

DESCRIPTION:

KNOW ALL PERSONS BY THESE PRESENTS THAT ANTIETAM OWNERS ASSOCIATION INC., A FLORIDA NON-PROFIT CORPORATION, THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT 'A', ANTIETAM PHASE 1, AS SHOWN IN PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 19, PAGES 66, 66A, 66B AND 66C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA.

AND

PARCEL G, ANTIETAM PHASE 3, AS SHOWN IN PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 20, PAGES 13, 13A, 13B AND 13C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE NORTHEAST CORNER OF TRACT 'A', ANTIETAM PHASE 1, AS SHOWN IN PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 19, PAGES 66, 66A, 66B AND 66C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 13.64 FEET, (CHORD BEARS SOUTH 68 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 13.64 FEET) TO A 4" X 4" CONCRETE MONUMENT (P.R.M. L.B. #8011); THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 7.91 FEET, (CHORD BEARS SOUTH 65 DEGREES 38 MINUTES 08 SECONDS WEST, A DISTANCE OF 7.91 FEET) TO A 4" X 4" CONCRETE MONUMENT (P.R.M. L.B. #8011); THENCE RUN SOUTH 64 DEGREES 30 MINUTES 08 SECONDS WEST, A DISTANCE OF 243.70 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE NORTHWEST CORNER OF PARCEL G, ANTIETAM PHASE 3, AS SHOWN IN PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 20, PAGES 13, 13A, 13B AND 13C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 52 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE SOUTHWEST CORNER OF SAID PARCEL G; THENCE RUN NORTH 64 DEGREES 30 MINUTES 08 SECONDS EAST, A DISTANCE OF 34.50 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE SOUTHEAST CORNER OF SAID PARCEL G; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 52 SECONDS EAST, A DISTANCE OF 4.28 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT 'A'; THENCE RUN NORTH 54 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF 24.12 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN NORTH 64 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 32.48 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN NORTH 80 DEGREES 33 MINUTES 09 SECONDS EAST, A DISTANCE OF 21.83 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 11.15 FEET, (CHORD BEARS SOUTH 88 DEGREES 48 MINUTES 10 SECONDS EAST, A DISTANCE OF 11.08 FEET) TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN SOUTH 78 DEGREES 09 MINUTES 28 SECONDS EAST, A DISTANCE OF 36.97 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN SOUTH 54 DEGREES 29 MINUTES 16 SECONDS EAST, A DISTANCE OF 4.64 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE SOUTHEAST CORNER OF SAID TRACT 'A'; THENCE RUN NORTH 00 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 72.11 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN NORTH 22 DEGREES 53 MINUTES 14 SECONDS EAST, A DISTANCE OF 84.84 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN NORTH 00 DEGREES 10 MINUTES 18 SECONDS WEST, A DISTANCE OF 43.52 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.66 ACRES, MORE OR LESS, AND LIES IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT ANTIETAM OWNERS ASSOCIATION INC., A FLORIDA NON-PROFIT CORPORATION, BEING THE OWNER OF ANTIETAM SHOWN HEREON, HEREBY DEDICATES SAID LANDS 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 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 TRACT 'Y' IS HEREBY DEDICATED TO THE ANTIETAM OWNERS ASSOCIATION, INC. AND SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE ANTIETAM OWNER'S ASSOCIATION, INC.

ANTIETAM OWNERS ASSOCIATION INC.

BY: AS ITS:

WITNESS #1 WITNESS #2

PRINT NAME PRINT NAME

ACKNOWLEDGEMENT TO DEDICATION:

STATE OF ALABAMA, COUNTY OF BALDWIN

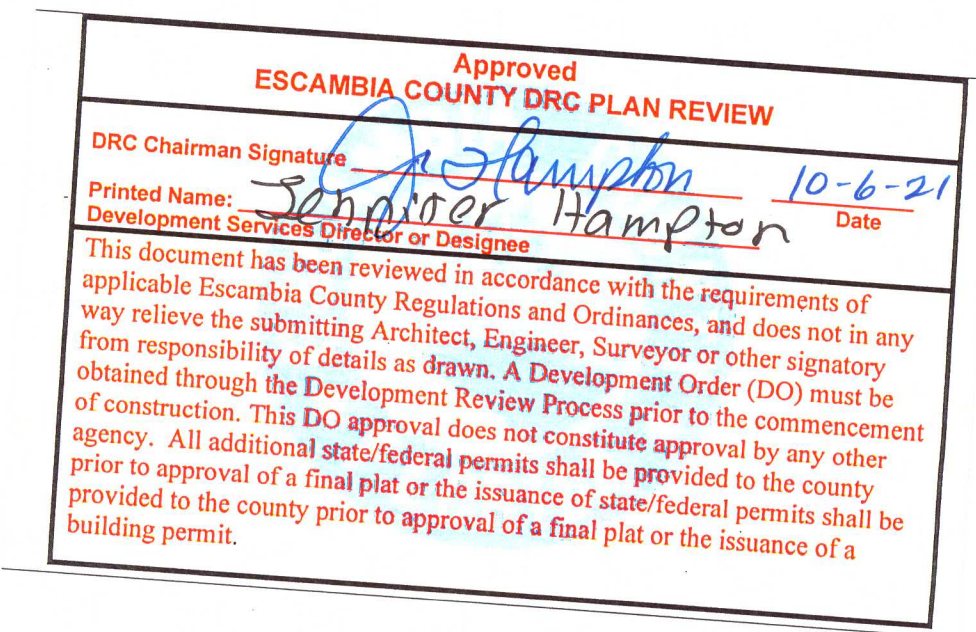
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SAM KEARNS, THE DIRECTOR OF ANTIETAM OWNERS ASSOCIATION INC., A FLORIDA NON-PROFIT CORPORATION, OWNER OF THE PROPERTY SHOWN HEREON, PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH, GIVEN UNDER MY HAND AND SEAL THIS DAY OF 2021.

NOTARY PUBLIC, STATE OF ALABAMA

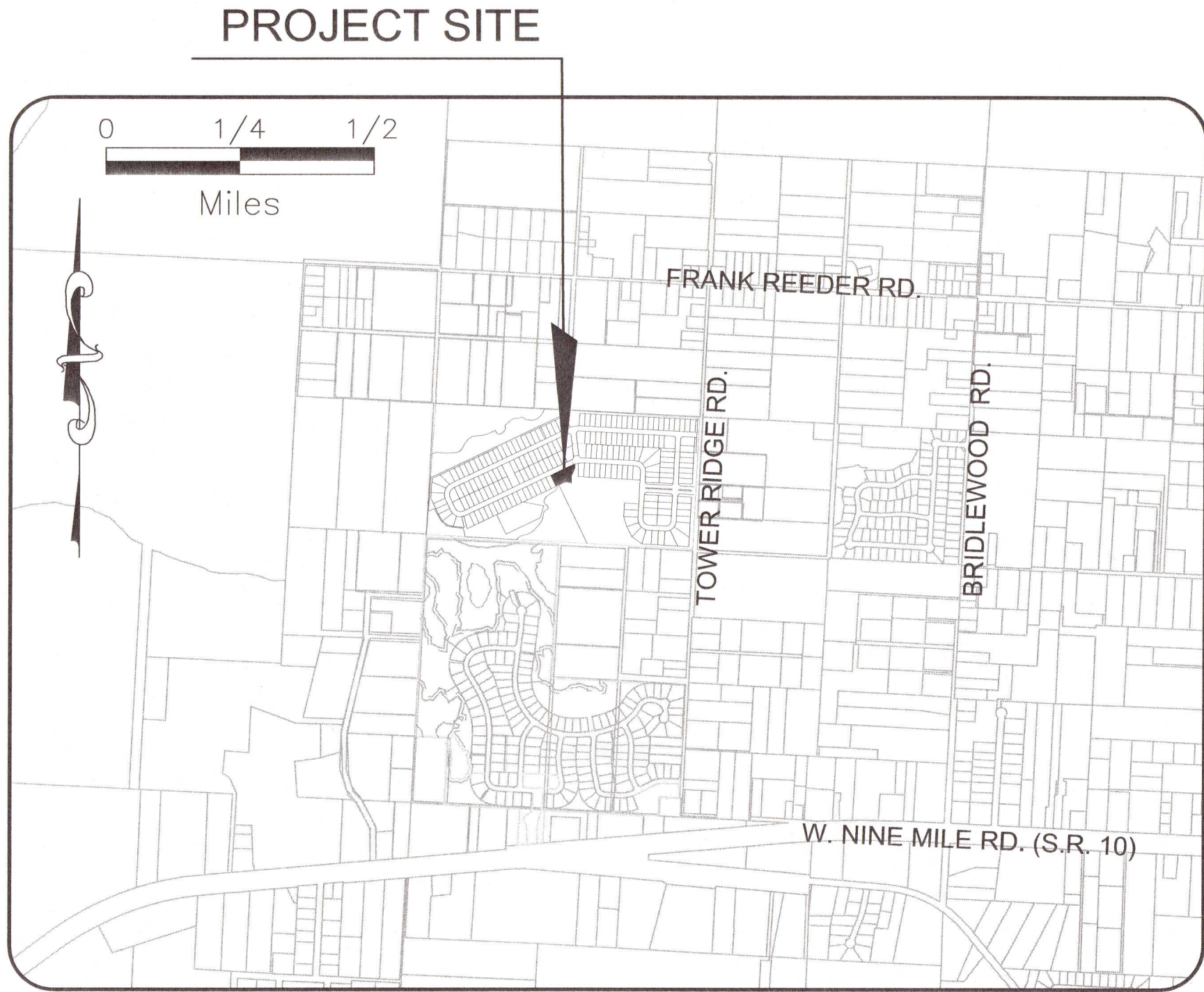
MY COMMISSION EXPIRES

SPECIAL NOTE:

ALL WETLANDS, WETLAND BUFFERS, AND CONSERVATION EASEMENT AREAS SHALL REMAIN UNIMPAIRED AND IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES.



FINAL PLAT OF
ANTIETAM
REPLAT OF PHASE 1 AND PHASE 3
BEING A REPLAT OF TRACT "A" OF ANTIETAM PHASE 1,
RECORDED AT PLAT BOOK 19, PAGES 66, 66A, 66B & 66C AND
PARCEL G OF ANTIETAM PHASE 3,
RECORDED AT PLAT BOOK 20, PAGES 13, 13A, 13B & 13C
A PLANNED UNIT DEVELOPMENT
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST
ESCAMBIA COUNTY, FLORIDA
SEPTEMBER 2021



LOCATION MAP
SCALE: 1 INCH = 1/4 MILE

OWNER/DEVELOPER:

ANTIETAM OWNERS ASSOCIATION
INC., A FLORIDA NON-PROFIT
CORPORATION
501 COMMENDENCIA ST
PENSACOLA, FL 32502
PHONE: 251.625.1198

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 EARNST 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: WITNESS #1
NAME: WITNESS #2
AS ITS:

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

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:

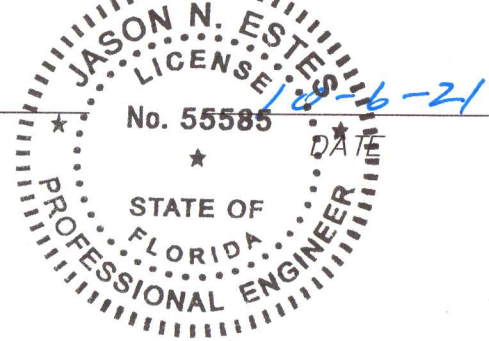
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA ON THIS DAY OF 2021.

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 REPLAT OF PHASE 1 AND PHASE 3.

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 III

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.

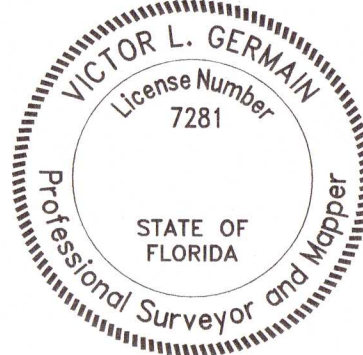
PAM CHILDERS, CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, "ANTIETAM REPLAT OF PHASE 1 AND 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 6TH DAY OF OCTOBER, 2021.

BY: 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
139 E GOVERNMENT STREET PENSACOLA,
FLORIDA 32502

INDEX OF SHEETS:

1. DEDICATION AND CERTIFICATE SHEET
2. KEY MAP AND PLAT BOUNDARY INFORMATION

DECLARATION OF COVENANTS FILED IN
OFFICIAL RECORDS BOOK, PAGE.

SHEET 1 OF 2

PLAT BOOK

PAGE

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.

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)

FINAL PLAT OF ANTIETAM

REPLAT OF PHASE 1 AND PHASE 3

BEING A REPLAT OF TRACT "A" OF ANTIETAM PHASE 1,
RECORDED AT PLAT BOOK 19, PAGES 66, 66A, 66B & 66C AND
PARCEL G OF ANTIETAM PHASE 3,

RECORDED AT PLAT BOOK 20, PAGES 13, 13A, 13B & 13C

A PLANNED UNIT DEVELOPMENT

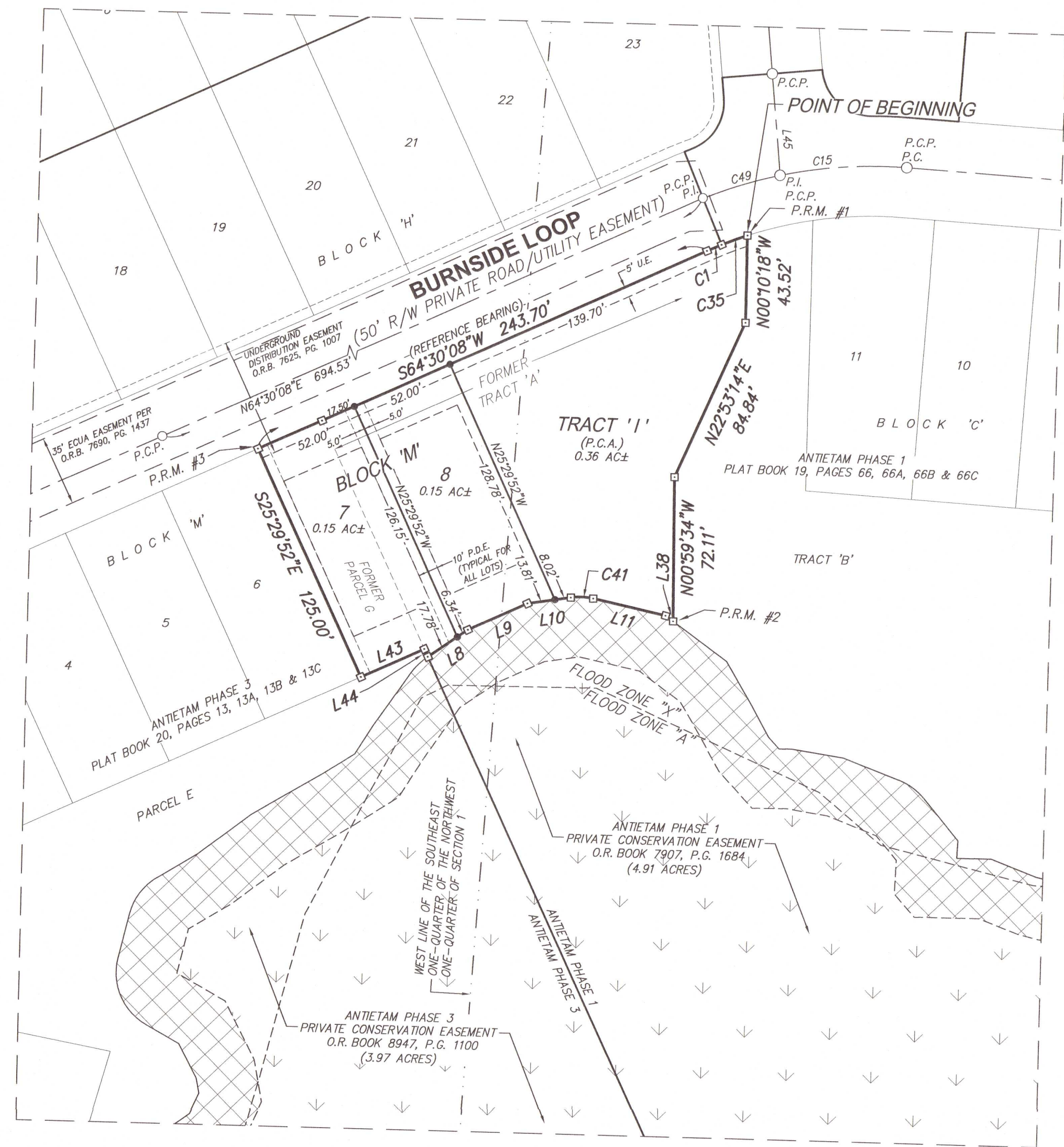
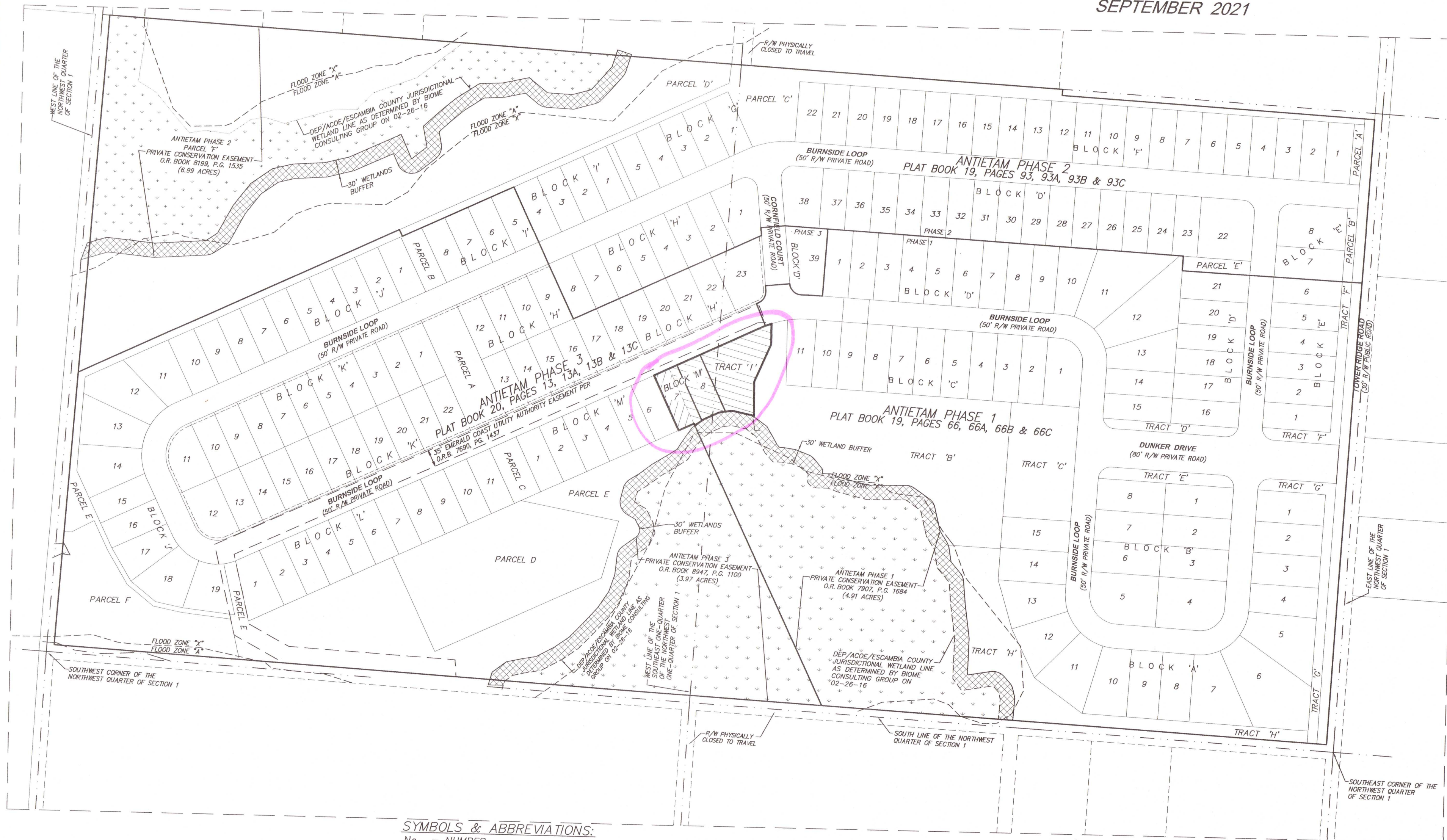
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST

ESCAMBIA COUNTY, FLORIDA

SEPTEMBER 2021

LINE	BEARING	DISTANCE
L8	N54°23'11"E	24.12'
L9	N64°21'47"E	32.48'
L10	N80°33'09"E	21.83'
L11	S78°09'28"E	36.97'
L38	S54°29'16"E	4.64'
L43	N64°30'08"E	34.50'
L44	S25°29'52"E	4.28'
L45	N05°55'49"W	50.83'

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING
C1	7.91'	200.00'	2°15'59"	7.91'	N65°38'08"E
C15	6.336'	225.00'	16°08'02"	6.315'	N85°02'06"E
C35	13.64'	200.00'	3°54'26"	13.64'	S88°48'10"E
C41	11.15'	30.00'	21°17'23"	11.08'	N07°10'18"W
C49	40.05'	225.00'	10°11'58"	40.00'	N71°52'06"E

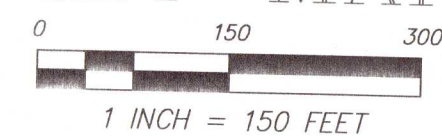


SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
= NUMBER
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
O.R. = OFFICIAL RECORDS
± = MORE OR LESS
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.C.P. = PERMANENT CONTROL POINT
B.S.L. = BUILDING SETBACK LINE
S.W.M.F. = STORMWATER MANAGEMENT FACILITY
P.C.A. = PRIVATE COMMON AREA
P.D.E. = PRIVATE DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION
ECUA = EMERALD COAST UTILITY AUTHORITY
N.T.S. = NOT TO SCALE
A.C.O.E. = ARMY CORPS OF ENGINEERS
F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
P.R.M. = PERMANENT REFERENCE MONUMENT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
C.O.R.S. = CONTINUOUSLY OPERATING REFERENCE STATIONS
P.C.L.A. = PENSACOLA
H.D.M.U. = HIGH DENSITY MIXED USE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM OF 1988
N.A.D. = NORTH AMERICAN DATUM
V.R.S. = VERTICAL REFERENCE STATION
U.S.P.S. = UNITED STATES POSTAL SERVICE
4" X 4" CONCRETE MONUMENT STAMPED P.R.M. (L.B. #8011)
SET 5/8" CAPPED IRON ROD (L.B. #8011)
PERMANENT CONTROL POINT (L.B. #8011)
BREAKLINE

- 30' WETLAND BUFFER
WETLANDS
PARCEL "G"
TRACT "A"

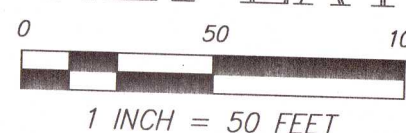
KEY MAP



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 1983/1990, U.S. SURVEY FEET, PER FDOT CORRS "PCLA".
- SOURCE OF INFORMATION: SUBDIVISION PLAT OF ANTIETAM PHASE 1, RECORDED IN PLAT BOOK 19, PAGES 66, 66A, 66B AND 66C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; SUBDIVISION PLAT OF ANTIETAM PHASE 2, RECORDED IN PLAT BOOK 19, PAGES 93, 93A, 93B AND 93C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; SUBDIVISION PLAT OF ANTIETAM PHASE 3, RECORDED IN PLAT BOOK 20, PAGES 13, 13A, 13B AND 13C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; DEEDS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS SHOWN HEREON.
- ENVIRONMENTAL WETLAND LINES SHOWN HEREON HAVE BEEN DETERMINED BY BIOME CONSULTING GROUP.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- CURRENT ZONING: HDMU
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988, PER FDOT CORRS "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.
- 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.

REPLAT



STATION	NORTHING (FT)	EASTING (FT)	SCALE FACTOR	CONVERGENCE	LATITUDE	LONGITUDE	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR
PRM-1	573836.61	1052632.48	0.9999702	-01°27'44"	N30°32'44.6625"	W87°24'34.8569"	103.79'	0.9999950	0.9999652
PRM-2	573642.80	1052600.88	0.9999701	-01°27'44"	N30°32'42.7369"	W87°24'35.1615"	89.10'	0.9999957	0.9999658
PRM-3	573723.41	1052392.60	0.9999701	-01°27'45"	N30°32'43.4818"	W87°24'37.5662"	98.32'	0.9999953	0.9999654

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

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 UNIMPAIRED AND IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES.

GEODETIC NOTE:

ALL GEOGRAPHIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO NAD 83 (1990) 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.

Dewberry
CERTIFICATE OF AUTHORIZATION No. LB 8011
139 E GOVERNMENT STREET PENSACOLA,
FLORIDA 32502

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

SURVEYOR:

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