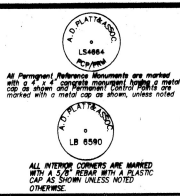
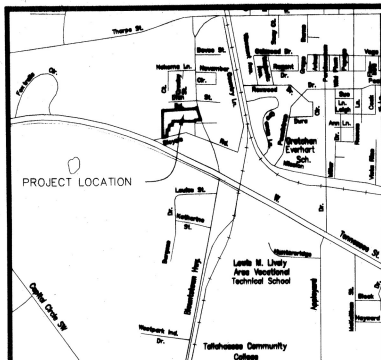


20040024839
THIS DOCUMENT HAS BEEN RECORDED
IN THE PUBLIC RECORDS OF
LEON COUNTY FL
PLAT BK: 15 PG: 21, Page 1 of 2
03/18/2004 at 02:56 PM
BOB INZER, CLERK OF COURTS



PREPARED BY:
A. D. PLATT & ASSOC., INC.
LAND SURVEYORS
489 JOHN KNOX ROAD, TALLAHASSEE, FLORIDA, 32303
(850) 385-1036 PAGE 1 OF 2

LEGEND:
T = Tangent when used in curve information
O.R. = Official Record Book of Leon County, Florida
S.W.F. = Storm Water Management Facility
P.C. = Point of Curvature
P.O.B. = Point of Beginning
R/W = Right-of-Way
FCM = Found Concrete Monument
(4"x4" unless noted otherwise)
S.W.C. = Set Nail & Cap #4664 or #590
(unnumbered unless noted otherwise) (U) = per SURVEY
R = Radius when used in curve information
Ch = Chord bearing and distance
L = Arc Length
P = Page Description provided by Client
P.C. = Permanent Control Point (Set Nail & Cap #4664)
P.R.M. = Permanent Reference Monument
T = Township, R = Range, S = Section
S.W.C. = Set Nail & Cap #4664 or #590
O.R. = Official Record Book
P.C. = Page

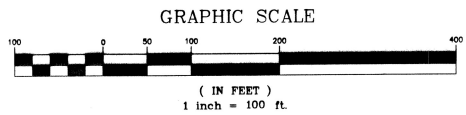
LINE TABLE

LINE	LENGTH	BEARING
L1	30.67	S89°38'32"E
L2	21.48	N00°21'43"E
L3	40.28	S22°54'35"E
L4	30.00	N89°30'27"W
L5	30.03	S00°21'28"W
L6	42.45	N89°03'38"W
L7	57.84	S01°20'29"W
L8	65.47	S00°59'23"W

NOTE: A TIE HAS BEEN MADE TO THE FLORIDA NORTH ZONE BY OBSERVING THE FLORIDA POSITIONING SATELLITE NETWORK WITH GPS RECEIVERS. NORTHINGS AND EASTINGS SHOWN ARE BASED ON THESE OBSERVATIONS. BEARINGS AND DISTANCES SHOWN WITH (GRID) BEHIND THEM ARE BEING SHOWN FOR COMPARISON OF THE SURVEY BEARING BASE WITH GRID NORTH.

OAKWOOD SUBDIVISION

A PART OF LOT 957 OF THE PLANTATION OF THE FLORIDA PECAN ENDOWMENT COMPANY, PLAT BOOK 1, PAGE 4, LYING WITHIN THE CITY LIMITS OF TALLAHASSEE, FLORIDA, BEING ALSO A SUBDIVISION OF A PART OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA



PAGE 1 OF 2

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 SUPERANDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

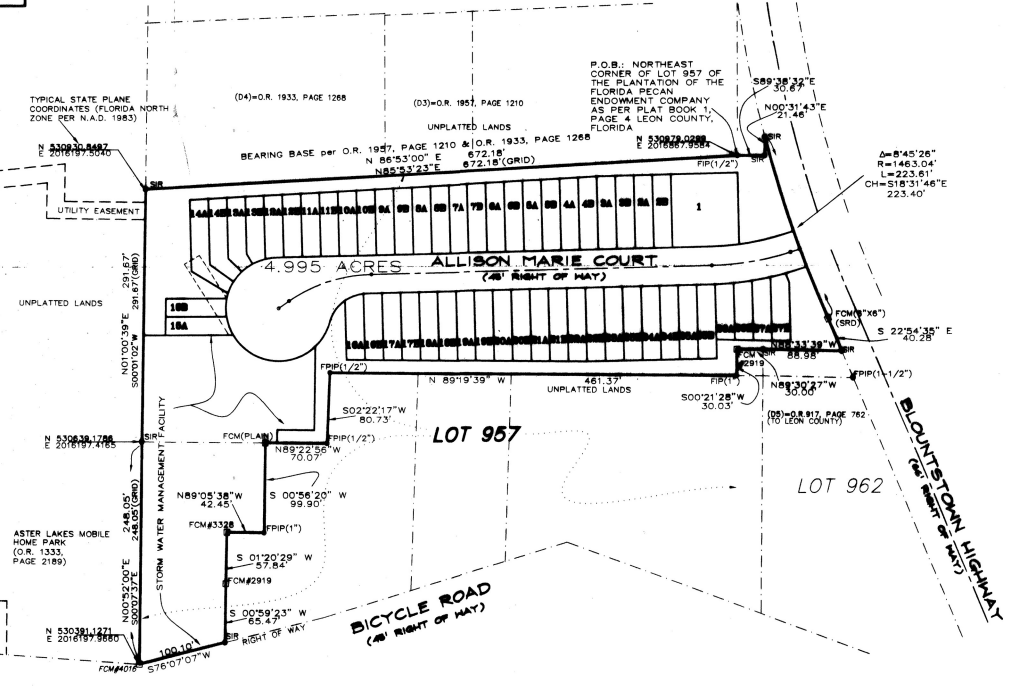
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE:
The construction of permanent structures, excluding driveways, is prohibited within drainage and utility easements.

PLAT REVIEW
PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.

F. ERWIN ARNOLD
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #279

LAST REVISION:
DATE 05/02/01
BY ADP
SHEET 1 OF 2
SCALE 1" = 100'
JOB NUMBER 5937



- NOTES:**
- Bearing Base is along the Northern boundary as per O.R. 1957, Page 1210 & O.R. 1933, page 1268 as shown.
 - There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
 - Date of Boundary Survey: 05/02/01
 - All plotted utility easements shall be for the construction, installation, maintenance, and operation of cable television services. The cable television company shall not interfere with the facilities and services of an electric, telephone, gas or other public utility and shall be solely responsible for any damages incidental to said public utilities.
 - Lots shown herein shall not be further subdivided.
 - Unless shown, all corners are rod and caps #590.
 - Fixed improvements on this property have not been located.
 - All measurements refer to horizontal plane and are in accordance with the United States Bureau of Standards definition of a foot.
 - The construction of permanent structures, excluding driveways, is prohibited within drainage and utility easements.

SURVEYOR'S CERTIFICATION:
I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with Chapter 177 of the Florida Statutes and with the minimum technical standards for land surveying (F.A.C. 61-G-17-6).

ALAN D. PLATT
FL Surveyor & Mapper No. 4664
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

CITY OF TALLAHASSEE CITY COMMISSION
Approved by the City Commission of the City of Tallahassee, Florida

this 25 day of FEBRUARY, A.D., 2004

MAYOR
CITY ATTORNEY
CITY ENGINEER
CITY TREASURER



BOB INZER
Accepted for files and recorded this 18th day of March, A.D., 2004, in

Plat Book 15, Page 21-22
(By) Candy Rieck
Deputy Clerk of the Circuit Court,
Leon County, Florida

PRELIMINARY PLAT APPROVAL
This plat conforms to the preliminary plat approved by the Development Review Committee this:

8th DAY OF JULY, A.D. 2002

JOINDERS IN DEDICATION

LOT & BLOCK	NAME	DATE	O.R., Pg.
	CENTRAL TELEPHONE CO.		

DEDICATION
STATE OF FLORIDA
COUNTY OF LEON
Know all men by these presents that MAGNOLIA INVESTMENTS COMPANY OF TALLAHASSEE, INC., a corporation organized and existing under the laws of the State of Florida, owner in fee simple of the land shown herein, plotted as OAKWOOD SUBDIVISION, and more particularly described as follows:

BEGIN at an iron pipe (1/2") marking the Northeast corner of Lot No. 957 of the PLANTATION OF THE FLORIDA PECAN ENDOWMENT COMPANY, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 4 of the Public Records of Leon County, Florida; thence run South 89 degrees 38 minutes 32 seconds East 30.67 feet, thence run North 00 degrees 31 minutes 43 seconds East 21.48 feet to the Westerly right of way boundary of Blountstown Street (State Road No. 20), said point being on a curve concave Northeast, thence run Southeast along said curve having a radius of 1463.04 feet, through a central angle of 08 degrees 45 minutes 26 seconds for an arc distance of 223.61 feet (the chord of said arc bears South 18 degrees 31 minutes 46 seconds East 223.40 feet) to a concrete monument (6" x 6"), thence run South 22 degrees 54 minutes 35 seconds East 40.28 feet, thence leaving said right of way boundary run North 88 degrees 33 minutes 39 seconds West 58.98 feet, thence run North 89 degrees 30 minutes 27 seconds West 30.00 feet to a concrete monument (#2919), thence run South 00 degrees 21 minutes 28 seconds West 30.03 feet to an iron pipe (1/2"), thence run North 89 degrees 19 minutes 39 seconds West 461.37 feet to a pinched iron pipe (1/2"), thence run South 02 degrees 22 minutes 17 seconds West 80.73 feet to a pinched iron pipe (1/2"), thence run North 89 degrees 22 minutes 36 seconds West 70.07 feet to a concrete monument, thence run South 00 degrees 56 minutes 20 seconds West 89.90 feet to a pinched iron pipe (1/2"), thence run North 89 degrees 05 minutes 38 seconds West 42.45 feet to a concrete monument (#3328), thence run South 01 degree 20 minutes 29 seconds West 57.84 feet to a concrete monument (#2919), thence run South 00 degrees 59 minutes 23 seconds West 65.47 feet to the current Northern right of way boundary of Bicycle Road, thence run North 76 degrees 07 minutes 07 seconds West along said right of way boundary 100.10 feet to a concrete monument (#4016), thence run North 00 degrees 52 minutes 00 seconds East 248.05 feet, thence run North 01 degree 20 minutes 29 seconds West 291.67 feet to the Northwest corner of said Lot No. 957, thence run North 86 degrees 53 minutes 00 seconds East 672.18 feet to the POINT OF BEGINNING, containing 4.995 acres, more or less, and lying in Section 29, Township 1 North, Range 1 West, Leon County, Florida.

Has caused said land to be divided and subdivided as shown herein and does hereby dedicate to the perpetual use of the PUBLIC, all roads, streets, rights of way, and utility easements shown and depicted herein, and does hereby dedicate to the HOME OWNERS ASSOCIATION perpetual use of all common or open area, parks and recreation areas as shown and depicted herein, reserving, however, the reversion or reversions thereof should the same be reversioned, disclaimed, abandoned or the use thereof discontinued as prescribed by law by appropriate action by the proper officials having charge of jurisdiction thereof.

this 16th day of January, A.D., 2004

STEVEN DAVIS, PRESIDENT
Witness (Print Name) SCOTTA CATSON
Witness (Print Name) Nancy B. Grogan
Witness (Print Name) Nancy B. Grogan

ACKNOWLEDGEMENT
STATE OF FLORIDA, COUNTY OF LEON
The foregoing instrument was acknowledged before me this 11th day of January, A.D. 2004, by STEVE DAVIS, President of MAGNOLIA INVESTMENTS COMPANY OF TALLAHASSEE, INC., a Florida Corporation, on behalf of the corporation, and acknowledges that they executed the foregoing Dedication freely and voluntarily for the uses and purposes therein stated. He is personally known to me and did not take an oath.

Date: 1/11/05
My Commission expires 8/1/05



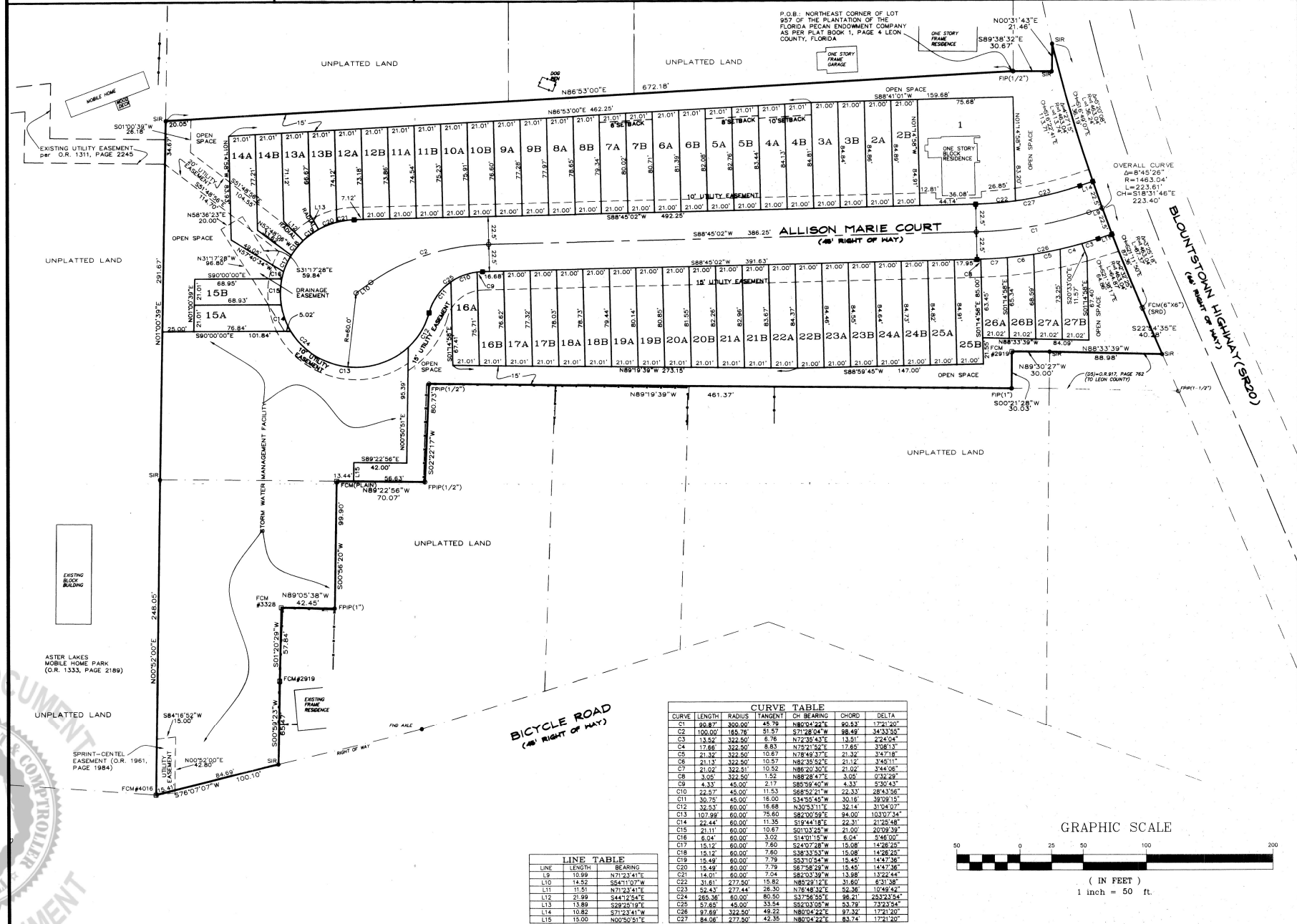

All Permanent Reference Monuments are marked with a 4" x 4" concrete monument having a metal cap as shown at Permanent Control Points are marked with a metal cap as shown, unless noted otherwise.


ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" REBAR WITH A PLASTIC CAP AS SHOWN UNLESS NOTED OTHERWISE.

LEGEND:

PNP = POND PUMP	T = Tangent when used in curve information	R = Radius when used in curve information
PA = PUMP AND CAP	O.R. = Official Record Book of Lee County, Florida	(D) = per Description provided by Client
P.O.C. = Point of Commencement	SWMT = Storm Water Management Facility	C = Chord bearing and distance
P.O.B. = Point of Beginning	S = SR/C = Set 1/8" diameter rod (Cap #6590	L = Arc Length
Right-of-Way	PPM = Permanent Control Point (Set Nail at Cap #6464)	Δ = Delta angle
FOM = Florida Owner's Manual	Right-of-Way	Δ = Delta angle
4"x6" unless noted otherwise	T = Tangent, R = Range	(R) = Radius Line
(unnumbered unless noted otherwise)	SN/C = Set Nail and Cap #6464 or #6590	O.R. = Official RECORD BOOK
	PER = PER SURVEY	FR = FROM FROM Rod
		P = PAGE

A PART OF LOT 957 OF THE PLANTATION OF THE FLORIDA PECAN
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22 BK 15 PG 22