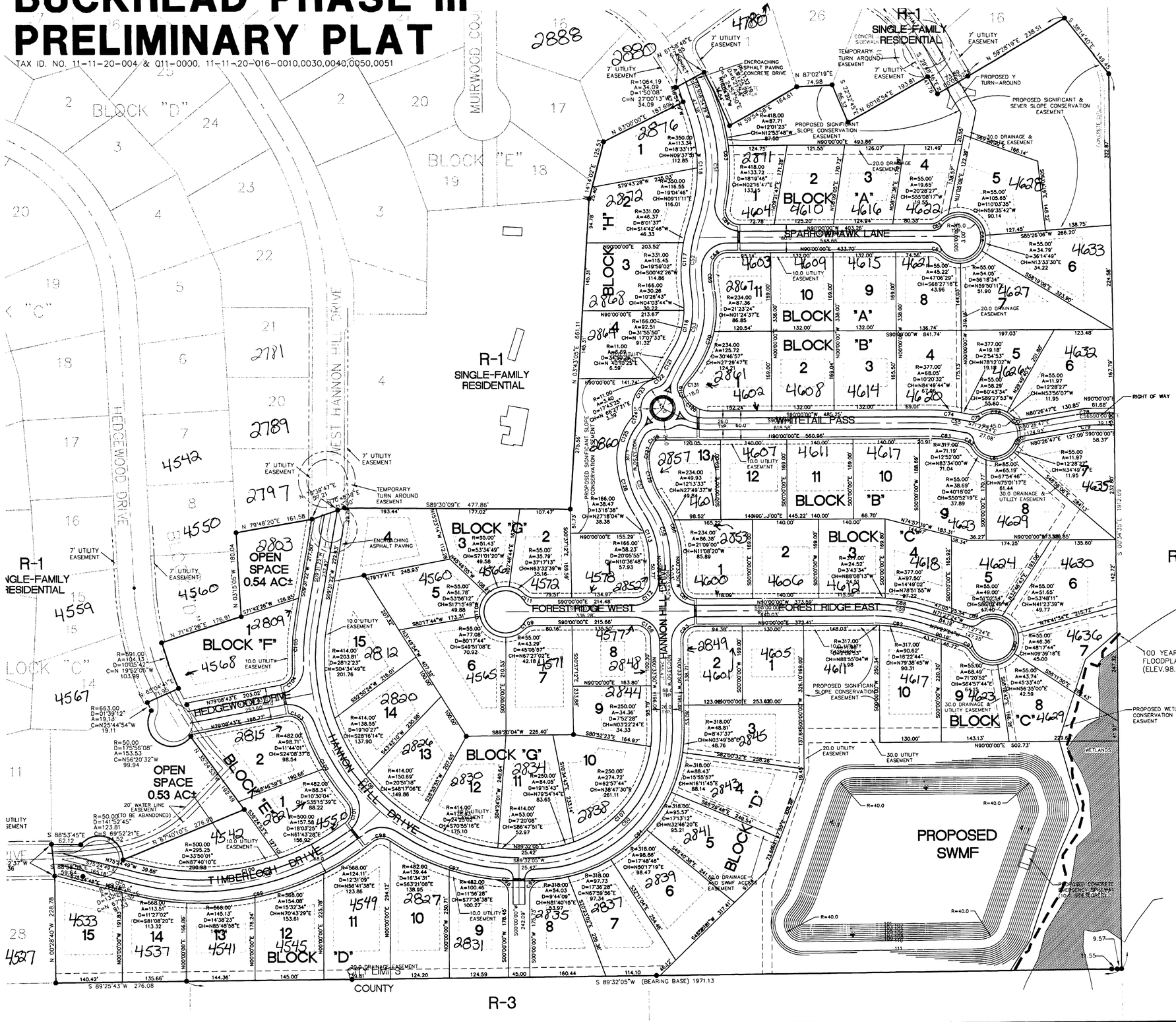
BUCKHEAD PHASE III
PRELIMINARY PLAT

TAX ID. NO. 11-11-20-004 & 011-0000, 11-11-20-016-0010,0030,0040,0050,0051



NOTES:

1. HORIZONTAL ALIGNMENT OF ROADS MAY BE SUBJECT TO ADJUSTMENT DURING FINAL DESIGN TO PROVIDE PROPER COORDINATION WITH VERTICAL ALIGNMENT.

2. CURBING FOR ROUND-ABOUT SHALL BE FDOT MODIFIED TYPE "F".

3. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE DEVELOPER WILL BE REQUIRED TO CONVEY FEE SIMPLE TITLE TO THE CITY OF TALLAHASSEE FOR A PORTION OF LAND (THE "INTERCONNECT PARCEL") WHICH WILL CONNECT HANNON HILL DRIVE TO PARCEL NO.11-11-20-021-0000. THE INTERCONNECT PARCEL WILL BE FORTY-FIVE FEET (45') IN WIDTH AND WILL BE SITUATED BETWEEN LOTS 8 AND 9, BLOCK D, OF BUCKHEAD SUBDIVISION, PHASE III. THE DEVELOPER SHALL CONSTRUCT THE FIFTY FEET OF THE INTERCONNECT PARCEL NEAREST TO HANNON HILL DRIVE.

4. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT AND CONCURRENT WITH CONVEYANCE OF THE INTERCONNECT PARCEL, THE DEVELOPER SHALL PAY A SUM OF MONEY TO THE CITY OF TALLAHASSEE IN AN AMOUNT EQUIVALENT TO THE ESTIMATED COST OF CONSTRUCTING THE REMAINING PORTION OF THE ROADWAY (I.E. TO THE SOUTHERN BOUNDARY OF BUCKHEAD SUBDIVISION, PHASE III) WHICH MAY BE LOCATED BY THE CITY OF TALLAHASSEE ON THE INTERCONNECT PARCEL. THE ESTIMATED COST OF THE ROADWAY SHALL BE APPROVED BY THE CITY OF TALLAHASSEE AND SHALL BE BASED ON CONSTRUCTION OF THE ROAD IN ACCORDANCE WITH CITY STANDARDS, EXCEPT THAT THE ROAD MAY BE OF OPEN DITCH DESIGN.

5. SIDEWALK TO BE EXTENDED ALONG FOREST RIDGE WEST. RVW 5/15/03

LEGEND:

PROPOSED SIDEWALK

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD DISTANCE
C50	188.00	24.60	7°29'51"	N22°39'25"W	24.58
C51	381.00	250.26	37°38'04"	N00°05'28"W	245.78
C52	300.00	146.66	28°00'39"	S04°43'15"W	145.21
C53	197.00	203.70	59°14'38"	N20°20'14"E	194.74
C55	350.00	113.28	18°32'36"	N80°43'42"W	112.78
C56	250.00	41.69	9°33'13"	S85°13'24"W	41.64
C57	203.00	118.25	33°22'33"	S17°15'07"E	116.59
C58	197.00	114.76	33°22'33"	N17°15'07"W	113.14
C59	350.00	113.28	18°32'36"	N80°43'42"W	112.78
C60	281.00	441.88	90°05'55"	N44°29'07"E	397.74
C61	445.00	776.58	99°59'17"	S40°28'16"E	681.72
C62	531.00	555.43	59°55'54"	N74°37'14"E	530.45
C63	418.00	221.44	30°21'09"	N03°43'55"W	218.86
C64	30.00	53.12	101°26'40"	S39°16'40"E	46.45
C65	30.00	23.61	45°05'57"	N67°27'02"E	23.01
C66	55.00	259.37	270°11'54"	N00°00'00"E	77.65
C67	30.00	23.61	45°05'57"	N67°27'02"W	23.01
C68	30.00	45.87	87°36'13"	S46°11'53"W	41.53
C69	263.00	53.62	11°40'52"	S03°26'39"E	53.53
C70	234.00	213.08	52°10'21"	N16°48'05"E	205.79
C74	377.00	87.23	13°15'25"	N83°22'18"W	87.03
C75	30.00	23.12	44°09'19"	N81°16'45"E	22.55
C76	55.00	70.27	73°12'01"	N84°17'54"W	65.58
C77	30.00	27.15	51°51'20"	S73°37'33"E	26.23
C78	272.50	45.44	9°33'13"	S85°13'24"W	45.38
C79	227.50	37.93	9°33'13"	S85°13'24"W	37.89
C80	30.00	27.15	51°51'20"	S54°31'07"W	26.23
C81	55.00	115.85	120°41'15"	N86°56'05"E	95.59
C82	30.00	24.33	46°24'43"	N53°35'39"W	23.64
C83	317.00	71.19	12°52'00"	N83°34'00"W	71.04
C86	234.00	136.31	33°22'33"	N17°15'07"W	134.39
C87	30.00	46.83	89°26'10"	S45°16'55"E	42.22
C88	377.00	122.01	18°32'36"	N80°43'42"W	121.48
C89	30.00	25.07	47°53'15"	N84°35'59"E	24.35
C90	55.00	259.23	270°03'21"	N15°41'02"E	77.74
C91	30.00	22.08	42°10'06"	N50°22'21"W	21.58
C92	317.00	102.60	18°32'36"	N80°43'42"W	102.15
C93	30.00	47.42	90°33'50"	S44°43'06"W	42.63
C94	318.00	483.43	87°06'09"	N42°29'15"E	438.21
C95	30.00	45.31	86°32'19"	S43°16'10"W	41.13
C96	30.00	43.76	83°34'52"	N41°47'26"W	39.98
C97	482.00	239.89	28°30'59"	S69°19'22"E	237.43
C98	30.00	39.01	74°30'04"	S87°41'05"W	36.32
C99	568.00	536.84	54°09'08"	N77°30'37"E	517.08
C100	500.00	452.83	51°53'26"	N78°38'28"E	437.51
C101	30.00	48.80	93°12'26"	N08°05'32"E	43.60
C102	482.00	187.05	22°14'05"	S29°23'38"E	185.88
C103	34.00	49.00	82°34'41"	N59°33'56"W	44.87
C104	30.00	43.28	82°40'03"	N37°48'42"E	39.63
C105	482.00	99.74	11°52'42"	S03°00'01"W	109.50
C106	414.00	722.48	99°59'17"	S40°28'16"E	634.23
C107	250.00	393.13	90°08'55"	N44°29'07"E	353.86
C108	30.00	46.83	89°26'10"	N45°16'55"W	42.22
C109	30.00	23.61	45°05'57"	S67°27'02"W	23.01
C110	55.00	259.37	270°11'54"	S00°00'00"E	77.65
C111	30.00	23.61	45°05'57"	S67°27'02"E	23.01
C112	30.00	47.42	90°33'50"	N44°43'05"E	42.63
C113	166.00	96.70	33°22'33"	N17°15'07"W	95.34
C116	166.00	171.64	59°14'38"	N20°20'14"E	164.10
C117	331.00	161.82	28°00'39"	S04°43'15"W	160.21
C118	350.00	229.90	37°38'04"	N00°05'28"W	225.78
C119	20.00	18.92	54°12'05"	S00°08'34"W	18.22
C120	60.00	65.02	62°02'32"	S58°28'44"E	62.74
C121	331.00	59.72	10°20'16"	S27°59'20"W	59.64
C122	11.00	10.09	52°33'52"	N49°02'08"E	9.74
C123	64.00	96.26	86°10'49"	S32°13'40"W	87.44
C124	11.00	9.83	51°10'33"	N14°43'32"E	9.50
C125	131.00	101.48	44°23'05"	S18°07'16"W	98.96
C126	10.00	9.79	56°06'12"	S61°56'54"W	9.41
C127	53.00	41.75	37°58'04"	S14°54'46"W	40.99
C128	234.00	121.99	29°52'07"	S19°00'20"E	120.61
C129	166.00	86.54	29°52'07"	S19°00'20"E	85.56
C131	35.00	9.56	15°38'40"	S35°03'56"W	9.53

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PROJECT:

BUCKHEAD PHASE III

CLIENT:

T & T OF TALLAHASSEE INC.

REVISIONS:
REVISED 9-17-02
REVISED 11-12-02
REVISED 4-8-03
REVISED 4-23-03
REVISED 5-12-03

DATE: 8-5-02
SCALE: 1"=100'

JOB NUM.: 75-201
PSR NUM.: 21697
NOTEBOOK:

FILE NAME: SHT3
DRAWN BY: AC
CHECKED BY: RVW

TITLE: **PRELIMINARY PLAT**

SHEET: 3 OF 7

E:\21697\PLANNING\SHT3.dwg, Layout Name: Layout1, Last Save: May 12, 2003 - 1:28:03PM, Owner

JOB NUM: 75-201