

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *J. Hampton* 10-27-21
Printed Name: *J. Hampton*
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 final plat or the issuance of a building permit.

ADMIRAL'S QUARTERS, PHASE 3

A 88 LOT SUBDIVISION, A RE-PLAT OF A PORTION OF LOTS 9, 10, 11, 12, & 13 BLOCK 2, OF THE PENSACOLA FARM LAND COMPANY SUBDIVISION (DEED BOOK 67, PAGE 345), SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

OCTOBER, 2021

DESCRIPTION: (PREPARED BY REBOL-BATTLE & ASSOCIATES)

A PORTION OF LOTS 9, 10, 11, 12 AND 13, BLOCK 2, OF THE PENSACOLA FARM LAND COMPANY SUBDIVISION, BEING IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, AS RECORDED IN DEED BOOK 67, PAGE 345, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ADMIRAL'S QUARTERS, PHASE 1, AS RECORDED IN PLAT BOOK 20 AT PAGES 5 AND 5A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02°58'52" WEST ALONG THE WESTERLY LINE OF SAID ADMIRAL'S QUARTERS, PHASE 1, FOR A DISTANCE OF 101.52 FEET TO THE SOUTHWEST CORNER OF SAID ADMIRAL'S QUARTERS, PHASE 1, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE, CONTINUE LAST COURSE, PROCEED SOUTH 02°58'52" WEST ALONG THE WEST LINE OF THE AFORESAID LOTS 13, 12, 11, 10 & 9 FOR A DISTANCE OF 1375.99 FEET; THENCE DEPARTING WEST LINE OF SAID LOT 9, PROCEED SOUTH 86°57'04" EAST FOR A DISTANCE OF 230.36 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 56.14 FEET (CHORD = 53.24 FEET, CHORD BEARING = NORTH 38°49'48" EAST, DELTA = 64°20'07") TO THE WESTERLY LINE OF ADMIRAL'S QUARTERS, PHASE 2; AS RECORDED IN PLAT BOOK 20 AT PAGES 11 AND 11A OF THE AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID CURVE PROCEED NORTH 02°59'27" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 18.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE FOR AN ARC DISTANCE OF 39.27 FEET (CHORD = 35.36 FEET, CHORD BEARING = NORTH 42°00'33" WEST, DELTA = 89°59'36") TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED NORTH 87°00'33" WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 10.23 FEET TO THE WEST LINE OF THE AFORESAID ADMIRAL'S QUARTERS, PHASE 2; THENCE PROCEED NORTH 02°58'52" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 620.06 FEET; THENCE PROCEED NORTH 03°19'20" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 50.00 FEET; THENCE PROCEED NORTH 02°58'52" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 339.84 FEET TO THE SOUTHERLY LINE OF THE AFORESAID ADMIRAL'S QUARTERS, PHASE 1; THENCE PROCEED NORTH 86°55'49" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 18.50 FEET; THENCE PROCEED NORTH 35°37'24" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 206.17 FEET; THENCE PROCEED NORTH 29°29'06" WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 136.28 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 6.21 ACRES MORE OR LESS.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF PREVIOUS SURVEY BY SAIN ASSOCIATES (PROVIDED); COPY OF RECORD PLAT OF PENSACOLA FARM LANDS COMPANY AS RECORDED IN DEED BOOK 67 AT PAGE 345, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; COPY OF RECORDED PLAT OF ADMIRAL'S QUARTERS, PHASE 1 AS RECORDED IN PLAT BOOK 20 AT PAGES 5 & 5A, COPY OF RECORDED PLAT OF ADMIRAL'S QUARTERS, PHASE 2 AS RECORDED IN PLAT BOOK 20 AT PAGES 11 & 11A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; ADMIRAL'S QUARTER; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- THE BASIS OF BEARING REFERENCE: WEST LINE OF LOTS 9, 10, 11, 12 & 13; BLOCK 2 OF PENSACOLA FARMLAND COMPANY SUBDIVISION (DEED BOOK 67, PAGE 345) HAVING A BEARING OF SOUTH 02°58'52" WEST.
- A PROPERTY INFORMATION REPORT WAS FURNISHED AND USED IN THE PREPARATION OF THIS PLAT, ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, AND DATED SEPTEMBER 23, 2021; FILE NUMBER 20056299.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ALL UTILITIES AS PROVIDED BY GULF POWER COMPANY, PENSACOLA ENERGY, EMERALD COAST UTILITIES AUTHORITY, BELLSOUTH, COX COMMUNICATIONS OR OTHER APPLICABLE UTILITY COMPANIES SERVICING THIS AREA AND ALL SUCCESSORS AND ASSIGNS OF THE AFOREMENTIONED UTILITY PROVIDERS.
- ALL LANDSCAPING, FENCING, RETAINING WALLS OR OTHER STRUCTURES MAINTAINED OR CONSTRUCTED WITHIN THE PRIVATE DRAINAGE EASEMENTS MUST NOT OBSTRUCT THE FLOW OF WATER ACROSS OR THROUGH SAID DRAINAGE EASEMENTS.
- AS PER THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, DSM 2-1.3(D) SIGHT TRIANGLE REQUIREMENTS:
 - AT A MINIMUM, A SITE TRIANGLE SHALL BE PROVIDED 35' FROM EDGE OF PAVEMENT TO 35' EDGE OF PROPOSED ROAD OR DRIVEWAY.
- ALL LOT LINES THAT ADJOIN A CURVED LINE ARE RADIAL UNLESS NOTED AS NON-RADIAL (NR).
- FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN PUBLIC OR PRIVATE DRAINAGE / ACCESS EASEMENTS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- THERE ARE 10' PRIVATE DRAINAGE EASEMENTS BETWEEN LOTS 6 & 7, 14 & 15, 22 & 23, 30 & 31, BLOCK I; LOTS 6 & 7, BLOCK J; LOTS 8 & 9, 16 & 17, BLOCK K, BEING 5' ON EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
- THERE IS NO SIGN PROPOSED FOR PHASE 3 OF THIS SUBDIVISION.
- THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS. NO BASE FLOOD ELEVATIONS OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 1203500295G, MAP REVISION DATED SEPTEMBER 29, 2006.
- THIS PROPERTY IS SUBJECT TO AN UNDERGROUND DISTRIBUTION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8235, AT PAGE 652, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

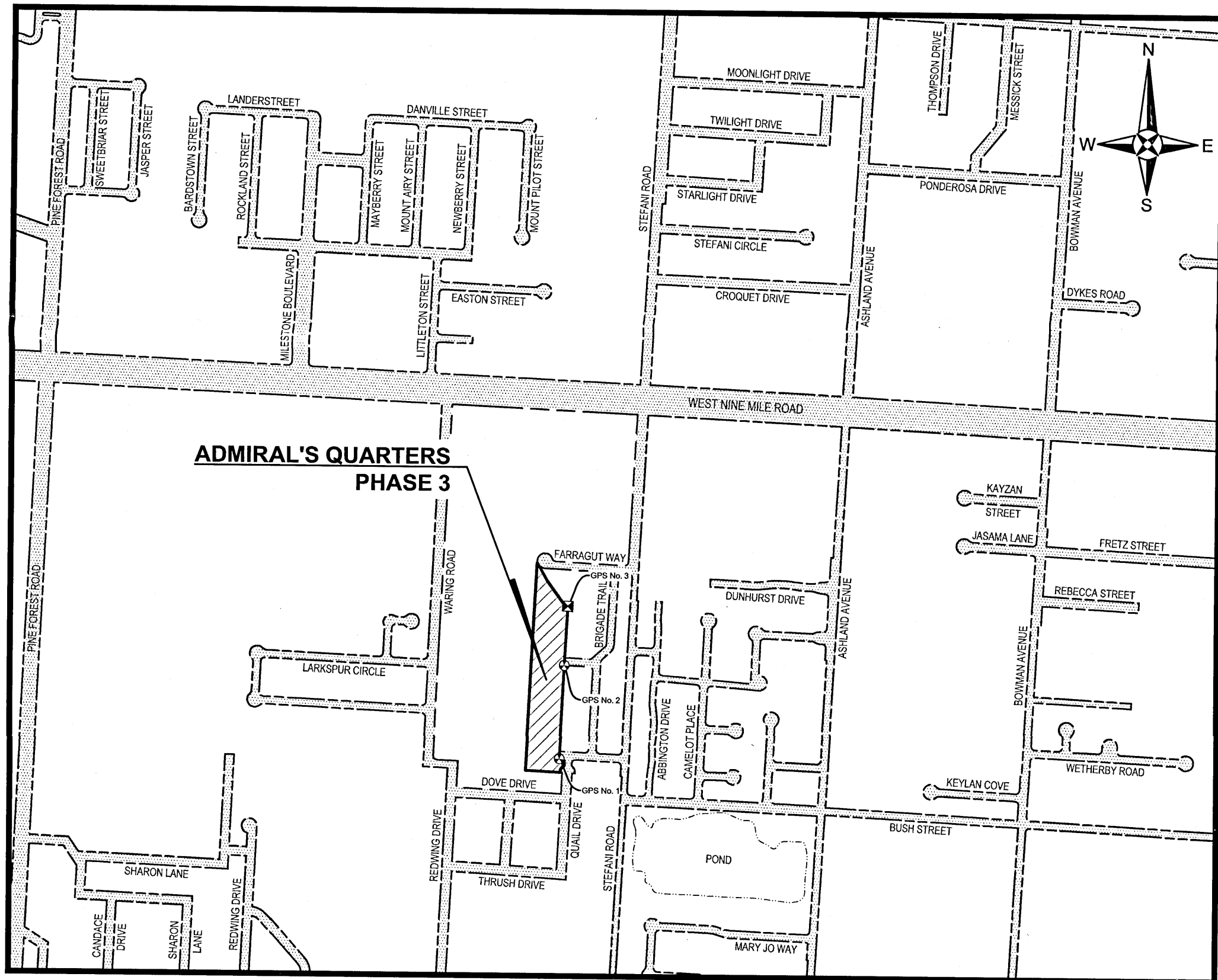
CIVIL ENGINEER
PAUL A. BATTLE, P.E. No. 53126
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
(850) 438-0400

PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS P.S.M. No. 6211
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
(850) 438-0400

OWNER AND DEVELOPER
D.R. HORTON, INC.
JOEL COLEMAN,
ASSISTANT VICE PRESIDENT
25386 PROFIT DRIVE
DAPHNE, ALABAMA 36526
(251) 447-0329



REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB7916
RBA PROJECT No. 2017.162



VICINITY MAP
SCALE: 1" = 750'

SITE INFORMATION

PROPERTY ZONING: HDMU, HC/LI
FUTURE LAND USE: MU-U
PROPERTY REFERENCE No'S: 12-1S-31-1100-090-002
TOTAL SITE AREA: 6.21 ACRES
REQUIRED BUILDING SETBACKS: FRONT YARD - 20 FEET
SIDE YARD - 10 FEET
REAR YARD - 15 FEET

No. OF PROPOSED LOTS: 88
No. OF PROPOSED PARCELS: 6

SHEET INDEX

- SHEET 1 SITE INFORMATION, DESCRIPTION, GENERAL NOTES, DEDICATION & CERTIFICATES
SHEET 2 FINAL PLAT, LEGEND, TYPICAL LOT DETAIL, LINE TABLE & CURVE TABLE

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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, (OWNER AND DEVELOPER), HEREBY STATE AND DECLARE THEY ARE THE FEASIBLE OWNERS OF THE LANDS REFERRED TO AS ADMIRAL'S QUARTERS, PHASE 3, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

- TO THE ADMIRAL'S QUARTERS OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL A (COMMON AREA, PRIVATE), PARCEL B COMMON AREA, PRIVATE), PARCEL C (COMMON AREA, PRIVATE), PARCEL D (COMMON AREA, PRIVATE), PARCEL E (COMMON AREA, PRIVATE), AND PARCEL F (COMMON AREA, PRIVATE), FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO THE ADMIRAL'S QUARTERS OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, ALL 5' PRIVATE DRAINAGE EASEMENTS, THE 15' PRIVATE DRAINAGE / ACCESS EASEMENT LOCATED ALONG THE WEST LINE OF LOTS 1 THROUGH 44, BLOCK I AND THE WEST LINE OF PARCEL F, THE 7.5' PRIVATE ACCESS EASEMENTS LOCATED ALONG THE SOUTH LINE OF LOT 44, BLOCK I & THE WEST LINE OF LOT 6 BLOCK H, FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, BATTALION COVE (50' RIGHT-OF-WAY, PUBLIC) AND IROQUOIS COURT (50' RIGHT-OF-WAY, PUBLIC), AND ALL DRAINAGE IMPROVEMENTS WITHIN SAID RIGHT-OF-WAYS; FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, THE 15' PUBLIC DRAINAGE / ACCESS EASEMENT BEING LOCATED 7.5' ON EACH SIDE OF THE LOT LINE BETWEEN LOTS 38 & 39 BLOCK I, THE 15' PUBLIC DRAINAGE / ACCESS EASEMENTS LOCATED ON PARCEL A; FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ALL UTILITY PROVIDERS, THE 10' WIDE UTILITY EASEMENTS LOCATED ADJACENT TO BATTALION COVE (50' RIGHT-OF-WAY, PUBLIC) AND IROQUOIS COURT (50' RIGHT-OF-WAY, PUBLIC); FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, D.R. HORTON, INC., QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS AUTHORIZED AGENT.

PRINTED NAME:
ASSISTANT VICE PRESIDENT
D.R. HORTON, INC.

PRINTED NAME:
WITNESS 1

PRINTED NAME:
WITNESS 2

NOTARY PUBLIC: (OWNER AND DEVELOPER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY, _____, 2021, BY _____, AS ASSISTANT VICE PRESIDENT OF D.R. HORTON, INC. HE ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE

COMMISSION NO. _____

PRINT NAME

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF: _____

SEAL

CERTIFICATE OF ATTORNEY:

I, _____, AS 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 THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED. SIGNED THIS _____ DAY OF _____, 2021.

CERTIFICATE OF APPROVAL 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 THE 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

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT 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 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 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 _____ DAY OF _____, 2021.

JOSEPH E. BARRETT, PROFESSIONAL SURVEYOR AND MAPPER

FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA REGISTRATION No. 62680

SEAL

ENGINEER'S CERTIFICATE:

I, PAUL A. BATTLE, P.E., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR ADMIRAL'S QUARTERS PHASE 3 SUBDIVISION, AND THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

SIGNED THIS 27th DAY OF October, 2021.

Paul A. Battle

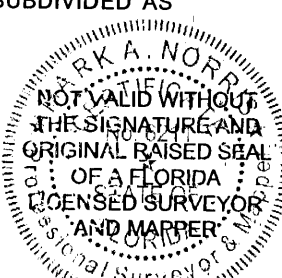
PAUL A. BATTLE, PROFESSIONAL ENGINEER
STATE OF FLORIDA P.E. LICENSE No. 53126

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 THE 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 COUNTY, FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. SIGNED THIS 27th DAY OF October, 2021.

Mark A. Norris

MARK A. NORRIS, PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 6211 LB No. 7916
REBOL-BATTLE & ASSOCIATES
2301 NORTH NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503



DECLARATION OF RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK: _____, PAGE(S): _____

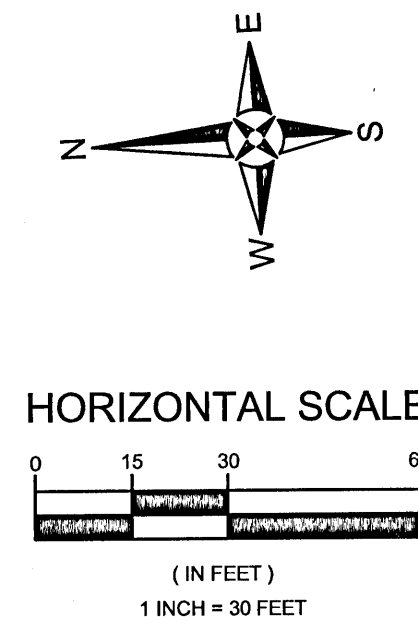
PLAT BOOK: _____, PAGE: _____

ADMIRAL'S QUARTERS, PHASE 3

A 88 LOT SUBDIVISION, A RE-PLAT OF A PORTION OF LOTS 9, 10, 11, 12, & 13 BLOCK 2, OF THE PENSACOLA FARM LAND COMPANY SUBDIVISION (DEED BOOK 67, PAGE 345), SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA.
OCTOBER, 2021

PENSACOLA FARM LAND
COMPANY SUBDIVISION
BLOCK 2
(DEED BOOK 67, PAGE 345)

- LEGEND:**
- SET P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916)
 - SET P.R.M. 4" DIA CONCRETE MONUMENT (No. LB 7916)
 - FOUND P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916)
 - SET P.C.P. NAIL AND DISK (No. LB 7916)
 - FOUND P.C.P. NAIL AND DISK (No. LB 7916)
 - DENOTES PRIVATE DRAINAGE EASEMENT
 - DENOTES PRIVATE DRAINAGE & ACCESS EASEMENT
 - DENOTES PUBLIC DRAINAGE & ACCESS EASEMENT
 - DENOTES EXISTING EASEMENTS
 - DENOTES NON-TIDAL WETLANDS
 - DENOTES LOT NUMBER
 - AND
 - BSL DENOTES BUILDING SET BACK LINE
 - CSF DENOTES COMBINED SCALE FACTOR
 - CID DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
 - DIA DENOTES DIAMETER
 - GPS DENOTES GLOBAL POSITIONING SYSTEM
 - INC. DENOTES INCORPORATED
 - LINE IDENTIFICATION (SEE LINE TABLE)
 - LB DENOTES SURVEYOR BUSINESS LICENSE NUMBER
 - LS DENOTES SURVEYOR LICENSE NUMBER
 - 4 DENOTES MORE OR LESS
 - (NR) DENOTES NON-RADIAL
 - No. DENOTES NUMBER
 - P.C.P. DENOTES PERMANENT CONTROL POINT
 - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
 - PC DENOTES POINT OF CURVATURE
 - PI DENOTES POINT OF INTERSECTION
 - PRC DENOTES POINT OF REVERSE CURVATURE
 - PT DENOTES POINT OF TANGENCY
 - P.E. DENOTES PROFESSIONAL ENGINEER
 - RP DENOTES RADIUS POINT
 - SF DENOTES SQUARE FEET



HORIZONTAL SCALE
(IN FEET)
1 INCH = 30 FEET

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	N 54°17'27" E	6.81'
L2	S 02°58'52" W	12.32'
L3	N 54°17'27" E	14.95'
L4	N 70°58'43" E	48.80'
L5	N 70°58'43" E	42.20'
L6	N 02°58'52" E	2.44'

ADMIRALS QUARTERS, PHASE 2
(PLAT BOOK 20, PAGES 11 & 11A)

BLOCK J

PENSACOLA FARM LAND
COMPANY SUBDIVISION
BLOCK 2
(DEED BOOK 67, PAGE 345)

ADMIRALS QUARTERS, PHASE 1
(PLAT BOOK 20, PAGES 5 & 5A)

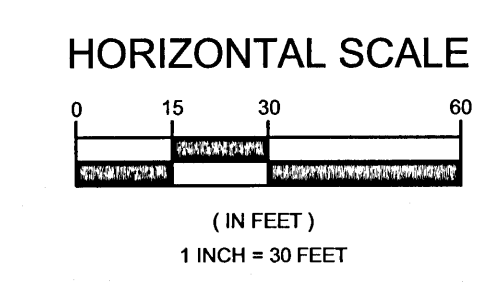
CURVE TABLE					
CURVE No.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'	64°20'09"	56.14'	53.24'	N 30°49'48" W
C2	25.00'	89°59'39"	39.27'	35.36'	N 42°00'33" W
C3	25.00'	90°06'38"	39.32'	35.39'	N 42°04'22" W
C4	50.00'	23°27'19"	22.18'	80.15'	S 59°14'08" W
C5	25.00'	70°28'26"	30.75'	28.85'	S 32°19'21" E
C6	25.00'	89°59'29"	39.27'	35.35'	N 42°00'50" W
C7	25.00'	89°53'32"	39.22'	35.32'	N 47°55'38" E
C8	25.00'	78°43'15"	34.35'	31.71'	N 47°45'58" W

CURVE TABLE					
CURVE No.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C9	25.00'	11°23'13"	4.97'	4.96'	N 02°42'44" W
C10	50.00'	3°16'15"	2.85'	2.85'	N 04°19'37" E
C11	50.00'	19°40'04"	17.16'	17.08'	N 07°08'33" W
C12	50.00'	108°21'18"	162.63'	99.85'	S 69°50'46" W
C13	50.00'	17°43'25"	15.47'	15.41'	S 32°11'35" E
C14	50.00'	28°26'16"	23.07'	22.87'	S 54°16'26" E
C15	25.00'	25°27'54"	11.11'	11.02'	S 54°45'37" E
C16	25.00'	45°00'32"	19.64'	19.14'	S 19°31'24" E

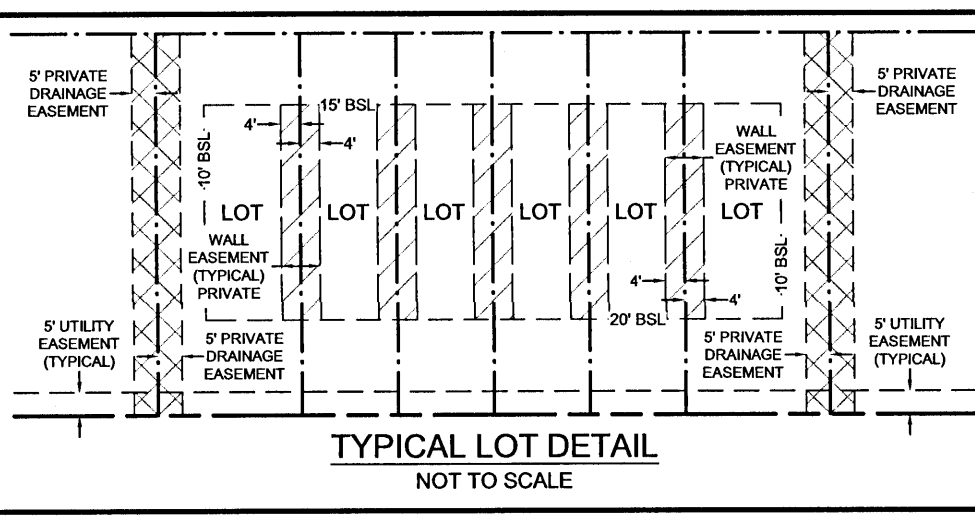
CURVE TABLE					
CURVE No.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C17	25.00'	87°00'54"	29.24'	27.60'	N 53°30'08" W
C18	25.00'	22°58'31"	10.02'	9.96'	N 08°30'23" W
C19	25.00'	24°18'08"	10.60'	10.52'	N 15°07'55" E
C20	25.00'	65°35'26"	28.62'	27.08'	N 60°04'41" E
C21	50.00'	4°28'35"	3.91'	3.91'	N 00°54'02" E
C22	50.00'	59°51'30"	52.24'	48.89'	N 33°04'04" E

ADMIRALS QUARTERS, PHASE 2
(PLAT BOOK 20, PAGES 11 & 11A)

QUAIL ROAD
(66' RIGHT-OF-WAY)
(PUBLIC)



HORIZONTAL SCALE
(IN FEET)
1 INCH = 30 FEET



PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS P.S.M. No. 5211
REBOL-BATTLE & ASSOCIATES
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PENSACOLA, FLORIDA 32503
(850) 438-0400

OWNER AND DEVELOPER
D.R. HORTON, INC.
JOEL COLEMAN
ASSISTANT VICE PRESIDENT
DAPHNE, ALABAMA 36526
(251) 447-0329

CIVIL ENGINEER
PAUL A. BATTLE, P.E. No. 53126
REBOL-BATTLE & ASSOCIATES
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PENSACOLA, FLORIDA 32503
(850) 438-0400

PREPARED BY



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Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0408
EB 00009657 LB7916
RBA PROJECT No. 2017.162

DECLARATION OF RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK: ____, PAGE(S): ____,

PLAT BOOK: ____, PAGE: ____,