



RECORD PLAT OF SCHOONER LANDING

OWNER/DEVELOPER:

HOLIDAY BUILDERS, INC.
2293 W. EAU GALLEE BLVD.
MELBOURNE, FL 32935
(407) 745-3733

SURVEYOR:

E. WAYNE PARKER
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

ENGINEER:

HAMMOND ENGINEERING, INC.
THOMAS G. HAMMOND, JR.
PROFESSIONAL ENGINEER
3802 NORTH "S" STREET
PENSACOLA, FL 32505
(850) 434-2603

A 25 LOT PUBLIC RESIDENTIAL SUBDIVISION, BEING A REPLAT OF
LOTS 26, 29, AND 31-36, BLOCK 29 OF A PORTION OF "GULF BEACH MANOR SECTION ONE" PLAT BOOK 1, PAGE 16A
ALSO BEING A PORTION OF LOTS 38, 50 AND 51 "MAP OF BAYREUTH" PLAT DEED BOOK 74, PAGE 100
BEING A PORTION OF SECTION 4, TOWNSHIP-3-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA
ZONED: MDR, FUTURE LAND USE: MU-U
JULY 2021



LEGAL DESCRIPTION:

LOTS 26 AND 29, BLOCK 29, (LESS AND EXCEPT THE EAST 44 FEET OF THE SOUTH 100 FEET OF BLOCK 29),
GULF BEACH MANOR SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE
16A, OF THE PUBLIC RECORDS OF SAID COUNTY.
AND ALSO
LOTS 31, 32, 33, 34, 35 AND 36, BLOCK 29, GULF BEACH MANOR SECTION ONE, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 16A, OF THE PUBLIC RECORDS OF SAID COUNTY.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 4, TOWNSHIP-3-SOUTH,
RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 20' SETBACK
REAR YARD: 20' SETBACK
SIDE YARD: ON EACH SIDE, FIVE FEET OR 10 PERCENT OF
THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER
IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.
ADDITIONALLY, SIDE YARD SETBACKS SHALL NOT OVERLAP
DRAINAGE/ACCESS EASEMENTS.

NOTE:

WETLANDS AND WETLAND BUFFERS SHALL
REMAIN IN THEIR NATURAL, VEGETATED STATE.
ALL STRUCTURES, LAND DISTURBING ACTIVITIES
OR OTHER FEATURES SHALL REMAIN OUTSIDE OF
THESE JURISDICTIONAL AREAS.

SURVEYOR'S NOTES:

- THE NORTH ARROW AND FIELD BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF NORTH 64 DEGREES 40 MINUTES 16 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY LINE OF LOT 28, BLOCK 29 "GULF BEACH MANOR SECTION ONE" AND BEING ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE, LAMBERT PROJECTION, RELATIVE TO NAD 83 (2011), USING THE TRIMBLE VRSNOW G.P.S. NETWORK.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED; THE RECORD PLAT OF "GULF BEACH MANOR" AS RECORDED IN PLAT BOOK 1, AT PAGE 16, AND "MAP OF BAYREUTH" AS RECORDED IN PLAT DEED BOOK 74, PAGE 100, AND TO EXISTING FIELD MONUMENTATION.
- A TITLE SEARCH REPORT WAS PROVIDED TO MERRILL PARKER SHAW, INC., BY ATTORNEYS' TITLE FUND SERVICES, LLC, FILE NUMBER: 1036376, DATED: MARCH 13, 2021 FOR THE SUBJECT PROPERTY. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF SECTION 177.091 (28) FLORIDA STATUTES.
- THERE SHALL BE A 10 FOOT PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES, BEING 5 FOOT ON EACH SIDE OF SAID LINE, FENCES AND OTHER STRUCTURES SHALL NOT IMPEDE STORMWATER FLOW.
- FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENT (PUBLIC OR PRIVATE). THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- LOT 1 AND 2, BLOCK 8 AND LOTS 1,2,3,4 AND 5 BLOCK C ARE LIMITED TO ONE (1) SINGLE FAMILY DWELLING PER INDIVIDUAL LOT. THE ABOVE LOTS ARE LOCATED IN THE APD1 AP22 AREA WHICH ALLOWS ONLY 3 DWELLING UNITS PER ACRE. THE AREA SOUTH OF THE APD1/APD2 BOUNDARY ON LOT 5 BLOCK C IS ALLOWED NO RESIDENTIAL DENSITY IN THIS AREA.

Approved
ESCAMBIA-COUNTY DZC PLAN REVIEW
DRC Chairman Signature: *J. Hampton* 7-7-21
Printed Name: *Jonathan Hampton*
Development Services Director
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 state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.

CERTIFICATE OF ATTORNEY:

I, STEPHEN MOORHEAD, AS A MEMBER OF THE FLORIDA BAR, AND ON BEHALF OF THE OWNER, 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 CHAPTER 2, ARTICLE 5 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

SIGNED THIS _____ DAY OF _____, 2021.

STEPHEN MOORHEAD

ENGINEER'S CERTIFICATE:

I, THOMAS HAMMOND JR., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR SCHOONER LANDING, THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

THOMAS HAMMOND, P.E.
FLORIDA REGISTRATION NO. 54574
FLORIDA C.A. NO. 9130

SEAL

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 COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

JOSEPH BARRETT, P.S.M., COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION NO. 6260

SEAL

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HOLIDAY BUILDERS, INC., (OWNER), AND FIFTH THIRD BANK (MORTGAGEE) OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, KNOWN AS SCHOONER LANDING, HEREBY DEDICATE TO THE PUBLIC: ALL PUBLIC RIGHT-OF-WAYS, PUBLIC PARCEL "A" (WET DETENTION POND), PUBLIC PARCEL "B" (WET DETENTION POND), PUBLIC RIGHT-OF-WAY PARCEL "C", AND ALL PUBLIC DRAINAGE AND ACCESS EASEMENTS; AND FURTHER DEDICATE UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, AND FURTHER DEDICATE TO THE SCHOONER LANDING OF PENSACOLA HOMEOWNERS ASSOCIATION, INC.: PRIVATE PARCEL "D" (MAIL KIOSK), PRIVATE PARCEL "E" (WETLANDS AND WETLANDS BUFFER), PRIVATE PARCEL "F" (WETLANDS AND WETLANDS BUFFER) AND ALL SIGN EASEMENTS, AS DESIGNATED ON THIS PLAT, AND HEREBY REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

HOLIDAY BUILDERS, INC.

WITNESS: _____

PRINT NAME: _____

RICHARD FADIL, EVP. CFO.

WITNESS: _____

PRINT NAME: _____

FIFTH THIRD BANK

WITNESS: _____

PRINT NAME: _____

TALLEY MANNE, SENIOR VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY RICHARD FADIL, EXECUTIVE VICE PRESIDENT, CHIEF FINANCIAL OFFICER OF HOLIDAY BUILDERS, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

(SEAL)

SIGNATURE OF NOTARY PUBLIC _____

PRINT NAME: _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF FLORIDA

PERSONALLY KNOWN: _____

OF PRODUCED IDENTIFICATION: _____

TYPE OF IDENTIFICATION PRODUCED: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY TALLEY MANNE, SENIOR VICE PRESIDENT OF FIFTH THIRD BANK, AN OHIO BANKING CORPORATION, ON BEHALF OF THE CORPORATION.

(SEAL)

SIGNATURE OF NOTARY PUBLIC _____

PRINT NAME: _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF _____

PERSONALLY KNOWN: _____

OF PRODUCED IDENTIFICATION: _____

TYPE OF IDENTIFICATION PRODUCED: _____

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

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

PAM CHILDERS

CLERK OF THE CIRCUIT COURT

SEAL

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS 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

SEAL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177.011 - 177.151 FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT THE BOUNDARY INFORMATION ON THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS / STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED THIS 7TH DAY OF JULY, 2021.

E. Wayne Parker
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
(FLORIDA LICENSE REGISTRATION NO. 3683, I.B. NO. 7174)
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923



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.

RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK _____, PAGE(S) _____

SHEET 1 OF 2 SHEETS

PLAT BOOK _____, PAGE _____



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ZONED: MDR, FUTURE LAND USE: MU-U
JULY 2021

OWNER/DEVELOPER:

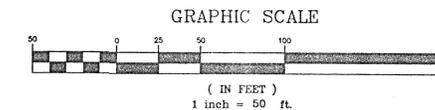
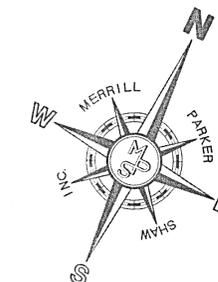
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LEGAL DESCRIPTION:

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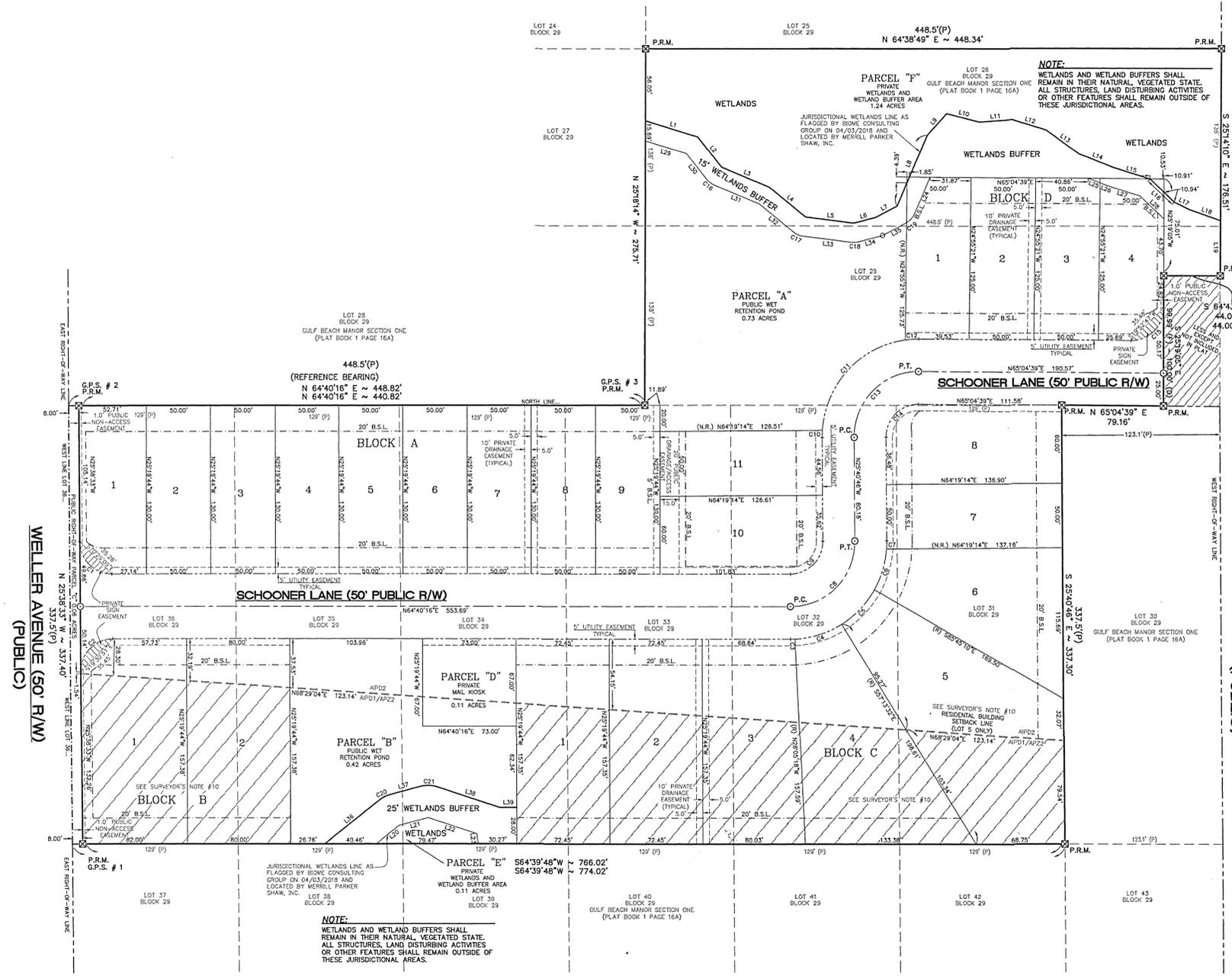
THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 4, TOWNSHIP-3-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

LINE	BEARING	LENGTH
L1	N81°44'00"E	42.91'
L2	S82°11'42"E	30.29'
L3	N82°21'00"E	40.12'
L4	S76°30'11"E	46.56'
L5	N71°54'03"E	37.57'
L6	N49°48'00"E	17.60'
L7	N36°40'25"E	19.03'
L8	N02°05'22"W	60.15'
L9	N16°34'04"E	22.44'
L10	N70°31'37"E	26.22'
L11	N60°22'20"E	25.10'
L12	N81°40'58"E	27.92'
L13	S72°12'19"E	31.93'
L14	N86°15'19"E	28.16'
L15	N81°55'27"E	30.40'
L16	S71°30'36"E	26.06'
L17	S82°34'48"E	13.62'
L18	N84°11'32"E	25.48'
L19	S25°14'10"E	42.56'
L20	N26°25'02"E	22.47'
L21	N40°33'34"E	23.60'
L22	N82°49'40"E	40.00'
L23	S32°48'33"E	7.43'
L24	N02°28'33"E	30.29'
L25	N86°15'09"E	4.80'
L26	N86°15'09"E	5.47'
L27	N81°55'27"E	27.43'
L28	S71°30'36"E	25.97'
L29	N81°44'00"E	33.67'
L30	S83°11'42"E	29.65'
L31	N82°21'00"E	37.43'
L32	S76°00'21"E	34.37'
L33	N71°54'03"E	37.57'
L34	N49°48'00"E	17.60'
L35	N36°40'25"E	19.03'
L36	N26°25'02"E	54.28'
L37	N49°15'42"E	23.60'
L38	N82°49'40"E	59.62'
L39	N64°40'16"E	13.40'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.13	25.00	89°41'11"	S70°29'09"E	35.26
C2	39.41	25.00	90°18'49"	S19°30'51"W	35.45
C3	36.14	75.00	2°45'34"	N63°17'23"E	3.61
C4	36.14	75.00	2°09'13"	N47°20'35"E	37.73
C5	37.34	75.00	28°31'58"	N18°30'39"E	36.96
C6	32.87	75.00	25°06'41"	N08°18'30"W	32.61
C7	6.30	75.00	4°48'56"	N23°16'19"W	6.30
C8	78.85	50.00	90°21'02"	N19°29'45"E	70.93
C9	39.42	25.00	90°21'02"	N19°29'45"E	35.46
C10	5.45	75.00	4°03'36"	S23°35'58"E	5.44
C11	102.85	75.00	78°34'19"	S17°45'59"W	94.58
C12	10.50	75.00	80°11'11"	S61°03'54"W	10.50
C13	79.20	50.00	90°45'28"	S19°41'57"W	71.18
C14	39.60	25.00	90°45'28"	S19°41'57"W	35.50
C15	39.44	25.00	90°23'44"	N19°52'47"E	35.48
C16	7.52	15.00	28°44'35"	S78°14'04"E	7.45
C17	8.40	15.00	42°05'36"	N87°06'51"E	8.39
C18	5.74	15.00	21°50'42"	N69°56'11"E	5.71
C19	10.15	15.00	38°45'36"	N17°17'37"E	9.95
C20	10.06	25.00	23°03'42"	S38°01'43"W	9.99
C21	14.52	25.00	33°16'07"	S66°11'37"W	14.31

LEGEND:

- 4" x 4" CONCRETE MONUMENT, NUMBERED, 7174L.B. P.R.M.
- NAL AND DISK, NUMBERED 7174L.B. P.C.P.
- AP01 ~ AIRFIELD INFLUENCE PLANNING DISTRICT 1
- AP02 ~ AIRFIELD INFLUENCE PLANNING DISTRICT 2
- AP22 ~ AIRFIELD POTENTIAL ZONE 2
- P.T. ~ POINT OF TANGENCY
- P.C.P. ~ PERMANENT CONTROL POINT
- P.T. ~ POINT OF TANGENCY
- P.C. ~ POINT OF CURVATURE
- B.S.L. ~ BUILDING SETBACK LINE
- GPS ~ GLOBAL POSITIONING SYSTEM
| (P) | ~ PLATTED INFORMATION |
| (C) | ~ CURVE NUMBER |
| R/W | ~ RIGHT-OF-WAY |
| P.R.M. | ~ PERMANENT REFERENCE MONUMENT |
| L.B. | ~ LICENSED BUSINESS |
| (NR) | ~ NON-RADIAL |
| (R) | ~ RADIAL |
| C.A. | ~ CERTIFICATE OF AUTHORIZATION |
| EVP | ~ EXECUTIVE VICE PRESIDENT |
| CFO | ~ CHIEF FINANCIAL OFFICER |
| OBS | ~ OBSERVATION |



HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE

STATION	NORTHING (FT)	EASTING (FT)	LATITUDE NORTH	LONGITUDE WEST	SCALE FACTOR (COMBINED)	CONVERGENCE	ELEVATION	SOURCE
GPS-1	509721.7215	1075216.0046	30°22'15.8661"	87°19'58.4590"	0.99995473	-01°25'24.99"	21.23'	GPS OBS
GPS-2	510025.8906	1075069.9930	30°22'18.8400"	87°20'00.7170"	0.99995478	-01°25'25.87"	22.76'	GPS OBS
GPS-3	510214.4813	1074483.4342	30°22'20.8042"	87°19'55.7179"	0.99995482	-01°25'23.61"	21.76'	GPS OBS

LOCATION ESTABLISHED FROM TRIMBLE VRS NETWORK GPS OBSERVATION.

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

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 20' SETBACK
REAR YARD: 20' SETBACK
SIDE YARD: ON EACH SIDE, FIVE FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET. ADDITIONALLY, SIDE YARD SETBACKS SHALL NOT OVERLAP DRAINAGE/ACCESS EASEMENTS.

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FLORIDA CORPORATION NUMBER 7174
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FAX: (850) 478-4924

RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK _____, PAGE(S) _____

SHEET 2 OF 2 SHEETS
PLAT BOOK _____, PAGE _____