

TAPESTRY PARK PHASE III

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA

BUCHANAN & HARPER, INC.

ENGINEERING - PLANNING - SURVEYING - LANDSCAPE ARCHITECTURE
CERTIFICATE OF AUTHORIZATION NUMBER 2312
135 WEST 11TH STREET PANAMA CITY, FLORIDA PHONE 850-763-7421
www.buchanan-harper.com

SHEET 1 OF 5

DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE N89°51'09"W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1, 241.41 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LYNDELL LANE (66 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE N89°51'09"W ALONG THE NORTH LINE OF GOVERNMENT LOT 1, 503.46 FEET TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1435, PAGES 562 AND 563; THENCE S26°34'55"W ALONG SAID WESTERLY LINE, 518.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HUTCHISON BLVD. (STATE ROAD 342-A); THENCE N56°05'01"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 11.52 FEET; THENCE S33°54'59"W ALONG SAID RIGHT OF WAY LINE 20.00 FEET; THENCE N56°05'01"W ALONG SAID RIGHT OF WAY LINE 430.17 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1954.86 FEET AND A CENTRAL ANGLE OF 27°13'43" FOR AN ARC LENGTH OF 431.38 FEET (CHORD BEARING AND DISTANCE N69°41'53"W, 422.64 FEET); THENCE N00°58'38"E ALONG SAID RIGHT OF WAY LINE 74.45 FEET; THENCE N01°23'57"E ALONG THE EAST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 844, PAGE 124, 204.78 FEET; THENCE DEPARTING THE EAST LINE OF SAID PROPERTY, RUN S88°31'16"E, 654.91 FEET; THENCE N01°28'44"E, 100.00 FEET; THENCE S88°31'16"E, 100.00 FEET; THENCE S01°28'44"W, 100.00 FEET; THENCE S88°31'15"E, 480.00 FEET; THENCE N01°28'44"E, 680.00 FEET; THENCE S88°31'16"E, 50.00 FEET; THENCE N62°24'26"E, 160.16 FEET; THENCE N01°28'44"E, 233.26 FEET; THENCE S89°55'21"E, 734.88 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID LYNDELL LANE; THENCE S00°08'39"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 754.12 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 636.50 FEET AND A CENTRAL ANGLE OF 26°31'16" FOR AN ARC LENGTH OF 244.62 FEET (CHORD BEARING AND DISTANCE OF S13°24'17"W, 242.00 FEET) TO THE POINT TANGENCY OF SAID CURVE; THENCE S26°34'55"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 316.13 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

ALL THAT TRACT OR PARCEL OF LAND LYING AND SITUATE IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 27; THENCE PROCEED N89°51'09"W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 744.86 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN S26°34'55"W FOR A DISTANCE OF 518.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HUTCHISON BLVD. (STATE ROAD 342-A); THENCE RUN N56°05'01"W ALONG SAID NORTHERLY RIGHT OF WAY FOR A DISTANCE OF 17.52 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY S33°54'59"W FOR A DISTANCE OF 20.00 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N56°05'01"W FOR A DISTANCE OF 430.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1954.86 FEET, THROUGH A CENTRAL ANGLE OF 27°13'43" FOR AN ARC LENGTH OF 431.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N69°41'53"W AND A CHORD DISTANCE OF 422.64 FEET; THENCE DEPARTING SAID CURVED RIGHT OF WAY, N00°58'38"E FOR A DISTANCE OF 74.45 FEET; THENCE PROCEED N01°23'57"E FOR A DISTANCE OF 202.45 FEET; THENCE PROCEED S88°31'16"E FOR A DISTANCE OF 1234.89 FEET; THENCE PROCEED S01°28'44"W FOR A DISTANCE OF 328.72 FEET; THENCE PROCEED S88°31'16"E FOR A DISTANCE OF 248.74 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

LOT 6-3 TAPESTRY PARK SUBDIVISION PHASE II-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 93, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

THE FOREGOING DESCRIBED PARCEL, LESS EXCEPTIONS, CONTAINING 26.395 ACRES, MORE OR LESS, BEING SUBJECT TO A CONSERVATION EASEMENT RECORDED IN BAY COUNTY, OFFICIAL RECORDS BOOK 2846, PAGE 2.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN COASTAL HOMES, INC., OWNER IN FEE SIMPLE OF THE LAND HEREON DESCRIBED, HAS CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, TAPESTRY PARK PHASE III, MADE IN ACCORDANCE WITH THE SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. TRACTS A, C, AND D ARE HEREBY DEDICATED TO TAPESTRY PARK OWNERS ASSOCIATION (TPOA) AND SHALL BE MAINTAINED BY THE TPOA. TRACT B IS HEREBY DEDICATED TO THE CITY OF PANAMA CITY BEACH (CITY) FOR A LIFT STATION SITE AND SHALL BE MAINTAINED BY THE CITY. TRACT E SHALL BE RETAINED BY THE DEVELOPER. THE RIGHTS OF WAY, JOHN'S ISLAND WAY, CHARLESTON COURT, AND JAMES ISLAND LANE ARE HEREBY DEDICATED TO THE CITY. THE TPOA WILL OWN AND MAINTAIN THE IMPROVEMENTS LOCATED WITHIN TRACTS F AND G WHILE THE CITY WILL CONTINUE TO HAVE UTILITY EASEMENTS WITH INGRESS AND EGRESS OVER AND ACROSS SAID TRACTS. THE 5' GULF POWER COMPANY EASEMENTS ALONG PORTIONS OF THE RIGHTS OF WAY SHALL ALSO BE UTILIZED BY THE CITY FOR UTILITIES AND IN THOSE AREAS WHERE THE GULF POWER RIGHT OF WAY DOES NOT EXIST, A 5' UTILITY EASEMENT IS HEREBY CREATED FOR THE USE OF THE CITY FOR UTILITY PURPOSES. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE TPOA.

SOUTHERN COASTAL HOMES, INC.

JOHN W. LEWIS, PRESIDENT

ACKNOWLEDGMENT, STATE OF FLORIDA, COUNTY OF BAY
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2020 BY JOHN W. LEWIS, PRESIDENT, OF SOUTHERN COASTAL HOMES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

JOINDER AND CONSENT TO DEDICATION

THE UNDERSIGNED CERTIFIES THAT AMERIS BANK IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE LAND SHOWN ON THIS PLAT AND THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCES SHALL BE SUBORDINATED TO THE OWNER'S DEDICATION.

AMERIS BANK

MICHAEL BROWN, VICE PRESIDENT

ACKNOWLEDGMENT, STATE OF FLORIDA, COUNTY OF BAY
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS _____ DAY OF _____, 2020 BY MICHAEL BROWN, VICE PRESIDENT, OF AMERIS BANK, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

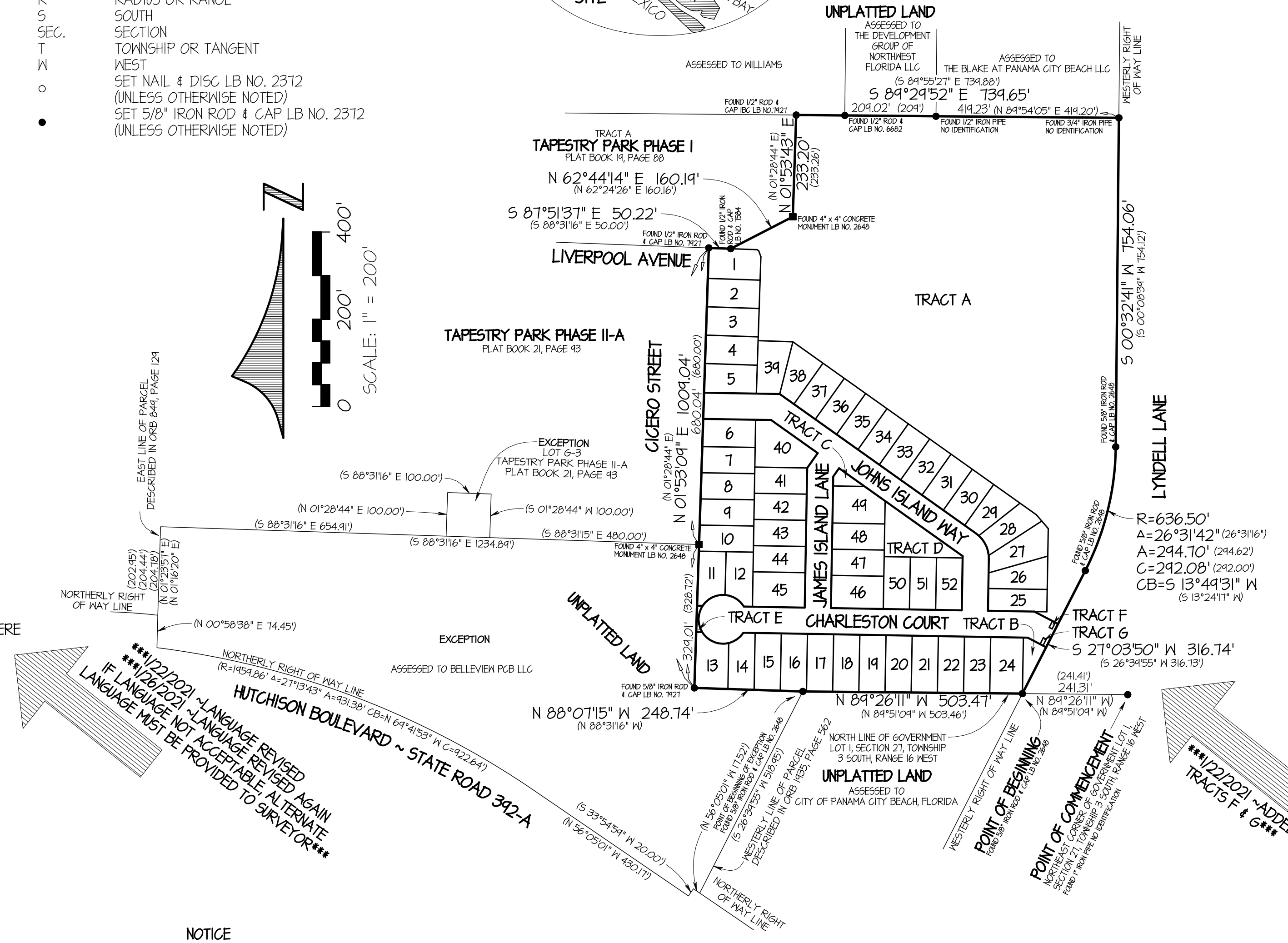
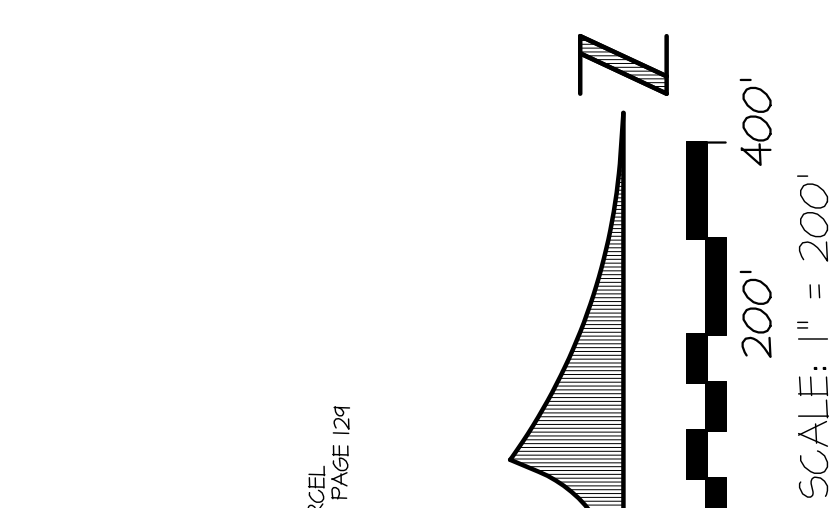
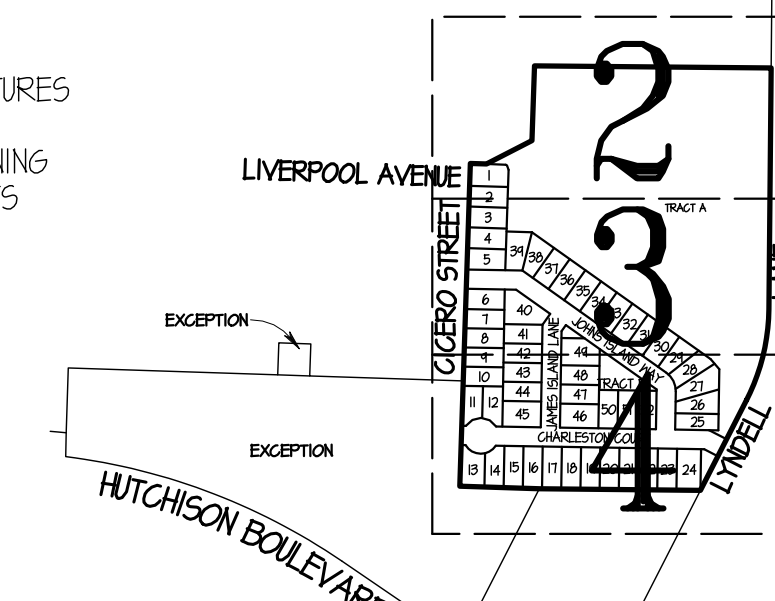
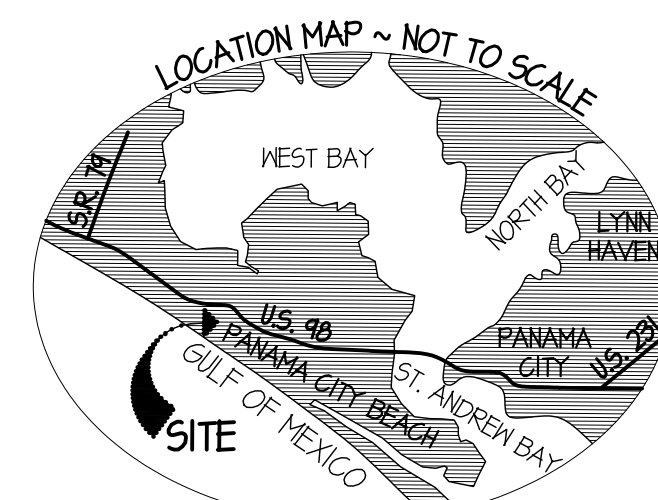
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

SYMBOLS & ABBREVIATIONS

- Δ CENTRAL ANGLE
- A ARC
- C CHORD
- CB CHORD BEARING
- DEGREES
- E EAST
- FD. FOUND
- FEET OR MINUTES
- FIRM FLOOD INSURANCE RATE MAP
- LB INCHES OR SECONDS
- LS LAND SURVEYOR BUSINESS
- LS LAND SURVEYOR
- MON. MONUMENT
- ± MORE OR LESS
- N NORTH
- NO. NUMBER
- ORB/XX OFFICIAL RECORD BOOK/PAGE NUMBER
- R RADIUS OR RANGE
- S SOUTH
- SEC. SECTION
- T TOWNSHIP OR TANGENT
- M WEST
- SET NAIL & DISC LB NO. 2372 (UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD & CAP LB NO. 2372 (UNLESS OTHERWISE NOTED)

SHEET INDEX

- SHEET 1 BOUNDARY SURVEY, DESCRIPTION, DEDICATION & SIGNATURES
- SHEETS 2 - 4 LOTS AND TRACT DIMENSIONS
- SHEET 5 DETAILS A & B; DETAIL OF PARCEL E; COMPOSITE DRAWING INDICATING MINIMUM BUILDING SETBACKS AND EASEMENTS



12/22/2021 - LANGUAGE REVISED
12/22/2021 - LANGUAGE REVISED AGAIN
IF LANGUAGE NOT ACCEPTABLE, ALTERNATE LANGUAGE MUST BE PROVIDED TO SURVEYOR

12/22/2021 - ADDED TRACTS F & G

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.

COVENANTS AND RESTRICTIONS WHICH ENCOMBER THIS PLAT ARE AS FOLLOWS:

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TAPESTRY PARK RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 2412, PAGE 149;
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TAPESTRY PARK RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 2483, PAGE 1568;
FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TAPESTRY PARK RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 2634, PAGE 1827;
NOTICE OF AMENDMENT TO ARCHITECTURAL REVIEW GUIDELINES RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 3540, PAGE 2156;
SUPPLEMENTAL DECLARATION OF TAPESTRY PARK RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 3546, PAGE 2261;
SECOND NOTICE OF AMENDMENT TO ARCHITECTURAL REVIEW GUIDELINES RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 3626, PAGE 934;
DESIGN GUIDELINES PHASE III OF TAPESTRY PARK RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 4043, PAGE 1360.

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 21°03'50" WEST ON THE WESTERLY LINE OF LYNDELL LANE REFERENCED TO STATE PLANE COORDINATE SYSTEM, ZONE: FLORIDA NORTH, NORTH AMERICAN DATUM 1983, NATIONAL GEODETIC SURVEY ADJUSTMENT YEAR 2007.

A REVIEW OF FLOOD INSURANCE RATE MAP NUMBER 12005C0304H FOR BAY COUNTY, FLORIDA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 120013 0304 H, EFFECTIVE DATE: JUNE 2, 2009, INDICATES THAT THE PROPERTY SHOWN HEREON IS WITHIN ZONES X AND AE.

"THE PUBLIC/PRIVATE STREETS, RIGHTS OF WAY/ALLEYS, AND COMMON ELEMENTS AND ALSO THE FRONT FIVE FEET (5') OF ALL PLATTED LOTS IN TAPESTRY PARK PHASE III ... ARE SUBJECT TO A GULF POWER COMPANY UNDERGROUND DISTRIBUTION EASEMENT RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 4204, PAGE 245.

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PER CHAPTER 171.091 (28), FLORIDA STATUTES.

TITLE CERTIFICATION

THE UNDERSIGNED TITLE COMPANY, LICENSED IN THE STATE OF FLORIDA, CERTIFIES 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.

SIGNED ON THIS _____ DAY OF _____, 2020.

FLORIDA COASTAL CLOSING & ESCROW, LLC

DENISE H. ROMAN, ESQ.
MANAGING MEMBER

TAX COLLECTOR'S STATEMENT

I, CHUCK FERDUE, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR _____, TO THE BEST OF MY KNOWLEDGE.

CHUCK FERDUE
BAY COUNTY TAX COLLECTOR
CITY ENGINEER'S CERTIFICATE

CITY ENGINEER

I, KELLY P. JENKINS, CITY ENGINEER FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN THE CITY OF PANAMA CITY BEACH, FLORIDA, SIGNED THIS _____ DAY OF _____, 2020.

KELLY P. JENKINS, P.E.
CITY ENGINEER, CITY OF PANAMA CITY BEACH, FLORIDA
FLORIDA LICENSE NUMBER 59102

CITY MANAGER'S CERTIFICATE

I, TONY O'ROURKE, CITY MANAGER FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN THE CITY OF PANAMA CITY BEACH, FLORIDA, SIGNED THIS _____ DAY OF _____, 2020.

TONY O'ROURKE, CITY MANAGER
CITY OF PANAMA CITY BEACH, FLORIDA

CITY COUNCIL APPROVAL

THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, FLORIDA, HEREBY CERTIFY THAT THIS PLAT AND DEDICATION, TOGETHER WITH ALL CERTIFICATES SHOWN HEREON, HAVE BEEN EXAMINED IN REGULAR SESSION AND DULY APPROVED BY A MAJORITY OF THE COUNCIL AND HEREBY ORDERED FILED FOR PERMANENT RECORD THIS _____ DAY OF _____, 2020.

PAUL CASTO
WARD 1

GEOFF MCCONNELL, VICE MAYOR
WARD 3

PHIL CHESTER
WARD 2

MICHAEL JARMAN
WARD 4

MARK SHELDON, MAYOR

COUNTY CLERK'S CERTIFICATE

I, BILL KINGSAIL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2020 IN PLAT BOOK _____ PAGES _____

BILL KINGSAIL
CLERK OF THE CIRCUIT COURT
BAY COUNTY, FLORIDA

CITY SURVEYOR'S CERTIFICATE

I, FREDERICK C. RANKIN, AS CITY SURVEYOR UNDER CONTRACT TO AND FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE REVIEWED THIS PLAT AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 171, PART 1, FLORIDA STATUTES.

FREDERICK C. RANKIN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 6585

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 171, PART 1, FLORIDA STATUTES; THAT THE BOUNDARY CORNERS HAVE BEEN SET; AND THAT THE RIGHT OF WAY, CENTERLINE AND LOTS WILL BE MONUMENTED IMMEDIATELY AFTER CONSTRUCTION OR WITHIN A YEAR OF THE RECORDATION OF THE PLAT.

M. TODD TINDELL, PLS
FLORIDA CERTIFICATE NUMBER 4458
BUCHANAN & HARPER, INC., CERTIFICATE OF AUTHORIZATION NO. 2372
135 WEST 11TH STREET, PANAMA CITY, FLORIDA 32401

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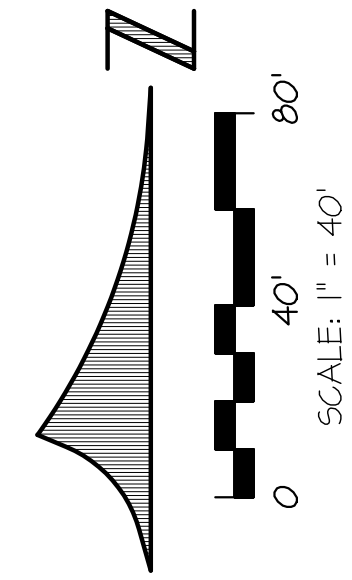
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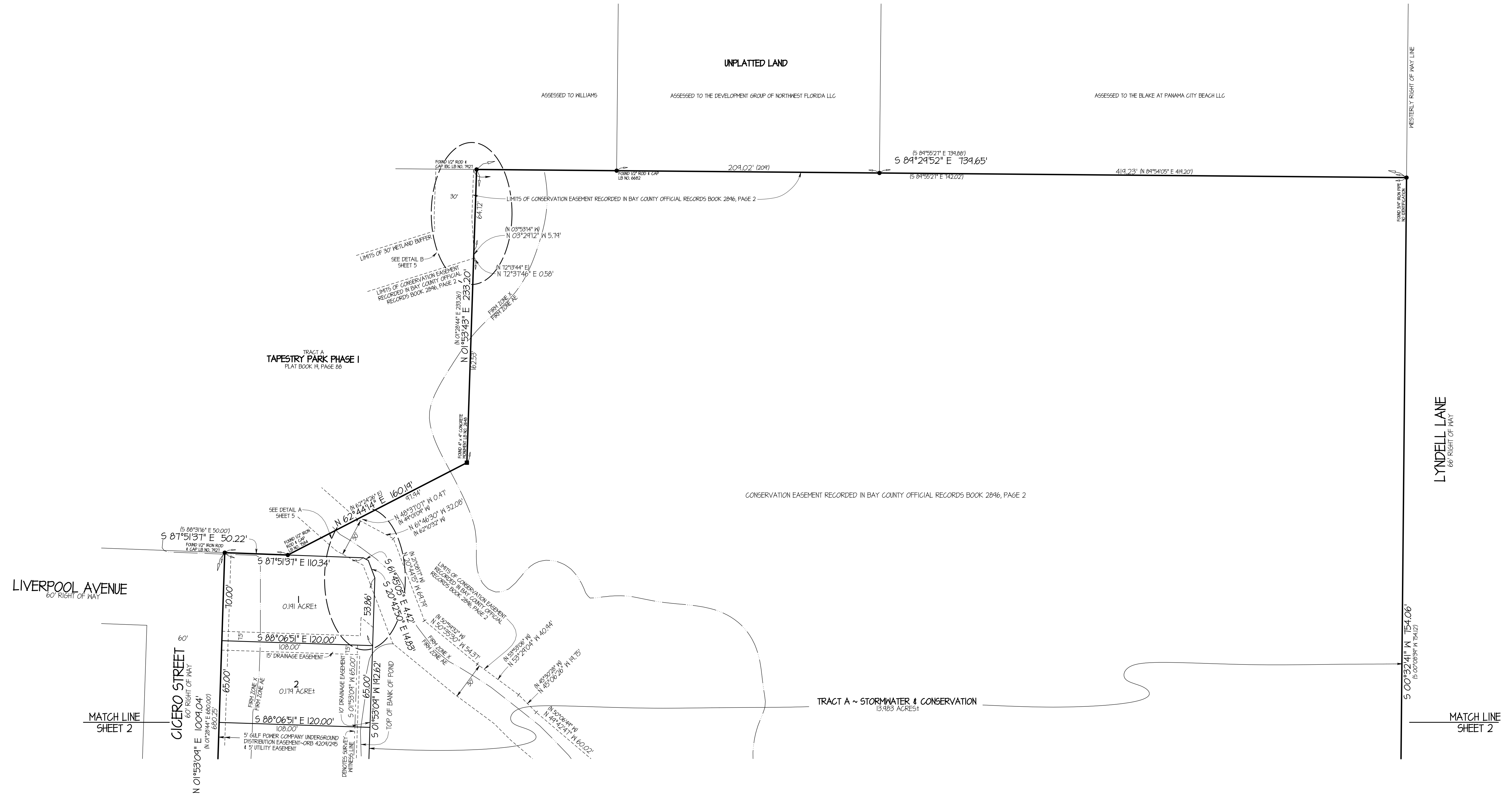
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SHEET 2 OF 5



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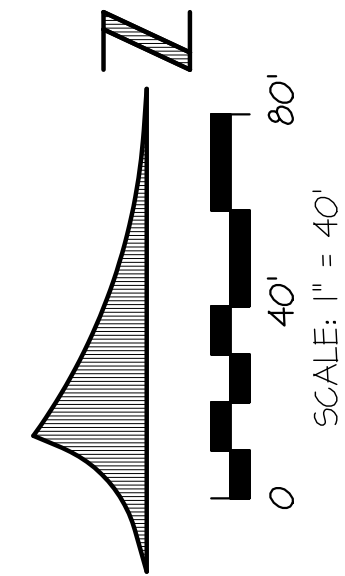
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MATCH LINE SHEET 2

TAPESTRY PARK PHASE III

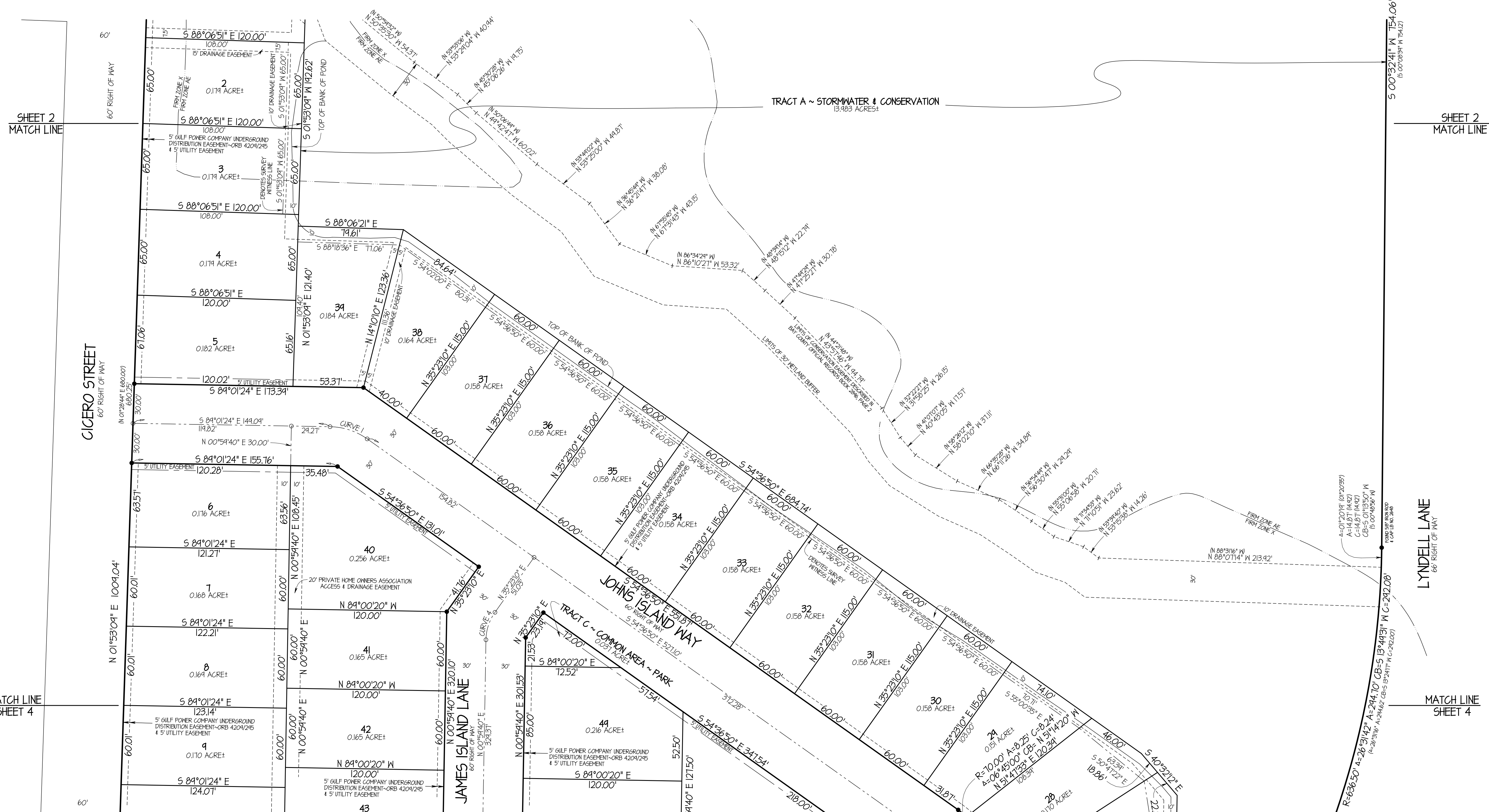
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 SHEET 3 OF 5



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LIVERPOOL AVENUE
 60' RIGHT OF WAY



CENTERLINE CURVE DATA						
CURVE	RADIUS	ARC LENGTH	TANGENT LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
1	50.00'	30.03'	15.46'	34°24'34"	S 71°41'07" E	29.58'
4	31.00'	22.21'	11.45'	34°23'30"	N 18°11'25" E	21.88'

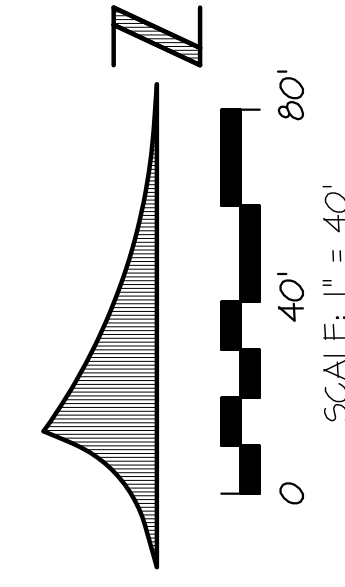
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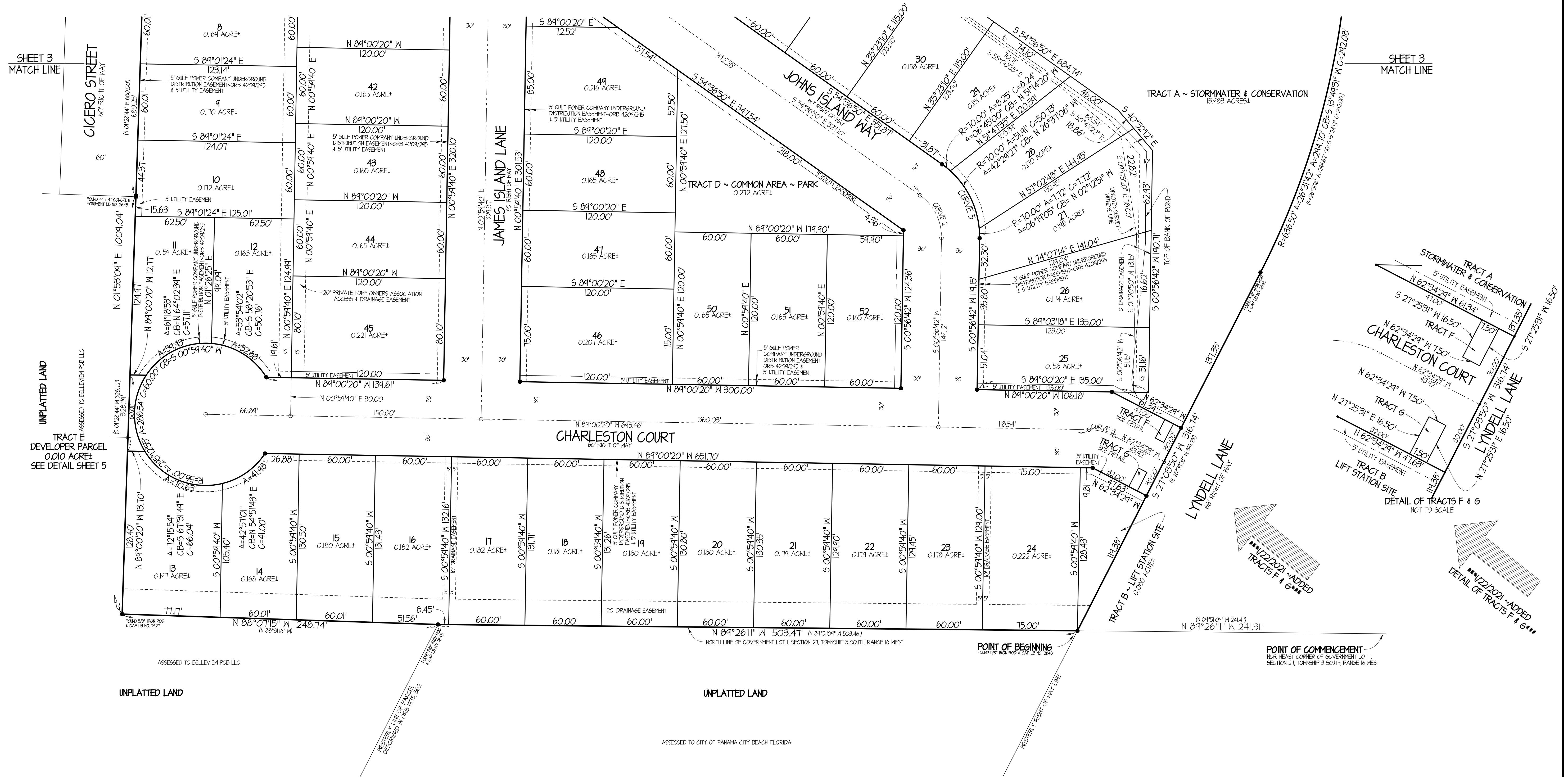
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SHEET 4 OF 5



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CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	TANGENT LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
2	40.00'	38.74'	21.07'	55°33'31"	S 26°50'04" E	31.24'
3	45.00'	20.76'	10.57'	26°25'51"	N 75°41'24" W	20.58'

RIGHT OF WAY CURVE DATA

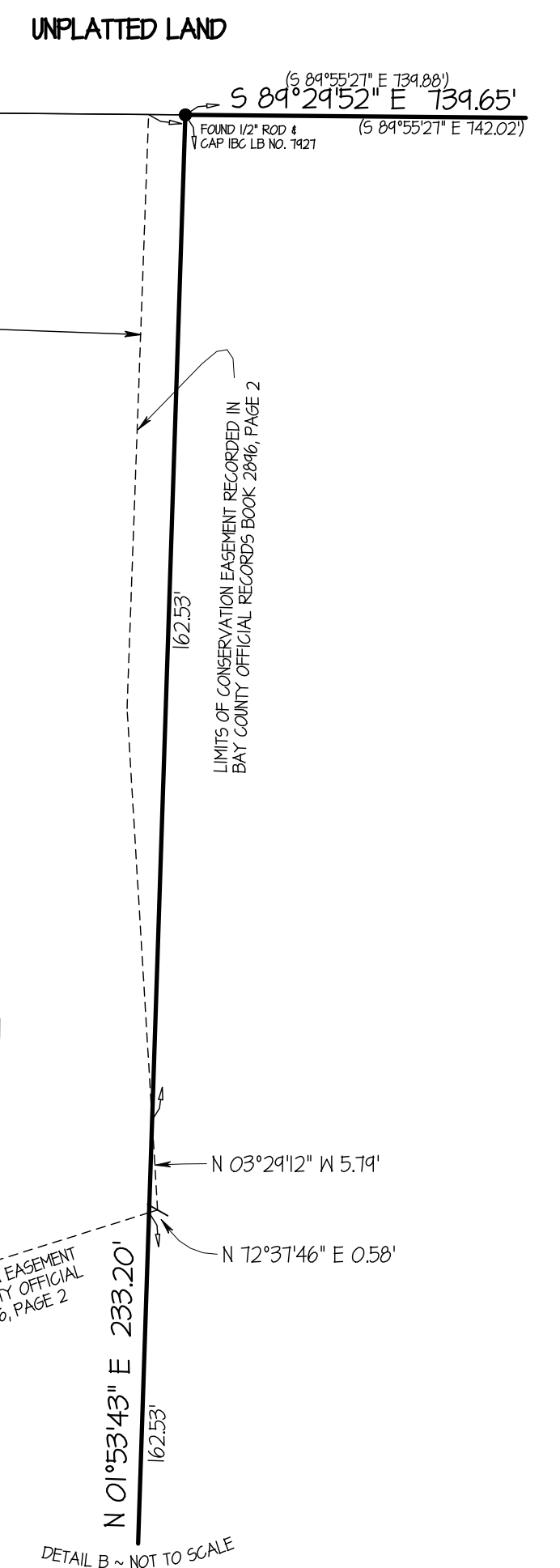
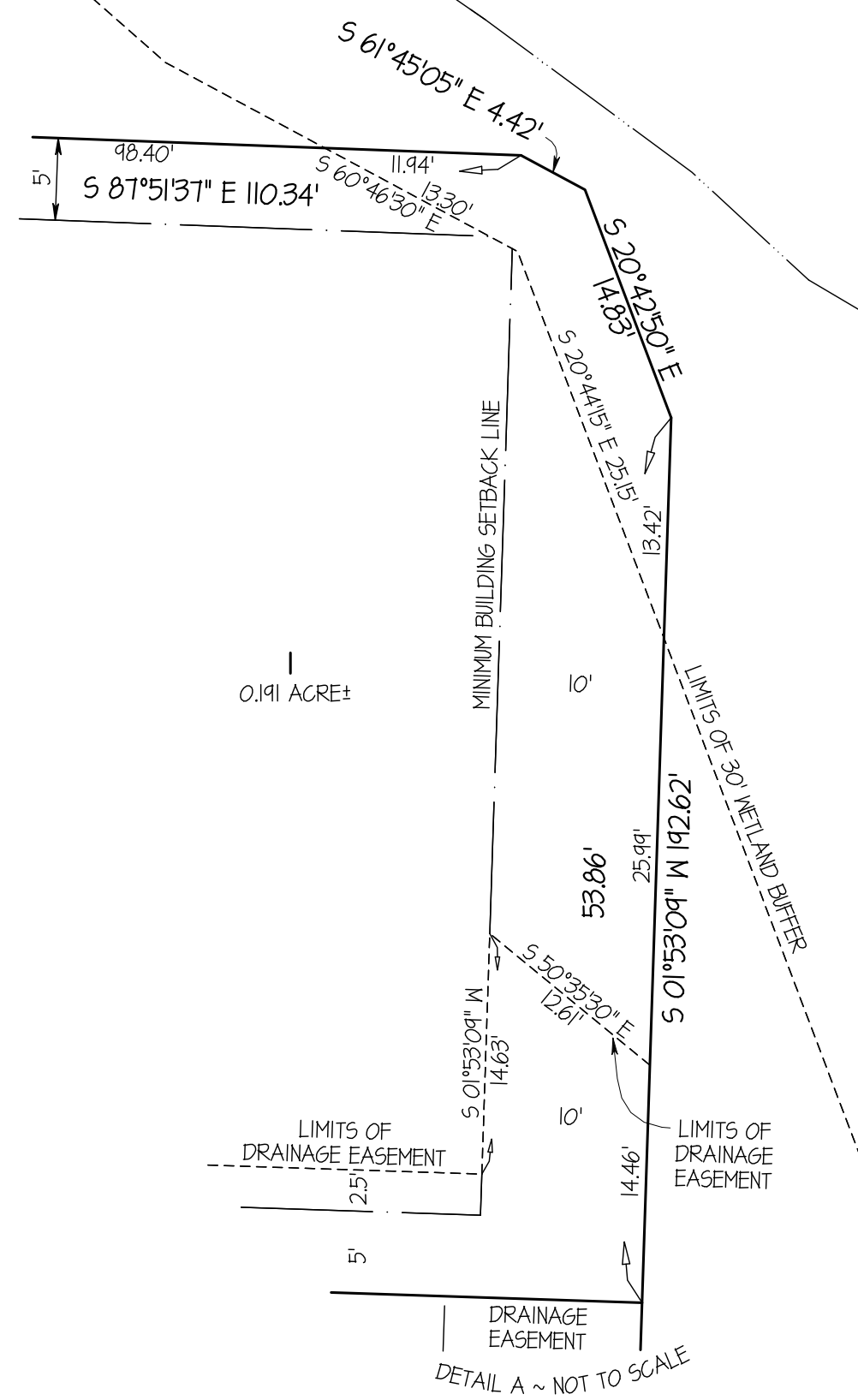
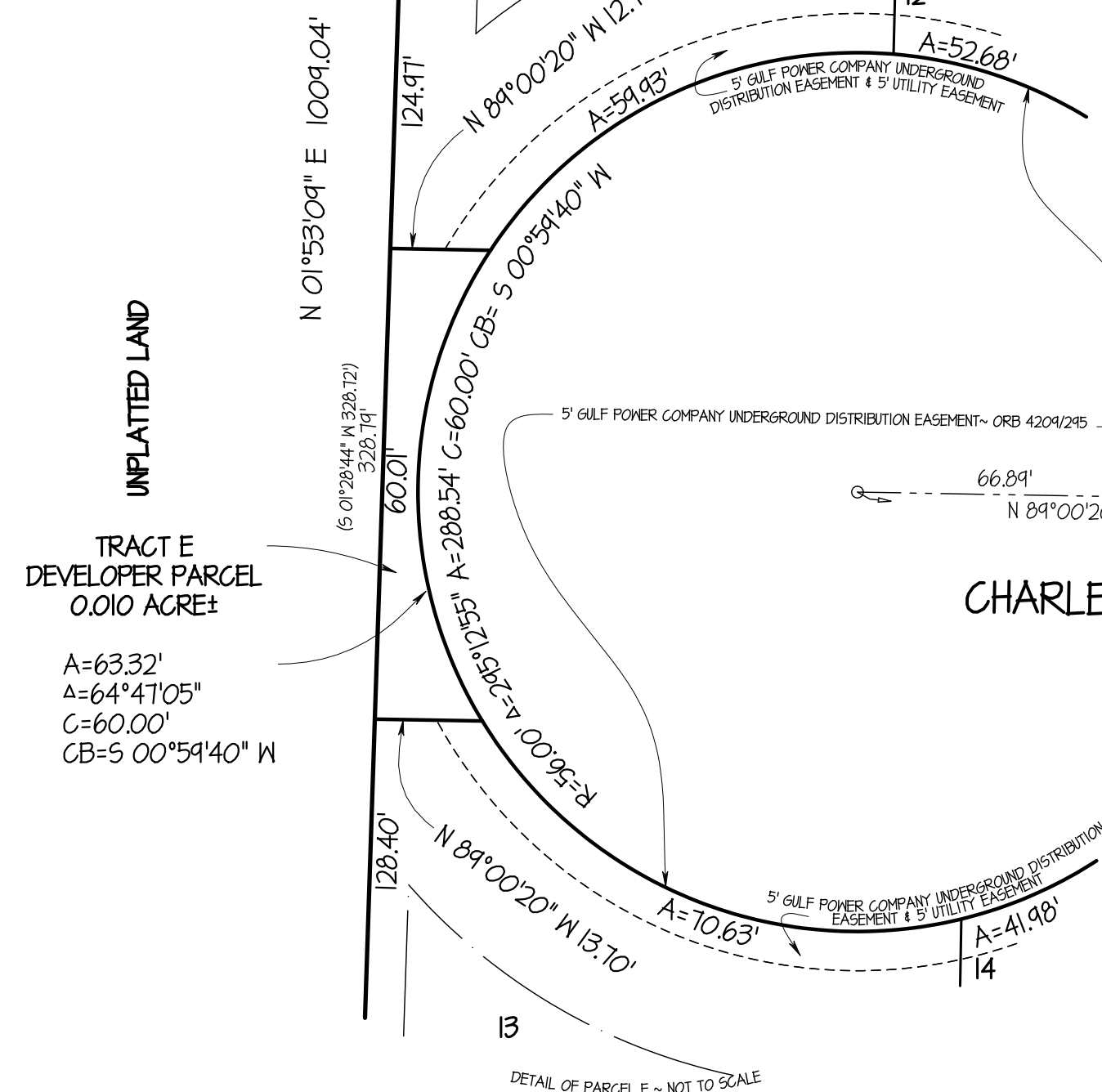
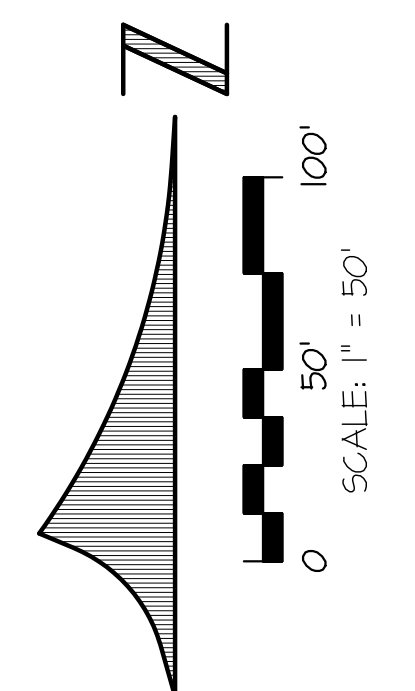
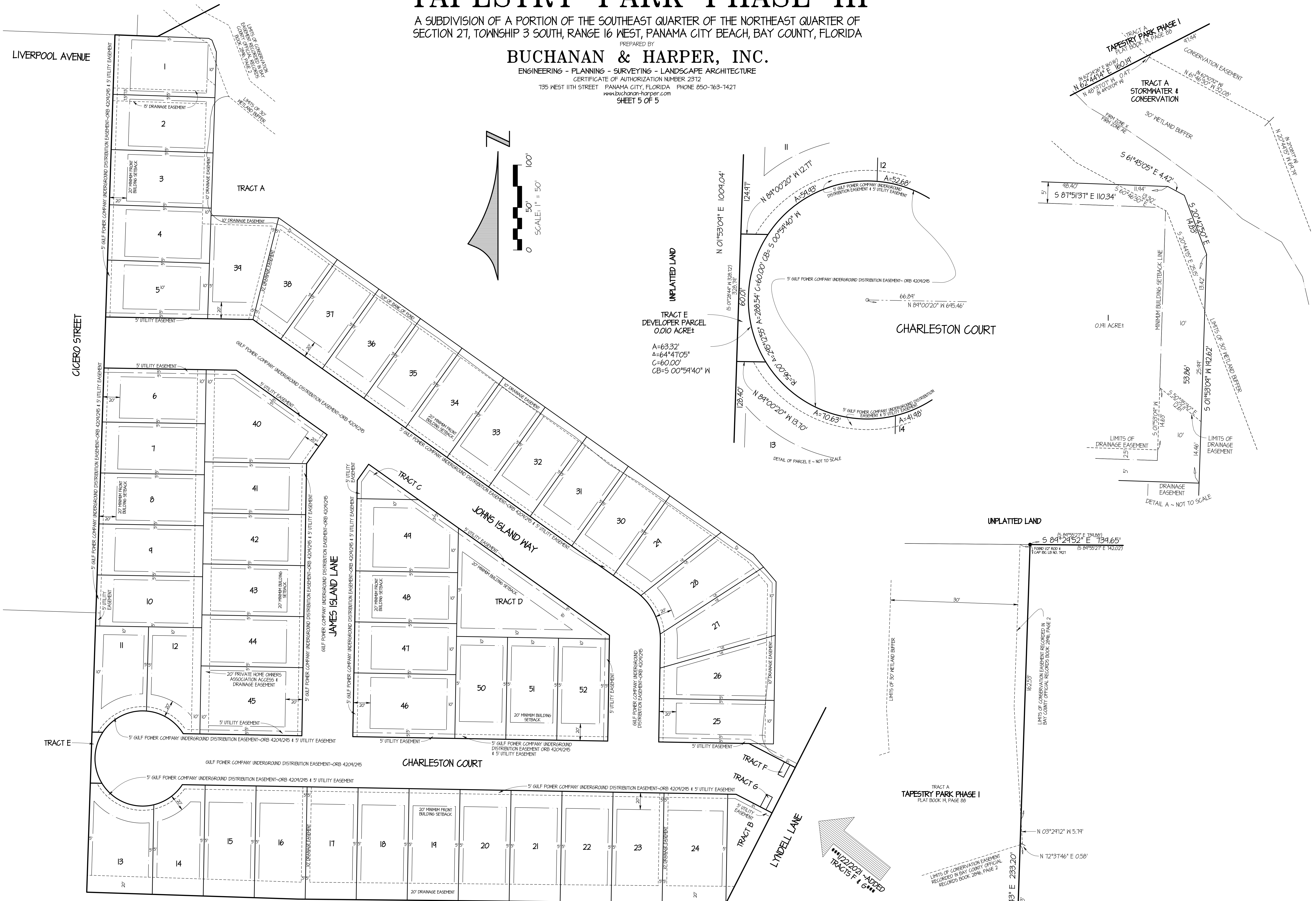
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
5	70.00'	61.88'	55°33'31"	S 26°50'04" E	65.25'

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5' GULF POWER UTILITY EASEMENT LINE, DRAINAGE EASEMENT LINE, AND 5' UTILITY EASEMENT LINE WHERE NOTED
20' MINIMUM BUILDING SETBACK LINE - FRONT, 20' SIDE, 5' REAR, 10' LOTS 13-24, REAR, 20'
5' UTILITY EASEMENT LINE WHERE 5' GULF POWER UTILITY EASEMENT DOESN'T EXIST
MINIMUM BUILDING SETBACK LINES AND EASEMENTS

ADDED
TRACTS F & G