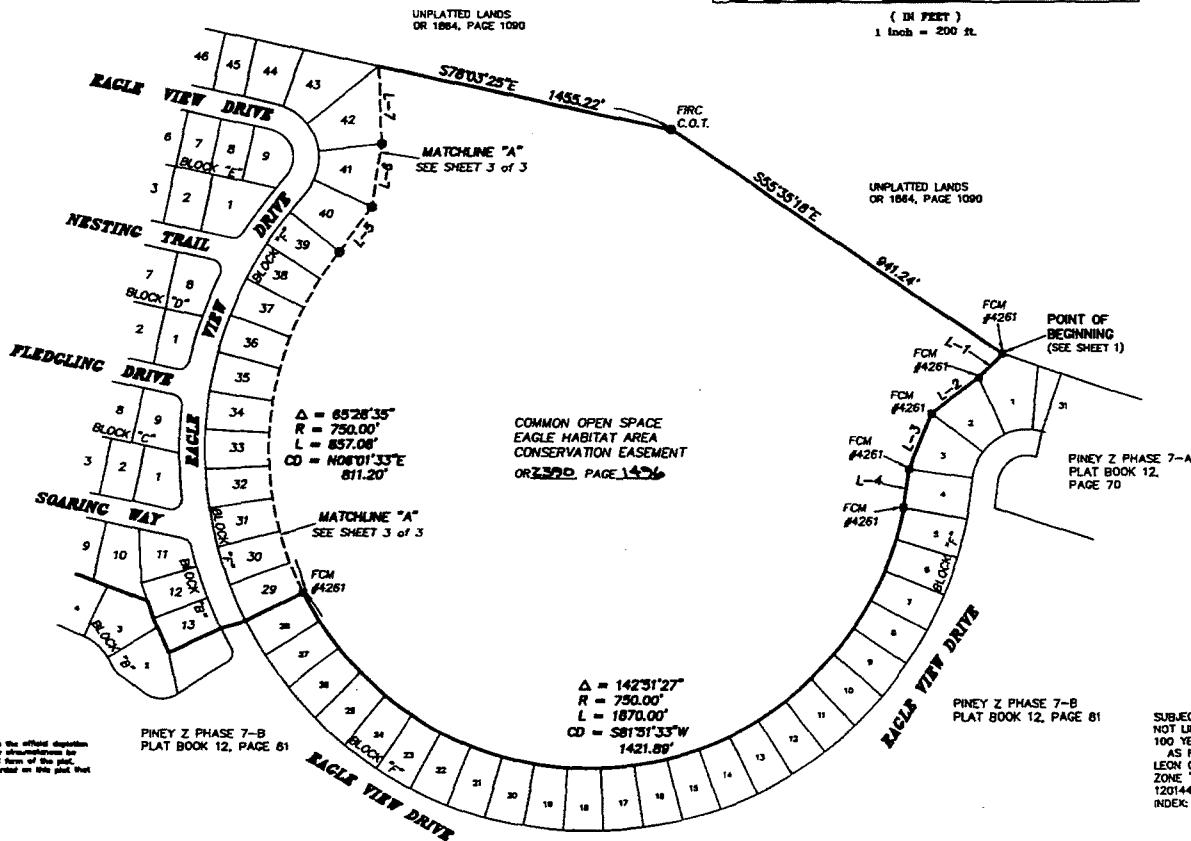
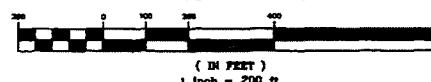
"NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER"

PINEY Z PHASE 8

A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

PLAT BOOK 12 PAGE 84A

GRAPHIC SCALE



SUBJECT PROPERTY DOES
NOT LIE WITHIN THE
100 YEAR FLOODPLAIN
AS PER:
LEON COUNTY, FLORIDA
ZONE "X"
120144 03050,
INDEX: 11/19/97

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and supervision, that a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey date and monumentation complies with both Chapter 177 of the Florida Statutes and with the relevant technical standards for Land Surveying (F.A.C. 61G7-7).

James T. Roddenberry
James T. Roddenberry
Surveyor & Mapper Fl. Certificate No. 4281
DATE: 04/18/00

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

PREPARED BY:
James "Thurman" Roddenberry

Florida Certificate No. 4281
Professional Land Surveyor
P.O. Box 100 1100 Capital Avenue
Tallahassee, FL 32308-0100 (850) 942-2338

SHEET 2 OF 3

DATE: 04/18/00 SCALE 1" = 100' DRAWN BY: B.R. COUNTY: LEON
FILE: PZBSH2.DWG SEC. 35 T. 1-N R. T-E JOB NUMBER: 99-851

LINE	DIRECTION	DISTANCE
L-1	S45°05'45"W	78.31'
L-2	S51°25'48"W	140.28'
L-3	S22°01'27"W	140.03'
L-4	S07°54'56"W	92.27'
L-5	N35°42'32"E	130.53'
L-6	N08°43'37"E	151.25'
L-7	N02°19'28"W	179.92'

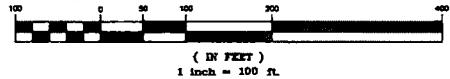
LEGEND

- U.E. UTILITY EASEMENT
- SCM SET 4" X 4" CONCRETE MONUMENT (CAP #4281)
- FOM FOUND CONCRETE MONUMENT
- FRC FOUND READING CONCRETE MONUMENT
- SRC SET IRON ROD & CAP (#4281)
- R RADIUS
- Δ CENTRAL ANGLE
- L CHORD
- CD CHORD
- O.R. OFFICIAL RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- C.O.T. CITY OF TALLAHASSEE
- C CENTERLINE
- SET IRON ROD & CAP (#4281) = PCP = Permanent Control Point
- NOT TO SCALE
- SRC
- PRM = Permanent Reference Monument
- set 4" X 4" concrete monument stamped (PCP #4281)
- LOT LOT
- SRC UNLESS NOTED OTHERWISE

PINEY Z PHASE 8

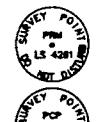
A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

GRAPHIC SCALE

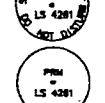


UNPLATED LANDS
OR 1684, PAGE 1090

ALL PERMANENT REFERENCE MONUMENTS
ARE MARKED WITH A 4" X 4" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.

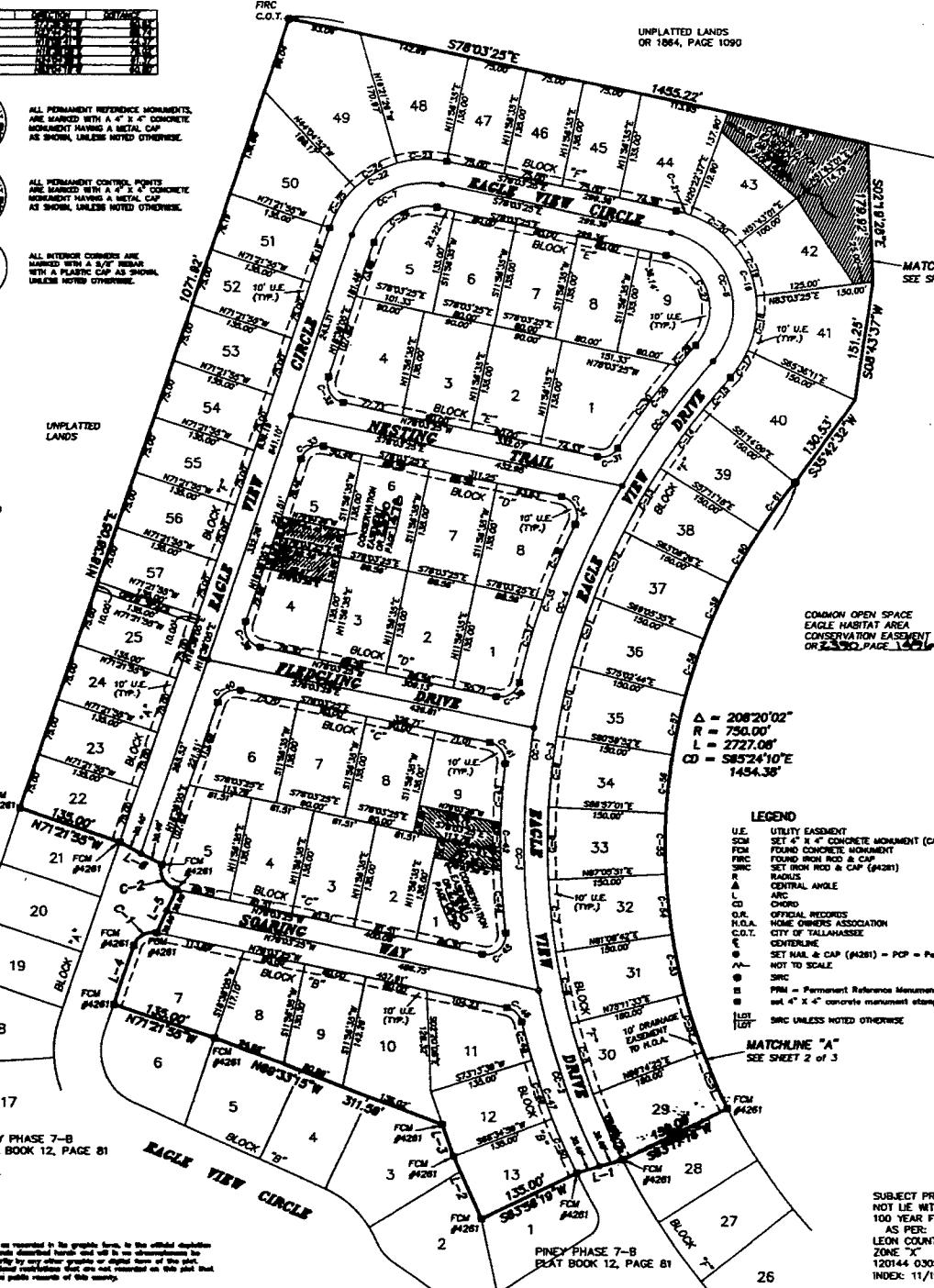


ALL PERMANENT CONTROL POINTS
ARE MARKED WITH A 4" X 4" CONCRETE
MONUMENT HAVING A METAL CAP
AS SHOWN, UNLESS NOTED OTHERWISE.



ALL INTERIOR CEMBERS ARE
MARKED WITH A 3/4" REBAR
WITH A PLASTIC CAP AS SHOWN
UNLESS NOTED OTHERWISE.

UNPLATED LANDS



NOTICE: This plat, as recorded in its graphic form, is the official description of the subdivided lands described herein and will be admissible in evidence in any other proceeding or deposit form of the plat. It will not be admissible as evidence in any proceeding in which the original plat record is the document to be introduced unless the same may be found in the public records of this county.

LEGEND

U.E.	UTILITY EASMENT
FCM	SET 4" X 4" CONCRETE MONUMENT
FRC	FOUND CONCRETE MONUMENT
FCR	FOUND IRON ROD & CAP
SCM	SET IRON ROD & CAP (4281)
RA	RADIUS
C.A.	CENTRAL ANGLE
AP	ANGLE
CHORD	CHORD
O.R.	OFFICIAL RECORDS
N.M.A.	NOTARY PUBLIC ACT
C.D.	CERTIFICATE
C.T.	SET NAIL & CAP (4281) → POP = Permanent Central Point
•	NOT TO SCALE
▲	SRC
●	Permanent Reference Monument
■	set 4" x 4" concrete monument stamped (POP #4281)
□	SRC UNLESS NOTED OTHERWISE

MATCHLINE "A"
SEE SHEET 2 of 3

SUBJECT PROPERTY DOES
NOT LIE WITHIN THE
100 YEAR FLOODPLAIN
AS PER:
LEON COUNTY, FLORIDA
ZONE "X"
120144 03050,
INDEX: 11/19/87

"NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER."

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, the Permanent Monuments and other Permanent Control Monuments set and shall the survey data and my copies agree with Chapter 177 of the Florida Statutes with the Florida Technical Standard for Surveying (F.A.C. 61G17-0).

James T. Roddenberry
Surveyor & Mapper Fl. Certificate No. 4281
DATE: 04/18/00

PREPARED BY:

James "Thurman" Roddenberry
Florida Certificate No. 4281
Professional Land Surveyor

P.O. Box 100 114 Municipal Avenue
Seffner, FL 33584-0100 (813) 982-2538

SHEET 3 OF 3

DATE: 04/18/00 SCALE 1" = 100' DRAWN BY: B.B. COUNTY: LEON
FILE: PZPH3.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 99-851

13/32

PINEY Z PHASE 10
A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

GRAPHIC SCALE

APPROXIMATE SURVEYOR'S SCALE LINE

NOTES:

1. This survey is dependent upon EXISTING INFORMATION.
2. The bearings for this plat are based upon the north-south boundary.
3. All angles are given in degrees and minutes, except where otherwise indicated.
4. NO SURVEYS/HEDGES have been located other than shown herein.
5. All property boundaries shown are surveyed.
6. A stationing system using State Station, Chapter 17200 (S1).
7. The construction of permanent structures including fences but excluding driveways by the owner(s) shall be the responsibility of the owner(s).
8. All property with plants and/or trees "PINEY-Z-21" has been set off at corners unless otherwise noted.

LEGEND

- LOT = SET 3/4" RE-PUB PLAT VALUES NOTED ELSEWHERE
- OFFICIAL RECORDS
- COMM. OPEN SPACE
- CITY = CITY OF TALLAHASSE
- CORNER = CORNER CENTER
- CTD = County Tax Deed (T = 1)
- DRW = Driveway
- FSR = Florida Surveyor's Record
- GRD = Grade
- HS = High Street
- L = Line
- M = Major Street
- PT = Public Right-of-Way
- R = Road
- RE = Right of Way
- SB = Subdivision Boundary
- S = Survey
- T = Turnout
- TR = Tree Removal
- ▲ = Point Not Set
- = 1/4" X 1/4" Standard Dimension Method (POP 4281)
- = Site Not in City (SNC) - POP = Permanent Control Point (Survey point omitted)

TALLAHASSEE CITY COMMISSION
The City Commission of Tallahassee, Florida, in the interest of the public welfare, and
the City Commission of Tallahassee, Florida, approved the Plat
of Piney Z Phase 10, dated this 1st day of October, 2002.

STATE OF FLORIDA
COUNTY OF LEON

NOTICE
THIS PLAT IS ACCORDING TO THE REQUIREMENTS OF THE
OFFICIAL RECORDS OF THE SURVEYOR GENERAL'S OFFICE
AS AUTHORITY FOR ANY RECORDING OR DEED FILING
AND IS APPROVED AS A PUBLIC DOCUMENT BY THE
TALLAHASSEE CITY COMMISSION.

BOB INZER
CLERK OF THE CIRCUIT COURT

DATE OF LAST FIELD WORK: 10/1/2002

PREPARED BY:
Thurman Roddenberry & Associates, Inc.
Professional Surveyors and Mappers
FPL Certificate No. LE 7100

SHEET 1 OF 1	
DATE 10/1/02	SCALE 1" = 40'
PLAT PINEY Z	DRIVE ST. RR. COUNTY: LEON
SEC. 34 T. 1-E R. 1-E	
JOB NUMBER: 98-148	

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that I have read and understood the above survey and that it is a true and accurate representation of the survey made by the above surveyor and that it is my desire to record the same in the public records of Leon County, Florida.

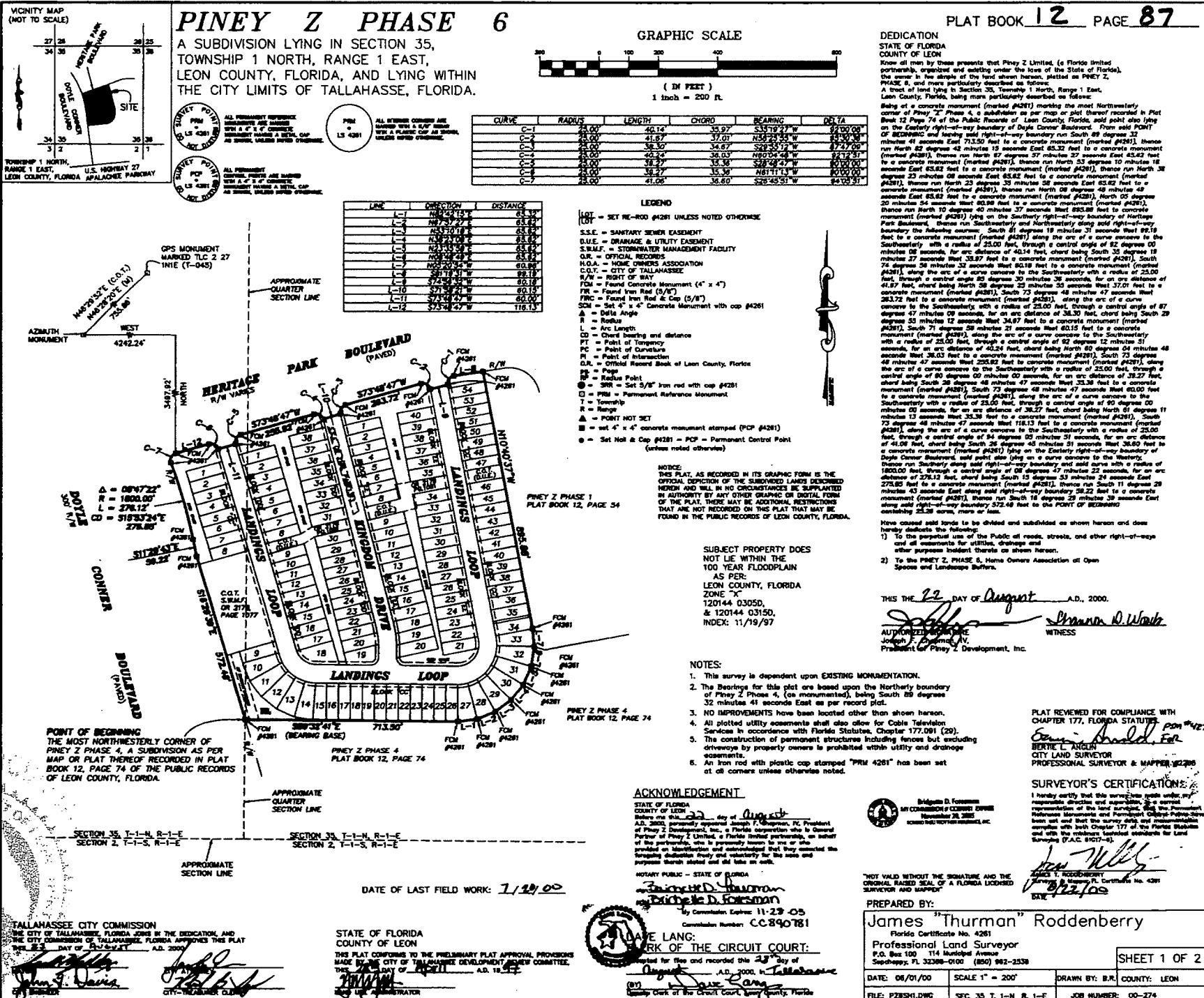
ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that I have read and understood the above survey and that it is a true and accurate representation of the survey made by the above surveyor and that it is my desire to record the same in the public records of Leon County, Florida.

PLAT REVISED FOR FLORIDA STATUTES
Bobby L. Inzer
Clerk of Circuit Court
Professional Surveyor & Mapper #2284

SURVEYOR'S CERTIFICATION
I, the undersigned, do hereby certify that the survey and the accompanying notes and plans are a true and accurate representation of the survey made by the above surveyor and that it is my desire to record the same in the public records of Leon County, Florida.

EXHIBIT "C"
FIELDCREST SUBDIVISION LOTS

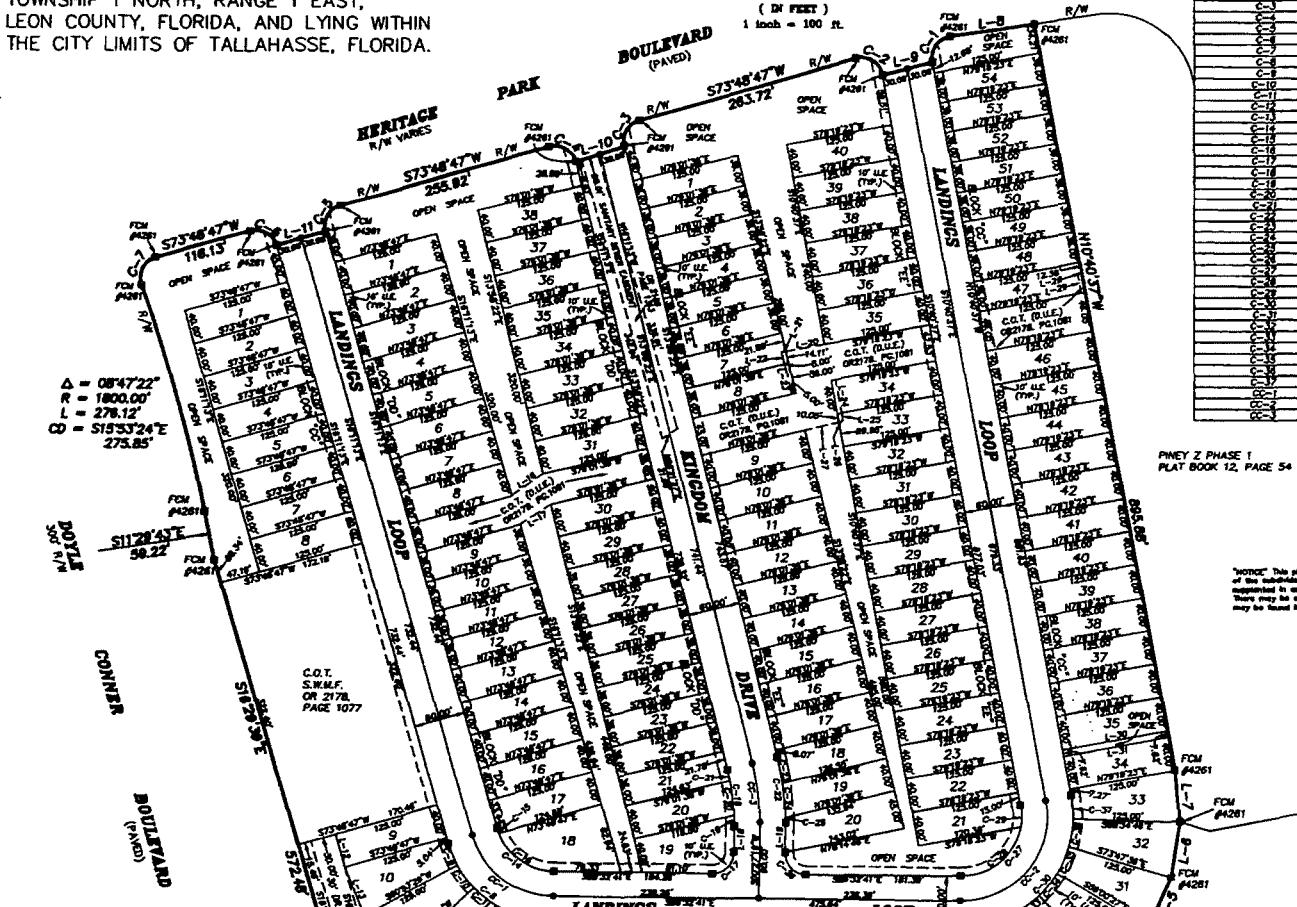
LEGAL DESCRIPTION OF FIELDCREST LOTS



PINEY Z PHASE 6

A SUBDIVISION LYING IN SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA, AND LYING WITHIN
THE CITY LIMITS OF TALLAHASSE, FLORIDA.

GRAPHIC SCALE



PLAT BOOK 12 PAGE 87A

CURVE	RADIUS	LENGTH	CHORD	BEARING	DIST
C-1	25.00	49.14	39.97	S35°19'27" W	5100.00'
	25.00	41.87	37.07	N28°22'33" W	5100.00'
C-2	25.00	38.50	34.87	S28°30'27" W	5100.00'
C-3	25.00	35.24	32.03	N020°44'22" E	5100.00'
C-4	25.00	31.97	28.75	N073°22'49" E	5100.00'
C-5	25.00	35.30	32.35	S117°11'32" W	5100.00'
C-6	25.00	36.60	34.64	S074°45'37" W	5100.00'
C-7	25.00	41.08	38.80	S173°31'27" E	5100.00'
C-8	25.00	166.44	155.37	S223°21'24" E	5100.00'
C-9	25.00	27.36	23.85	S223°20'24" E	5100.00'
C-10	25.00	24.00	21.58	S223°21'24" E	5100.00'
C-11	25.00	31.60	28.49	S311°17'34" E	5100.00'
C-12	25.00	31.20	28.49	S311°44'25" E	5100.00'
C-13	25.00	36.48	32.63	S213°00'45" E	5100.00'
C-14	25.00	40.00	36.64	S117°33'25" E	5100.00'
C-15	25.00	42.57	39.57	N173°33'34" W	5100.00'
C-16	25.00	41.08	38.21	S35°33'17" W	5100.00'
C-17	25.00	38.27	35.37	N45°27'19" E	5100.00'
C-18	27.00	87.99	80.80	N094°51'26" E	5100.00'
C-19	27.00	85.59	78.39	N094°50'29" E	5100.00'
C-20	27.00	40.33	36.89	N083°07'53" W	5100.00'
C-21	27.00	14.33	14.33	N122°27'48" W	5100.00'
C-22	30.00	78.24	70.04	S071°00'45" E	5100.00'
C-23	30.00	30.43	30.43	S073°44'25" E	5100.00'
C-24	30.00	40.51	40.51	S043°54'04" E	5100.00'
C-25	30.00	5.71	5.71	S003°31'14" E	5100.00'
C-26	24.00	38.27	33.34	S44°32'41" E	5100.00'
C-27	24.00	18.08	16.81	N097°31'21" E	5100.00'
C-28	24.00	23.00	21.99	N050°17'12" E	5100.00'
C-29	24.00	21.52	22.42	N001232'22" W	5100.00'
C-30	24.00	22.44	20.60	N32°37'15" E	5100.00'
C-31	30.00	34.27	30.81	N32°44'10" E	5100.00'
C-32	30.00	38.21	34.77	N32°44'10" E	5100.00'
C-33	30.00	11.45	11.45	N33°10'48" E	5100.00'
C-34	30.00	11.02	11.45	N43°23'00" E	5100.00'
C-35	30.00	11.88	11.44	N233°55'58" E	5100.00'
C-36	30.00	21.50	21.50	N064°49'42" E	5100.00'
C-37	30.00	12.13	12.13	S122°45'57" E	5100.00'
C-38	30.00	174.51	164.47	N30°53'21" E	5100.00'
C-39	30.00	71.11	70.84	S071037" E	5100.00'

PINEY Z PHASE 1
PLAT BOOK 12, PAGE 54

"NOTICE: This plot, as recorded in its graphic form, is the official depiction of the lot and boundaries herein and will in no circumstances be superseded by any written or other physical representation of the same. There may be additional recordings that are not recorded on this plot that may be found in the public records of this county.

SUBJECT PROPERTY DOES
NOT LIE WITHIN THE
100 YEAR FLOODPLAIN
AS PER
LEON COUNTY, FLORIDA
ZONE X
120144 031505,
& 120144 031505,
INDEX: 11/19/97

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments (PRM) have been established and that the survey data and dimensions shown is complete with both Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (FAC 81217-8).

James T. Roddenberry
Surveyor of Maps, FL Certificate No. 4281
DATE: 08/20/00

"NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL HAND SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER"

PREPARED BY:

James "Thurman" Roddenberry
Florida Certificate No. 4281
Professional Land Surveyor
P.O. Box 100 - 14 Municipal Avenue
Sopchoppy, FL 32386-0100 (860) 492-2338

DATE: 08/01/00 SCALE 1" = 100' DRAWN BY: B.R. COUNTY: LEON
FILE: PZ05H2.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 00-274
SHEET 2 OF 2

LINE	DIRECTION	DISTANCE
L-1	S 00°32'41" E	713.50
L-2	S 23°24'41" E	238.04
L-3	S 113°27'40" E	173.85
L-4	S 23°24'41" E	238.04
L-5	S 00°32'41" E	713.50

POINT OF BEGINNING (SEE SHEET 1)



ALL PERMANENT REFERENCE MONUMENTS ARE MARCHED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS ARE MARCHED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE MARCHED WITH A 5/8" REBAR WITH A PLATE AS SHOWN, UNLESS NOTED OTHERWISE.

- U.S. SET IRON MONUMENT (CAP #4281)
- FOM FOUND CONCRETE MONUMENT
- FRC FOUND IRON ROD & CAP
- SMC SET IRON ROD & CAP (#4281)
- R RADIUS
- C CENTRAL ANGLE
- A ARC
- CH CHORD
- REC REC'D. RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- C.O.T. CITY OF TALLAHASSEE
- CENTERLINE
- SET MAIL & CAP (#4281) = POP = Permanent Control Point
- NOT TO SCALE
- SRC SURVEY POINT
- PRM = Permanent Reference Monument
- MET 4" X 4" concrete monument stamped (POP #4281)
- LOT LOT
- SRC SRC UNLESS NOTED OTHERWISE
- PRM PRM
- S.W.M.F. STORMWATER MANAGEMENT FACILITY
- G.U.C. GRAINAGE & UTILITY EASEMENT

