

#### OWNER/DEVELOPER:

BLUFBIRD HAVEN, INC. 1610 SUCCESS DRIVE CANTONMENT, FL 32533 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

■ ~ 4" X 4" CONCRETE MONUMENT, UNNUMBERED (FOUND) • NAIL AND DISK, NUMBERED 7174L.B. (SET) P.C.P. ∼ 1/2\* CAPPED IRON ROD, NUMBERED 7073L.B. (FOUND) ~ 1/2" IRON ROD, UNNUMBERED (FOUND) O ~ 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 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 SQ.FT. ~ SQUARE FEET FLU: MU-U ~ FUTURE LAND USE: MIXED USE-URBAN

#### BUILDING SETBACK REQUIREMENTS:

MDR ~ MEDIUM DENSITY RESIDENTIAL

ORS ~ OMNI BEARING SELECTOR

DOT ~ DEPARTMENT OF TRANSPORTATION

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:

\_\_\_\_ 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.

### RECORD PLAT OF

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. PH- (850) 478-4923

4928 N. DAVIS HWY
PENSACOLA, FL 32503

FLORIDA CORPORATION NUMBER 7174

FAX: (850) 478-4923

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 SUBDIVISION, ALSO BEING THE NORTH LINE OF KEELET 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 66.80 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.

#### SURVEYOR'S NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF SO2°56'12"W ALONG THE WEST RIGHT-OF-WAY LINE OF UNTREINER AVENUE (50 FOOT RIGHT-OF-WAY) ACCORDING TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE NORTH, NORTH AMERICAN DATUM 1983(11), AS ESTABLISHED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FPRN GPS NETWORK.

THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED RECORDED IN OFFICAL RECORDS BOOK 8286 AT PAGE 1196 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THE MAP OF SECTION 10, TOWNSHIP-1-SOUTH, RANGE-30-WEST, NATIONAL LAND SALES AS RECORDED IN DEED BOOK 89 AT PAGE 369 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THE RECORD PLAT OF KEELEY PLACE AS RECORDED IN PLAT BOOK 9 AT PAGE 11 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND TO EXISTING FIELD

3. A TITLE SEARCH WAS PROVIDED TO MERRILL PARKER SHAW, INC., BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NUMBER 5011312-0664040e, DATED APRIL 28, 2020 FOR THE SUBJECT PROPERTY. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

4.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.

5.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.

6.) THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

7.) THERE SHALL BE A 10 FOOT PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES, BEING 5 FOOT ON EACH SIDE OF SAID LINES. FENCES AND OTHER STRUCTURES SHALL NOT IMPEDE STORMWATER FLOW.

8.) ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FÓR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF SECTION 177.091 (28) FLORIDA STATUES.

9.) FENCES OR ANY OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENTS (PUBLIC OR PRIVATE), THESE EASEMENTS SHALL BE

10.) THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 0.2-PERCENT ANNUAL-CHANCE FLOODPLAIN. NO BASE FLOOD ELEVATIONS OR BASE FLOOD DEPTHS ASR SHOWN WITHIN THESE AREAS), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY NUMBER 120080, FIRM PANEL NUMBER 12033C0295G, MAP REVISION DATE: SEPTEMBER 29, 2006.

ESCAMBIA COUNTY DRC PLAN REVIEW

11-17-2 Printed Name: Jonnach Hampton

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

#### **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:	SEAL
	PRINT NAME:	
HARVESTERS FEDERAL CREDIT UNION	WITNESS:	
	PRINT NAME:	SEAL
	WITNESS:	SEAL
	PRINT NAME:	
STATE OF FLORIDA COUNTY OF ESCAMBIA		
THE FOREGOING DEDICATION WAS ACKNOW ORONLINE NOTARIZATION, THISDA PRESIDENT OF BLUFFIRD HAVEN, INC., A	VLEDGED BEFORE ME BY MEANS OFPHYSICAL PRESENCE AY OF, 2021, BY <u>ERIC PATRICK</u> , VICE FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. OR HAS PRODUCEDAS IDENTIFICATION.	Ξ
(SEAL)	GNATURE OF NOTARY PUBLIC	

COMMISSION NO. MY COMMISSION EXPIRES\_ NOTARY PUBLIC, 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.

#### 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 \_\_\_\_ PLAT BOOK \_\_\_\_\_ AT PAGES \_\_\_\_\_ OF SAID COUNTY.

PAM CHILE	ERS		
CLERK OF	THE	CIRCUIT	COURT

STATE OF FLORIDA

(SEAL)

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 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 STATUES, 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 STATUES, 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 12 TH DAY OF NOVEMES R. 2021.

E. Camelarte E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR (FLORIDA LICENSE REGISTRATION NO. 3683, L.B. NO. 7174) MERRILL PARKER SHAW, INC. 4928 N. DAVIS HIGHWAY

SEAL

PLAT BOOK

SHEET 1 OF 2 SHEETS

ENGINEER'S CERTIFICATE:

THOMAS HAMMOND, P.E.

FLORIDA C.A. NO. 9130

FLORIDA REGISTRATION NO. 54574

CERTIFICATE OF PLAT REVIEW: I, THOMAS HAMMOND AR, HEREBY CERTIFY THAT I AM THE ENGINEER OF LICENTIAL RECORD FOR STREET HAVEN, THAT ALL CONSTRUCTED ROADWAYS:

DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS. 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 CESCAMBIA COUNTY, FLORIDA ON THIS\_\_\_\_\_ DAY OF\_\_\_\_

TA TOPIDA

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

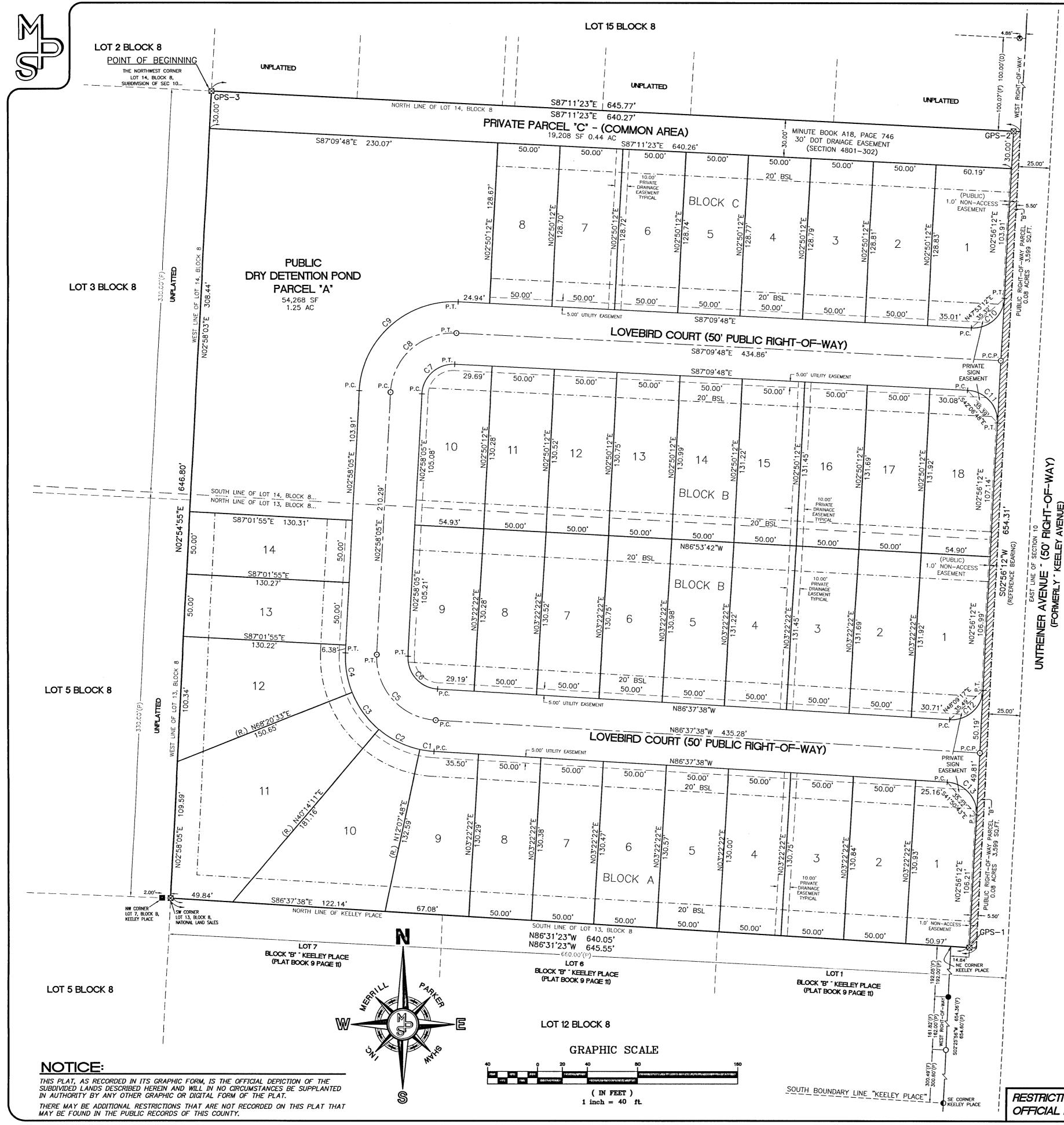
RESTRICTIVE COVENANTS. OFFICIAL RECORDS BOOK

PAGE(S)

PENSACOLA, FL 32503

(850) 478-4923

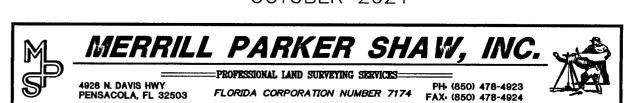
PAGE



# RECORD PLAT OF

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



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 LIE 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 646.80 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 10, TOWNSHIP-1-SOUTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA

	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*53'59"	N47'53'12"E	35.32	
C11	39.31	25.00	90°06'04"	S42'06'48"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:

- ~ 4" X 4" CONCRETE MONUMENT, UNNUMBERED (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
- 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
- SQ.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**

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.

#### OWNER/DEVELOPER:

BLUEBIRD HAVEN, INC. 1610 SUCCESS DRIVE

CANTONMENT, FL 32533

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

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	SOURCE
GPS-1	564395.9740	1093286.6967	30°31′21.2865″	87*16'47.4476"	0.99996759	-01°23'49.00"	000.00	GPS OBS
GPS-2	565049.3647	1093320.2167	30'31'27.7600"	87*16'47.2466"	0.99996778	-01'23'48.90"	000.00	GPS OBS
GPS-3	565080.7555	1092680.7172	30'31'27.9162"	87*16'54.5648"	0.99996779	-01°23'52.58"	000.00	GPS OBS
LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FPRN GPS OBSERVATION.								
TO CONVERT	A GROUND DIST	TANCE TO A GRID	DISTANCE, MULTIPL'	Y THE GROUND DISTA	NCE BY THE AVE	RAGE COMBINED S	CALE FACTOR.	

SHEET 2 OF 2 SHEETS

RESTRICTIVE COVENANTS, OFFICIAL RECORDS BOOK

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PLAT BOOK

PAGE