

SHEET INDEX:

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LEGAL DESCRIPTION (AS WRITTEN BY SAM, LLC):

A PARCEL OF LAND LYING IN SECTION 38, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE IN THE PAVEMENT OF MILLVIEW ROAD LOCATED AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 38, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTH LINE OF SAID SECTION 38, RUN SOUTH 88 DEGREES 02 MINUTES 03 SECONDS EAST, A DISTANCE OF 1325.92 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE LEAVING SAID NORTH LINE, ALONG SAID EAST LINE, RUN SOUTH 03 DEGREES 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 33.16 FEET TO A SET 4 INCH SQUARE CONCRETE MONUMENT STAMPED LB 7908 PRM AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID EAST LINE SOUTH 03 DEGREES 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 1290.47 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED PRM LB 7919 MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, RUN NORTH 86 DEGREES 41 MINUTES 50 SECONDS WEST, A DISTANCE OF 674.52 FEET TO A SET 4 INCH SQUARE CONCRETE MONUMENT STAMPED LB 7908 PRM; THENCE LEAVING SAID SOUTH LINE, RUN NORTH 03 DEGREES 23 MINUTES 51 SECONDS EAST, A DISTANCE OF 750.33 FEET TO A SET 4 INCH SQUARE CONCRETE MONUMENT STAMPED LB 7908 PRM; THENCE RUN SOUTH 86 DEGREES 48 MINUTES 49 SECONDS EAST, A DISTANCE OF 99.90 FEET TO A SET 4 INCH SQUARE CONCRETE MONUMENT STAMPED LB 7908 PRM; THENCE RUN NORTH 03 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 540.40 FEET TO A SET 4 INCH SQUARE CONCRETE MONUMENT STAMPED LB 7908 PRM ON THE SOUTH RIGHT OF WAY LINE OF GODWIN LANE (66 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 86 DEGREES 39 MINUTES 03 SECONDS EAST, A DISTANCE OF 575.14 FEET TO THE POINT OF BEGINNING, CONTAINING 18.743 ACRES, MORE OR LESS.

SURVEYOR'S NOTE:

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 38, TOWNSHIP 1 SOUTH, RANGE 31 WEST, AS BEING SOUTH 03 DEGREES 24 MINUTES 41 SECONDS WEST. HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA NORTH ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) VIRTUAL REFERENCE STATION (VRS) SOLUTION, BASED ON REAL TIME KINEMATIC (RTK) OBSERVATIONS TAKEN ON MAY 29, 2018.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID12B), REFERENCED TO FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK 48-11-H01V, HAVING AN ELEVATION OF 89.34'.

THE NWFWM/ESCAMBIA COUNTY WETLAND BOUNDARY LINE WAS ESTABLISHED BY WETLAND SCIENCES, INC., ON MAY 5, 2018. WETLAND ACREAGE OVER THE SUBJECT PARCEL 0.774 ACRES±. WETLAND ACREAGE OVER LOTS 15, 16, 18 AND 19, BLOCK C = 0.103 ACRES±, TO BE FILLED.

ALL LOT LINES WHICH INTERSECT A CURVE ARE RADIAL UNLESS OTHERWISE NOTED.

THERE IS A 5' UTILITY EASEMENT ALONG ALL PROPOSED RIGHTS OF WAY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.

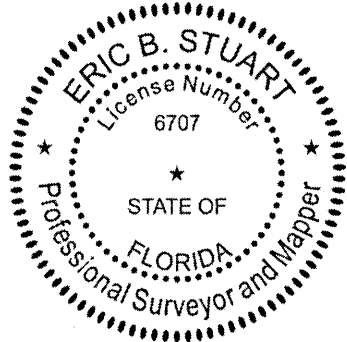
FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENTS (PUBLIC OR PRIVATE). THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.

THERE ARE 10' PRIVATE DRAINAGE EASEMENTS ALONG EACH PROPERTY LINE, BEING 5' ON EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.

SURVEYOR'S CERTIFICATE:

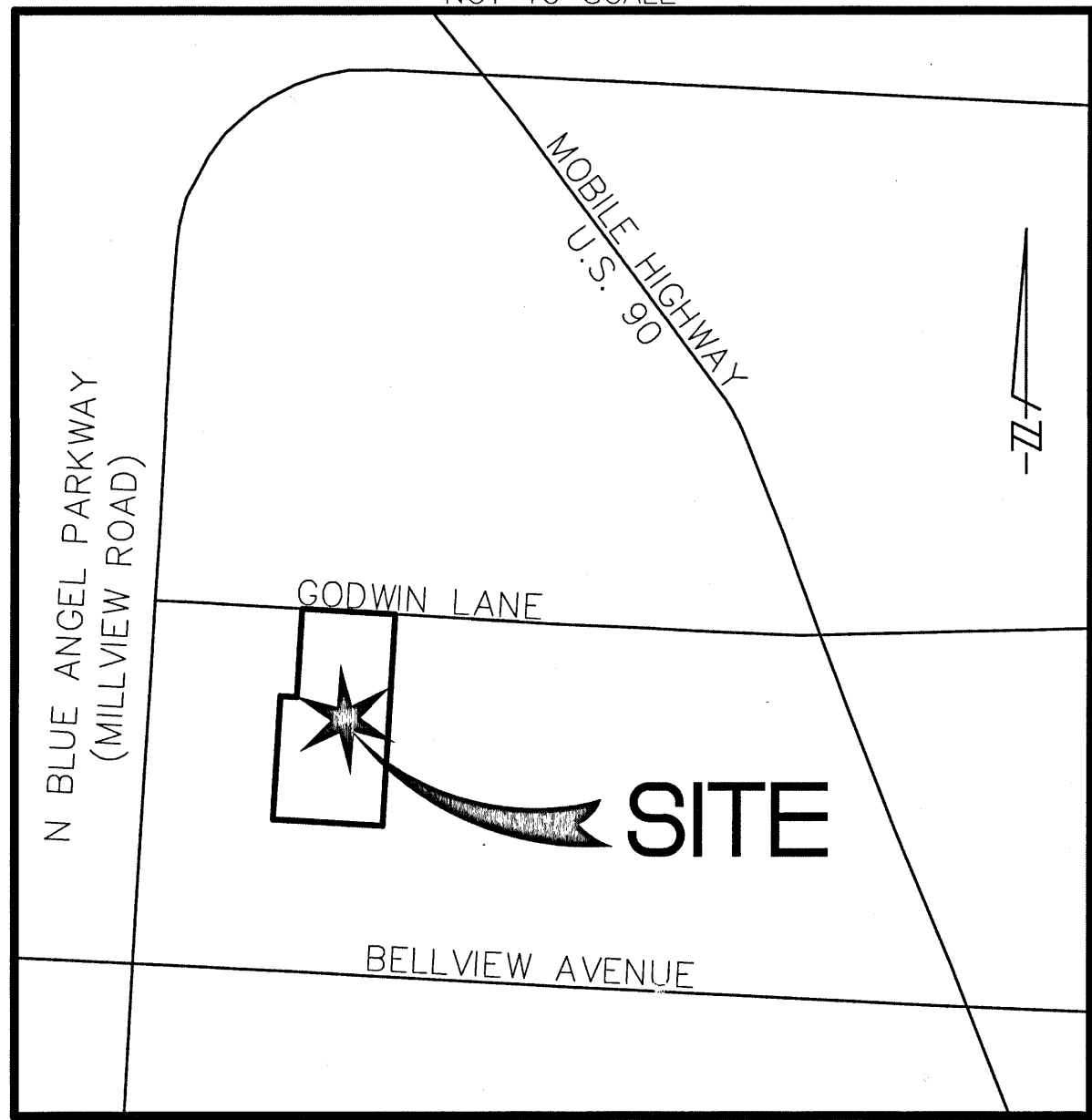
I, ERIC B. STUART, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE SURVEY WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PLAT COMPLIES WITH ALL OF THE PROVISIONS OF THE FLORIDA PLAT ACT; SECTIONS 177.011-177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT ALL PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY CHAPTER 177 AND THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.
SIGNED THIS 10th DAY OF MARCH, 2021.

ERIC B. STUART, PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6707
SAM SURVEYING & MAPPING, LLC SURVEYING AND MAPPING BUSINESS NUMBER 7908
312 GOVERNMENT AVENUE, SUITE 1, NICEVILLE, FL 32578



SUBDIVISION OF
EMBERS RIDGE
A 62 LOT RESIDENTIAL SUBDIVISION
SECTION 38, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
MARCH, 2021

VICINITY MAP



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.

LAND SURVEYOR:

ERIC B. STUART P.S.M. NO. 6707
SAM SURVEYING AND MAPPING, LLC
L.B. 7908
312 GOVERNMENT AVE., SUITE 1
NICEVILLE, FL 32578
(850)678-9932

OWNER/DEVELOPER:

GARDEN STREET COMMUNITIES
SOUTHEAST, LLC
3000 GULF BREEZE PARKWAY
GULF BREEZE, FL 32563
(850)469-0977

CIVIL ENGINEER:

DAVID W. FITZPATRICK, P.E., P.A.
P.E. NO. 47818
10250 N. PALAFOX STREET
PENSACOLA, FL 32534
(850)476-8677

ENGINEER'S CERTIFICATE:

I, DAVID W. FITZPATRICK, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR EMBERS RIDGE. I HEREBY CERTIFY THAT ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS UNDER MY RESPONSIBILITY WERE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.

DAVID W. FITZPATRICK, P.E., P.A.
PROFESSIONAL ENGINEER NO. 47818

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. SIGNED THIS 10th DAY OF MARCH, 2021.

JOSEPH E. BARRETT, PSM NO. 6260

Approved ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature <i>Samuel Hampton</i>	Date 3-10-21
Printed Name: <i>Samuel Hampton</i>	
Development Services Director or Designee	
This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.	

SHEET 1 OF 3

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT GARDEN STREET COMMUNITIES SOUTHEAST, LLC (OWNER), OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, KNOWN AS EMBERS RIDGE, HEREBY DEDICATES TO THE PUBLIC, ALL PUBLIC RIGHT-OF-WAYS, PUBLIC DRAINAGE/ACCESS EASEMENTS, 1' NON-ACCESS EASEMENT, AND PARCEL B (RETENTION POND) DRY; HEREBY DEDICATE TO ALL UTILITY PROVIDERS: ALL UTILITY EASEMENTS; AND HEREBY DEDICATE AND CONVEY TO THE EMBERS RIDGE HOMEOWNERS ASSOCIATION, INC.: PARCEL A, PARCEL C, PARCEL D, 10' PRIVATE DRAINAGE/ACCESS EASEMENT ALONG THE SOUTH PROPERTY LINE OF LOT 1, BLOCK C, 5' SIGNAGE EASEMENTS, AND ALL PRIVATE DRAINAGE EASEMENTS; AND HEREBY REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

WILLIAM BRYAN ADAMS, MANAGER
GARDEN STREET COMMUNITIES SOUTHEAST, LLC

WITNESS _____ PRINT NAME _____

WITNESS _____ PRINT NAME _____

NOTARY PUBLIC:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021 BY WILLIAM BRYAN ADAMS, MANAGER OF GARDEN STREET COMMUNITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE _____ PRINT NAME _____
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF COUNTY CLERK:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151 OF THE ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS FILED FOR RECORD ON THE ____ DAY OF _____, 2021, AND FILED IN PLAT BOOK _____ AT PAGES _____ OF SAID COUNTY.

PAM CHILDERS
CLERK AND COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

APPROVAL, BOARD OF COUNTY COMMISSIONERS:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING 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 AND COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

CERTIFICATE OF ATTORNEY:

I, AS A MEMBER OF THE FLORIDA BAR ASSOCIATION, ON BEHALF OF THE OWNERS, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND THE ACCOMPANYING DOCUMENTS AND I HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE AS AMENDED. SIGNED THIS ____ DAY OF _____, 2021.

JOHN W. MONROE, JR.



EMBERS RIDGE

RESTRICTIVE COVENANTS
OFFICIAL RECORDS BOOK _____ PAGE _____

PLAT BOOK _____ PAGE _____

SUBDIVISION OF EMBERS RIDGE

A 62 LOT RESIDENTIAL SUBDIVISION
SECTION 38, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
MARCH, 2021

LAND SURVEYOR:
ERIC B. STUART P.S.M. NO. 6707
SAM SURVEYING AND MAPPING, LLC
L.B. 7908
312 GOVERNMENT AVE., SUITE 1
NICEVILLE, FL 32578
(850) 678-9932

CIVIL ENGINEER:
DAVID W. FITZPATRICK, P.E., P.A.
P.E. NO. 47918
10250 N. PALAFOX STREET
PENSACOLA, FL 32534
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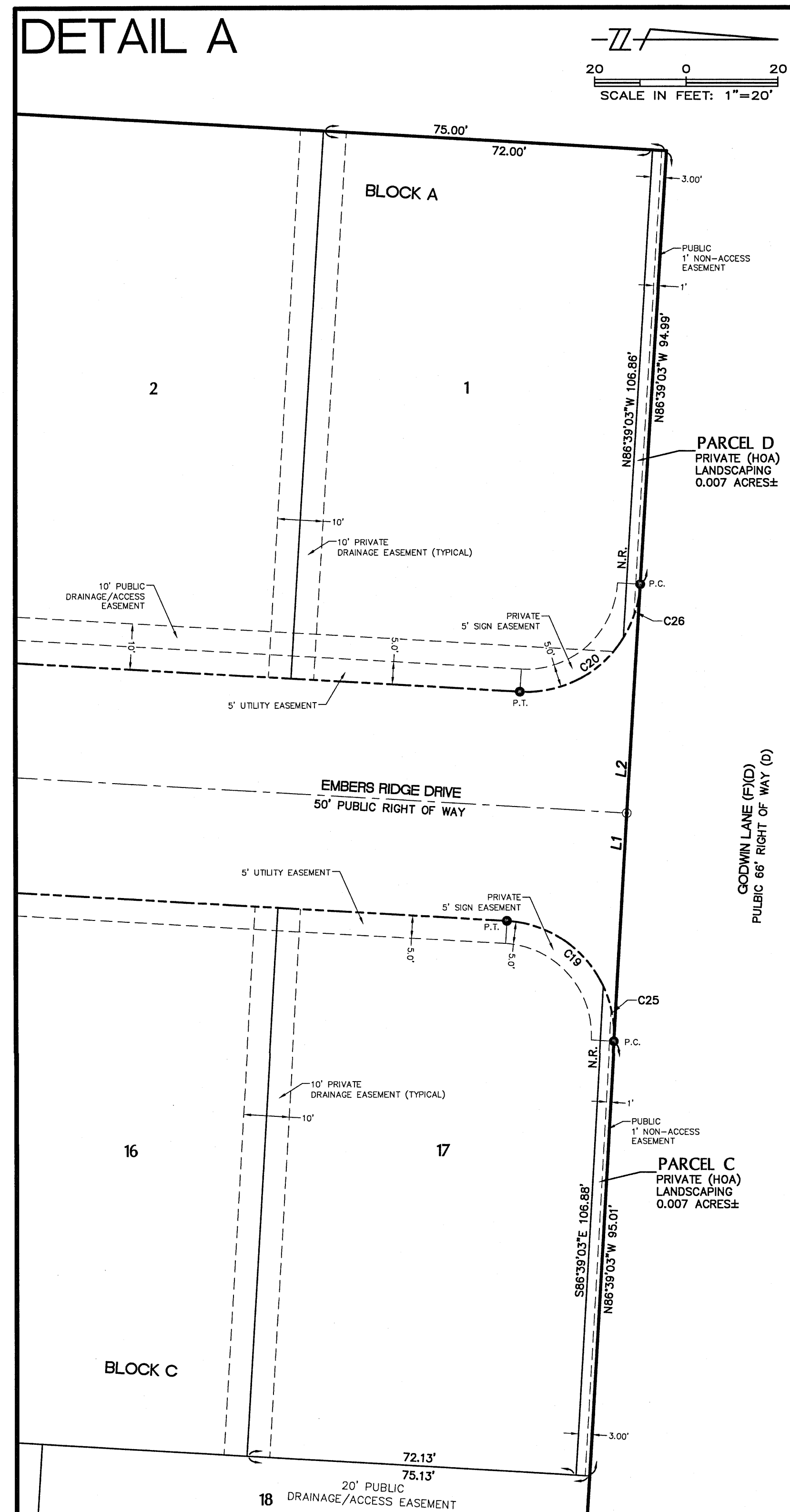
OWNER/DEVELOPER:
GARDEN STREET COMMUNITIES
SOUTHEAST, LLC
3000 GULF BREEZE PARKWAY
GULF BREEZE, FL 32563
(850) 469-0977

SHEET INDEX:

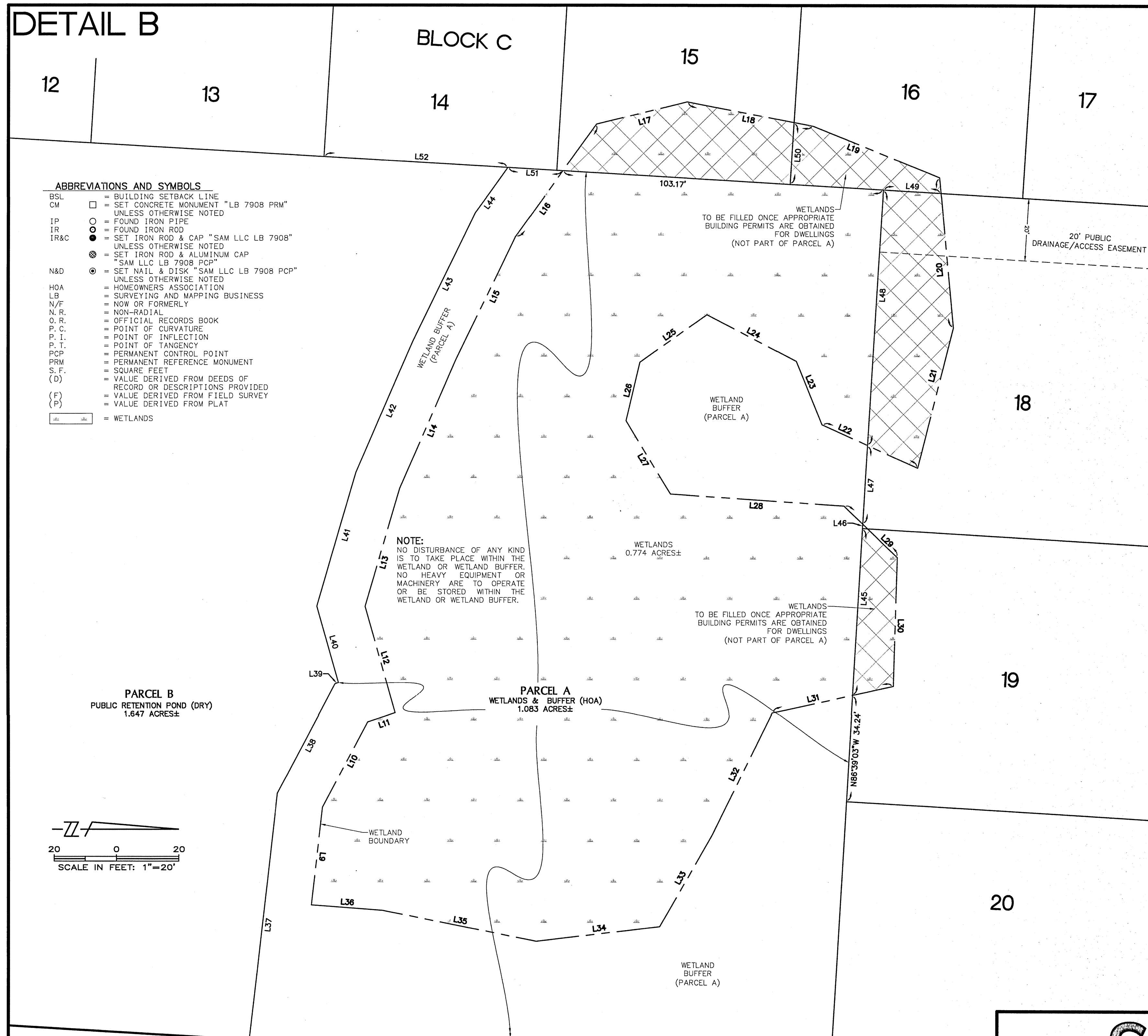
- 1) TITLE PAGE
- 2) DETAIL PAGE
- 3) PLAT

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C19	25.00	61°36'59"	26.89	S34°11'00"W	25.61
C20	25.00	61°40'06"	26.91	S27°27'33"E	25.63
C25	25.00	28°21'27"	12.37	S79°10'13"W	12.25
C26	25.00	28°21'27"	12.37	S72°28'19"E	12.25

DETAIL A



DETAIL B



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S86° 39' 03"E	50.00
L2	N86° 39' 03"W	50.00
L9	N83° 28' 41"W	31.56
L10	N61° 53' 32"W	31.07
L11	N18° 45' 56"W	9.47
L12	S74° 11' 23"W	35.56
L13	N73° 39' 26"W	39.50
L14	N66° 35' 14"W	44.68
L15	N64° 18' 11"W	44.27
L16	N54° 28' 55"W	44.67
L17	N13° 52' 34"W	30.01
L18	N10° 56' 01"E	41.09
L19	N22° 05' 25"E	44.13
L20	N84° 30' 13"E	48.69
L21	S75° 51' 06"E	46.39
L22	S24° 15' 37"W	33.95
L23	S67° 34' 00"W	22.02
L24	S27° 31' 42"W	32.23
L25	S35° 23' 03"E	26.45
L26	S76° 45' 56"E	19.22
L27	N58° 39' 19"E	27.55
L28	N3° 56' 01"E	55.83
L29	N43° 32' 31"E	23.96
L30	S88° 14' 43"E	41.49
L31	S12° 20' 52"E	39.81
L32	S63° 40' 20"E	43.77
L33	S60° 11' 49"E	34.03
L34	S6° 43' 17"E	40.12
L35	S11° 18' 08"W	50.31
L36	S4° 19' 10"W	23.12
L37	N83° 28' 41"W	79.81
L38	N61° 53' 32"W	39.86
L39	N18° 45' 56"W	1.15
L40	N74° 11' 23"E	25.64
L41	N73° 39' 26"W	44.75
L42	N66° 35' 14"W	45.91
L43	N64° 18' 11"W	45.86
L44	N54° 28' 55"W	18.00
L45	N86° 39' 03"W	53.76
L46	N86° 39' 03"W	1.40
L47	N86° 39' 03"W	25.37
L48	N86° 39' 03"W	82.28
L49	S3° 22' 30"W	18.67
L50	N86° 37' 30"W	20.02
L51	N3° 22' 30"E	17.72
L52	N3° 22' 30"E	59.24

SAM
SAM SURVEYING & MAPPING, LLC
312 GOVERNMENT AVE., SUITE 1, NICEVILLE, FLORIDA 32578
L867908 P 850.678.9932 F 850.476.8677

EMBERS RIDGE

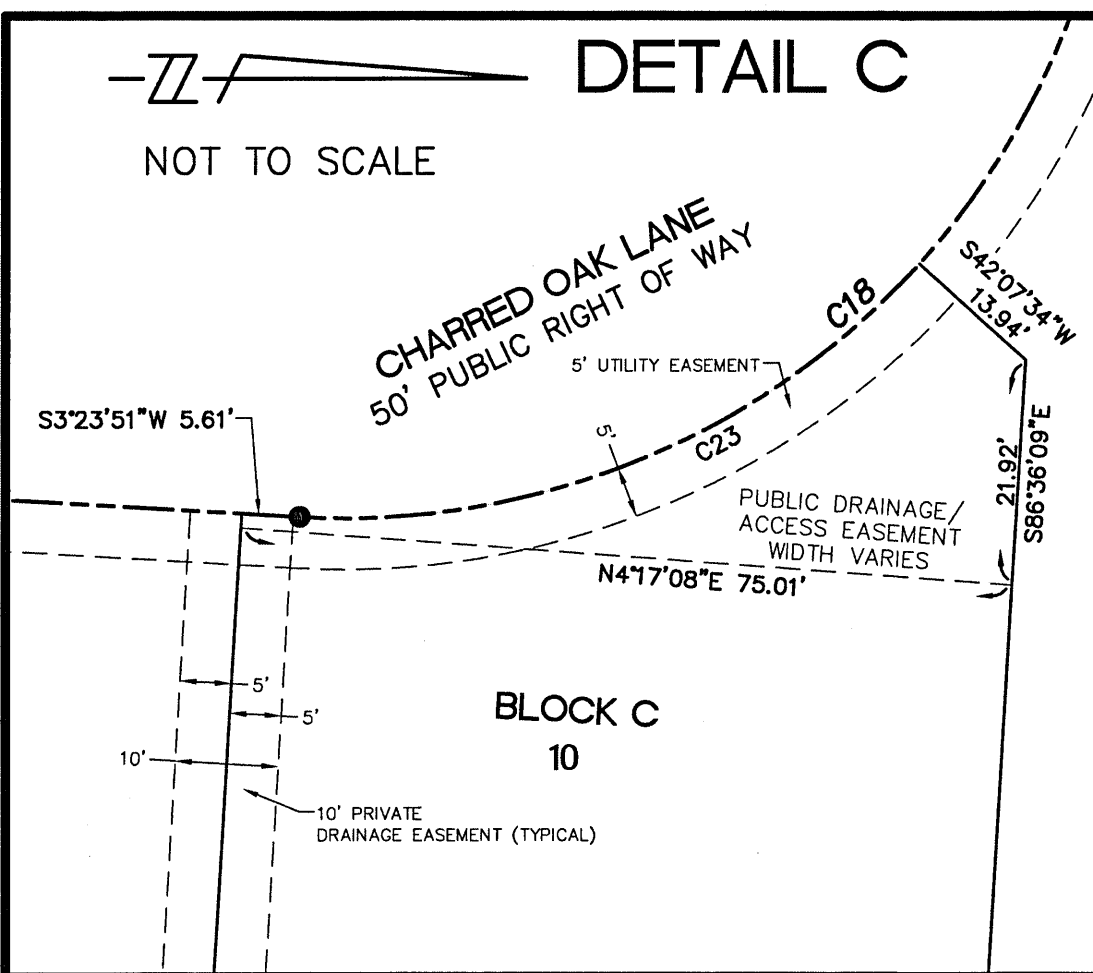
RESTRICTIVE COVENANTS
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SUBDIVISION OF EMBERS RIDGE

A 62 LOT RESIDENTIAL SUBDIVISION SECTION 38, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA MARCH, 2021

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ABBREVIATIONS AND SYMBOLS

BSL	= BUILDING SETBACK LINE
CM	= SET CONCRETE MONUMENT "LB 7908 PRM"
IP	= UNLESS OTHERWISE NOTED
IR	= FOUND IRON PIPE
IRAC	= FOUND IRON ROD
	= SET IRON ROD & CAP "SAM LLC LB 7908"
	= UNLESS OTHERWISE NOTED
	= SET IRON ROD & ALUMINUM CAP
	"SAM LLC LB 7908 PCP"
N&O	= SET NAIL & DISK "SAM LLC LB 7908 PCP"
HOA	= UNLESS OTHERWISE NOTED
LB	= HOMEOWNERS ASSOCIATION
N/P	= SURVEYING AND MAPPING BUSINESS
N.R.	= NOW OR FORMERLY
O.R.	= NON-RADIAL
P.C.	= OFFICIAL RECORDS BOOK
P.I.	= POINT OF CURVATURE
P.T.	= POINT OF INFLECTION
PCP	= POINT OF TANGENCY
PM	= PERMANENT CONTROL POINT
S.F.	= PERMANENT REFERENCE MONUMENT
(D)	= SQUARE FEET
(F)	= VALUE DERIVED FROM DEEDS OF
(P)	= RECORD OR DESCRIPTIONS PROVIDED
	= VALUE DERIVED FROM FIELD SURVEY
	= VALUE DERIVED FROM PLAT
	= WETLANDS

NOTE:

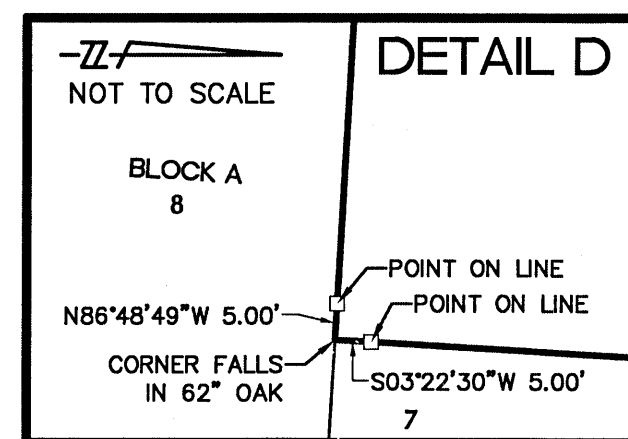
THERE EXISTS A 5' UTILITY EASEMENT ACROSS BLOCK A, BLOCK B, BLOCK C, BLOCK D LOTS 2 THROUGH 9, BLOCK E, AND PARCEL B.

THERE EXISTS A 5' UTILITY EASEMENT ACROSS THE SOUTH LINE OF LOT 1, BLOCK D, AND ACROSS THE NORTH LINE OF LOT 10, BLOCK D.

THERE EXISTS A 5' UTILITY EASEMENT AND A PUBLIC DRAINAGE/ACCESS EASEMENT ACROSS THE WEST LINES OF LOT 1 AND LOT 10, BLOCK D.

POINT OF COMMENCEMENT

1" IRON PIPE IN PAVEMENT OF MILLVIEW RD, NW CORNER OF THE NE 1/4 OF SECTION 38 (DEED - POINT NOT FOUND), TOWNSHIP 1 SOUTH, RANGE 31 WEST



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S88° 39' 03"E	50.00	L30	S88° 14' 43"E	41.49
L2	N86° 39' 03"W	50.00	L31	S12° 20' 52"E	39.81
L3	N86° 36' 09"W	54.90	L32	S63° 40' 20"E	43.77
L4	N86° 41' 50"W	25.00	L33	S60° 11' 49"E	34.03
L5	N86° 41' 50"W	25.00	L34	S6° 43' 17"E	40.12
L6	N86° 41' 50"W	25.00	L35	S11° 18' 08"W	50.31
L7	N86° 41' 50"W	25.00	L36	S4° 19' 10"W	23.12
L8	N83° 28' 41"W	31.56	L37	N83° 28' 41"W	79.81
L9	N61° 53' 32"W	31.07	L38	N61° 53' 32"W	39.86
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L11	N18° 45' 56"W	9.47	L40	N74° 11' 23"E	25.64
L12	S74° 11' 23"W	35.56	L41	N73° 39' 26"W	44.75
L13	N73° 39' 26"W	39.50	L42	N66° 35' 14"W	45.91
L14	N66° 35' 14"W	44.68	L43	N64° 18' 11"W	45.86
L15	N64° 18' 11"W	44.27	L44	N54° 28' 55"W	18.00
L16	N54° 28' 55"W	44.67			
L17	N13° 52' 34"W	30.01			
L18	N10° 56' 01"E	41.09			
L19	N22° 05' 25"E	44.13			
L20	N84° 30' 13"E	48.69			
L21	S75° 51' 06"E	46.39			
L22	S24° 15' 37"W	33.95			
L23	S67° 34' 00"W	22.02			
L24	S27° 31' 42"W	32.23			
L25	S35° 23' 03"E	26.45			
L26	S76° 45' 56"E	19.22			
L27	N58° 39' 19"E	27.55			
L28	N3° 56' 01"E	55.83			
L29	N43° 32' 31"E	23.96			

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00	89°58'27"	39.26	S48°21'43"W	35.35
C2	25.00	90°01'33"	39.28	S41°38'17"E	35.36
C3	25.00	89°58'39"	39.26	S41°36'49"E	35.35
C4	25.00	90°01'21"	39.28	S48°23'11"W	35.36
C5	25.00	90°00'00"	39.27	S48°23'51"W	35.36
C6	50.00	90°00'00"	78.54	S48°23'51"W	70.71
C7	75.00	90°00'00"	117.81	S48°23'51"W	106.07
C8	25.00	90°00'00"	39.27	S41°36'09"E	35.36
C9	25.00	90°00'00"	39.27	S48°23'51"W	35.36
C10	25.00	90°00'00"	39.27	S41°36'09"E	35.36
C11	25.00	90°00'00"	39.27	S48°23'51"W	35.36
C12	25.00	90°00'00"	39.27	N41°36'09"W	35.36
C13	25.00	90°00'00"	39.27	N48°23'51"E	35.36
C14	25.00	90°00'00"	39.27	N41°36'09"W	35.36
C15	25.00	90°00'00"	39.27	N48°23'51"E	35.36
C16	25.00	90°00'00"	39.27	N41°36'09"W	35.36
C17	50.00	90°00'00"	78.54	N41°36'09"W	70.71
C18	75.00	90°00'00"	117.81	N41°36'09"W	106.07
C19	25.00	61°36'59"	26.89	S34°11'00"W	25.61
C20	25.00	61°40'06"	26.91	S27°27'33"E	25.63
C21	75.00	25°15'31"	33.06	S80°46'06"W	32.80
C22	75.00	64°44'29"	84.75	S35°46'06"W	80.31
C23	75.00	51°16'18"	67.11	N22°14'17"W	64.90
C24	75.00	38°43'42"	50.70	N67°14'17"W	49.74

NOTE: WETLANDS TO BE FILLED ONLY WITH APPROPRIATE BUILDING PERMITS ARE OBTAINED FOR DWELLINGS. (NOT PART OF PARCEL A.)

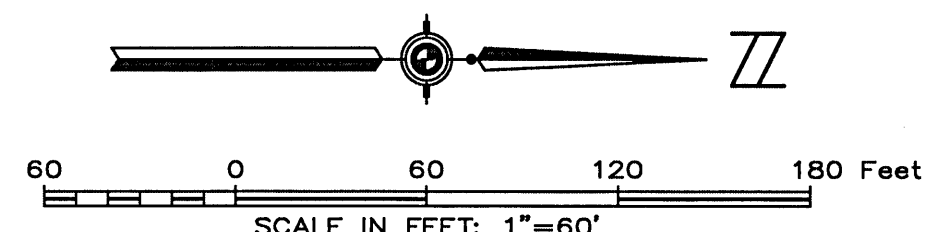
NO DISTURBANCE OF ANY KIND IS TO TAKE PLACE WITHIN THE WETLAND OR WETLAND BUFFER. NO HEAVY EQUIPMENT OR MACHINERY ARE TO OPERATE OR BE STORED WITHIN THE WETLAND OR WETLAND BUFFER. (PARCEL A.)

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

HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA NORTH ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) VIRTUAL REFERENCE STATION (VRS) SOLUTION, BASED ON REAL TIME KINEMATIC (RTK) OBSERVATIONS TAKEN ON MAY 23, 2018.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID12B), REFERENCED TO FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK 48-11-H01V, HAVING AN ELEVATION OF 89.34'.

STATE PLANE COORDINATE TABLE								
Point	Northing	Easting	Elevation	Latitude	Longitude	Scale Factor	Convergence Angle	Elevation Factor
A	547761.0559	1080394.2906	94.156	N30° 28' 33.5476"	W87° 19' 10.1008"	0.99996289	-1° 25' 00.6886"	0.999999821
B	546472.8752	1080317.5030	92.744	N30° 28' 20.7820"	W87° 19' 10.6141"	0.99996256	-1° 25' 00.9465"	0.999999899
C	547794.6558	1079820.1312	92.307	N30° 28' 33.7395"	W87° 19' 16.6697"	0.99996290	-1° 25' 03.9896"	0.999999991



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RESTRICTIVE COVENANTS
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PLAT BOOK

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