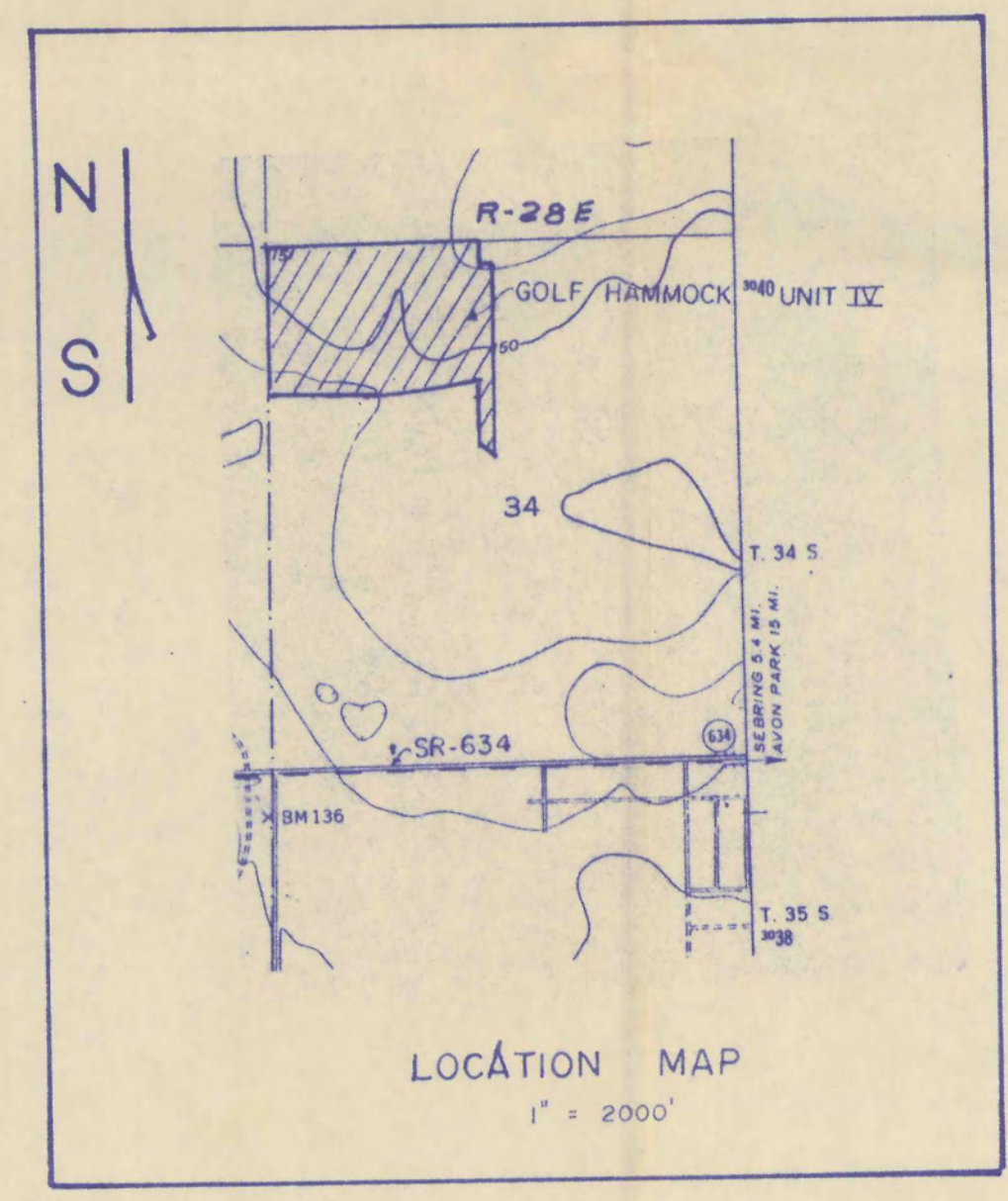


DRAINAGE AND IMPROVEMENT PLANS GOLF HAMMOCK UNIT IV

A PORTION OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 28 EAST



*GOLF HAMMOCK
UNIT IV*

*Approved
10/2/84
[Signature]
FIELD*

*Golf Hammock
Unit IV*

RECEIVED
OCT 9 1984
BOARD OF COUNTY ENGINEERS
COUNTY ENGINEER
HIGHLANDS COUNTY, FLORIDA

PREPARED BY:
 N. DALE THOMAS LAND SURVEYING, INC.
 3803 KENILWORTH BLVD
 SEBRING, FLORIDA 33970
 813-385-6668

LEGAL DESCRIPTION
 A portion of Section 34, Township 34 South, Range 29 East and a Replat of Parcel "A" of Golf Hammock Unit III as per Plat recorded in Plat Book 14 Page 10 of the Public Records of Highlands County, Florida, being more particularly described as follows: Begin at the Northwest corner of Section 34; Thence run South 00°42'11" West and along the West line of Section 34 for a distance of 1527.81 feet; Thence North 89°51'30" East for a distance of 989.32 feet; Thence North 89°40'07" East for a distance of 140.10 feet; Thence North 85°32'44" East for a distance of 140.10 feet; Thence North 81°40'44" East for a distance of 140.10 feet; Thence North 77°48'44" East for a distance of 140.10 feet; Thence 14°07'15" West for a distance of 150.00 feet to a point, said point being on the arc of a curve concave to the Northwest; Thence in a Northeasterly direction and along the arc of said curve to the left (said curve having for its elements a radius of 1926.35 feet, a central angle of 10°35'41" and a chord bearing of North 70°35'54" for a distance of 376.20 feet); Thence South 24°42'56" East for a distance of 153.07 feet; Thence North 72°06'50" East for a distance of 370.66 feet to a point, said point being the Northwest corner of Parcel "A" of Golf Hammock Unit III; Thence South 00°05'05" East and along the West line of Parcel "A" for a distance of 319.44 feet; Thence South 00°24'08" West and still along said West line of Parcel "A" for a distance of 310.64 feet; Thence South 10°00'48" East and continuing along said West line for a distance of 209.60 feet; Thence South 50°41'20" East for a distance of 184.33 feet to the Westerly Right-of-Way line of Mulligan Road; Thence North 00°08'30" West and along the Westerly Right-of-Way line of Mulligan Road for a distance of 1892.23 feet to the Point of Curvature of a curve concave to the Southwest; Thence in a North-Westerly direction and along the arc of said curve to the left (said curve having for its elements a radius of 25.00 feet, a central angle of 90°00'00" and a chord bearing of North 45°08'30" West) for a distance of 39.27 feet to the Point of Tangency, said point being on the South Right-of-Way line of Duffer Road; Thence South 89°51'30" West and along the South Right-of-Way line of Duffer Road for a distance of 150.00 feet; Thence North 00°08'30" West for a distance of 265.00 feet to the North line of Section 34, said point also being the Northwest corner of Lot 192 of Golf Hammock Unit III; Thence South 89°51'30" West and along the North line of Section 34 for a distance of 2197.91 feet to POINT OF BEGINNING.

OWNER AND DEVELOPER:
 AMERICAN HOME SERVICE CORPORATION
 P.O. BOX 1737
 SEBRING, FLORIDA 33970
 813-385-1096

SURVEYOR:
 N. DALE THOMAS P.L.S. #2190
 N. DALE THOMAS LAND SURVEYING, INC.
 3803 KENILWORTH BOULEVARD
 SEBRING, FLORIDA 33970
 813-385-6668

ENGINEER:
 TED G. KAIPAINEN
 1310 SHAMROCK DRIVE
 SEBRING, FLORIDA 33970
 813-385-2759

TOTAL AREA: 80.196 ACRES

TOTAL LOTS: 109

LIVABLE FEET OF DRIVEWAYS: 7683'

ZONING: A1 & R-3

I HEREBY CERTIFY THAT ALL LOTS EQUAL OR EXCEED THE MINIMUM SQUARE FEET REQUIRED

N. DALE THOMAS
 N. DALE THOMAS LAND SURVEYING, INC.

APPROVALS:

_____ COUNTY ENGINEER	_____ DATE
_____ ZONING DIRECTOR	_____ DATE
_____ COUNTY SANITARIAN	_____ DATE

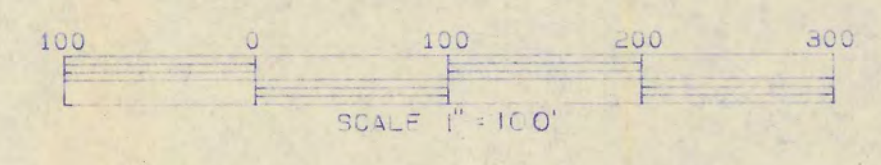
NOTE: THERE ARE NO EXISTING BUILDINGS, WATERBOARDS, LAKES, WATERWAYS, EASEMENTS, INCORPORATED AREAS, STREETS, OR DRIVEWAYS, EXCEPT AS NOTED.

(813) 385-2758 **TED G. KAIPAINEN**
PROFESSIONAL ENGINEER
 1310 SHAMROCK DRIVE, SEBRING, FLORIDA, 33970

REVISIONS:	TITLE: GOLF HAMMOCK UNIT IV
OWNER: T. WOLH	DESCRIPTION: Paving & Contour Map, Discription
ENGINEER: Ted G. Kaipainen	DRAWN BY: J. Wolf
	DATE: 1/28/81
	PAGE: 4 OF 5

PRELIMINARY PLAT OF
GOLF HAMMOCK UNIT IV

A PORTION OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 29 EAST AND A REPLAT OF PARCEL "A" OF GOLF HAMMOCK UNIT III AS PER PLAT RECORDED IN PLAT BOOK 14, PAGE 10
 HIGHLANDS COUNTY, FLORIDA



LENGTH OF STREETS ON CENTERLINE

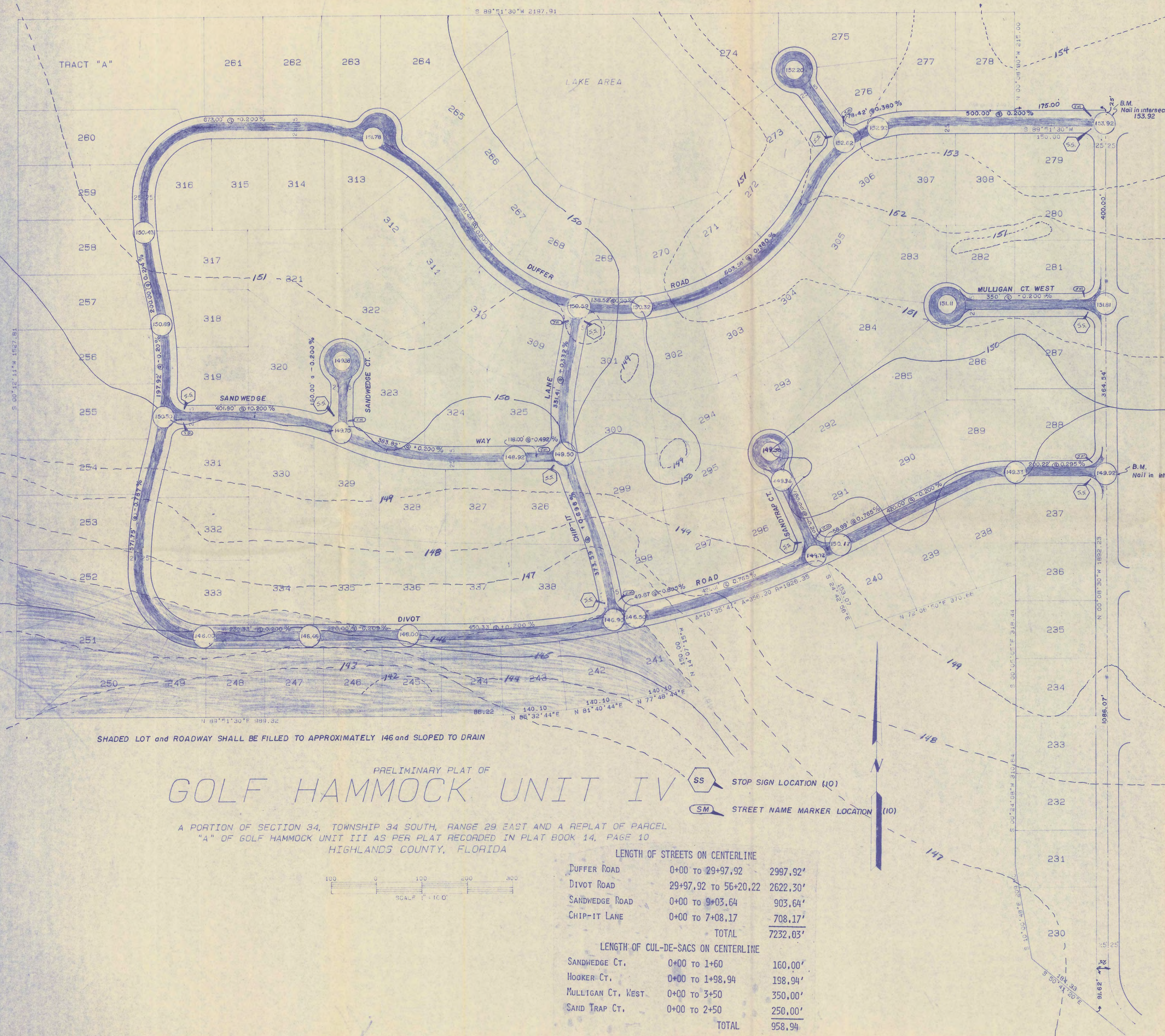
DUFFER ROAD	0+00 to 29+97.92	2997.92'
DIVOT ROAD	29+97.92 to 56+20.22	2622.30'
SANDWEDGE ROAD	0+00 to 9+03.64	903.64'
CHIP-IT LANE	0+00 to 7+08.17	708.17'
TOTAL		7232.03'

LENGTH OF CUL-DE-SACS ON CENTERLINE

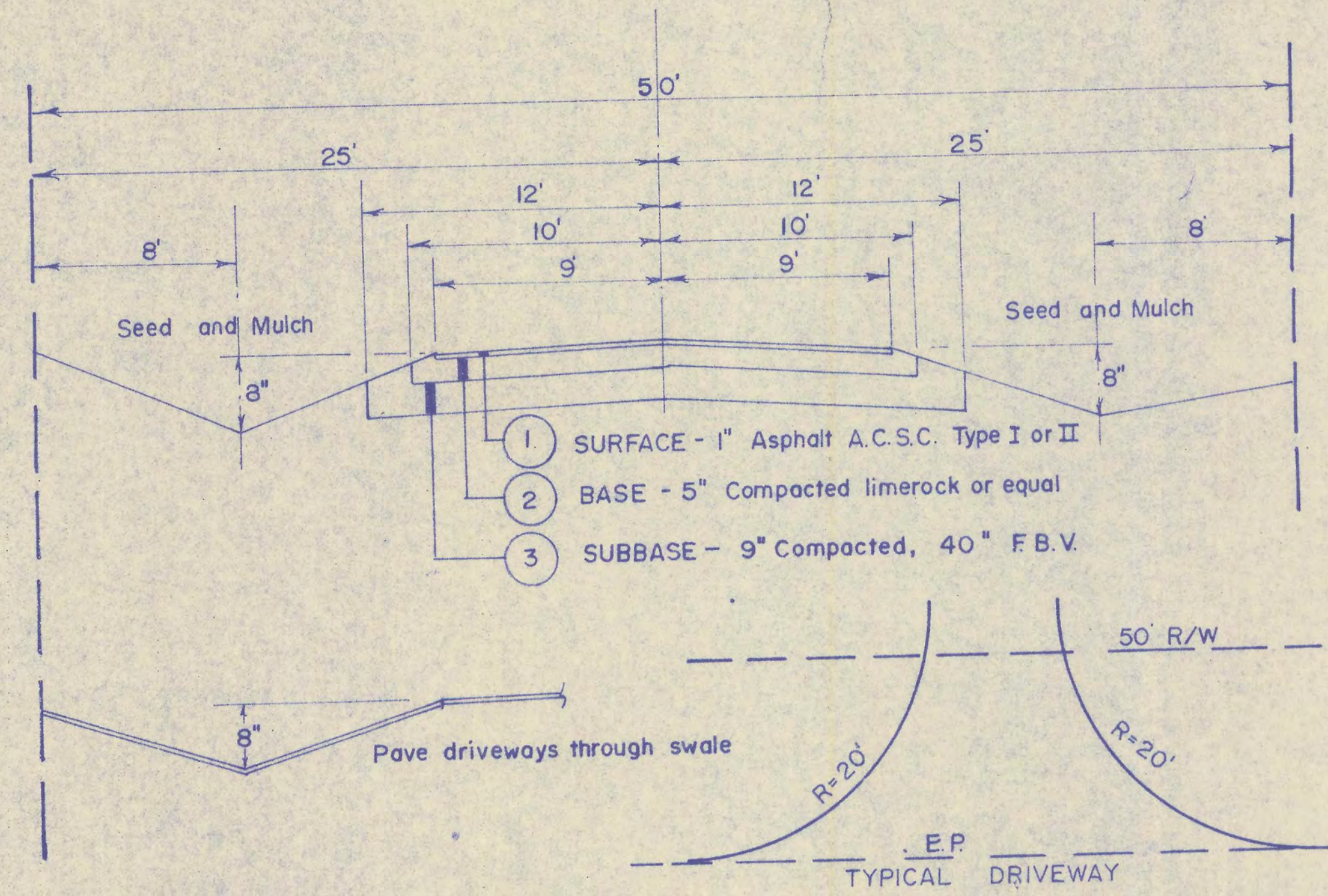
SANDWEDGE CT.	0+00 to 1+60	160.00'
HOOKEE CT.	0+00 to 1+98.94	198.94'
MULLIGAN CT. WEST	0+00 to 3+50	350.00'
SAND TRAP CT.	0+00 to 2+50	250.00'
TOTAL		958.94'

SHADED LOT and ROADWAY SHALL BE FILLED TO APPROXIMATELY 146 and SLOPED TO DRAIN

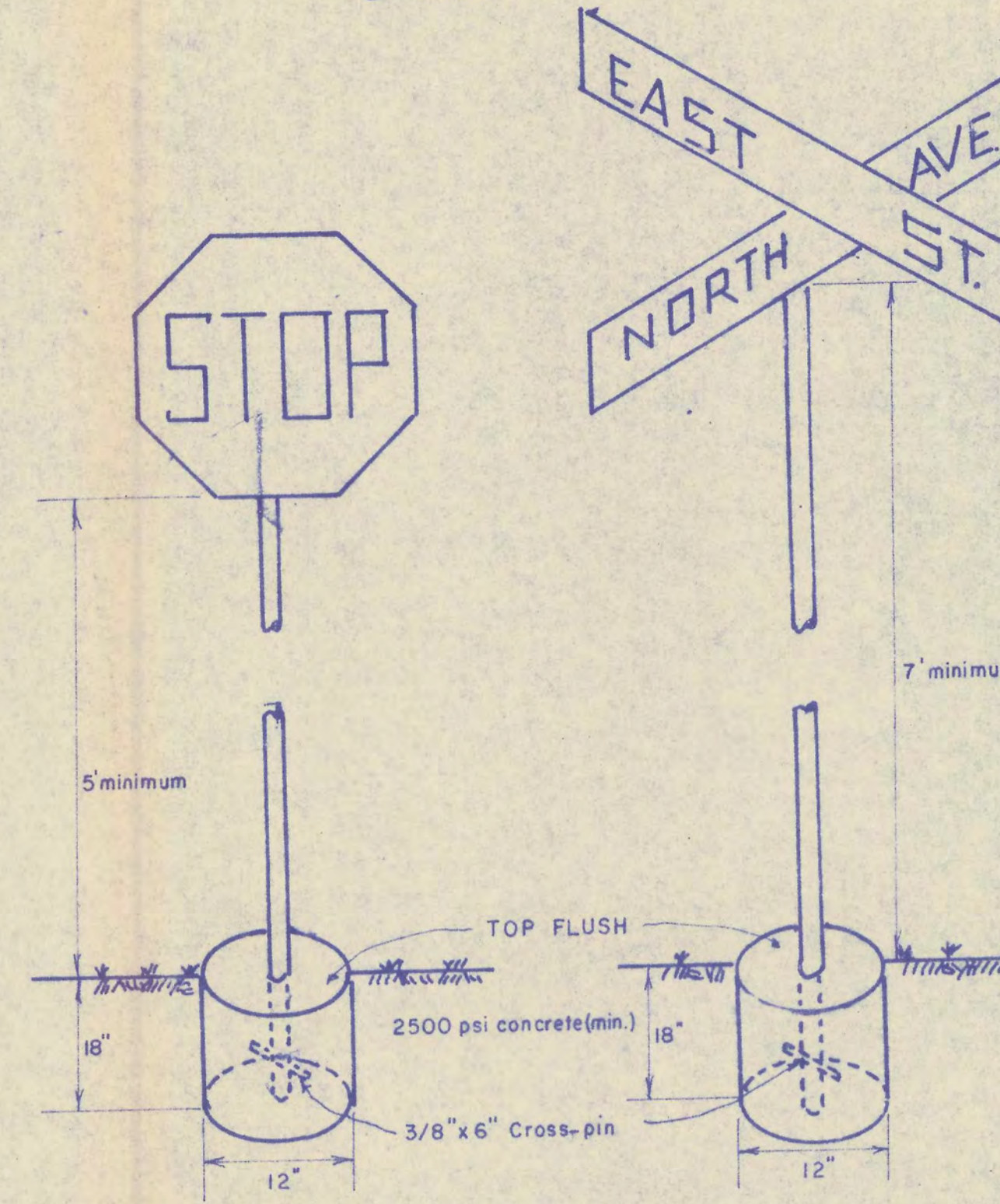
SS STOP SIGN LOCATION (10)
 SM STREET NAME MARKER LOCATION (10)



TYPICAL SECTION



SIGNS



GENERAL SPECIFICATIONS

CLEARING AND GRUBBING

BACKFILLING
Excavations and depressions must be properly backfilled and compacted in accordance with good engineering practice.

DISPOSAL OF WASTE MATERIAL
Gumbo and other plastic clays shall be removed within the area 1 foot below the subgrade and extending horizontally to the ditch slope, and disposed of by the developer.
Muck and peat shall be completely removed within the area between points five (5) feet outside the edges of pavement and spread uniformly two (2) inches loose on shoulder and front slopes, or disposed of by the developer.
Trash, brush, trees, etc., may be burned within the right-of-way limits provided no local, county, state, or federal law is violated.

GRADING
The fill section shall be constructed in twelve (12) inch maximum lifts to provide 90% density (Florida bearing value method).

SUBGRADE
Width - The subgrade shall be four (4) feet wider than the base course (2 feet each side) and in the case of curb and gutter shall extend to the back side of the curb.
Stabilized Subgrade - The subgrade shall be a nine (9) inch minimum depth having a bearing value of forty (40) P.S.I. 95% density (Florida bearing value method).
Care of Subgrade - Trucks will be allowed on finished subgrade to dump base course, but developer will be required to level out ruts. In the event the trucks cause too much damage to the subgrade, the County Engineer may require dumping, spreading and hauling on the base course.

BASE
Acceptable Base Material - All suitable base materials (5" limerock or equivalent, suitable to the County Engineer) will be compacted on a 9 inch stabilized subgrade of 40 P.S.I. and 95% density. Design computations on roads where heavy traffic or load can be expected may be required by the County Engineer. Design computations when required will be submitted with Improvement Plans.
Width - All bases shall be two (2) feet wider (1 foot each side) than the finished surface or to the back of the curb.
Forms - No form boards will be required unless, in the opinion of the County Engineer, the developer is not taking precautions to obtain the full depth at the edges.
Prime Coat - Prime coat shall consist of 0.15 of a gallon (AC-1) per square yard covered with 0.15 cubic feet of clean sand per square yard and traffic rolled.

SURFACE
Asphaltic Conc. Type II one inch (1") min. thickness or double surface treatment.

STREET NAME MARKERS
Street name markers which meet County specifications shall be installed at all street intersections when streets are accepted for maintenance.

ROAD NAME SIGNS AND STOP SIGNS
All new roads constructed, regardless of which Subdivision Regulations are applicable, shall have road name signs and stop signs erected at the expense of the developer. All signs shall be in accordance with the 1973 Subdivision Regulations and Federal MUTCD Manual.

SEEDING AND MULCHING
Mixture: 30 lbs. temporary seed, 100 lbs. permanent seed, and 400 lbs. 8-8-8 fertilizer per acre.

CONCRETE SPECIFICATIONS
Concrete shall have a minimum compressive strength of 3000 P.S.I., if not noted otherwise.

DISPUTES AND DISCREPANCIES
To prevent disputes and litigations, it is agreed by the parties hereto that the County Engineer shall decide all questions, difficulties and disputes, of whatever nature, which may arise relative to the interpretation of the plans, construction, prosecution, and fulfillment of the contract. In case of dispute or discrepancy in the plans or specifications, the ruling of an arbitration committee, composed of the Developer's engineer, the County Engineer and a third professional engineer (agreeable to both the Developer's engineer and the County Engineer) shall be final. The fee of the third engineer shall be paid by the developer.

THE ENTIRE PROJECT IS ABOVE THE 100 YEAR FLOOD PLAIN.
ALL UNDERGROUND UTILITIES ARE TO BE INSTALLED PRIOR TO PLACEMENT OF THE BASE MATERIAL.

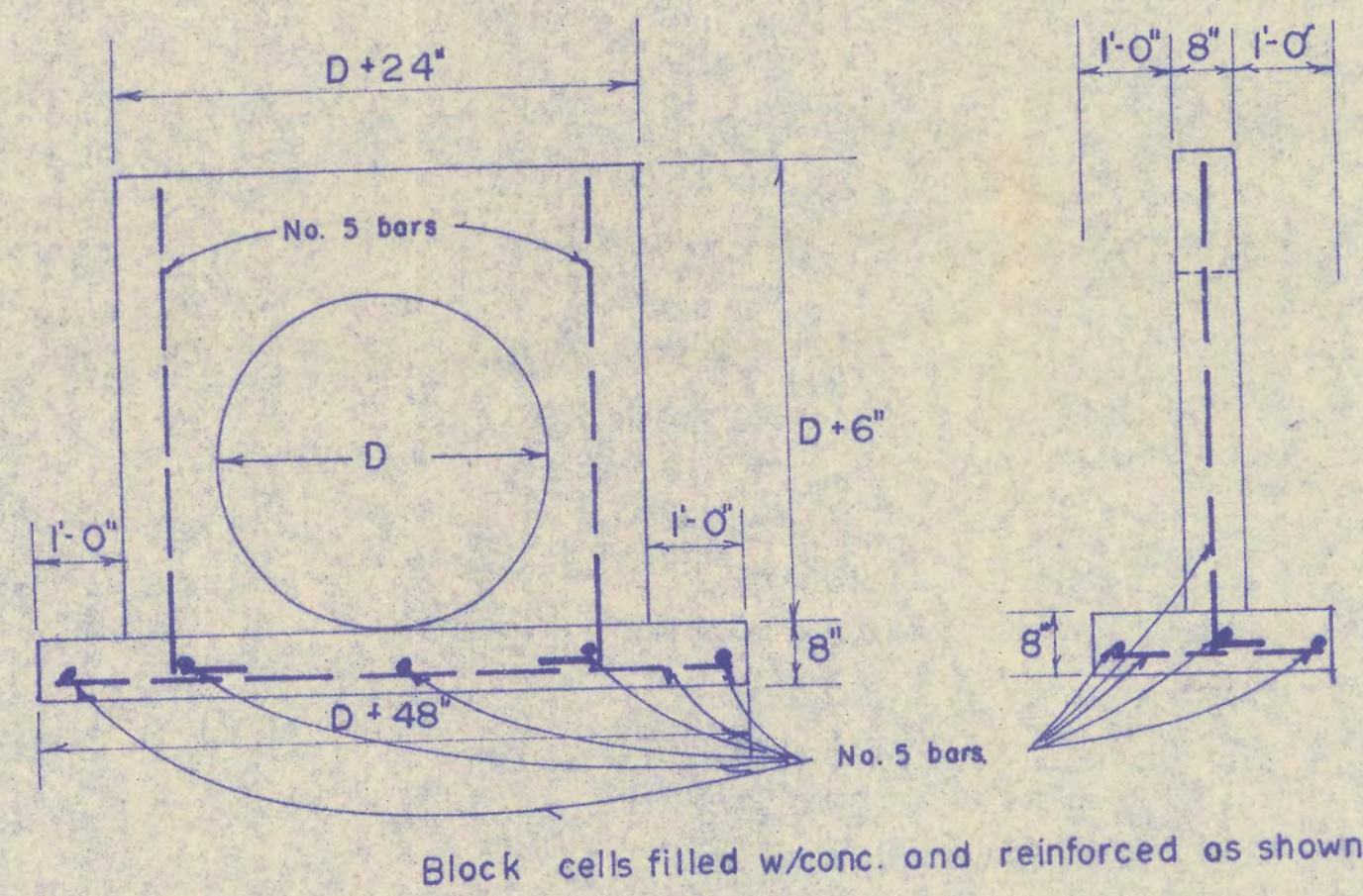
ALL PAVEMENT RADII SHALL BE 40 FEET UNLESS OTHERWISE SHOWN ON THE PLANS.

DATUM PLAIN IS MEAN SEA LEVEL.

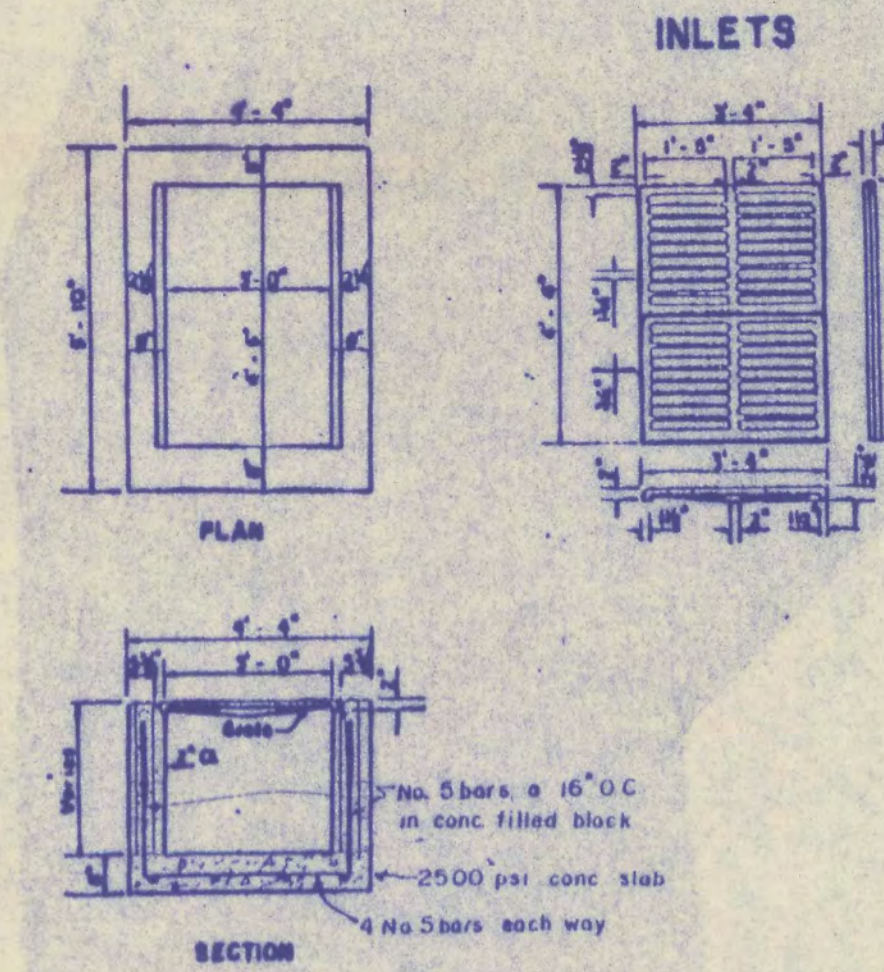
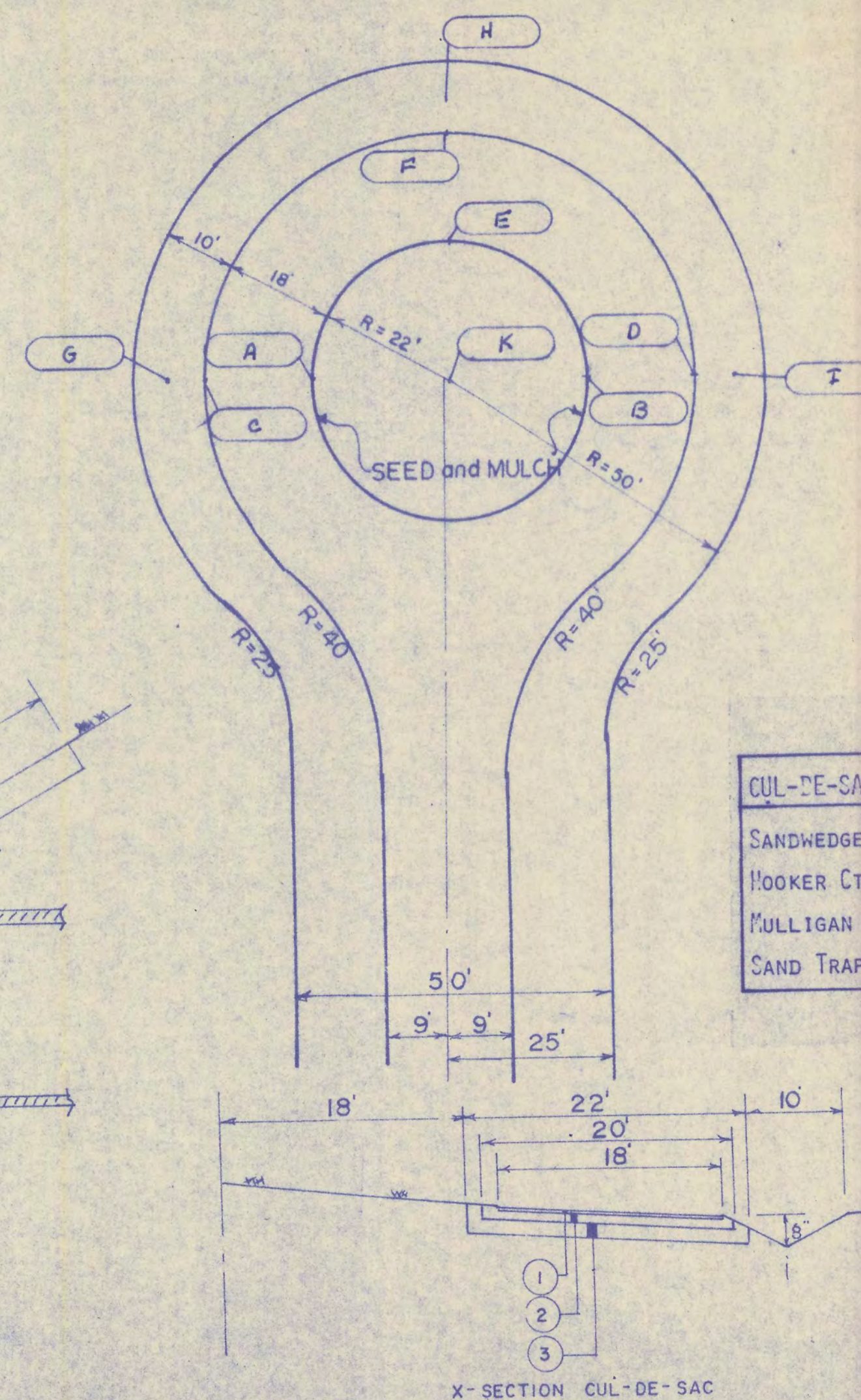
THERE ARE NO EXISTING BUILDINGS ON THIS PROJECT.

ALL LOTS HAVE A BUILDABLE AREA.

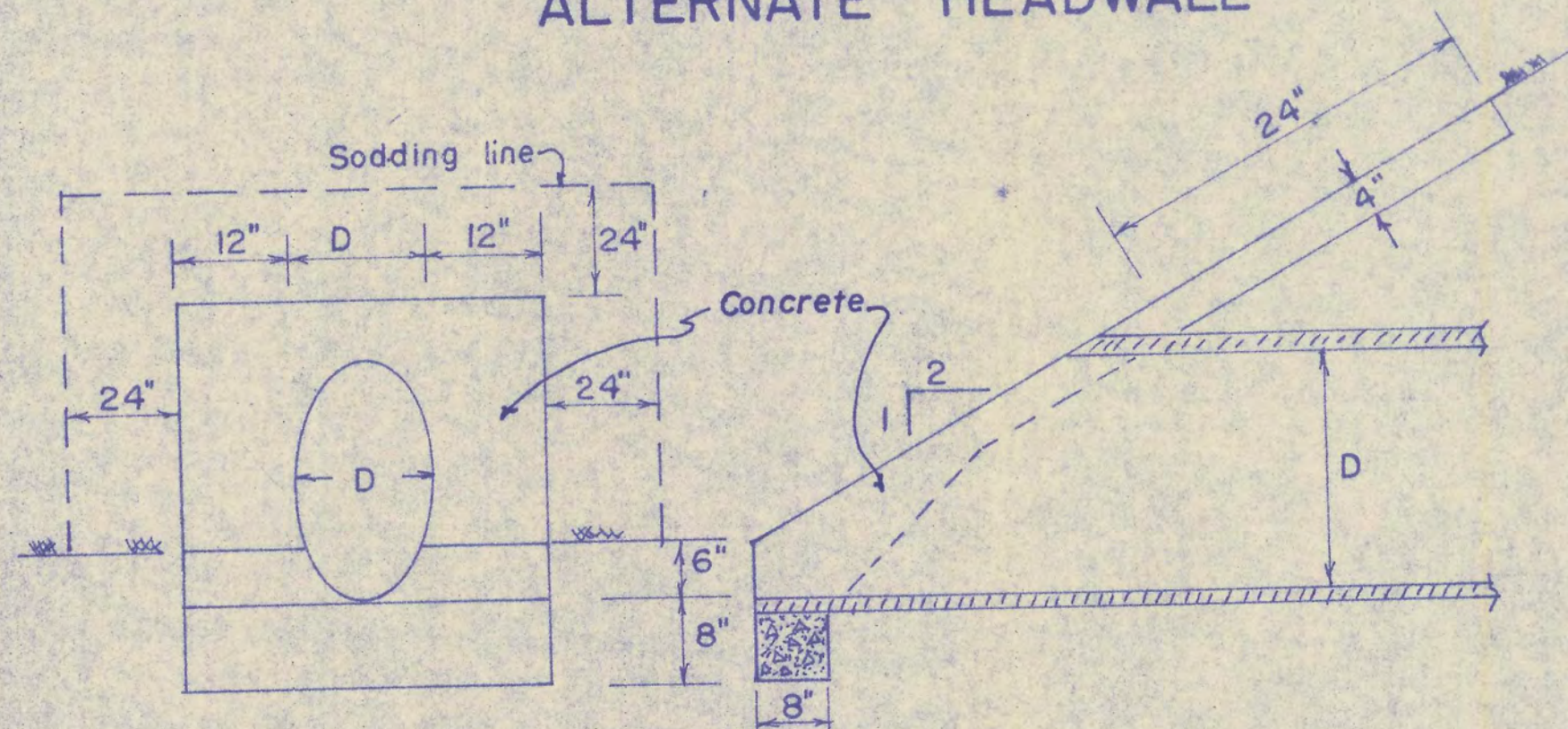
HEADWALL



CUL-DE-SAC DETAIL



ALTERNATE HEADWALL



CUL-DE-SAC NAME	A	B	C	D	E	F	G	H	I	K
SANDWEDGE CT	148.38	149.38	149.00	149.00	149.38	149.00	148.7	148.5	148.5	150.0
HOOKER CT.	152.20	152.20	151.80	151.80	152.20	151.80	151.2	151.3	151.4	153.0
MULLIGAN CT. WEST	151.11	151.11	150.80	150.80	151.11	150.80	150.4	150.2	150.4	152.0
SAND TRAP CT.	149.50	149.50	149.30	149.20	150.00	149.70	148.8	149.3	148.8	150.5

(813) 385-2758 **TED G. KAIPAINEN**
PROFESSIONAL ENGINEER
 1310 SHAMROCK DRIVE, SEBRING, FLORIDA, 33870

REVISIONS: TITLE: GOLF HAMMOCK UNIT IV

OWNER: T. WOHL

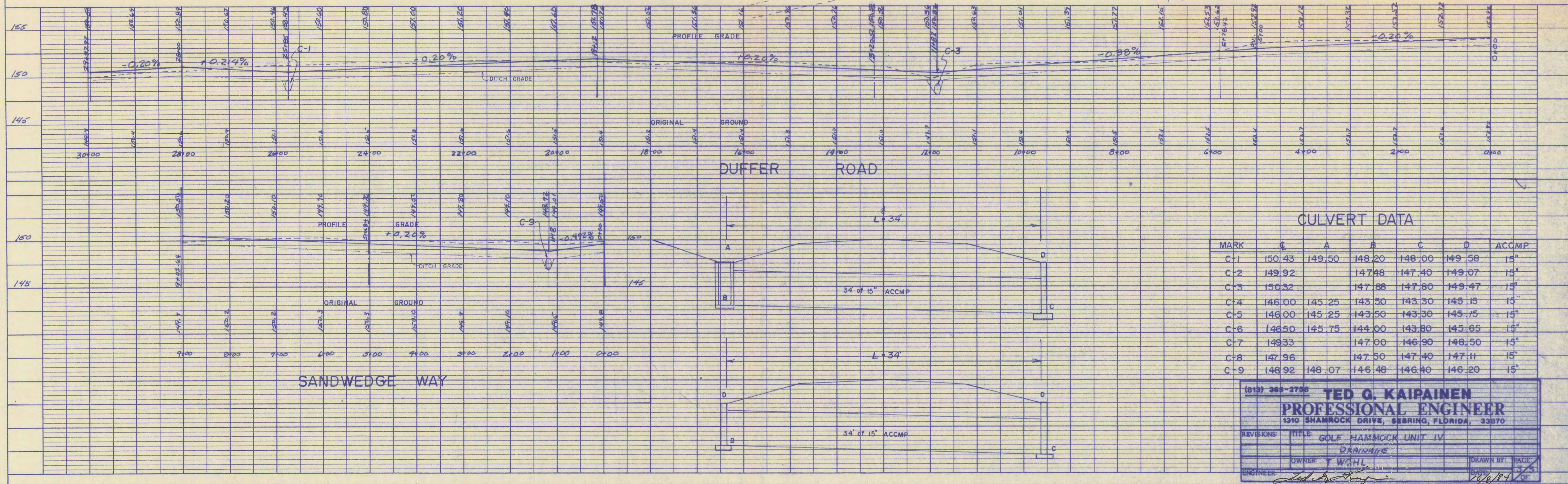
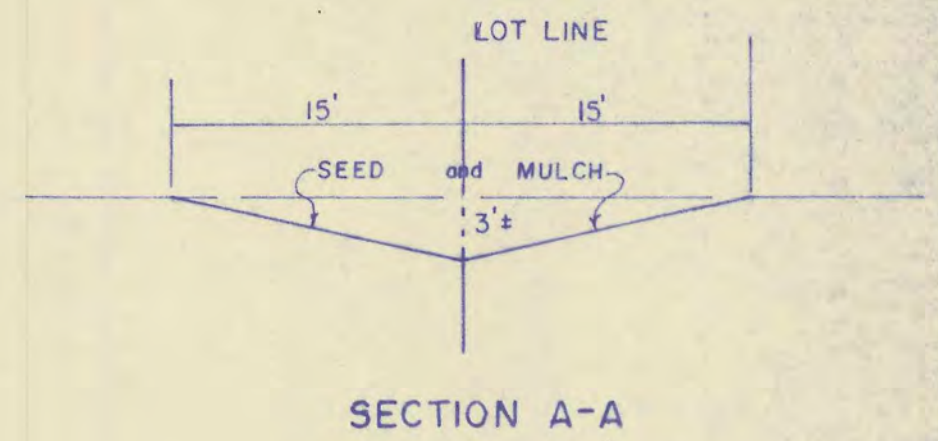
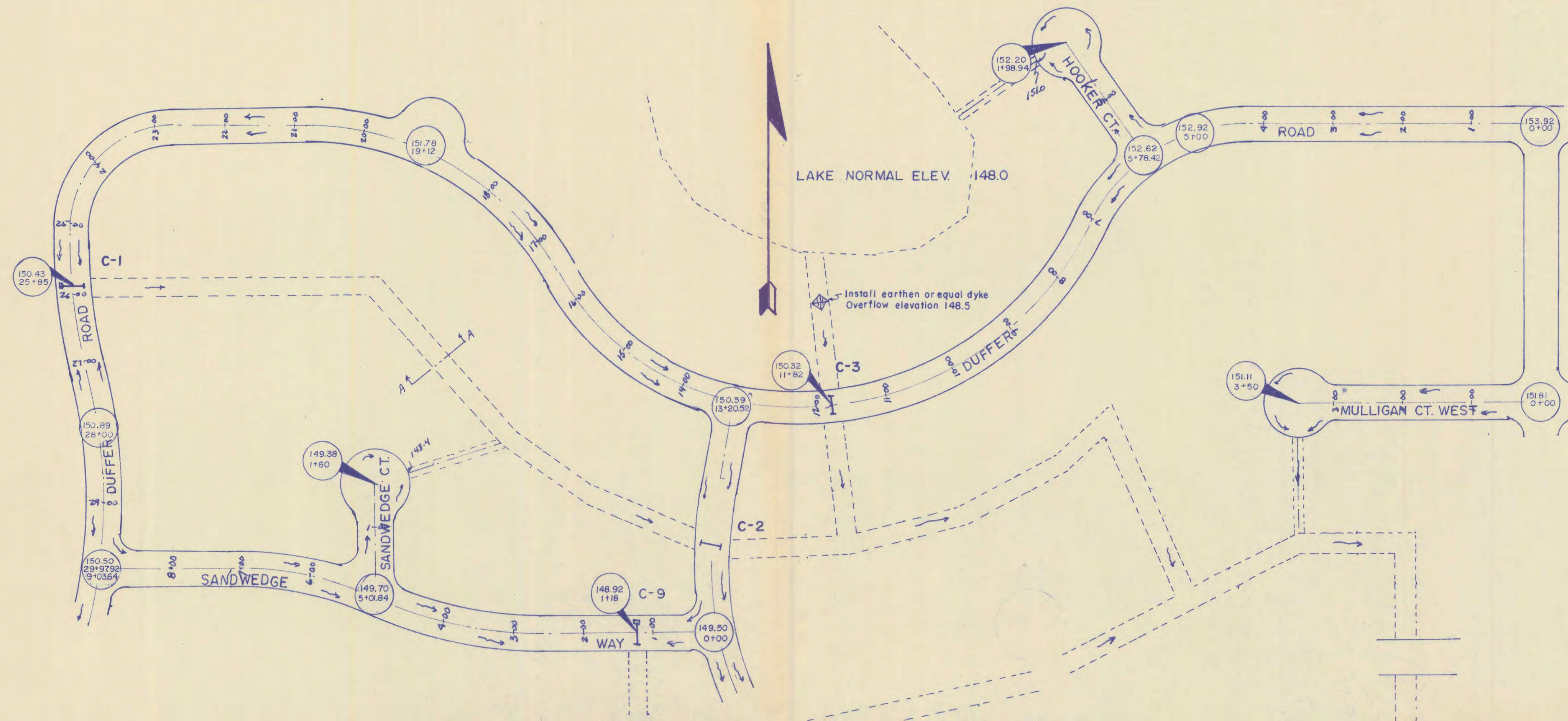
ENGINEER: Ted G. Kaipainen

DRAWN BY: J. WOHL

PAGE: 2 OF 5

PLAN
 SURVEYED BY _____ DATE _____
 NOTE BOOK NO. _____
 ALIGNMENT CHECKED BY _____
 RT. OF WAY CHECKED BY _____

PROFILE
 SURVEYED BY _____ DATE _____
 PLOTTED BY _____
 NOTE BOOK NO. _____
 B. M. S. NOTED BY _____
 STRUCTURE NOTATIONS CHECKED BY _____



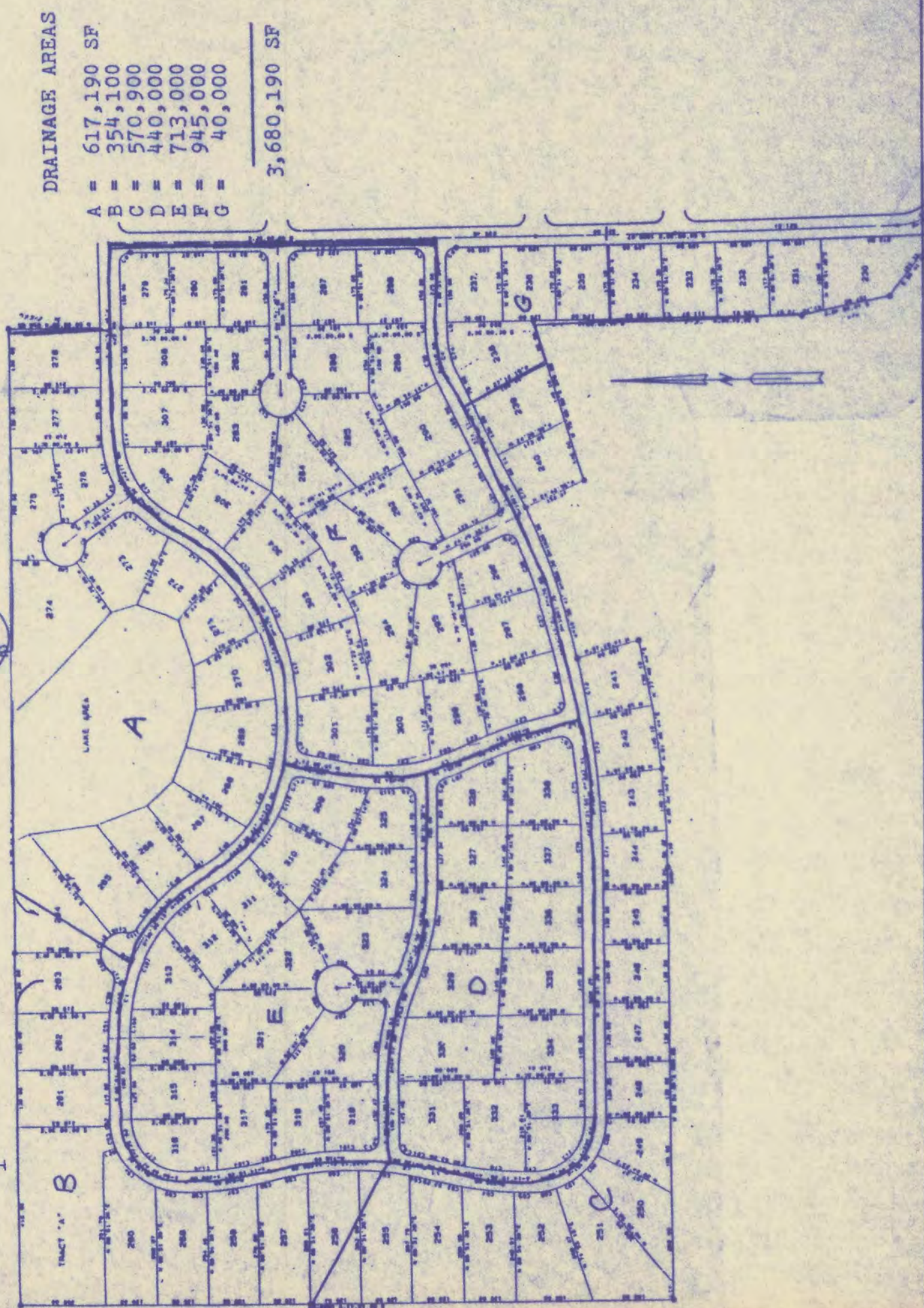
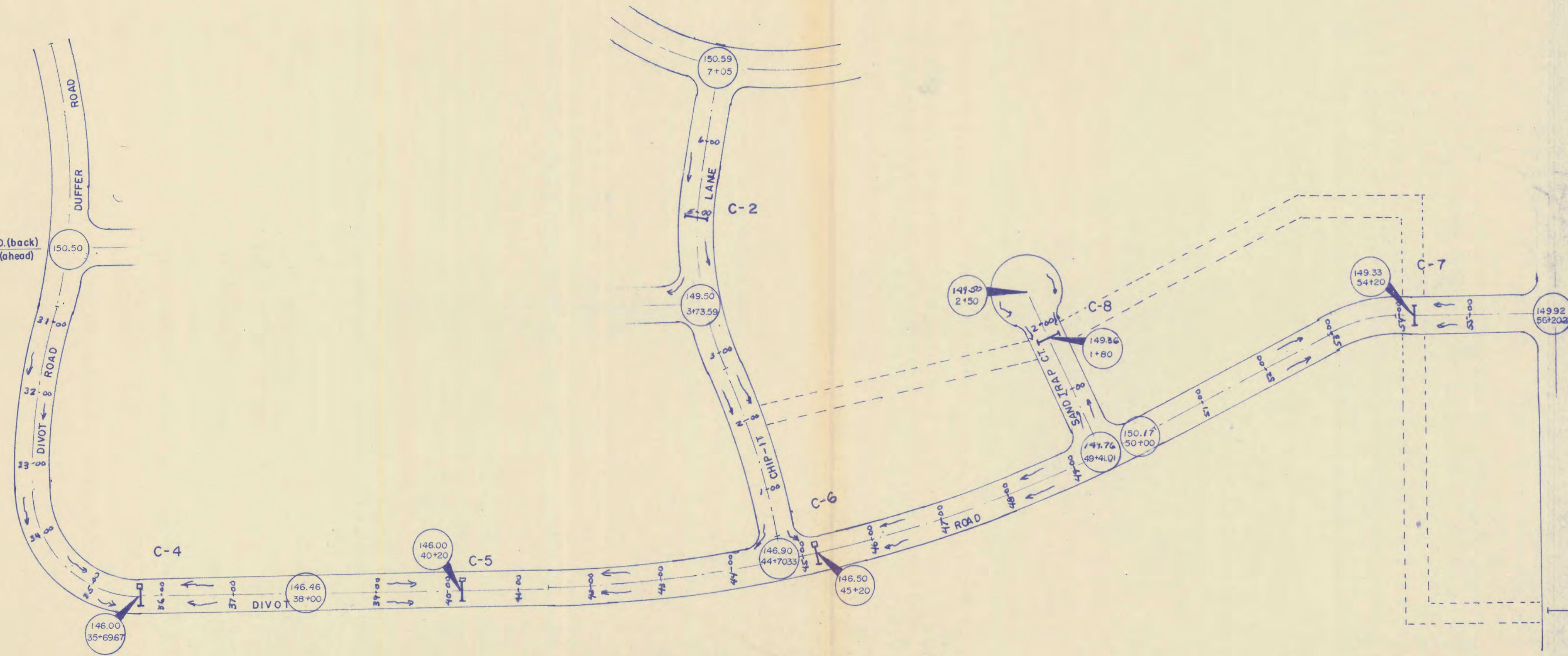
(813) 388-2798
TED G. KAIPAINEN
 PROFESSIONAL ENGINEER
 1310 SHAMROCK DRIVE, SEBRING, FLORIDA, 33870

REVISIONS: TITLE: GOLF HAMMOCK UNIT IV
 DRAWING: DRAINAGE
 OWNER: T. WOHL
 ENGINEER: Ted G. Kaipainen
 DRAWN BY: J. S. [unclear]
 DATE: 12/16/84

PLAN	SURVEYED	DATE
NOTE BOOK	PLOTTED	BY
NO.	ALIGNMENT CHECKED	
	RT. OF WAY CHECKED	

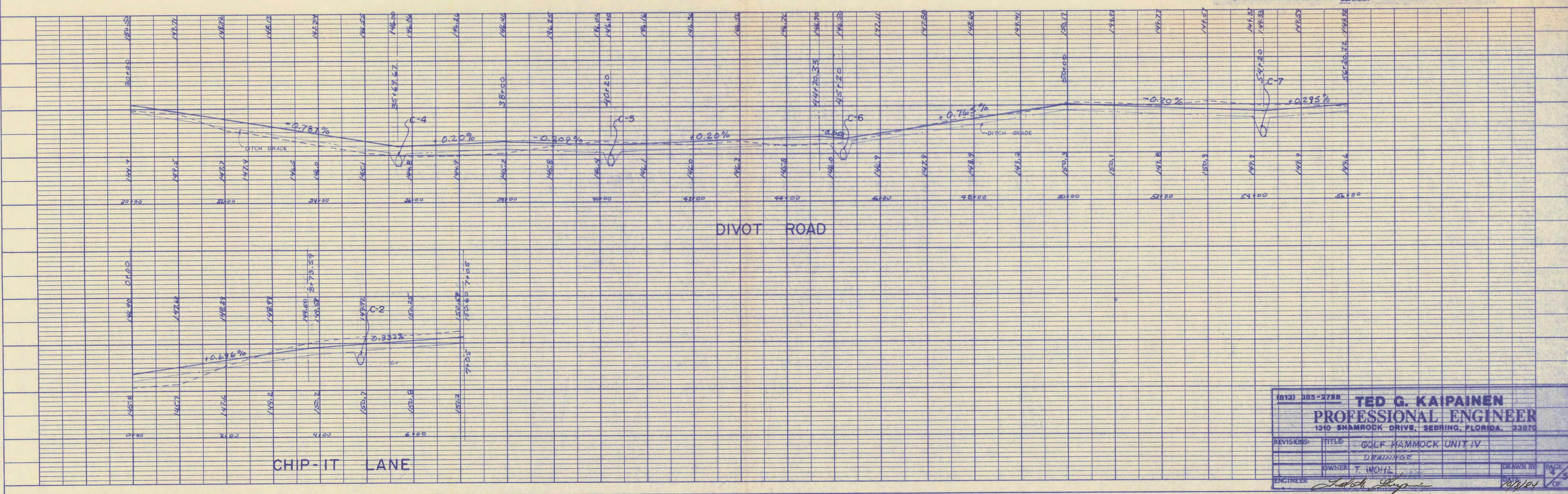
PROFILE	SURVEYED	DATE
NOTE BOOK	GRADES CHECKED	BY
NO.	B. M. NOTED	
	STRUCTURE NOTATION CHECKED	

Sta. 29+97.92 DUFFER RD.(back)
DIVOT RD.(ahead)



DRAINAGE AREAS

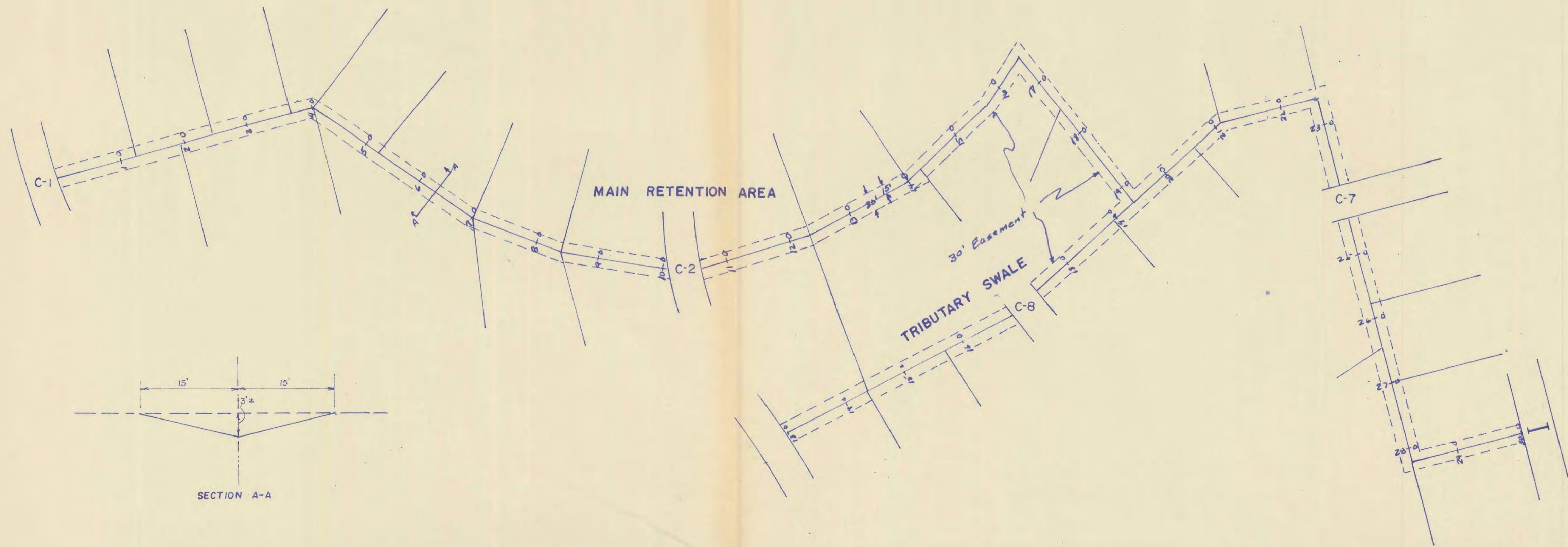
A	617,190 SF
B	354,100
C	370,900
D	440,000
E	713,000
F	945,000
G	40,000
TOTAL	3,660,190 SF



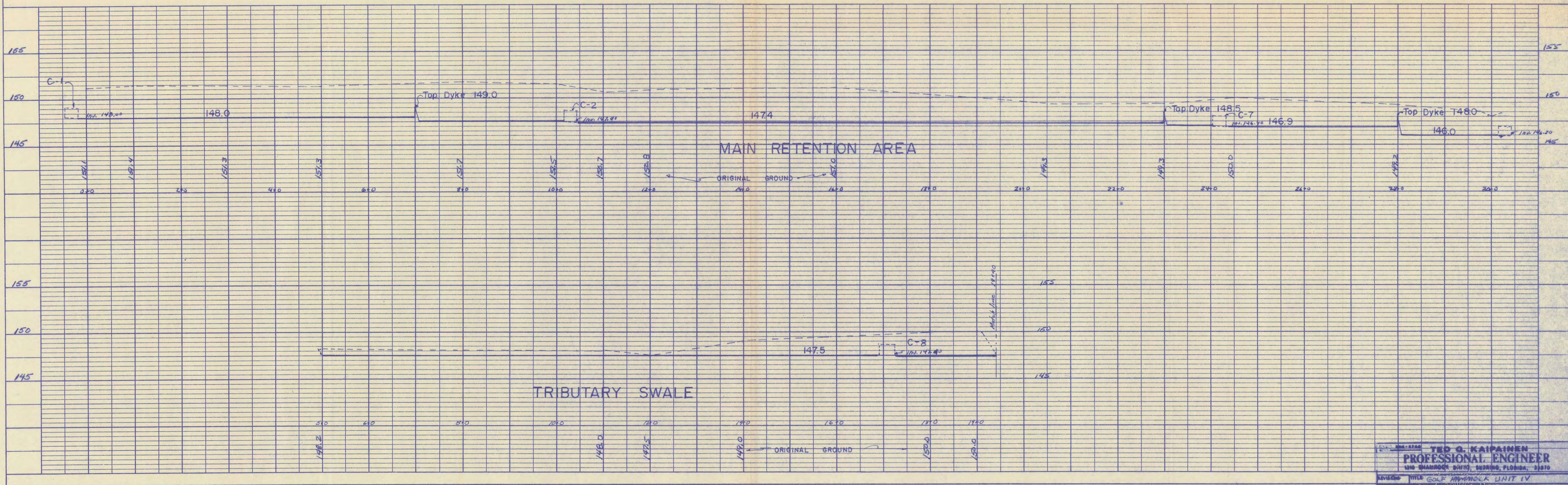
(813) 385-2788 **TED G. KAIPIAINEN**
PROFESSIONAL ENGINEER
 1310 SHAMROCK DRIVE, SEBRING, FLORIDA, 33870

REVISIONS:	TITLE: GOLF HAMMOCK UNIT IV
OWNER: T. MOHL	DRAWN BY: [Signature]
ENGINEER: [Signature]	DATE: 10/8/04

PLAN SURVEYED, PLOTTED, PLANT CHECKED, RT. OF WAY CHECKED.
 NOTE BOOK NO. _____
 DATE _____ BY _____



PROFILE SURVEYED, PLOTTED, GRADES CHECKED, STRUCTURE NOTATION CHECKED.
 NOTE BOOK NO. _____
 DATE _____ BY _____



TED O. KAIPIAINEN
 PROFESSIONAL ENGINEER
 5400 CHAMBERS, SUITE 300, MIAMI, FLORIDA, 33130

REVISIONS: TITLE: GOLF ANNEX UNIT IV
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]