

September 21, 2017 10:22:10 (EST)  
M: 92395080 OR HORTON - CALLAWAY TOWNHOMES SURVEY DWG 92395080 PRELIMINARY PLAT CALLAWAY TOWNHOMES.DWG

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT CHARLES T. CROSS AS MANAGER OF PCP SENTINEL (FL) 2016, LLC, THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON, PLATTED AS "SENTINEL POINT", DOES HEREBY DEDICATE TO THE PUBLIC GALLERIA PLACE, A 50 FOOT RIGHT OF WAY; DOES HEREBY DEDICATE TO THE SENTINEL POINT TOWNHOME OWNERS ASSOCIATION, INC. IN ACCORDANCE WITH FLORIDA STATUTE 177.081(3) AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, THE PRIVATE ACCESS ROAD "A", CALLAWAY CIRCLE AND BAY PLACE AND DOES HEREBY DEDICATE THE RIGHTS OF WAYS OF CALLAWAY CIRCLE AND BAY PLACE ALONG WITH THE 7' UTILITY EASEMENT LYING ADJACENT TO SAID RIGHTS OF WAYS TO THE CITY OF CALLAWAY FOR UTILITY PURPOSES. THIS DEDICATION SHALL NOT CREATE ANY ADDITIONAL RIGHTS OF THE PUBLIC IN THE PROPERTY SHOWN ON THE PLAT, AND NO OTHER AREAS ARE DEDICATED TO THE PUBLIC BY MEANS OF THIS PLAT UNLESS SPECIFICALLY SET FORTH HEREIN.

\_\_\_\_\_  
WITNESS  
PCP SENTINEL (FL) 2016, LLC  
\_\_\_\_\_  
PRINTED NAME  
BY:  
CHARLES T. CROSS  
MANAGER  
\_\_\_\_\_  
WITNESS  
\_\_\_\_\_  
PRINTED NAME  
DATE SIGNED

ACKNOWLEDGMENT

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED CHARLES T. CROSS, MANAGER OF PCP SENTINEL (FL) 2016, LLC, 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 "SENTINEL POINT", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

DESCRIPTION (AS WRITTEN)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA, THENCE S 87°03'55" E ALONG THE SOUTH LINE OF SAID SECTION 6 FOR 60.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 30-A; THENCE N 00°46'27" E ALONG SAID EAST RIGHT-OF-WAY LINE FOR 40.54 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP NUMBER LB2372 AND THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3586, PAGE 164 AND THE NORTH LINE OF A DEPARTMENT OF TRANSPORTATION DRAINAGE DITCH RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 400, PAGE 463; THENCE S 88°20'59" E ALONG SAID NORTH LINE FOR 250.03 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP NUMBER LB 2372 AND THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3586, PAGE 164 AND THE POINT OF BEGINNING; THENCE N 00°46'05" E ALONG THE EAST LINE OF SAID PARCEL OF LAND FOR 300.67 FEET TO A FOUND NAIL AND DISK NO. 2372 MARKING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3586, PAGE 164; THENCE S 89°27'33" W ALONG THE NORTH LINE OF SAID PARCEL OF LAND FOR 250.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 30-A; THENCE N 00°56'18" E ALONG SAID EAST RIGHT-OF-WAY LINE FOR 40.28 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3671, PAGE 604; THENCE N 89°31'57" E ALONG THE SOUTH LINE OF SAID PARCEL OF LAND FOR 266.94 FEET TO A FOUND 5/8 INCH IRON ROD (NO IDENTIFICATION) AND THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE N 00°45'42" E ALONG THE EAST LINE OF SAID PARCEL OF LAND FOR 346.66 FEET TO A FOUND NAIL AND DISK NO. 2372; THENCE CONTINUE ALONG SAID EAST LINE N 14°43'08" E FOR 41.33 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP NUMBER 3257 AND THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE N 00°47'28" E FOR 58.93 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP NUMBER 3257; THENCE S 87°08'47" E FOR 642.77 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP NUMBER LB2372; THENCE S 00°46'26" W FOR 796.52 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP NUMBER LB 2372 AND THE NORTH LINE OF A DEPARTMENT OF TRANSPORTATION DRAINAGE DITCH RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 400, PAGE 463; THENCE NORTH 86°20'29" W ALONG SAID NORTH LINE FOR 653.38 FEET TO A FOUND NAIL AND DISK NO. 3257; THENCE N 88°19'30" W ALONG SAID NORTH LINE FOR 16.70 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 30-A AND SUBJECT TO A 175 FOOT FLORIDA POWER CORPORATION EASEMENT ALONG SOUTH PROPERTY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 689, PAGE 510.

CITY COMMISSIONERS' APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT, "SENTINEL POINT", HAS BEEN EXAMINED IN REGULAR SESSION AND THAT IT IS HEREBY APPROVED FOR RECORD BY A MAJORITY VOTE OF THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF CALLAWAY, BAY COUNTY, FLORIDA, SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_  
BOB PELLETIER  
MAYOR

BY: \_\_\_\_\_  
MELBA COVEY  
WARD I COMMISSIONER

BY: \_\_\_\_\_  
PAMN HENDERSON  
WARD II COMMISSIONER

BY: \_\_\_\_\_  
RON FAIRBANKS  
WARD III COMMISSIONER

BY: \_\_\_\_\_  
JOSEPH R. TOWNSEND  
WARD IV COMMISSIONER

SENTINEL POINT

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 13 WEST,  
CITY OF CALLAWAY, BAY COUNTY, FLORIDA  
AUGUST 2017

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 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:

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.

CONSENT OF MORTGAGEE FOR D.R. HORTON, INC. FOR EARNEST MONEY MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 3864, PAGE 1144 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THIS SURVEY IS REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET, PER F.D.O.T. MONUMENT 46-93-GPS2.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONE X AND AE (EL 33.9), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR THE CITY OF CALLAWAY, FLORIDA; SEE COMMUNITY PANEL NO. 120005; WHICH BEARS A MAP REVISED DATE OF JUNE 2, 2009. REVISED TO REFLECT LDMR EFFECTIVE: JUNE 1, 2017.

PLAT BOOK

PAGE

SHEET 1 OF 2

TITLE OPINION:

THIS IS TO CERTIFY THAT I HAVE PERSONALLY EXAMINED THE TITLE TO THE LANDS PLATTED HEREON AND FIND THAT FEE TITLE IS VESTED IN PCP SENTINEL (FL) 2016, LLC, AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON SAID LANDS. THIS CERTIFICATION IS BASED UPON THE BEST OF MY KNOWLEDGE AND BELIEF, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_  
CYNTHIA RALEIGH, FLORIDA BAR # 30922  
BYRD CAMPBELL, P.A.

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

CERTIFICATE OF CLERK:

I, BILL KINSAUL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 IN PLAT BOOK NO. \_\_\_\_\_, AT PAGE(S) NO. \_\_\_\_\_ AND NO. \_\_\_\_\_, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

BY: \_\_\_\_\_  
BILL KINSAUL  
CLERK OF THE CIRCUIT COURT  
BAY COUNTY, FLORIDA

CERTIFICATE OF COUNTY SURVEYOR:

I, HULON E. WALSHINGHAM, CITY SURVEYOR UNDER CONTRACT TO AND FOR THE CITY OF CALLAWAY, FLORIDA, HAVE REVIEWED THIS PLAT, "SENTINEL POINT", AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING OF THE FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.


BY: \_\_\_\_\_  
HULON E. WALSHINGHAM, P.L.S.  
CITY SURVEYOR UNDER CONTRACT  
FLORIDA LICENSE NO. LS 3257


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, "SENTINEL POINT", 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_  
DAVID JON BARTLETT, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSE NO. LS 4018

 **Dewberry**

 **PREBLE-RISH**

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

# SENTINEL POINT

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 13 WEST,  
CITY OF CALLAWAY, BAY COUNTY, FLORIDA

AUGUST 2017

UNPLATTED LAND  
CENTENNIAL BANK  
O.R. BOOK 3475, PAGE 1198

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	78.53	50.00	89°59'39"	N45°46'37"E	70.71
C2	76.72	50.00	87°54'45"	N43°10'36"W	69.41
C3	31.53	20.00	90°19'23"	N45°36'45"E	28.36
C4	31.30	20.00	89°40'37"	S44°23'15"E	28.20
C5	51.83	33.00	89°59'39"	N45°46'37"E	46.67
C6	105.24	67.00	89°59'39"	N45°46'37"E	94.75
C7	50.63	33.00	87°54'45"	N43°10'36"W	45.81
C8	102.80	67.00	87°54'45"	N43°10'36"W	93.01
C9	32.26	20.00	92°24'58"	S46°39'33"W	28.87
C10	30.57	20.00	87°35'02"	N43°20'27"W	27.68
C11	8.47	67.00	71°44'35"	N87°09'04"E	8.47
C12	26.55	67.00	22°42'19"	N72°10'33"E	26.38
C13	20.87	67.00	17°50'59"	N51°53'54"E	20.79
C14	29.03	67.00	14°49'33"	N30°33'38"E	28.80
C15	20.31	67.00	12°22'05"	N9°27'49"E	20.23
C16	1.34	67.00	1°08'34"	N0°12'30"E	1.34
C17	20.38	67.00	17°25'35"	N90°43'55"W	20.30
C18	29.45	67.00	25°11'11"	N30°22'59"W	29.22
C19	10.93	67.00	9°20'58"	N47°39'04"W	10.92
C20	27.37	67.00	23°24'21"	N64°01'43"W	27.18
C21	13.33	67.00	11°24'05"	N81°25'56"W	13.31

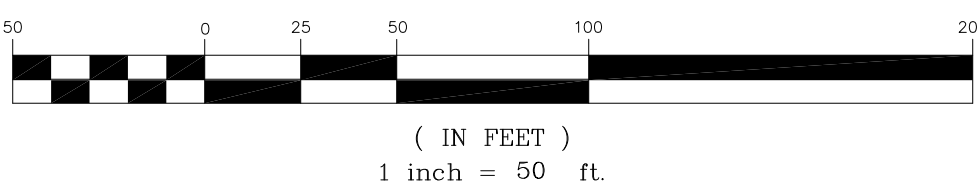
Line Table		
Line #	Bearing	Length
L1	N23°39'36"E	3.60
L2	N23°39'36"E	18.45
L3	N23°39'36"E	18.45
L4	N23°39'36"E	3.28
L5	N0°45'42"E	17.01
L6	N0°45'42"E	11.92
L7	N14°43'08"E	5.20


*SYMBOLS & ABBREVIATIONS.*

L.B. = LICENSED BUSINESS  
O.R. = OFFICIAL RECORDS  
UE = UTILITY EASEMENT  
R/W = RIGHT OF WAY  
○ = SET 1/2" CAPPED IRON ROD L.B. #8011  
⦿ = SET NAIL AND DISK L.B. #8011  
□ = SET 4" BY 4" CONCRETE MONUMENT L.B. #8011  
FFE = FINISHED FLOOR ELEVATION



GRAPHIC SCALE



 **Dewberry** | **PREBLE-RISH**  
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CERTIFICATE OF AUTHORIZATION NO. LB 8011

September 20, 2017 (15:29:44 EST)  
C:\TOWNHOMES\SURVEY DWG\92395080 PRELIMINARY PLAT CALLAWAY TOWNHOMES.DWG