

CERTIFICATION OF OWNERSHIP AND DEDICATION:

BRELAND HOMES COASTAL, LLC, THE OWNER OF THE PROPERTY SHOWN HEREON, HEREBY DEDICATES THIS PLAT OF KISSIMMEE POINTE, IN ACCORDANCE WITH FLORIDA STATUTE 177.081 (3), PARCELS 'D' & 'F' (WET STORMWATER FACILITY AND DRAINAGE RIGHT OF WAY) AND ALL PUBLIC DRAINAGE/ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC. THE BELOW SIGNED ALSO DEDICATES ALL PUBLIC RIGHT OF WAYS, INCLUDING WINDSOR DRIVE & BLUEFISH COURT TO THE PUBLIC. THE BELOW SIGNED ALSO DEDICATES TO ALL UTILITY PROVIDERS 5' & 10' UTILITY EASEMENTS. THE BELOW SIGNED ALSO DEDICATES, TO THE KISSIMMEE POINTE HOMEOWNERS' ASSOCIATION, INC. PARCELS 'A', 'B', 'C', 'E' AND 'G', FOR USE SOLELY BY THE HOMEOWNERS REFERENCED HEREON. MAINTENANCE OF ALL AREAS DEDICATED TO THE KISSIMMEE POINTE HOMEOWNERS' ASSOCIATION, INC. SHALL BE THE RESPONSIBILITY OF SAID ASSOCIATION.

TODD MCCRORY, PRESIDENT
BRELAND HOMES COASTAL, LLC.

WITNESS 1

WITNESS 2

PRINT NAME

PRINT NAME

ACKNOWLEDGEMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTORIZATION ON THIS _____ DAY OF _____, 2021, BY TODD MCCRORY AS PRESIDENT OF BRELAND HOMES COASTAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO _____ IS PERSONALLY KNOWN TO ME OR _____ HAS PRODUCED _____, AS IDENTIFICATION.

SIGNATURE OF NOTARY

NAME, LEGIBLY PRINTED,
TYPEWRITTEN OR STAMPED

(SEAL)

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ATTORNEY:

I, _____, 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 THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

SIGNED ON THIS THE _____ DAY OF _____, 2021.

ENGINEERS CERTIFICATE:

I, ERIC LANE, 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 KISSIMMEE POINTE(SUBDIVISION).

ERIC LANE, P.E., FLORIDA P.E. # 86920 DATE

SITE DATA

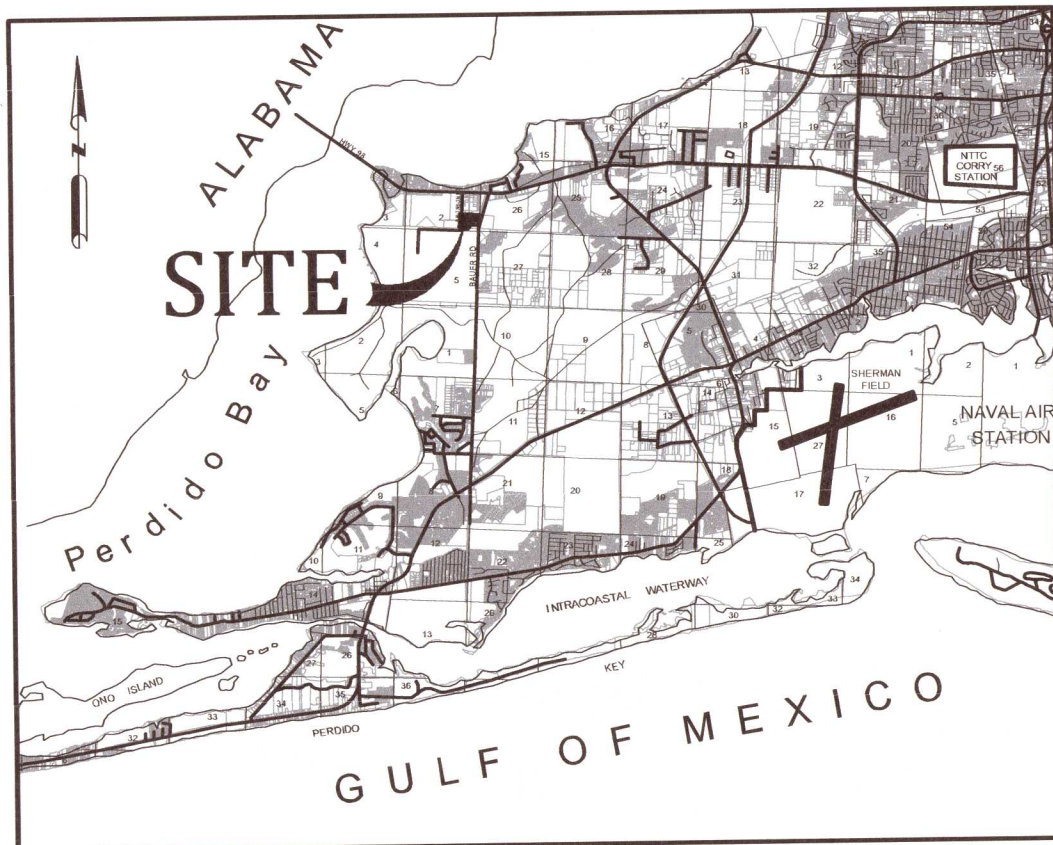
Gross Project Area:	21.65 Acres (16.35 Buildable)
Wetland Area:	5.28 Acres
Wetland and Wetland Buffer Area Impacts:	0 Acres
Gross Density:	2.31 Acres / Acre (Residential)
Current Zoning:	HDR
Type of Subdivision:	Single-Family
Number of Lots:	50 Lots
Datum:	Florida North NAD1983 & NGVD88
Street Length:	1,975 L.F.
Type of Streets:	Public
R/W Width:	50'
Pavement Width:	26' B.O.C. To B.O.C.
Street Maintenance:	Public
Stormwater Maintenance:	Public
Min. Lot Area:	52.00' x 128.4' (6,675 SF)
Min. Lot Width at Building Line:	50.00'
Min. Depth of Front Yard:	20.00'
Min. Depth of Rear Yard:	15.00'
Min. Width of Each Side Yard:	Ten feet(10') or ten percent(10%) of the lot width at the street right-of-way, whichever is less, but at least five feet(5').
Lot Coverage:	Max. 80% Impervious
Lot Width at R/W:	Min. 40.00'
Max. Building Height (feet):	Max. 120.00' above highest adjacent grade

KISSIMMEE POINTE

A Replat of Lots 15-20, Block C and Lots 15-16, Block D, According to Plat of Resubdivision of Subdivision Number 1 to Perdido Heights Recorded in Plat Book 1, Page 3 Situated in Fractional Section 2, Township-2-South, Range-32-West Escambia County, Florida

50 Lots, Zoning: HDR, Future Land Use: MU-SU

SEPTEMBER 2021



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER:

BRELAND HOMES COASTAL, LLC
801 W. ROMANA STREET, SUITE A
PENSACOLA, FLORIDA 32502
TODD MCCRORY - PRESIDENT

SURVEYOR:

MULLINS, LLC
801 W. ROMANA STREET, SUITE A
PENSACOLA, FLORIDA 32502
(850) 462-8412
J. KEVIN GARDNER, PLS
FLORIDA LICENSE NO. 7258
BUSINESS CERTIFICATE NO. LB8349

ENGINEER:

MULLINS, LLC
801 W. ROMANA STREET, SUITE A
PENSACOLA, FLORIDA 32502
(850) 462-8412
ERIC LANE, PE NO. 86920
BUSINESS LICENSE NO. 32689

GENERAL NOTES:

1. THERE IS DEDICATED HERewith A 5 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY UNLESS OTHERWISE SPECIFIED.
2. 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
3. FENCE OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN PUBLIC DRAINAGE/ACCESS EASEMENTS. THESE EASEMENTS SHALL REMAIN ACCESSIBLE AT ALL TIMES.
4. WETLANDS, WETLAND BUFFERS, AND GREEN SPACE AREAS SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES.
5. ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO SERVE AS 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.

SURVEY NOTES:

1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (FLORIDA NORTH NAD1983) (FDOT FPRN).
2. DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVDS88) BENCHMARK UTILIZED: FLORIDA DOT PERMANENT REFERENCE NETWORK. BASIS OF BEARINGS BEING N 87°39'19" W ALONG THE SOUTH LINE OF SUBJECT PROPERTY.
3. REFERENCES USED IN THIS SURVEY: OR BOOK 4305 PAGE 212, OR BOOK 6404 PAGE 61, OR BOOK 4812 PAGE 396, OR BOOK 7239 PAGE 1998, OR BOOK 7296 PAGE 585, OR BOOK 4305 PAGE 211, DEED BOOK 102 PAGE 250, PLAT BOOK 1 PAGE 3, PLAT BOOK 18 PAGE 36, PLAT BOOK 19 PAGE 72, ALL FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA, RIGHT OF WAY MAP PROJECT NUMBER 5538, RIGHT OF WAY MAP FOR STATE ROAD S-293, RIGHT OF WAY MAPS PROVIDED BY ESCAMBIA COUNTY ENGINEERING DEPARTMENT.
4. SUBJECT TO A BLANKET EASEMENT CONVEYED TO GULF POWER COMPANY AS RECORDED IN DEED BOOK 529, PAGE 53 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

LEGAL DESCRIPTION KISSIMMEE POINTE

COMMENCE AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 2 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF FRACTIONAL SECTION 2 N 87°39'19" W A DISTANCE OF 682.47 FEET TO A CAPPED ½" REBAR SET (PRM LB-8349), SAID POINT FURTHER DESCRIBED AS THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING N 87°39'19" W A DISTANCE OF 546.73 FEET TO A 3 ¼" x 3 ¼" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349" ON THE EASTERLY RIGHT OF WAY OF BRONSON ROAD;

THENCE ALONG SAID EASTERLY RIGHT OF WAY N 02°35'59" E A DISTANCE OF 568.83 FEET TO A 3 ¼" x 3 ¼" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE LEAVING SAID EASTERLY RIGHT OF WAY S 87°38'17" E A DISTANCE OF 125.00 FEET TO A 3 ¼" x 3 ¼" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE N 02°35'59" E A DISTANCE OF 50.00 FEET TO A 3 ¼" x 3 ¼" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE N 87°38'17" W A DISTANCE OF 125.00 FEET TO A CAPPED 1/2" REBAR SET, STAMPED "P.R.M. LB 8349" ON THE EASTERLY RIGHT OF WAY OF BRONSON ROAD;

THENCE ALONG SAID EASTERLY RIGHT OF WAY N 02°35'59" E A DISTANCE OF 308.00 FEET TO A 3 ¼" x 3 ¼" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE LEAVING SAID EASTERLY RIGHT OF WAY S 87°38'14" E A DISTANCE OF 547.44 FEET TO A 3 ¼" x 3 ¼" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE S 87°21'33" E A DISTANCE OF 31.91 FEET TO A 3 ¼" x 3 ¼" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE S 87°37'17" E A DISTANCE OF 734.79 FEET TO A 3 ¼" x 3 ¼" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349" ON THE WESTERLY RIGHT OF WAY OF BAUER FIELD ROAD (STATE ROAD NO. S-293);

THENCE ALONG SAID WESTERLY RIGHT OF WAY AND WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 624.08 FEET, A RADIUS OF 3,833.76 FEET, A CHORD BEARING OF S 10°08'17" W, AND A CHORD LENGTH OF 623.39 FEET TO A 3 ¼" x 3 ¼" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE LEAVING SAID WESTERLY RIGHT OF WAY N 87°27'03" W A DISTANCE OF 653.49 FEET TO A 3 ¼" x 3 ¼" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE N 87°37'27" W A DISTANCE OF 31.89 FEET TO A 3 ¼" x 3 ¼" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE S 02°38'38" W A DISTANCE OF 310.77 FEET TO THE POINT OF BEGINNING, CONTAINING 21.65 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 BARRETT, P.S.M., COUNTY SURVEYOR

PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION No. 6280

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

NOTICE:

FLORIDA STATUTE 177.091 (27)

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.

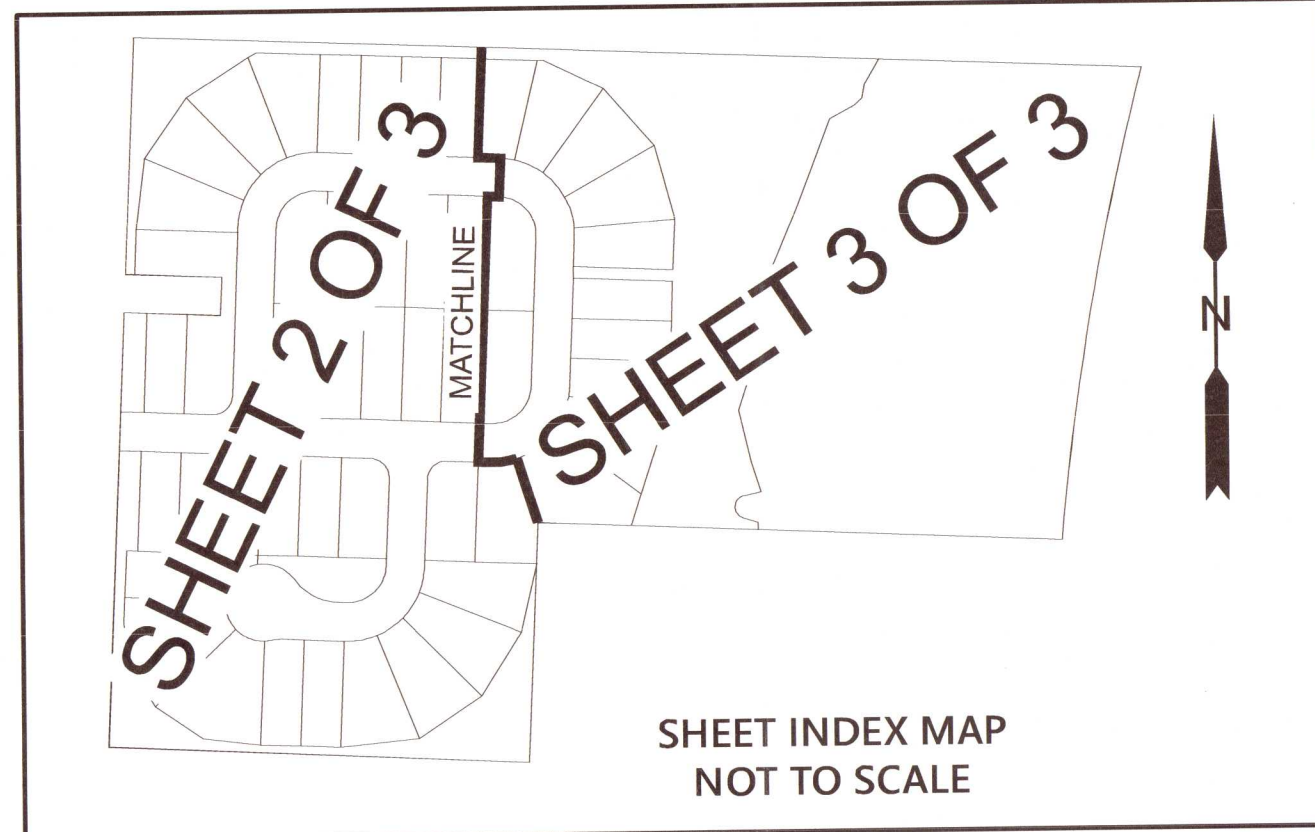
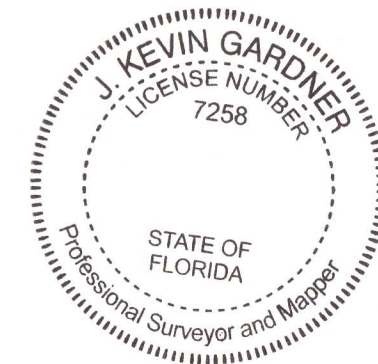
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 THE LAND DEVELOPMENT CODE OF ESCAMBIA FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED ON THIS THE 10th DAY OF SEPTEMBER, 2021.

J. Kevin Gardner
J. KEVIN GARDNER, P.S.M.
FLORIDA LICENSE NO. 7258
MULLINS, LLC
801 W. ROMANA STREET SUITE A
PENSACOLA, FLORIDA 32502
BUSINESS CERTIFICATE NO. LB 8349

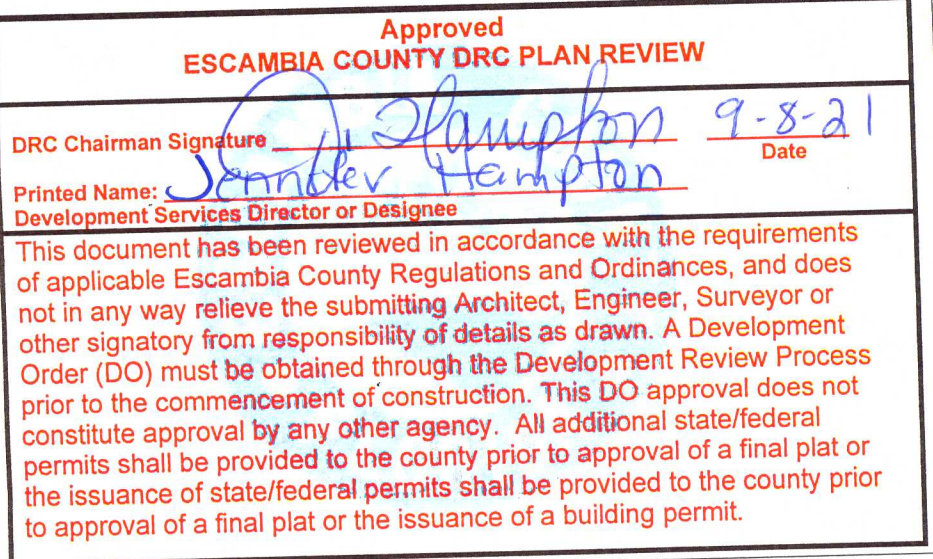


SHEET INDEX MAP
NOT TO SCALE

SHEET 1 OF 3 SHEETS

RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK

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- 2-3. PLAT BOUNDARY INFORMATION

PLAT BOOK _____, PAGE _____

KISSIMMEE POINTE

A Replat of Lots 15-20, Block C and Lots 15-16, Block D, According to Plat of Resubdivision of Subdivision Number 1 to Perdido Heights

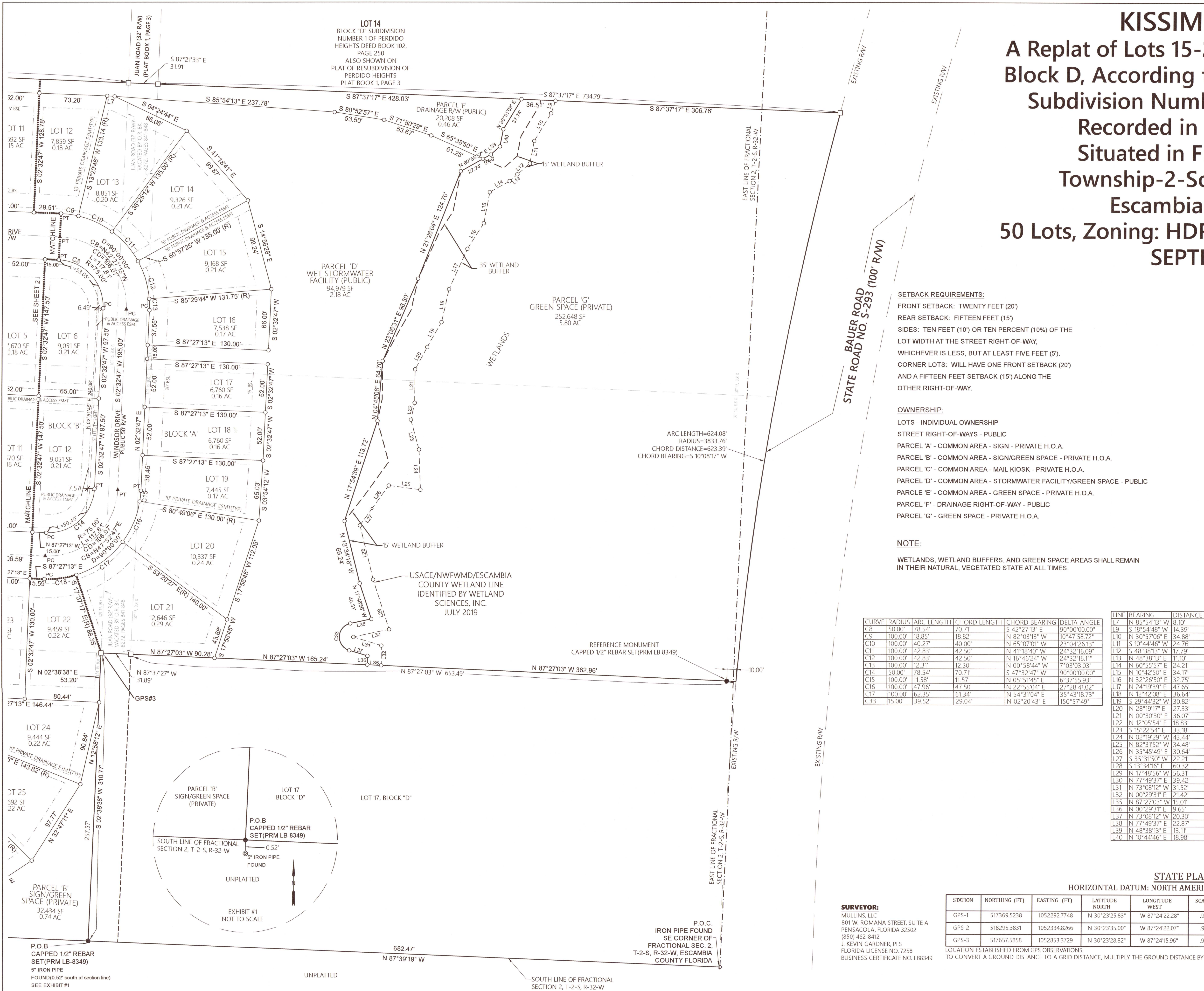
Recorded in Plat Book 1, Page 3

Situated in Fractional Section 2, Township-2-South, Range-32-West

Escambia County, Florida

50 Lots, Zoning: HDR, Future Land Use: MU-SU

SEPTEMBER 2021



KISSIMMEE POINTE

A Replat of Lots 15-20, Block C and Lots 15-16, Block D, According to Plat of Resubdivision of Subdivision Number 1 to Perdido Heights Recorded in Plat Book 1, Page 3 Situated in Fractional Section 2, Township-2-South, Range-32-West Escambia County, Florida

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SETBACK REQUIREMENTS:

FRONT SETBACK: TWENTY FEET (20')

REAR SETBACK: FIFTEEN FEET (15')

SIDES: TEN FEET (10') OR TEN PERCENT (10%) OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY,

WHICHEVER IS LESS, BUT AT LEAST FIVE FEET (5').

CORNER LOTS: WILL HAVE ONE FRONT SETBACK (20')

AND A FIFTEEN FEET SETBACK (15') ALONG THE OTHER RIGHT-OF-WAY.

OWNERSHIP:

LOTS - INDIVIDUAL OWNERSHIP

STREET RIGHT-OF-WAYS - PUBLIC

PARCEL 'A' - COMMON AREA - SIGN - PRIVATE H.O.A.

PARCEL 'B' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.

PARCEL 'C' - COMMON AREA - MAIL KIOSK - PRIVATE H.O.A.

PARCEL 'D' - COMMON AREA - STORMWATER FACILITY/GREEN SPACE - PUBLIC

PARCEL 'E' - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.

PARCEL 'F' - DRAINAGE RIGHT-OF-WAY - PUBLIC

PARCEL 'G' - GREEN SPACE - PRIVATE H.O.A.

NOTE:

WETLANDS, WETLAND BUFFERS, AND GREEN SPACE AREAS SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 47°32'47" W	90°00'00.00"
C2	100.00'	36.26'	36.07'	S 12°56'08" W	20°46'41.67"
C3	100.00'	40.27'	40.00'	S 34°51'42" W	23°04'26.05"
C4	100.00'	40.27'	40.00'	S 57°56'08" W	23°04'26.11"
C5	100.00'	40.27'	40.00'	S 81°00'34" W	23°04'26.12"
C6	50.00'	78.54'	70.71'	S 47°32'47" W	90°00'00.00"
C7	25.00'	39.27'	35.36'	S 42°27'13" E	90°00'00.00"
C8	100.00'	35.20'	35.02'	N 82°27'45" E	20°10'04.44"
C9	25.00'	39.27'	35.36'	N 47°32'47" E	90°00'00.00"
C10	25.00'	39.27'	35.36'	S 42°27'13" E	90°00'00.00"
C11	100.00'	33.83'	33.67'	N 12°14'15" E	19°22'54.54"
C12	100.00'	40.27'	40.00'	N 33°27'55" E	23°04'26.13"
C13	100.00'	40.27'	40.00'	N 56°32'21" E	23°04'26.18"
C14	100.00'	42.71'	42.38'	N 80°18'41" E	24°28'13.26"
C15	75.00'	16.56'	16.52'	N 66°13'22" E	12°38'50.67"
C16	50.00'	8.40'	8.39'	N 84°42'44" E	9°37'33.49"
C17	50.00'	41.15'	40.00'	S 66°53'48" E	47°09'22.77"
C18	50.00'	41.15'	40.00'	S 19°44'25" E	47°09'22.79"
C19	50.00'	67.99'	62.87'	S 42°47'41" W	77°54'50.05"
C20	50.00'	54.25'	51.63'	N 67°09'54" W	62°09'59.57"
C21	75.00'	67.25'	63.02'	N 61°46'03" W	51°22'18.51"
C22	50.00'	78.54'	70.71'	S 47°32'47" W	90°00'00.00"

LINE BEARING	DISTANCE
L1	N 02°32'47" E 12.35'
L2	S 02°32'47" W 8.43'
L3	N 02°32'47" E 8.43'
L4	S 02°32'47" W 8.43'
L5	N 87°27'13" W 8.98'
L6	N 57°56'07" E 12.40'
L7	N 85°54'13" W 8.10'
L8	N 02°35'59" E 15.00'
L9	N 87°38'17" E 11.74'
L10	N 87°27'13" W 18.74'

SURVEYOR:

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801 W. ROMANA STREET, SUITE A
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STATE PLANE COORDINATES

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

STATION	NORTHING (FT)	EASTING (FT)	LATITUDE NORTH	LONGITUDE WEST	SCALE FACTOR	CONVERGENCE (SF)	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR
GPS-1	517369.5238	1052292.7748	N 30°23'25.83"	W 87°24'22.28"	.99995599	-01°27'37.57"	25.11	1.00000312	.99995912
GPS-2	518295.3831	1052334.8266	N 30°23'35.00"	W 87°24'22.07"	.99995617	-01°27'37.46"	26.90	1.00000304	.99995921
GPS-3	517657.5858	1052853.3729	N 30°23'28.82"	W 87°24'15.96"	.99995605	-01°27'34.39"	26.07	1.00000308	.99995913

LOCATION ESTABLISHED FROM GPS OBSERVATIONS
TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR.

SHEET 2 OF 3 SHEETS

RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK

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