



RECORD PLAT OF JENNINGS PLACE PHASE TWO

OWNER/DEVELOPER:

FORESTAR (USA) REAL ESTATE GROUP, INC.
3330 CUMBERLAND BLVD., SUITE 275
ATLANTA, GA, 30339

SURVEYOR:

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

ENGINEER:

HAMMOND ENGINEERING, INC.
7600 N. W. 11TH ST. #200
FORT LAUDERDALE, FL 33309

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *[Signature]* Date: *9/29/2021*

Printed Name: *Eric Johnson*

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 for the accuracy of the information provided. 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.

LEGEND:

- ~ 4" x 4" CONCRETE MONUMENT, NUMBERED, 7174L.B. (PLACED) P.R.M.
- ~ 4" x 4" CONCRETE MONUMENT, NUMBERED, 7919L.B. (FOUND) P.R.M.
- ~ NAIL AND DISK, NUMBERED 7174L.B. (SET) P.C.P.
- ~ NAIL AND DISK, NUMBERED 7174L.B. (SET)
- ~ 1/2" CAPPED IRON ROD, NUMBERED 7107L.B. (FOUND)
- ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- P.R.M. ~ PERMANENT REFERENCE MONUMENT
- B.S.L. ~ BUILDING SETBACK LINE
- P.C. ~ POINT OF CURVATURE
- P.T. ~ POINT OF TANGENCY
- P.R.C. ~ POINT OF REVERSE CURVATURE
- R/W ~ RIGHT-OF-WAY
- CT ~ CURVE NUMBER
- R.P. ~ RADIUS POINT
- (NR) ~ NON-RADIAL
- (R) ~ RADIAL
- P.I. ~ POINT OF INTERSECTION
- GPS ~ GLOBAL POSITIONING SYSTEM
- (D&F) ~ DEED AND FIELD INFORMATION
- P.C.P. ~ PERMANENT CONTROL POINT
- L.B. ~ LICENSE BUSINESS
- O.R. ~ OFFICIAL RECORDS
- LDR ~ LOW DENSITY RESIDENTIAL
- MU-S ~ MIXED USE-SUBURBAN
- P.B. ~ PLAT BOOK
- P.E. ~ PROFESSIONAL ENGINEER
- P.S.M. ~ PROFESSIONAL SURVEYOR AND MAPPER

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 25' SETBACK
REAR YARD: 25' 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.

CERTIFICATE OF ATTORNEY:

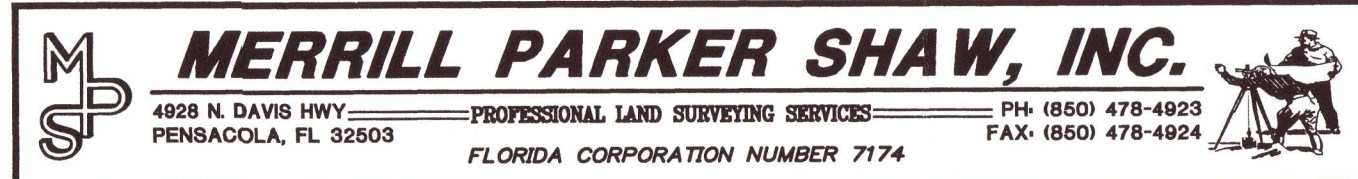
I, _____, AS A MEMBER OF THE FLORIDA BAR, AND ON BEHALF OF THE OWNER, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND CHAPTER 2, ARTICLE 5 OF THE ESCAMBIA COUNTY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

SIGNED THIS _____ DAY OF _____, 2021.

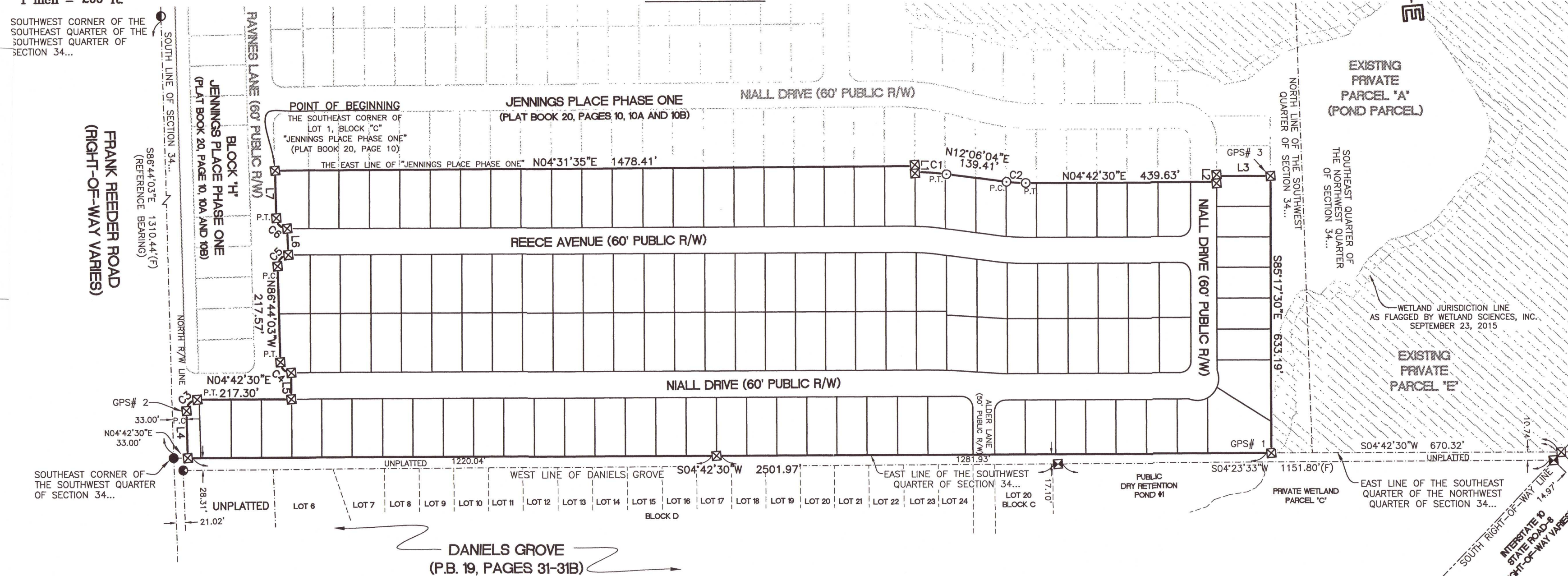
NOTICE:

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.

A 130 LOT SINGLE FAMILY SUBDIVISION
BEING A PORTION OF SECTION 34, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA
ZONED: LDR, FUTURE LAND USE: MU-S
SEPTEMBER 2021



KEY MAP



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	72.96	655.00	6°22'57"	N08°54'36"E	72.93
C2	44.51	345.00	7°23'34"	N08°24'17"E	44.48
C3	39.90	25.00	91°26'34"	N41°00'46"W	35.80
C4	38.64	25.00	88°33'26"	S48°59'14"W	34.91
C5	39.90	25.00	91°26'34"	N41°00'46"W	35.80
C6	38.64	25.00	88°33'26"	S48°59'14"W	34.91

LINE	BEARING	LENGTH
L1	S85°17'30"E	13.79'
L2	N85°17'30"W	13.19'
L3	N04°42'30"E	125.00'
L4	N86°44'03"W	108.15'
L5	N85°17'30"W	60.00'
L6	N87°56'07"W	60.06'
L7	N86°44'03"W	109.65'

SURVEYOR'S NOTES:

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF S86°44'03"E ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE NORTH, NORTH AMERICAN DATUM 1983(11), AS ESTABLISHED FROM THE TRIMBLE VRS NETWORK MONUMENTATION.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD, THE RECORD PLAT OF JENNINGS PLACE PHASE ONE AS RECORDED IN PLAT BOOK 20, PAGES 10, 10A AND 10B OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND TO EXISTING FIELD MONUMENTATION.
- A PROPERTY INFORMATION REPORT WAS PROVIDED TO MERRILL PARKER SHAW, INC. BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: 20051149, DATED: JULY 30, 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.
- THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", (MINIMAL RISK AREA OUTSIDE THE 1-PERCENT AND 0.2-PERCENT-ANNUAL-CHANCE FLOOD PLAINS. NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES) AND FLOOD ZONE "A", (AREA INSIDE THE 1-PERCENT-ANNUAL-CHANCE FLOOD PLAINS, NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C02706 AND 12033C02906, MAP REVISION DATED SEPTEMBER 29, 2006.
- 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 (26) 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 IMPED 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.
- AN EASEMENT IN FAVOR OF GULF POWER EXIST ALONG ALL PUBLIC/PRIVATE STREETS, RIGHTS OF WAY, DRAINAGE, ACCESS, AND UTILITY EASEMENTS, AND COMMON ELEMENTS AND ALSO THE FRONT 5 FEET OF ALL PLATTED LOTS, AS RECORDED IN OFFICIAL RECORDS BOOK 8071 AT PAGE 1285 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- EXISTING PRIVATE PARCEL "A" (WET DETENTION POND) HAS BEEN DEED TO ESCAMBIA COUNTY BY A SEPARATE INSTRUMENT.

ENGINEER'S CERTIFICATE:

I, THOMAS HAMMOND JR., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR JENNINGS PLACE PHASE TWO, 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

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

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

PLAT BOOK _____, PAGE _____

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FORESTAR (USA) REAL ESTATE GROUP, INC., (OWNER), AND D.R. HORTON, INC., (MORTGAGEE) OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, KNOWN AS JENNINGS PLACE PHASE TWO, HEREBY DEDICATE TO THE PUBLIC: ALL PUBLIC RIGHT-OF-WAYS, ALL PUBLIC DRAINAGE AND ACCESS EASEMENTS; AND FURTHER DEDICATE: UTILITY EASEMENTS TO ALL UTILITY PROVIDERS; AND FURTHER DEDICATE TO THE JENNINGS PLACE HOMEOWNERS ASSOCIATION; PRIVATE PARCEL "H" (SIGN PARCEL), AS DESIGNATED ON THIS PLAT, AND HEREBY REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

FORESTAR (USA) REAL ESTATE GROUP, INC. (OWNER) WITNESS: _____
PRINT NAME: _____ SEAL
SARAH WICKER, DIVISION PRESIDENT WITNESS: _____
PRINT NAME: _____
D.R. HORTON, INC. (MORTGAGEE) WITNESS: _____
PRINT NAME: _____ SEAL
RUSSELL GILBERT, ASSISTANT SECRETARY WITNESS: _____
PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY SARAH WICKER, DIVISION PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

(SEAL) SIGNATURE OF NOTARY PUBLIC
PRINT NAME: _____
COMMISSION NO. _____
MY COMMISSION EXPIRES _____
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF ESCAMBIA
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY RUSSELL GILBERT, ASSISTANT SECRETARY OF D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

(SEAL) SIGNATURE OF NOTARY PUBLIC
PRINT NAME: _____
COMMISSION NO. _____
MY COMMISSION EXPIRES _____
NOTARY PUBLIC, STATE OF FLORIDA

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 177.01 THROUGH 177.15) 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 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 29TH DAY OF SEPTEMBER, 2021.

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

SEAL

SHEET 1 OF 2 SHEETS



OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.
3330 CUMBERLAND BLVD., SUITE 275
ATLANTA, GA, 30339

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

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

JENNINGS PLACE PHASE TWO

RECORD PLAT OF

A 130 LOT SINGLE FAMILY SUBDIVISION

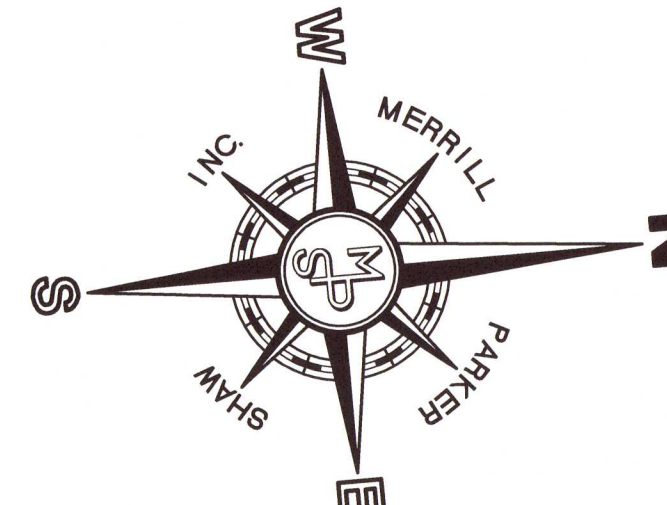
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ZONED: LDR, FUTURE LAND USE: MU-S

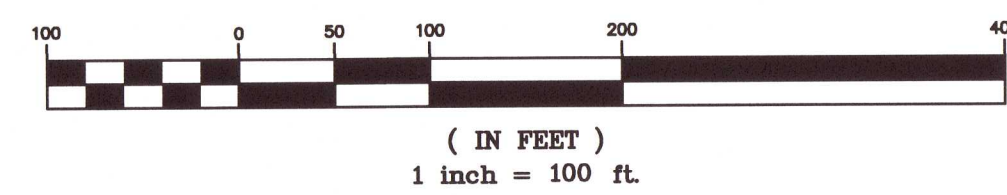
SEPTEMBER 2021

LEGEND:

- ~ 4" x 4" CONCRETE MONUMENT, NUMBERED. 7174L.B. (PLACED) P.R.M.
- ~ 4" x 4" CONCRETE MONUMENT, NUMBERED. 7919L.B. (FOUND) P.R.M.
- ~ NAIL AND DISK, NUMBERED 7174L.B. (SET) P.C.P.
- ~ NAIL AND DISK, NUMBERED 7174L.B. (SET)
- ~ 1/2" CAPPED IRON ROD, NUMBERED 7107L.B. (FOUND)
- ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- P.R.M. ~ PERMANENT REFERENCE MONUMENT
- B.S.L. ~ BUILDING SETBACK LINE
- P.C. ~ POINT OF CURVATURE
- P.T. ~ POINT OF TANGENCY
- P.R.C. ~ POINT OF REVERSE CURVATURE
- R/W ~ RIGHT-OF-WAY
- C1 ~ CURVE NUMBER
- R.P. ~ RADIUS POINT
- (NR) ~ NON-RADIAL
- (R) ~ RADIAL
- P.I. ~ POINT OF INTERSECTION
- G.P.S. ~ GLOBAL POSITIONING SYSTEM
- (D&F) ~ DEED AND FIELD INFORMATION
- P.C.P. ~ PERMANENT CONTROL POINT
- L.B. ~ LICENSE BUSINESS
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- LDR ~ LOW DENSITY RESIDENTIAL
- MU-S ~ MIXED USE-SUBURBAN
- P.B. ~ PLAT BOOK
- P.E. ~ PROFESSIONAL ENGINEER
- P.S.M. ~ PROFESSIONAL SURVEYOR AND MAPPER



GRAPHIC SCALE



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	72.96	655.00	6°22'57"	N08°54'36"E
C2	44.51	345.00	7°23'34"	N08°24'17"E
C3	39.90	25.00	91°26'34"	N41°00'46"W
C4	38.64	25.00	88°33'26"	S48°59'14"W
C5	39.90	25.00	91°26'34"	N41°00'46"W
C6	38.64	25.00	88°33'26"	S48°59'14"W
C7	70.21	655.00	6°08'30"	N08°47'22"E
C8	2.75	655.00	0°14'27"	N11°58'51"E
C9	64.51	500.00	7°23'34"	N08°24'17"E
C10	64.51	500.00	7°23'34"	N08°24'17"E
C11	11.55	530.00	1°14'55"	N05°19'58"E
C12	56.84	530.00	6°08'39"	N09°01'45"E
C13	13.98	470.00	1°42'16"	N05°33'38"E
C14	46.66	470.00	5°41'18"	N09°15'25"E
C15	15.20	470.00	1°51'12"	N11°10'28"E
C16	45.44	470.00	5°32'22"	N07°28'41"E
C17	25.40	530.00	2°44'45"	N10°43'42"E
C18	42.99	530.00	4°38'49"	N07°01'55"E
C19	39.27	25.00	90°00'00"	N40°17'30"W
C20	39.27	25.00	90°00'00"	S49°42'30"W
C21	39.27	25.00	90°00'00"	N40°17'30"W
C22	43.20	55.00	45°00'00"	N62°47'30"W
C23	43.20	55.00	45°00'00"	N17°47'30"W
C24	40.42	50.00	46°18'44"	N84°53'17"W
C25	33.15	50.00	37°58'58"	N42°44'27"W
C26	44.69	50.00	51°12'38"	N01°51'21"E
C27	10.64	470.00	1°17'49"	N05°21'25"E
C28	18.21	470.00	2°13'13"	N07°06'55"E
C29	30.69	500.00	3°31'01"	N06°28'01"E
C30	39.29	25.00	90°02'45"	S40°18'52"E
C31	39.25	25.00	89°57'15"	S49°41'08"W
C32	30.69	500.00	3°31'01"	S06°28'01"W
C33	10.10	530.00	1°05'29"	S07°40'47"W
C34	22.44	530.00	2°25'32"	S05°55'16"W

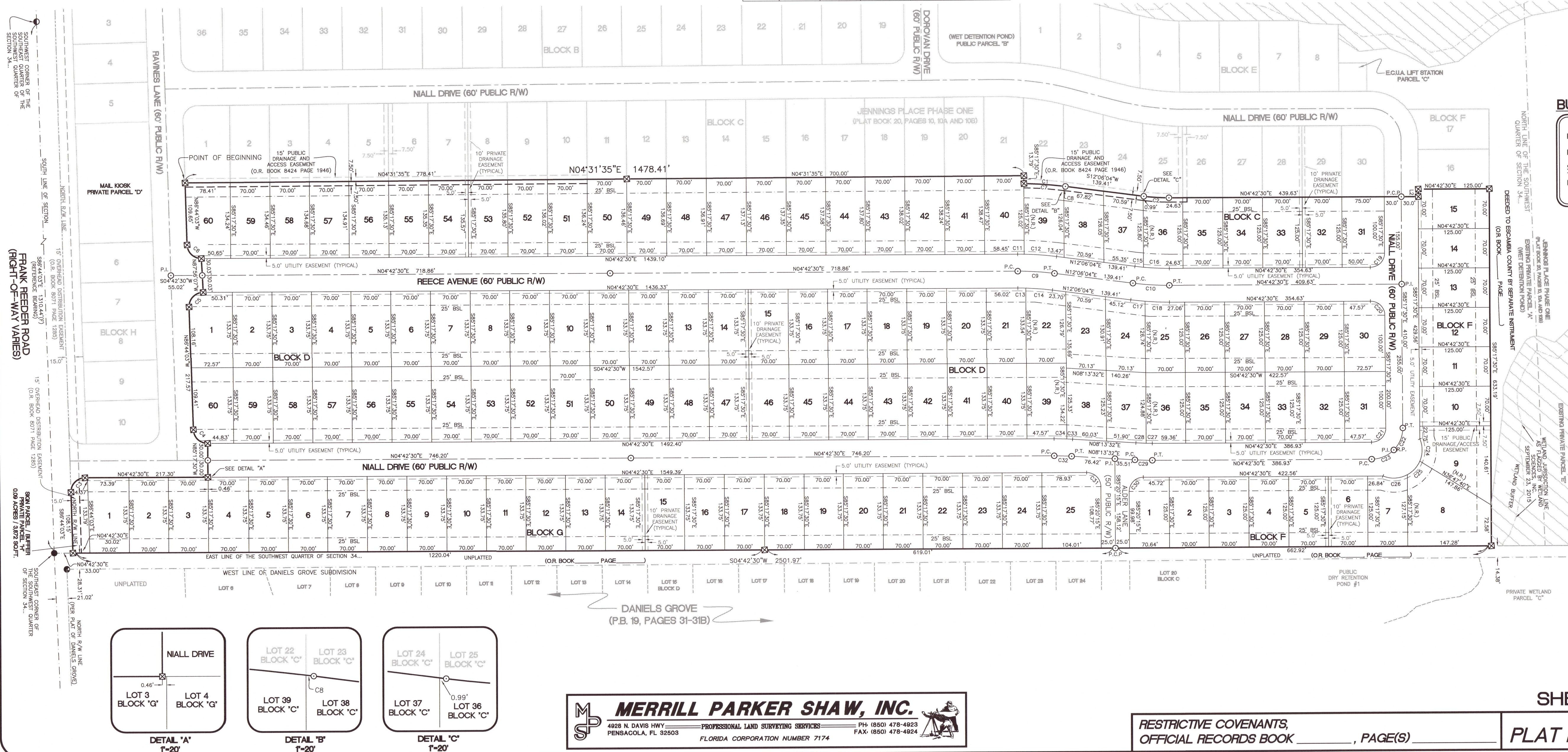
LINE TABLE		
LINE	BEARING	LENGTH
L2	N85°17'30"W	13.19'

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, BLOCK "C" "JENNINGS PLACE PHASE ONE" AS RECORDED IN PLAT BOOK 20, AT PAGE 10 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF RAVINES LANE (60 FOOT RIGHT-OF-WAY); THENCE GO NORTH 04 DEGREES 31 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID "JENNINGS PLACE PHASE ONE" FOR A DISTANCE OF 1478.41 FEET; THENCE GO SOUTH 85 DEGREES 17 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID "JENNINGS PLACE PHASE ONE" FOR A DISTANCE OF 13.79 FEET; TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 655.00 FEET; THENCE GO NORTHERLY ALONG THE EAST LINE OF SAID "JENNINGS PLACE PHASE ONE" AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 655.00 FEET, THROUGH A CENTRAL ANGLE OF 6 DEGREES 22 MINUTES 57 SECONDS, FOR AN ARC DISTANCE OF 72.96 FEET (CHORD BEARING-NORTH 08 DEGREES 54 MINUTES 36 SECONDS EAST, CHORD DISTANCE=72.93 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 12 DEGREES 06 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID "JENNINGS PLACE PHASE ONE" FOR A DISTANCE OF 139.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 345.00 FEET; THENCE GO NORTHERLY ALONG THE EAST LINE OF SAID "JENNINGS PLACE PHASE ONE" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, THROUGH A CENTRAL ANGLE OF 7 DEGREES 23 MINUTES 34 SECONDS, FOR AN ARC DISTANCE OF 44.51 FEET (CHORD BEARING-NORTH 08 DEGREES 24 MINUTES 17 SECONDS EAST, CHORD DISTANCE=44.48 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 04 DEGREES 42 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID "JENNINGS PLACE PHASE ONE" FOR A DISTANCE OF 439.63 FEET; THENCE GO NORTH 85 DEGREES 17 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID "JENNINGS PLACE PHASE ONE" FOR A DISTANCE OF 13.19 FEET; THENCE GO NORTH 04 DEGREES 42 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID "JENNINGS PLACE PHASE ONE" FOR A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF "JENNINGS PLACE PHASE ONE"; THENCE GO SOUTH 85 DEGREES 17 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 633.19 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE GO SOUTH 04 DEGREES 42 MINUTES 30 SECONDS WEST, ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, FOR A DISTANCE OF 2501.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FRANK REEDER ROAD (66 FOOT RIGHT-OF-WAY); THENCE GO NORTH 86 DEGREES 44 MINUTES 03 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 108.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE GO NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91 DEGREES 28 MINUTES 34 SECONDS, FOR AN ARC DISTANCE OF 39.90 FEET (CHORD BEARING-NORTH 41 DEGREES 00 MINUTES 46 SECONDS WEST, CHORD DISTANCE=35.80 FEET) TO A POINT OF TANGENCY ON THE EAST RIGHT-OF-WAY LINE OF RAVINES LANE (60 FOOT RIGHT-OF-WAY); THENCE GO NORTH 04 DEGREES 42 MINUTES 30 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAVINES LANE FOR A DISTANCE OF 217.30 FEET; THENCE GO NORTH 85 DEGREES 17 MINUTES 30 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RAVINES LANE FOR A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE GO SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RAVINES LANE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88 DEGREES 33 MINUTES 26 SECONDS, FOR AN ARC DISTANCE OF 38.64 FEET (CHORD BEARING-SOUTH 48 DEGREES 59 MINUTES 14 SECONDS WEST, CHORD DISTANCE=34.91 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 86 DEGREES 44 MINUTES 03 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RAVINES LANE FOR A DISTANCE OF 38.64 FEET (CHORD BEARING-SOUTH 48 DEGREES 59 MINUTES 14 SECONDS WEST, CHORD DISTANCE=34.91 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 86 DEGREES 44 MINUTES 03 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RAVINES LANE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91 DEGREES 28 MINUTES 34 SECONDS, FOR AN ARC DISTANCE OF 39.90 FEET (CHORD BEARING-NORTH 41 DEGREES 00 MINUTES 46 SECONDS WEST, CHORD DISTANCE=35.80 FEET); THENCE GO NORTH 87 DEGREES 56 MINUTES 07 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RAVINES LANE FOR A DISTANCE OF 60.06 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE GO SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RAVINES LANE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88 DEGREES 33 MINUTES 26 SECONDS, FOR AN ARC DISTANCE OF 38.64 FEET (CHORD BEARING-SOUTH 48 DEGREES 59 MINUTES 14 SECONDS WEST, CHORD DISTANCE=34.91 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 86 DEGREES 44 MINUTES 03 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RAVINES LANE FOR A DISTANCE OF 109.65 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 34, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 34.58 ACRES, MORE OR LESS.

BUILDING SETBACK REQUIREMENTS:

- FRONT YARD: 25' SETBACK
- REAR YARD: 25' 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.



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

SHEET 2 OF 2 SHEETS
PLAT BOOK _____, PAGE _____