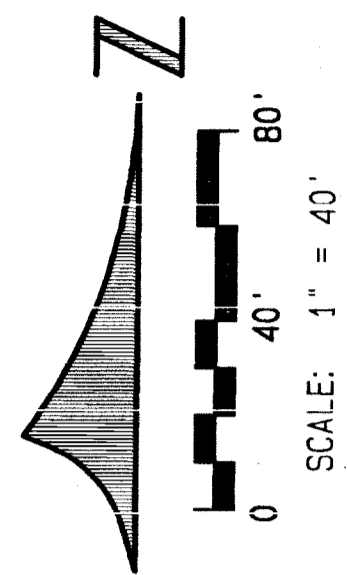
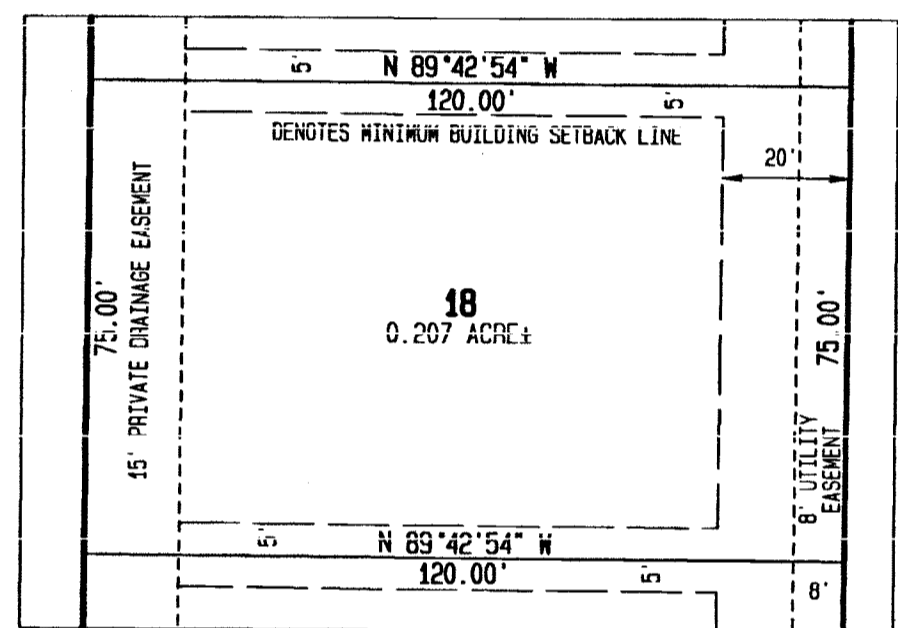


CEDAR PARK PHASE II

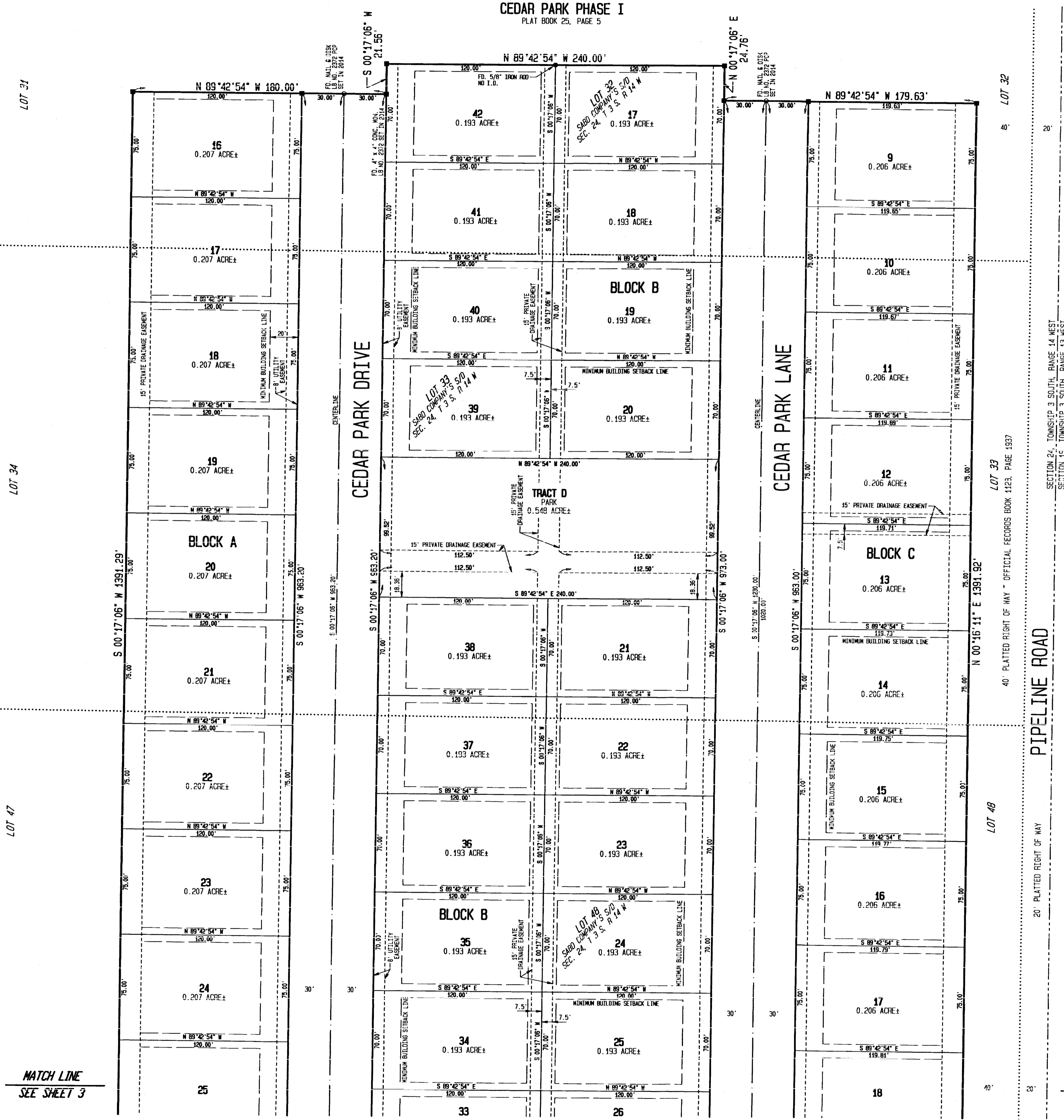
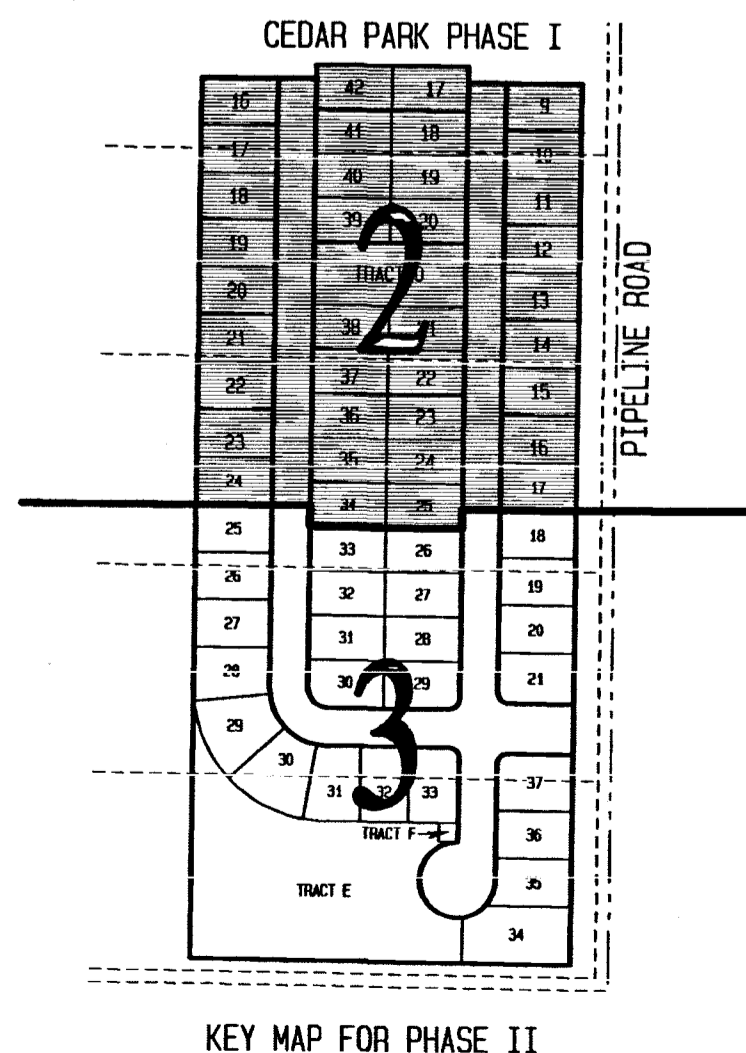
A RE-PLAT OF A PORTION OF LOTS 32, 33, 48, 49 & 64, ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SEC. 24, T 3 S, R 14 W, RECORDED IN PLAT BOOK 6, PAGE 16, BAY COUNTY, FLORIDA



PREPARED BY
BUCHANAN & HARPER, INC.
 ENGINEERING - PLANNING - SURVEYING - LANDSCAPE ARCHITECTURE
 CERTIFICATE OF AUTHORIZATION NUMBER 2372
 735 WEST 11TH STREET PANAMA CITY, FLORIDA PHONE 904-763-7427 WWW.BUCHANAN-HARPER.COM
 APRIL 2017



NOTICE TO LOT OWNERS
 MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY RESIDENCE AND ATTACHED GARAGE ARE:
 FRONT 20'
 REAR 10' SEE NOTE BELOW
 SIDE (EXCEPT STREET SIDE) 5' SEE NOTE BELOW
 SIDE (STREET SIDE) 15'
 NOTE: INSTANCES IN WHICH MINIMUM BUILDING SETBACK LINES OCCUR WITH EASEMENT OR WETLAND BUFFER LINES, THE MOST RESTRICTIVE LINE WILL TAKE PRECEDENCE.
 EXCEPT FOR FENCES, ALL ACCESSORY USES AND STRUCTURES MUST BE LOCATED IN SIDE OR REAR YARDS AND MUST BE LOCATED AT LEAST THREE FEET FROM SIDE OR REAR PROPERTY OR COINCIDENT WITH EASEMENT OR BUFFER LINES THAT MAY EXIST.
 FENCES ON CORNER LOTS MAY BE NO CLOSER THAN 15' TO THE ROAD RIGHT OF WAY.
 TO ALLOW STORMWATER RUNOFF TO FLOW FREELY, HOMEOWNERS SHALL MAINTAIN TOPOGRAPHICAL ELEVATIONS IN SWALES THAT ARE LOCATED ON THEIR PROPERTY. NO OBSTRUCTIONS OR STRUCTURES ARE ALLOWED IN EASEMENTS.
 THE GUIDELINES ABOVE ARE GENERAL IN NATURE. BEFORE CONSTRUCTION OF ANY PERMANENT IMPROVEMENTS LOT OWNERS SHOULD CONSULT BAY COUNTY ZONING REGULATIONS AND THE DECLARATION OF COVENANTS AND RESTRICTIONS OF CEDAR PARK THAT ARE RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.



MATCH LINE
 SEE SHEET 3

MATCH LINE
 SEE SHEET 3