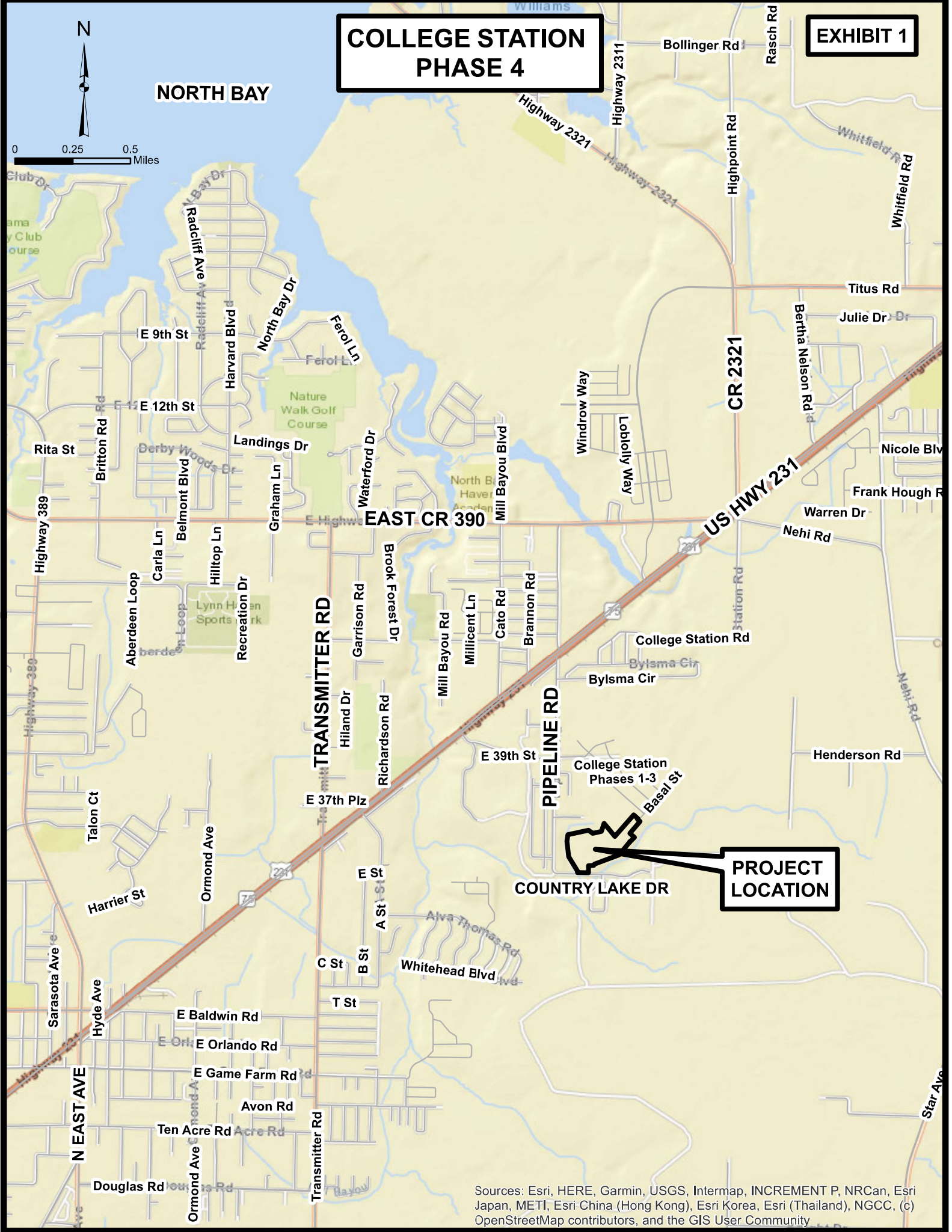
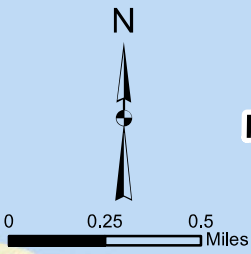


# COLLEGE STATION PHASE 4

EXHIBIT 1

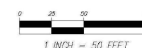
NORTH BAY



A SUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 13 WEST,  
AND A REPLAT OF PORTIONS OF LOTS 27, 38, 39, 41 THROUGH 43, AND 54 THROUGH 58 OF ST. ANDREWS BAY DEVELOPMENT COMPANY'S  
PLAT OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 13 WEST, AS RECORDED IN PLAT BOOK 5, PAGE 31,  
AND A REPLAT OF A PORTION OF THE H.O.A. STORMWATER FACILITY OF COLLEGE STATION PHASE 2,  
AS RECORDED IN PLAT BOOK 27, PAGE 50, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

SABDCO PLAT  
P.B. 5, PAGE 31

BUILDING SETBACKS
FRONT SETBACK 20.00'
SIDE SETBACK 5.00'
REAR SETBACK 10.00'



**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN ALL CIRCUMSTANCES BE SUPPLEMENTED IN ANYTHING 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.

**NOTE:**

**NOTE:** 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.

COUNTY NOTES:

IMPORTANT:

THE LOCATION AND EXTENT OF ENVIRONMENTAL FEATURES SHOWN ON THIS DRAWING ARE 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.

**IMPORTANT:**

THE STREETS, DRAINAGE EASEMENT, WATER AND SEWER LINES, STREETLIGHTS OR STORMWATER BASIN SERVING, OR WHICH MAY IN THE FUTURE SERVE, THE LAND BEING PURCHASED HAS NOT BEEN DEDICATED FOR MAINTENANCE AT THE EXPENSE OF BAY COUNTY BY THE BOARD OF COUNTY COMMISSIONERS OF BAY COUNTY, FLORIDA. ALL ROADS, DRAINAGE, WATER AND SEWER LINES, STREETLIGHTS, AND OTHER RELATED PUBLIC FACILITIES HAVE BEEN CONSTRUCTED TO COUNTY STANDARDS REGARDLESS OF WHETHER OR NOT MAINTENANCE WILL BE PERFORMED BY BAY COUNTY OR BY A PRIVATE ENTITY.


*SYMBOLS & ABBREVIATIONS:*

No. = NUMBER  
# = NUMBER  
— = DISTANCE NOT TO SCALE  
L.B. = LICENSED BUREAU  
L.S. = LICENSED SURVEYOR  
FOUN. = FOUNDATION SURVEYOR NOT REPORTED  
ARC = ARC LENGTH  
R = RADIUS  
Δ = DELTA ANGLE  
CB = CHORD BEARING  
CH = CHORD LENGTH  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
H.W. = HIGH WATER  
I.D. = IDENTIFICATION  
(R) = RADIAL  
INC. = IDENTIFICATION  
● = SET 5/8" DAPPED IRON ROD L.B. #0011  
○ = SET NAIL AND DISK L.B. #0011  
■ = SET 4" BY 4" CONCRETE MONUMENT L.B. #0011  
□ = SET 4" BY 4" CONCRETE MONUMENT L.B. #0011  
■ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #0011  
SAIDSD = ST. ANDREW BAY DEVELOPMENT COMPANY  
P.B. = PLAT BOOK

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	30.00	600.00	45° 12' 20"	N30°00'21"E	30.04
C2	244.28	200.00	69°36'28"	N34°09'21"E	228.31
C3	86.61	55.00	80°13'46"	N68°09'18"W	77.24
C4	86.38	55.00	80°00'00"	S23°43'49"W	77.78
C5	82.16	170.00	27°41'28"	S55°06'21"W	81.38
C6	133.87	85.00	80°00'00"	N18°06'18"W	126.26
C7	26.86	85.00	80°13'46"	N68°09'18"W	25.49
C8	133.52	85.00	80°00'00"	S23°43'49"W	126.21
C9	36.37	25.00	90°13'46"	S23°50'42"W	33.43
C10	278.42	230.00	69°36'28"	S34°09'21"W	262.55
C11	111.15	110.00	24°01'54"	S35°06'21"W	110.08
C12	206.53	170.00	69°36'28"	S34°09'21"W	194.06
C13	36.37	25.00	80°13'46"	N68°09'18"W	35.38
C14	36.27	25.00	80°00'00"	S23°43'49"W	35.36
C15	39.17	25.00	89°46'14"	S68°06'18"E	39.28
C16	39.27	25.00	90°00'00"	N23°37'35"E	39.36
C17	71.32	170.00	24°02'12"	N33°17'14"E	70.80
C18	10.64	70.00	S3°01'44"	N67°07'58"E	10.64
C19	26.59	85.00	17°55'18"	N30°00'21"E	26.48
C20	55.70	85.00	S32°42'47"	N57°44'04"W	54.71
C21	48.66	85.00	S24°48'05"	S67°05'36"W	48.00
C22	49.81	85.00	S1°37'38"	S69°42'36"W	49.01
C23	5.84	85.00	S38°00'05"	S68°46'47"W	5.84
C24	48.67	85.00	S24°48'29"	S42°33'30"W	48.01
C25	51.88	85.00	S45°08'11"	S14°30'09"W	51.08
C26	27.13	85.00	18°51'11"	S12°07'34"E	27.01
C27	14.78	230.00	S40°53'37"	S67°07'36"W	14.78
C28	48.04	230.00	S11°28'10"	S59°32'08"W	45.96
C29	48.04	230.00	S11°28'10"	S48°04'26"W	45.96
C30	48.04	230.00	S11°28'10"	S36°36'15"W	45.96
C31	48.04	230.00	S11°28'10"	S25°08'05"W	45.96
C32	48.04	230.00	S11°28'10"	S13°39'25"W	45.96
C33	34.44	230.00	S9°43'43"	S3°38'28"W	34.40
C34	136.18	170.00	46°34'11"	S23°38'12"E	136.40
C35	85.36	170.00	S23°02'18"	S57°28'26"W	82.48
C36	23.49	230.00	S5°13'03"	N68°02'04"E	23.49
C37	14.63	230.00	S11°28'10"	N42°27'16"E	14.59
C38	41.63	230.00	S10°22'16"	N42°27'16"E	41.59

SHEET INDEX

<u>TITLE</u>	<u>NO.</u>
VICINITY MAP, SIGNATURE PAGE, SURVEYOR'S NOTES AND DESCRIPTION	1
LOT DETAILS (1"-50')	2 & 3

 **Dewberry®**  
DEWBERRY ENGINEERS INC.  
203 ABERDEEN PARKWAY  
PANAMA CITY, FLORIDA 32405  
PHONE: 850.522.0644 FAX: 850.522.1011  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PLAT BOOK	PAGE
SHEET 2 OF 3	

**NOTICE.**

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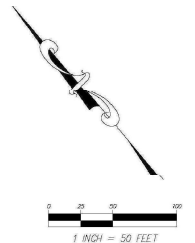
IMPORTANT:

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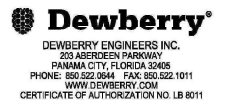
SYMBOLS & ABBREVIATIONS:

No. = NUMBER  
N.W. = NORTH WEST  
— = DISTANCE NOT TO SCALE  
L.B. = LICENSED BUSINESS  
L.S. = LICENSED SURVEYOR  
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
R = RADIAL  
L = LINE LENGTH  
R = RADIUS  
D = DELTA ANGLE  
R = RADIAL ORIGIN  
DH = CHORD LENGTH  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
R/W = RIGHT OF WAY  
ID = IDENTIFICATION  
RD = RADIAL  
INC. = INCORPORATED  
S.C. = SOUTH CAROLINA  
S. = SET NAIL AND DISK L.B. #8011  
□ = SET "4" BY "4" CONCRETE MONUMENT L.B. #8011  
C1-60 = CURED "60" (SEE GUNITE TABLE)  
S. = SET "4" BY "4" CONCRETE MONUMENT L.B. #8011  
SABDC = ST. ANDREW BAY DEVELOPMENT COMPANY  
P.B. = PLAT BOOK



## SHEET INDEX

<u>TITLE</u>	<u>NO.</u>
VICINITY MAP, SIGNATURE PAGE, SURVEYOR'S NOTES AND DESCRIPTION	1
LOT DETAILS (1"-50')	2 & 3



# COLLEGE STATION PHASE 4

A SUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 13 WEST,  
AND A REPLAT OF PORTIONS OF LOTS 27, 38, 39, 41 THROUGH 43, AND 54 THROUGH 58 OF ST. ANDREWS BAY DEVELOPMENT COMPANY'S  
PLAT OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 13 WEST, AS RECORDED IN PLAT BOOK 5, PAGE 31,  
AND A REPLAT OF A PORTION OF THE H.O.A. STORMWATER FACILITY OF COLLEGE STATION PHASE 2.  
AS RECORDED IN PLAT BOOK 27, PAGE 50, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

OCTOBER, 2024

## DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT SJ COLLEGE STATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE OWNER) AND RATIFIED BY COLLEGE STATION COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE ASSOCIATION), THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREIN, PLATTED AS "COLLEGE STATION PHASE 4", DO HEREBY DEDICATE TO BAY COUNTY, FLORIDA IN FEE SIMPLE IN PERPETUITY ALL ROADWAYS, RIGHTS-OF-WAY, AND THE LEFT STATION PARCEL (TRACT "A").

THE OWNER DEDICATES THIS SJ COLLEGE STATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE ASSOCIATION), THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREIN, PLATTED AS "COLLEGE STATION PHASE 4", DO HEREBY DEDICATE TO BAY COUNTY, FLORIDA IN FEE SIMPLE IN PERPETUITY ALL ROADWAYS, RIGHTS-OF-WAY, AND THE LEFT STATION PARCEL (TRACT "A").

IN FURTHERANCE OF THE FOREGOING, THE OWNER HEREBY GRANTS TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS (FPL), A NON-EXCLUSIVE EASEMENT OVER, UNDER, IN, ON, UPON AND ACROSS THE PRIVATE UTILITY EASEMENTS DESCRIBED ON THIS PLAT, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES (INCLUDING AIR LAY CABLE AND SERVICE WITHIN THE PRIVATE UTILITY EASEMENTS) AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE PRIVATE UTILITY EASEMENTS AT ALL TIMES.

WITNESS  
SJ COLLEGE STATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINTED NAME BY:  
BRIDGET PREJOSE

ADDRESS  
PRESIDENT

WITNESS  
DATE SIGNED

PRINTED NAME

ADDRESS

## ACKNOWLEDGMENT STATE OF FLORIDA / COUNTY OF BAY

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPLIED BY PHYSICAL PERSONS, BRIDGET PREJOSE, PRESIDENT OF SJ COLLEGE STATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER IN FEE SIMPLE, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS PLAT OF COLLEGE STATION PHASE 4, FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS  
COLLEGE STATION COMMUNITY ASSOCIATION, INC.,  
A FLORIDA NOT-FOR-PROFIT CORPORATION

PRINTED NAME BY:  
BRIDGET PREJOSE

ADDRESS  
PRESIDENT

WITNESS  
DATE SIGNED

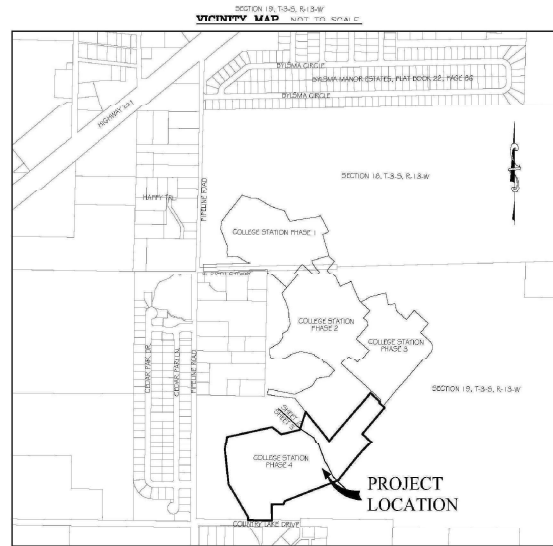
PRINTED NAME

ADDRESS

## DESCRIPTION:

A PARCEL LYING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA, BEING A PORTION OF LOTS 27, 38, 39, 41 THROUGH 43, AND 54 THROUGH 58 OF ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 13 WEST, AS RECORDED IN PLAT BOOK 5, PAGE 31, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, AND ALSO A PORTION OF THE H.O.A. STORMWATER FACILITY OF COLLEGE STATION PHASE 2, AS RECORDED IN PLAT BOOK 27, PAGE 50, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST CORNER OF LOT 56, COLLEGE STATION PHASE 3, AS RECORDED IN PLAT BOOK 28, PAGE 72, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE PROCEED NORTH 48 DEGREES 43 MINUTES 53 SECONDS WEST, ON THE SOUTHWESTERLY LINE OF LOTS 56, 55, AND 54, FOR A DISTANCE OF 135.00 FEET TO THE SOUTHEAST LINE OF AN H.O.A. PRIVATE STORMWATER FACILITY OF COLLEGE STATION PHASE 2, AS RECORDED IN PLAT BOOK 27, PAGE 50, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE LEAVING SAID SOUTHWESTERLY LINE, PROCEED SOUTH 41 DEGREES 16 MINUTES 07 SECONDS WEST, ON SAID SOUTHEAST LINE, FOR A DISTANCE OF 20.00 FEET TO THE WESTERNMOST CORNER OF A 20' WIDE PRIVATE DRAINAGE EASEMENT OF SAID COLLEGE STATION PHASE 3 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHWESTERLY LINE OF COLLEGE STATION PHASE 3, AND THE EASTERLY EXTENSION THEREOF, AS FOLLOWS: THENCE SOUTH 18 DEGREES 43 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 135.00 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 13.02 FEET; THENCE SOUTH 48 DEGREES 43 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 75.00 FEET; THENCE LEAVING SAID EASTERLY EXTENSION OF COLLEGE STATION PHASE 3, PROCEED SOUTH 40 DEGREES 56 MINUTES 35 SECONDS WEST, FOR A DISTANCE OF 359.99 FEET; THENCE SOUTH 48 DEGREES 43 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 186.66 FEET; THENCE SOUTH 18 DEGREES 43 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 186.66 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 379.99 FEET; THENCE SOUTH 69 DEGREES 18 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 602.38 FEET; THENCE SOUTH 24 DEGREES 13 MINUTES 01 SECOND WEST, FOR A DISTANCE OF 35.53 FEET; THENCE SOUTH 49 DEGREES 21 MINUTES 08 SECONDS WEST, FOR A DISTANCE OF 121.22 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 54 SECONDS EAST, FOR A DISTANCE OF 163.38 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 51 SECONDS WEST, FOR A DISTANCE OF 253.04 FEET; THENCE NORTH 06 DEGREES 47 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 26.63 FEET; THENCE NORTH 31 DEGREES 25 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 395.30 FEET; THENCE NORTH 06 DEGREES 14 MINUTES 48 SECONDS WEST, FOR A DISTANCE OF 355.44 FEET; THENCE NORTH 08 DEGREES 59 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 151.65 FEET; THENCE NORTH 77 DEGREES 44 MINUTES 50 SECONDS EAST, FOR A DISTANCE OF 162.64 FEET; THENCE NORTH 34 DEGREES 40 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 200.60 FEET; THENCE NORTH 18 DEGREES 39 MINUTES 45 SECONDS EAST, FOR A DISTANCE OF 195.48 FEET TO THE SOUTHWEST LINE OF H.O.A. PRIVATE STORMWATER FACILITY OF COLLEGE STATION PHASE 2; THENCE SOUTH 39 DEGREES 12 MINUTES 44 SECONDS EAST, ALONG SAID SOUTHWEST LINE, FOR A DISTANCE OF 389.00 FEET; THENCE LEAVING SAID SOUTHWEST LINE, PROCEED NORTH 41 DEGREES 16 MINUTES 07 SECONDS EAST, FOR A DISTANCE OF 656.27 FEET TO THE POINT OF BEGINNING, CONTAINING 24.175 ACRES, MORE OR LESS.



## SHEET INDEX

TITLE	NO.
VICINITY MAP, SIGNATURE PAGE, SURVEYOR'S NOTES AND DESCRIPTION	1
LOT DETAILS (1"-50')	2

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83/90, BEARING BEING N41°16'07" E ALONG THE SOUTHEAST LINE OF H.O.A. PRIVATE STORMWATER FACILITY, COLLEGE STATION PHASE 2, (P.B. 27, PG. 50)
- SOURCE OF INFORMATION: RECORD DEEDS AND BOUNDARY SURVEY OF SUBJECT PROPERTY.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; ALL PLATTED LOTS SHOWN HEREON LIE IN ZONE X AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BAY COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120004 0354 H; WHICH BEARS A MAP REVISED DATE OF JUNE 2, 2009.

## NOTICE:

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## CONVEYANCE NOTES:

### NEIGHBORHOOD:

THE LOCATION AND EXTENT OF ENVIRONMENTAL FEATURES SHOWN ON THIS DRAWING ARE 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 (COLORS).

### IMPORTANT:

THE STREETS, DRAINAGE EASEMENT, WATER AND SEWER LINES, STREETLIGHTS OR STORMWATER BASIN SERVING, OR WHICH MAY IN THE FUTURE SERVE, THE LAND BEING PURCHASED HAS NOT BEEN DEDICATED FOR MAINTENANCE AT THE EXPENSE OF BAY COUNTY BY THE BOARD OF COUNTY COMMISSIONERS OF BAY COUNTY, FLORIDA. ALL ROADS, DRAINAGE, WATER AND SEWER LINES, STREETLIGHTS, AND OTHER RELATED PUBLIC FACILITIES HAVE BEEN CONSTRUCTED TO COUNTY STANDARDS REGARDLESS OF WHETHER OR NOT MAINTENANCE WILL BE PERFORMED BY BAY COUNTY OR BY A PRIVATE ENTITY.

## TITLE CERTIFICATE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT UPON EXAMINATION OF THE PUBLIC RECORDS, THE TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAME OF SJ COLLEGE STATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND, RENDERED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

TITLE EXAMINER, STATE OF FLORIDA  
NAME: \_\_\_\_\_

## TAX COLLECTOR'S STATEMENT

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

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

BY: CHUCK PERDUE  
BAY COUNTY TAX COLLECTOR

## CHIEF INFRASTRUCTURE OFFICER/COUNTY ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, KEITH C. BRYANT, COUNTY ENGINEER FOR BAY COUNTY, FLORIDA, HAVE EXAMINED THIS PLAT, COLLEGE STATION PHASE 4, AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN BAY COUNTY, FLORIDA, SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: KEITH C. BRYANT, P.E., PDE  
BAY COUNTY ENGINEER/CHIEF INFRASTRUCTURE OFFICER, FLORIDA REGISTRATION 53908

## CERTIFICATE OF COUNTY SURVEYOR:

I, STEVEN M. KIEFFER, COUNTY SURVEYOR FOR BAY COUNTY, FLORIDA, HAVE REVIEWED THIS PLAT, "COLLEGE STATION PHASE 4", AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES PART I, PLATTING. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: STEVEN M. KIEFFER, P.S.M.  
COUNTY SURVEYOR  
FLORIDA LICENSE NO. LS 5615

## COUNTY COMMISSIONER'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT, "COLLEGE STATION PHASE 4", HAS BEEN EXAMINED IN REGULAR SESSION AND THAT IT IS HEREBY APPROVED FOR RECORD BY A MAJORITY VOTE OF THE BOARD OF COUNTY COMMISSIONERS OF BAY COUNTY, FLORIDA, SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: TOMMY HAMM  
DISTRICT 1  
CHAIRMAN

BY: ROBERT CARROLL  
DISTRICT 2

BY: WILLIAM T. DOZIER  
DISTRICT 3

BY: DOUG MOORE  
DISTRICT 4  
VICE CHAIRMAN

BY: CHUCK PERDUE  
DISTRICT 5

## CERTIFICATE OF CLERK:

I, BILL KINSALL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 IN PLAT BOOK NO. \_\_\_\_\_, AT PAGE(S) NO. \_\_\_\_\_ THROUGH NO. \_\_\_\_\_ IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

BY: BILL KINSALL  
CLERK OF THE CIRCUIT COURT  
BAY COUNTY, FLORIDA

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, COLLEGE STATION PHASE 4, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES PART I, PLATTING, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS, RIGHT OF WAY REFERENCE MONUMENTS AND LOT CORNERS WILL BE SET AFTER COMPLETION OF CONSTRUCTION.

SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: DAVID JON BARTLETT, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NO. LS 4018

BUILDING SETBACKS  
FRONT SETBACK 20.00'  
SIDE SETBACK 5.00'  
REAR SETBACK 10.00'

**Dewberry**  
DEWBERRY ENGINEERS INC.  
203 ABERDEEN PARKWAY  
PANAMA CITY, FLORIDA 32605  
PHONE: 850.922.0844 FAX: 850.922.1011  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8011