

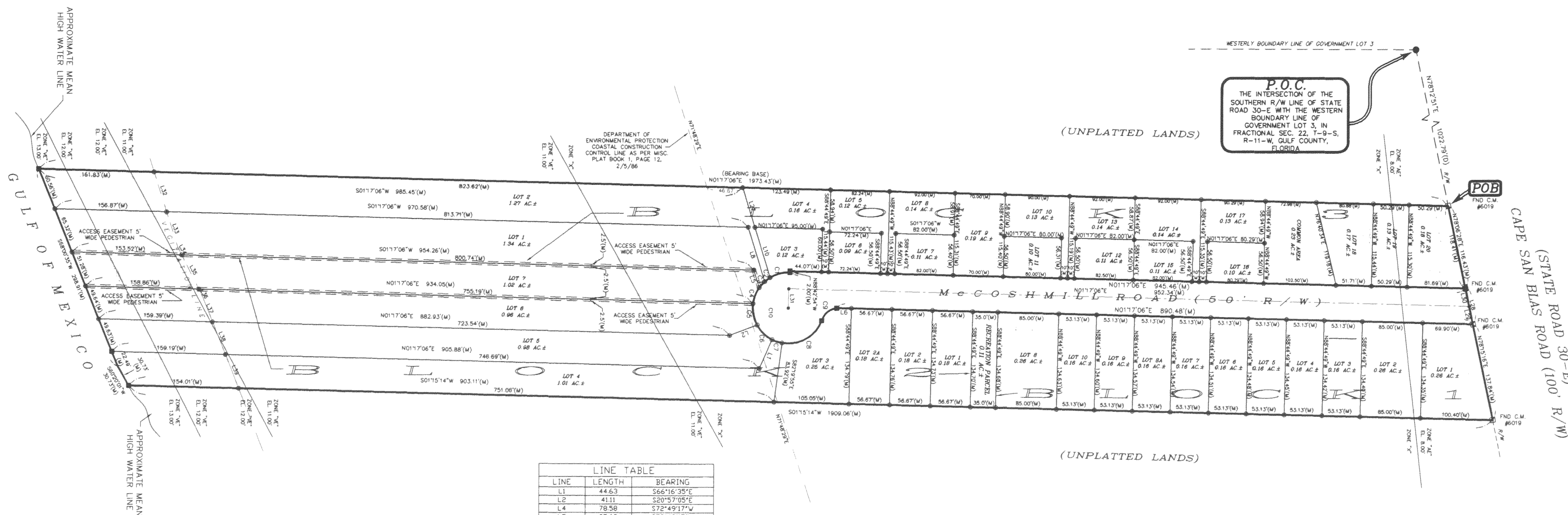
PINEY WOODS BEACH ~ REPLAT

A 40 LOT SUBDIVISION LYING IN A PORTION OF SECTION 22,
TOWNSHIP 9 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
ALSO CONTAINING A RE-PLAT OF THE FOLLOWING:
LOTS 1 THRU 8, BLOCK "1", LOTS 1 THRU 7, BLOCK "2",
THE RECREATION PARCEL AND THE EXISTING ROADWAY
(McCOSH MILL ROAD) OF PINEY WOODS BEACH SUBDIVISION, AS
RECORDED IN PLAT BOOK 3, PAGE 63, GULF COUNTY, FLORIDA

VICINITY MAP
N.T.S.

PROJECT LOCATION

1 INCH = 100 FEET



LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
L1	144.63	S66°16'38"E	C1	29.16	50.00	33°24'52"	S34°08'14"E
L2	41.11	S20°57'05"E	C2	9.51	50.00	10°53'44"	S4°49'00"E
L3	78.58	S72°49'17"W	C3	11.73	50.00	13°26'21"	S48°27'34"E
L4	55.69	S72°49'17"W	C4	14.33	50.00	17°00'40"	S63°09'40"E
L5	20.58	N01°17'06"E	C5	31.26	50.00	35°49'17"	N78°58'45"E
L6	79.53	S72°49'17"W	C6	29.76	50.00	34°06'09"	N44°01'02"E
L7	73.42	S72°49'17"W	C7	14.53	50.00	17°06'47"	N18°24'55"E
L8	54.89	S63°56'16"W	C8	68.91	50.00	78°58'03"	N29°37'50"W
L9	27.24	N72°26'50"E	C9	29.49	25.00	67°34'41"	S41°10'44"E
L10	32.69	N72°26'50"E					
L11	33.97	N68°42'29"E					
L12	38.77	N68°42'29"E					
L13	14.17	N68°12'31"E					
L14	49.57	N68°12'31"E					
L15	26.37	N68°12'31"E					
L16	50.86	N68°42'29"E					
L17	22.50	N68°42'29"E					
L18	53.50	S78°17'11"W					
L19	137.84	N78°15'16"E					
L20	19.73	N78°15'16"E					
L21	31.57	N78°17'11"E					
L22	21.73	N78°17'11"E					
L23	36.47	S72°49'17"W					
L24	53.27	N78°19'17"E					
L25	25.65	N78°19'17"E					
L26	25.64	N78°19'17"E					
L27	27.00	N88°42'54"W					
L28	58.75	N72°26'50"E					
L29	53.02	N72°26'50"E					
L30	11.17	N62°45'31"E					
L31	53.61	N62°45'31"E					
L32	7.86	N62°45'31"E					
L33	42.82	N68°12'31"E					
L34	14.55	N68°12'31"E					
L35	50.93	N68°42'29"E					

LEGEND
PCP - PERMANENT CONTROL POINT
PRM - PERMANENT REFERENCE MONUMENT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
C/L - CENTERLINE
M - MEASURED
P - RECORDED PLAT
F - FOUND
O.R. - OFFICIAL RECORDS
H.O.A. - HOMEOWNERS ASSOCIATION
R/W - RIGHT OF WAY
FCM - FOUND CONCRETE MONUMENT (4 X 4)
FIR - FOUND IRON ROD
FIRC - FOUND IRON ROD AND CAP
SCM - SET CONCRETE MONUMENT W/CAP #6475
Δ - DELTA
R - RADIUS
L - ARC LENGTH
C - CHORD BEARING AND DISTANCE
PT - POINT OF TANGENCY
PC - POINT OF CURVATURE
PI - POINT OF INTERSECTION
O.R. - OFFICIAL RECORD
P.C. - PAGE
RP - RADIUS POINT
PRM - PERMANENT REFERENCE MONUMENT (4X4 C.M.#6475) UNLESS NOTED OTHERWISE
C.M. - CONCRETE MONUMENT
T - TOWNSHIP
R/C - ROAD AND CAP
R/C - IRON ROD AND CAP
C.M. - CONCRETE MONUMENT
FIR - FOUND 5/8" IRON ROD W/CAP # 6475 (UNLESS NOTED OTHERWISE)
SRB - SET 5/8" IRON ROD W/CAP # 6475 (UNLESS NOTED OTHERWISE)
● - SET NAIL & CAP #6475 = PCP = PERMANENT CONTROL POINT (UNLESS NOTED OTHERWISE)
D - DELTA
R - RECORDED
EL - ELEVATION
CH - CHORD
RLS - REGISTERED LAND SURVEYOR

EDWIN BROWN & ASSOCIATES
SURVEYORS * MAPPERS * ENGINEERS
(950) 926-3016 888-433-4436 FAX (950) 926-8180
P.O. Box 625 2813 Crawfordville Hwy. Crawfordville, FL 32326
JOB: 04-621 * PSC: 26564RP
DATE: 03-20-2005
LB #6475

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
OTHER RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GULF COUNTY HAS MADE NO INVESTIGATION OF AND ACCEPTS NO
RESPONSIBILITY FOR DAMAGES OR LOSS SUSTAINED BY REASON OF
ANY CAVE, SINKHOLE, SURFACE OR SUB-SURFACE FORMATION, OR
SUBSCEPTIBILITY TO FLOODING OR DRAINAGE PROBLEMS, ON ANY OF
THE LANDS SHOWN HEREON.

- ALL PERMANENT CONTROL POINTS AND PERMANENT
CONTROL MONUMENTS ARE MARKED AS SHOWN ABOVE
UNLESS OTHERWISE NOTED ON PLAT.
- LOTS SHALL NOT BE DIVIDED OR SUBDIVIDED
WITHOUT COMPLYING WITH THE PLATTING PROCESS
PURSUANT TO CHAPTER 177, FLORIDA STATUTES AND
THE GULF COUNTY SUBDIVISION REGULATIONS.
- AS PER FLOOD INSURANCE RATE MAP FOR GULF
COUNTY, FLORIDA, COMMUNITY-PARTIAL NUMBER
12045C0437E, DATE OF FIRM INDEX, NOVEMBER 7,
2002, THIS PROPERTY IS LOCATED IN ZONE "AE" EL.
8.00', ZONE "X" ZONE "Y" ELEVATIONS: 11.00', 12.00',
13.00'. THIS PROPERTY IS EFFECTED BY THE COASTAL
BARRIER ZONE ESTABLISHED 10/01/83.
- MANY OF THE SOILS IN GULF COUNTY HAVE POOR
COMPATIBILITY FOR BUILDING AND WILL REQUIRE SOIL
TESTING PRIOR TO DESIGNING A FOUNDATION THAT
WILL COMPLY WITH CHAPTER 18 OF THE FLORIDA
BUILDING CODE.
- THE 7.5' SETBACK LINE APPLIES TO STRUCTURES
LESS THAN 25' HIGH AND THE 9.5' SETBACK LINE
APPLIES TO STRUCTURES 25' HIGH OR HIGHER.
- BEARING BASE, WESTERLY BOUNDARY LINE OF
SUBJECT PROPERTY BEING NORTH 01 DEGREES 17
MINUTES 06 SECONDS EAST.
- 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.

SURVEYOR APPROVAL:

THIS PLAT, PINEY WOODS BEACH REPLAT, HAS BEEN REVIEWED AND CONFORMS TO CHAPTER 177,
PART 1, PLATTING FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS
DAY OF May, 2005.

Thomas G. Brown
SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6468

DEDICATION
STATE OF FLORIDA
COUNTY OF GULF

KNOW ALL MEN BY THESE PRESENTS THAT, CAPE SAN BLAS, L.L.C., BY AND THROUGH RICHARD PARVEY, ITS MANAGING MEMBER, AND
ELLIS C. SMITH, OWNERS OF THE LANDS SHOWN HEREON PLATTED AS SAN DUNES, AND CAPITAL CITY BANK, ANTHONY JESS,
HAMILTON, AND UNITED NATIONAL BANK, PARTIES HAVING A RECORDED INTERESTS OR LIENS OF RECORD IN THE LANDS SHOWN
HEREON, AND WHICH LANDS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF STATE ROAD NUMBER 30-E WITH THE WESTERN
BOUNDARY LINE OF LOT 3 IN FRACTIONAL SECTION 22, TOWNSHIP 9 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA;
THENCE RUN ALONG SAID RIGHT OF WAY AS FOLLOWS: NORTH 78 DEGREES 06 MINUTES 28 SECONDS EAST 116.43 FEET TO A
CONCRETE MONUMENT BEING 19 MINUTES 17 SECONDS EAST 53.27 FEET TO A CONCRETE MONUMENT; THENCE
NORTH 78 DEGREES 15 MINUTES 16 SECONDS EAST 137.84 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID RIGHT OF WAY
RUN SOUTH 01 DEGREE 17 MINUTES 06 SECONDS WEST 1609.06 FEET TO THE APPROXIMATE MEAN HIGH WATERLINE OF THE GULF
OF MEXICO; THENCE RUN ALONG SAID APPROXIMATE MEAN HIGH WATERLINE AS FOLLOWS: SOUTH 60 DEGREES 20 MINUTES 01
SECONDS WEST 307.3 FEET; THENCE SOUTH 68 DEGREES 00 MINUTES 35 SECONDS WEST 298.91 FEET; THENCE LEAVING SAID
WATERLINE RUN NORTH 01 DEGREE 17 MINUTES 06 SECONDS EAST 1973.43 FEET TO THE POINT OF BEGINNING, CONTAINING 13.40
ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON. ALL ROADS, STREETS, ALLEYS, RIGHT-OF-WAYS,
PARKS, RECREATION AREAS, UTILITY, DRAINAGE AND ANY OTHER EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS
ASSOCIATION AND GULF COUNTY SHALL, IN NO WAY BE RESPONSIBLE FOR THE MAINTENANCE OF THE ABOVE. THE ABOVE COMMON
AREAS AND STREETS ARE NOT DEDICATED TO THE PUBLIC BUT TO THE HOME OWNERS ASSOCIATION IN THE SUBDIVISION.

Ellis C. Smith, Richard Parvey, P. Phillips
ELLIS C. SMITH, RICHARD PARVEY, P. PHILLIPS
WITNESS

Charles H. Hodges, David E. Brantley
CHARLES H. HODGES, DAVID E. BRANTLEY
WITNESS

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF GULF

BEFORE ME THIS DAY, PERSONALLY APPEARED RICHARD PARVEY AS MANAGING MEMBER FOR CAPE SAN BLAS, L.L.C., AND HAS
ACKNOWLEDGED THAT HE FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED, THIS
DAY OF May, 2005. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
AS IDENTIFICATION AND DID (DO NOT) TAKE AN OATH.

Thomas S. Gibson
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION # 02103446 EXPIRES
03-22-2008

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF GULF

BEFORE ME THIS DAY, PERSONALLY APPEARED ELLIS C. SMITH, AND HAVE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING
DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED, THIS
DAY OF May, 2005. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
AS IDENTIFICATION AND DID (DO NOT) TAKE AN OATH.

Charles H. Hodges, David E. Brantley
CHARLES H. HODGES, DAVID E. BRANTLEY
WITNESS

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF GULF

BEFORE ME THIS DAY, PERSONALLY APPEARED CHARLES H. HODGES, III AS VICE-PRESIDENT FOR THOMASVILLE NATIONAL BANK, AND
HAS ACKNOWLEDGED THAT HE FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED, THIS
DAY OF May, 2005. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
AS IDENTIFICATION AND DID (DO NOT) TAKE AN OATH.

Charles H. Hodges, David E. Brantley, Jana Proger
CHARLES H. HODGES, DAVID E. BRANTLEY, JANA PROGER
WITNESS

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF THOMAS

BEFORE ME THIS DAY, PERSONALLY APPEARED CHARLES H. HODGES, III AS VICE-PRESIDENT FOR THOMASVILLE NATIONAL BANK, AND
HAS ACKNOWLEDGED THAT HE FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN STATED, THIS
DAY OF May, 2005. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
AS IDENTIFICATION AND DID (DO NOT) TAKE AN OATH.

L. McRae Davis
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION # DD401102
EXPIRES FEBRUARY 28, 2009

PLAT CONFORMATION
STATE OF FLORIDA
COUNTY OF GULF

THIS PLAT CONFORMS TO THE PLAT APPROVAL PROVISIONS MADE BY THE GULF COUNTY PORB ON THE 19
DAY OF May, 2005 A.D. AND TO THE PROVISIONS OF THE SUBDIVISION REGULATION FOR
GULF COUNTY.

Shirley F. Williams
CHAIRMAN

APPROVED BY THE GULF COUNTY BOARD OF COUNTY COMMISSION OF GULF COUNTY, FLORIDA THIS 26 DAY OF
May, 2005 A.D.

William P. Peters, Jr.
CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS

ACCEPTED FOR FILES AND RECORDS THIS 16 DAY OF May, 2005 A.D. IN PLAT BOOK 5, PAGE
46 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA

Rebecca L. Norris
CLERK OF THE CIRCUIT COURT
GULF COUNTY, FLORIDA

RESTRICTIVE COVENANTS
RECORDED IN ORB 3177 page 306 & ORB 255 page 1

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made under my responsible
direction and supervision, is a correct representation of the
lands surveyed, that the permanent reference monuments and
permanent control points have been set, and that the survey
data and monumentation complies with Chapter 177 of the
Florida Statutes and with Chapter 61G17, Florida Administrative
Code.

Thomas G. Brown
MADE G. BROWN, SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5959
EDWIN BROWN AND ASSOCIATES, INC.
P.O. BOX 625/2813 CRAWFORDVILLE HWY.
CRAWFORDVILLE, FLORIDA 32326
(LB #6475)

TITLE OPINION:

THIS IS TO CERTIFY THAT I HAVE PERSONALLY EXAMINED THE TITLE TO THE LANDS PLATTED HEREON AND
FIND THAT, CAPE SAN BLAS, L.L.C. AND ELLIS C. SMITH, HAVE GOOD AND MERCHANTABLE TITLE TO SAID
LANDS AND THERE ARE NO ENCUMBRANCES OF RECORD OTHER THAN THOSE SHOWN ON THIS PLAT TO
THE BEST OF MY KNOWLEDGE, AND BELIEF THIS DAY OF May, 2005.

Thomas S. Gibson
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION # 02103446 EXPIRES
03-22-2008