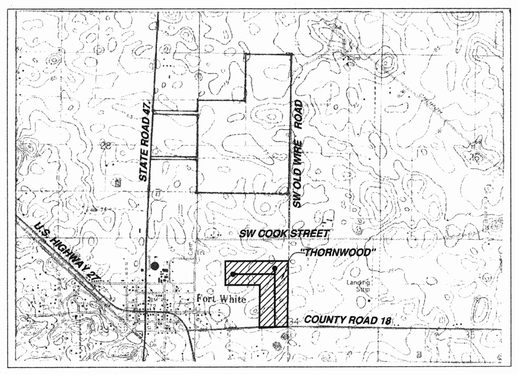
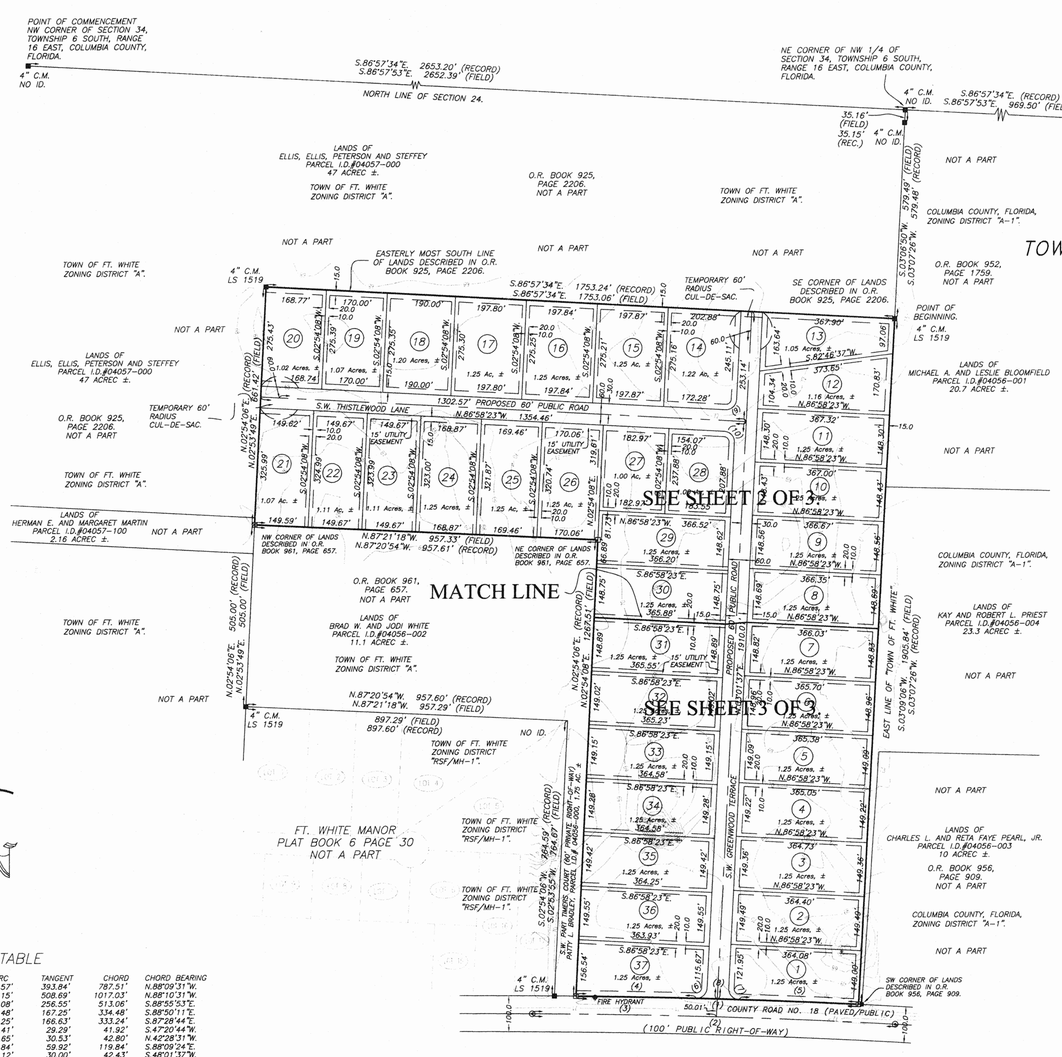
KEY SHEET
"THORNWOOD"
A SUBDIVISION OF PART OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 16 EAST, TOWN OF FT. WHITE, COLUMBIA COUNTY, FLORIDA.

DEVELOPER / OWNER:
GLENN FARMS, INC.
P. O. BOX 66
FT. WHITE, FL. 32038



LOCATION MAP
FROM 7.5 MINUTE SERIES QUADRANGLE MAP.
SCALE 1" = 2000'



DESCRIPTION:
A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID SECTION 34 AND RUN THENCE S.86°57'53"E. ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 2,652.39 FEET TO THE NE CORNER OF THE NW 1/4 OF SAID SECTION 34 AND BEING THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK (O.R.B.) 925, PAGE 2206 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.03°06'50"W. ALONG THE EASTERLY MOST LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 925, PAGE 2206, A DISTANCE OF 579.49 FEET TO THE SE CORNER OF SAID LANDS DESCRIBED IN O.R. BOOK 925, PAGE 2206 AND THE POINT OF BEGINNING; THENCE S.03°09'06"W. 1905.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 18 AND TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 19,148.59 FEET AND HAVING A CENTRAL ANGLE OF 02°21'23" AND BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING AND DISTANCE OF N.88°09'31"W. 787.51 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 787.57 FEET; THENCE N.02°54'08"E. 1267.51 FEET TO THE NE CORNER OF LANDS DESCRIBED IN O.R. BOOK 961, PAGE 657; THENCE N.87°21'18"W. ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 961, PAGE 657, A DISTANCE OF 957.33 FEET TO THE NW CORNER OF SAID LANDS DESCRIBED IN O.R. BOOK 961, PAGE 657; THENCE N.02°53'49"E., 661.42 FEET TO THE EASTERLY MOST SOUTHERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN O.R. BOOK 925 PAGE 2206; THENCE S.86°57'34"E. ALONG SAID LINE, 1753.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 49.19 ACRES, MORE OR LESS.

CLAY ELECTRIC COOPERATIVE, INC. EASEMENT NOTE:
EASEMENTS FIFTEEN (15) FEET IN WIDTH BEING PARALLEL WITH, ADJACENT TO AND OUTSIDE OF ALL THE RIGHT-OF-WAY LINES OF THOSE SIXTY (60) FOOT PUBLIC ROADS AND COUNTY ROAD NO. 18 OVER, UNDER, UPON AND ACROSS LOT 1 THRU LOT 37 INCLUSIVE.

EASEMENTS TWENTY (20) FEET IN WIDTH BEING TEN (10) FEET EACH SIDE OF ALL INTERIOR COMMON LOT LINES OF ALL LOTS.

EASEMENTS FIFTEEN (15) FEET IN WIDTH BEING SEVEN AND ONE HALF (7 1/2) FEET EACH SIDE OF SERVICE CABLE EXTENDING FROM THE ABOVE DESCRIBED EASEMENT AREAS TO THE CONSUMER'S POINT OF CONNECTION.

EASEMENTS FIFTEEN (15) FEET IN WIDTH BEING THE EAST FIFTEEN (15) FEET OF LOT 1 THRU LOT 13 AND THE NORTH FIFTEEN (15) FEET OF LOT 13 THRU LOT 20.

"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."

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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 ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

"NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY".

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS ON THE NW 1/4 OF SECTION 34.
2. BEARINGS BASED ON AN ASSUMED BEARING OF S.86°57'34"E., USING MONUMENTS FOUND ON THE NORTH LINE OF THE DESCRIBED PARCEL.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAPS DATED JANUARY 6, 1988, COMMUNITY PANEL NUMBERS 120070 0225 B AND 120070 0260 B.
IF POTENTIAL AREAS OF LOCALIZED FLOODING EXIST, THEY WILL BE ADDRESSED BY DALE C. JOHNS, PE.
NO WETLANDS HAVE BEEN SHOWN TO EXIST ON THIS PROPERTY.
4. THIS CONSTITUTES A MAJOR SUBDIVION AS PER TOWN OF FT. WHITE LAND DEVELOPEMENT REGULATIONS.
5. MINIMUM ACREAGE OF PLATTED LOTS IS 1.00 ACRE.
TOTAL ACREAGE OF PROJECT IS 49.19 ACRES ±.
6. WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC TANKS.
7. WATER SOURCE TO BE FT. WHITE COMMUNITY WATER SYSTEM..
8. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
9. CLOSURE OF FIELD SURVEY IS 1/378,963.
10. ZONING DISTRICT IS "A".
11. ELEVATIONS ARE BASED ON NGVD 29 VERTICAL DATUM. CONTOURS ARE ARE BASED ON FIELD ELEVATIONS.
12. STREET LIGHTING IS NOT PLANNED AT THIS TIME.
13. NO LAKES, MARSHES, SWAMPS, WATER COURSES, OR AREAS KNOWN TO BE IN THE 100 YEAR FLOOD ZONE AS PER FLOOD HAZARD BOUNDARY MAPS EXIST ON THIS PROPERTY AS PER THE KNOWLEDGE OF THE SURVEYOR OR DEVELOPER. THE LAND IS PRIMARILY ROLLING FARM LAND GROWN OVER WITH YOUNG HARDWOODS AND VOLUNTEER PINES. PERIMETER HAS SOME OLDER TREE LINES.

SYMBOL LEGEND

■	CONCRETE MONUMENT FOUND
□	4"X4" CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—x—	WIRE FENCE
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
UGE	UNDERGROUND ELECTRIC SERVICE
—CTV—	CABLE TV LINE (OVERHEAD)
—l—l—	CHAIN LINK FENCE
—o—o—	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
℄	CENTERLINE
■	4"X4" CONCRETE MONUMENT, PRM, LS 4708.
C.M.	CONCRETE MONUMENT
AC.	ACRES
EL.	ELEVATION
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
⊙	NAIL AND DISC, LS 4708, CL PCP

MINIMUM YARD REQUIREMENTS:

FRONT:	30 FEET
SIDE:	25 FEET
REAR:	25 FEET

DATE OF DRAWING: SEPTEMBER 2, 2004

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386 758-9831 OFFICE
(386) 758-8010 FAX
WO# 03-141FP

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT DEWEY V. GLENN, PRESIDENT OF GLENN FARMS, INC., AS OWNER, AND PATRICIA YATES, AS VICE-PRESIDENT OF CAPITAL CITY BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HERON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "THORNWOOD", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
ATTESTS:
WITNESS AS TO OWNER — WITNESS AS TO OWNER — DEWEY V. GLENN, PRESIDENT
WITNESS AS TO MORTGAGEE — WITNESS AS TO MORTGAGEE — CAPITAL CITY BANK, PATRICIA YATES, VICE-PRESIDENT

ACCEPTANCE FOR MAINTENANCE; COUNTY OF COLUMBIA.
"I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT."
DATED 10/8/04 2004, AD. — PUBLIC WORKS DIRECTOR

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE TOWN OF FT. WHITE, FLORIDA.
EXAMINED ON October 11, 2004
AND
APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY — TOWN ATTORNEY

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA
I HEREBY CERTIFY THAT ON THIS 7 DAY OF October 2004 A.D., BEFORE ME PERSONALLY APPEARED DEWEY V. GLENN, AS PRESIDENT OF GLENN FARMS, INC., OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: March 12, 2007
THOMAS J. DUNCAN MY COMMISSION # DD 186566 EXPIRES: March 12, 2007 Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA
I HEREBY CERTIFY THAT ON THIS 6th DAY OF October A.D., 2004 BEFORE ME PERSONALLY APPEARED PATRICIA YATES, SIGNING AS VICE-PRESIDENT, FOR AND BEHALF OF CAPITAL CITY BANK, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
DEBRA K. HURST MY COMMISSION # DD 150859 EXPIRES: November 18, 2006 Bonded Thru Notary Public Underwriters

CERTIFICATE OF CLERK
THIS PLAT HAVING BEEN APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FT. WHITE, FLORIDA, IS ACCEPTED FOR FILES AND RECORDED THIS 13 DAY OF October 2004, A.D., IN PLAT BOOK 7 PAGE 202-204
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

CERTIFICATE OF COUNTY SURVEYOR:
THIS IS TO CERTIFY THAT ON THIS 5 DAY OF October, 2004 A.D., DONALD F. LEE, A FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION NUMBER, LS 3628, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, AS AMENDED, FOR THE COUNTY OF COLUMBIA COUNTY, FLORIDA, AND THE TOWN OF FT. WHITE, FLORIDA, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.
SIGNED:
DONALD F. LEE, LS 3628

CERTIFICATE OF APPROVAL BY TOWN COUNCIL OF THE TOWN OF FT. WHITE, FLORIDA.
THIS IS TO CERTIFY, THAT ON October 11, 2004 THE FOREGOING PLAT WAS APPROVED BY THE TOWN OF FT. WHITE, FLORIDA.
MAYOR
ATTEST:
TOWN CLERK — FILED FOR RECORD ON: October 11, 2004

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.
DATED SEPT. 30, 2004 A.D.
MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLORIDA 32025

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	19148.60'	02°21'23"	787.57'	393.84'	787.51'	N.88°09'31"W.
2	19098.60'	03°03'05"	1017.15'	508.69'	1017.03'	N.88°10'31"W.
3	19098.60'	01°32'21"	513.08'	256.55'	513.06'	S.88°55'53"E.
4	19148.60'	01°00'03"	334.48'	167.25'	334.48'	S.88°50'11"E.
5	19148.60'	00°59'50"	333.25'	166.63'	333.24'	S.87°28'44"E.
6	30.00'	88°38'13"	46.41'	29.29'	41.92'	S.47°20'44"W.
7	30.00'	91°00'16"	47.65'	30.53'	42.80'	N.42°28'31"W.
8	19148.60'	00°21'31"	119.84'	59.92'	119.84'	S.89°09'24"E.
9	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.48°01'37"W.
10	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.41°58'23"E.

Curve number 1 (FIELD)
Radius= 19148.59
Delta= 02°21'23"
Arc= 787.57
Tangent= 393.84
Chord= 787.51
Chord Brg. N.88°09'31"W.

Curve number 2 (FIELD)
Radius= 19098.59
Delta= 03°03'05"
Arc= 1017.15
Tangent= 508.69
Chord= 1017.03
Chord Brg. N.88°10'31"W.

Curve number 1 (REC.)
Radius= 19148.59

Curve number 2 (REC.)
Radius= 19098.59

CERTIFICATE OF APPROVAL BY COLUMBIA COUNTY HEALTH DEPARTMENT
EXAMINED ON 10-6-04
AND
APPROVED BY — COUNTY HEALTH DEPARTMENT
THIS APPROVAL DOES NOT CIRCUMVENT THE NEED AND REQUIREMENT THAT EACH LOT BE INSPECTED, TESTED AND APPROVED FOR INDIVIDUAL SEPTIC TANK AND WELL PERMITS.

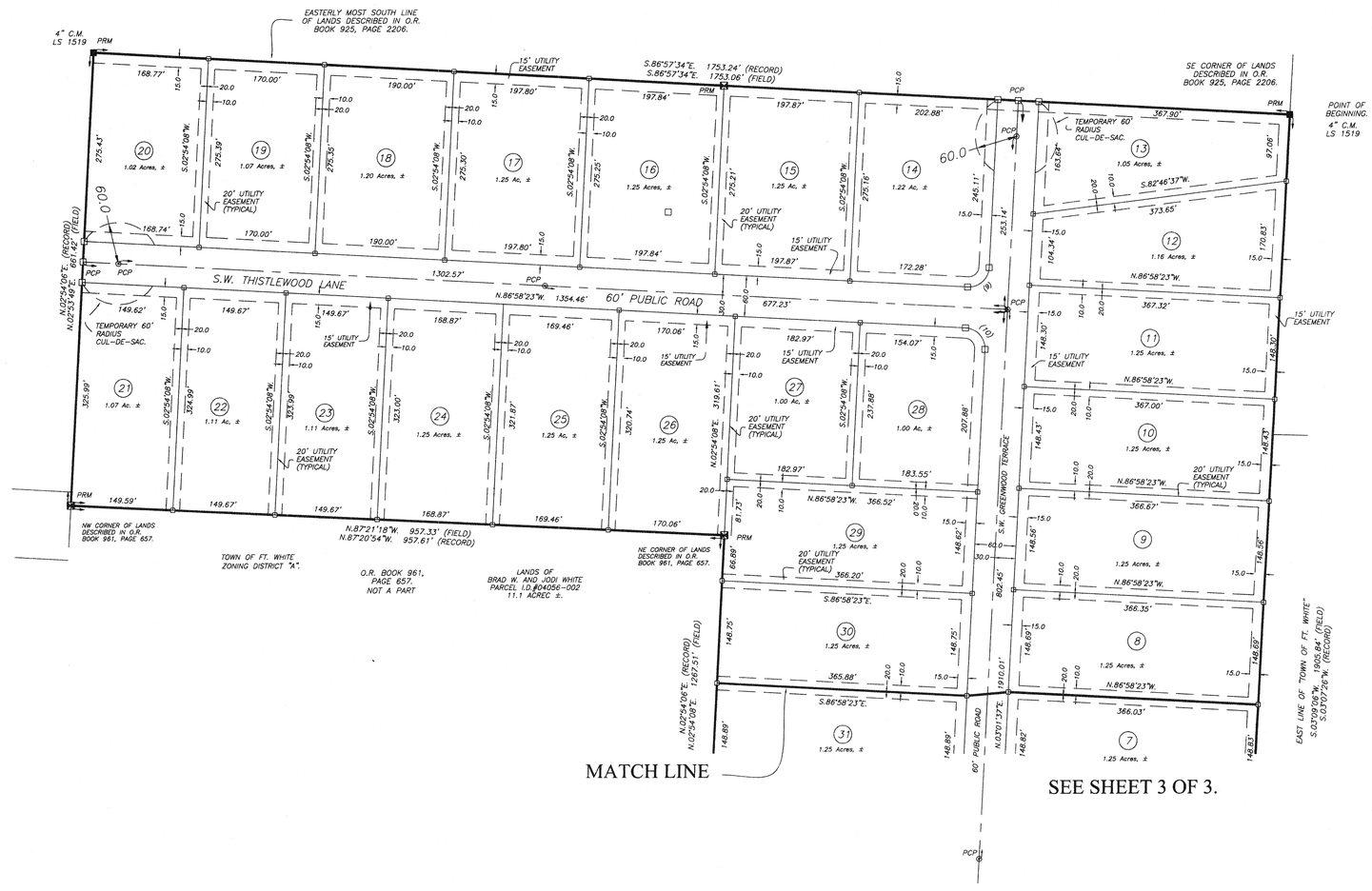
ENGINEER'S CERTIFICATION:
I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE REQUIREMENTS OF THE COLUMBIA COUNTY LAND DEVELOPEMENT REGULATIONS ADOPTED MARCH 4, 1998 BY ORDINANCE NO. 98-
DALE C. JOHNS, P.E. 45263 — DATED 10-8-04
RT. 15 BOX 3834
LAKE CITY, FLA. 32054
(386) 961-8903

FILE NUMBER 2004023059
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
10/13, 2004 AT 14:50 O'CLOCK P.M.
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.
OFFICIAL RECORDS BOOK 1027 PAGE 2329
CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

"THORNWOOD"

A SUBDIVISION OF PART OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 16 EAST, TOWN OF FT. WHITE, COLUMBIA COUNTY, FLORIDA.

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION.



CLAY ELECTRIC COOPERATIVE, INC. EASEMENT NOTE:
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MINIMUM YARD REQUIREMENTS:

FRONT: 30 FEET
SIDE: 25 FEET
REAR: 25 FEET

OFFICIAL RECORDS BOOK 1027 PAGE 2459

GRAPHIC SCALE
0 25 50 100 200
SCALE: 1" = 100'

N

DEVELOPER / OWNER:
GLENN FARMS, INC.
P. O. BOX 66
FT. WHITE, FL. 32038

SYMBOL LEGEND

■	CONCRETE MONUMENT FOUND
⊡	4"X4" CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—x—	WIRE FENCE
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
—UGE—	UNDERGROUND ELECTRIC SERVICE
—CTV—	CABLE TV LINE (OVERHEAD)
—x—	CHAIN LINK FENCE
—o—	WOODEN FENCE
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R/W	RIGHT-OF-WAY
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■	4"X4" CONCRETE MONUMENT, PRM, LS 4708
C.M.	CONCRETE MONUMENT
AC	ACRES
EL	ELEVATION
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE

CURVE TABLE

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DATE OF DRAWING: SEPTEMBER 2, 2004

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

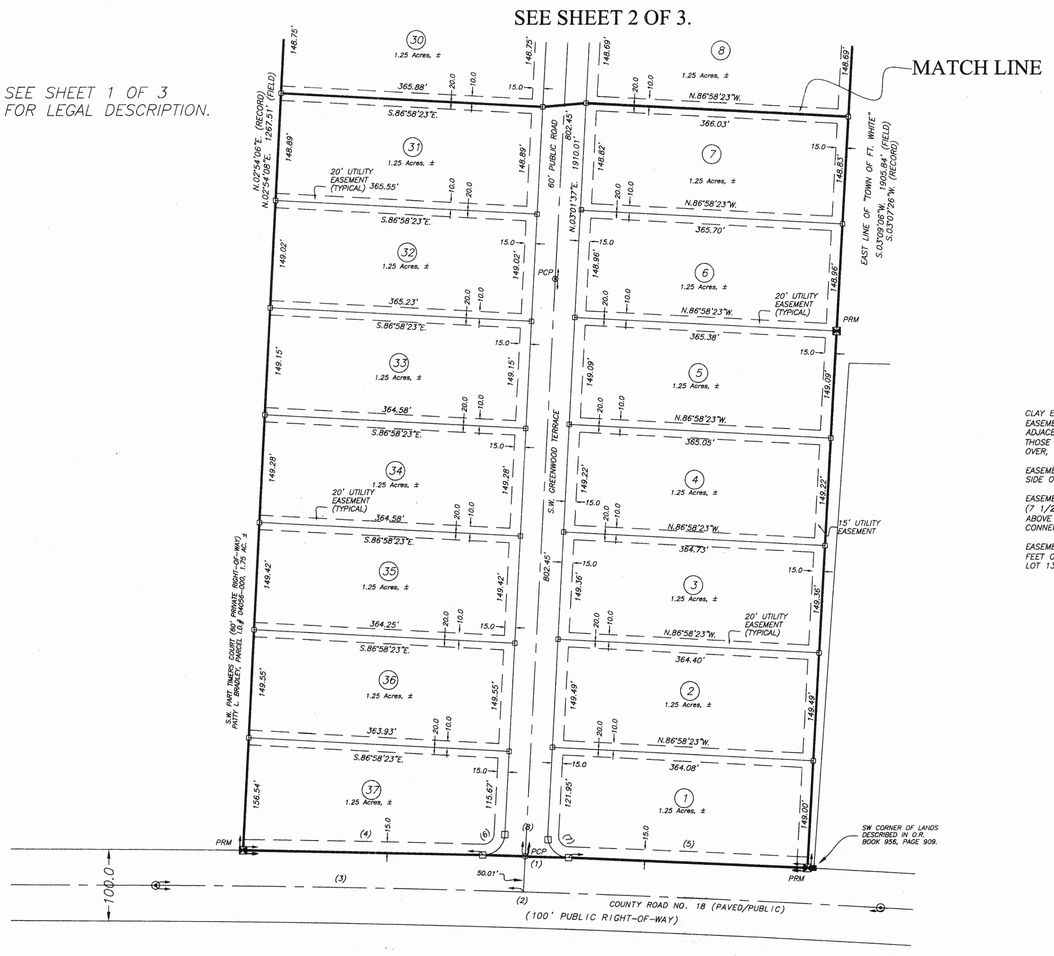
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386 758-9831 OFFICE
(386) 758-8010 FAX
WO# 03-141FP 2-3

"THORNWOOD"

A SUBDIVISION OF PART OF
SECTION 34,
TOWNSHIP 6 SOUTH, RANGE 16 EAST,
TOWN OF FT. WHITE,
COLUMBIA COUNTY, FLORIDA.

SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION.

SEE SHEET 2 OF 3.



MINIMUM YARD REQUIREMENTS:

FRONT: 30 FEET
SIDE: 25 FEET
REAR: 25 FEET

CLAY ELECTRIC COOPERATIVE, INC. EASEMENT NOTE:
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OFFICIAL RECORDS
BOOK ___ PAGE ___
1027 / 2253

CURVE TABLE

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DEVELOPER / OWNER:
GLENN FARMS, INC.
P. O. BOX 66
FT. WHITE, FL. 32038

GRAPHIC SCALE
0 25 50 100 200
SCALE: 1" = 100'

N

DATE OF DRAWING: SEPTEMBER 2, 2004

SYMBOL LEGEND

- ■ CONCRETE MONUMENT FOUND
- □ 4"x4" CONCRETE MONUMENT SET, LS 4708
- ● IRON PIN OR PIPE FOUND
- ○ 5/8" IRON ROD SET, LS 4708
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- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- ⊗ UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- ℄ CENTERLINE
- ▣ 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
- C.M. CONCRETE MONUMENT
- AC. ACRES
- EL. ELEVATION
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- C.M. CONCRETE MONUMENT
- I.R. IRON ROD
- I.P. IRON PIPE
- ⊙ NAIL AND DISC, LS 4708, CL PCP

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