

[illegible]

**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

LOST KEY C11 TOWNHOME, A 90 LOT SUBDIVISION BEING A RESUBDIVISION OF A PORTION OF LOTS 102, 103 AND 104 OF GULF BEACH SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTIONS 14, 26, 27, 34 & 35, TOWNSHIP 3 SOUTH, RANGE 32 WEST, AS RECORDED IN PLAT BOOK 4, AT PAGE 52, OF THE PUBLIC RECORDS OF ESCAMBARIA COUNTY, FLORIDA.

[illegible]

1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83) – (2011)–(EPOCH 2010.0000) AND WAS 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 COAST, NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK, COPIES OF THE RECORD PLAT OF GULF BEACH SUBDIVISION (PLAT BOOK 4, PAGE 52), PREVIOUS SURVEYS BY OTHERS AS FURNISHED BY CLIENT, DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. BASIS OF BEARINGS REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLATE COORDINATE SYSTEM (FLORIDA NORTH ZONE), (NAD83) – (2011)–(EPOCH 2010.0000) AND IS BASED ON THE STATE PLATED BEARING OF N 00°57'50" E ALONG THE WEST LINE OF REVISED LOST KEY PLANTATION A PLANNED UNIT DEVELOPMENT HAVING A PLATTED BEARING OF N 03°46'19" W.
3. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR AND MAPPER THAT THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "AO (DEPTH 1)" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C05S12 AND 05166, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
4. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
5. A CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION PLAT WAS FURNISHED AND USED IN PREPARING THIS PLAT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATC FILE No. 1062-3562356/SLG.
6. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. 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.
9. ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ALL UTILITIES APPLICABLE BY GULF POWER COMPANY, ENERGY SERVICES OF PENSACOLA, EMERALD COAST UTILITIES AUTHORITY, BELLSOUTH, COX COMMUNICATIONS OR OTHER APPROVED UTILITY COMPANIES SERVICING THIS AREA AND ALL SUCCESSORS AND ASSIGNS OF THE AFORESAIDED UTILITY PROVIDERS.
10. 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.
11. AS PER THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, 7.01.08 VISUAL CLEARANCE ALONG RIGHTS-OF-WAY AND AT SIGHT TRIANGLES INTERSECTIONS:

A. TO THE INTERSECTION OF TWO PUBLIC RIGHTS-OF-WAY, A SIGHT TRIANGLE DESCRIBED BY THE INTERSECTION OF THE RIGHT-OF-WAY LINES EXTENDED, AND A LINE JOINING POINTS ON THOSE LINES 35 FEET FROM SAID INTERSECTION.

B. AT THE INTERSECTION OF A PUBLIC RIGHT-OF-WAY AND A PUBLIC RIGHT-OF-WAY, A TRIANGLE DESCRIBED BY THE INTERSECTION OF THE EDGE OF THE DRIVEWAY AND THE RIGHT-OF-WAY LINE, AND A LINE JOINING POINTS ON THOSE LINES 13 FEET FROM SAID INTERSECTION.

C. ADDITIONAL VISIBILITY REQUIREMENTS MAY BE IMPOSED BY THE DEPARTMENT WHERE UNUSUAL TOPOGRAPHY OR TRAFFIC PATTERNS DICTATE. SIGHT TRIANGLE ALSO SERVES AS A BUILDING SETBACK LINE.

14. FENCING SHALL NOT BE ALLOWED WITHIN DRAINAGE EASEMENTS. FENCING SHALL BE INSTALLED IN SUCH A MANNER SO AS NOT TO IMPEDE THE FLOW OF STORMWATER RUNOFF WITHIN DRAINAGE EASEMENTS AS SHOWN HEREON. NO STRUCTURES AND/OR IMPROVEMENTS WILL BE ALLOWED WITHIN SAID EASEMENTS THAT MAY RESTRICT OR PROHIBIT STORMWATER FLOW. ALL SAID EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.

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

LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN) FLORIDAS GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK.

2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone 850.438.0400  
Fax 850.438.0448  
EB 00009657 LB7916



PROPERTY ZONING: PR-PK  
FUTURE LAND USE: MU-PK  
PROPERTY REFERENCE NO'S: 14-3S-32-1001-000-104; 14-3S-32-1001-001-103  
14-3S-32-1001-000-103; 14-3S-32-1001-000-102  
PROPERTY AREA: 12.89 ACRE (UPLANDS)  
FLOOD MAP: FLOOD ZONE "AO", MAP#12033C05512 AND 05166, DATE 09-29-06  
REQUIRED BUILDING FRONT YARD - 21 FT.  
SETBACKS PRPK SIDE YARD - 11 FT.  
(ZERO LOT LINE): REAR YARD - 16 FT.  
No. of PROPOSED LOTS 90

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.

IN WITNESS WHEREOF, WCI COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS MANAGER.

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

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 \_\_\_\_\_, 2016, AND FILED IN PLAT BOOK \_\_\_\_\_, AT PAGES \_\_\_\_\_, OF SAID COUNTY.

COUNTY APPROVALS:

HORACE JONES  
DEVELOPMENT SERVICES DIRECTOR

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 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

I, AS MEMBER OF THE FLORIDA BAR ASSOCIATION, 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 \_\_\_\_\_, 2016.

ENGINEER'S CERTIFICATE:

I, PAUL A. BATTLE, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD LOST KEY FOR C11 TOWNHOME, AND THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS 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 PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS / STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 55-17.050, 55-17.051 AND 55-17.052 FLORIDA ADMINISTRATIVE CODE AND SECTION 47.027, 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 FLORIDA, FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED THIS 07<sup>th</sup> DAY OF AUGUST, 2016.

MARK A. NORRIS, PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 62111  
REFON-RATTI F AND ASSOCIATES, 2301 NORTH 9TH AVENUE

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

PLAT BOOK: ,PAGE:



OWNER AND DEVELOPER  
WCI COMMUNITIES, LLC  
14250 PERDIDO KEY DRIVE  
PERDIDO KEY, FLORIDA 32507

CIVIL ENGINEER  
PAUL A. BATTLE P.E. No. 53126  
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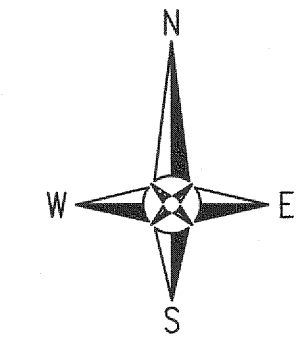
# FINAL PLAT OF LOST KEY C11 TOWNHOME

A 90 LOT SUBDIVISION  
A RESUBDIVISION OF A PORTION OF LOTS 102, 103 AND 104  
GULF BEACH SUBDIVISION  
(PLAT BOOK 4, PAGE 52)  
SECTION 34, TOWNSHIP 3 SOUTH, RANGE 32 WEST  
PERDIDO KEY  
ESCAMBIA COUNTY, FLORIDA  
AUGUST 2016

PREPARED BY



REBOL-BATTLE & ASSOCIATES  
Civil Engineers and Surveyors  
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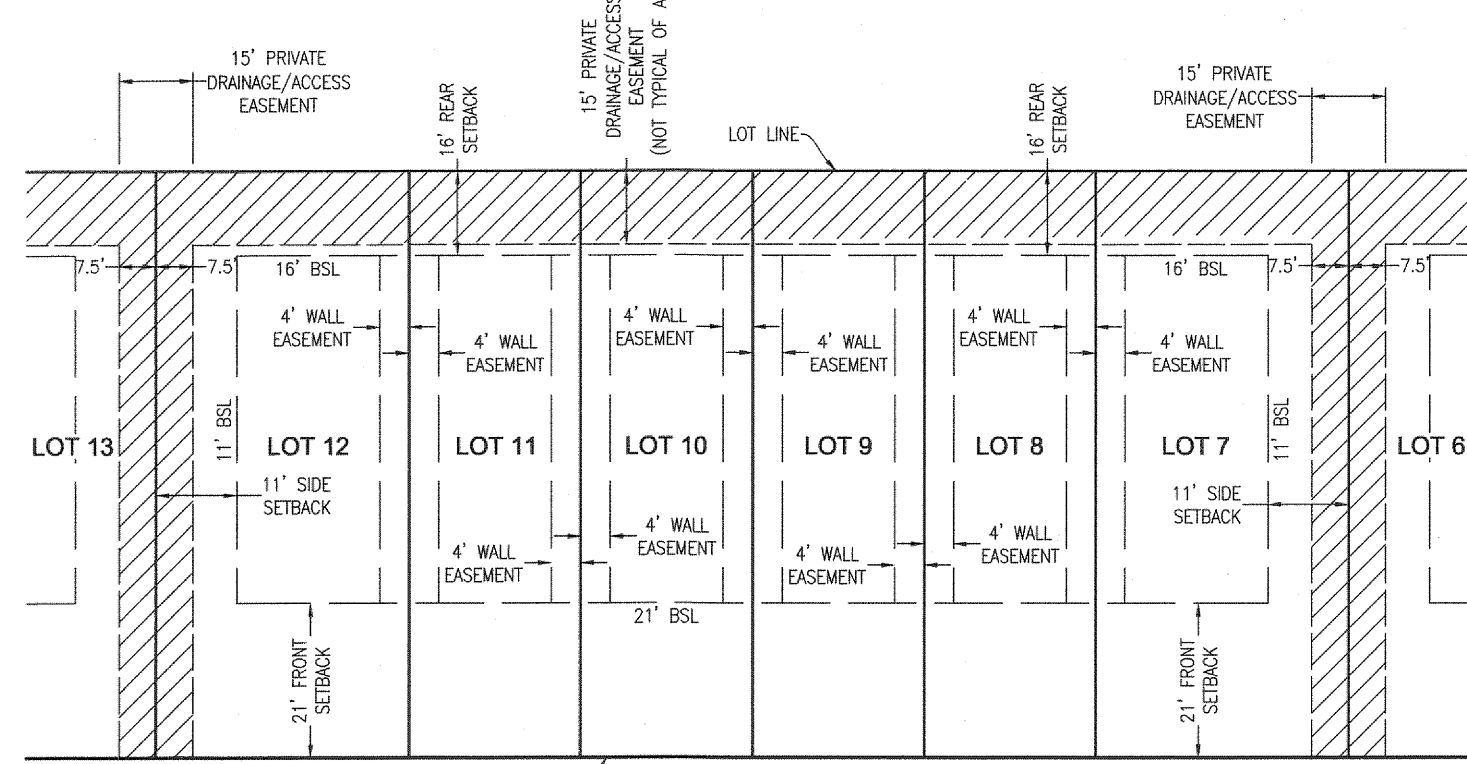
HORIZONTAL SCALE



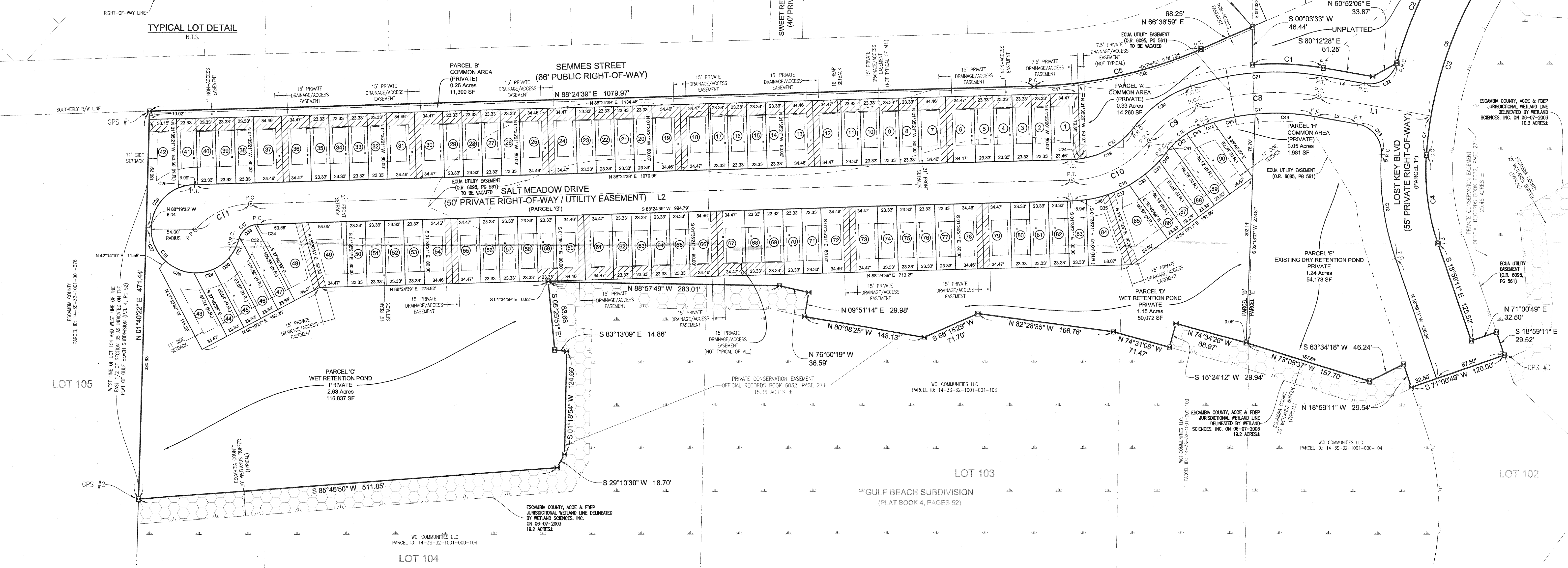
(IN FEET)  
1 INCH = 60 FT.

## BUILDING SETBACK REQUIREMENTS:

FRONT YARD SHALL BE 21 FEET  
SIDE YARDS SHALL BE 11 FEET  
REAR YARD SHALL BE 16 FEET



TYPICAL LOT DETAIL  
N.T.S.



Curve Table					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	86.99	335.00	14°52'41"	86.75	S 87°38'49" E
C2	143.17	527.50	15°33'05"	142.74	N 23°39'52" E
C3	226.44	472.50	27°27'31"	224.28	S 17°42'39" W
C4	109.24	272.50	22°58'05"	108.51	S 07°30'09" E
C5	210.44	554.48	21°44'44"	209.18	N 77°29'15" E
C6	178.78	472.50	21°40'46"	177.72	S 20°36'01" W
C7	47.66	472.50	5°46'45"	47.64	S 06°52'16" W
C8	149.63	300.00	28°34'41"	148.09	S 85°30'11" W
C9	72.90	125.00	33°24'53"	71.87	S 54°30'24" W
C10	110.42	125.00	50°36'42"	106.86	S 63°06'18" W
C11	75.99	94.30	46°10'29"	73.95	S 65°19'25" W
C12	128.28	327.50	22°26'30"	127.46	N 07°45'56" W

Curve Table					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C13	51.11	35.00	83°39'47"	46.69	N 38°22'35" W
C14	137.16	275.00	28°34'41"	135.75	S 85°30'11" W
C15	58.32	100.00	33°24'53"	57.50	S 54°30'24" W
C16	132.50	150.00	50°36'42"	128.23	N 63°06'18" E
C17	32.54	25.00	74°35'00"	30.29	S 51°07'07" W
C18	239.94	54.00	254°35'03"	85.92	S 38°52'52" E
C19	88.33	100.00	50°36'42"	85.49	N 63°06'18" E
C20	87.48	150.00	33°24'53"	86.25	N 54°30'24" E
C21	162.10	325.00	28°34'41"	160.43	N 85°30'11" E
C22	51.25	35.00	83°34'12"	46.80	N 57°50'26" E
C23	77.30	100.00	44°17'30"	75.39	N 59°56'43" E
C24	11.03	100.00	6°19'12"	11.02	S 85°15'03" W

Curve Table					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C25	19.79	54.00	20°59'34"	19.67	S 77°54'52" W
C26	61.96	54.00	65°44'40"	58.62	S 34°32'45" W
C27	46.59	54.00	49°26'08"	45.16	S 54°30'24" W
C28	37.47	54.00	39°45'35"	36.73	S 67°38'31" E
C29	24.62	54.00	26°07'37"	24.41	N 79°24'53" E
C30	23.79	54.00	25°14'32"	23.60	N 53°43'49" E
C31	25.71	54.00	27°16'57"	25.47	N 27°28'05" E
C32	3.42	25.00	74°59'57"	3.41	N 17°44'35" E
C33	24.88	25.00	57°01'36"	23.87	N 50°10'21" E
C34	4.24	25.00	9°43'28"	4.24	N 83°32'53" E
C35	17.44	150.00	6°39'37"	17.43	N 85°04'51" E
C36	27.16	150.00	10°22'25"	27.12	N 76°33'50" E

Curve Table					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C37	28.26	150.00	10°47'37"	28.22	N 65°58'49" E
C38	23.37	150.00	8°55'34"	23.34	N 56°07'13" E
C39	23.54	150.00	8°59'31"	23.52	N 47°09'41" E
C40	12.74	150.00	4°51'58"	12.74	N 40°13'56" E
C41	11.29	100.00	6°28'05"	11.28	N 41°02'00" E
C42	23.43	100.00	13°25'21"	23.37	N 50°58'43" E
C43	23.60	100.00	13°31'27"	23.55	N 64°27'07" E
C44	11.87	275.00	2°28'26"	11.87	N 72°27'04" E
C45	51.97	275.00	10°49'43"	51.90	N 79°06'09" E
C46	73.32	275.00	15°16'31"	73.10	S 87°50'44" E
C47	54.00	554.48	5°34'48"	53.98	N 85°34'13" E

Line Table		
Line #	Bearing	Length
L1	N 80°12'28" W	139.62
L2	S 88°24'39" W	1002.92
L3	N 80°12'28" W	52.87
L4	S 80°12'28" E	52.81

LEGEND:		
[Symbol]	FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT No. 1035	± DENOTES MORE OR LESS
[Symbol]	FOUND P.R.M. 4"x4" CONCRETE MONUMENT No. 7916	N/A DENOTES NOT APPLICABLE
[Symbol]	SET P.R.M. 4"x4" CONCRETE MONUMENT No. 7916 (PLACED)	N.R. DENOTES NON RADIAL
[Symbol]	SET NAIL AND BUSH P.C.P. No. 7916 (PLACED)	NTS DENOTES NOT TO SCALE
[Symbol]	DENOTES LINE SHOWN NOT TO SCALE	No. DENOTES NUMBER
[Symbol]	DENOTES LOT NUMBER	O.R. DENOTES OFFICIAL RECORD BOOK
[Symbol]	DENOTES DRAINAGE/ACCESS EASEMENT	PG DENOTES PAGE
ACE	DENOTES ARMY CORPS OF ENGINEERS	P.C.P. DENOTES PERMANENT CONTROL POINT
BLVD	DENOTES BOULEVARD	P.B. DENOTES PLAT BOOK
BSL	DENOTES BUILDING SET BACK LINE	P.C.C. DENOTES POINT OF COMPOUND CURVATURE
C1	DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)	P.C. DENOTES POINT OF CURVATURE
CSF	DENOTES COMBINED SCALE FACTOR	P.R.C. DENOTES POINT OF REVERSE CURVATURE
ECUA	DENOTES ESCAMBIA COUNTY UTILITY AUTHORITY	P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
FDEP	DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	P.T. DENOTES POINT OF TANGENCY
GPS	DENOTES GLOBAL POSITIONING SYSTEM	R/P. DENOTES RADIUS POINT
L1	DENOTES LINE IDENTIFICATION (SEE LINE TABLE)	R/W DENOTES RIGHT-OF-WAY
		SF DENOTES SQUARE FEET
		SSF DENOTES SCALE FACTOR

DECLARATION OF RESTRICTIVE COVENANTS,  
OFFICIAL RECORDS BOOK: \_\_\_\_\_, PAGE(S): \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

8/10/16  
APPROVED