# MARINERS LANDING PHASE III

## A SUBDIVISION LYING IN SECTION 29, TOWNSHIP 7 SOUTH, RANGE 4 WEST, CITY OF CARRABELLE, FRANKLIN COUNTY, FLORIDA AND WITHIN THE JOHN FORBES & COMPANY LAND GRANT

PLAT BOOK 8, PAGE 4

**BUILDING SETBACKS**

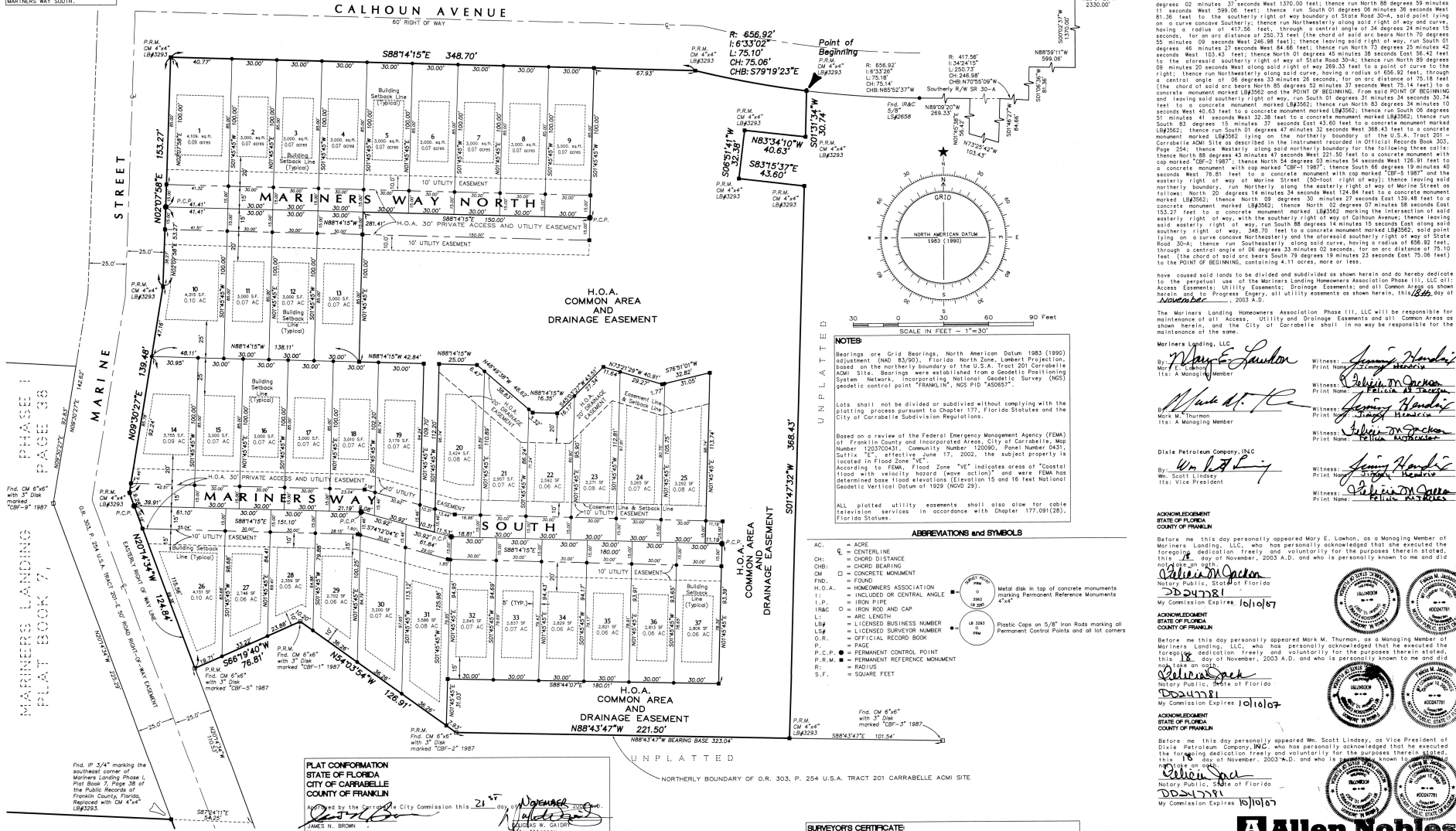
| LOT NUMBER | FRONT | SIDE | REAR |
|---|---|---|---|
| 1-20 | 35' | 5' | 25' |
| 21,22 | 25' | 5' | 20' |
| 23-25 | 25' | 5' | 20' |
| 26,27 | 30' | 5' | 10' |
| 28 | 30' | 5' | 10' |
| 29-31 | 35' | 5' | 10' |
| 32-37 | 35' | 5' | 15' |

SETBACK DISTANCES ARE MEASURED FROM THE LOT LINES. ALL LOT LINES EXTEND TO THE CENTERLINE OF MARINERS WAY NORTH and MARINERS WAY SOUTH.

**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 an 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 Franklin County, Florida.




**NOTES:**

Bearings are Grid Bearings, North American Datum 1983 (1990) adjustment (NAD 83/90), Florida North Zone, Lambert Projection, based on the northerly boundary of the U.S.A. Tract 201 Carrabelle ACMI Site. Bearings were established from a Geodetic Positioning System Network, incorporating National Geodetic Survey (NGS) geodetic control point "FRANKLIN", NGS PID "AS0657".

Lots shall not be divided or subdivided without complying with the platting process pursuant to Chapter 177, Florida Statutes and the City of Carrabelle Subdivision Regulations.

Based on a review of the Federal Emergency Management Agency (FEMA) of Franklin County and Incorporated Areas, City of Carrabelle, Map Number 12037C0431, Community Number 120098, Panel Number 0431, Suffix "E", effective June 17, 2002, the subject property is located in Flood Zone "VE".
According to FEMA, Flood Zone "VE" indicates areas of "Coastal flood with velocity hazard (wave action)" and were FEMA has determined base flood elevations (Elevation 15 and 16 feet National Geodetic Vertical Datum of 1929 (NGVD 29).

ALL platted utility easements shall also allow for cable television services in accordance with Chapter 177.091(28), Florida Statues.

**ABBREVIATIONS and SYMBOLS**

| | | | |
|---|---|---|---|
| AC. | = ACRE | ℄ | = CENTERLINE |
| CH: | = CHORD DISTANCE | CHB: | = CHORD BEARING |
| CM | = CONCRETE MONUMENT | FND. | = FOUND |
| H.O.A. | = HOMEOWNERS ASSOCIATION | I: | = INCLUDED OR CENTRAL ANGLE |
| I.P. | = IRON PIPE | I.R&C | = IRON ROD AND CAP |
| L: | = ARC LENGTH | LB# | = LICENSED BUSINESS NUMBER |
| LS# | = LICENSED SURVEYOR NUMBER | O.R. | = OFFICIAL RECORD BOOK |
| P. | = PAGE | P.C.P. | = PERMANENT CONTROL POINT |
| P.R.M. | = PERMANENT REFERENCE MONUMENT | R: | = RADIUS |
| S.F. | = SQUARE FEET | | |

Metal disk in top of concrete monuments marking Permanent Reference Monuments 4"x4"

Plastic Caps on 5/8" Iron Rods marking all Permanent Control Points and all lot corners

**PLAT CONFORMATION**
**STATE OF FLORIDA**
**CITY OF CARRABELLE**
**COUNTY OF FRANKLIN**

Approved by the Carrabelle City Commission this 21st day of November, 2003 A.D.

JAMES N. BROWN
Mayor

DOUGLAS W. GAIDRY
City Attorney

**CLERK OF THE CIRCUIT COURT**
**COUNTY OF FRANKLIN**

Accepted for files and records this 21 day of November, 2003 A.D. in Plat Book 8, Page 4 of the Public Records of Franklin County, Florida.

KENDALL WADE
Clerk of the Circuit Court
Franklin County, Florida.

Kendall Wade by Lisa Zingarelli

Plat reviewed for conformity with Chapter 177, Florida Statutes for the City of Carrabelle by Baskerville-Donovan, Inc., Project Number 1802A

Steve W. Stinson, PSM
LS#5457

Tallahassee Survey Department Manager
Baskerville-Donovan, Inc.

**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 Chapter 61G17-6, Florida Administrative Code.

11/21/03

M. Kevin Mears, PSM
Florida Certificate Number 5459
ALLEN NOBLES & ASSOCIATES, INC.
Florida Licensed Business Number 3293

**DEDICATION**
**STATE OF FLORIDA**
**CITY OF CARRABELLE**
**COUNTY OF FRANKLIN**

KNOW ALL MEN BY THESE PRESENTS, that MARINERS LANDING, LLC, a Florida Limited Liability Company the owner in fee simple of the lands in MARINERS LANDING PHASE III, platted by DIXIE PETROLEUM COMPANY, INC., a Georgia Corporation, licensed to do business in Florida, a party having a recorded interest in the lands shown hereon, lying in the Northwest Quarter of Section 29, Township 7 South, Range 4 West, Franklin County, Florida and within the John Forbes & Company Land Grant, and which lands are more particularly described as follows:

COMMENCE at the northeast corner of Section 29, Township 7 South, Range 4 West, Franklin County, Florida and run thence South 00 degrees 02 minutes 37 seconds West 633.00 feet; thence run North 89 degrees 57 minutes 23 seconds West 2330.00 feet; thence run South 00 degrees 02 minutes 37 seconds West 1320.00 feet; thence run North 88 degrees 59 minutes 11 seconds West 599.06 feet; thence run South 01 degrees 06 minutes 36 seconds West 81.36 feet to the southerly right of way boundary of State Road 30-A, said point lying on a curve concave Southerly; thence run Northwesterly along said right of way and curve, having a radius of 417.56 feet, through a central angle of 34 degrees 24 minutes 15 seconds, for an arc distance of 250.73 feet (the chord of said arc bears North 70 degrees 55 minutes 09 seconds West 246.98 feet); thence leaving said right of way, run South 01 degrees 46 minutes 27 seconds West 84.66 feet; thence run North 73 degrees 25 minutes 42 seconds West 103.43 feet; thence North 01 degrees 45 minutes 38 seconds East 56.42 feet to the aforesaid southerly right of way of State Road 30-A; thence run North 89 degrees 09 minutes 20 seconds West along said right of way 269.33 feet to a point of curve to the right; thence run Northwesterly along said curve, having a radius of 656.92 feet, through a central angle of 06 degrees 33 minutes 26 seconds, for an arc distance of 75.18 feet (the chord of said arc bears North 85 degrees 52 minutes 37 seconds West 75.14 feet) to a concrete monument marked LB#3562 and the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said southerly right of way, run South 01 degrees 31 minutes 34 seconds 30.74 feet to a concrete monument marked LB#3562; thence run North 83 degrees 34 minutes 10 seconds West 40.63 feet to a concrete monument marked LB#3562; thence run South 06 degrees 51 minutes 41 seconds West 32.38 feet to a concrete monument marked LB#3562; thence run South 83 degrees 15 minutes 37 seconds East 43.60 feet to a concrete monument marked LB#3562; thence run South 01 degrees 47 minutes 32 seconds West 368.43 feet to a concrete monument marked LB#3562 lying on the northerly boundary of the U.S.A. Tract 201 – Carrabelle ACMI Site as described in the instrument recorded in Official Records Book 303, Page 254; thence Westerly along said northerly boundary for the following three calls: thence North 88 degrees 43 minutes 47 seconds West 221.50 feet to a concrete monument with cap marked "CBF-2 1987"; thence North 54 degrees 03 minutes 54 seconds West 126.91 feet to a concrete monument with cap marked "CBF-1 1987"; thence South 66 degrees 19 minutes 40 seconds West 76.81 feet to a concrete monument with cap marked "CBF-5 1987" and the easterly right of way of Marine Street (50-foot right of way); thence leaving said northerly boundary, run Northerly along the easterly right of way of Marine Street as follows: North 20 degrees 14 minutes 34 seconds West 124.84 feet to a concrete monument marked LB#3562; thence North 20 degrees 30 minutes 27 seconds East 139.48 feet to a concrete monument marked LB#3562; thence North 02 degrees 07 minutes 58 seconds East 153.27 feet to a concrete monument marked LB#3562 marking the intersection of said easterly right of way, with the southerly right of way of Calhoun Avenue; thence leaving said easterly right of way, run South 88 degrees 14 minutes 15 seconds East along said southerly right of way, 348.70 feet to a concrete monument marked LB#3562, said point lying on a curve concave Northeasterly and the aforesaid southerly right of way of State Road 30-A; thence run Southeasterly along said curve, having a radius of 656.92 feet, through a central angle of 06 degrees 33 minutes 02 seconds, for an arc distance of 75.10 feet (the chord of said arc bears South 79 degrees 19 minutes 23 seconds East 75.06 feet) to the POINT OF BEGINNING, containing 4.11 acres, more or less.

have caused said lands to be divided and subdivided as shown herein and do hereby dedicate to the perpetual use of the Mariners Landing Homeowners Association Phase III, LLC all: Access Easements; Utility Easements; Drainage Easements; and all Common Areas as shown herein and to Progress Engery, all utility easements as shown herein, this 18th day of November, 2003 A.D.

The Mariners Landing Homeowners Association Phase III, LLC will be responsible for maintenance of all Access, Utility and Drainage Easements and all Common Areas as shown herein, and the City of Carrabelle shall in no way be responsible for the maintenance of the same.

Mariners Landing, LLC

By: Mary E. Lawhon
Its: A Managing Member

Witness: Jimmy Hendrix
Print Name

Witness: Felicia M Jackson
Print Name: Felicia M Jackson

By: Mark M. Thurman
Its: A Managing Member

Witness: Jimmy Hendrix
Print Name

Witness: Felicia M Jackson
Print Name: Felicia M Jackson

Dixie Petroleum Company, INC

By: Wm. Scott Lindsey
Its: Vice President

Witness: Jimmy Hendrix
Print Name

Witness: Felicia M Jackson
Print Name: Felicia M Jackson

**ACKNOWLEDGEMENT**
**STATE OF FLORIDA**
**COUNTY OF FRANKLIN**

Before me this day personally appeared Mary E. Lawhon, as a Managing Member of Mariners Landing, LLC, who has personally acknowledged that she executed the foregoing dedication freely and voluntarily for the purposes therein stated, this 18 day of November, 2003 A.D. and who is personally known to me and did not take an oath.

Felicia M Jackson
Notary Public, State of Florida
DD247781
My Commission Expires 10/10/07

**ACKNOWLEDGEMENT**
**STATE OF FLORIDA**
**COUNTY OF FRANKLIN**

Before me this day personally appeared Mark M. Thurman, as a Managing Member of Mariners Landing, LLC, who has personally acknowledged that he executed the foregoing dedication freely and voluntarily for the purposes therein stated, this 18 day of November, 2003 A.D. and who is personally known to me and did not take an oath.

Felicia M Jackson
Notary Public, State of Florida
DD247781
My Commission Expires 10/10/07

**ACKNOWLEDGEMENT**
**STATE OF FLORIDA**
**COUNTY OF FRANKLIN**

Before me this day personally appeared Wm. Scott Lindsey, as Vice President of Dixie Petroleum Company, INC. who has personally acknowledged that he executed the foregoing dedication freely and voluntarily for the purposes therein stated, this 18 day of November, 2003 A.D. and who is personally known to me and did not take an oath.

Felicia M Jackson
Notary Public, State of Florida
DD247781
My Commission Expires 10/10/07


**Allen Nobles & Associates, Inc.**
TALLAHASSEE • CHIPLEY • NICEVILLE • PENSACOLA • LYNN HAVEN
PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING LB#3293 EB#7990
2844 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
PH: 850-385-1179 FAX: 850-385-1404


Project No. 4080.003
Field Survey Date: November 6, 2003
Drawing Date: November 17, 2003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