SHALLOW REED PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 11 WEST
GULF COUNTY, FLORIDA

PREPARED BY
PREBLE-RISH, INC.
CONSULTING ENGINEERS
CIVIL • SURVEYING • SITE PLANNING
324 MARINA DRIVE, PORT ST. JOE, FL 32456, (850) 227-7200 | 203 ABERDEEN PARKWAY, PANAMA CITY, FL 32405, (850) 522-0644 | 5365 SCENIC HWY 30A, SUITE 104, SANTA ROSA BEACH, FL 32459, (850) 231-3602

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ST. JOE COASTAL PROPERTIES, LLC, BY DAVID WARRINER, ITS PRESIDENT, THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON; THAT PATRICIA T. WARRINER AND COASTAL COMMUNITY BANK, MORTGAGEES HAVING A RECORDED INTEREST OR LIEN OF RECORD IN THE LANDS SHOWN HEREON, PLATTED AS "SHALLOW REED PHASE TWO", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at a four inch concrete monument (no identification) marking the Southwest corner of Section 36, Township 8 South, Range 11 West, Gulf County, Florida and run thence North 00 degrees 04 minutes 11 seconds West along the West boundary line of said Section 36 for 2553.56 feet to a found 5/8 inch iron rod and cap No. LB 2648 on the mean high water line of St. Joseph bay, located at elevation 0.61 feet on September 25, 2003; thence along said mean high water line as follows: North 38 degrees 52 minutes 18 seconds East for 63.42 feet; thence North 52 degrees 08 minutes 35 seconds East for 48.23 feet; thence North 45 degrees 53 minutes 13 seconds East for 50.70 feet; thence North 16 degrees 35 minutes 35 seconds West for 53.17 feet; thence North 30 degrees 15 minutes 17 seconds West for 47.18 feet; thence North 07 degrees 22 minutes 54 seconds West for 49.45 feet; thence North 02 degrees 00 minutes 58 seconds East for 49.21 feet; thence North 18 degrees 52 minutes 04 seconds East for 58.76 feet; thence North 13 degrees 02 minutes 35 seconds West for 47.47 feet; thence North 56 degrees 48 minutes 21 seconds West for 38.32 feet; thence North 68 degrees 54 minutes 21 seconds West for 41.88 feet to a found 5/8 inch iron rod and cap No. LB 2648; thence leaving said mean high water line run South 89 degrees 16 minutes 31 seconds East for 988.81 feet to a found ½ inch iron rod and cap No. 1999 on the Westerly right of way line of State Road 30-A (66 foot right of way), iron rod lying on a curve concave to the Westerly; thence Southerly along said right of way line and curve with a radius of 5729.58 feet, through a central angle of 12 degrees 14 minutes 07 seconds, for an arc distance of 1223.52 feet (chord of said arc being South 00 degrees 58 minutes 54 seconds West, 1221.20 feet) to a found ½ inch iron rod and cap No. LB 0732; thence South 07 degrees 07 minutes 48 seconds West along said Westerly right of way line for 1784.38 feet to a found ½ inch iron rod and cap No. LB 0732; thence leaving said Westerly right of way line run North 89 degrees 21 minutes 18 seconds West for 751.11 feet to the Point of beginning. Containing 62.65 acres, more or less.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS "SHALLOW REED PHASE TWO", AND DOES HEREBY DEDICATE TO THE "SHALLOW REED HOMEOWNERS ASSOCIATION, INC.", ALL ROAD AND/OR STREET RIGHT OF WAYS, ALL HOMEOWNER ASSOCIATION COMMON AREA RECREATION PARCELS, ALL NATURAL VEGETATIVE BUFFERS, ALL DRAINAGE EASEMENTS AND ALL PEDESTRIAN ACCESS EASEMENTS AS SHOWN HEREON, FOR THE USES AND PURPOSES AS STATED WHICH SHALL BE FOR THE PRIVATE USE OF THE HOMEOWNERS, WITHIN "SHALLOW REED PHASE TWO", AND SHALL BE MAINTAINED BY THE "SHALLOW REED HOMEOWNERS ASSOCIATION, INC." AND NOT BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC. THE CITY OF PORT ST. JOE AND/OR GULF COUNTY, FLORIDA, WHICH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY SUCH ROAD AND/OR STREET RIGHT OF WAYS, HOMEOWNER ASSOCIATION COMMON AREA RECREATION PARCELS, NATURAL VEGETATIVE BUFFERS, DRAINAGE EASEMENTS AND PEDESTRIAN ACCESS EASEMENTS FOR THE USES AND PURPOSES AS STATED AND HEREBY FURTHER DEDICATES TO THE CITY OF PORT ST. JOE, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC, THE LIFT STATION SITE, UTILITY EASEMENTS AND NON-EXCLUSIVE UTILITY ACCESS EASEMENTS WITHIN ALL ROAD AND/OR STREET RIGHT OF WAYS, AS SHOWN HEREON, FOR THE USES AND PURPOSES AS STATED, AND HEREBY FURTHER ASSIGNS THE MAINTENANCE OF AND RESPONSIBILITY ASSOCIATED WITH MEETING ALL THE REQUIREMENTS PERTAINING TO ALL HOMEOWNER ASSOCIATION COMMON AREA CONSERVATION EASEMENTS, WHICH ARE DEEDED AND HEREBY DEDICATED TO THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, TO THE "SHALLOW REED HOMEOWNERS ASSOCIATION, INC.", AND REQUEST THAT THIS PLAT BE RECORDED WITHIN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

WITNESS
Melissa A. Ramsey
WITNESS

ST. JOE COASTAL PROPERTIES, LLC
BY: David Warriner
DAVID WARRINER
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA / COUNTY OF GULF

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DAVID WARRINER, PRESIDENT OF ST. JOE COASTAL PROPERTIES, LLC, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THIS DEDICATION OF THIS PLAT OF "SHALLOW REED PHASE TWO", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 7th DAY OF July, 2006

Stacy L. Smith
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: ______

MORTGAGEE JOINDER IN DEDICATION

PATRICIA T. WARRINER, A MORTGAGEE OF THE LANDS PLATTED HEREIN, HEREBY AUTHORIZES AND JOINS IN THE PLAT AND DEDICATION OF "SHALLOW REED PHASE TWO".

SIGNED ON THIS ____ DAY OF ______ 2006

Don K. Johnson
WITNESS
Melissa A. Ramsey
WITNESS

BY: Patricia T. Warriner
PATRICIA T. WARRINER

ACKNOWLEDGMENT

STATE OF FLORIDA / COUNTY OF GULF

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED PATRICIA T. WARRINER, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THIS JOINDER IN DEDICATION OF THIS PLAT OF "SHALLOW REED PHASE ONE", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 7th DAY OF July, 2006

Stacy L. Smith
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: ______

MORTGAGEE JOINDER IN DEDICATION

COASTAL COMMUNITY BANK, A MORTGAGEE OF THE LANDS PLATTED HEREIN, HEREBY AUTHORIZES AND JOINS IN THE PLAT AND DEDICATION OF "SHALLOW REED PHASE TWO".

SIGNED ON THIS 7 DAY OF July, 2006

Lisa Whitman
WITNESS
Paula Helms
WITNESS

COASTAL COMMUNITY BANK
BY: Terry DuBose
TERRY DUBOSE
PRESIDENT

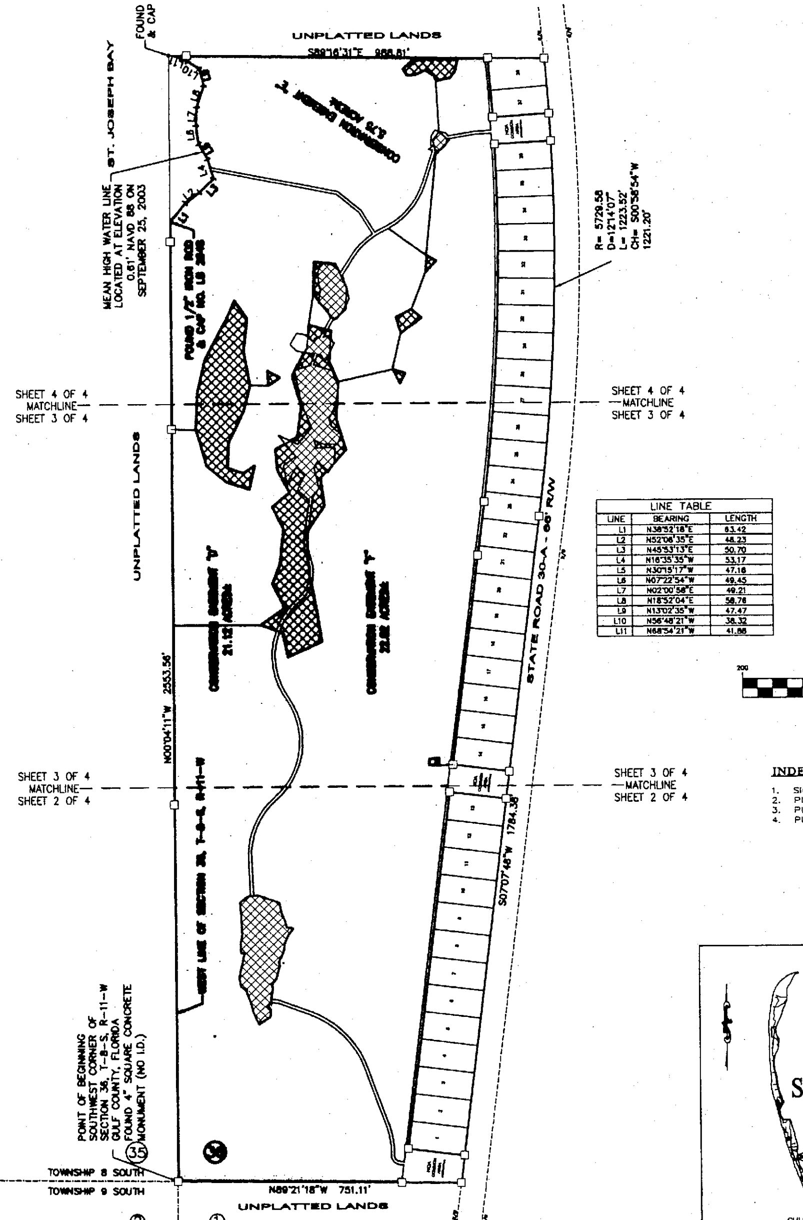
ACKNOWLEDGMENT

STATE OF FLORIDA / COUNTY OF GULF

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED TERRY DUBOSE, PRESIDENT OF COASTAL COMMUNITY BANK, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THIS JOINDER IN DEDICATION OF THIS PLAT OF "SHALLOW REED PHASE TWO", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 7 DAY OF July, 2006

Lisa Whitman
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: ______

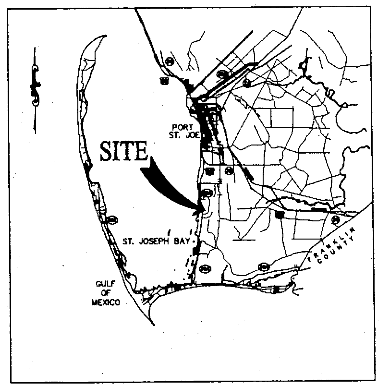


LINE	BEARING	LENGTH
L1	N38°52'18"E	63.42
L2	N52°08'35"E	48.23
L3	N45°53'13"E	50.70
L4	N16°35'35"W	53.17
L5	N30°15'17"W	47.18
L6	N07°22'54"W	49.45
L7	N02°00'58"E	49.21
L8	N18°52'04"E	58.76
L9	N13°02'35"W	47.47
L10	N56°48'21"W	38.32
L11	N68°54'21"W	41.88

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

INDEX OF SHEETS:

1. SIGNATURE SHEET, OVERALL BOUNDARY (1"= 200')
2. PLAT GEOMETRY (1"=50')
3. PLAT GEOMETRY (1"=50')
4. PLAT GEOMETRY, LEGEND (1"=50')



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA, AS BEING N00°04'11"E (ASSUMED DATUM).
2. SOURCE OF INFORMATION: SURVEY BY DRMP FOR PATRICIA TAPPER WARRINER, DATED 5/30/01, AND FIELD MONUMENTATION.
3. BY GRAPHIC PLOTTING ONLY: THE PROPERTY SHOWN HEREON LIES IN ZONE VE (EL 12), ZONE VE (EL 11) AND ZONE AE (EL 10) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR GULF COUNTY, FLORIDA; SEE COMMUNITY PANEL NO.120098 0431 E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 7, 2002.
4. ALL LOT LINES SHOWN HEREON ARE RADIAL.

NOTICE:

SITE SURVEY AND TESTING IS ADVISED BEFORE ANY DESIGN OF FOUNDATION DUE TO SOIL TYPES THAT ARE UNFAVORABLE FOR BUILDING.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND UNDER NO CIRCUMSTANCES SHALL 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 THIS COUNTY.

GULF COUNTY HAS MADE NO INVESTIGATION OF AND ACCEPTS NO RESPONSIBILITY FOR DAMAGES OR LOSS SUSTAINED BY REASON OF ANY CAVE, SINKHOLE, SURFACE OR SUBSURFACE FORMATION, OR SUSCEPTIBILITY TO FLOODING OR DRAINAGE PROBLEMS, ON ANY OF THE LANDS SHOWN HEREON.

ALL BUILDINGS SHALL BE SET BACK A MINIMUM OF 30.0 FEET FROM THE FRONT PROPERTY LINES; BUILDINGS LESS THAN 25 FEET IN HEIGHT SHALL BE SET BACK A MINIMUM OF 7.5 FEET FROM SIDE PROPERTY LINES; BUILDINGS 25 FEET AND GREATER IN HEIGHT SHALL BE SET BACK A MINIMUM OF 9.5 FEET FROM SIDE PROPERTY LINES; ALL BUILDINGS SHALL BE SET BACK A MINIMUM OF 25' FROM REAR LOT PROPERTY LINES.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

RESTRICTIVE COVENANTS:

RESTRICTIVE COVENANTS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORDS BOOK 396, PAGE 541, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

NOTE:

ALL CONSERVATION EASEMENTS AS SHOWN AND PLATTED HEREON HAVE BEEN DEEDED TO THE STATE OF FLORIDA AND RECORDED IN OFFICIAL RECORDS BOOK 394, AT PAGE 660, IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA WITH ALL MAINTENANCE THEREOF AND RESPONSIBILITY ASSOCIATED WITH MEETING ALL REQUIREMENTS PERTAINING THERETO BEING ASSIGNED TO THE "SHALLOW REED HOMEOWNERS ASSOCIATION, INC."

TITLE OPINION:

THIS IS TO CERTIFY THAT I HAVE PERSONALLY EXAMINED THE TITLE TO THE LANDS PLATTED HEREIN AND FIND THAT FEE SIMPLE TITLE IS VESTED IN ST. JOE COASTAL PROPERTIES, LLC, AND THAT SAID TITLE IS GOOD AND MARKETABLE SUBJECT TO MORTGAGES IN FAVOR OF PATRICIA T. WARRINER AND COASTAL COMMUNITY BANK. THIS CERTIFICATION IS BASED UPON THE BEST OF MY KNOWLEDGE AND BELIEF. THIS 17th DAY OF July, 2006.

BY: ______
BRIAN D. LEEBRICK, ATTORNEY AT LAW
FLORIDA BAR NUMBER: 172634

PLANNING AND DEVELOPMENT REVIEW BOARD APPROVAL

THIS PLAT CONFORMS TO THE PLAT APPROVAL PROVISIONS MADE BY THE GULF COUNTY PDRB ON THE 15 DAY OF MAY, 2006 AND TO THE PROVISIONS OF THE SUBDIVISION REGULATION FOR GULF COUNTY, FLORIDA.

______
CHAIRMAN

COUNTY COMMISSIONERS' APPROVAL

APPROVED BY THE GULF COUNTY BOARD OF COUNTY COMMISSIONERS THIS 25 DAY OF July, 2006.

BY: ______
COUNTY ATTORNEY

BY: Carmen McLemore
CARMEN McCLEMORE / CHAIRMAN

COUNTY CLERK'S CERTIFICATE

ACCEPTED FOR FILING AND RECORDED THIS 3rd DAY OF August, 2006, IN PLAT BOOK 6, PAGE 21-24 IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

Rebecca L. Norris
REBECCA L. NORRIS
CLERK OF THE CIRCUIT COURT
GULF COUNTY, FLORIDA

CERTIFICATE OF COUNTY SURVEYOR

THIS PLAT "SHALLOW REED PHASE TWO", HAS BEEN REVIEWED AND CONFORMS TO CHAPTER 177, PART I, PLATTING OF THE FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 24th DAY OF JULY, 2006.

BY: ______
R. MARE NOLES, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LS 4440

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFIES THAT THIS PLAT, "SHALLOW REED PHASE TWO", 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, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET AFTER COMPLETION OF CONSTRUCTION.

SIGNED ON THIS THE 24th DAY OF JULY, 2006

______
DAVID JON BARTLETT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS 4018

PREBLE-RISH, INC.
CERTIFICATE OF AUTHORIZATION No. LB 7137
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405

July 6, 2006 (14:32:42 EST)
S:\335.001 SHALLOW REED PHASE II PLAT\DWG\SHALLOW REED PHASE II PLAT.DWG