

**LEGAL DESCRIPTION (WRITTEN BY S. STINSON AND ASSOCIATES, INC.)**

**PARCEL #1**

BEGIN AT A FOUND 4X4 PLAIN TOP CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 17 ACCORDING TO THE SUPPLEMENTARY MAP OF THE PLANTATION OF FLORIDA PECAN ENDOWMENT COMPANY, RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND RUN SOUTH 00 DEGREES 13 MINUTES 10 SECONDS WEST 254.84 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393; THENCE SOUTH 89 DEGREES 53 MINUTES 18 SECONDS WEST 368.93 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF CAPITAL CIRCLE NORTHWEST AS SHOWN IN F.D.O.T. MAP SEC #55002-2521; THENCE ALONG SAID RIGHT-OF-WAY RUN NORTH 36 DEGREES 51 MINUTES 07 SECONDS WEST 25.47 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393; THENCE NORTH 19 DEGREES 54 MINUTES 47 SECONDS WEST 137.62 FEET TO A FOUND 5/8" IRON ROD MARKING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 829.55 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 59 MINUTES 44 SECONDS, FOR AN ARC DISTANCE OF 115.76 FEET (CHORD BEARS: NORTH 21 DEGREES 20 MINUTES 08 SECONDS WEST 115.67 FEET) TO A FOUND 4X4 PLAIN TOP CONCRETE MONUMENT MARKING THE END OF SAID CURVE; THENCE LEAVING SAID CURVE AND SAID RIGHT-OF-WAY LINE RUN SOUTH 89 DEGREES 47 MINUTES 02 SECONDS EAST 215.72 FEET TO A FOUND 4X4 PLAIN TOP CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 44 MINUTES 44 SECONDS EAST 258.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.50 ACRES OR 108,838 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTION (WRITTEN BY S. STINSON AND ASSOCIATES, INC.)**

**PARCEL #2**

COMMENCE AT A FOUND 4X4 PLAIN TOP CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 17 ACCORDING TO THE SUPPLEMENTARY MAP OF THE PLANTATION OF FLORIDA PECAN ENDOWMENT COMPANY, RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND RUN SOUTH 00 DEGREES 13 MINUTES 10 SECONDS WEST 254.84 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393 MARKING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00 DEGREES 13 MINUTES 10 SECONDS WEST 136.41 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393; THENCE SOUTH 89 DEGREES 53 MINUTES 33 SECONDS WEST 283.21 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393 MARKING A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF CAPITAL CIRCLE NORTHWEST AS SHOWN IN F.D.O.T. MAP SEC #55002-2521; THENCE ALONG SAID RIGHT-OF-WAY RUN NORTH 33 DEGREES 07 MINUTES 11 SECONDS WEST 31.55 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393; THENCE NORTH 48 DEGREES 56 MINUTES 37 SECONDS EAST 11.50 FEET TO A FOUND 5/8" IRON ROD AND CAP (F.D.O.T.); THENCE NORTH 36 DEGREES 51 MINUTES 07 SECONDS WEST 127.77 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 89 DEGREES 53 MINUTES 18 SECONDS EAST 368.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.01 ACRES OR 43,790 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTION (WRITTEN BY S. STINSON AND ASSOCIATES, INC.)**

**PARCEL #3**

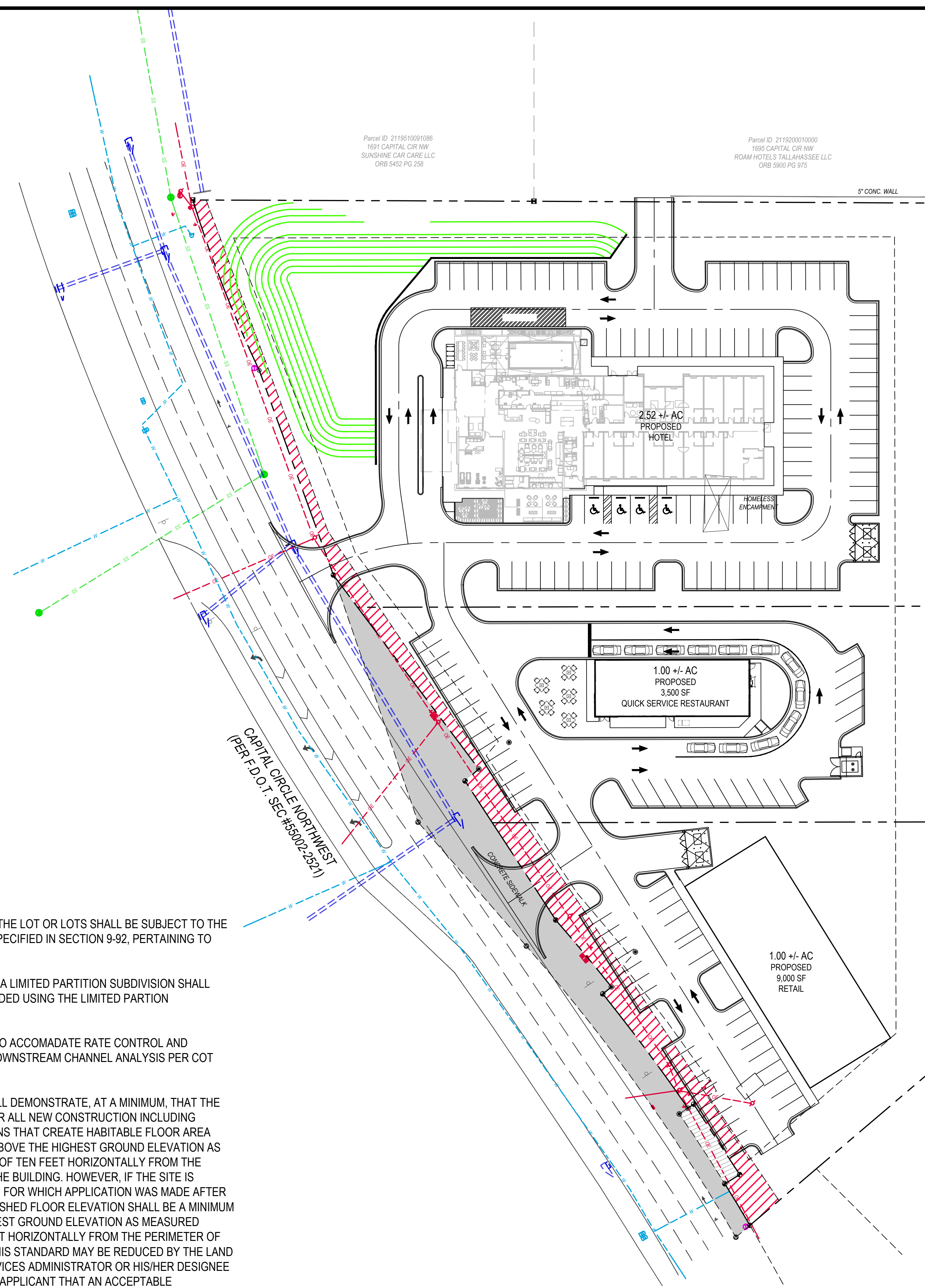
COMMENCE AT A FOUND 4X4 PLAIN TOP CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 17 ACCORDING TO THE SUPPLEMENTARY MAP OF THE PLANTATION OF FLORIDA PECAN ENDOWMENT COMPANY, RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND RUN SOUTH 00 DEGREES 13 MINUTES 10 SECONDS WEST 391.25 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393 MARKING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN SOUTH 00 DEGREES 13 MINUTES 10 SECONDS WEST 153.13 FEET TO A FOUND 4X4 PLAIN TOP CONCRETE MONUMENT; THENCE SOUTH 49 DEGREES 36 MINUTES 19 SECONDS WEST 157.26 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393 MARKING A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF CAPITAL CIRCLE NORTHWEST AS SHOWN IN F.D.O.T. MAP SEC #55002-2521, SAID POINT ALSO MARKING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1207.78 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 27 MINUTES 13 SECONDS, FOR AN ARC DISTANCE OF 30.64 FEET (CHORD BEARS: NORTH 31 DEGREES 06 MINUTES 56 SECONDS WEST 30.64 FEET) TO A SET 5/8" IRON ROD AND CAP LB 8393 MARKING THE END OF SAID CURVE; THENCE LEAVING SAID CURVE RUN NORTH 58 DEGREES 09 MINUTES 26 SECONDS EAST 11.00 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393; THENCE NORTH 33 DEGREES 05 MINUTES 33 SECONDS WEST 53.16 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393; THENCE SOUTH 55 DEGREES 39 MINUTES 29 SECONDS WEST 4.46 FEET TO A FOUND 5/8" IRON ROD AND CAP (F.D.O.T.) MARKING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1212.80 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 15 MINUTES 22 SECONDS, FOR AN ARC DISTANCE OF 90.09 FEET (CHORD BEARS: NORTH 36 DEGREES 40 MINUTES 13 SECONDS WEST 90.09 FEET) TO A SET 5/8" IRON ROD AND CAP LB 8393 MARKING THE END OF SAID CURVE; THENCE LEAVING SAID CURVE RUN NORTH 51 DEGREES 12 MINUTES 10 SECONDS EAST 7.00 FEET TO A FOUND 5/8" IRON ROD AND CAP F.D.O.T. MARKING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1194.44 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 23 SECONDS, FOR AN ARC DISTANCE OF 55.03 FEET (CHORD BEARS: NORTH 39 DEGREES 45 MINUTES 01 SECONDS WEST 55.02 FEET) TO A SET 5/8" IRON ROD AND CAP LB 8393 MARKING THE END OF SAID CURVE; THENCE LEAVING SAID CURVE RUN NORTH 33 DEGREES 07 MINUTES 11 SECONDS WEST 73.46 FEET TO A SET 5/8" IRON ROD AND CAP LB 8393; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 89 DEGREES 53 MINUTES 33 SECONDS EAST 283.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.01 ACRES OR 43,952 SQUARE FEET, MORE OR LESS.

**NOTE:**

1. ANY FURTHER SUBDIVISION OF THE LOT OR LOTS SHALL BE SUBJECT TO THE PLATTING REQUIREMENTS AS SPECIFIED IN SECTION 9-92, PERTAINING TO PRELIMINARY PLATS.
2. A LOT OF CREATED AS PART OF A LIMITED PARTITION SUBDIVISION SHALL NOT BE SUBSEQUENTLY SUBDIVIDED USING THE LIMITED PARTION SUBDIVISION PROCESS
3. THE LOTS MUST BE DESIGNED TO ACCOMADATE RATE CONTROL AND RESTRICTIVE DISCAHRGE OR DOWNSTREAM CHANNEL ANALYSIS PER COT LDC SEC. 5-86(D).
4. ALL PERMIT APPLICATIONS SHALL DEMONSTRATE, AT A MINIMUM, THAT THE FINISHED FLOOR ELEVATION FOR ALL NEW CONSTRUCTION INCLUDING ADDITIONS, AND/OR ALTERATIONS THAT CREATE HABITABLE FLOOR AREA ARE A MINIMUM OF TWO FEET ABOVE THE HIGHEST GROUND ELEVATION AS MEASURED WITHIN A DISTANCE OF TEN FEET HORIZONTALLY FROM THE PERIMETER OF ANY POINT OF THE BUILDING. HOWEVER, IF THE SITE IS LOCATED WITHIN A SUBDIVISION FOR WHICH APPLICATION WAS MADE AFTER APRIL 1, 2006, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF ONE FOOT ABOVE THE HIGHEST GROUND ELEVATION AS MEASURED WITHIN A DISTANCE OF TEN FEET HORIZONTALLY FROM THE PERIMETER OF ANY POINT OF THE BUILDING. THIS STANDARD MAY BE REDUCED BY THE LAND USE AND ENVIRONMENTAL SERVICES ADMINISTRATOR OR HIS/HER DESIGNEE UPON DEMONSTRATION BY THE APPLICANT THAT AN ACCEPTABLE ALTERNATIVE METHOD IS SUFFICIENT TO ENSURE THAT DRAINAGE FLOWS AWAY FROM THE STRUCTURE AND IS DESIGNED TO PREVENT ENTRY INTO THE STRUCTURE.



Parcel ID: 2119200010000  
1665 CAPITAL CIR NW  
ROAM HOTELS TALLAHASSEE LLC  
ORB 5900 PG 375

Parcel ID: 2120510000000  
1599 CAPITAL CIR NW  
BRITANNY ESTATES MHP  
TALLAHASSEE FL LLC  
ORB 5677 PG 388

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1599 CAPITAL CIR NW  
BRITANNY ESTATES MHP  
TALLAHASSEE FL LLC  
ORB 5677 PG 388

URBAN CATALYST CONSULTANTS, INC.  
2851 REMINGTON GREEN CIRCLE  
TALLAHASSEE, FLORIDA, 32308  
PHONE: (850) 999-4241  
WWW.UCCENG.COM  
FL CA 00030572



NO.	REVISIONS	DATE	BY

1665 CAPITAL CIRCLE NW  
COMMERCIAL DEVELOPMENT  
PROPOSED CONDITIONS  
FLORIDA  
LEON COUNTY

SEAN K. MARSTON, P.E.  
LICENSE NUMBER 55987

DRAWN BY: UC2  
CHECKED BY: S.K.M.  
DATE: 02/26/26

SHEET C-102  
PROJECT No. 26002.00

JUNE 16, 2025 10:00:00 EST  
 F:\26002.00 - 1665 CAPITAL CIRCLE COMMERCIAL DEVELOPMENT\CADD\LIMITED PARTITION\26002.00-LP.DWG