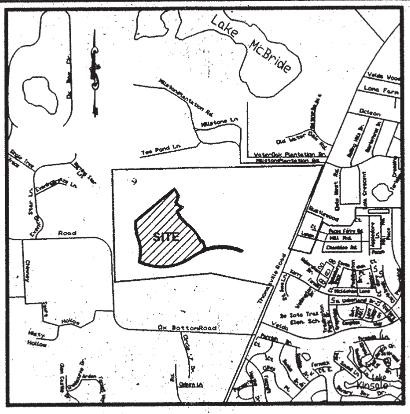
20070003523
THIS DOCUMENT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY FL
PLAT BK: 18 PG:52, Page1 of 3
01/16/2007 at 09:21 AM,
BOB INZER, CLERK OF COURTS

PLAT BOOK 18 PAGE 52

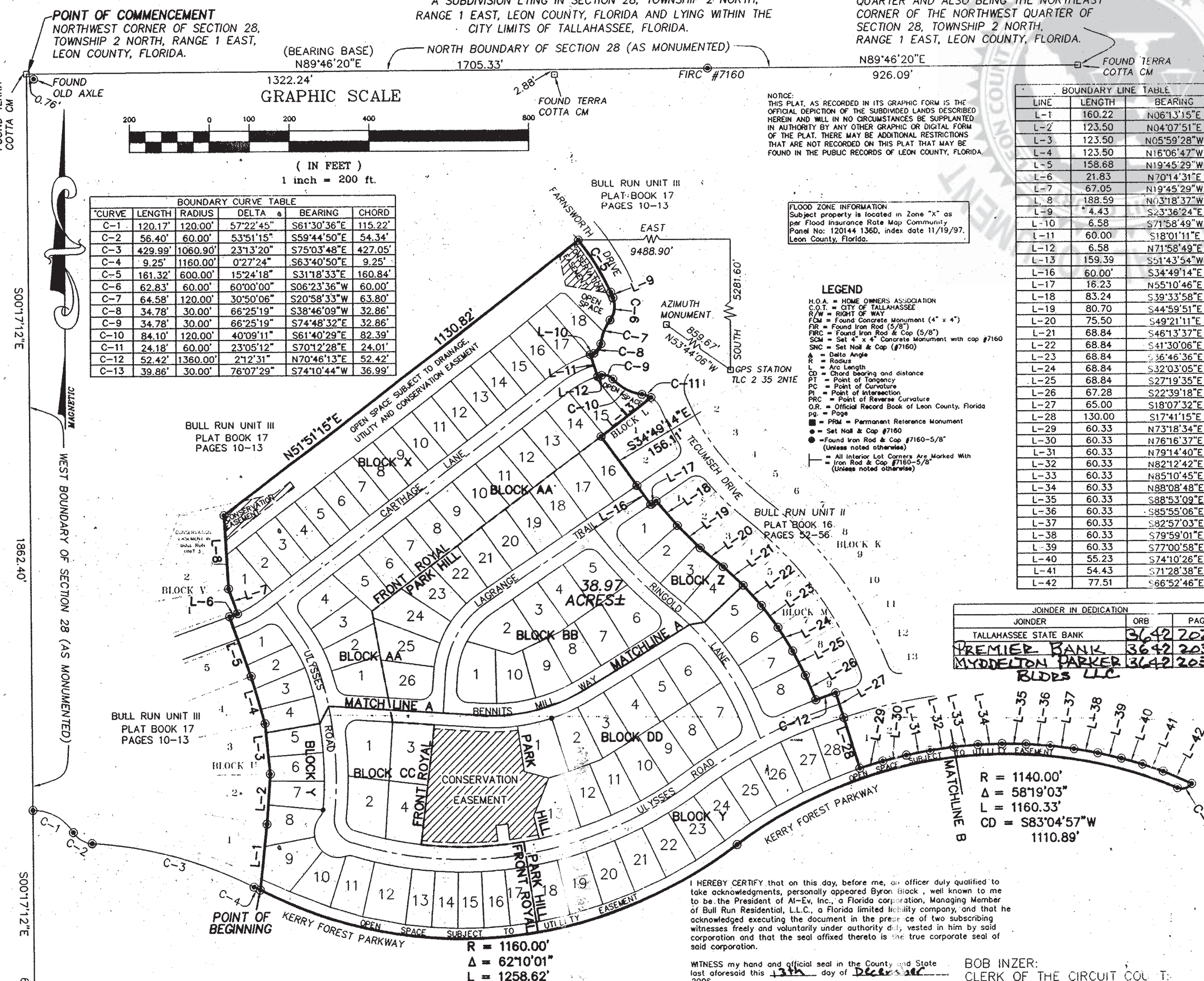
BULL RUN UNIT IV
(FRONT ROYAL & PARK HILL)

A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND LYING WITHIN THE CITY LIMITS OF TALLAHASSEE, FLORIDA.



LOCATION MAP

SCALE: 1"=2000'



BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C-1	120.17'	120.00'	57°22'45"	S61°30'36"E	115.22'
C-2	56.40'	60.00'	53°51'15"	S59°44'50"E	54.34'
C-3	429.99'	1060.90'	23°13'20"	S75°03'48"E	427.05'
C-4	9.25'	1160.00'	0°27'24"	S63°40'50"E	9.25'
C-5	161.32'	600.00'	15°24'18"	S31°18'33"E	160.84'
C-6	62.83'	60.00'	60°00'00"	S06°23'36"W	60.00'
C-7	64.58'	120.00'	30°50'06"	S20°58'33"W	63.80'
C-8	34.78'	30.00'	66°25'19"	S38°46'09"W	32.86'
C-9	34.78'	30.00'	66°25'19"	S74°48'32"E	32.86'
C-10	84.10'	120.00'	40°09'11"	S61°40'29"E	82.39'
C-11	24.18'	60.00'	23°05'12"	S70°12'28"E	24.01'
C-12	52.42'	1360.00'	2°12'31"	N70°46'13"E	52.42'
C-13	39.86'	30.00'	76°07'29"	S74°10'44"W	36.99'

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L-1	160.22	N06°13'15"E
L-2	123.50	N04°07'51"E
L-3	123.50	N05°59'28"W
L-4	123.50	N16°06'47"W
L-5	158.68	N19°45'29"W
L-6	21.83	N70°14'31"E
L-7	67.05	N19°45'29"W
L-8	188.59	N03°18'37"W
L-9	4.43	S23°36'24"E
L-10	6.58	S71°58'49"W
L-11	60.00	S18°01'11"E
L-12	6.58	N71°58'49"E
L-13	159.39	S51°43'54"W
L-16	60.00'	S34°49'14"E
L-17	16.23	N55°10'46"E
L-18	83.24	S39°33'58"E
L-19	80.70	S44°59'51"E
L-20	75.50	S49°21'11"E
L-21	68.84	S46°13'37"E
L-22	68.84	S41°30'06"E
L-23	68.84	S36°46'36"E
L-24	68.84	S32°03'05"E
L-25	68.84	S27°19'35"E
L-26	67.28	S22°39'18"E
L-27	65.00	S18°07'32"E
L-28	130.00	S17°41'15"E
L-29	60.33	N73°18'34"E
L-30	60.33	N76°16'37"E
L-31	60.33	N79°14'40"E
L-32	60.33	N82°12'42"E
L-33	60.33	N85°10'45"E
L-34	60.33	N88°08'48"E
L-35	60.33	S88°53'09"E
L-36	60.33	S85°55'06"E
L-37	60.33	S82°57'03"E
L-38	60.33	S79°59'01"E
L-39	60.33	S77°00'58"E
L-40	55.23	S74°10'26"E
L-41	54.43	S71°28'38"E
L-42	77.51	S66°52'46"E

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

FLOOD ZONE INFORMATION
Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120144 136D, index date 11/19/97. Leon County, Florida.

LEGEND

- H.O.A. = HOME OWNERS ASSOCIATION
- C.O.T. = CITY OF TALLAHASSEE
- R/W = RIGHT OF WAY
- FCM = Found Concrete Monument (4" x 4")
- FIR = Found Iron Rod (5/8")
- FIRC = Found Iron Rod & Cap (5/8")
- SCM = Set 4" x 4" Concrete Monument with cap #7160
- SNC = Set Nail & Cap (#7160)
- Δ = Delta Angle
- R = Radius
- L = Arc Length
- CD = Chord bearing and distance
- PT = Point of Tangency
- PC = Point of Curvature
- PI = Point of Intersection
- PRC = Point of Reverse Curvature
- O.R. = Official Record Book of Leon County, Florida
- pg. = Page
- ■ = PRM = Permanent Reference Monument
- ● = Set Nail & Cap #7160
- ● = Found Iron Rod & Cap #7160-5/8" (Unless noted otherwise)
- ⊢ = All Interior Lot Corners Are Marked With Iron Rod & Cap #7160-5/8" (Unless noted otherwise)

JOINDER IN DEDICATION		
JOINDER	ORB	PAGE
TALLAHASSEE STATE BANK	3642	2029
PREMIER BANK	3642	2030
MYDDELTON PARKER BLDRS LLC	3642	2034

DEDICATION

STATE OF FLORIDA
COUNTY OF LEON

Know all men by these presents that Bull Run Residential, LLC, a Florida Limited Liability Company, organized and existing under the laws of the State of Florida, the owner in fee simple of the lands shown hereon platted as BULL RUN UNIT IV, and being more particularly described as follows:

Commence at a terra cotta concrete monument marking the Northwest corner of Section 28, Township 2 North, Range 1 East, Leon County, Florida and run South 00 degrees 17 minutes 12 seconds East along the West boundary of said Section 28 (as monumented) a distance of 1862.40 feet to a re-rod (marked #7160), lying on a curve concave to the Southwesterly, thence run Southeasterly along said curve with a radius of 120.00 feet, through a central angle of 57 degrees 22 minutes 45 seconds for an arc distance of 120.17 feet, chord being South 61 degrees 30 minutes 36 seconds East 115.22 feet to a re-rod (marked #7160) marking a point of reverse curve to the left, thence run Southeasterly along said reverse curve with a radius of 60.00 feet, through a central angle of 53 degrees 51 minutes 15 seconds for an arc distance of 56.40 feet, chord being South 59 degrees 44 minutes 50 seconds East 54.34 feet to a re-rod (marked #7160) marking a point of reverse curve to the right, thence run Southeasterly along said reverse curve with a radius of 1060.90 feet, through a central angle of 23 degrees 13 minutes 20 seconds for an arc distance of 429.99 feet, chord being South 75 degrees 03 minutes 48 seconds East 427.05 feet to a re-rod (marked #7160) marking a point of reverse curve to the left, thence run Southeasterly along said reverse curve with a radius of 1160.00 feet, through a central angle of 00 degrees 27 minutes 24 seconds for an arc distance of 9.25 feet, chord being South 63 degrees 40 minutes 50 seconds East 9.25 feet to a re-rod (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 06 degrees 13 minutes 15 seconds East 160.22 feet to a re-rod (marked #7160), thence run North 04 degrees 07 minutes 51 seconds East 123.50 feet to a re-rod (marked #7160), thence run North 05 degrees 59 minutes 28 seconds West 123.50 feet to a re-rod (marked #7160), thence run North 16 degrees 06 minutes 47 seconds West 123.50 feet to a re-rod (marked #7160), thence run North 19 degrees 45 minutes 29 seconds West 158.68 feet to a re-rod (marked #7160), thence run North 70 degrees 14 minutes 31 seconds East 21.83 feet to a re-rod (marked #7160), thence run North 19 degrees 45 minutes 29 seconds West 67.05 feet to a re-rod (marked #7160), thence run North 03 degrees 18 minutes 37 seconds West 188.59 feet to a re-rod (marked #7160), thence run North 51 degrees 51 minutes 15 seconds East 1130.82 feet to a re-rod (marked #7160) lying on a curve concave to the Southwesterly, thence run Southeasterly along said curve with a radius of 600.00 feet, through a central angle of 15 degrees 24 minutes 18 seconds for an arc distance of 161.32 feet, chord being South 31 degrees 18 minutes 33 seconds East 160.84 feet to a re-rod (marked #7160), thence run South 23 degrees 36 minutes 24 seconds East 4.43 feet to a re-rod (marked #7160) marking a point of curve to the right, thence run Southerly along said curve with a radius of 60.00 feet, through a central angle of 60 degrees 00 minutes 00 seconds for an arc distance of 62.83 feet, chord being South 06 degrees 23 minutes 36 seconds West 60.00 feet to a re-rod (marked #7160) marking a point of reverse curve to the left, thence run Southwesterly along said reverse curve with a radius of 120.00 feet, through a central angle of 30 degrees 50 minutes 06 seconds for an arc distance of 64.58 feet, chord being South 20 degrees 58 minutes 33 seconds West 63.80 feet to a re-rod (marked #7160) marking a point of reverse curve to the right, thence run Southwesterly along said reverse curve with a radius of 30.00 feet, through a central angle of 66 degrees 25 minutes 19 seconds for an arc distance of 34.78 feet, chord being South 38 degrees 46 minutes 09 seconds West 32.86 feet to a re-rod (marked #7160), thence run South 71 degrees 58 minutes 49 seconds West 6.58 feet to a re-rod (marked #7160), thence run South 18 degrees 01 minutes 11 seconds East 60.00 feet to a re-rod (marked #7160), thence run North 71 degrees 58 minutes 49 seconds East 6.58 feet to a re-rod (marked #7160) marking a point of curve to the right, thence run Southeasterly along said curve with a radius of 30.00 feet, through a central angle of 66 degrees 25 minutes 19 seconds for an arc distance of 34.78 feet, chord being South 74 degrees 48 minutes 32 seconds East 32.86 feet to a re-rod (marked #7160) marking a point of reverse curve to the left, thence run Southeasterly along said reverse curve with a radius of 120.00 feet, through a central angle of 40 degrees 09 minutes 11 seconds for an arc distance of 84.10 feet, chord being South 61 degrees 40 minutes 29 seconds East 82.39 feet to a re-rod (marked #7160) marking a point of reverse curve to the right, thence run Southeasterly along said reverse curve with a radius of 60.00 feet, through a central angle of 23 degrees 05 minutes 12 seconds for an arc distance of 24.18 feet, chord being South 70 degrees 12 minutes 28 seconds East 24.01 feet to a re-rod (marked #7160), thence run South 51 degrees 43 minutes 54 seconds West 159.39 feet to a re-rod (marked #7160), thence run South 34 degrees 49 minutes 14 seconds East 156.11 feet to a re-rod (marked #7160), thence run South 34 degrees 49 minutes 14 seconds East 60.00 feet to a re-rod (marked #7160), thence run North 55 degrees 10 minutes 46 seconds East 16.23 feet to a re-rod (marked #7160), thence run South 39 degrees 33 minutes 58 seconds East 83.24 feet to a re-rod (marked #7160), thence run South 44 degrees 59 minutes 51 seconds East 80.70 feet to a re-rod (marked #7160), thence run South 49 degrees 21 minutes 11 seconds East 75.50 feet to a re-rod (marked #7160), thence run South 46 degrees 13 minutes 37 seconds East 68.84 feet to a re-rod (marked #7160), thence run South 41 degrees 30 minutes 06 seconds East 68.84 feet to a re-rod (marked #7160), thence run South 36 degrees 46 minutes 36 seconds East 68.84 feet to a re-rod (marked #7160), thence run South 32 degrees 03 minutes 05 seconds East 68.84 feet to a re-rod (marked #7160), thence run South 27 degrees 19 minutes 35 seconds East 68.84 feet to a re-rod (marked #7160), thence run South 22 degrees 39 minutes 18 seconds East 67.28 feet to a re-rod (marked #7160) lying on a curve concave to the Southeasterly, thence run Northeasterly along said curve with a radius of 1360.00 feet, through a central angle of 02 degrees 12 minutes 31 seconds for an arc distance of 52.42 feet, chord being North 70 degrees 46 minutes 13 seconds East 52.42 feet to a re-rod (marked #7160), thence run South 18 degrees 07 minutes 32 seconds East 65.00 feet to a re-rod (marked #7160), thence run South 17 degrees 41 minutes 15 seconds East 130.00 feet to a re-rod (marked #7160), thence run North 73 degrees 18 minutes 34 seconds East 60.33 feet to a re-rod (marked #7160), thence run North 76 degrees 16 minutes 37 seconds East 60.33 feet to a re-rod (marked #7160), thence run North 79 degrees 14 minutes 40 seconds East 60.33 feet to a re-rod (marked #7160), thence run North 82 degrees 12 minutes 42 seconds East 60.33 feet to a re-rod (marked #7160), thence run North 85 degrees 10 minutes 45 seconds East 60.33 feet to a re-rod (marked #7160), thence run North 88 degrees 08 minutes 48 seconds East 60.33 feet to a re-rod (marked #7160), thence run South 88 degrees 53 minutes 09 seconds East 60.33 feet to a re-rod (marked #7160), thence run South 85 degrees 55 minutes 06 seconds East 60.33 feet to a re-rod (marked #7160), thence run South 82 degrees 57 minutes 03 seconds East 60.33 feet to a re-rod (marked #7160), thence run South 79 degrees 59 minutes 01 seconds East 60.33 feet to a re-rod (marked #7160), thence run South 77 degrees 00 minutes 58 seconds East 60.33 feet to a re-rod (marked #7160), thence run South 74 degrees 10 minutes 26 seconds East 55.23 feet to a re-rod (marked #7160), thence run South 71 degrees 28 minutes 38 seconds East 54.43 feet to a re-rod (marked #7160), thence run South 66 degrees 52 minutes 46 seconds East 77.51 feet to a re-rod (marked #7160) lying on a curve concave to the Northerly. thence run Southwesterly along said curve with a radius of 30.00 feet, through a central angle of 76 degrees 07 minutes 29 seconds for an arc distance of 39.86 feet, chord being South 74 degrees 10 minutes 44 seconds West 36.99 feet to a re-rod (marked #7160) marking a point of reverse curve to the left, thence run Southwesterly along said reverse curve with a radius of 1140.00 feet, through a central angle of 58 degrees 19 minutes 03 seconds for an arc distance of 1160.33 feet, chord being South 83 degrees 04 minutes 57 seconds West 1110.89 feet to a re-rod (marked #7160) marking a point of reverse curve to the right, thence run Southwesterly along said reverse curve with a radius of 1160.00 feet, through a central angle of 62 degrees 10 minutes 01 seconds for an arc distance of 1258.62 feet, chord being South 85 degrees 00 minutes 27 seconds West 1197.79 feet to the POINT OF BEGINNING containing 38.97 acres more or less.

Have caused said lands to be divided and subdivided as shown hereon and does hereby dedicate the following:

1. *To the perpetual use and ownership of the Public all roads (Ulysses Road, Carthage Lane, Ringold Lane, Lagrange Trail and Bennits Mill Way).*
2. *To the perpetual use of the Public all drainage and utility easements, except the drainage easements as depicted and shown lying along the north portions of Lots 1-18, Block "X" and along the easterly portions of Lots 1-8, Block "Z". Said easements along Lots 1-18, Block "X" and Lots 1-8, Block "Z" shall be maintained by the Bull Run Unit IV Homeowners Association, Inc.*
3. *To the perpetual use and ownership of the Bull Run IV Homeowners Association, Incorporated all open space and conservation easement areas shown hereon.*

THIS THE 13th DAY OF December A.D., 2006.
Bull Run Residential, L.L.C.,
a Florida Limited Liability Company

Byron B. Block
AUTHORIZED SIGNATURE
Byron B. Block, President of
AL-EV Inc., a Florida Corporation
Managing Member

M. Elaine Hebenthal
WITNESS
Greg [illegible]
WITNESS

DATE OF LAST FIELD WORK: __/__/____

NOTES:
1. This survey is dependent upon EXISTING MONUMENTATION.
2. BEARING REFERENCE: Northerly boundary of Section 28, Township 2 North, Range 1 East, Leon County, Florida (as monumented) being North 89 degrees 46 minutes 20 seconds East as per a previous survey by this firm (Job #04-194).
3. NO IMPROVEMENTS have been located other than shown hereon.
4. All platted utility easements shall also allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.091 (29).
5. The construction of permanent structures including fences but excluding driveways by property owners is prohibited within utility and drainage easements.
6. An iron rod with plastic cap stamped "PRM 7160" has been set at all corners unless otherwise noted.

PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
Erwin Arnold
ERWIN ARNOLD
CITY LAND SURVEYOR
PROFESSIONAL SURVEYOR & MAPPER #4279

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

TALLAHASSEE CITY COMMISSION

THE CITY OF TALLAHASSEE JOINS IN THE DEDICATION AND THE CITY COMMISSION OF TALLAHASSEE, FLORIDA APPROVES THIS PLAT THIS 19 DAY OF JANUARY A.D. 2006.

MAYOR
CITY ATTORNEY
CITY ENGINEER
CITY-TREASURER CLERK

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 both Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 61G17-6).

ROBERT D. RODDENBERRY
Surveyor & Mapper Fl. Certificate No. 6307
12/13/06
DATE

- SURVEY POINT PRM LB 7160 DO NOT DISTURB — METAL CAP IN TOP OF CONCRETE MONUMENT MARKING PERMANENT REFERENCE MONUMENTS
- SURVEY POINT PCP LB 7160 DO NOT DISTURB — METAL CAP IN TOP OF CONCRETE MONUMENT MARKING PERMANENT CONTROL POINTS
- SURVEY LB 7160 POINT — PLASTIC CAP ON 5/8" RE-ROD MARKING PERMANENT REFERENCE POINTS

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared Byron Block , well known to me to be the President of Al-Ev, Inc., a Florida corporation, Managing Member of Bull Run Residential, L.L.C., a Florida limited liability company, and that he acknowledged executing the document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of December 2006.

M. Elaine Hebenthal
Notary Public
State of Florida
My commission expires:

M. Elaine Hebenthal
Commission # DD425688
Expires August 22, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

BOB INZER:
CLERK OF THE CIRCUIT COURT:
Accepted for files and recorded this 12 day of January A.D. 2007 in PB 18, Pg 52-54
(BY) Alfreda Coleman
Deputy Clerk of the Circuit Court, Leon County, Florida
ALFREDA COLEMAN

STATE OF FLORIDA
COUNTY OF LEON
THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS MADE BY THE CITY OF TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE, THIS 26th DAY OF September A.D. 2005
LAND USE ADMINISTRATOR

PREPARED BY:

Thurman Roddenberry & Associates, Inc.
Professional Surveyors and Mappers
Florida Certificate No. LB 7160
P.O. Box 100 125 Sheldon Street
Sopchoppy, FL 32358-0100 (850) 962-2538

SHEET 1 OF 3

DATE: 10/06/06	SCALE 1" = 200'	DRAWN BY: B.B.	COUNTY: LEON
FILE: 06523RP.DWG	SEC.28, T-2-N, R-1-E	JOB NUMBER: 06-523	

20070003523 RECORDED IN PUBLIC RECORDS LEON COUNTY FL PLAT BK: 18 PG: 52,
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