20220064917 THIS DOCUMENT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY FL PLAT BK: 25 PG:12, Page 1 of 3 10/06/2022 at 10:38 AM,

GWEN MARSHALL, CLERK OF COURTS



ATI.
805 N. GADSDEN STREET TALLAHASSEE, FL 32303 TELEPHONE (850) 222-5678
CERTIFICATE OF AUTHORIZATION NO. 00007245

GRAPHIC SCALE

1 inch = 100 ft.IN U.S. FEET

MONUMENT LEGEND: ALL PERMANENT REFERENCE MONUMENTS



ARE MARKED WITH A 1/2" IRON ROD HAVING A 2" METAL CAP AS SHOWN, UNLESS NOTED ALL PERMANENT CONTROL POINTS ARE



ALL INTERIOR CORNERS, ARE MARKED WITH A 1/2" IRON PIN HAVING A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.

DEDICATION:

COUNTY OF LEON

KNOW ALL MEN BY THESE PRESENT THAT TAPLEY HOLDINGS, LLC, OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON PLATTED AS TAPLEY TRAIL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A PORTION OF LANDS LYING WITHIN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT "A", TAPLEY SUBDIVISION, A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND AXLE (NO ID) MARKING THE SOUTHEAST CORNER OF LOT "A", TAPLEY SUBDIVISION, A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LYING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF APALACHEE PARKWAY (STATE ROAD #20 / US HIGHWAY #27) AND A CURVE CONCAVE SOUTHERLY, THENCE WESTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY, THE SOUTHERLY BOUNDARY OF LOT "A", AND SAID CURVE HAVING A RADIUS OF 5829.65 FEET, THROUGH A CENTRAL ANGLE OF 1°42′53", FOR AN ARC LENGTH OF 174.47 FEET (CHORD BEARS N 82°27'08" W, 174.46 FEET) TO A SET IRON ROD AND CAP (#7245) MARKING THE SOUTHWEST CORNER OF SAID LOT "A", THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY BOUNDARY WITH THE EASTERLY RIGHT-OF-WAY BOUNDARY OF TAPLEY TRAIL, AND A CURVE CONCAVE NORTHEASTERLY, THENCE NORTHWESTERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT "A", SAID EASTERLY RIGHT-OF-WAY BOUNDARY, AND SAID CURVE HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 83°38'39", FOR AN ARC LENGTH OF 43.80 FEET (CHORD BEARS N 42°08'25" W, 40.01 FEET) TO A SET IRON ROD AND CAP (#7245); THENCE N 00°10'16" E, 746.22 FEET TO A FOUND CONCRETE MONUMENT (#3228) MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3573, PAGE 86; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY BOUNDARY AND THE WESTERLY BOUNDARY OF SAID LOT "A", AND ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS, S 89°44'37" E, 200.78 FEET TO A FOUND CONCRETE MONUMENT (#3228) MARKING THE SOUTHEAST CORNER OF SAID LANDS, LYING ON THE EASTERLY BOUNDARY OF SAID LOT "A"; THENCE ALONG SAID EASTERLY BOUNDARY, S 00°13'52" W, 797.91 FEET TO THE POINT OF BEGINNING; CONTAINING 3.61 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF LANDS LYING WITHIN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, ALSO DESCRIBED AS LOT "C", TAPLEY SUBDIVISION, A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND CONCRETE MONUMENT (NO ID) MARKING THE SOUTHWEST CORNER OF LOT "C", TAPLEY SUBDIVISION, A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND LYING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF APALACHEE PARKWAY (STATE ROAD #20 / US HIGHWAY #27), THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF SAID LOT "C", N 00°08'32" E, 598.55 FEET TO A FOUND CONCRETE MONUMENT (NO ID) MARKING THE NORTHWEST CORNER OF SAID LOT "C", AND THE SOUTHWEST CORNER OF LANDS DESCRIBED AS LOT "B", TAPLEY SUBDIVISION AND LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5591, PAGE 2005; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT "C", AND THE SOUTHERLY BOUNDARY OF SAID LOT "B" AND SAID LANDS, N 89°30'58" E, 201.13 FEET TO A SET IRON ROD AND CAP (#7245) MARKING THE NORTHEAST CORNER OF SAID LOT "C", AND THE SOUTHEAST CORNER OF SAID LOT "B" AND SAID LANDS, LYING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF TAPLEY TRAIL; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT "C" AND SAID WESTERLY RIGHT-OF-WAY BOUNDARY, S 00°12'14" W, 583.14 FEET TO A SET IRON ROD AND CAP (#7245) AND A CURVE CONCAVE NORTHWESTERLY, THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 94°33'52", FOR AN ARC LENGTH OF 49.51 FEET (CHORD BEARS S 47°36'36" W, 44.08 FEET) TO A SET NAIL AND CAP (#7245) MARKING THE SOUTHEAST CORNER OF SAID LOT "C", THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF APALACHEE PARKWAY WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY OF TAPLEY TRAIL, AND A CURVE CONCAVE SOUTHERLY, THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, THE SOUTHERLY BOUNDARY OF SAID LOT "C", AND SAID CURVE HAVING A RADIUS OF 5829.65 FEET, THROUGH A CENTRAL ANGLE OF 1°39'20", FOR AN ARC LENGTH OF 168.46 FEET (CHORD BEARS N 85°42'27" W, 168.45 FEET) TO THE POINT OF BEGINNING: CONTAINING 2.79 ACRES, MORE OR LESS.

HAVING CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE

- 1. TO THE PUBLIC ALL PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS, AND PUBLIC SIDEWALK EASEMENTS, AS DEPICTED HEREON.
- 2. TO THE TAPLEY TRAIL HOME OWNERS ASSOCIATION, ALL HOA SIGN EASEMENTS, HOA DRAINAGE EASEMENTS, HOA DRAINAGE ACCESS EASEMENTS, AND HOA COMMON AREAS, AS DEPICTED HEREON.
- 3. TO THE OWNERS OF LOTS 3 THROUGH 8, BLOCK "C", AND LOTS 2 THROUGH 11, BLOCK "A", ALL SHARED ACCESS EASEMENTS TO THE BENEFIT OF EACH RESPECTIVE LOT OWNER, AS DEPICTED HEREON.

RESERVING, HOWEVER, THE REVERSION OR REVERSIONS THEREOF SHOULD THE SAME BE RENOUNCED, DISCLAIMED, ABANDONED OR THE USE THEREOF DISCONTINUED OR PRESCRIBED BY LAW BY APPROPRIATE OFFICIAL ACTION OF THE PROPER

THIS 03 DAY OF OCTOBER, 2012

OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF LEON

BEFORE ME THIS DAY, PERSONALLY APPEARED BYGO BENNEYS..., AND HAS ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED, THIS 3 DAY OF CAPICAL, 20 2.2. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

ysa Cunique 3 11 2025



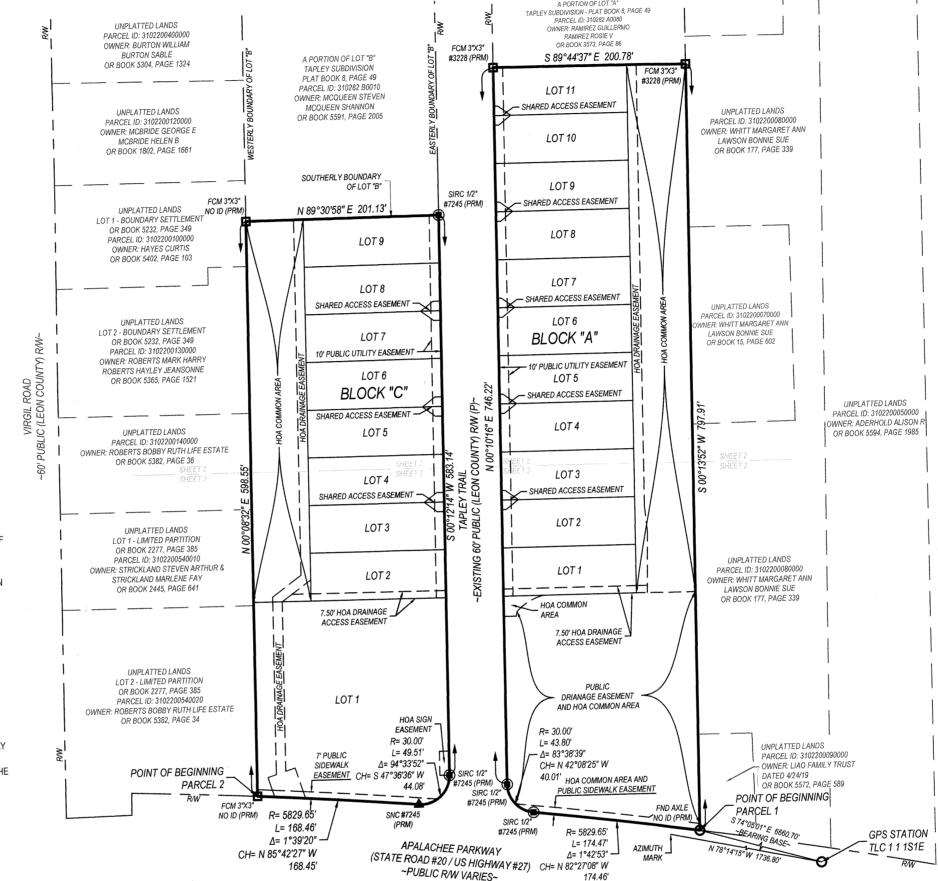
Alyssa Cunningham **Notary Public** State of Florida Comm# HH103772 Expires 3/11/2025

SITE PLAN REVIEW APPROVAL THIS PLAT CONFORMS TO THE SITE AND DEVELOPMENT PLAN APPROVAL PROVISIONS MADE BY THE DEPARTMENT

Moore Bass Consulting

TAPLEY TRAIL

A SUBDIVISION LYING IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA A REPLAT OF A PORTION OF LOT "A" LOCATED ALONG THE EASTERLY RIGHT-OF-WAY OF TAPLEY TRAIL AND ALL OF LOT "C" LOCATED ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY OF TAPLEY TRAIL TAPLEY SUBDIVISION, PLAT BOOK 8, PAGE 49



PLAT REVIEW AND APPROVAL PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES.
THIS 63 DAY OF OCTOBER, 20 22

APPROVED AND JOINED IN BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA THIS 13TH DAY OF SCHEMBER. 20 22. COUNTY COMMISSION:

CLERK OF THE CIRCUIT COURT: ACCEPTED FOR THE FILES AND RECORDED THIS 6 DAY OF OCCUPTED, 20 22, IN PLAT BOOK 25, PAGE 12 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

CUIT COURT, LEON COUNTY, FLORIDA (SEAL)

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.



DEED INFORMATION PLAT INFORMATION SURVEY INFORMATION ARC LENGTH CENTERLINE CHORD BEARING AND DISTANCE DEED BOOK D.B. DELTA OR CENTRAL ANGLE FOUND 4"x4" CONCRETE MONUMENT **FCM** FOUND IRON PIPE (AS LABELED) FIP FOUND IRON PIN (AS LABELED) FOUND IRON PIN W/ CAP (AS LABELED) FIRC FOUND NAIL IN CAP (AS LABELED) FNC FOUND FND FOUND PINCHED IRON PIPE (AS LABELED) FPIP TAPLEY TRAIL HOME OWNER'S ASSOCIATION IDENTIFICATION I.D. ARC LENGTH NORTH OFFICIAL RECORDS BOOK AND PAGE PLAT BOOK AND PAGE PB/PG PERMANENT CONTROL POINT POINT OF BEGINNING POB POINT OF COMMENCEMENT PERMANENT REFERENCE MONUMENT PRM RADIUS R/W - RIGHT-OF-WAY ROW SOUTH SET 4"x4" CONCRETE MONUMENT LB#7245 SCM SEC. SET 1/2" IRON PIN W/ CAP LB#7245 SIRC

SET NAIL IN 1" CAP LB#7245

TANGENT DISTANCE

TOWNSHIP

SNC

STANDARD ABBREVIATIONS

PROFESSIONAL LAND SURVEY CERTIFICATE

CALCULATED INFORMATION

PLAT BOOK 25 , PAGE 12 Joinders in Dedication O.R. / Pg. Date Name SYMBOL LEGEND:

- FOUND CONCRETE MONUMENT AS LABELED
- SET ½" IRON PIN W/ 2" CAP (LB#7245 MBC PRM)
- SET PCP (PERMANENT CONTROL POINT) NAIL & CAP (#7245)
- SET 1/3" IRON PIN W/CAP (#7245)

1. DATE OF BOUNDARY SURVEY SEPTEMBER 12, 2020 (SURVEY PROVIDED BY ODOM SURVEYING AND

2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE. NAD 83 DATUM. 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

4. TITLE OPINION LETTER FROM MANAUSA, SHAW & MINACCI, P.A., DATED SEPTEMBER 16, 2022, AND SIGNED BY KYLE L. SHAW. 5. ALL PERMANENT CONTROL POINTS AND PERMANENT CONTROL MONUMENTS ARE MARKED AS

SHOWN UNLESS OTHERWISE NOTED ON PLAT. 6. LOTS SHALL NOT BE DIVIDED OR SUBDIVIDED WITHOUT COMPLYING WITH THE PLATTING PROCESS

PURSUANT TO CHAPTER 177, FLORIDA STATUTES. 7. THE COVER SHEET OF THIS PLAT IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=100"; THE

SUBSEQUENT PAGE(S) ARE INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40".

8. THE CONSTRUCTION OF PERMANENT STRUCTURES, EXCLUDING DRIVEWAYS, IS PROHIBITED

WITHIN UTILITY EASEMENTS.

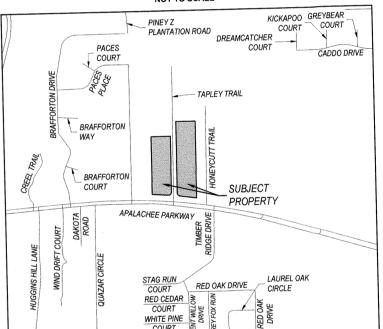
9. FIXED IMPROVEMENTS ON THIS PROPERTY HAVE NOT BEEN LOCATED.

10.SECTION 177.091 (28) 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 THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED 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 FEDERAL PUBLIC SERVICE COMMISSION.

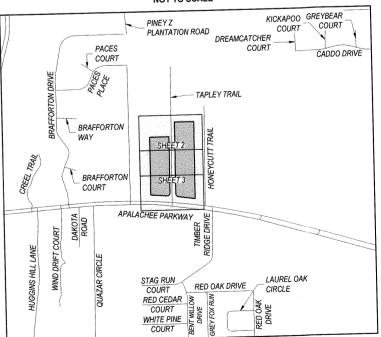
VICINITY MAP

NOT TO SCALE



SHEET LEGEND

NOT TO SCALE



SURVEYOR'S CERTIFICATE:

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 MONUMENTATION COMPLIES WITH BOTH CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES AND WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (F.A.C. 5J-17).

LARRY D. DAVIS

REGISTERED FLORIDA SURVEY NO. 5254 MOORE BASS CONSULTING 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 LICENSED BUSINESS NO.7245

SHEET

1/3

