

**OWNER/DEVELOPER:**

BLUEBIRD HAVEN, INC.
1610 SUCCESS DRIVE
CANTONMENT, FL 32503
PHONE: 850-544-4820

ENGINEER:

THOMAS HAMMOND JR., P.E.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
PHONE: 850-434-2603

SURVEYOR:

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

RECORD PLAT OF BLUEBIRD HAVEN

A PROPOSED 40 LOT PUBLIC RESIDENTIAL SUBDIVISION
(A RESUBDIVISION OF A NATIONAL LAND SALES COMPANY
"SUBDIVISION OF SECTION 10" OF LOTS 13 AND 14 OF BLOCK 8,
PLAT DEED BOOK 89 PAGE 369 OF A PORTION
OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST)
ESCAMBIA COUNTY, FLORIDA
ZONED: MDR FLU: MU-U
OCTOBER 2021

MERRILL PARKER SHAW, INC.

PROFESSIONAL LAND SURVEYING SERVICES
4928 N. DAVIS HWY. PH: (850) 478-4923
PENSACOLA, FL 32503 FLORIDA CORPORATION NUMBER 7174 FAX: (850) 478-4924

**DESCRIPTION: (AS PREPARED BY MERRILL PARKER SHAW, INC.)**

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 8, NATIONAL LAND SALES COMPANY SUBDIVISION OF SECTION 10, TOWNSHIP-1-SOUTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 89, AT PAGE 369 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO SOUTH 87 DEGREES 11 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 14, FOR A DISTANCE OF 645.77 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF UNTREINER AVENUE (50 FOOT RIGHT-OF-WAY); THENCE DEPARTING THE NORTH LINE OF SAID LOT 14, GO SOUTH 02 DEGREES 56 MINUTES 12 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNTREINER AVENUE, FOR A DISTANCE OF 654.31 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 13, BLOCK 8, OF SAID NATIONAL LAND SALES COMPANY SUBDIVISION, ALSO BEING THE NORTH LINE OF KEELEY PLACE SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 11 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID UNTREINER AVENUE, GO NORTH 86 DEGREES 31 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 13, FOR A DISTANCE OF 645.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 14, GO NORTH 02 DEGREES 54 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 13 AND THE WEST LINE OF SAID LOT 14, FOR A DISTANCE OF 645.80 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 10, TOWNSHIP-1-SOUTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 9.64 ACRES.

LEGEND:

- ☒ ~ 4" X 4" CONCRETE MONUMENT, NUMBERED 7174L.B. (PLACED) P.R.M.
- ☐ ~ 4" X 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- ~ NAIL AND DISK, NUMBERED 7174L.B. (SET) P.C.P.
- ~ 1/2" CAPPED IRON ROD, NUMBERED 7092L.B. FOUND
- ~ 1/2" CAPPED IRON ROD, NUMBERED 7073L.B. (FOUND)
- ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- ~ 1" IRON PIPE, UNNUMBERED (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
- CI ~ CURVE NUMBER
- R.P. ~ RADIUS POINT
- (NR) ~ NON-RADIAL
- (R) ~ RADIAL
- P.I. ~ POINT OF INTERSECTION
- GPS ~ GLOBAL POSITIONING SYSTEM
- (O&F) ~ DEED AND FIELD INFORMATION
- P.C.P. ~ PERMANENT CONTROL POINT
- L.B. ~ LICENSE BUSINESS
- O.R. ~ OFFICIAL RECORDS
- LDR ~ LOW DENSITY RESIDENTIAL
- P.B. ~ PLAT BOOK
- P.E. ~ PROFESSIONAL ENGINEER
- P.S.M. ~ PROFESSIONAL SURVEYOR AND MAPPER
- S.Q.F.T. ~ SQUARE FEET
- FLU: MU-U ~ FUTURE LAND USE: MIXED USE-URBAN
- MDR ~ MEDIUM DENSITY RESIDENTIAL
- DOT ~ DEPARTMENT OF TRANSPORTATION
- OBS ~ OMNI BEARING SELECTOR

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 20 FEET

SIDE YARD: THE SIDE SETBACK SHALL BE 10% OF THE LOT WIDTH WHEN MEASURED ALONG RIGHT-OF-WAY OR 5 FEET WHICHEVER IS GREATER, NOT TO EXCEED 15 FEET.

REAR YARD: 20 FEET.

CERTIFICATE OF ATTORNEY:

I, _____, AS A 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 CHAPTER 2, ARTICLE 5 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
SIGNED THIS _____ DAY OF _____

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.

ENGINEER'S CERTIFICATE:

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

THOMAS HAMMOND, P.E.
FLORIDA REGISTRATION NO. 54574
FLORIDA C.A. NO. 9136

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 _____, 2021.

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

SEAL

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

PLAT BOOK _____, PAGE _____

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BLUEBIRD HAVEN, INC., (OWNER), AND HARVESTERS FEDERAL CREDIT UNION (MORTGAGEE) OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, KNOWN AS BLUEBIRD HAVEN, HEREBY DEDICATE TO THE PUBLIC: ALL PUBLIC RIGHT-OF-WAYS, PUBLIC PARCEL "A" (DRY DETENTION POND), PUBLIC RIGHT-OF-WAY PARCEL "B" AND ALL NON-ACCESS EASEMENTS; AND FURTHER DEDICATE 5 FOOT UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, AND FURTHER DEDICATE TO THE BLUEBIRD HAVEN HOMEOWNERS ASSOCIATION, INC.: PRIVATE PARCEL "C" (COMMON AREA), ALL SIGN EASEMENTS, AS DESIGNATED ON THIS PLAT, AND HEREBY REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

BLUEBIRD HAVEN, INC.

WITNESS: _____

ERIC PATRICK, VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

HARVESTERS FEDERAL CREDIT UNION

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____, VICE PRESIDENT OF BLUEBIRD HAVEN, 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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____, VICE PRESIDENT OF HARVESTERS FEDERAL CREDIT UNION, 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 _____, 2021, AND WAS 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 _____, 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

SEAL

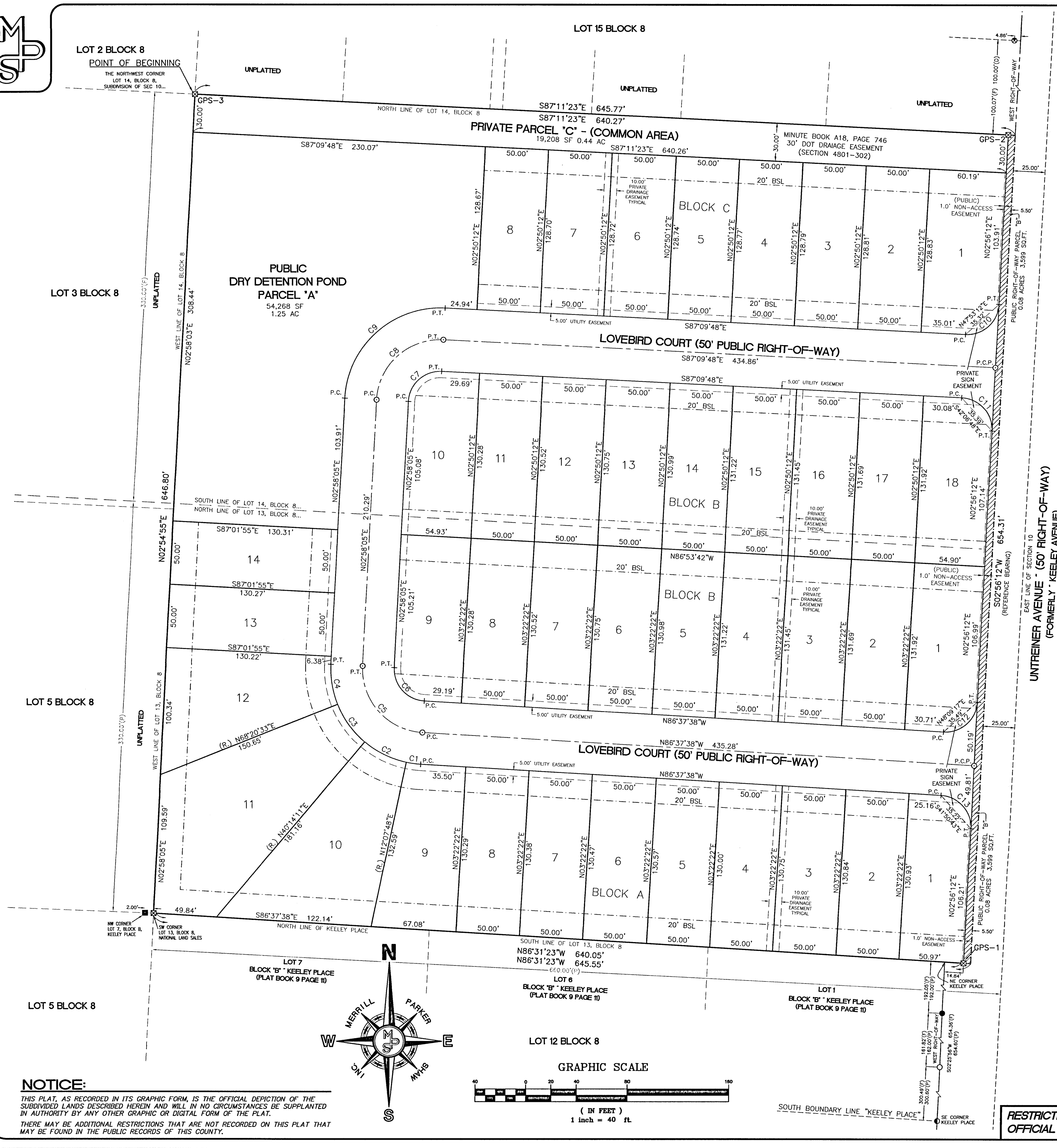
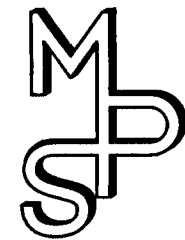
SURVEYOR'S CERTIFICATE:

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, 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 12TH DAY OF NOVEMBER, 2021.

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
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SEAL

SHEET 1 OF 2 SHEETS



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	11.46	75.00	8°45'26"	N82°14'55"W	11.45
C2	36.79	75.00	28°06'23"	N63°49'01"W	36.42
C3	36.79	75.00	28°06'23"	N35°42'38"W	36.42
C4	32.23	75.00	24°37'31"	N09°20'41"W	31.99
C5	78.19	50.00	89°35'42"	N41°49'46"W	70.46
C6	39.09	25.00	89°35'42"	N41°49'46"W	35.23
C7	39.21	25.00	89°52'07"	N47°54'08"E	35.31
C8	78.43	50.00	89°52'07"	N47°54'08"E	70.63
C9	117.64	75.00	89°52'07"	N47°54'08"E	105.94
C10	39.23	25.00	89°35'59"	N47°53'12"E	35.32
C11	39.31	25.00	90°08'04"	S42°08'48"E	35.39
C12	39.46	25.00	90°26'10"	N48°09'17"E	35.49
C13	39.08	25.00	89°33'50"	S41°50'43"E	35.22

LEGEND:

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 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 | LDR ~ LOW DENSITY RESIDENTIAL | P.B. ~ PLAT BOOK | P.E. ~ PROFESSIONAL ENGINEER | P.S.M. ~ PROFESSIONAL SURVEYOR AND MAPPER | FT. ~ SQUARE FEET | FLU: MU-U ~ FUTURE LAND USE, MIXED USE-URBAN | MDR ~ MEDIUM DENSITY RESIDENTIAL | DOT ~ DEPARTMENT OF TRANSPORTATION | OBS ~ OMNI BEARING SELECTOR |

BUILDING SETBACK REQUIREMENTS:

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STATE PLANE COORDINATES

HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (1990) FLORIDA NORTH ZONE							
STATION	NORTHING (FT)	EASTING (FT)	LATITUDE NORTH	LONGITUDE WEST	SCALE FACTOR (COMBINED)	CONVERGENCE	ELEVATION
GPS-1	554395.9740	1093288.6967	30°31'21.2885"	87°16'47.4476"	0.999996759	-01°23'49.00"	000.00'
GPS-2	554393.3647	1093320.2167	30°31'27.7800"	87°16'47.2466"	0.999996716	-01°23'48.30"	000.00'
GPS-3	555080.7555	1092680.7172	30°31'27.9162"	87°16'54.5648"	0.999996779	-01°23'52.58"	000.00'

LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FPRN GPS OBSERVATION.
TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR.