

RECORD PLAT OF SABAL PLACE

BEING A PORTION OF SECTION 20, TOWNSHIP-1-SOUTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA
AND BEING A RESUBDIVISION OF A PORTION OF LOTS 8 AND 9 OF THE PLAT RECORDED IN DEED BOOK "P" AT PAGE 375 AND
OF LOTS 25-27, BLOCK "C", FRICHEZ HEIGHTS, AS RECORDED IN
PLAT BOOK 3 AT PAGE 48 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
47 LOTS ZONED: HDMU, FUTURE LAND USE: MU-U
JANUARY 2022

OWNER/DEVELOPER:

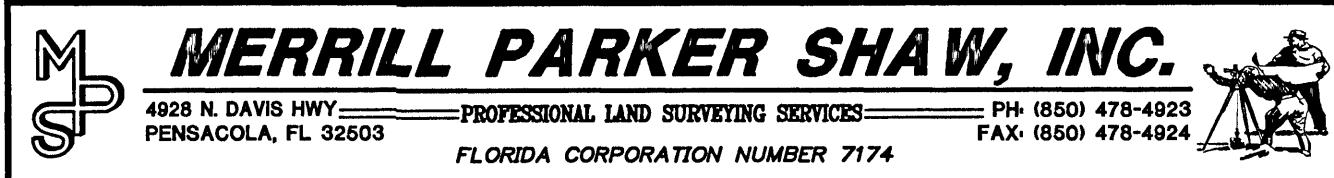
HOLIDAY BUILDERS, INC.
2293 W. EAU GALIE BLVD
MELBOURNE, FL 32935
PHONE: 321-610-5233

SURVEYOR:

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

ENGINEER:

DAVID FITZPATRICK, P.E.
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PHONE: 850-476-8677



LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTH HALF OF LOT 8, BEING A SUBDIVISION OF SECTION 20, TOWNSHIP-1-SOUTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 08 DEGREES 14 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF THE EAST HALF OF THE SOUTH HALF OF SAID LOT 8, FOR A DISTANCE OF 66.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ATWOOD DRIVE (66 FOOT PUBLIC RIGHT-OF-WAY) FOR THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF THE EAST HALF OF THE SOUTH HALF OF SAID LOT 8, GO NORTH 81 DEGREES 09 MINUTES 24 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ATWOOD DRIVE, FOR A DISTANCE OF 293.24 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE SOUTH HALF OF SAID LOT 8; THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID ATWOOD DRIVE, GO NORTH 08 DEGREES 15 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTH HALF OF SAID LOT 8, FOR A DISTANCE OF 1263.53 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTH HALF OF SAID LOT 8; THENCE DEPARTING THE WEST LINE OF THE EAST HALF OF THE SOUTH HALF OF SAID LOT 8, GO SOUTH 81 DEGREES 42 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTH HALF OF SAID LOT 8, FOR A DISTANCE OF 292.82 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTH HALF OF SAID LOT 8; THENCE DEPARTING THE NORTH LINE OF THE EAST HALF OF THE SOUTH HALF OF SAID LOT 8, GO SOUTH 08 DEGREES 14 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, ALSO BEING THE WEST LINE OF FRICHEZ HEIGHTS AS RECORDED IN PLAT BOOK 3 AT PAGE 48 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, FOR A DISTANCE OF 697.92 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LOT 25, BLOCK "C", OF SAID FRICHEZ HEIGHTS; THENCE DEPARTING THE EAST LINE OF SAID LOT 8, GO SOUTH 81 DEGREES 44 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 25, BLOCK "C", FOR A DISTANCE OF 154.70 FEET TO THE WEST RIGHT-OF-WAY LINE OF SABRA DRIVE (66 FOOT PUBLIC RIGHT-OF-WAY); THENCE DEPARTING THE NORTH LINE OF SAID LOT 25, BLOCK "C", GO SOUTH 08 DEGREES 14 MINUTES 48 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SABRA DRIVE, FOR A DISTANCE OF 240.04 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 27, BLOCK "C" OF SAID FRICHEZ HEIGHTS; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID SABRA DRIVE, GO NORTH 81 DEGREES 44 MINUTES 08 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 27, BLOCK "C", FOR A DISTANCE OF 154.70 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE AFORESAID LOT 8 ALSO BEING THE WEST LINE OF SAID FRICHEZ HEIGHTS; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 27, BLOCK "C", GO SOUTH 08 DEGREES 14 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, FOR A DISTANCE OF 328.38 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 20, TOWNSHIP-1-SOUTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 9.36 ACRES.

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 20' SETBACK

REAR YARD: 15' SETBACK

SIDE YARD: TEN FEET OR TEN PERCENT OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST 5 FEET. (THE SIDE SETBACKS ALONG THE COMMON LOT LINE OF LOTS 7 AND 8 SHALL RUN CONCURRENT WITH THE 20 FEET PUBLIC DRAINAGE EASEMENT)

LEGEND:

- ~ 4" X 4" CONCRETE MONUMENT, NUMBERED, 7174L.B. (PLACED) P.R.M.
- ~ 4" X 4" CONCRETE MONUMENT, UNNUMBERED (FOUND) P.R.M.
- ~ NAIL AND DISK, NUMBERED 7174L.B. (SET) P.C.P.
- ~ 1/2" CAPPED IRON ROD, NUMBERED 4882L.B. (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
- GPS ~ GLOBAL POSITIONING SYSTEM
- (D&F) ~ DEED AND FIELD INFORMATION
- P.C.P. ~ PERMANENT CONTROL POINT
- L.B. ~ LICENSE BUSINESS
- O.R. ~ OFFICIAL RECORDS
- HDMU ~ HIGH DENSITY MIXED USE
- MU-U ~ MIXED USE-URBAN
- P.B. ~ PLAT BOOK
- P.E. ~ PROFESSIONAL ENGINEER
- P.S.M. ~ PROFESSIONAL SURVEYOR AND MAPPER
- EVP ~ EXECUTIVE VICE PRESIDENT
- CFO ~ CHIEF FINANCIAL OFFICER

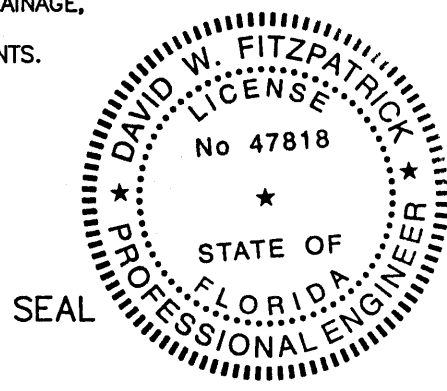
CERTIFICATE OF ATTORNEY:

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 _____, 2022.

ENGINEER'S CERTIFICATE:

I, DAVID FITZPATRICK, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR SABAL PLACE, THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

DAVID FITZPATRICK, P.E.
FLORIDA REGISTRATION NO. 47818
FLORIDA C.A. NO. 8423



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.

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 DESIGN 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 SJ-17.050, SJ-17.051 AND SJ-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 FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.
SIGNED THIS 21ST DAY OF JANUARY, 2022.

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

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 SABAL PLACE, HEREBY DEDICATE TO THE PUBLIC: ALL PUBLIC RIGHT-OF-WAYS, PUBLIC PARCEL "A" (DRY DETENTION POND), AND ALL PUBLIC DRAINAGE AND ACCESS EASEMENTS; AND FURTHER DEDICATE ALL 5 FOOT AND 10 FOOT UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, AND FURTHER DEDICATE TO THE EMERALD COAST UTILITIES AUTHORITY: THE 20 FOOT EQUA UTILITY EASEMENT, AND FURTHER DEDICATE TO THE SABAL PLACE HOMEOWNERS ASSOCIATION, INC.: PRIVATE PARCEL "B" (LANDSCAPE PARCEL), AS DESIGNATED ON THIS PLAT, AND HEREBY REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

HOLIDAY BUILDERS, INC. (OWNER)

WITNESS: _____

PRINT NAME: _____

SEAL

RICHARD FADIL, EVP. CFO.

WITNESS: _____

PRINT NAME: _____

FIFTH THIRD BANK (MORTGAGEE)

WITNESS: _____

PRINT NAME: _____

SEAL

TALLEY MANNE, SENIOR VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

NOTARY ACKNOWLEDGMENT (OWNER)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY RICHARD FADIL, EXECUTIVE VICE PRESIDENT AND CHIEF FINANCIAL OFFICER OF HOLIDAY BUILDERS, INC., A FLORIDA 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

NOTARY ACKNOWLEDGMENT (MORTGAGEE)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY TALLEY MANNE, VICE PRESIDENT OF FIFTH THIRD BANK, AN OHIO BANKING 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 177.011 THROUGH 177.151) OF THE FLORIDA LEGISLATURE, AS AMENDED FROM TIME TO TIME) AND THE SAME WAS FILED FOR RECORDS ON THE _____ DAY OF _____, 2022, 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 _____, 2022, 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

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 _____, 2022.

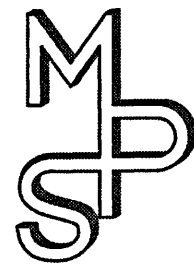
JOSEPH BARRETT, P.S.M., COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION NO. 6280

SEAL

SHEET 1 OF 2 SHEETS

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

PLAT BOOK _____, PAGE _____



OWNER/DEVELOPER:

HOLIDAY BUILDERS, INC.
2293 W. EAU GALIE BLVD
MELBOURNE, FL 32935
PHONE: 321-610-5233

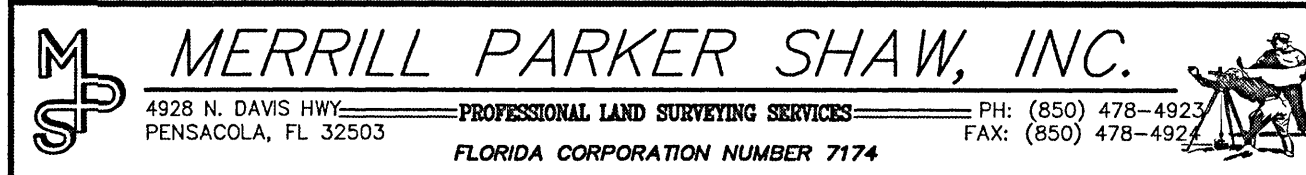
SURVEYOR:

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ENGINEER:

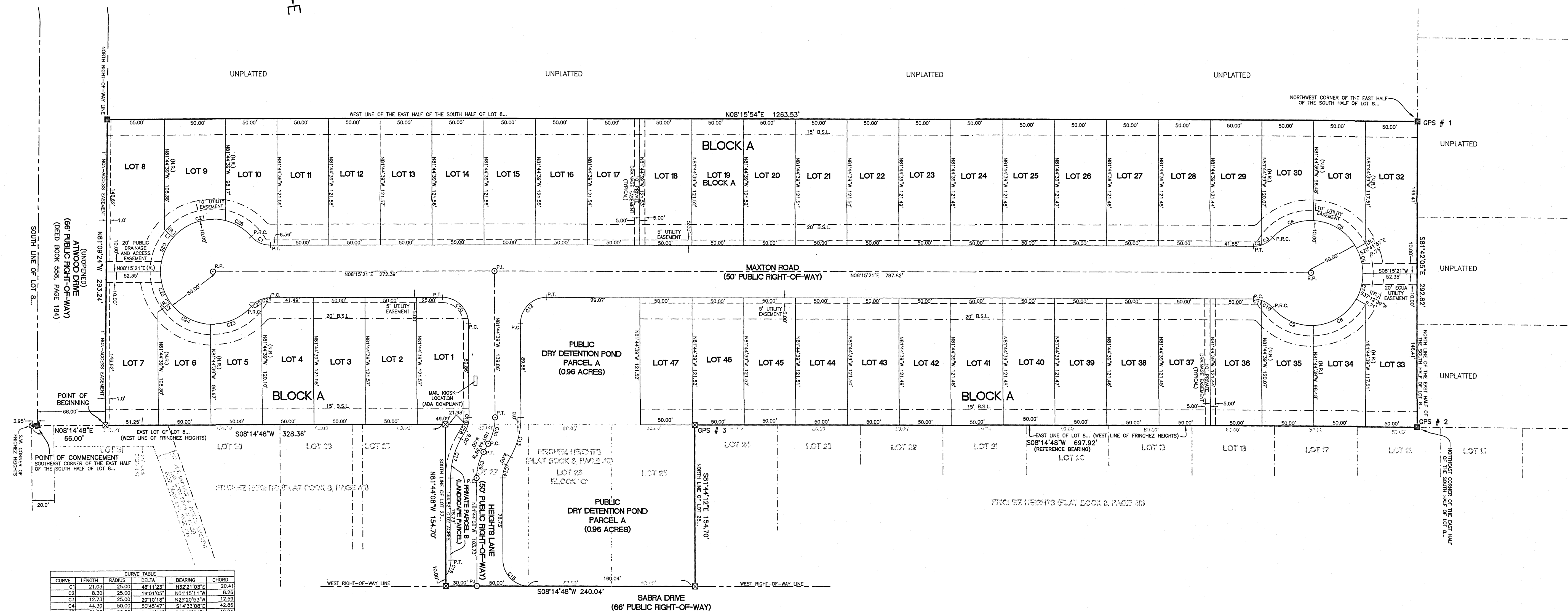
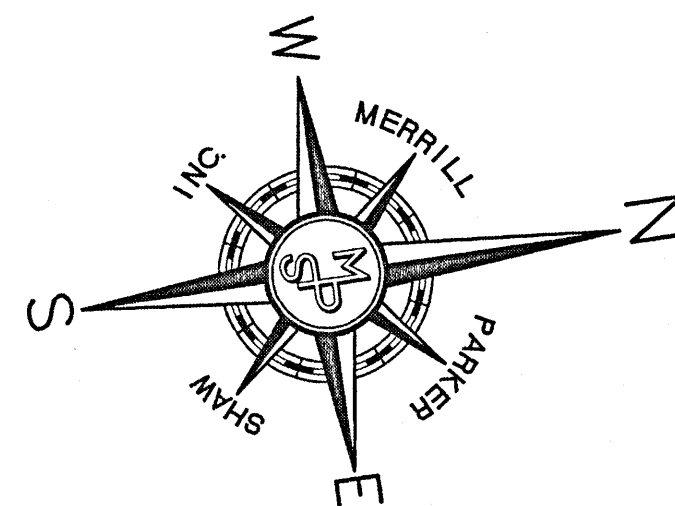
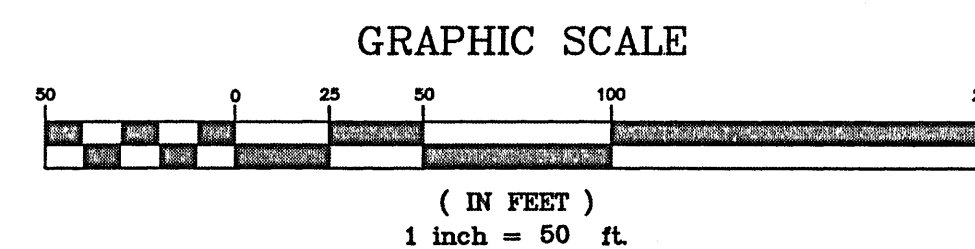
DAVID FITZPATRICK, P.E.
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PHONE: 850-476-8677

RECORD PLAT OF
SABAL PLACE
BEING A PORTION OF SECTION 20, TOWNSHIP-1-SOUTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA
AND BEING A RESUBDIVISION OF A PORTION OF LOTS 8 AND 9 OF THE PLAT RECORDED IN DEED BOOK "P" AT PAGE 375 AND
OF LOTS 25-27, BLOCK "C", FRICHEZ HEIGHTS, AS RECORDED IN
PLAT BOOK 3 AT PAGE 48 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
47 LOTS ZONED: HDMU, FUTURE LAND USE: MU-U
JANUARY 2022



LEGEND:

- 4" x 4" CONCRETE MONUMENT, NUMBERED. 7174LB. (PLACED) P.R.M.
- 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND) P.R.M.
- NAIL AND DISK, NUMBERED 7174LB. (SET) P.C.P.
- 1/2" CAPPED IRON ROD, NUMBERED 4882LB. (FOUND)
- P.R.M. ~ PERMANENT REFERENCE MONUMENT
- B.S.L. ~ BUILDING SETBACK LINE
- P.C. ~ POINT OF CURVATURE
- P.T. ~ POINT OF TANGENCY
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- R/W ~ RIGHT-OF-WAY
- C.I. ~ CURVE NUMBER
- R.P. ~ RADIUS POINT
- (N.R.) ~ NON-RADIAL
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- MU-U ~ MIXED USE-URBAN
- P.B. ~ PLAT BOOK
- P.E. ~ PROFESSIONAL ENGINEER
- P.S.M. ~ PROFESSIONAL SURVEYOR AND MAPPER
- GPS ~ GLOBAL POSITIONING SYSTEM
- OBS ~ OMNIDIRECTIONAL BEARING SELECTOR
- ADA ~ AMERICANS WITH DISABILITIES ACT



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	21.03	25.00	48°11'21"	N27°21'03"W	20.41
C2	8.30	25.00	18°01'09"	N01°15'11"W	6.26
C3	12.73	25.00	29°10'18"	N22°20'53"W	12.59
C4	44.30	50.00	57°28'18"	S14°30'08"E	42.85
C5	51.03	50.00	58°28'18"	S42°02'54"W	48.84
C6	25.27	50.00	28°21'18"	S83°46'42"W	25.00
C7	25.27	50.00	28°21'18"	N07°00'00"E	25.00
C8	51.03	50.00	58°28'18"	N23°33'12"W	48.84
C9	44.30	50.00	57°28'18"	N01°15'11"W	42.85
C10	12.73	25.00	29°10'18"	S41°31'35"W	12.59
C11	8.30	25.00	18°01'09"	S17°45'54"W	6.26
C12	39.27	25.00	87°00'00"	S00°00'00"E	35.36
C13	39.27	75.00	30°00'00"	N68°44'39"W	38.82
C14	13.09	25.00	29°58'29"	S68°44'23"E	12.94
C15	39.27	25.00	87°00'00"	N03°14'49"E	35.36
C16	18.59	25.00	36°52'12"	N62°18'02"W	15.81
C17	39.28	25.00	29°58'29"	S68°44'23"E	35.36
C18	6.31	25.00	14°27'22"	N58°58'22"W	6.29
C19	6.78	25.00	15°32'33"	N73°58'22"W	6.76
C20	39.27	25.00	87°00'00"	S03°15'21"W	35.36
C21	8.68	25.00	19°53'50"	S01°41'56"E	8.64
C22	12.34	25.00	28°17'28"	S32°47'18"E	12.23
C23	44.68	50.00	51°10'43"	N14°24'40"W	43.01
C24	44.68	50.00	50°58'58"	N02°43'10"E	43.01
C25	31.43	50.00	36°30'42"	N62°13'00"E	30.95
C26	36.00	50.00	41°15'14"	S81°07'02"E	35.23
C27	55.13	50.00	63°10'41"	S08°54'05"E	52.36
C28	24.46	50.00	13°42'28"	S36°54'00"W	24.04
C29	25.17	50.00	29°59'29"	S68°44'23"E	25.87
C30	26.18	50.00	30°02'00"	N68°44'39"W	25.85

LINE	BEARING	LENGTH
L1	S49°30'58"W	11.00'
L2	N27°48'21"W	15.08'

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 20' SETBACK

REAR YARD: 15' SETBACK

SIDE YARD: TEN FEET OR TEN PERCENT OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST 5 FEET. (THE SIDE SETBACKS ALONG THE COMMON LOT LINE OF LOTS 7 AND 8 SHALL RUN CONCURRENT WITH THE 20 FEET PUBLIC DRAINAGE EASEMENT)

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

STATION	NORTHING (FT)	EASTING (FT)	LATITUDE (N)	LONGITUDE (W)	SCALE FACTOR (COMBINED)	CONVERGENCE	ELEVATION	SOURCE
GPS-1	559144.7490	1108890.9340	30°30'33.0559"	87°13'47.8556"	0.999986517	-01°22'18.65"	117.19'	GPS OBS
GPS-2	559102.4850	1109180.6900	30°30'32.7063"	87°13'44.3326"	0.999986616	-01°22'16.95"	114.50'	GPS OBS
GPS-3	558411.7795	1109080.5839	30°30'26.8479"	87°13'45.2876"	0.999986596	-01°22'17.48"	000.00'	GPS OBS

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