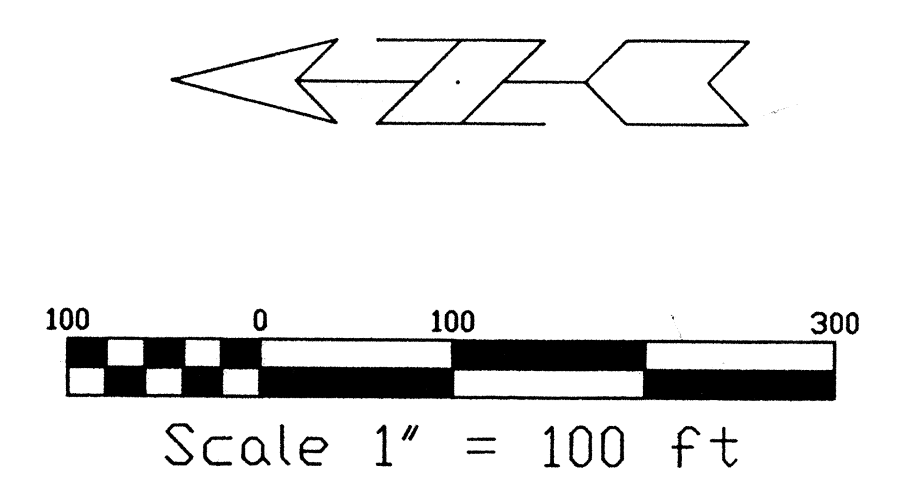


OWNER/DEVELOPER

BILL PULLUM
PULLUM REALTY
8494 NAVARRE PARKWAY
NAVARRE, FLORIDA 32566
(904) 939-2363

PINE RANCH FIRST ADDITION

A PLANNED UNIT DEVELOPMENT
BEING IN SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 26 WEST
SANTA ROSA COUNTY, FLORIDA
FEBRUARY 1995



LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT #5802 (SET)
- DENOTES PERMANENT CONTROL POINT #5802 (SET)
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- B.S.L. DENOTES BUILDING SETBACK LINES
- R.P. DENOTES RADIUS POINT
- N.R. DENOTES NON-RADIAL

SOUTHERN SURVEYING, INC.
LAND SURVEYORS • LAND PLANNERS
2800 S. HWY 97
NAVARRE, FLORIDA 32566
PHONE (904) 939-2363
FAX (904) 939-2363

GENERAL NOTES:

1. NO TITLE RESEARCH HAS BEEN PERFORMED BY SOUTHERN SURVEYING, INC.
2. MEASUREMENTS ARE MADE TO U.S. STANDARDS.
3. THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. UNDERGROUND FOUNDATIONS AND UTILITIES NOT LOCATED, SUBJECT TO ZONING SETBACKS, EASEMENT AND RESTRICTIONS OF RECORDS.
6. EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
7. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98, HAVING A BEARING OF SOUTH 89 DEGREES 42 MINUTES 28 SECONDS EAST ACCORDING TO DEPARTMENT OF TRANSPORTATION'S MAP SECTION 58030-2503 SHEET 3 OF 4 REVISED 11-13-62.
8. ENGINEERING DESIGN BY BYRNE ENGINEERING INC., P.O. BOX 541, PENSACOLA, FLORIDA 32593, (904) 433-2323.
9. SETBACKS:
FRONT: 25.00 FEET
SIDE: 10% OF LOT WIDTH
BACK: 25.00 FEET
10. WETLANDS WERE DETERMINED BY DR. JOE A. EDMISTON, ENVIRONMENTAL SPECIALIST.
11. MODIFICATIONS FROM SUBDIVISION ORDINANCE ARE 50 FOOT RIGHT OF WAYS (PRIVATE STREETS).

FLOOD STATEMENT

THE PARCEL OF LAND AS DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "C". AREAS OF MINIMAL FLOODING, FLOOD ZONE "B", AREAS OF THE 100 YEAR FLOOD, ACCORDING TO MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 120274 03-60 C, DATED AUGUST 3, 1992.

DESCRIPTION

BEGIN AT THE INTERSECTION OF THE EAST LINE OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (160 FOOT RIGHT-OF-WAY); THENCE NORTH 89 DEGREES 42 MINUTES 28 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 401.75 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 32 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 92.46 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 52 SECONDS WEST A DISTANCE OF 1,670.88 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 514.20 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 52 SECONDS EAST ALONG THE WEST LINE OF BISCAYNE POINTE SUBDIVISION (PLAT BOOK E, PAGE 99) AND EAST LINE OF SECTION 22, FOR A DISTANCE OF 1,674.07 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY CONTAINS 19.733 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM A. PULLUM IS THE OWNER OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON AS PINE RANCH - FIRST ADDITION. IT IS NOT THE INTENT OF THE UNDERSIGNED BY ADOPTING AND RECORDING THIS PLAT TO DEDICATE TO GENERAL PUBLIC USE THE STREETS, ROADS, BOULEVARDS AND UTILITY DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20th DAY OF MARCH, 1995.

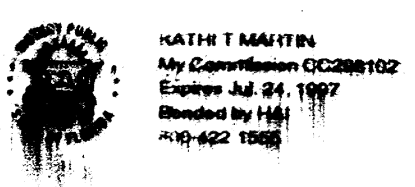
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
WITNESS: *William A. Pullum* BY: *William A. Pullum*
WITNESS: *Pamela L. Nugent*

ACKNOWLEDGEMENT OF DEDICATION:

STATE OF FLORIDA
COUNTY OF SANTA ROSA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF MARCH, 1995 BY WILLIAM A. PULLUM.

Jathi J. Mott
NOTARY PUBLIC, STATE OF FLORIDA

7/24/97
MY COMMISSION EXPIRES:



COUNTY CLERK CERTIFICATE:

I, MARY M. JOHNSON, CLERK OF COURTS OF SANTA ROSA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177 OF THE 1977 ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS RECORDED ON THE 24th DAY OF March, A.D. 1995 IN PLAT BOOK F AT PAGE 88 OF THE PUBLIC RECORDS OF SAID COUNTY.

Mary M. Johnson
MARY M. JOHNSON, CLERK OF COURTS, SANTA ROSA COUNTY, FLORIDA

COUNTY COMMISSIONERS CERTIFICATE:

I, MARY M. JOHNSON, CLERK OF COURTS OF SANTA ROSA COUNTY, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY IN THEIR MEETING ON THE 23rd DAY OF March, 1995 AND WAS APPROVED FOR FILING BY SAID BOARD, AND I WAS INSTRUCTED TO SO CERTIFY HEREON.

Mary M. Johnson
MARY M. JOHNSON, CLERK OF COURTS, SANTA ROSA COUNTY, FLORIDA

APPROVED: *Roger O. Blaylock* 3/23/95
COUNTY ENGINEER, ROGER O. BLAYLOCK DATE

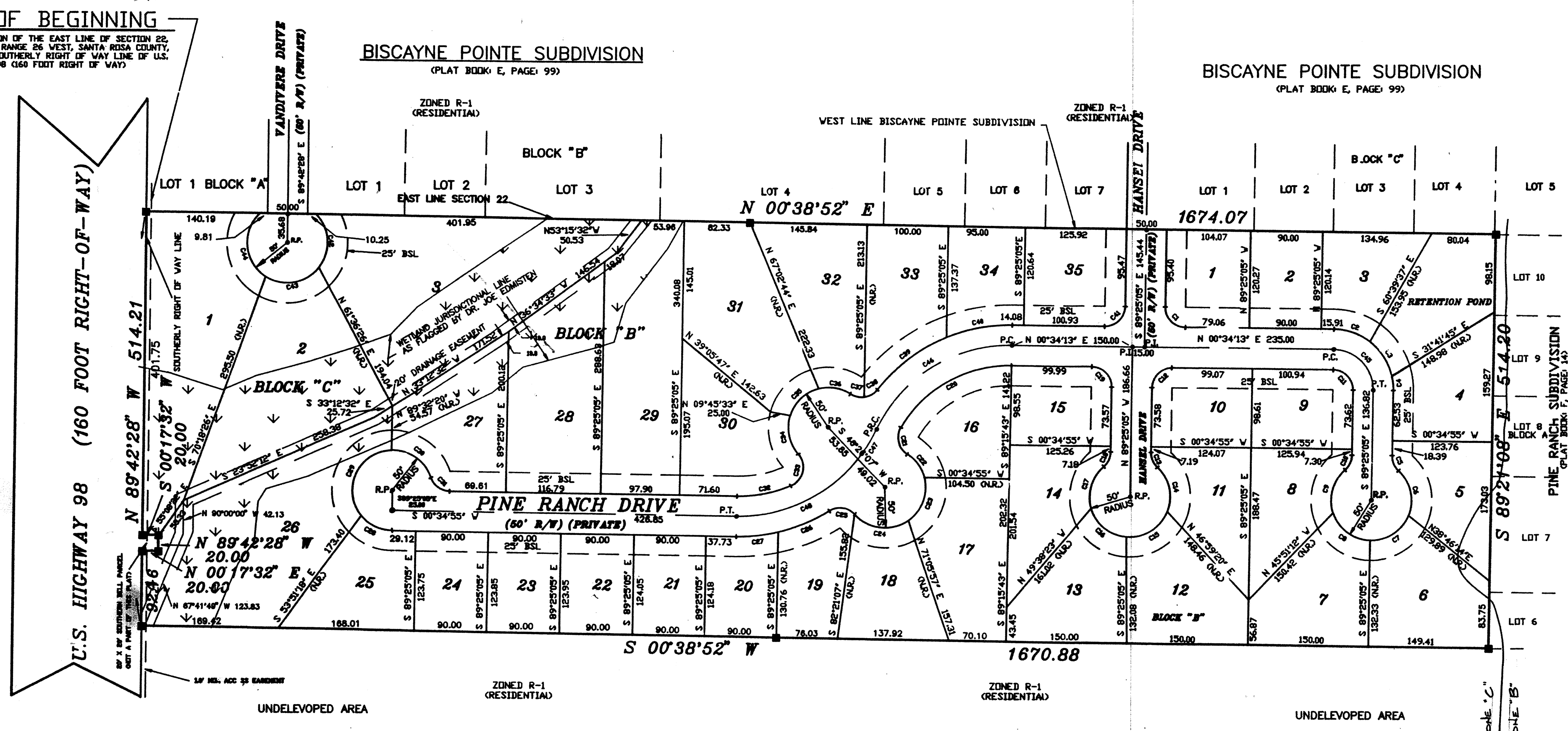
APPROVED: *Thomas V. Danthessis* 3/23/95
COUNTY ATTORNEY, THOMAS V. DANTHESISS DATE

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 P.R.M.) HAVE BEEN PLACED AS INDICATED; AND THE SURVEY DATA COMPLIES WITH ALL 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 21st DAY OF Feb., 1995.

Charles E. Martin
CHARLES E. MARTIN, REGISTERED FLORIDA LAND SURVEYOR
CORP. LBF 5802



CURVE DATA:

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	39.27	90°00'42"	25.00	10.51	S45°34'34"W	35.36
C2	48.02	36°50'28"	75.00	24.98	S18°59'28"W	47.40
C3	17.35	39°55'04"	75.00	27.24	S77°22'54"W	51.20
C4	21.03	13°15'08"	75.00	8.71	S83°57'20"W	17.31
C5	60.84	48°11'23"	25.00	11.18	S66°29'14"W	20.41
C6	60.84	69°43'35"	50.00	34.90	S77°18'20"W	57.23
C7	61.02	69°26'37"	50.00	34.65	S33°03'41"E	56.96
C8	58.65	67°12'17"	50.00	34.96	S36°37'15"W	57.30
C9	61.02	69°26'37"	50.00	34.65	S33°03'41"E	56.96
C10	21.03	48°11'23"	25.00	11.18	S66°29'14"W	20.41
C11	21.03	48°11'23"	25.00	11.18	S66°29'14"W	20.41
C12	39.27	90°00'42"	25.00	10.51	S45°34'34"W	35.36
C13	39.27	90°00'42"	25.00	10.51	S45°34'34"W	35.36
C14	61.21	70°08'23"	50.00	35.10	S44°25'26"E	55.74
C15	62.68	71°49'35"	50.00	36.21	S37°33'43"W	58.66
C16	56.98	65°17'43"	50.00	32.03	S73°52'48"E	53.95
C17	21.03	48°11'23"	25.00	11.18	S66°29'14"W	20.41
C18	39.27	90°00'42"	25.00	10.51	S45°34'34"W	35.36
C19	163.93	60°24'08"	155.50	90.51	S29°37'22"E	156.44
C20	38.30	87°47'00"	25.00	24.05	S76°17'04"W	34.66
C21	37.04	42°56'31"	50.00	19.41	S53°36'49"W	36.20
C22	60.73	69°35'16"	50.00	34.74	S70°22'17"E	57.06
C23	72.89	83°31'24"	50.00	44.65	S06°11'03"W	66.60
C24	34.59	79°16'37"	25.00	20.71	S07°24'49"W	31.90
C25	69.57	38°58'55"	213.73	35.89	S22°54'00"E	69.26
C26	52.84	14°09'55"	213.73	26.56	S06°29'33"E	52.71
C27	43.18	49°28'42"	50.00	23.04	S25°19'16"W	41.85
C28	111.79	128°06'16"	50.00	102.75	N65°53'15"W	89.92
C29	36.96	72°56'46"	50.00	36.96	S25°46'16"W	59.44
C30	30.77	70°31'44"	25.00	17.68	S35°50'47"W	28.87
C31	69.68	24°23'05"	163.73	35.38	S11°36'08"E	69.16
C32	47.15	108°03'52"	25.00	34.45	N77°49'37"W	40.47
C33	51.45	58°17'23"	50.00	28.20	S77°42'59"W	49.21
C34	50.67	58°03'33"	50.00	27.75	S43°46'33"E	48.52
C35	41.63	47°42'23"	50.00	22.11	S09°06'26"W	40.44
C36	17.80	40°47'30"	25.00	9.30	S12°25'28"W	17.43
C37	18.50	44°40'50"	25.00	10.27	S30°18'41"E	19.01
C38	107.74	30°02'25"	205.50	55.14	S37°37'54"E	106.51
C39	83.17	23°11'24"	205.50	42.16	S11°01'00"E	82.61
C40	39.26	89°59'18"	25.00	24.99	S44°25'26"E	35.35
C41	72.72	83°19'44"	50.00	44.49	N66°47'05"E	66.49
C42	73.27	83°57'36"	50.00	44.99	S09°34'15"E	66.89
C43	90.55	103°45'58"	50.00	63.73	S84°17'32"W	78.68
C44	78.53	89°59'18"	50.00	49.99	S44°25'26"E	70.70
C45	207.86	65°58'46"	180.50	117.17	N52°24'41"W	195.56
C46	43.78	13°17'30"	188.73	21.99	N58°45'19"E	43.68
C47	173.59	52°41'58"	188.73	93.48	N25°45'35"W	167.54