

Approved  
ESCAMBA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: Joe Hampton 11-17-21  
Printed Name: Joe Hampton Date  
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 state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.

#### SURVEYORS NOTES:

- 1) BASIS OF BEARING: SOUTHERLY RIGHT-OF-WAY LINE OF TANTON ROAD ASSUMED NORTH 90°00'00" WEST PER DEED.
- 2) THE MEASUREMENTS AS SHOWN ARE MADE TO U.S. STANDARDS (U.S. SURVEY FOOT) AND THE SURVEY ERROR OF CLOSURE MEETS THE STANDARDS OF PRACTICE.
- 3) NO TITLE SEARCH WAS PERFORMED BY EMPIRE LAND SURVEYING FOR THE SUBJECT PROPERTY. TITLE INSURANCE WAS ISSUED BY WESTCOOR LAND TITLE INSURANCE COMPANY, POLICY # OP-25-FL1090.01-12627, FILE # 19-05-009A-PA, DATED SEPTEMBER 20, 2021
- 4) THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT(S) OF WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
- 5) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE AE, ELEVATION = 26.0 FEET, PER FLOOD EMERGENCY MANAGEMENT AGENCY MAP 12033C0365 G OF COMMUNITY NUMBER 120080, DATED SEPTEMBER 29, 2006.
- 6) THE SURVEY SHOWN HEREON COMPLIES WITH AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- 7) THE SIGN (°) DENOTES: DEGREE(S), THE SIGN (') DENOTES: FEET OR MINUTES, THE SIGN (") DENOTES: SECONDS.
- 8) 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.
- 9) ALL CORNERS, P.R.M.'S, HAVE BEEN PLACED IN ACCORDANCE WITH PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011-177.115, FLORIDA STATUTES, STANDARDS OF PRACTICE FOR LAND SURVEYORS IN THE STATE OF FLORIDA AND ESCAMBA COUNTY SUBDIVISION REGULATIONS.
- 10) G.I.S. MAPPING: COORDINATES SHOWN ARE STATE PLANE COORDINATES REFERENCED TO N.A.D. 83 DATUM, 2011 ADJUSTMENT, FLORIDA NORTH ZONE AND EXPRESSED IN U.S. SURVEY FEET. COORDINATES ARE BASED ON CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "PENSACOLA AIRPORT", N. 544257.65, E. 112124412.12, Z. 101.20.

#### BUILDING SETBACK NOTE:

BUILDING SETBACKS ARE IN ACCORDANCE WITH ESCAMBA COUNTY CODES AS FOLLOWS:  
FRONT BUILDING SETBACK - TWENTY (20) FEET  
REAR BUILDING SETBACK - TWENTY (20) FEET  
SIDE BUILDING SETBACK - TEN (10) PERCENT OF LOT WIDTH MEASURED AT THE FRONT BUILDING LINE WITH A MINIMUM OF FIVE (5) FEET, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED FIFTEEN (15) FEET.  
CORNER LOTS WILL HAVE ONE FRONT SETBACK AND ONE SIDE SETBACK.

-LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 30 PERCENT (70 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES.  
-LOT WIDTH: EXCEPT FOR CUL-DE-SAC LOTS WHICH SHALL PROVIDE A MINIMUM LOT WIDTH OF 20 FEET AT THE STREET RIGHT-OF-WAY.  
FIFTY FEET AT THE STREET RIGHT-OF-WAY FOR ALL OTHER LOTS.

TOTAL NUMBER OF LOTS = 22.

THE TWO PRIVATE SIGN EASEMENTS AT THE ENTRANCE TO MADELYN WOODS SUBDIVISION LOCATED AT THE INTERSECTION OF TANTON ROAD AND MADELYN WOODS DRIVE ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION.

THERE IS A 1.0 FOOT NON ACCESS EASEMENT ON THE NORTH END OF MADELYN WOODS SUBDIVISION (ADJACENT TO TANTON ROAD).

FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENTS (PUBLIC OR PRIVATE). THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.

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 IMPEDE STORM WATER FLOW.

THERE IS A GULF POWER COMPANY EASEMENT AS FOUND IN OFFICIAL RECORD BOOK 8095, PAGE 27, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURT OF ESCAMBA COUNTY, FLORIDA AND SHOWN HEREON.

# MADELYN WOODS

A 22 LOT RESIDENTIAL SUBDIVISION OF A PORTION OF  
SECTION 29, TOWNSHIP 2 SOUTH, RANGE 31 WEST,  
ESCAMBA COUNTY, FLORIDA  
ZONED: MDR, FLU: MU-S  
NOVEMBER 2021

#### CIVIL ENGINEER

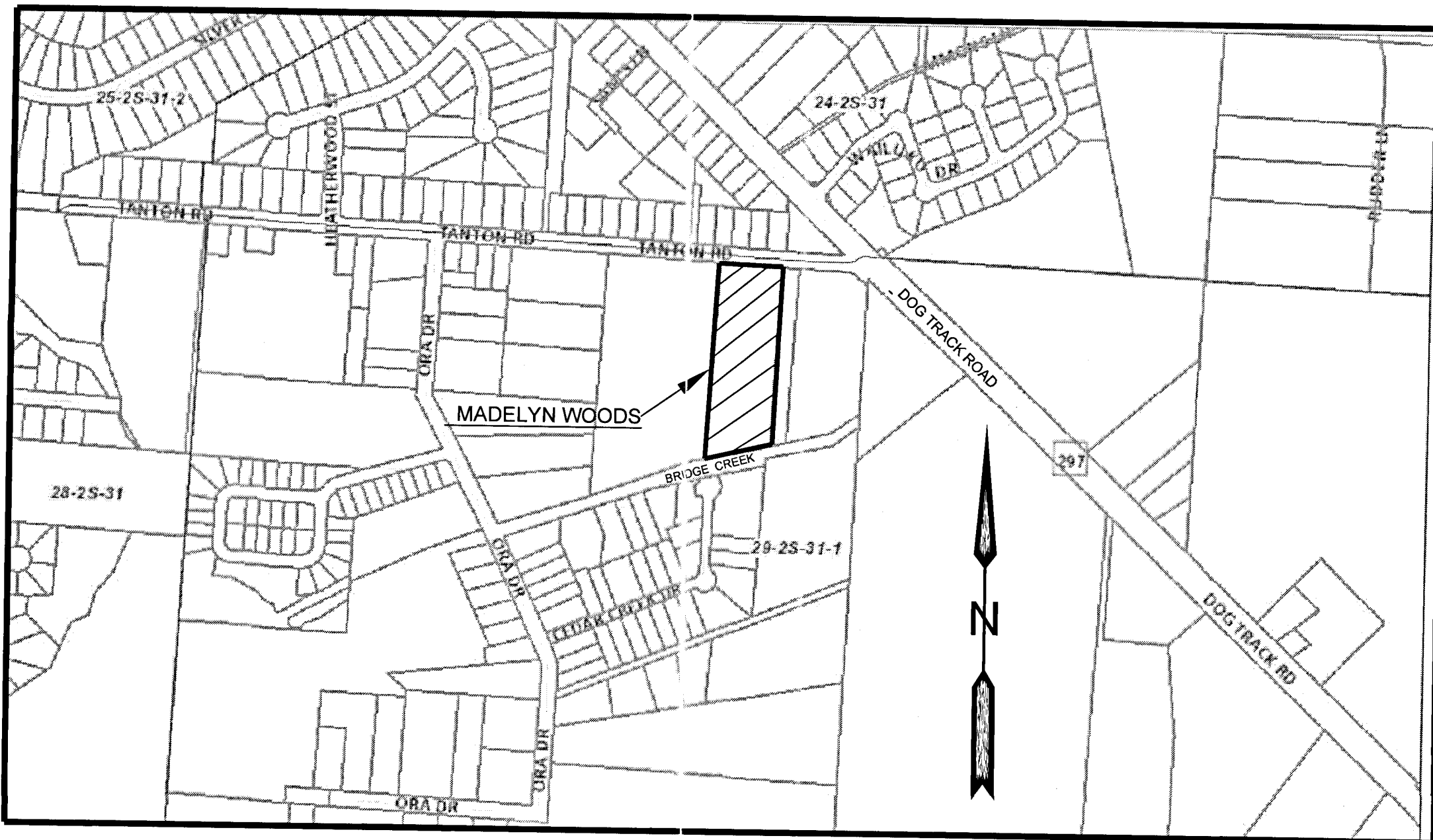
HAMMOND ENGINEERING, INC.  
THOMAS G. HAMMOND, JR.  
PROFESSIONAL ENGINEER  
P.E. NO. 54574  
3802 NORTH "S" STREET  
PENSACOLA, FL 32505  
P: (850) 434-2603  
F: (850) 434-4650

#### OWNER/DEVELOPER

RANDALL BUILDERS GROUP, LLC  
900 PARADISE BEACH CIRCLE  
PENSACOLA, FL. 32506  
850-554-2658

#### SURVEYOR OF RECORD

LELAND M. EMPIE  
P.S.M. # 5766, L.B. #6993  
8720 NORTH PALAFOX STREET  
PENSACOLA, FLORIDA, 32534  
(850) 477-3745



VICINITY MAP  
1" = 500'

#### LEGAL DESCRIPTION: (O.R. BOOK 8095, PAGE 27)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA; PROCEED EAST A DISTANCE OF 1596.00 FEET; THENCE SOUTH A DISTANCE OF 66 FEET; THENCE EAST A DISTANCE OF 447.54 FEET FOR A POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 784.82 FEET; THENCE NORTH 74 DEGREES 19 MINUTES EAST A DISTANCE OF 254.30 FEET; THENCE NORTH TO A POINT PERPENDICULARLY DISTANCE FROM THE POINT OF BEGINNING AND TO THE SOUTH RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE WEST TO THE POINT OF BEGINNING.

#### 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 BY 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 RANDALL BUILDERS GROUP, LLC, A LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED HEREIN AND PLATTED HEREON AS MADELYN WOODS, A SUBDIVISION, HEREBY DEDICATES TO THE PUBLIC, ALL RIGHTS OF WAYS, PUBLIC DRAINAGE / ACCESS EASEMENTS, PUBLIC WET DETENTION POND PARCEL "A" AND A ONE FOOT (1') NON-ACCESS EASEMENT (ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TANTON ROAD) TO BE DEDICATED TO THE PUBLIC (COUNTY), DEDICATE TO HOMEOWNERS ASSOCIATION THE TWO PRIVATE SIGN EASEMENTS. THE 5' AND 10' UTILITY EASEMENTS TO BE DEDICATED TO ALL UTILITY PROVIDERS.

RANDALL BUILDERS GROUP, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS:  
PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
HENRY E. RANDALL

WITNESS:  
PRINT NAME: \_\_\_\_\_

#### NOTARY PUBLIC:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY HENRY E. RANDALL AS OWNER OF MADELYN WOODS, THE OWNERS AND DEVELOPERS OF MADELYN WOODS, HE ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION

SIGNATURE \_\_\_\_\_

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 ESCAMBA 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  
ESCAMBA COUNTY, FLORIDA

SEAL

#### APPROVAL, BOARD OF COUNTY COMMISSIONERS:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT 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  
ESCAMBA COUNTY, FLORIDA

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 ESCAMBA COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

#### CERTIFICATE OF ATTORNEY:

I, RICHARD H. TURNER, III, AS A MEMBER OF THE FLORIDA BAR ASSOCIATION, AND ON BEHALF OF THE OWNER, HEREBY CERTIFY AND 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 ARTICLE 4 OF THE ESCAMBA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

RICHARD H. TURNER, III  
801 WEST ROMANA STREET  
PENSACOLA, FLORIDA 32502

#### ENGINEER'S CERTIFICATE:

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

THOMAS G. HAMMOND, JR., P.E.  
PROFESSIONAL ENGINEER #54574  
STATE OF FLORIDA

#### 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 AND THE LAND DEVELOPMENT CODE OF ESCAMBA COUNTY, FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

LELAND M. EMPIE  
(PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA  
NO. 5766, L.B. NO. 6993)

EMPIRE LAND SURVEYING  
8720 NORTH PALAFOX STREET  
PENSACOLA, FLORIDA, 32534  
(850) 477-3745

SEAL

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DECLARATION OF RESTRICTIVE COVENANTS,

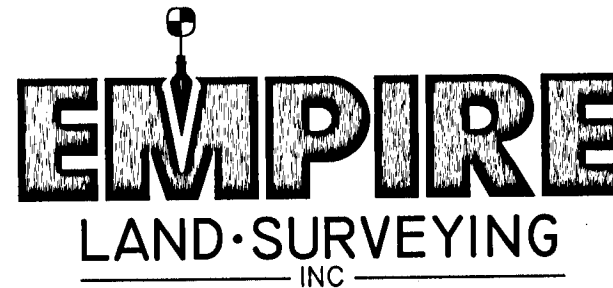
OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_

PAGE 1 OF 2

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

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ESCAMBIA COUNTY, FLORIDA  
ZONED: MDR, FLU: MU-S  
NOVEMBER 2021



DOG TRACK ROAD  
(COUNTY ROAD #297)  
(PAVED/PUBLIC 100' PUBLIC R/W)  
WESTERLY R/W

SURVEYOR OF RECORD:

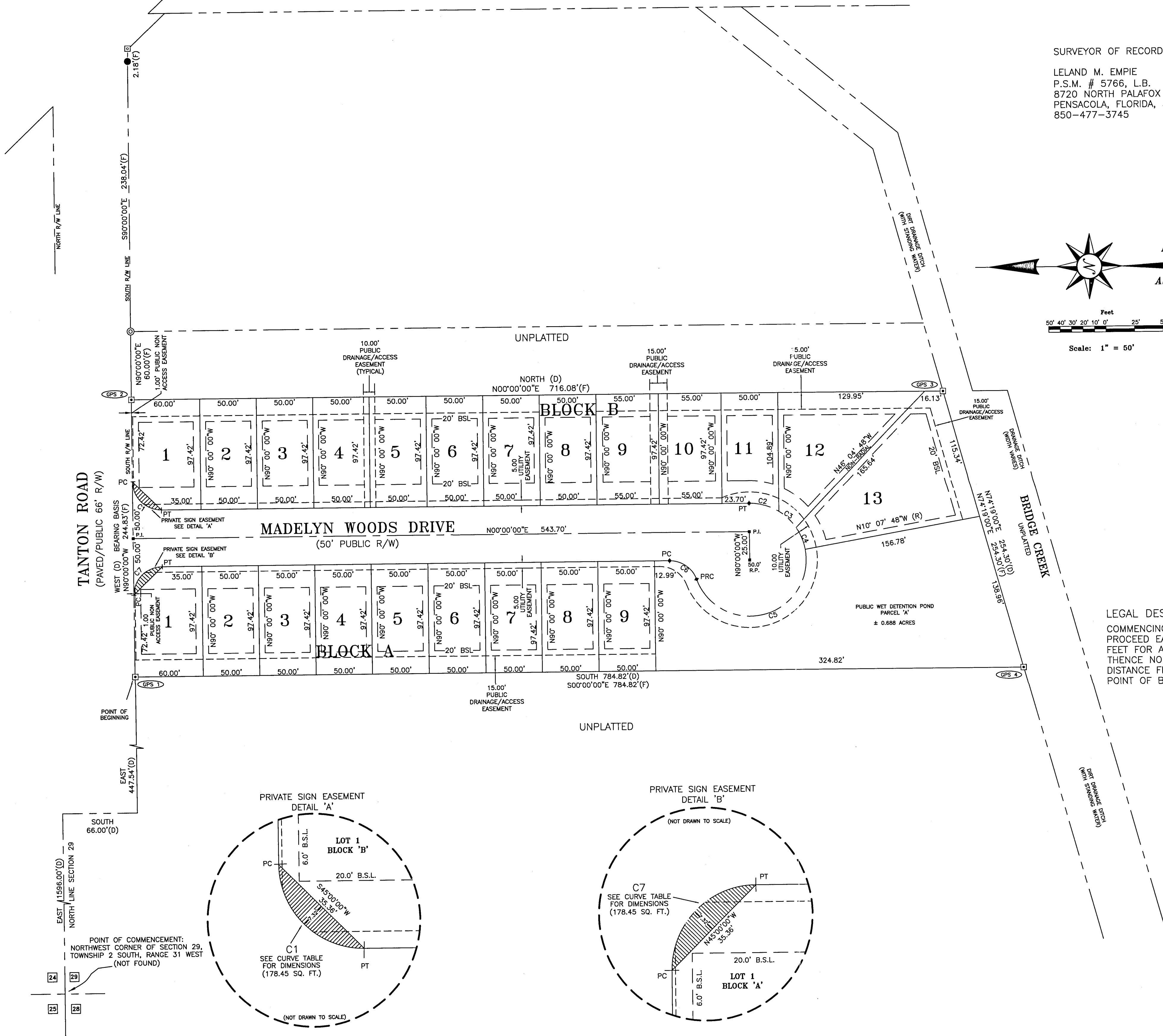
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3802 NORTH 'S' STREET  
PENSACOLA, FLORIDA 32505  
850-434-2603



## LEGEND

- SET NAIL & DISK - ELSI L.B. #6993 (P.C.P.)
- FOUND 1/2" IRON ROD
- FOUND 1" IRON PIPE
- FOUND 4"x4" SQUARE CONCRETE MONUMENT
- FOUND 1/2" CAPPED IRON ROD - ELSI L.B. #6993
- SET 4" SQUARE CONCRETE MONUMENT - ELSI L.B. #6993 (P.R.M.)
- SECTION NUMBER
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD BOOK
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- R.P. RADIUS POINT
- (R) RADIAL
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.I. POINT OF INTERSECTION
- L.B. LICENSED BUSINESS
- (D) DEED
- (F) FIELD
- MDR MEDIUM DENSITY RESIDENTIAL
- FLU FUTURE LAND USE
- MU-S MIXED USE SUBURBAN

LEGAL DESCRIPTION: (O.R. BOOK 8095, PAGE 27)  
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Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Length	Tangent
C1	39.27	25.00	90°00'00"	35.36	N45°00'00"E 25.00
C2	27.69	50.00	31°44'00"	27.34	N15°51'22"E 14.21
C3	21.00	50.00	24°04'08"	20.85	N43°46'23"E 10.66
C4	21.00	50.00	24°04'08"	20.85	N67°49'34"E 10.66
C5	148.95	50.00	170°41'14"	99.67	N14°48'12"W 613.93
C6	30.78	25.00	70°32'09"	28.87	N35°15'51"E 17.68
C7	39.27	25.00	90°00'00"	35.36	N45°00'00"W 25.00

SURVEYORS REPORT:  
1.) THE BEARINGS AS SHOWN HEREON DO NOT CORRESPOND TO THE STATE PLANE COORDINATES BELOW, BUT THEY DO CORRESPOND TO THE BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY THIS SURVEYOR, ORDER NO. 205-19-1 DATED MARCH 19, 2020.

STATE PLANE COORDINATE TABLE						
GPS POINT	NORTHING FT	EASTING FT	LATITUDE (N)	LONGITUDE (W)	SCALE FACTOR	ELEVATION
1	516451.736	1066193.291	30.23202317614	-87.21433549207	0.99995902	24.39'
2	516441.664	1066437.607	30.23201927929	-87.21405633896	0.99995904	24.53'
3	515726.424	1066408.738	30.23131080594	-87.21406880962	0.99995912	25.92'
4	515667.621	1066161.147	30.23124650253	-87.21434970937	0.99995897	22.99'

REFERENCED TO NAD 83 (2011) AND NAVD 88  
LOCATIONS ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN),  
FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK.  
TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE MULTIPLY THE GROUND BY THE AVERAGE COMBINED SCALE FACTOR.