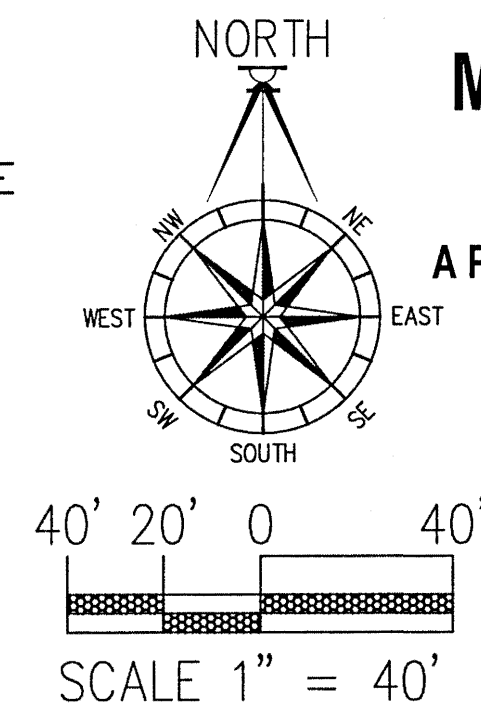
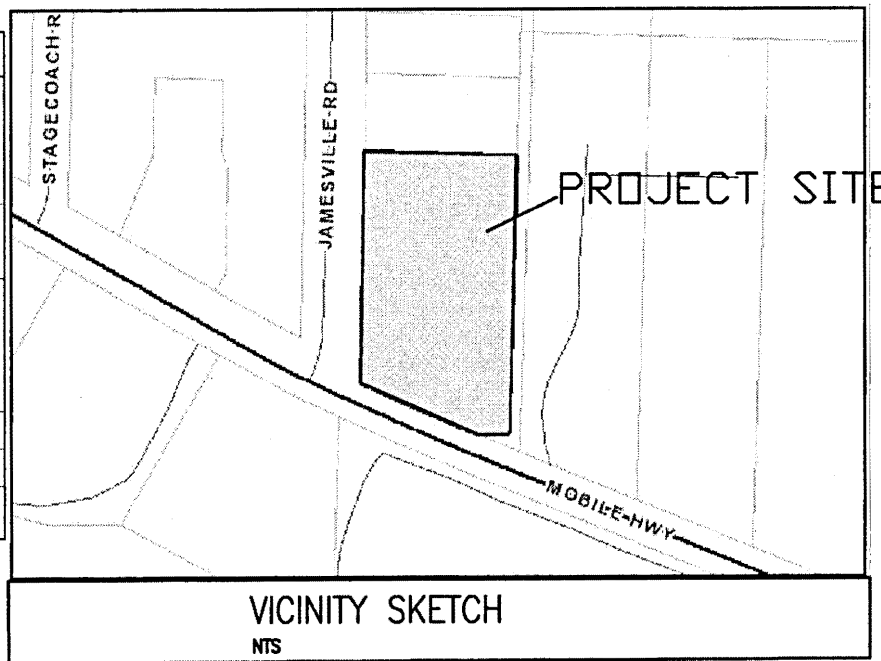


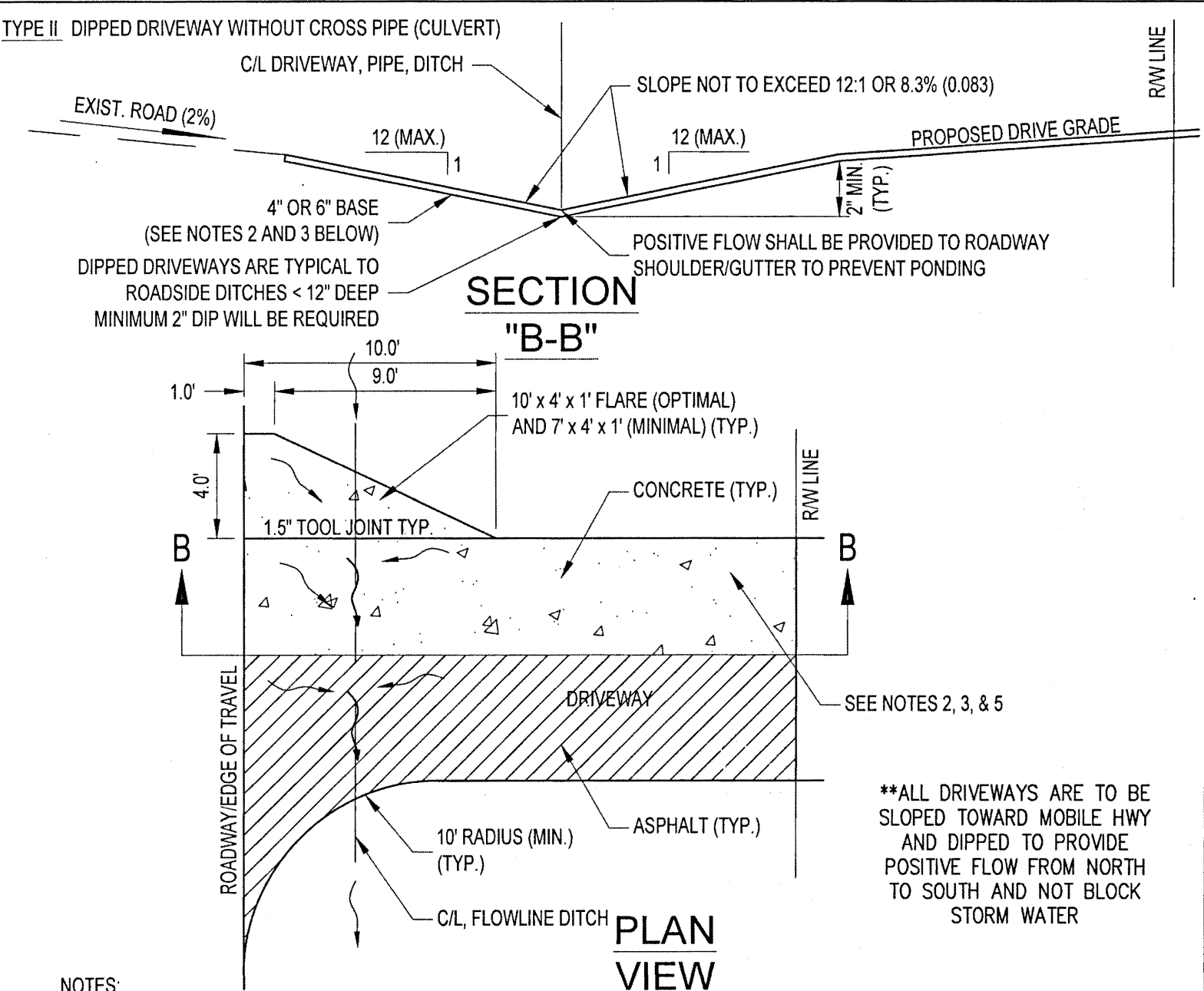
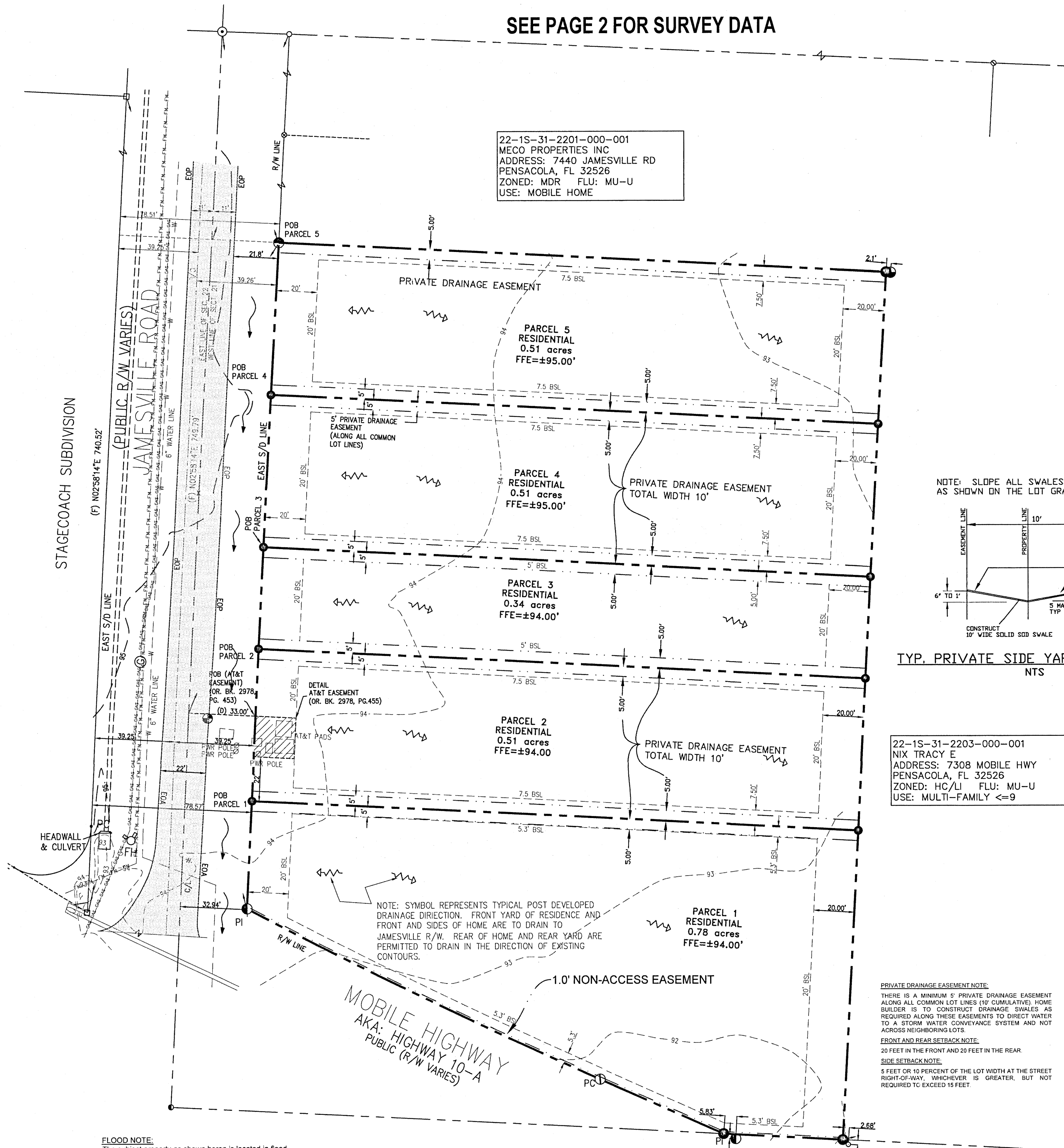
PROJECT INFORMATION	22-1S-31-2201-000-000
PROPERTY REFERENCE#	
ZONE/ FLU	SUBJECT SITE MDR/ MU-U
OWNER/DEVELOPER	DINGER DEVELOPMENT LLC 3044 E KINGSFIELD RD PENSACOLA, FL 32514
SITE ADDRESS	7400 BLK JAMESVILLE RD
PARENT PARCEL SIZE	#2.69 ACRES



MINOR SUBDIVISION PLAN JAMESVILLE MINOR

A PORTION OF SECTION 22, TOWNSHIP 1 SOUTH,
RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
ZONED: MDR FLU: MU-U
MAY 2021

SEE PAGE 2 FOR SURVEY DATA



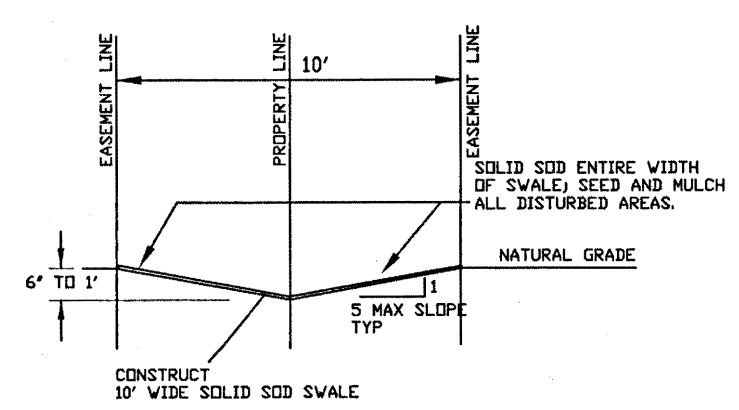
TYPE II DRIVEWAY CONNECTION STANDARDS

NOT TO SCALE

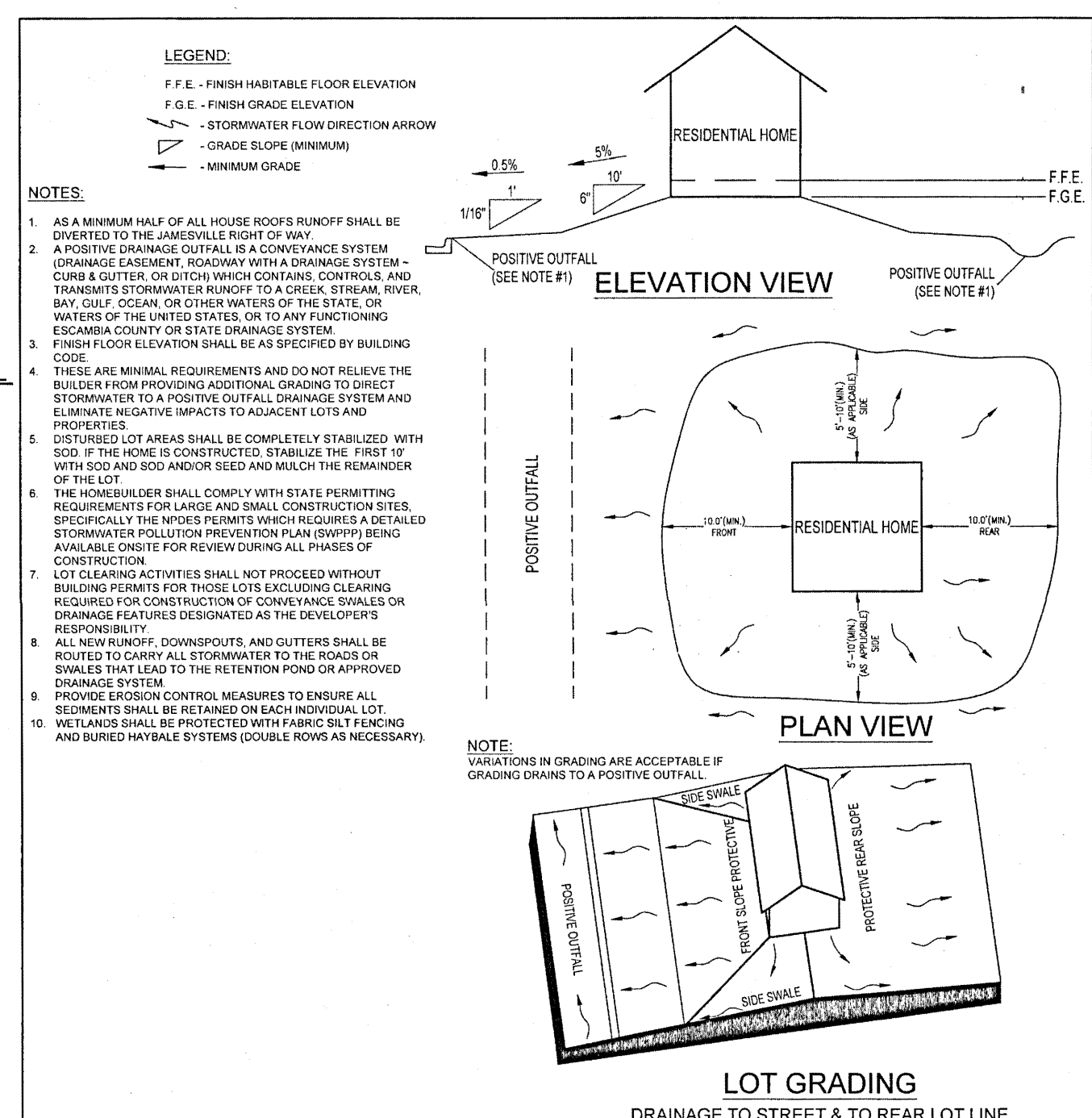
PARCEL	ACREAGE	ALLOWED TO IMPAREA
1	0.77	3500
2	0.52	3500
3	0.54	3500
4	0.52	3500
5	0.52	3500

***IF GREATER IMPERVIOUS IS PROPOSED TO ONE OR MORE OF THESE PARCELS, A STORMWATER MANAGEMENT PLAN, PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA, SHALL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.**

NOTE: SLOPE ALL SWALES TO POPOFF IN DIRECTION AS SHOWN ON THE LOT GRADING PLAN



22-1S-31-2203-000-001
NIX TRACY E
ADDRESS: 7308 MOBILE HWY
PENSACOLA, FL 32528
ZONED: HC/LI FLU: MU-U
USE: MULTI-FAMILY <=9



- NOTES (B):**
- AS A MINIMUM HALF OF ALL HOUSE ROOFS RUNOFF SHALL BE DIVERSED TO THE JAMESVILLE RIGHT OF WAY.
 - FINISH FLOOR ELEVATION SHALL BE AS SPECIFIED BY BUILDING CODE.
 - ALL REMOVAL OF PROTECTED TREES, LAND CLEARING, PLACEMENT OF FILL MATERIALS, GRADING, EXCAVATIONS, OR OTHER LAND DISTURBING ACTIVITIES, ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY ESCAMBIA COUNTY PRIOR TO INITIATION.
 - THE HOMEOWNER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE AND SMALL CONSTRUCTION SITES. SPECIFICALLY THE NPDES PERMITS WHICH REQUIRES A DETAILED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING AVAILABLE ON SITE FOR REVIEW DURING ALL PHASES OF CONSTRUCTION.
 - LOT CLEARING ACTIVITIES SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THOSE LOTS EXCLUDING CLEARING REQUIRED FOR CONSTRUCTION OF CONVEYANCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.
 - NO SLAB SUPPORTED OR ON-GRADE BUILDING SHALL BE CONSTRUCTED ON A LOT IN A SUBDIVISION WHERE THE PERMANENT WATER TABLE IS LESS THAN TWO (2) FEET BELOW AVERAGE GRADE OF THAT LOT UNLESS A SPECIAL ENGINEERING REPORT IS SUBMITTED AT BUILDING PERMIT SUBMITTAL. A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF FLORIDA SHALL PREPARE THE REPORT. IT SHALL ADDRESS SUBSURFACE CONDITIONS AND CONSTRUCTION METHODS TO ENSURE PROVISION OF ADEQUATE FOUNDATIONS.
 - THE HOMEOWNER SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE, ENSURING THAT NO SEDIMENTS LEAVE THE LOT UNDER CONSTRUCTION OR NEGATIVELY IMPACTING THE RIGHT-OF-WAY. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
 - ALL FENCES IN PRIVATE DRAINAGE EASEMENTS ALONG LOT PROPERTY LINES SHALL BE INSTALLED SO AS NOT TO IMPED STORMWATER FLOW.
 - THE HOMEOWNER SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
 - HOME EQUIPMENT (i.e. AC UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTION OF SIDE YARD SWALES.
 - ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE HOMEOWNER PRIOR TO FINAL ASBUILT SIGN OFF FROM THE COUNTY.
 - ALL LOTS SHALL REQUIRE A CERTIFIED BOUNDARY SURVEY AT THE TIME OF PURCHASE.
 - DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOD. IF HOME IS CONSTRUCTED, STABILIZE THE FIRST 10' WITH SOD AND SOD AND/OR SEED AND MULCH THE PERIMETER OF THE LOT.
 - NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN ROW. 1-800-424-4770.
 - NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.

SEE PAGE 2 FOR SURVEY DATA

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.E.
BOARD OF PROFESSIONAL ENGINEERS
COMPANY LICENSE# 3539
10250 NORTH PALMCOVE STREET
PENSACOLA, FL 32534
PH: (850) 475-8877 FAX: (850) 475-7705

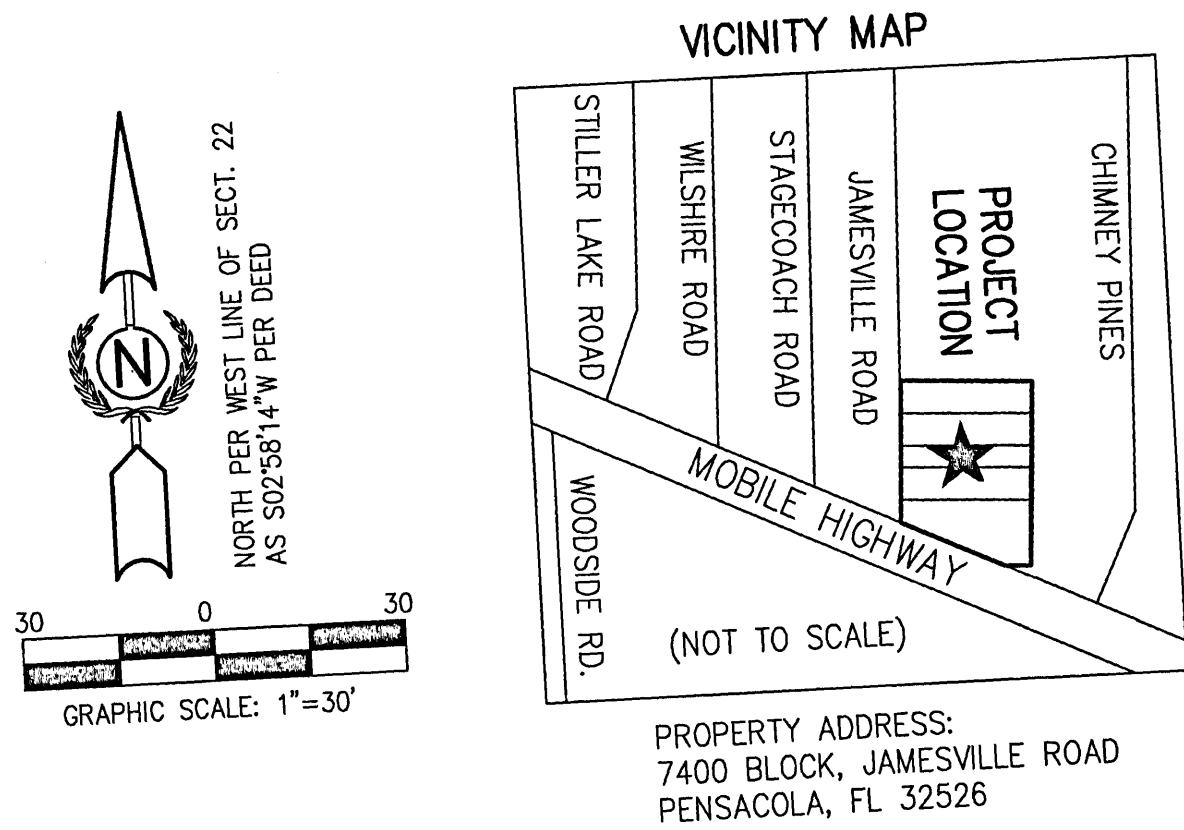
JAMESVILLE
MINOR SUBDIVISION
SITE AND LOT GRADING PLAN

DATE	REVISION	RESPONSE TO COMMENTS/REVISIONS	DATE
3/16/2021	1	RESPONSE TO COMMENTS/REVISIONS	6/2/2021
6/2/2021	2	ADDITIONAL SURVEY	7/1/2021

DRAWN BY:
P. PEARCE
DESIGNED BY:
D. FITZPATRICK

SIGNATURE & SEAL

DATE:	20-030
PROJECT NUMBER:	6-23-2021
PILOT DATE:	1 OF 2



LEGAL DESCRIPTION: OVERALL PARCEL
(AS RECORDED IN OR BOOK 8000, PAGE 191, IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA)

THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT STATE ROAD NUMBER 10A RIGHT OF WAY AND THE WEST 33 FEET FOR COUNTY ROAD RIGHT OF WAY.

LESS AND EXCEPT:

THE NORTH 130 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT STATE ROAD NUMBER 10A RIGHT OF WAY AND THE WEST 33 FEET FOR COUNTY ROAD RIGHT OF WAY.

FOLLOWING DESCRIPTIONS ARE A WESTERLY AND SOUTHERLY PORTION OF PARENT TRACT:

LEGAL DESCRIPTION: PARCEL 1
COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02 DEGREES, 58 SECONDS, 14 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1128.60 FEET; THENCE SOUTH 87 DEGREES, 04 MINUTES, 27 SECONDS EAST A DISTANCE OF 33.00 FEET TO THE EASTERN RIGHT OF WAY LINE OF JAMESVILLE ROAD (66 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES, 04 MINUTES, 27 SECONDS EAST A DISTANCE OF 298.55 FEET; THENCE SOUTH 02 DEGREES, 58 SECONDS, 14 SECONDS WEST A DISTANCE OF 58.55 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22; THENCE NORTH 87 DEGREES, 04 MINUTES, 27 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 58.55 FEET TO A NORTHEASTERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY AKA HIGHWAY 10-A (R/W VARIES); THENCE NORTH 66 DEGREES, 10 MINUTES, 49 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 66.54 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2796.93 FEET (DELTA = 03 DEGREES, 56 MINUTES, 48 SECONDS, CHORD = 192.66 FEET, CHORD BEARING = NORTH 64 DEGREES, 12 MINUTES, 25 SECONDS WEST) TO THE AFORESAID EASTERLY RIGHT OF WAY OF JAMESVILLE ROAD (66 FOOT RIGHT OF WAY); THENCE NORTH 02 DEGREES, 58 SECONDS, 14 SECONDS EAST A DISTANCE OF 52.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRE, MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 2
COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02 DEGREES, 58 SECONDS, 14 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1053.60 FEET; THENCE SOUTH 87 DEGREES, 04 MINUTES, 27 SECONDS EAST A DISTANCE OF 33.00 FEET TO THE EASTERN RIGHT OF WAY LINE OF JAMESVILLE ROAD (66 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES, 04 MINUTES, 27 SECONDS EAST A DISTANCE OF 298.55 FEET; THENCE SOUTH 02 DEGREES, 58 SECONDS, 14 SECONDS WEST A DISTANCE OF 58.55 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22; THENCE NORTH 87 DEGREES, 04 MINUTES, 27 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 58.55 FEET TO A NORTHEASTERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY AKA HIGHWAY 10-A (R/W VARIES); THENCE NORTH 66 DEGREES, 10 MINUTES, 49 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 66.54 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2796.93 FEET (DELTA = 03 DEGREES, 56 MINUTES, 48 SECONDS, CHORD = 192.66 FEET, CHORD BEARING = NORTH 64 DEGREES, 12 MINUTES, 25 SECONDS WEST) TO THE AFORESAID EASTERLY RIGHT OF WAY OF JAMESVILLE ROAD (66 FOOT RIGHT OF WAY); THENCE NORTH 02 DEGREES, 58 SECONDS, 14 SECONDS EAST A DISTANCE OF 52.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.51 ACRE, MORE OR LESS, AND SUBJECT TO AN ATT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2978 AT PAGE 453, ESCAMBIA COUNTY, FLORIDA;

LEGAL DESCRIPTION: PARCEL 3
COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02 DEGREES, 58 SECONDS, 14 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1053.60 FEET; THENCE SOUTH 87 DEGREES, 04 MINUTES, 27 SECONDS EAST A DISTANCE OF 33.00 FEET TO THE EASTERN RIGHT OF WAY LINE OF JAMESVILLE ROAD (66 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES, 04 MINUTES, 27 SECONDS EAST A DISTANCE OF 298.55 FEET; THENCE SOUTH 02 DEGREES, 58 SECONDS, 14 SECONDS WEST A DISTANCE OF 58.55 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22; THENCE NORTH 87 DEGREES, 04 MINUTES, 27 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 58.55 FEET TO A NORTHEASTERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY AKA HIGHWAY 10-A (R/W VARIES); THENCE NORTH 66 DEGREES, 10 MINUTES, 49 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 66.54 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2796.93 FEET (DELTA = 03 DEGREES, 56 MINUTES, 48 SECONDS, CHORD = 192.66 FEET, CHORD BEARING = NORTH 64 DEGREES, 12 MINUTES, 25 SECONDS WEST) TO THE AFORESAID EASTERLY RIGHT OF WAY OF JAMESVILLE ROAD (66 FOOT RIGHT OF WAY); THENCE NORTH 02 DEGREES, 58 SECONDS, 14 SECONDS EAST A DISTANCE OF 52.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.34 ACRE, MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 4
COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02 DEGREES, 58 SECONDS, 14 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 928.60 FEET; THENCE SOUTH 87 DEGREES, 04 MINUTES, 27 SECONDS EAST A DISTANCE OF 33.00 FEET TO THE EASTERN RIGHT OF WAY LINE OF JAMESVILLE ROAD (66 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES, 04 MINUTES, 27 SECONDS EAST A DISTANCE OF 298.55 FEET; THENCE SOUTH 02 DEGREES, 58 SECONDS, 14 SECONDS WEST A DISTANCE OF 58.55 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22; THENCE NORTH 87 DEGREES, 04 MINUTES, 27 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 58.55 FEET TO A NORTHEASTERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY AKA HIGHWAY 10-A (R/W VARIES); THENCE NORTH 66 DEGREES, 10 MINUTES, 49 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 66.54 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2796.93 FEET (DELTA = 03 DEGREES, 56 MINUTES, 48 SECONDS, CHORD = 192.66 FEET, CHORD BEARING = NORTH 64 DEGREES, 12 MINUTES, 25 SECONDS WEST) TO THE AFORESAID EASTERLY RIGHT OF WAY OF JAMESVILLE ROAD (66 FOOT RIGHT OF WAY); THENCE NORTH 02 DEGREES, 58 SECONDS, 14 SECONDS EAST A DISTANCE OF 52.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.51 ACRE, MORE OR LESS.

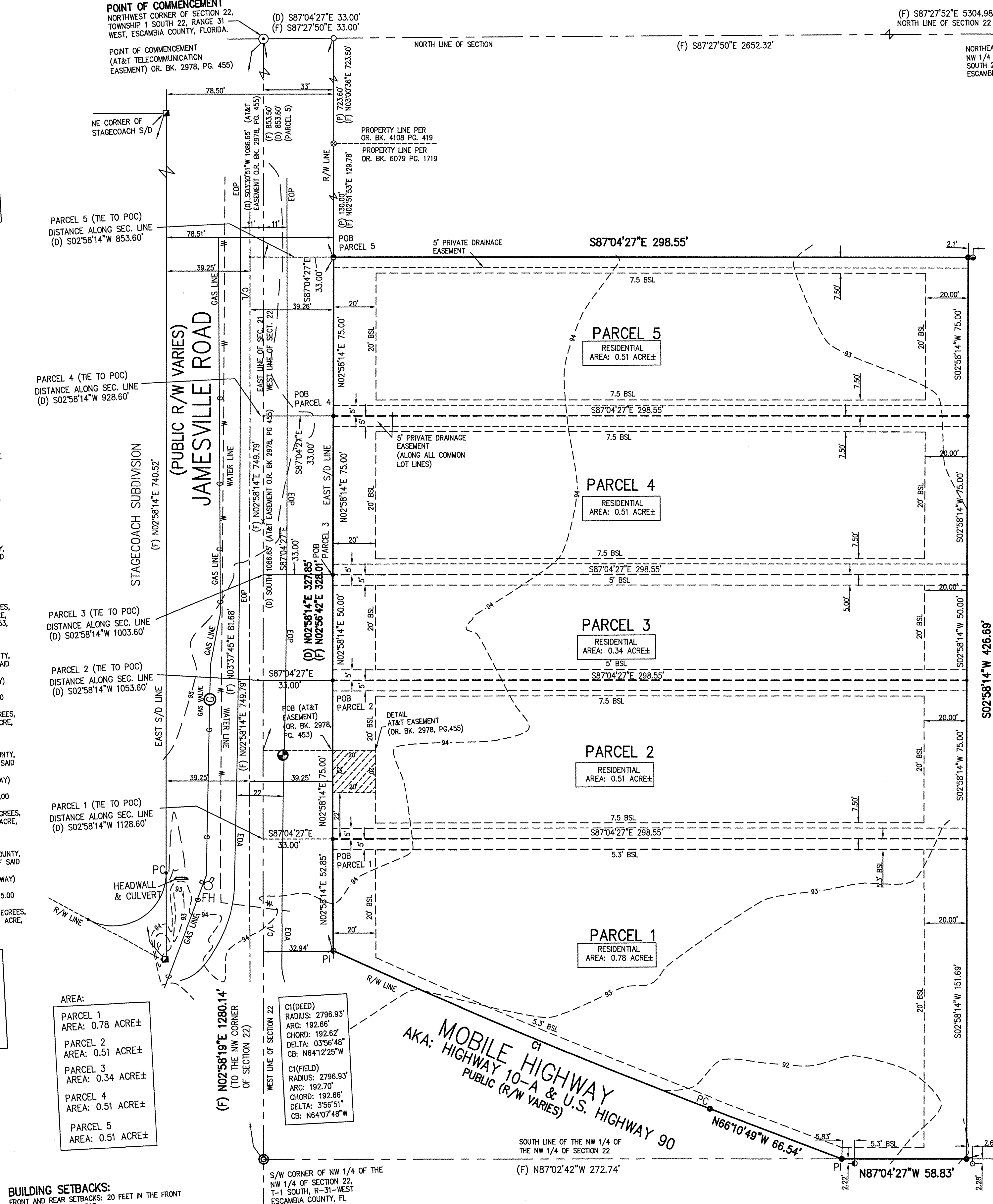
LEGAL DESCRIPTION: PARCEL 5
COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02 DEGREES, 58 SECONDS, 14 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 853.60 FEET; THENCE SOUTH 87 DEGREES, 04 MINUTES, 27 SECONDS EAST A DISTANCE OF 33.00 FEET TO THE EASTERN RIGHT OF WAY LINE OF JAMESVILLE ROAD (66 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES, 04 MINUTES, 27 SECONDS EAST A DISTANCE OF 298.55 FEET; THENCE SOUTH 02 DEGREES, 58 SECONDS, 14 SECONDS WEST A DISTANCE OF 58.55 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22; THENCE NORTH 87 DEGREES, 04 MINUTES, 27 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 58.55 FEET TO A NORTHEASTERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY AKA HIGHWAY 10-A (R/W VARIES); THENCE NORTH 66 DEGREES, 10 MINUTES, 49 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 66.54 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2796.93 FEET (DELTA = 03 DEGREES, 56 MINUTES, 48 SECONDS, CHORD = 192.66 FEET, CHORD BEARING = NORTH 64 DEGREES, 12 MINUTES, 25 SECONDS WEST) TO THE AFORESAID EASTERLY RIGHT OF WAY OF JAMESVILLE ROAD (66 FOOT RIGHT OF WAY); THENCE NORTH 02 DEGREES, 58 SECONDS, 14 SECONDS EAST A DISTANCE OF 52.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.51 ACRE, MORE OR LESS.

NOTES (RE: RIGHT OF WAY WIDTH OF JAMESVILLE ROAD)
1. EASTERLY RIGHT OF WAY LINE OF JAMESVILLE ROAD AS SHOWN ESTABLISHED PER THE EXISTING FIELD MONUMENTATION AS LOCATED AND USED FOR CALCULATIONS OF BOUNDARIES FOR PARCELS 1-5.
2. 66' WIDTH OF RIGHT OF WAY OF JAMESVILLE ROAD AS PER DEED BOOK 579, PAGE 338 CHANGES AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, 33 FEET OF THE RIGHT OF WAY ADDED PER QUIT CLAIM DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 261, PAGE 570, ESCAMBIA COUNTY, FLORIDA.
3. CALCULATIONS OF THE BOUNDARIES OF PARCELS 1-5 BASED ON THE EXISTING FIELD MONUMENTATION ALONG THE WESTERLY AND EASTERLY RIGHT OF WAY LINES OF JAMESVILLE ROAD AS LOCATED AT THE TIME OF SURVEY.

- LEGEND
- FOUND 4" DIA. CONCRETE MONUMENT
 - FOUND 4"x4" CONCRETE MONUMENT NO. 6112
 - FOUND 2" IRON PIPE
 - FOUND 1/2" IRON ROD
 - FOUND 1/2" CAPPED IRON ROD NO. 6993
 - FOUND 5/8" CAPPED IRON ROD (SHORTZ)
 - FOUND 1/2" CAPPED IRON ROD (NUTLATED)
 - FOUND 1" IRON PIPE
 - FOUND 1/2" CAPPED IRON ROD NO. 7227
 - FOUND 1/2" CAPPED IRON ROD NO. 6861
 - FOUND NAIL & RING IN ASPHALT
 - SET 1/2" CAPPED IRON ROD NO. LB 6112
- ABBREVIATIONS
- POB POINT OF BEGINNING
 - R/W RIGHT OF WAY
 - (D) DEED (F) FIELD
 - DIA. DIAMETER
 - S SOUTH
 - N NORTH
 - W WEST
 - E EAST
 - AKA ALSO KNOWN AS
 - BSL BUILDING SETBACK LINE
 - T TOWNSHIP
 - R RANGE
 - PI POINT OF INTERSECTION
 - PC POINT OF CURVATURE
 - CB CHORD BEARING
 - R/W RIGHT OF WAY
 - EOA EDGE OF ASPHALT
- ⊕ DENOTES TEMPORARY BENCHMARK NO. 2009/60, ELEVATION 94.80' (NAVD 88)
- ⊙ GAS VALVE
- ⊙ FOUND 4" DIA. CONC. MONUMENT (BUSTED)

REVISIONS

REVISIONS	ISSUE DATE	FIELD DATE	FIELD BOOK PAGE
BOUNDARY/LEGALS	07/01/21	06/17/21	2009/60

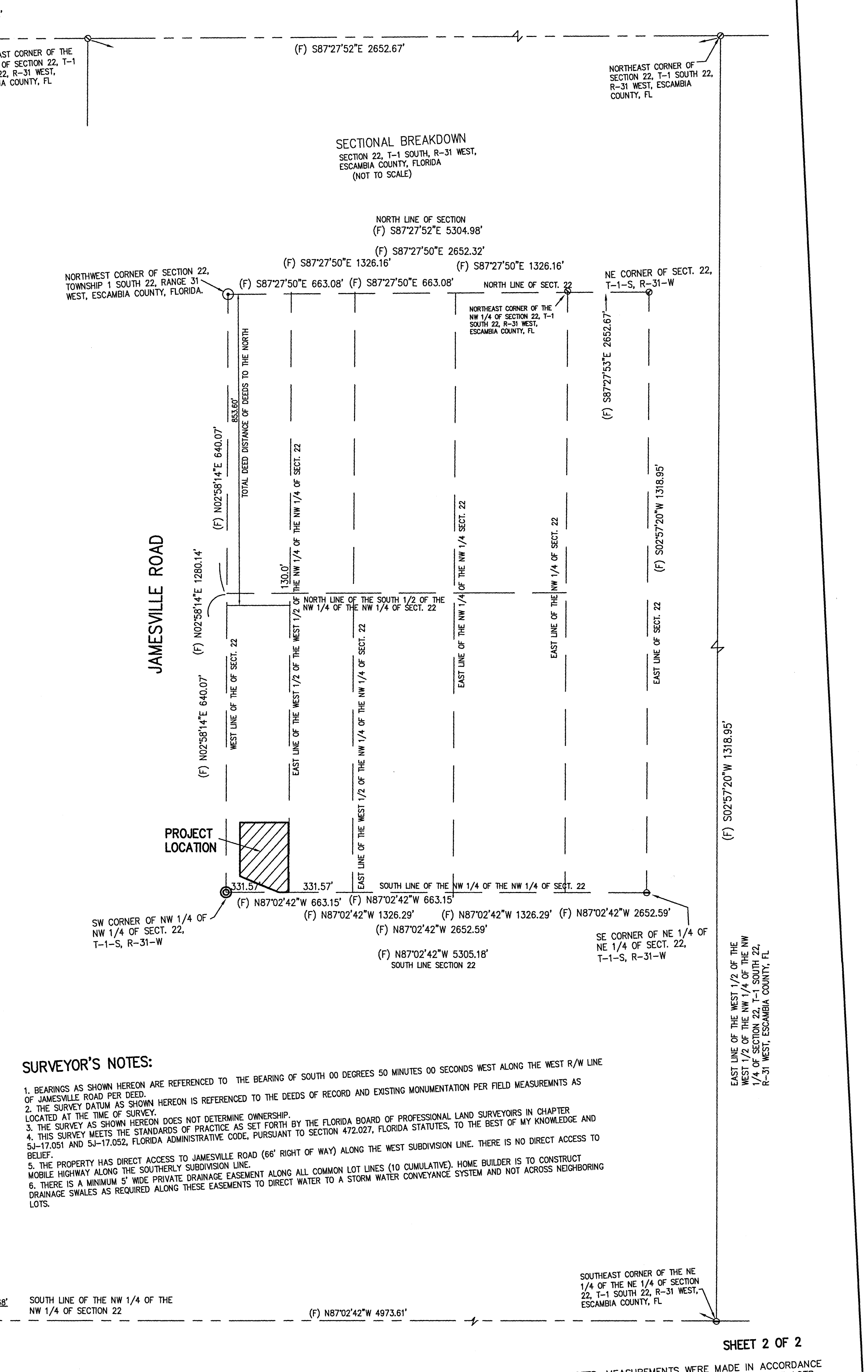


BUILDING SETBACKS:
FRONT AND REAR SETBACKS: 20 FEET IN THE FRONT AND 20 FEET IN THE REAR.
SIDE SETBACKS: 5 FEET OR 10% OF THE LOT WIDTH AT THE STREET, RIGHT-OF-WAY, WHICHEVER IS GREATER BUT NOT REQUIRED TO EXCEED 15 FEET.

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PROTECT THIS SURVEY AND/OR SKETCH FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION.



SURVEYOR'S NOTES:

- BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF SOUTH 00 DEGREES 50 MINUTES 00 SECONDS WEST ALONG THE WEST R/W LINE OF JAMESVILLE ROAD PER DEED.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DEEDS OF RECORD AND EXISTING MONUMENTATION PER FIELD MEASUREMENTS AS LOCATED AT THE TIME OF SURVEY.
- THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE PROPERTY HAS DIRECT ACCESS TO JAMESVILLE ROAD (66' RIGHT OF WAY) ALONG THE WEST SUBDIVISION LINE. THERE IS NO DIRECT ACCESS TO MOBILE HIGHWAY ALONG THE SOUTHERLY SUBDIVISION LINE.
- THERE IS A MINIMUM 5' WIDE PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES (10 CUMULATIVE). HOME BUILDER IS TO CONSTRUCT DRAINAGE SWALES AS REQUIRED ALONG THESE EASEMENTS TO DIRECT WATER TO A STORM WATER CONVEYANCE SYSTEM AND NOT ACROSS NEIGHBORING LOTS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CARE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.052, AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

WILLIAM T. BUTLER
P.S.M. NO. 2774, STATE OF FLORIDA (CORP.# LB6112)

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

REVISIONS

REVISIONS	ISSUE DATE	FIELD DATE	FIELD BOOK PAGE
BOUNDARY/LEGALS	07/01/21	06/17/21	2009/60