File # 200720082, PLAT BK 10 Page 77 - 78 Recorded 04/30/2007 at 04:12 PM, Mary M. Johnson, Clerk Santa Rosa County, Florida Deputy Clerk WS Trans # 355516

ABERNATHY

A PORTION OF SECTIONS 27 & 28,
TOWNSHIP 2 NORTH, RANGE 29 WEST
SANTA ROSA COUNTY, FLORIDA
ZONED: R-3 FLOOD ZONE: "X"
APRIL 2007

SURVEYOR
JAMES P. FRENCH, PSM
3330 KEATING ROAD
PENSACOLA, FL 32504
PHONE: 850-471-1675

OWNER / DEVELOPER:
HAMMERSMITH OF NORTHWEST FLORIDA, INC.
C/O JERRY BENNETT
4281 HIGHWAY 90
PACE, FL 32571
PHONE: 850-994-0667

GENERAL NOTES:

1. NO TITLE WORK HAS BEEN PERFORMED BY THIS FIRM.
2. ALL MEASUREMENTS ARE MADE IN ACCORDANCE WITH THE U.S. STANDARD FOOT.
3. THE ACCURACY OF CLOSURE MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
4. THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS, AND/OR RIGHTS-OF-WAY THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
5. BEARINGS SHOWN ARE REFERENCED TO AN ASSUMED BEARING OF NORTH 02°26'13" EAST ALONG THE EAST LINE OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA.
6. UNDERGROUND FOUNDATIONS AND UTILITIES ARE NOT LOCATED.
7. EXCEPT AS SHOWN ON THE PLAT, THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN MADE AWARE.
8. BUILDING SETBACK LINES:
   FRONT: 35 FEET
   REAR: 15 FEET (INTERIOR LOTS)
   25 FEET (PERIMETER LOTS)
   SIDE: 5 FEET ON ONE SIDE AND A 10% OF THE LOTS WIDTH AT THE FRONT BUILDING SETBACK LINE ON THE OTHER SIDE. SIDE STREET BUILDING SETBACK LINES SHALL BE 15 FEET.

   THE FOLLOWING LOTS SHALL BE CONSIDERED INTERIOR LOTS:
   BLOCK "A" LOT 1
   BLOCK "D" LOTS 12 THROUGH 16 (INCLUSIVE)
9. THERE SHALL BE A 10' PRIVATE DRAINAGE EASEMENT CENTERED ON ALL COMMON LOT LINES (5' EACH SIDE).
10. LEGAL DESCRIPTION SHOWN HEREON PREPARED BY JAMES P. FRENCH, PSM.
11. ALL PUBLIC DRAINAGE EASEMENTS SHALL REMAIN FREE OF OBSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, FENCES, LANDSCAPING, STRUCTURES, AND RETAINING WALLS.
12. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1929. REFERENCE BENCH MARK, USC&G CONCRETE MONUMENT WITH BRASS DISC STAMPED PACE 1938 /1964 AND HAVING A PUBLISHED ELEVATION OF 151.95 FEET.
13. TIES TO THE "SANTA ROSA COUNTY GPS NETWORK" WERE MADE IN ACCORDANCE WITH THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE. NAD 83 (1999).
14. NO WETLAND JURISDICTIONAL LINES WERE LOCATED UNLESS DEPICTED ON THIS PLAT.
15. ALL ACCESS AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
16. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE AVAILABLE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP, MAP NUMBER 12113C0294G, DATED DECEMBER 19, 2007 AND IT IS MY OPINION THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS OF MINIMAL FLOODING.
17. THERE ARE 143 RESIDENTIAL LOTS IN THIS SUBDIVISION AND ALL LOTS EXCEED 0.25 ACRES IN AREA.

STATE PLANE COORDINATES:

STATION: SRC 1023
LATITUDE: 30°37'56.42117" NORTH
LONGITUDE: 87°08'52.32992" WEST
NORTHING: 603316.9610'
EASTING: 1135758.0530'
CONVERGENCE: -1°19'50.24270"
SCALE FACTOR: 0.999981265

STATION: SRC 1024
LATITUDE: 30°37'27.47352" NORTH
LONGITUDE: 87°08'53.29874" WEST
NORTHING: 600395.0680'
EASTING: 1135605.5100'
CONVERGENCE: -1°19'50.72955"
SCALE FACTOR: 0.999980138

GRID CONVERSION FORMULA:

GRID DISTANCE / AVERAGE SCALE FACTOR = GROUND DISTANCE.

POINT	NORTHING	EASTING	SCALE FACTOR	CONVERGENCE	LATITUDE	LONGITUDE
A	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGAL DESCRIPTION AS PREPARED BY JAMES P. FRENCH, PSM #5903:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, BEING ALSO THE SOUTH EAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA: THENCE RUN NORTH 02 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 28, BEING ALSO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 593.08 FEET; THENCE RUN NORTH 89 DEGREES 19 MINUTES 56 SECONDS WEST A DISTANCE OF 30.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF KING GEORGE PARKWAY (60' R/W) FOR THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 19 MINUTES 56 SECONDS WEST A DISTANCE OF 603.92 FEET: THENCE RUN NORTH 89 DEGREES 19 MINUTES 05 SECONDS WEST A DISTANCE OF 558.42 FEET TO THE SOUTHEAST CORNER OF NORTH HARBOR, A SUBDIVISION OF A PORTION OF SAID SECTION 28 AS RECORDED IN PLAT BOOK G PAGE 73 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 06 DEGREES 54 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SAID NORTH HARBOR A DISTANCE OF 236.34 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WEST CAMBRIDGE WAY (R/W VARIES); THENCE RUN NORTH 00 DEGREES 47 MINUTES 28 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 50.61 FEET; THENCE RUN NORTH 89 DEGREES 19 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF A RETENTION POND A DISTANCE OF 143.00 FEET: THENCE RUN NORTH 00 DEGREES 47 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID NORTH HARBOR A DISTANCE OF 1264.26 FEET TO THE NORTHEAST CORNER OF SAID NORTH HARBOR; THENCE RUN NORTH 89 DEGREES 18 MINUTES 08 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTH HARBOR A DISTANCE OF 1330.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH HARBOR, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF LUTHER FOWLER ROAD (50' R/W); THENCE RUN NORTH 00 DEGREES 52 MINUTES 18 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 459.95 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF BERRY PLACE SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 61, SANTA ROSA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE PROCEED SOUTH 89 DEGREES 06 MINUTES 40 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 1318.36 FEET TO A 4"X 4" CONCRETE MONUMENT STAMPED PGA #7073, SAID POINT BEING THE SOUTHEAST CORNER OF SAID BERRY PLACE SUBDIVISION; THENCE RUN SOUTH 00 DEGREES 58 MINUTES 33 SECONDS EAST A DISTANCE OF 5.49 FEET TO A 4"X 4" CONCRETE MONUMENT STAMPED LB #5170, SAID POINT BEING THE SOUTHWEST CORNER OF HAMMERSMITH, A SUBDIVISION OF SAID SECTIONS 27 & 28, AS RECORDED IN PLAT BOOK G PAGE 5 SHEETS 1-3 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 89 DEGREES 19 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 575.19 FEET TO A POINT IN A CURVE ON THE WESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED KING GEORGE PARKWAY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 268.57 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 645.95 FEET, A CENTRAL ANGLE OF 23 DEGREES 49 MINUTES 19 SECONDS, A CHORD DISTANCE OF 266.64 FEET, AND A CHORD BEARING OF SOUTH 37 DEGREES 35 MINUTES 20 SECONDS EAST; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 324.09 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1414.90 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 1166.44 FEET, A CENTRAL ANGLE OF 69 DEGREES 30 MINUTES 00 SECONDS, A CHORD DISTANCE OF 1329.73 FEET, AND A CHORD BEARING OF SOUTH 14 DEGREES 45 MINUTES 00 SECONDS EAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 306.85 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1001.01 FEET, A CENTRAL ANGLE OF 17 DEGREES 33 MINUTES 48 SECONDS, A CHORD DISTANCE OF 305.64 FEET, AND A CHORD BEARING OF SOUTH 11 DEGREES 13 MINUTES 07 SECONDS WEST; THENCE RUN SOUTH 02 DEGREES 26 MINUTES 13 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 0.68 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING IN AREA 67.59 ACRES, MORE OR LESS, AND LYING AND BEING IN SECTIONS 27 & 28, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA.

LEGEND:

- SET PK NAIL & DISK - LS #5903 (PCP)
- FOUND 4" X 4" CONCRETE MONUMENT - LB 5170
- SET 4" X 4" CONCRETE MONUMENT - LS #5903
- FOUND 4"X4" CONCRETE MONUMENT - PGA #7073
- FOUND 1/2" METAL ROD

R/W - RIGHT-OF-WAY
PC - POINT OF CURVATURE
PRC - POINT OF REVERSE CURVATURE
PT - POINT OF TANGENCY
ELEV. - ELEVATION
POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
PCC - POINT OF COMPOUND CURVATURE
PRM - PERMANENT REFERENCE MONUMENT
PCP - PERMANENT CONTROL POINT
BSL - BUILDING SETBACK LINE

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

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JERRY BENNETT, PRESIDENT OF HAMMERSMITH OF NORTHWEST FLORIDA, INC., OWNER AND DEVELOPER OF THE LAND DESCRIBED AND PLATTED AS ABERNATHY HEREBY DEDICATES TO THE PUBLIC ALL ROADS, DRAINAGE EASEMENTS, AS WELL AS RETENTION AREAS, AND HEREBY DEDICATE TO THE HAMMERSMITH HOMEOWNERS ASSOCIATION PARCELS "A", "B", AND "C" AS DESIGNATED ON THIS PLAT; AND DO HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

Jerry Bennett
JERRY BENNETT, PRESIDENT OF HAMMERSMITH OF NORTHWEST FLORIDA, INC.

Mary M. Padgett
WITNESS
PRINTED SIGNATURE Mary M. Padgett

WITNESS
PRINTED SIGNATURE M.F. Livings Jr.

COUNTY COMMISSIONERS' APPROVAL:

I, MARY M. JOHNSON, CLERK OF COURTS OF SANTA ROSA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY IN THEIR MEETING ON THE 26 DAY OF April, 2007, AND WAS APPROVED FOR FILING BY SAID BOARD, AND I WAS INSTRUCTED TO SO CERTIFY HEREON.

Mary M. Johnson 4/30/07
MARY M. JOHNSON, CLERK OF COURTS, SANTA ROSA COUNTY, FLORIDA

APPROVED: Roger A. Blaylock DATE 4/26/07
COUNTY ENGINEER, ROGER A. BLAYLOCK

APPROVED: DATE 4/27/07
COUNTY ATTORNEY, THOMAS V. DANNHEISSER

APPROVED: DATE 4-26-07
COUNTY SURVEYOR, ELLIOT L. WHITNEY

COUNTY CLERK CERTIFICATE:

I, MARY M. JOHNSON, CLERK OF COURTS OF SANTA ROSA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.151 OF THE 1977 ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS RECORDED ON THE 30th DAY OF April, 2007, IN PLAT BOOK 10 AT PAGE 77-78 OF THE PUBLIC RECORDS OF SAID COUNTY.

Mary M. Johnson 4/30/07
MARY M. JOHNSON, CLERK OF COURTS OF SANTA ROSA COUNTY, FLORIDA

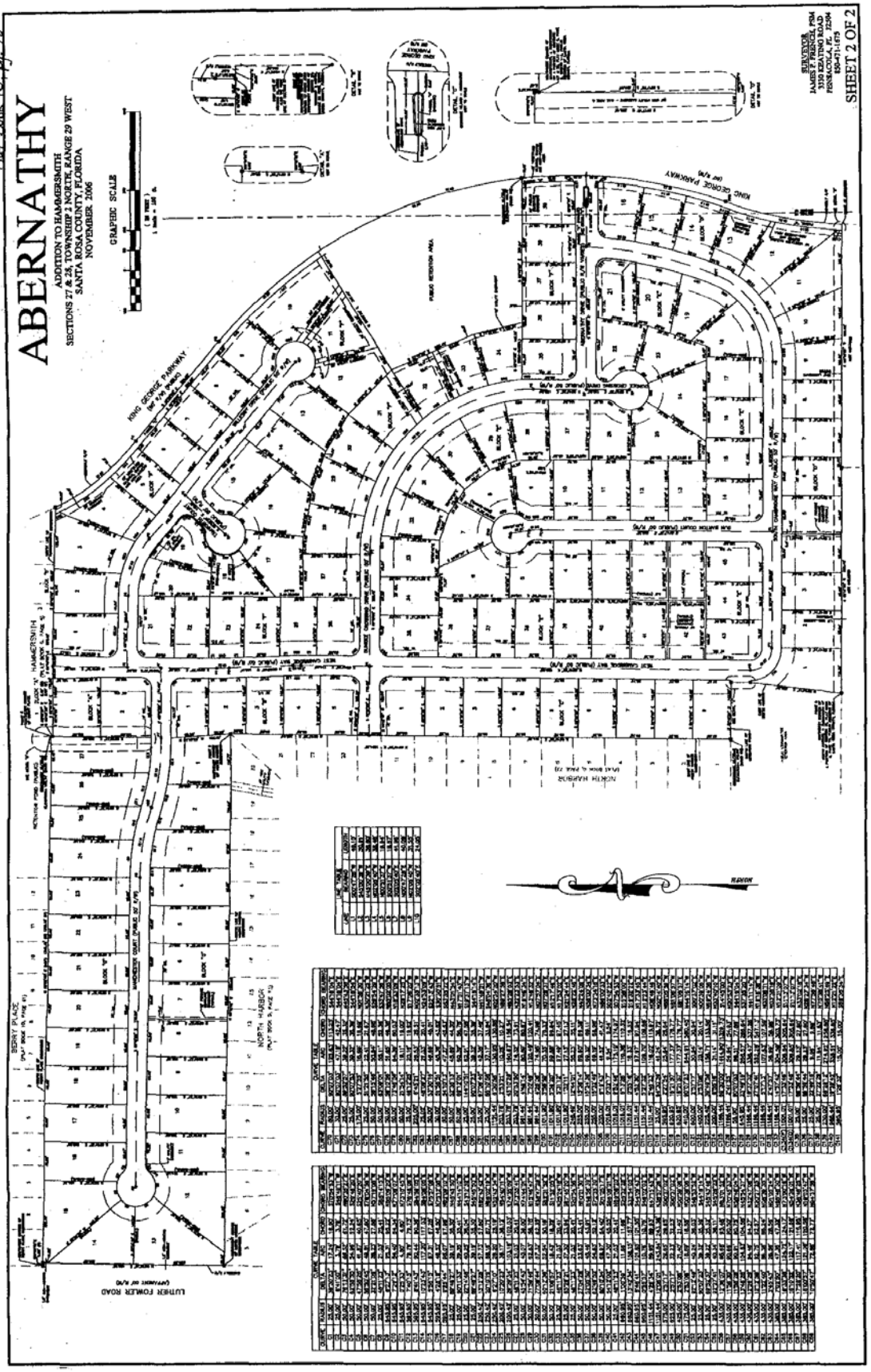
SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AND SURVEYED; THAT SAID LAND HAS BEEN SUBDIVIDED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND STAKED AS INDICATED; THAT PERMANENT REFERENCE MONUMENTS (INDICATED PRM) HAVE BEEN PLACED AS INDICATED; AND THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.151 OF THE ACTS OF THE FLORIDA LEGISLATURE) AND THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF LAND SURVEYORS.

SIGNED THIS 25TH DAY OF APRIL 2007.

SEAL

JAMES P. FRENCH PROFESSIONAL SURVEYOR AND MAPPER #5903


Plat Book 10, pg. 78
ABERNATHY
ADDITION TO HAMMERSMITH
SECTIONS 27 & 28, TOWNSHIP 2 NORTH, RANGE 29 WEST
SANTA ROSA COUNTY, FLORIDA
NOVEMBER 2006
GRAPHIC SCALE
SURVEYOR
JAMES P. FRENCH, PSM
3350 KEATING ROAD
PENSACOLA, FL 32504
850-471-1675
SHEET 2 OF 2
KING GEORGE PARKWAY
HAMMERSMITH
NORTH HARBOR
BERRY PLACE
LUTHER FOWLER ROAD
NORTH