

ANTIETAM

(PHASE 3)

A 78 LOT SUBDIVISION OF A PORTION OF SECTION 01, TOWNSHIP 1 SOUTH, RANGE 32 WEST, BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10, 11 & 12 OF BLOCK 3 AND LOTS 7, 8 & 9 OF BLOCK 4 AND A PORTION OF LOTS 5, 6, 10 & 11 OF BLOCK 4 AND THAT PORTION OF RIGHT-OF-WAY LYING BETWEEN BLOCKS 3 & 4, AND BEING A REPLAT OF A PORTION OF THE NATIONAL LAND SALES COMPANY'S SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600
A PLANNED UNIT DEVELOPMENT
ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021

DESCRIPTION:

KNOW ALL PERSONS BY THESE PRESENTS THAT ANTIETAM FLORIDA 2015 LLC, THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON, PLATTED AS ANTIETAM PHASE 3 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK D, ANTIETAM PHASE 1 SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGES 66, 66A, 66B & 66C, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; RUN THENCE SOUTH 03°06'07" WEST, A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 86°53'53" WEST, A DISTANCE OF 23.71 FEET; THENCE WESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 19.22 FEET (CHORD BEARS NORTH 89°06'03" WEST, A DISTANCE OF 19.22 FEET); THENCE NORTHWESTERLY, ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.25 FEET (CHORD BEARS NORTH 48°37'01" WEST, A DISTANCE OF 33.90 FEET); THENCE RUN SOUTH 84°04'11" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 05°55'49" EAST, A DISTANCE OF 10.34 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 32.10 FEET (CHORD BEARS SOUTH 30°51'03" WEST, A DISTANCE OF 29.94 FEET); THENCE SOUTH 66°46'07" WEST A DISTANCE OF 3.77 FEET; THENCE RUN SOUTH 23°13'53" SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 7.91 FEET (CHORD BEARS SOUTH 65°38'08" WEST, A DISTANCE OF 7.91 FEET); THENCE RUN SOUTH 64°30'08" WEST, A DISTANCE OF 209.20 FEET; THENCE RUN SOUTH 25°29'52" EAST, A DISTANCE OF 767.26 FEET; THENCE RUN NORTH 86°51'09" WEST, A DISTANCE OF 1587.47 FEET; THENCE RUN NORTH 03°48'14" EAST, A DISTANCE OF 569.06 FEET; THENCE RUN NORTH 64°30'08" EAST, A DISTANCE OF 725.28 FEET; THENCE RUN SOUTH 25°29'52" EAST, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 64°30'08" EAST, A DISTANCE OF 251.15 FEET; THENCE RUN SOUTH 25°29'52" EAST, A DISTANCE OF 300.00 FEET; THENCE RUN NORTH 64°30'08" EAST, A DISTANCE OF 424.68 FEET; THENCE RUN NORTH 05°55'49" WEST, A DISTANCE OF 16.13 FEET; THENCE RUN NORTH 84°04'11" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 86°53'53" EAST, A DISTANCE OF 88.56 FEET TO THE POINT OF BEGINNING.
TRACT CONTAINS 26.76 ACRES, MORE OR LESS.

CERTIFICATE OF COUNTY CLERK:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURTS OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151 OF THE FLORIDA LEGISLATIVE STATUTES) AND THE SAME WAS RECORDED ON THE _____ DAY OF _____, 2021, IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF SAID COUNTY.

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

CERTIFICATE OF PLAT REVIEW:

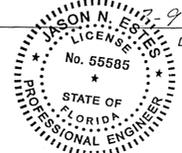
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

JOSEPH E. BARRETT, P.S.M., COUNTY SURVEYOR, ESCAMBIA COUNTY, FL
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION No. 6260.

ENGINEERS CERTIFICATE:

I, JASON N. ESTES, HEREBY CERTIFY THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR ANTIETAM PHASE 3 (SUBDIVISION).

JASON N. ESTES, P.E., FLORIDA P.E. #55585



CERTIFICATE OF ATTORNEY:

I, DAVID B. TAYLOR, III, AS A MEMBER OF THE FLORIDA BAR ASSOCIATION, AND ON BEHALF OF THE OWNERS, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND ALL PROVISIONS OF CHAPTER 2 ARTICLE 5 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

SIGNED THIS _____ DAY OF _____, 2021.

DAVID B. TAYLOR

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE _____ DAY OF _____, 2021, WAS APPROVED FOR FILING BY SAID BOARD, AND I AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HEREON.

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, "ANTIETAM PHASE 3", 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, PART 1 FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET PRIOR TO RECORDING OF THE PLAT.

SIGNED ON THIS THE 9 DAY OF March, 2021.

VICTOR L. GERMAIN, PSM
FLORIDA LIC. NO. 7281
DEWBERRY ENGINEERS INC. (LB 8011)
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251-929-9803



Dewberry
CERTIFICATE OF AUTHORIZATION No. LB 8011
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526

INDEX OF SHEETS:

- 1. DEDICATION AND CERTIFICATE SHEET
- 2. OVERALL PLAT BOUNDARY INFORMATION
- 3. PLAT BOUNDARY INFORMATION
- 4. PLAT BOUNDARY INFORMATION

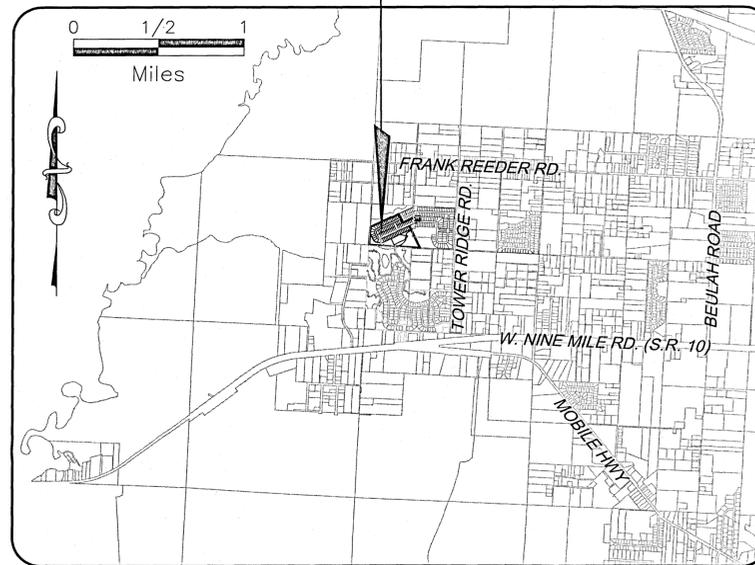
DECLARATION OF COVENANTS FILED IN
OFFICIAL RECORDS BOOK _____, PAGE _____

SHEET 1 OF 4

PLAT BOOK

PAGE

PROJECT SITE



LOCATION MAP

SCALE: 1" = 1/2 MILE

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT 68 VENTURES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, ACTING IN ITS CAPACITY AS MANAGER OF ANTIETAM (FL) 2015, LLC (THE DEVELOPER), AN ALABAMA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY SHOWN HEREON ANTIETAM PHASE 3, HEREBY DEDICATES SAID LANDS KNOWN AS ANTIETAM PHASE 3 AND THIS PLAT FOR THE USES AND PURPOSES SET FORTH ON THIS PLAT. THE 5' AND 50' UTILITY EASEMENTS ARE RESERVED FOR THOSE UTILITIES PROVIDING SERVICES TO ANTIETAM PHASE 3 INCLUDING BUT NOT LIMITED TO POTABLE WATER, SANITARY SEWER, TELECOMMUNICATIONS, ELECTRIC, CABLE TELEVISION, INTERNET SERVICE PROVIDERS, POSTAL SERVICES AND GAS. THE DEVELOPER HEREBY ACKNOWLEDGES THAT THE 50' RIGHT OF WAY AND PARCELS A,B,C,D,E,F,G,H AND THE 15' PRIVATE DRAINAGE AND ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE ANTIETAM OWNERS ASSOCIATION, INC. AND SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE ANTIETAM OWNERS ASSOCIATION, INC.

ANTIETAM (FL) 2015, LLC, AN ALABAMA LIMITED LIABILITY COMPANY
BY: 68 VENTURES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY AS ITS MANAGER

BY: NATHAN L. COX, AS ITS MANAGER

WITNESS #1 _____ WITNESS #2 _____

PRINT NAME _____ PRINT NAME _____

ACKNOWLEDGEMENT TO DEDICATION:

STATE OF ALABAMA, COUNTY OF BALDWIN

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED NATHAN L. COX, THE MANAGER OF 68 VENTURES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, ACTING IN ITS CAPACITY AS MANAGER OF ANTIETAM (FL) 2015, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF ALABAMA

MY COMMISSION EXPIRES _____

OWNER/DEVELOPER:

ANTIETAM (FL) 2015, LLC
29891 WOODROW LANE, STE. 300
SPANISH FORT, AL 36527
PHONE: 251.621.1887

ENGINEER:

JASON N. ESTES, PE
FLORIDA REG. NO. 55585
DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9789

SURVEYOR:

VICTOR L. GERMAIN, PSM
FLORIDA REG. NO. 7281
DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9803

CONSENT AND JOINDER OF MORTGAGE:

D.R. HORTON, INC., A DELAWARE CORPORATION, "SECURED LENDER" THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY PURSUANT TO THAT CERTAIN EARNEST MONEY MORTGAGE EXECUTED BY ANTIETAM (FL) 2015, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, DATED APRIL 27, 2017 AND RECORDED IN OFFICIAL RECORDS BOOK 7704, PAGE 1408 OF THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA (THE "MORTGAGE"), DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATTING AS SET FORTH HEREIN AND SUBORDINATES ITS INTERESTS IN ALL RESPECTS IN AND TO THE PROPERTY DESCRIBED HEREON TO SUCH DEDICATION AND PLATTING.

D.R. HORTON, INC., A DELAWARE CORPORATION

BY: _____
NAME: _____
AS ITS: _____

WITNESS #1 _____

WITNESS #2 _____

ACKNOWLEDGEMENT OF CONSENT AND JOINDER:

STATE OF ALABAMA, COUNTY OF BALDWIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021 BY _____ AS _____ FOR D.R. HORTON, A DELAWARE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED A _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF ALABAMA

NOTARY PUBLIC PRINTED NAME

CONSENT AND JOINDER OF MORTGAGE:

BANCORPSOUTH "SECURED LENDER" THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY PURSUANT TO THAT CERTAIN MORTGAGE EXECUTED BY ANTIETAM (FL) 2015, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, DATED APRIL 27, 2017 AND RECORDED IN OFFICIAL RECORDS BOOK 7704, PAGE 1378 OF THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA (THE "MORTGAGE"), DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATTING AS SET FORTH HEREIN AND SUBORDINATES ITS INTERESTS IN ALL RESPECTS IN AND TO THE PROPERTY DESCRIBED HEREON TO SUCH DEDICATION AND PLATTING.

BANCORPSOUTH

BY: _____

NAME: _____

AS ITS: _____

WITNESS #1 _____

WITNESS #2 _____

ACKNOWLEDGEMENT OF CONSENT AND JOINDER:

STATE OF ALABAMA, COUNTY OF BALDWIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021 BY _____ AS _____ FOR BANCORPSOUTH. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED A _____ AS IDENTIFICATION.

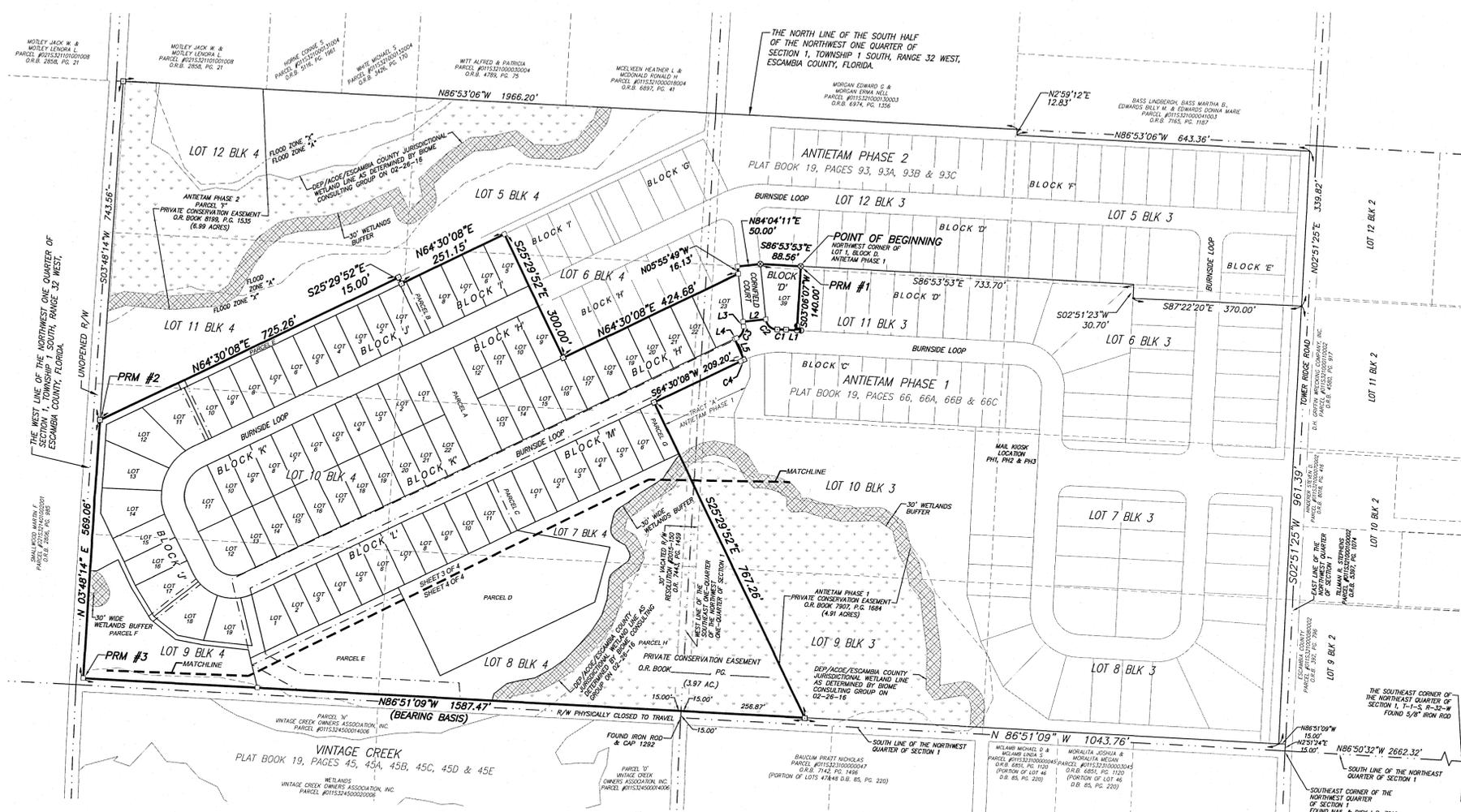
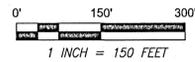
NOTARY PUBLIC, STATE OF ALABAMA

NOTARY PUBLIC PRINTED NAME

ANTIETAM

(PHASE 3)

A 78 LOT SUBDIVISION OF A PORTION OF SECTION 01, TOWNSHIP 1 SOUTH, RANGE 32 WEST, BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10, 11 & 12 OF BLOCK 3 AND LOTS 7, 8 & 9 OF BLOCK 4 AND A PORTION OF LOTS 5, 6, 10 & 11 OF BLOCK 4 AND THAT PORTION OF RIGHT-OF-WAY LYING BETWEEN BLOCKS 3 & 4, AND BEING A REPLAT OF A PORTION OF THE NATIONAL LAND SALES COMPANY'S SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600
A PLANNED UNIT DEVELOPMENT
ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021



SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
- # = NUMBER
- - - = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- ± = MORE OR LESS
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- P.R.C. = POINT OF REVERSE CURVATURE
- R/W = RIGHT OF WAY
- CL = CENTERLINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C. = PAGE
- B.S.L. = BUILDING SETBACK LINE
- S.W.M.F. = STORMWATER MANAGEMENT FACILITY
- P.C.A. = PRIVATE COMMON AREA
- U.E. = UTILITY EASEMENT
- P.D.A.E. = PRIVATE DRAINAGE/ACCESS EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- H.O.A. = HOMEOWNERS ASSOCIATION
- PE = PROFESSIONAL ENGINEER
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION
- ECUA = EMERALD COAST UTILITY AUTHORITY
- N.T.S. = NOT TO SCALE
- R.P. = RADIUS POINT
- A.C.O.E. = ARMY CORPS OF ENGINEERS
- F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
- USPS = UNITED STATES POSTAL SERVICE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- CORS = CONTINUOUSLY OPERATING REFERENCE STATION
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- D.B. = DEED BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- ID. = IDENTIFICATION
- INC. = INCORPORATED
- DWG. = DRAWING
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- S.F. = SQUARE FEET
- AC. = ACRES
- D.E. = DRAINAGE EASEMENT
- = FOUND 4" X 4" CONCRETE MONUMENT STAMPED P.R.M. (L.B. #8011)
- = FOUND 5/8" CAPPED REBAR (L.B. #8011)
- ⊙ = FOUND NAIL AND DISK P.R.M. (L.B. #8011)
- ⊕ = FOUND NAIL AND DISK P.C.P. (L.B. #8011)
- △ = FOUND NAIL AND DISK (L.B. #8011)
- = FOUND 5/8" CAPPED REBAR REFERENCE (L.B. #8011)
- = SET 4" BY 4" CONCRETE MONUMENT STAMPED P.R.M. (L.B. #8011)
- = SET NAIL AND DISK (L.B. #8011)
- (NAILS AND DISKS SET IN THE CENTERLINE ARE STAMPED P.C.P. ALL OTHERS ARE L.B. #8011)
- = SET 5/8" CAPPED REBAR (L.B. #8011)
- = SET 1/2" CAPPED REBAR (BUTLER)
- = FOUND 4" X 4" CONCRETE MONUMENT (L.B. #8011)

LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N86°53'53"W	123.27	C1	18.22	250.00	124.19	N89°10'11"W	19.22
L2	S84°04'11"W	50.00	C2	37.25	25.00	85°22'23"	N48°37'01"W	33.90
L3	S05°55'49"E	170.34	C3	32.10	25.00	73°33'45"	S30°51'03"W	29.94
L4	S86°46'07"W	13.77	C4	7.91	200.00	121°55'59"	S85°38'08"W	7.91
L5	S23°31'53"E	150.00						

STATION	NORTHING (FT)	EASTING (FT)	SCALE FACTOR	CONVERGENCE	LATITUDE	LONGITUDE	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR
PRM-1	574036.01	1052743.48	0.9999702	-01°27'43"	N30°32'46.6636"	W87°24'33.6461"	104.68	0.9999950	0.9999652
PRM-2	573700.77	1051206.73	0.9999701	-01°27'52"	N30°32'42.9580"	W87°24'51.1165"	73.85	0.9999965	0.9999666
PRM-3	573132.96	1051169.00	0.9999699	-01°27'52"	N30°32'37.3301"	W87°24'51.3819"	50.01	0.9999976	0.9999675

TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983 (2011) U.S. SURVEY FEET, PER FDOT CORS "PCLA".
- SOURCE OF INFORMATION: SUBDIVISION PLAT OF NATIONAL LAND SALES COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST AND THE SOUTH 160 ACRES OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 32 WEST, ACCORDING TO SUBDIVISION PLAT (D.B. 102, PAGE 600); SUBDIVISION PLAT OF 80 ACRES, EAST 1/2 OF THE SOUTHEAST QUARTER OF THE WEST ONE HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA (D.B. 85, PAGE 220); BOUNDARY SURVEY BY REBOL-BATTLES & ASSOCIATES, PROJECT #2015.006, DATED 2-19-15; CERTIFIED CORNER RECORDS 063750, 0012471, 061329, 068255, 068254, 0006146 AND 0037632; DEEDS AND PLATS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS SHOWN HEREON.
- DEP/ACOE/ESCAMBIA COUNTY JURISDICTIONAL ENVIRONMENTAL WETLAND LINES SHOWN HEREON HAVE BEEN DETERMINED BY BIOME CONSULTING GROUP ON 02/26/2016.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE X AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR ESCAMBIA COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120080 0270 G; WHICH BEARS A MAP REVISED DATE OF SEPTEMBER 29, 2006.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- CURRENT ZONING: LDR
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988, PER FDOT CORS "PCLA" USING GEOID12B.
- THE DEVELOPER WILL WORK WITH THE UNITED STATES POSTAL SERVICE TO PLACE MAIL KIOSKS IN APPROVED LOCATIONS AND BE INSTALLED PER THE USPS REQUIREMENTS.
- EASEMENT AGREEMENT BY AND BETWEEN DEVELOPER AND ANTIETAM OWNER'S ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 8199, PAGE 1543, OF THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA, SHALL BE DEEMED TERMINATED AND OF NO FURTHER FORCE OR EFFECT, AT TIME OF PLAT RECORDING.
- UNDERGROUND DISTRIBUTION EASEMENT TO GULF POWER COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7625, PAGE 1007, OF THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA; EXISTS ALONG, UNDER AND ACROSS THE PUBLIC/PRIVATE STREETS, RIGHTS OF WAY, DRAINAGE, ACCESS, AND UTILITY EASEMENTS, AND COMMON ELEMENTS AND ALSO THE FRONT FIVE FEET (5') OF ALL PLATTED LOTS.

SPECIAL NOTE:

- FENCING RESTRICTION: NO FENCES OR OTHER STRUCTURES SHALL BE CONSTRUCTED IN THE PRIVATE DRAINAGE ACCESS EASEMENTS. EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- FIVE FOOT CONCRETE SIDEWALKS WILL BE CONSTRUCTED BY THE INDIVIDUAL HOME BUILDER.
- THERE ARE 10-FOOT PRIVATE DRAINAGE EASEMENTS ALONG EACH LOT PROPERTY LINES, BEING 5-FOOT ON EACH LOT.
- FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDED STORMWATER FLOW.
- ALL WETLANDS, WETLAND BUFFERS AND CONSERVATION EASEMENT AREAS SHALL REMAIN UNIMPACTED AND IN THEIR NATURAL STATE AT ALL TIMES.
- NO SIGNAGE IS PROPOSED WITH THIS PHASE OF SUBDIVISION.

GEODETIC NOTE:

ALL GEOGRAPHIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO NAD 83 (2011) DATUM. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, ESTABLISHED BY RTK GPS SYSTEMS, TOGETHER WITH eGPS SOLUTIONS REAL TIME VRS NETWORK.

PUD REQUIREMENTS:

PHASE 3 IMPROVEMENTS INCLUDE FITNESS TRAIL, PARK, STREET LIGHTING AND SIDEWALKS ON BOTH SIDES OF STREET.



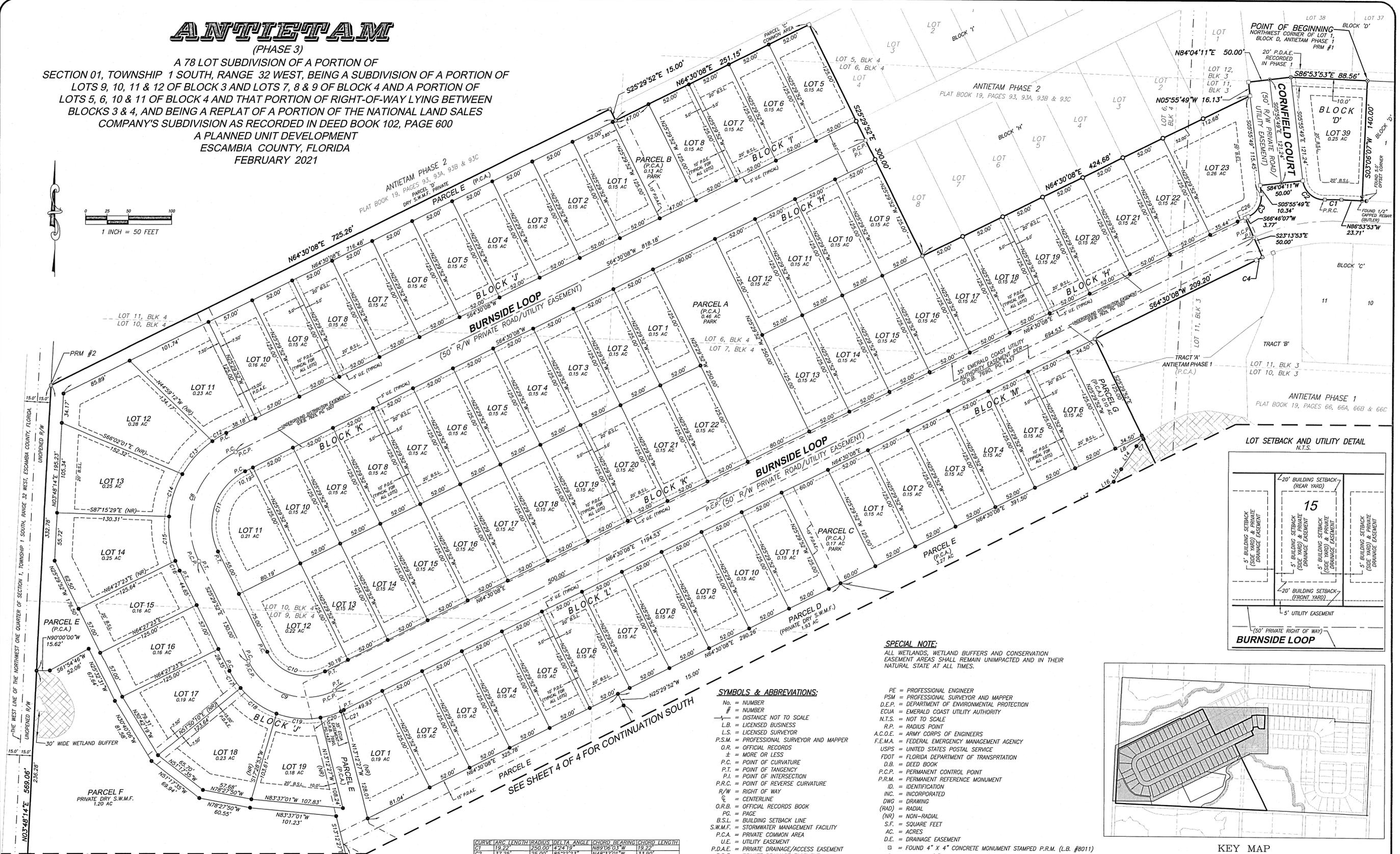
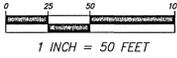
SURVEYOR:
VICTOR L. GERMAIN, PSM
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251-929-9803

COVENANTS & RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK _____, **PAGE** _____

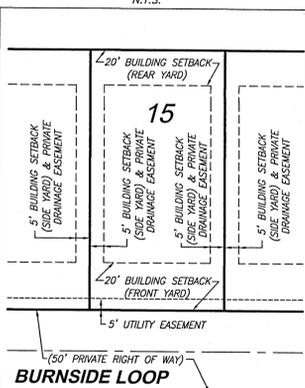
ANTIETAM

(PHASE 3)

A 78 LOT SUBDIVISION OF A PORTION OF SECTION 01, TOWNSHIP 1 SOUTH, RANGE 32 WEST, BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10, 11 & 12 OF BLOCK 3 AND LOTS 7, 8 & 9 OF BLOCK 4 AND A PORTION OF LOTS 5, 6, 10 & 11 OF BLOCK 4 AND THAT PORTION OF RIGHT-OF-WAY LYING BETWEEN BLOCKS 3 & 4, AND BEING A REPLAT OF A PORTION OF THE NATIONAL LAND SALES COMPANY'S SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600
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ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021



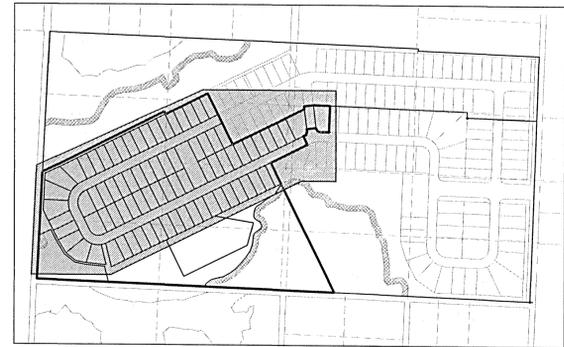
LOT SETBACK AND UTILITY DETAIL
N.T.S.



SPECIAL NOTE:
ALL WETLANDS, WETLAND BUFFERS AND CONSERVATION EASEMENT AREAS SHALL REMAIN UNIMPACTED AND IN THEIR NATURAL STATE AT ALL TIMES.

SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
- # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- ± = MORE OR LESS
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- P.R.C. = POINT OF REVERSE CURVATURE
- R/W = RIGHT OF WAY
- ⊙ = CENTERLINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C. = PAGE
- B.S.L. = BUILDING SETBACK LINE
- S.W.M.F. = STORMWATER MANAGEMENT FACILITY
- P.C.A. = PRIVATE COMMON AREA
- U.E. = UTILITY EASEMENT
- P.D.A.E. = PRIVATE DRAINAGE/ACCESS EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- H.O.A. = HOMEOWNERS ASSOCIATION
- PE = PROFESSIONAL ENGINEER
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KEY MAP
N.T.S.

Dewberry

CERTIFICATE OF AUTHORIZATION No. LB 8011
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526

SURVEYOR:
VICTOR L. GERMAIN, PSM
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9803

COVENANTS & RESTRICTIONS RECORDED IN
OFFICIAL RECORDS BOOK _____, PAGE _____

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NOTICE: FLORIDA STATUTE 177.091 (27)

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
NOTICE: FLORIDA STATUTE 177.091 (28)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.22	250.00	4.2419	N89°06'03"W	19.22
C2	37.25	25.00	85.2223	N48°37'01"W	33.90
C3	37.10	25.00	243.1343	S30°51'03"W	29.94
C4	7.91	200.00	2.1559	S65°38'08"W	7.91
C5	11.82	30.00	22.3359	S45°04'14"W	11.74
C6	149.23	95.00	90.0000	S19°30'08"W	134.35
C7	117.81	75.00	90.0000	S70°29'52"E	106.07
C8	78.54	50.00	90.0000	S70°29'52"E	70.71
C9	109.96	70.00	90.0000	S19°30'08"W	98.94
C10	16.86	120.00	8.0054	S89°59'47"W	16.86
C11	52.42	120.00	25.0136	S42°58'25"W	52.00
C12	52.42	120.00	25.0136	S7°56'50"W	52.00
C13	52.42	120.00	25.0136	S07°04'46"E	52.00
C14	12.37	100.00	5.5419	S22°32'43"E	12.36
C15	23.86	100.00	13.4006	S32°19'55"E	23.80
C16	52.08	100.00	29.9017	S54°05'07"E	51.49
C17	52.42	100.00	25.0136	S83°57'19"E	51.60
C18	25.10	100.00	14.2248	N73°54'13"E	25.03
C19	3.86	100.00	2.1242	N65°36'29"E	3.86
C20	9.89	250.00	2.1559	N65°38'07"E	9.89

LINE BEARING	DISTANCE
L8	S25°29'52"E 14.29
L14	S33°53'01"W 52.32
L15	S31°08'46"W 16.96
L16	S56°19'33"W 18.77

ANTIETAM

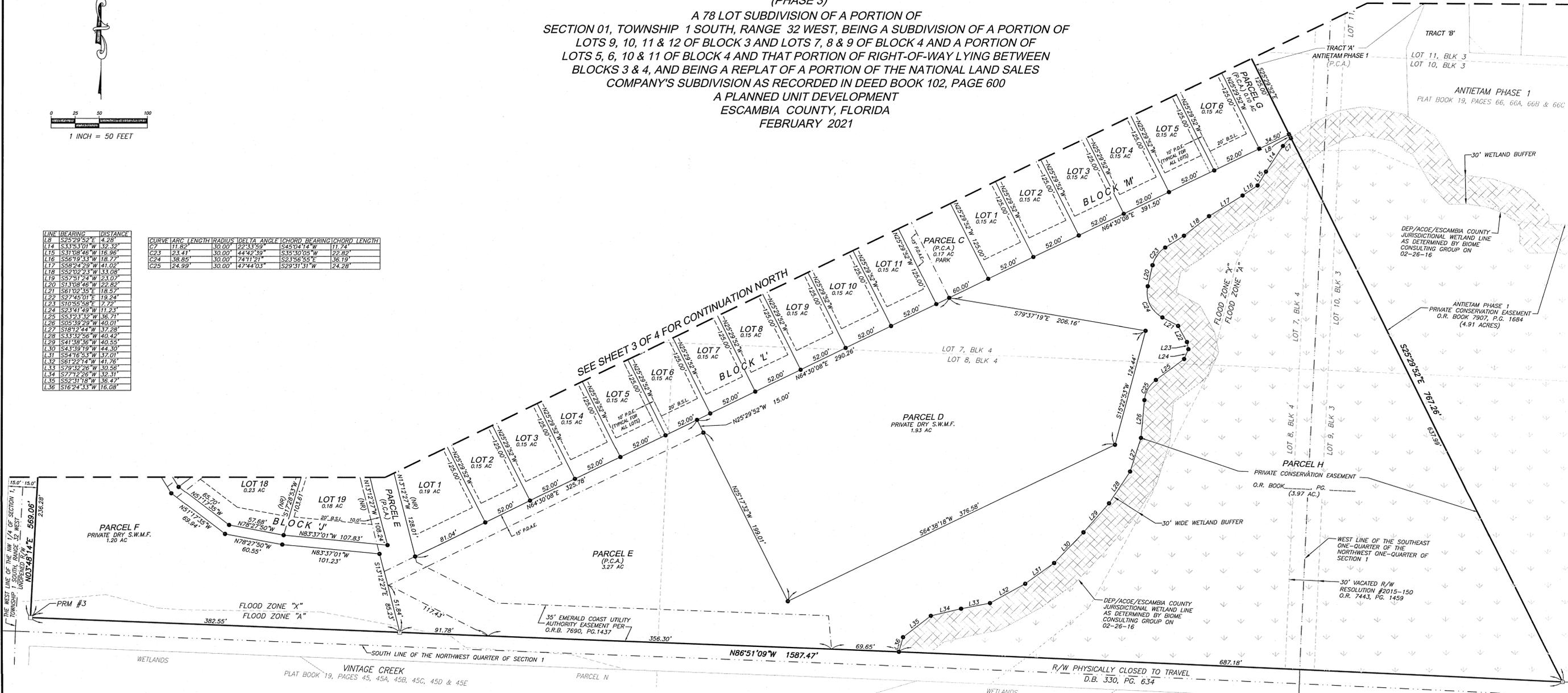
(PHASE 3)

A 78 LOT SUBDIVISION OF A PORTION OF SECTION 01, TOWNSHIP 1 SOUTH, RANGE 32 WEST, BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10, 11 & 12 OF BLOCK 3 AND LOTS 7, 8 & 9 OF BLOCK 4 AND A PORTION OF LOTS 5, 6, 10 & 11 OF BLOCK 4 AND THAT PORTION OF RIGHT-OF-WAY LYING BETWEEN BLOCKS 3 & 4, AND BEING A REPLAT OF A PORTION OF THE NATIONAL LAND SALES COMPANY'S SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600
A PLANNED UNIT DEVELOPMENT
ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021

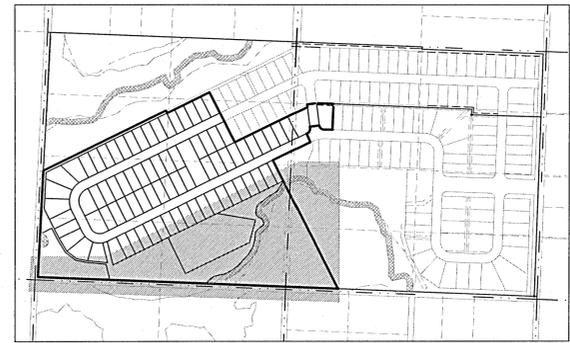


LINE	BEARING	DISTANCE
L1	S29°29'52"E	4.28'
L14	S33°53'01"W	32.32'
L15	S31°08'46"W	16.96'
L16	S56°19'43"W	16.72'
L17	S58°24'29"W	41.02'
L18	S52°02'23"W	33.08'
L19	S57°51'24"W	23.01'
L20	S13°08'46"W	22.82'
L21	S61°02'35"E	18.57'
L22	S27°45'01"E	19.24'
L23	S10°55'56"E	17.22'
L24	S23°41'49"W	11.23'
L25	S53°23'32"W	36.71'
L26	S05°39'29"W	40.01'
L27	S18°12'44"W	37.28'
L28	S33°32'56"W	40.42'
L29	S41°38'36"W	40.53'
L30	S43°39'19"W	44.30'
L31	S54°16'53"W	37.01'
L32	S61°22'14"W	41.76'
L33	S70°32'28"W	30.56'
L34	S77°12'26"W	32.31'
L35	S52°31'18"W	36.47'
L36	S16°24'33"W	16.08'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	11.82'	30.00'	22°33'59"	S45°04'14"W	11.74'
C23	23.41'	30.00'	44°42'39"	S35°30'05"W	22.82'
C24	38.85'	30.00'	74°11'21"	S23°36'55"E	36.19'
C25	24.99'	30.00'	47°44'03"	S29°37'31"W	24.28'

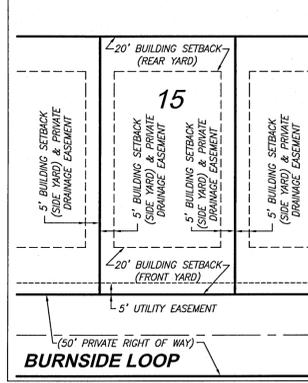


SPECIAL NOTE:
ALL WETLANDS, WETLAND BUFFERS AND CONSERVATION EASEMENT AREAS SHALL REMAIN UNIMPACTED AND IN THEIR NATURAL STATE AT ALL TIMES.



KEY MAP
N.T.S.

LOT SETBACK AND UTILITY DETAIL
N.T.S.



SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
- # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- ± = MORE OR LESS
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- P.R.C. = POINT OF REVERSE CURVATURE
- R/W = RIGHT OF WAY
- CL = CENTERLINE
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- B.S.L. = BUILDING SETBACK LINE
- S.W.M.F. = STORMWATER MANAGEMENT FACILITY
- P.C.A. = PRIVATE COMMON AREA
- U.E. = UTILITY EASEMENT
- P.D.A.E. = PRIVATE DRAINAGE/ACCESS EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
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- ▨ = WETLANDS
- ▨ = 30' WETLAND BUFFER

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