

BIRCH RUN

A PORTION OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

FEBRUARY, 2022

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE AND ASSOCIATES)

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02°07'12" WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 6 FOR A DISTANCE OF 3994.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE DEPARTING SAID EAST LINE PROCEED NORTH 86°01'09" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 FOR A DISTANCE OF 39.13 FEET TO THE MONUMENTED WESTERLY RIGHT-OF-WAY (RW) LINE OF REBEL ROAD (PUBLIC RW UNDETERMINED) ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 01°27'20" WEST ALONG SAID WESTERLY RW LINE FOR A DISTANCE OF 328.10 FEET; THENCE PROCEED SOUTH 03°00'27" WEST ALONG SAID WESTERLY RW LINE FOR A DISTANCE OF 212.62 FEET TO THE SOUTH LINE OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 485, AT PAGE 823 (O.R. 485, PG 823) OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RW LINE PROCEED NORTH 87°03'47" WEST ALONG SAID SOUTH LINE OF O.R. 485, PG 823 FOR A DISTANCE OF 208.00 FEET TO THE EAST LINE OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 485, AT PAGE 897 (O.R. 485, PG 897) OF SAID COUNTY; THENCE DEPARTING SAID SOUTH LINE OF O.R. 485, PG 823 PROCEED SOUTH 02°48'33" WEST ALONG SAID EAST LINE OF O.R. 485, PG 897 FOR A DISTANCE OF 283.65 FEET TO THE SOUTH LINE OF SAID O.R. 485, PG 897; THENCE DEPARTING SAID EAST LINE OF O.R. 485, PG 897 PROCEED NORTH 87°07'39" WEST ALONG SAID SOUTH LINE OF O.R. 485, PG 897 FOR A DISTANCE OF 403.82 FEET TO THE WEST LINE OF SAID O.R. 485, PG 897; THENCE DEPARTING SAID SOUTH LINE OF O.R. 485, PG 897 PROCEED NORTH 02°41'04" EAST ALONG SAID WEST LINE OF O.R. 485, PG 897 FOR A DISTANCE OF 284.11 FEET TO THE NORTH LINE OF SAID O.R. 485, PG 897; THENCE DEPARTING SAID WEST LINE OF O.R. 485, PG 897 PROCEED SOUTH 87°03'47" EAST ALONG SAID NORTH LINE OF O.R. 485, PG 897 FOR A DISTANCE OF 101.42 FEET TO THE WEST LINE OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 523, AT PAGE 391 (O.R. 523, PG 391) OF SAID COUNTY; THENCE DEPARTING SAID NORTH LINE OF O.R. 485, PG 897 PROCEED NORTH 02°30'46" EAST ALONG SAID WEST LINE OF O.R. 523, PG 391 FOR A DISTANCE OF 211.01 FEET TO THE SOUTH LINE OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 110, AT PAGE 149 (O.R. 110, PG 149) OF SAID COUNTY; THENCE DEPARTING SAID WEST LINE OF O.R. 523, PG 391 PROCEED NORTH 87°14'57" WEST ALONG SAID SOUTH LINE OF O.R. 110, PG 149 FOR A DISTANCE OF 833.35 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE DEPARTING SAID SOUTH LINE OF O.R. 110, PG 149 PROCEED NORTH 02°38'24" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 330.01 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE DEPARTING SAID WEST LINE PROCEED SOUTH 87°12'04" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1339.40 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 15.28 ACRES MORE OR LESS.

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 & DEVELOPER
COASTAL HOME BUILDERS, INC.
8608 EIGHT MILE CREEK ROAD
PENSACOLA, FLORIDA 32526
(850) 941-0500

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *Eric Hampton* Date: *3-2-22*

Printed Name: *Eric 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 state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.



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. 2018.239

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NO. NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPDOH 2010.0000) HAVING A BEARING OF SOUTH 02°07'12" WEST ALONG THE MC EAST LINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 31 WEST, AND WERE DERIVED UTILIZING A GLOBAL P SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK, CERTIFIED CORNER RECORD DOCUMENTS No. 3729, 8886, 1 37632, 61329, & 68124; PREVIOUS SURVEYS BY EMPIRE LAND SURVEYING, INC., ORDER No. 337-07-3, DATED 08-01-07, UPDATED 1; ORDER No. 15408, DATED 7-09-08; PREVIOUS SURVEYS BY THIS FIRM, PROJECT No. 2013.173, DATED 12-17-13, UPDATED 5-10-18 AND P. 2018.239, DATED 11-07-18, DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- THE BASIS OF BEARING REFERENCE: THE MONUMENTED EAST LINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 31 WEST; HAVING A BEARING OF SOUTH 02°07'12" WEST
- A PLAT CERTIFICATION LETTER WAS FURNISHED AND USED IN THE PREPARATION OF THIS PLAT, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, AND DATED NOVEMBER 19, 2021; FILE NUMBER 20-08-055A-PA.
- 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, ENERGY SERVICES OF PENSACOLA, EMERALD COAST UTILITIES AUTHORITY, BELLSOUTH, COX COMMUNICATIONS OR OTHER APPLICABLE UTILITY COMPANIES SERVING 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 FOOT PRIVATE DRAINAGE EASEMENTS ALONG EACH PROPERTY LINE, BEING 5 FEET ON EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 1010301080S, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- THIS PROPERTY IS SUBJECT TO AN UNDERGROUND DISTRIBUTION SUBDIVISION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8605, AT PAGE 1382, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- THIS PROPERTY IS SUBJECT TO A TREE TRIM, CUT, AND REMOVAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8605, AT PAGE 1390, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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 _____, 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

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 _____, 2022, AND FILED IN PLAT BOOK _____, AT PAGES _____, OF SAID COUNTY.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

STATE PLANE COORDINATES HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988									
STATION	NORTHING	EASTING	LATITUDE (NORTH)	LONGITUDE (WEST)	SCALE FACTOR	CONVERGENCE ANGLE	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR
GPS No. 1	571369.4980	1050958.6861	N030° 32' 21.8681"	W087° 23' 20.6765"	0.99999645	-001° 27' 06.61"	128.88'	0.99999818	0.99996763
GPS No. 2	571433.6812	1057745.8562	N030° 32' 22.1737"	W087° 23' 35.7027"	0.99999646	-001° 27' 14.16"	120.89'	0.99999857	0.99996803
GPS No. 3	571104.0191	1057730.6559	N030° 32' 18.9079"	W087° 23' 35.7808"	0.99999636	-001° 27' 14.20"	119.50'	0.99999863	0.99996799
LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK.									
FORMULA TO CONVERT GRID DISTANCE TO GROUND DISTANCE: DIVIDE THE GRID DISTANCE BY THE MCSF									
FORMULA TO CONVERT GROUND DISTANCE TO GRID DISTANCE: MULTIPLY THE GROUND DISTANCE BY THE MCSF									
MEAN COMBINED SCALE FACTOR (MCSF) = $\frac{CSF + CSF}{2}$ GROUND DISTANCE = $\frac{GRID DISTANCE}{MCSF}$ GRID DISTANCE = GROUND DISTANCE x MCSF									

SITE INFORMATION

PROPERTY ZONING: LDR (LOW DENSITY RESIDENTIAL)
FUTURE LAND USE: MU-S (MIXED-USE SUBDIVISION)
PROPERTY REFERENCE No'S: 06-1S-31-3401-000-001, 06-1S-31-3101-010-001, 06-1S-31-3101-008-001 & 06-1S-31-3101-007-001
TOTAL SITE AREA: 15.28 ACRES ±
REQUIRED BUILDING SETBACKS: FRONT YARD - 25 FEET
SIDE YARD - 5 FEET OR 10% NOT TO EXCEED 10 FEET
REAR YARD - 25 FEET
No. OF PROPOSED LOTS: 55
No. OF PROPOSED PARCELS: 3

SHEET INDEX

SHEET 1 SITE INFORMATION, DESCRIPTION, GENERAL NOTES, DEDICATION & CERTIFICATES
SHEET 2 FINAL PLAT, LEGEND, & 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 COASTAL HOME BUILDERS, INC., (OWNER & DEVELOPER), BANKPLUS (MORTGAGEE), & TRUSTMARK NATIONAL BANK (MORTGAGEE) HEREBY STATE AND DECLARE THEY ARE THE FEE SIMPLE OWNERS OF THE LANDS REFERRED TO AS BIRCH RUN, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

- TO THE BIRCH RUN OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL BB (COMMON AREA, PRIVATE), PARCEL CC (DRY STORMWATER AREA, PRIVATE), BURROW LANE (50' WIDE RIGHT-OF-WAY & UTILITY EASEMENT, PRIVATE), BETULA ROAD (50' WIDE RIGHT-OF-WAY & UTILITY EASEMENT, PRIVATE), & BERENICE CIRCLE (50' WIDE RIGHT-OF-WAY & UTILITY EASEMENT, PRIVATE); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO THE BIRCH RUN OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, THE PRIVATE SIGNAGE EASEMENTS LOCATED ON BLOCK A, LOT 1 & BLOCK C, LOT 10; FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, PARCEL AA (RIGHT-OF-WAY DEDICATION, PUBLIC); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, THE 1' NON-ACCESS EASEMENT (PUBLIC) ALONG THE EAST SIDE OF LOT 1, BLOCK A, LOTS 1 & 10, BLOCK C & ALONG THE EAST SIDE OF PARCEL BB (COMMON AREA, PRIVATE); FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ALL UTILITY PROVIDERS, THE UTILITY EASEMENTS IN ALL PRIVATE RIGHT-OF-WAYS, AND THE 5' & 10' WIDE UTILITY EASEMENTS LOCATED ADJACENT TO BURROW LANE, BETULA ROAD, & BERENICE CIRCLE; FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, COASTAL HOME BUILDERS, LLC, 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:
TITLE:
COASTAL HOME BUILDERS, INC.
(OWNER & DEVELOPER)

PRINTED NAME:
VICE PRESIDENT
BANKPLUS
(MORTGAGEE)

PRINTED NAME:
VICE PRESIDENT
TRUSTMARK NATIONAL BANK
(MORTGAGEE)

WITNESS 1:

WITNESS 1:

WITNESS 1:

WITNESS 2:

WITNESS 2:

WITNESS 2:

NOTARY PUBLIC: (OWNER & DEVELOPER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____ AS _____ OF COASTAL HOME BUILDERS, INC. HE / SHE ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE

COMMISSION NO. _____

PRINT NAME

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

NOTARY PUBLIC: (MORTGAGEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____ AS _____ OF BANKPLUS HE / SHE ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE

COMMISSION NO. _____

PRINT NAME

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

NOTARY PUBLIC: (MORTGAGEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____ AS _____ OF TRUSTMARK NATIONAL BANK HE / SHE ☐ 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 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 _____, 2022.

JOSEPH E. BARRETT, PROFESSIONAL SURVEYOR AND MAPPER
FOR ESCAMBIA COUNTY, FLORIDA
STATE OF FLORIDA REGISTRATION No. 6260

ENGINEER'S CERTIFICATE:

I, PAUL A. BATTLE, P.E., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR BIRCH RUN, AND THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS. SIGNED THIS *1st* DAY OF *MARCH*, 2022.

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 HEREIN. SIGNED THIS *1st* DAY OF *MARCH*, 2022.

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: _____

BIRCH RUN
A PORTION OF SECTION 6, TOWNSHIP 1
SOUTH, RANGE 31 WEST, ESCAMBIA
COUNTY, FLORIDA.
FEBRUARY, 2022

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

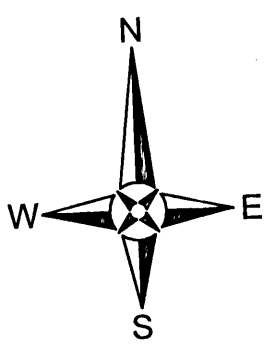
CIVIL ENGINEER
PAUL A. BATTLE, P.E. No. 53126
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
(850) 438-0400

OWNER & DEVELOPER
COASTAL HOME BUILDERS, INC.
8608 EIGHT MILE CREEK ROAD
PENSACOLA, FLORIDA 32528
(850) 941-0500

POINT OF COMMENCEMENT
NORTHEAST CORNER OF
NORTHWEST QUARTER OF
SECTION 6, TOWNSHIP 1 SOUTH,
RANGE 31 WEST, ESCAMBIA COUNTY

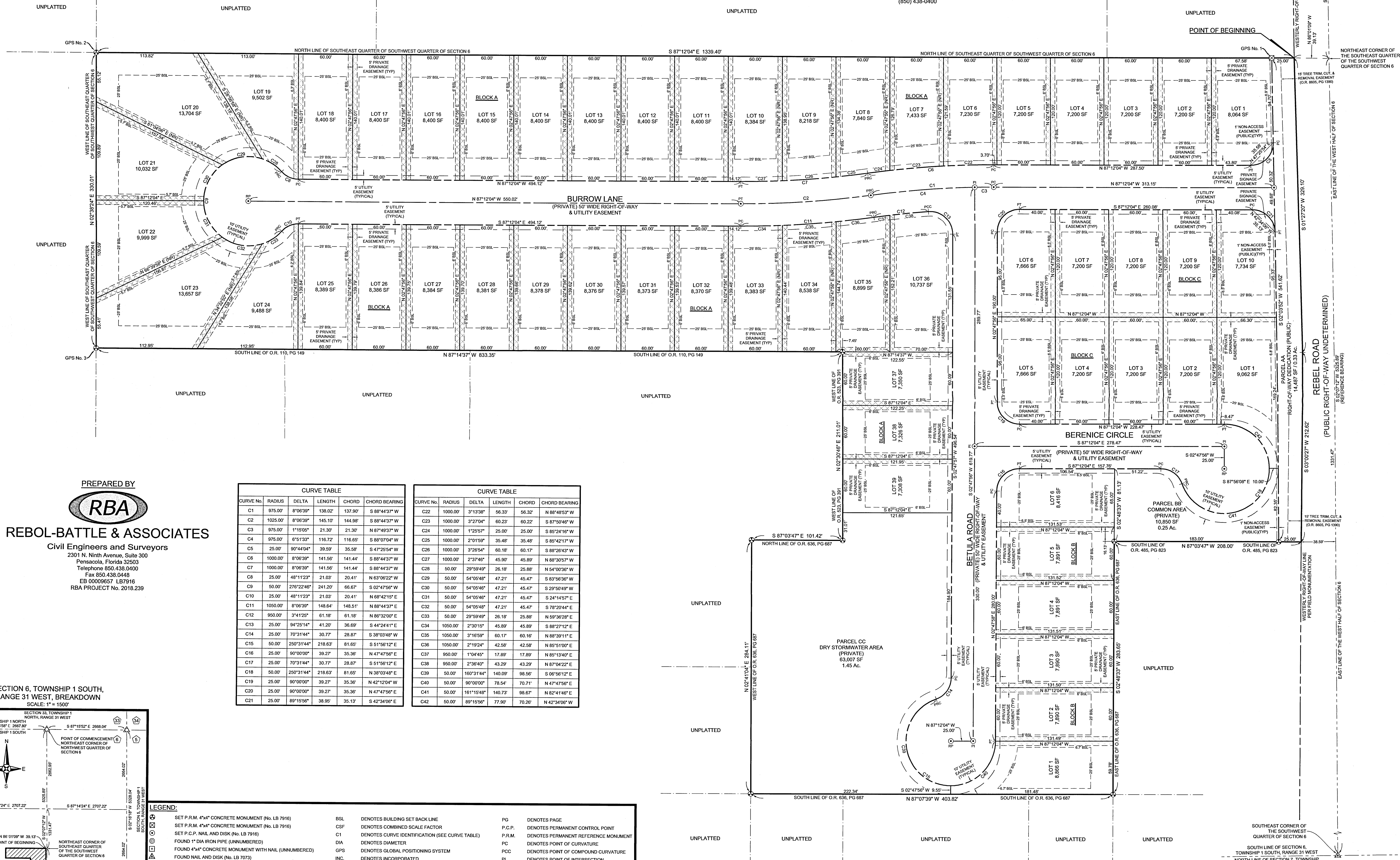
POINT OF BEGINNING

NORTHEAST CORNER OF
THE SOUTHWEST QUARTER
OF SECTION 6



HORIZONTAL SCALE

0 25 50 100
(IN FEET)
1 INCH = 50 FEET

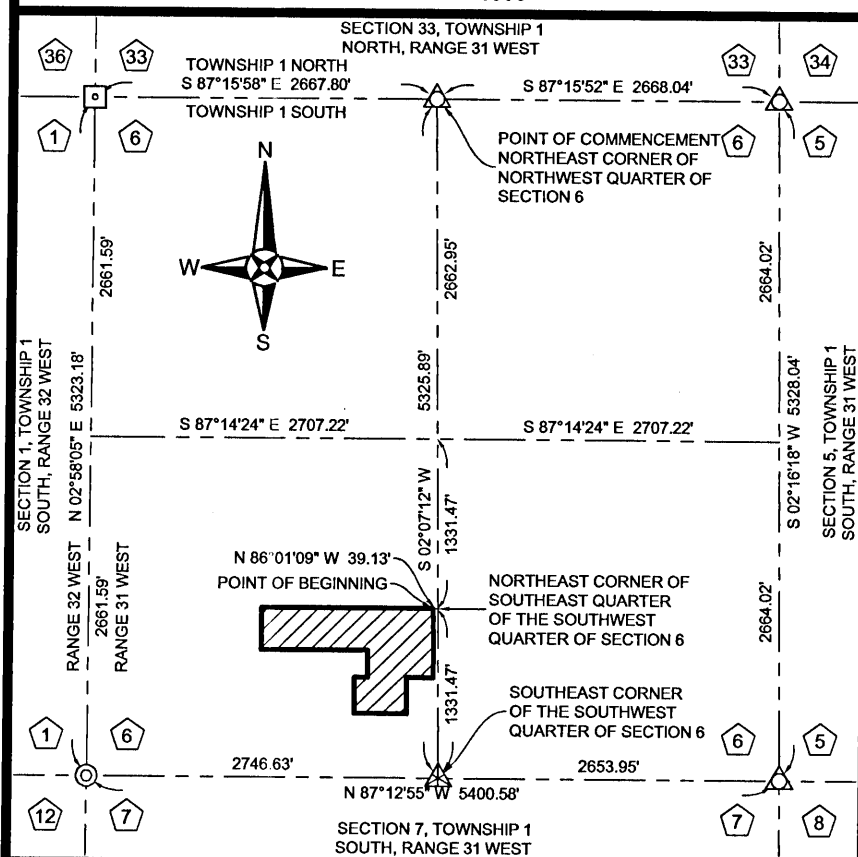


PREPARED BY



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. 2018.239

SECTION 6, TOWNSHIP 1 SOUTH,
RANGE 31 WEST, BREAKDOWN
SCALE: 1" = 150'



CURVE TABLE					
CURVE No.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	975.00'	8°06'39"	138.02'	137.90'	S 88°44'37" W
C2	1025.00'	8°06'39"	145.10'	144.98'	S 88°44'37" W
C3	975.00'	1°15'05"	21.30'	21.30'	N 87°49'37" W
C4	975.00'	6°51'33"	116.72'	116.65'	S 88°07'04" W
C5	25.00'	90°44'04"	39.59'	35.58'	S 47°25'54" W
C6	1000.00'	8°06'39"	141.56'	141.44'	S 88°44'37" W
C7	1000.00'	8°06'39"	141.56'	141.44'	S 88°44'37" W
C8	25.00'	48°11'23"	21.03'	20.41'	N 63°09'22" W
C9	50.00'	27°22'46"	241.20'	66.67'	S 02°47'56" W
C10	25.00'	48°11'23"	21.03'	20.41'	N 68°42'15" E
C11	1050.00'	8°06'39"	148.64'	148.51'	N 88°44'37" E
C12	950.00'	3°41'25"	61.18'	61.18'	N 86°32'00" E
C13	25.00'	94°25'14"	41.20'	36.69'	S 44°24'41" E
C14	25.00'	70°31'44"	30.77'	28.87'	S 38°03'48" W
C15	50.00'	250°31'44"	218.63'	81.65'	S 51°56'12" E
C16	25.00'	90°00'00"	39.27'	35.36'	N 47°47'56" E
C17	25.00'	70°31'44"	30.77'	28.87'	S 51°56'12" E
C18	50.00'	250°31'44"	218.63'	81.65'	N 38°03'48" E
C19	25.00'	90°00'00"	39.27'	35.36'	N 42°12'04" W
C20	25.00'	90°00'00"	39.27'	35.36'	N 47°47'56" E
C21	25.00'	89°15'56"	38.95'	35.13'	S 42°34'06" E

CURVE TABLE					
CURVE No.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C22	1000.00'	3°13'38"	56.33'	56.32'	N 88°48'53" W
C23	1000.00'	3°27'04"	60.23'	60.22'	S 87°50'46" W
C24	1000.00'	1°25'57"	25.00'	25.00'	S 85°24'16" W
C25	1000.00'	2°01'59"	35.48'	35.48'	S 85°42'17" W
C26	1000.00'	3°26'54"	60.18'	60.17'	S 88°26'43" W
C27	1000.00'	2°37'48"	45.90'	45.89'	N 88°30'57" W
C28	50.00'	29°59'49"	26.18'	25.88'	N 54°00'36" W
C29	50.00'	54°05'48"	47.21'	45.47'	S 83°56'36" W
C30	50.00'	54°05'48"	47.21'	45.47'	S 29°50'49" W
C31	50.00'	54°05'48"	47.21'	45.47'	S 24°14'57" E
C32	50.00'	54°05'48"	47.21'	45.47'	S 78°20'44" E
C33	50.00'	29°59'49"	26.18'	25.88'	N 59°56'28" E
C34	1050.00'	2°30'15"	45.89'	45.89'	S 88°27'12" E
C35	1050.00'	3°16'59"	60.17'	60.16'	N 88°30'11" E
C36	1050.00'	2°19'24"	42.58'	42.58'	N 85°57'00" E
C37	950.00'	1°04'45"	17.89'	17.89'	N 85°13'40" E
C38	950.00'	2°38'40"	43.29'	43.29'	N 87°04'22" E
C39	50.00'	160°31'44"	140.09'	98.56'	S 06°56'12" E
C40	50.00'	90°00'00"	78.54'	70.71'	N 47°47'56" E
C41	50.00'	161°15'48"	140.73'	98.67'	N 82°41'46" E
C42	50.00'	89°15'56"	77.90'	70.26'	N 42°34'06" W

LEGEND:

- | | | | | |
|--|------|--|--------|--------------------------------------|
| SET P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916) | BSL | DENOTES BUILDING SET BACK LINE | PG | DENOTES PAGE |
| SET P.C.P. 4"x4" CONCRETE MONUMENT (No. LB 7916) | CSF | DENOTES COMBINED SCALE FACTOR | P.C.P. | DENOTES PERMANENT CONTROL POINT |
| FOUND 1" DIA IRON PIPE (UNNUMBERED) | C1 | DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE) | P.R.M. | DENOTES PERMANENT REFERENCE MONUMENT |
| FOUND 4"x4" CONCRETE MONUMENT WITH NAIL (UNNUMBERED) | DIA | DENOTES DIAMETER | PC | DENOTES POINT OF CURVATURE |
| FOUND NAIL AND DISK (No. LB 7073) | GPS | DENOTES GLOBAL POSITIONING SYSTEM | PCC | DENOTES POINT OF COMPOUND CURVATURE |
| FOUND NAIL AND DISK (UNNUMBERED) | INC. | DENOTES INCORPORATED | PI | DENOTES POINT OF INTERSECTION |
| DENOTES SECTION NUMBER | LB | DENOTES SURVEYOR BUSINESS LICENSE NUMBER | PRC | DENOTES POINT OF REVERSE CURVATURE |
| DENOTES LINE NOT TO SCALE | LS | DENOTES SURVEYOR LICENSE NUMBER | PT | DENOTES POINT OF TANGENCY |
| DENOTES PRIVATE DRAINAGE EASEMENT | ± | DENOTES MORE OR LESS | P.E. | DENOTES PROFESSIONAL ENGINEER |
| DENOTES ACRES | No. | DENOTES NUMBER | RP | DENOTES RADIUS POINT |
| AND | O.R. | DENOTES OFFICIAL RECORDS BOOK | SF | DENOTES SQUARE FEET |
| | | | (TYP) | DENOTES TYPICAL |

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

PLAT BOOK: _____, PAGE: _____

SHEET 2 OF 2