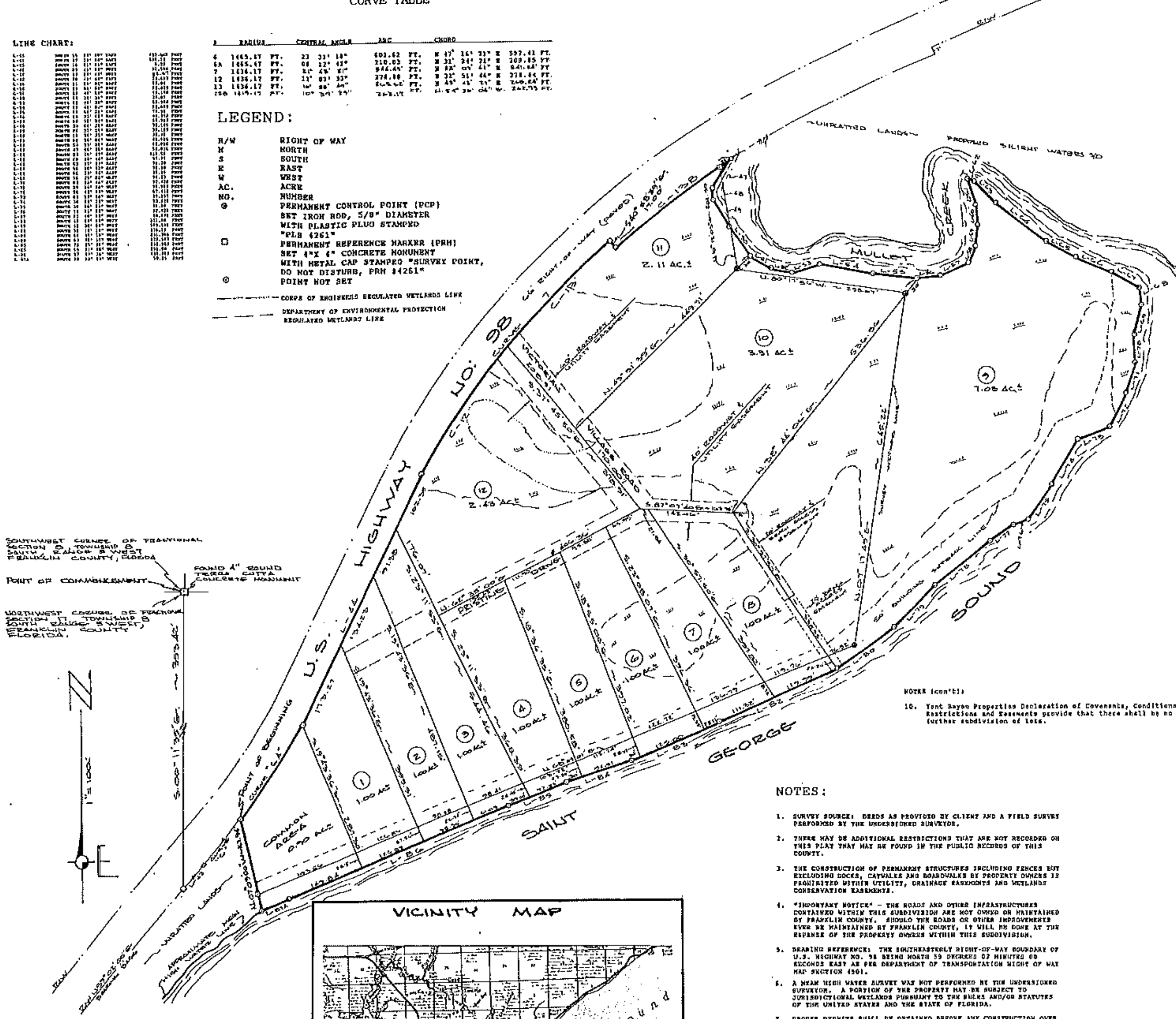
VICTORIAN VILLAGE

A SUBDIVISION LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA.



LINE CHART:

[illegible]	[illegible]	[illegible]

CURVE TABLE

#	RADIUS		CENTRAL ANGLE	ARC		CHORD	
6	1465.47	FT.	23 31' 18"	601.62	FT.	N 47° 16' 21" E	597.41 FT.
6A	1465.47	FT.	08 12' 42"	210.03	FT.	N 31° 24' 21" E	209.85 FT.
7	1436.17	FT.	[illegible]	644.45'	FT.	[illegible]	641.46' FT.
12	1436.17	FT.	11° 01' 33"	276.06	FT.	N 32° 51' 44" E	275.64 FT.
13	1436.17	FT.	10° 08' 40"	254.42'	FT.	N 45° 41' 51" E	254.24' FT.
10B	1415.17	FT.	[illegible]	[illegible]	FT.	[illegible]	[illegible] FT.

LEGEND:

R/W	RIGHT OF WAY
N	NORTH
S	SOUTH
E	EAST
W	WEST
AC.	ACRE
NO.	NUMBER
◉	PERMANENT CONTROL POINT (PCP) SET IRON ROD, 5/8" DIAMETER WITH PLASTIC PLUG STAMPED "PLS 4261"
□	PERMANENT REFERENCE MARKER (PRM) SET 4"X 4" CONCRETE MONUMENT WITH METAL CAP STAMPED "SURVEY POINT, DO NOT DISTURB, PRM #4261"
⊙	POINT NOT SET
—·—·—	CORPS OF ENGINEERS REGULATED WETLANDS LINE
— — —	DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATED WETLANDS LINE

SOUTHWEST CORNER OF FRACTIONAL SECTION 8, TOWNSHIP 8 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA

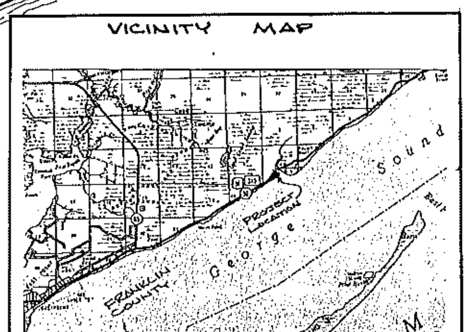
FOUND 4" ROUND TERRA COTTA CONCRETE MONUMENT

POINT OF COMMENCEMENT

NORTHWEST CORNER OF FRACTIONAL SECTION 17, TOWNSHIP 8 SOUTH, RANGE 5 WEST, FRANKLIN COUNTY, FLORIDA.

SURVEY POINT PRM 4261 DO NOT DISTURB — METAL CAP IN TOP OF CONCRETE MONUMENT MARKING PERMANENT REFERENCE MARKERS

PLS 4261 — PLASTIC CAP ON 5/8" RE-BAR MARKING PERMANENT CONTROL POINTS



NOTES (con't):

10. Yent Bayou Properties Declaration of Covenants, Conditions, Restrictions and Easements provide that there shall be no further subdivision of lots.

NOTES:

1. SURVEY SOURCE: DEEDS AS PROVIDED BY CLIENT AND A FIELD SURVEY PERFORMED BY THE UNDERSIGNED SURVEYOR.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES BUT EXCLUDING DOCKS, CATWALKS AND BOARDWALKS BY PROPERTY OWNERS IS PROHIBITED WITHIN UTILITY, DRAINAGE EASEMENTS AND WETLANDS CONSERVATION EASEMENTS.
4. "IMPORTANT NOTICE" - THE ROADS AND OTHER INFRASTRUCTURES CONTAINED WITHIN THIS SUBDIVISION ARE NOT OWNED OR MAINTAINED BY FRANKLIN COUNTY. SHOULD THE ROADS OR OTHER IMPROVEMENTS EVER BE MAINTAINED BY FRANKLIN COUNTY, IT WILL BE DONE AT THE EXPENSE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION.
5. BEARING REFERENCE: THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 98 BEING NORTH 59 DEGREES 07 MINUTES 00 SECONDS EAST AS PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 4901.
6. A MEAN HIGH WATER SURVEY WAS NOT PERFORMED BY THE UNDERSIGNED SURVEYOR. A PORTION OF THE PROPERTY MAY BE SUBJECT TO JURISDICTIONAL WETLANDS PURSUANT TO THE RULES AND/OR STATUTES OF THE UNITED STATES AND THE STATE OF FLORIDA.
7. PROPER PERMITS SHALL BE OBTAINED BEFORE ANY CONSTRUCTION OVER ACROSS OR WITHIN THOSE PORTIONS OF THE PROPERTY THAT ARE SUBJECT TO THE JURISDICTIONAL WETLANDS PURSUANT TO THE RULES AND/OR STATUTES OF THE UNITED STATES AND THE STATE OF FLORIDA.
8. WETLANDS LINES SHOWN HEREON WERE ESTABLISHED AND DETERMINED BY GARLICK ENVIRONMENTAL ASSOCIATES, INC.
9. NO FENCES SHALL BE CONSTRUCTED WITHIN 100.00 FEET OF ST. GEORGE SOUND.

GRAPHIC SCALE

100 0 50 100 200 400

1" = 100'

NOTARY SEAL   CLERK'S SEAL   SURVEYOR'S SEAL   MORTGAGEE'S SEAL

DEDICATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

KNOW ALL MEN BY THESE PRESENT

YENT BAYOU PROPERTIES PARTNERSHIP (A GENERAL PARTNERSHIP), THE OWNER IN FEE SIMPLE OF THE LANDS IN VICTORIAN VILLAGE JOINED BY J.E. CORRY, UNIVERSITY OF WEST FLORIDA FOUNDATION INC., AND UNIVERSITY OF FLORIDA FOUNDATION INC., PARTIES HAVING RECORDED INTEREST IN THE LANDS SHOWN HEREON, WHICH LANDS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at a 4 inch round terra cotta concrete monument marking the Southwest corner of fractional Section 8, Township 8 South, Range 5 West, Franklin County, Florida, also being the Northwest corner of fractional Section 17, Township 8 South, Range 5 West, Franklin County, Florida, thence run South [illegible] degrees [illegible] minutes [illegible] seconds East along the West boundary of fractional Section 17 a distance of 353.43 feet to a point lying on the Southerly right-of-way boundary of U.S. Highway 98, thence run Northeasterly along said right-of-way boundary the following courses: North 59 degrees 07 minutes 00 seconds East 453.60 feet to a point of curve to the left with a radius of 1465.47 feet through a central angle of 23 degrees 31 minutes 18 seconds for an arc distance of 601.62 feet chord being North 47 degrees 16 minutes 21 seconds East 597.41 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue Northeasterly along said right-of-way boundary the following courses and distances and curve to the left with a radius of 1465.47 feet, through a central angle of 08 degrees 12 minutes 42 seconds for an arc distance of 210.03 feet chord being North 31 degrees 24 minutes 21 seconds East 209.85 feet, North 27 degrees [illegible] minutes [illegible] seconds East 301.[illegible] feet to a point of curve to the right with a radius of 1635.17 feet through a central angle of [illegible] degrees [illegible] minutes [illegible] seconds for an arc distance of 644.49 feet, chord being North [illegible] degrees [illegible] minutes [illegible] seconds East 641.06 feet, [illegible]

[illegible]

thence leaving said approximate mean high water line run North [illegible] degrees [illegible] minutes [illegible] seconds West 167.94 feet to the POINT OF BEGINNING containing [illegible] acres, more or less.

I, [illegible]

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON. ALL ROADS, STREETS, RIGHTS OF WAY AND EASEMENTS SHALL BE FOR THE PRIVATE USE OF THE OWNERS WITHIN VICTORIAN VILLAGE, THE DECLARANT AND OR HIS ASSIGNS AND SHALL BE MAINTAINED BY VICTORIAN VILLAGE HOMEOWNERS ASSOCIATION. NO PART OF THE LAND SHOWN HEREON SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC, AND FRANKLIN COUNTY SHALL HAVE NO RIGHT OF WAY SHOWN HEREON, THIS 20th DAY OF June, 1994.

[signature] 6-20-94	DATE	[signature] WITNESS SIGNATURE
JAMES A. GREEN, MANAGING PARTNER, YENT BAYOU PROPERTIES PARTNERSHIP		J. A. GREEN — PRINT NAME
[signature] 6/18/94	DATE	[signature] WITNESS SIGNATURE
MORTGAGEE J.E. CORRY		J.A. CORRY — PRINT NAME
[signature] 6/13/94	DATE	K. ALETA HUDSON — WITNESS SIGNATURE
UNIVERSITY OF WEST FLORIDA FOUNDATION, INC.		K. Aleta Hudson — PRINT NAME
Paul A. Robell, Interim Executive Vice President Designate 6/10/94	DATE	Janet M. Caldwell — WITNESS SIGNATURE
UNIVERSITY OF FLORIDA FOUNDATION INC., ROBERT R. LINDGREN, EXECUTIVE VICE PRESIDENT		Janet M. Caldwell — PRINT NAME

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FORGOING DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS 20th DAY OF June, 1994, BY JAMES A. GREEN, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED ____________ AS IDENTIFICATION AND WHO DID TAKE AN OATH, AND ACKNOWLEDGED THAT HE EXECUTED THE FORGOING DEDICATION FREELY AND VOLUNTARILY.

WITNESS MY HAND AND SEAL AT Carrabelle, FLORIDA, THIS 20th DAY OF June, 1994.

NOTARY Ruby J. Litton MY COMMISSION EXPIRES Dec 26th, 1997

CONFORMATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

APPROVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS THIS 5TH DAY OF July, 1994.

[signature]
CHAIRMAN
JIMMY G. MOSCONIS

ACCEPTED FOR FILES AND RECORDED THIS 1st DATE OF August, 1994, IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

Kendall Wade
CLERK OF THE CIRCUIT COURT
FRANKLIN COUNTY FLORIDA
KENDALL WADE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET, AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH CHAPTER 177, FLORIDA STATUTES, RULE NO. 21 HH-6, FLORIDA ADMINISTRATIVE CODE, AND ALL APPLICABLE FRANKLIN COUNTY SUBDIVISION REGULATIONS AND/OR ORDINANCES.

[signature]
JAMES T. RODDENBERRY
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO: 4261

PREPARED BY: JAMES THURMAN RODDENBERRY PROFESSIONAL LAND SURVEYOR P.O. Box 438 (1st. Street) Sopchoppy FL 32358 962-2538		
SCALE	APPROVED BY	DRAWN BY T.R.
DATE		
Date of Last Field Work: 7/12/93 Date Drawn: 7/13/93		DRAWING NUMBER 93-304