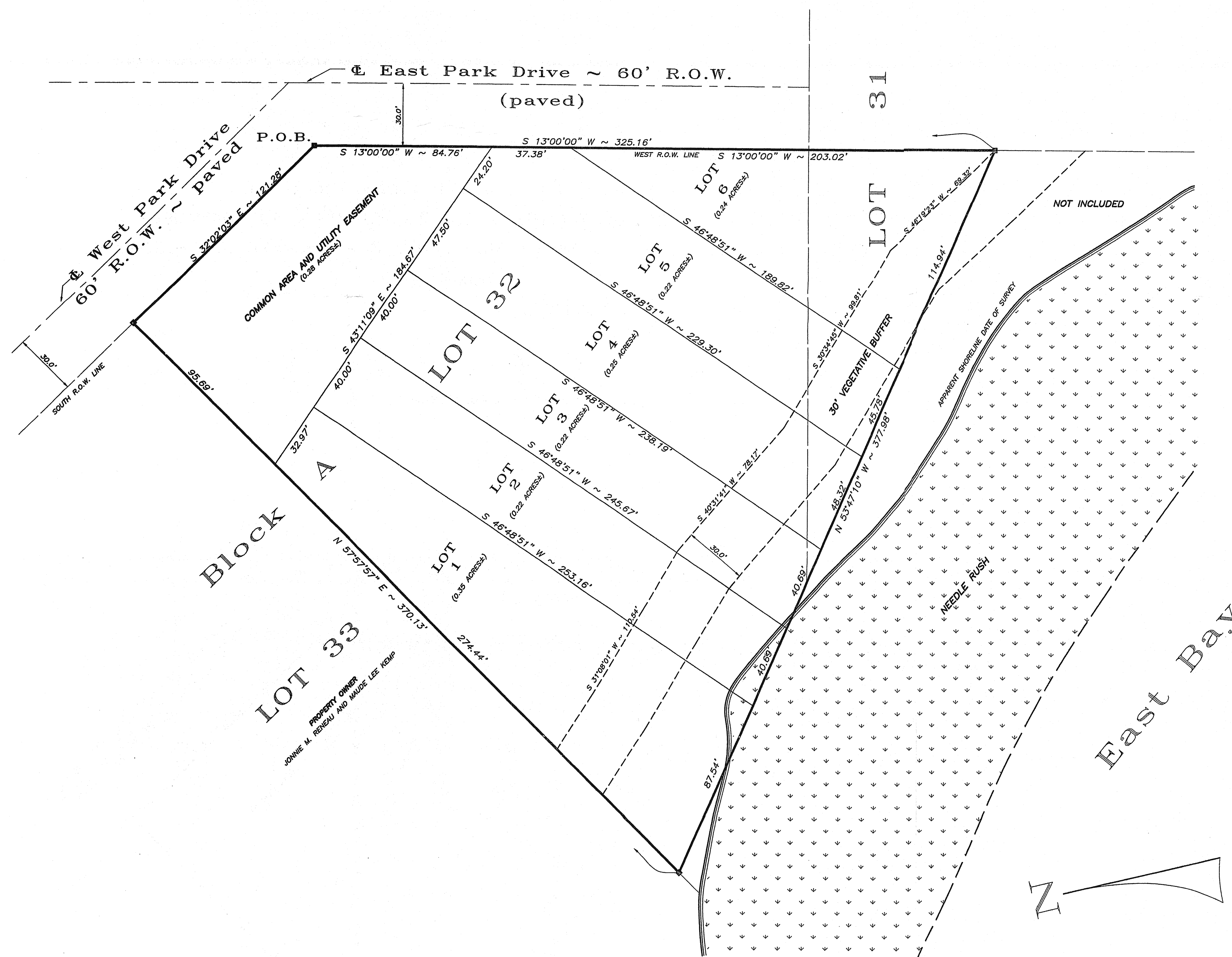
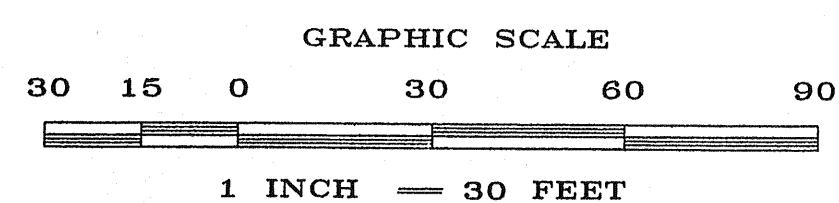


# EAST PARKE

A REPLAT OF A PORTION OF BLOCK A, EAST BAY PARK, (PLAT BOOK 8, PAGE 10)  
 A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER  
 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 13 WEST, CITY OF CALLAWAY, BAY COUNTY, FLORIDA

JANUARY 2006

Prepared By:  
 Sea Level Surveying and Mapping, Inc.  
 1219 Maine Avenue Lynn Haven, FL 32444



### DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 32, BLOCK A, ACCORDING TO THE PLAT OF EAST BAY PARK, AS RECORDED IN PLAT BOOK 8, PAGE 10, PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S 13°00'00" W (ASSUMED BEARING); ALONG THE WEST RIGHT OF WAY LINE OF EAST PARK DRIVE (60' R.O.W.) FOR 325.16 FEET; THENCE N 53°47'10" W FOR 377.98 FEET; THENCE N 57°57'57" E FOR 370.13 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST PARK DRIVE (60' R.O.W.); THENCE S 32°02'03" E ALONG SAID SOUTH RIGHT OF WAY TO THE POINT OF BEGINNING; BEING ALL OF LOT 32 AND A PORTION OF LOT 31, BLOCK A, SAID PLAT OF EAST BAY PARK, AND CONTAINING 1.81 ACRES MORE OR LESS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN MICHAEL PONS AND JACK SEAY, BEING THE OWNERS OF THE LANDS HEREIN SUBDIVIDED, HEREBY DECLARE THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT. EASEMENTS AND COMMON AREAS AS SHOWN HEREON ARE DEDICATED FOR USE BY EAST PARKE HOMEOWNERS ASSOCIATION ONLY AND MAINTENANCE OF SAME SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF CALLAWAY, IN WITNESS WHEREOF THE ABOVE NAMED HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

### ACKNOWLEDGMENT

BEFORE ME THE UNDERSIGNED AUTHORITY, JOHN MICHAEL PONS, PERSONALLY APPEARED, KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THIS DEDICATION OF THIS PLAT OF "EAST PARKE", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

### TITLE CERTIFICATION

THE UNDERSIGNED TITLE COMPANY, LICENSED IN THE STATE OF FLORIDA, CERTIFIED THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAME OF THE DEDICATOR AS SHOWN HEREON AND THAT THERE ARE NO OTHER UNSATISFIED MORTGAGES OTHER THAN THE JOINDER SHOWN HEREON, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

TITLE INSURANCE COMPANY: \_\_\_\_\_

BY: \_\_\_\_\_

WITNESS: \_\_\_\_\_

### SYMBOLS AND ABBREVIATIONS

- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.P. PERMANENT CONTROL POINT
- P.O.C. POINT OF COMMENCEMENT
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- DENOTES SET PERMANENT CONTROL POINT (P.C.P.)
- SET 4"x4" CONCRETE P.R.M. #LB5800
- SET ROD AND CAP #LB5800
- FOUND ROD AND CAP (NO #)
- CENTERLINE
- ' DISTANCE IN FEET
- ° DEGREES ' MINUTES " SECONDS

### 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 AND 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.

### NOTICE:

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.

### FLOOD ZONE STATEMENT

A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF 120050 0427 6, DATED SEPTEMBER 18, 2002 INDICATES THE SUBJECT PROPERTY LIES WITHIN ZONE "AE".

### SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S 13°00'00" W FOR THE WEST RIGHT OF WAY OF EAST PARK DRIVE.
2. THIS PLAT CONTAINS 6 LOTS.
3. ALL PLATTED UTILITY 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 ANY OTHER PUBLIC UTILITY.

### CERTIFICATE OF CITY ENGINEER

THIS IS TO CERTIFY THAT THE SITE DEVELOPMENT PLANS HAVE BEEN REVIEWED AND THIS DESIGN COMPLIES WITH THE LAND DEVELOPMENT REGULATION WITH THE EXCEPTION OF ANY CONDITIONS NOTED IN THE DEVELOPMENT ORDER FOR "EAST PARKE" TO BE RECORDED ALONG WITH THE FINAL PLAT.

JOHN E. GOIN, P.E.  
 CITY ENGINEER  
 FLORIDA CERTIFICATE NO. 34516  
 HATCH MOTT MACDONALD  
 120 BECKRICH ROAD, SUITE 180  
 PANAMA CITY, FLORIDA 32407  
 FLORIDA ENGINEERING BUSINESS NO.  
 EB-000155

DATE: \_\_\_\_\_

### REVIEWING SURVEYOR CERTIFICATE

I, HULON WALSHINGHAM, REVIEWING SURVEYOR FOR THE CITY OF CALLAWAY, FLORIDA, HAVE REVIEWED THIS PLAT OF "EAST PARKE" AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

HULON WALSHINGHAM  
 CITY OF CALLAWAY SURVEYOR  
 FLORIDA CERTIFICATE NO. 3257

### TAX COLLECTOR'S STATEMENT

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

PEGGY C. BRANNON, BAY COUNTY TAX COLLECTOR

### CITY OF CALLAWAY

WE HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND WAS APPROVED BY THE CITY COMMISSIONERS OF CALLAWAY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

CHARLES E. GRIFFIN  
 DISTRICT 1

MIKE T. JONES  
 DISTRICT 4

SHANNON AUFDECAMP  
 DISTRICT 2

KENNETH L. MEER  
 MAYOR

GEORGE H. SMITH  
 DISTRICT 3

### COUNTY CLERK'S CERTIFICATE

I, HAROLD BAZZEL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT \_\_\_\_\_ WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006 IN PLAT BOOK NO. \_\_\_\_\_, AT PAGE NO. \_\_\_\_\_, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

HAROLD BAZZEL  
 CLERK OF THE CIRCUIT COURT  
 BAY COUNTY, FLORIDA

### JOINDER BY MORTGAGEE

BEFORE ME THE PERSONALLY APPEARED, JOHN MICHAEL PONS DATED \_\_\_\_\_ AS AS MORTGAGEE KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME FOR THE USES AND PURPOSES THEREIN SET FORTH GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

WITNESS: \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE PLAT IS BASED ON A BOUNDARY SURVEY THAT CONFORMS WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 61G17-6. I FURTHER CERTIFY THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET IMMEDIATELY AFTER CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

WILLIAM E. MCDANIEL, PSM, FLORIDA CERTIFICATE #4369  
 SEA LEVEL SURVEYING AND MAPPING, INC.  
 CERTIFICATE OF AUTHORIZATION #LB5800  
 1219 MAINE AVENUE LYNN HAVEN, FLORIDA 32444  
 (850)285-4800