

# CEDAR PARK PHASE I

A RE-PLAT OF A PORTION OF LOTS 1, 16, 17 & 32, 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 850-763-7427 WWW.BUCHANAN-HARPER.COM  
AUGUST 2014

File # 2014046814, Plat BK 25 Page 5,  
Recorded 09/02/2014 at 03:55 PM,  
Bill Kinsaul, Clerk Bay County, Florida  
Deputy Clerk DW  
Trans # 1220180

**DESCRIPTION**

A PORTION OF LOTS 1, 16, 17 AND 32, ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 14 WEST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 16 IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 1 WITH THE SOUTH LINE OF A PLATTED 20-FOOT WIDE RIGHT OF WAY, THENCE NORTH 89 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID PLATTED RIGHT OF WAY FOR 599.31 FEET TO THE WEST LINE OF A 40-FOOT WIDE RIGHT OF WAY DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 1128, PAGE 1935, THENCE SOUTH 00 DEGREES 16 MINUTES 11 SECONDS WEST ALONG SAID WEST LINE FOR 1228.94 FEET, THENCE NORTH 89 DEGREES 42 MINUTES 54 SECONDS WEST FOR 179.63 FEET, THENCE NORTH 00 DEGREES 17 MINUTES 06 SECONDS EAST FOR 24.76 FEET, THENCE NORTH 89 DEGREES 42 MINUTES 54 SECONDS WEST FOR 240.00 FEET, THENCE SOUTH 00 DEGREES 17 MINUTES 06 SECONDS WEST FOR 21.56 FEET, THENCE NORTH 89 DEGREES 42 MINUTES 54 SECONDS WEST FOR 180.00 FEET TO THE WEST LINE OF LOT 32, SAID ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 24, THENCE NORTH 00 DEGREES 17 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 32 AND ALONG THE WEST LINES OF LOTS 17, 16 AND 1, SAID ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 24 FOR 1221.74 FEET TO THE POINT OF BEGINNING, CONTAINING 16.735 ACRES, MORE OR LESS.

**DEDICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PIPELINE ROAD, INC., A FLORIDA CORPORATION ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED HEREIN, CEDAR PARK PHASE I (THE "PLAT"), AND THAT OWNER HAS CAUSED THE LANDS TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH THE SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THE LANDS.

OWNER DOES HEREBY DEDICATE, GRANT AND CONVEY IN FEE SIMPLE TO BAY COUNTY THE ROADS IDENTIFIED AS "CEDAR PARK DRIVE" AND "CEDAR PARK LANE" ON THIS PLAT, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY, INGRESS, AND EGRESS PURPOSES. SAID ROADS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF BAY COUNTY.

TRACTS A, B, AND C ARE HEREBY DEDICATED, GRANTED AND CONVEYED IN FEE SIMPLE TO THE CEDAR PARK OWNERS ASSOCIATION, INC., SUBJECT TO THE 8-FOOT UTILITY EASEMENT ALONG CEDAR PARK DRIVE AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CEDAR PARK OWNERS ASSOCIATION, INC., OWNER, ITS SUCCESSORS AND ASSIGNS. SHALL HAVE THE RIGHT OF INGRESS, EGRESS, ACCESS IN, ON, OVER, AND ACROSS ALL ROADS, STREETS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING ANY ROADS, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES OR OTHERWISE.

THE OWNER HEREBY GRANTS TO BAY COUNTY THE 8-FOOT UTILITY EASEMENTS ALONG CEDAR PARK DRIVE AND CEDAR PARK LANE AND THE RIGHT OF INGRESS, EGRESS, ACCESS IN, ON, OVER, AND ACROSS SAID EASEMENTS.

THE OWNER HEREBY GRANTS TO THE CEDAR PARK OWNERS ASSOCIATION THE STORMWATER EASEMENTS AND THE RIGHT OF INGRESS, EGRESS ACCESS IN, ON, OVER, AND ACROSS SAID EASEMENTS.

THE OWNER, ON ITS OWN BEHALF AND ON BEHALF OF ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT TO GRANT TO UTILITY SERVICE PROVIDERS EASEMENTS FOR INGRESS AND EGRESS FOR THE PURPOSES OF INSTALLING AND MAINTAINING ANY UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNERS. THE RIGHTS RESERVED INCLUDE THE RIGHT TO GRANT EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER CONSISTENT WITH AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) FLORIDA STATUTES, PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28) FLORIDA STATUTES, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE OWNER TO SERVE THE LANDS ON THE PLAT SHALL HAVE THE BENEFIT OF SUCH EASEMENTS.

IN WITNESS WHEREOF, SAID PIPELINE ROAD, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS AUTHORIZED REPRESENTATIVE NAMED BELOW.

PIPELINE ROAD, INC.

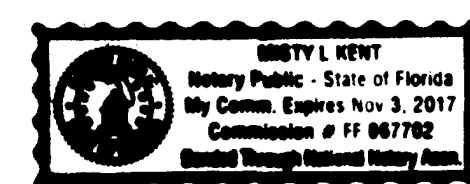
BY: John W. Lewis  
NAME: John W. Lewis  
TITLE: President  
WITNESS: John A. McFadden  
WITNESS: Diane Douglas

**STATE OF FLORIDA, COUNTY OF BAY**

BEFORE THE SUBSCRIBER PERSONALLY APPEARED John W. Lewis, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO ACKNOWLEDGES THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 20<sup>th</sup> DAY OF August, 2014.

My Commission Expires 11/3/17



**TITLE CERTIFICATION**

THE UNDERSIGNED TITLE COMPANY, LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT TITLE TO THE LAND DESCRIBED HEREON IS IN THE NAME OF THE DEDICATOR AS SHOWN HEREON AND THAT THERE ARE NO OTHER UNSATISFIED MORTGAGES.

SIGNED ON THIS 20<sup>th</sup> DAY OF August, 2014.

TITLE INSURANCE COMPANY: PeoplesFirst Title Agency  
BY: Diane Douglas  
WITNESS: My Commission Expires

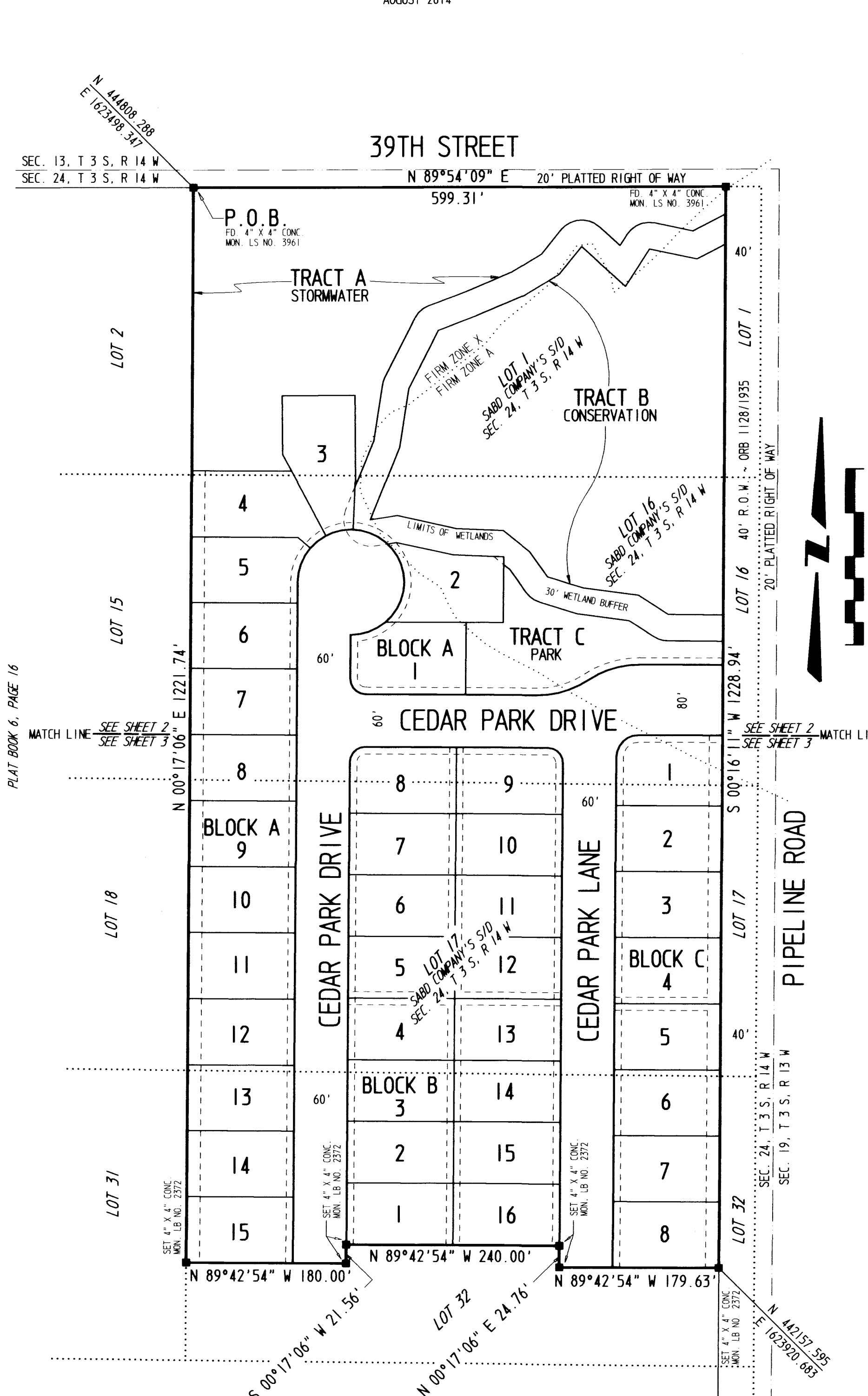
**NOTICE**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND UNDER NO CIRCUMSTANCES SHALL 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 BAY COUNTY, FLORIDA.

BEARINGS ARE BASED ON SOUTH 00°16'11" WEST ON THE EAST LINE OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 14 WEST.

THE FLOOD ZONE LINE DEPICTED ON THIS PLAT WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S DIGITAL FLOOD INSURANCE RATE MAP (FIRM) DATABASE AND IS A REPRESENTATION OF FIRM NUMBER 120050354H FOR BAY COUNTY, FLORIDA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 120004 0354 H, EFFECTIVE DATE JUNE 2, 2009. THIS LINE IS SUBJECT TO CHANGE.



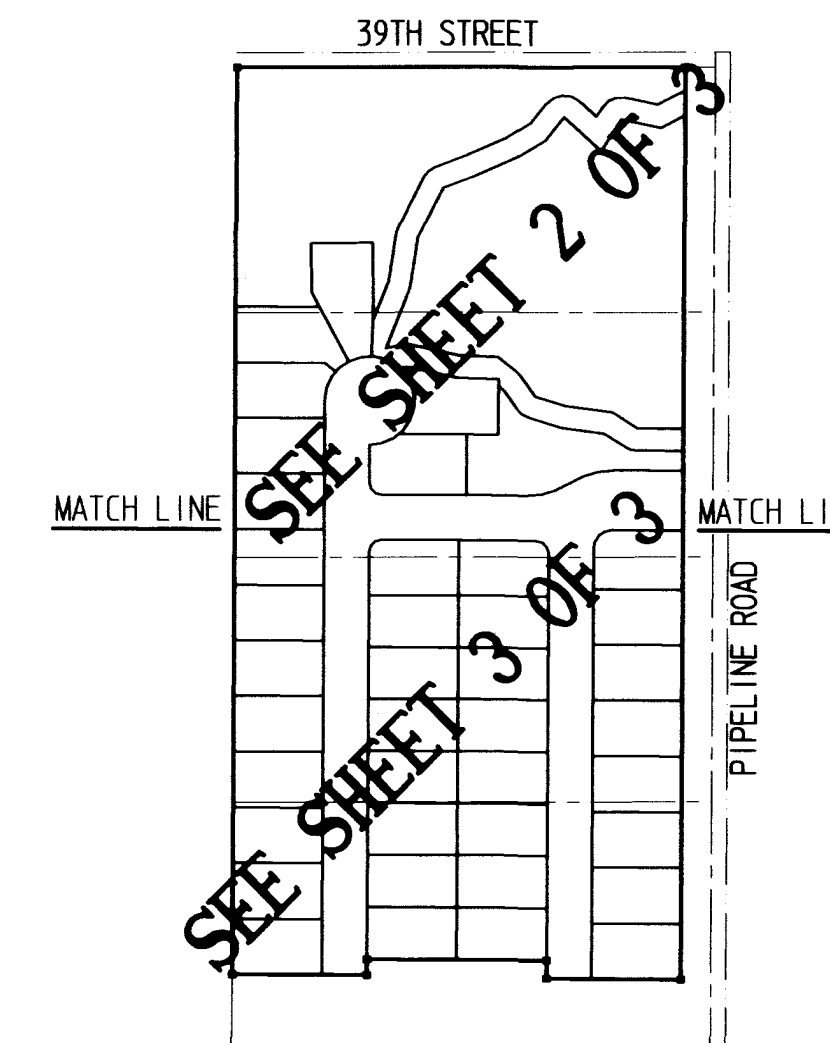
ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SEC. 24, T 3 S, R 14 W  
PLAT BOOK 6, PAGE 16

**SYMBOLS AND ABBREVIATIONS**

- P.O.B. POINT OF BEGINNING
- N NORTH
- E EAST
- S SOUTH
- W WEST
- SEC. SECTION
- TOWNSHIP OR TANGENT
- RANGE DEGREES
- MINUTES OR FEET
- SECONDS OR INCHES
- FOUND
- LS LAND SURVEYOR
- LB LAND SURVEYOR BUSINESS
- NO. NUMBER
- CONC. CONCRETE
- MON. MONUMENT
- R.O.W. RIGHT OF WAY
- FIRM FLOOD INSURANCE RATE MAP
- RADIUS
- A ARC
- C CHORD
- CB CHORD BEARING
- Δ CENTRAL ANGLE
- ± MORE OR LESS
- PRM PERMANENT REFERENCE MONUMENT
- ORB OFFICIAL RECORDS BOOK
- SUBD. SUBDIVISION
- S/D RADIAL LINE
- SET 4" x 4" CONCRETE MONUMENT LB NO. 2372 FOR PRM (UNLESS OTHERWISE INDICATED)

IMPORTANT: THE LOCATION AND EXTENT OF ENVIRONMENTAL FEATURES SHOWN ON THIS DRAWING IS BASED UPON LAWS AND REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS RECORDED. ALL PERSONS ARE ADVISED TO DETERMINE WHETHER OR NOT CHANGES HAVE OCCURRED TO THESE LAWS OR REGULATIONS THAT WOULD AFFECT THE DELINEATION SHOWN.

THE DRAINAGE EASEMENTS, STREET LIGHTS OR STORMWATER CONTROL FACILITIES SERVING, OR WHICH MAY IN THE FUTURE SERVE, THE LAND BEING PURCHASED HAS NOT BEEN DEDICATED FOR MAINTENANCE AT THE EXPENSE OF BAY COUNTY BY THE BOARD OF COUNTY COMMISSIONERS OF BAY COUNTY, FLORIDA. ALL DRAINAGE, STREET LIGHTS AND OTHER RELATED PUBLIC FACILITIES HAVE BEEN CONSTRUCTED TO COUNTY STANDARDS REGARDLESS OF WHETHER OR NOT MAINTENANCE WILL BE PERFORMED BY BAY COUNTY OR BY A PRIVATE ENTITY.



**TAX COLLECTOR'S STATEMENT**

I, PEGGY BRANNON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR 2013, TO THE BEST OF MY KNOWLEDGE.

Peggy Brannon  
PEGGY BRANNON  
BAY COUNTY TAX COLLECTOR

**COUNTY SURVEYOR'S CERTIFICATE**

I, ROBERT E. ZIERDEN, COUNTY SURVEYOR FOR BAY COUNTY, FLORIDA, HAVE REVIEWED THIS PLAT AND CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

Robert E. Zierden 8/25/14  
ROBERT E. ZIERDEN, PLS DATE  
COUNTY SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4966

**PUBLIC WORKS DIRECTOR/COUNTY ENGINEER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, KENNETH F. SCHNELL, COUNTY ENGINEER FOR BAY COUNTY, FLORIDA, HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN BAY COUNTY, FLORIDA, SIGNED ON THIS 2<sup>nd</sup> DAY OF September, 2014.

Kenneth F. Schnell  
KENNETH F. SCHNELL, P.E.  
BAY COUNTY ENGINEER/PUBLIC WORKS DIRECTOR  
FLORIDA CERTIFICATE NUMBER 50552

**COUNTY COMMISSIONERS' APPROVAL**

WE HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BAY COUNTY, FLORIDA, THIS 2<sup>nd</sup> DAY OF September, 2014.

Mike Nelson William T. Dozier  
MIKE NELSON WILLIAM T. DOZIER  
DISTRICT I DISTRICT III  
George B. Gainer Guy M. Stunell  
GEORGE B. GAINER GUY M. STUNELL  
DISTRICT II DISTRICT IV

**COUNTY CLERK'S CERTIFICATE**

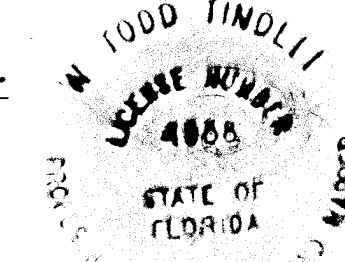
I, BILL KINSAUL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 2<sup>nd</sup> DAY OF September, 2014 IN PLAT BOOK 25, PAGES 5-7.

Bill Kinsaul  
BILL KINSAUL  
CLERK OF THE CIRCUIT COURT  
BAY COUNTY, FLORIDA

**SURVEYOR'S CERTIFICATE**

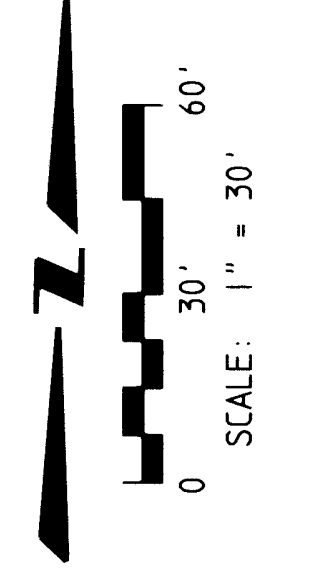
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET IMMEDIATELY AFTER CONSTRUCTION.

William T. Dozier  
W. TODD TINDLE, PLS DATE  
FLORIDA CERTIFICATE NUMBER 4958  
BUCHANAN & HARPER, INC.  
CERTIFICATE OF AUTHORIZATION NO. 2372  
735 WEST 11TH STREET  
PANAMA CITY, FLORIDA 32401

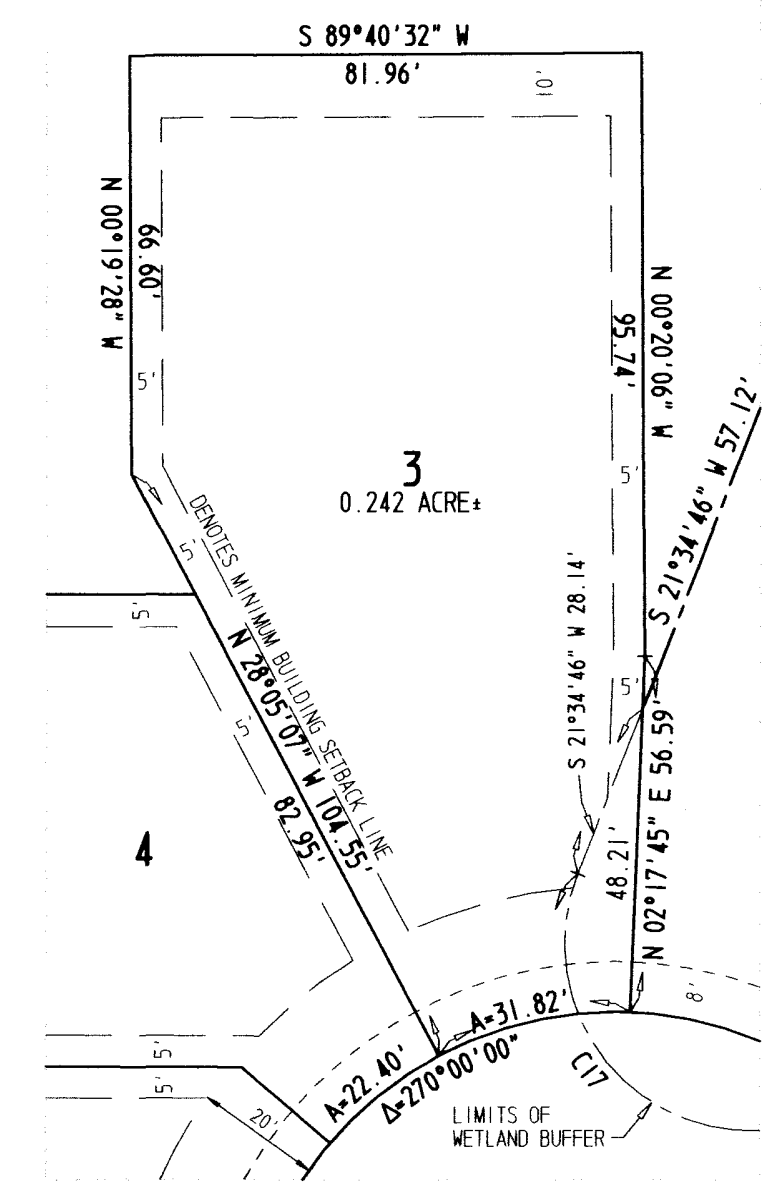


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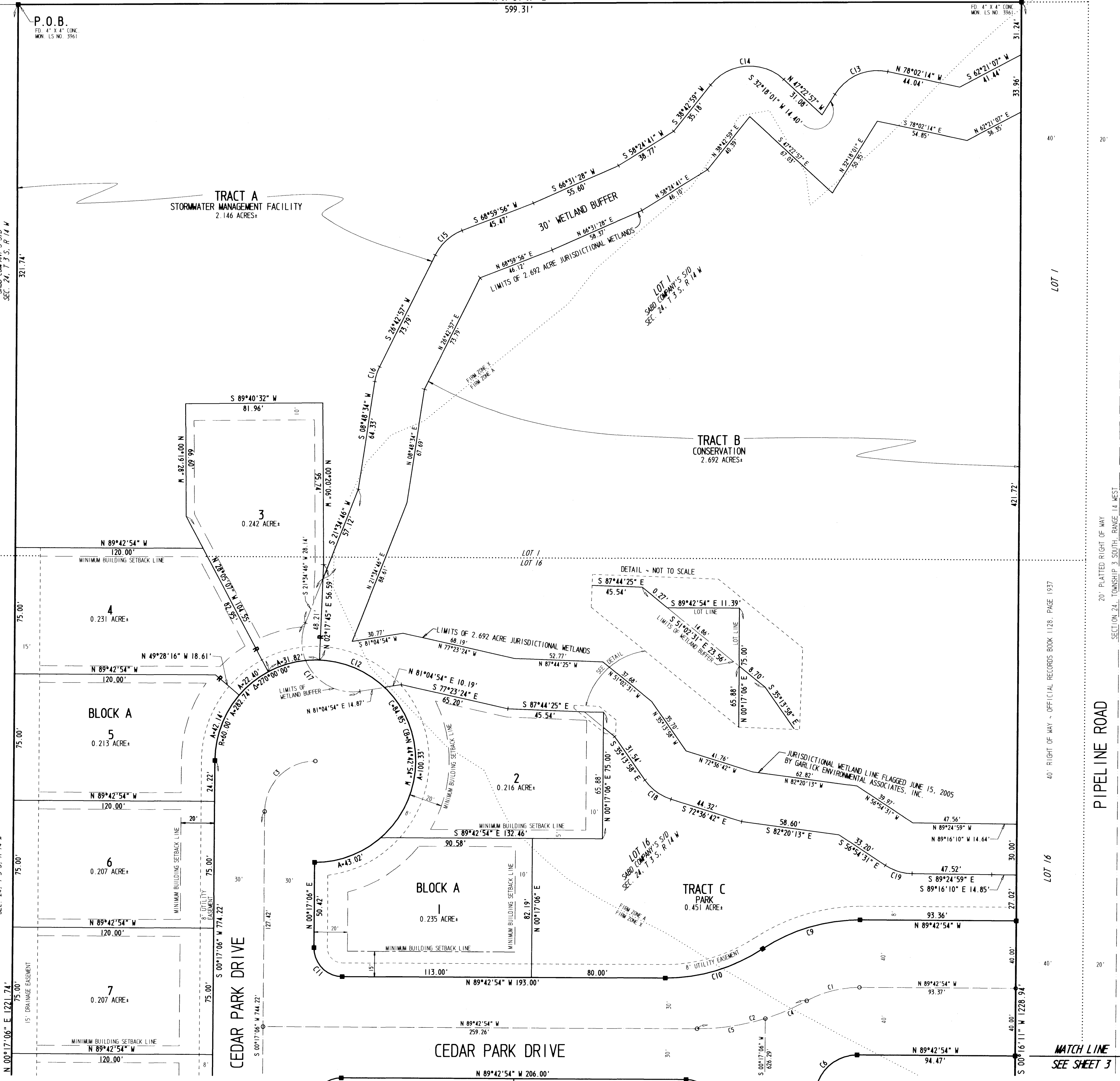


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PLAT BOOK 6, PAGE 16

**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.

CURVE	RADIUS	ARC	CENTRAL ANGLE	TANGENT	CHORD	CHORD BEARING
1	65.00'	32.85'	028°57'18"	16.78'	32.50'	S 75°48'27" W
2	135.00'	68.22'	028°57'18"	34.86'	67.50'	S 75°48'27" W
3	30.00'	47.12'	090°00'00"	30.00'	42.43'	S 45°17'06" W
4	135.00'	26.84'	011°23'22"	26.79'	67°01'29" W	
5	135.00'	41.39'	017°33'56"	41.23'	S 81°30'08" W	
6	25.00'	39.27'	090°00'00"	25.00'	S 45°17'06" W	
9	105.00'	61.50'	033°33'26"	31.66'	S 73°30'23" W	
10	105.00'	61.50'	033°33'26"	31.66'	S 73°30'23" W	
11	17.00'	26.70'	090°00'00"	17.00'	N 44°42'54" W	
LOT 35	60.00'	42.14'	040°14'38"	41.28'	N 20°24'25" W	
LOT 36	60.00'	22.40'	021°23'09"	22.27'	N 51°13'18" W	
LOT 37	60.00'	31.82'	030°22'52"	31.44'	N 77°06'19" W	
12	60.00'	43.04'	041°06'17"	42.13'	S 67°09'07" W	
LOT 38	60.00'	100.35'	095°48'29"	89.04'	S 01°18'16" W	
LOT 39	60.00'	43.02'	041°04'36"	42.10'	S 69°44'48" W	
13	30.00'	36.48'	069°39'45"	20.87'	S 67°07'53" W	
14	30.00'	49.17'	093°54'04"	32.12'	S 85°40'01" W	
15	30.00'	22.14'	042°16'58"	11.60'	S 47°51'27" W	
16	30.00'	9.38'	017°54'23"	4.73'	S 17°45'46" W	
17	30.00'	63.09'	120°25'52"	52.49'	S 38°40'10" E	
18	30.00'	19.57'	037°22'44"	10.15'	S 53°55'20" E	
19	30.00'	17.02'	032°30'28"	8.75'	S 73°09'45" E	

MATCH LINE  
SEE SHEET 3



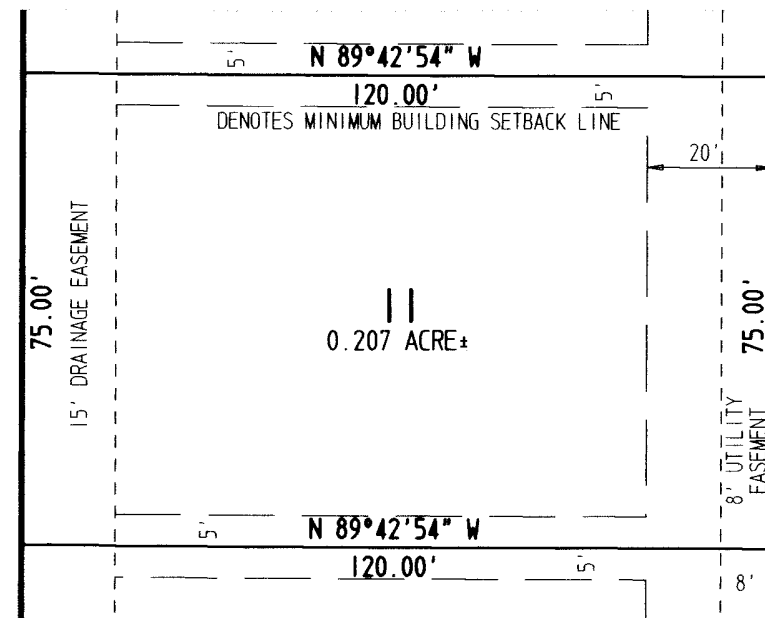
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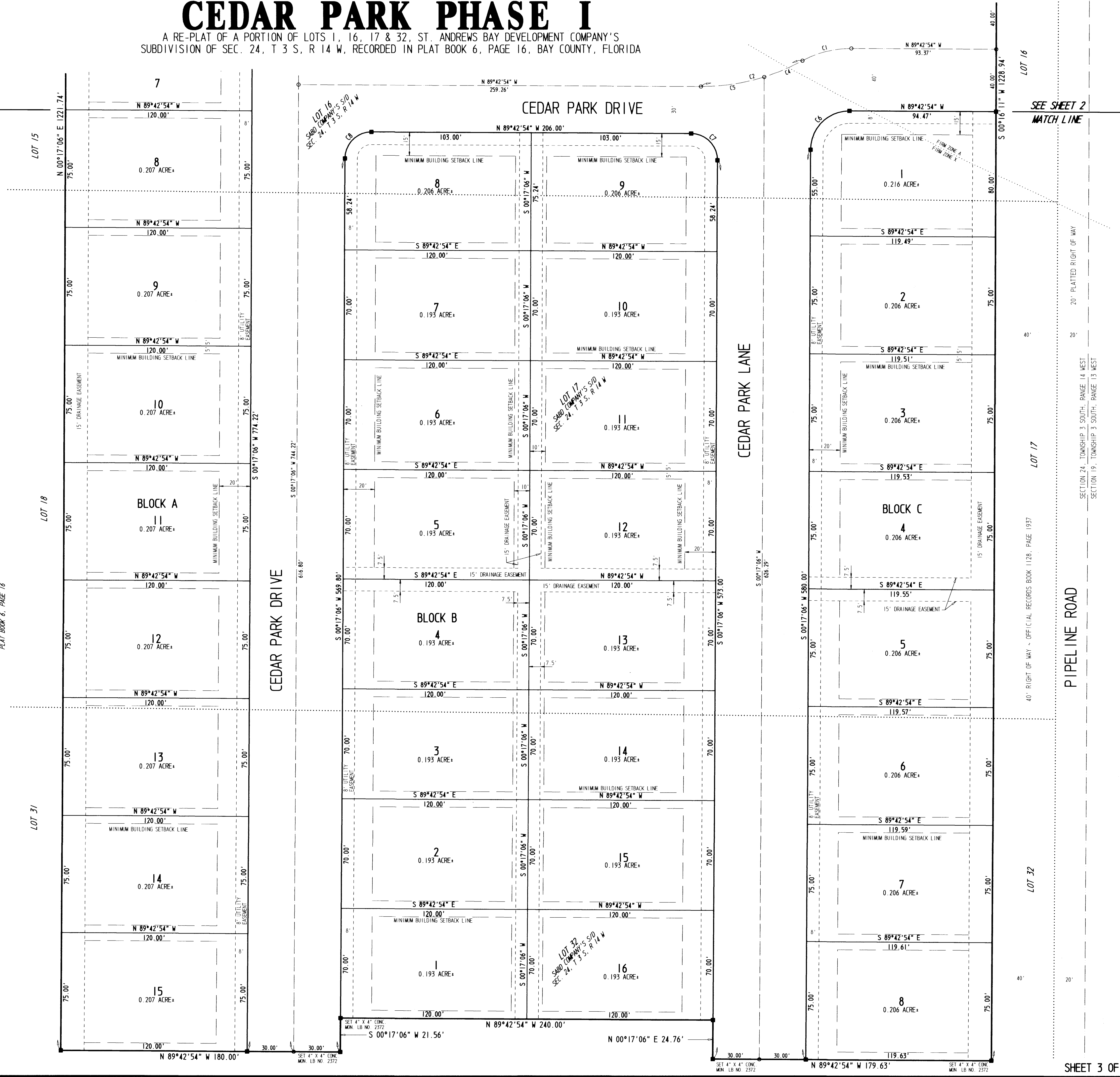
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SEE SHEET 2  
MATCH LINE

ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SEC. 24, T 3 S, R 14 W  
PLAT BOOK 6, PAGE 16



SEE SHEET 2  
MATCH LINE

LOT 17

LOT 32