



PRESERVE AT DEER RUN PHASE FOUR

A 107 LOT SINGLE FAMILY SUBDIVISION
BEING A PORTION OF SECTION 33, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA
JUNE 2022

OWNER/DEVELOPER:
D.R. HORTON, INC.
25366 PROFIT DRIVE
DAPHNE, AL 36526
PHONE: 251-447-0471

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

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S03°37'45"E	38.66'	L16	S68°09'25"W	50.43'	L31	S86°39'01"E	125.00'
L2	S04°13'56"W	34.50'	L17	S50°58'23"W	29.65'	L32	N02°20'59"E	12.68'
L3	S15°30'53"W	37.42'	L18	N76°06'32"W	44.21'	L33	S86°39'01"E	125.00'
L4	S11°53'16"W	48.63'	L19	N80°56'28"W	47.71'	L34	S03°20'59"W	9.42'
L5	S21°14'49"W	36.69'	L20	S89°22'35"W	28.46'	L35	S86°39'01"E	50.00'
L6	S31°25'47"W	32.07'	L21	N35°50'08"W	85.51'	L36	N03°20'59"E	25.42'
L7	S61°03'33"W	42.61'	L22	N03°20'59"E	138.14'	L37	S86°39'01"E	125.00'
L8	S43°15'03"W	39.48'	L23	N86°39'01"W	124.95'	L38	S03°20'59"W	101.36'
L9	S58°32'47"W	37.54'	L24	N49°09'01"W	63.09'	L39	S86°39'01"E	125.00'
L10	S41°14'27"W	51.63'	L25	S79°30'16"W	125.00'	L40	S03°20'59"W	125.00'
L11	S59°32'00"W	40.81'	L26	S10°29'44"E	125.00'	L41	S86°39'01"E	50.00'
L12	S54°46'17"W	53.17'	L27	S86°39'01"E	125.00'	L42	N03°20'59"E	8.77'
L13	S49°50'54"W	35.85'	L28	S03°20'59"W	250.00'	L43	S86°39'01"E	125.00'
L14	S64°04'09"W	42.55'	L29	S86°39'01"E	50.00'	L44	N03°20'59"E	65.73'
L15	S14°41'20"W	46.29'	L30	N03°20'59"E	264.48'	L45	S86°39'01"E	125.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	126.20	525.00	1°46'22"	125.90
C2	194.36	1150.00	9°41'00"	194.13

NOTE:
SEE SHEET 1 OF 4 FOR LEGAL
DESCRIPTION OF BOUNDARY

LEGEND:

- 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- 2" ALLOY DISK & MAG NAIL, CORPORATE NO. 7174LB. (SET) P.C.P.
- 4" x 4" CONCRETE MONUMENT, CORPORATE NO. 7174LB. (SET) P.R.M.
- 1/2" ALLOY CAPPED IRON ROD, NUMBERED 7174LB. (PLACED)
- 1/2" CAPPED IRON ROD, NUMBERED 7277 (FOUND)
- P.R.M. ~ PERMANENT REFERENCE MONUMENT
- P.C.C. ~ POINT OF COMPOUND CURVATURE
- B.S.L. ~ BUILDING SETBACK LINE
- P.C. ~ POINT OF CURVATURE
- P.T. ~ POINT OF TANGENCY
- P.C.C. ~ POINT OF COMPOUND CURVATURE
- P.R.C. ~ POINT OF REVERSE CURVATURE
- P.C.P. ~ PERMANENT CONTROL POINT
- R.P. ~ RADIUS POINT
- R/W ~ RIGHT-OF-WAY
- J ~ JURISDICTION LINE NUMBER
- CT ~ CURVE NUMBER
- LI ~ LINE NUMBER
- (N.R.) ~ NON-RADIAL
- (R.) ~ RADIAL
- P.I. ~ POINT OF INTERSECTION
- ESC. CO. ~ ESCAMBIA COUNTY
- USPS ~ UNITED STATES POSTAL SERVICE
- FDEP ~ FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- ECUA ~ EMERALD COAST UTILITY AUTHORITY
- CORPS ~ ARMY CORPS OF ENGINEERS
- (D) ~ DEED INFORMATION
- (F) ~ FIELD INFORMATION
- BLVD. ~ BOULEVARD
- O.R. ~ OFFICIAL RECORDS
- G.P.S. ~ GLOBAL POSITIONING SYSTEM
- OBS ~ OBSERVATION
- SF ~ SQUARE FEET
- AC ~ ACREAGE
- W ~ WETLANDS

STATE PLANE COORDINATES

HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE						
STATION	NORTHING (FT)	EASTING (FT)	LONGITUDE WEST	SCALE FACTOR (COMBINED)	CONVERGENCE	ELEVATION SOURCE
GPS-1	578854.1650	1057879.5444	30°33'35.6319"	0.99997182	-01°27'14.47"	71.85' GPS OBS
GPS-2	578813.8231	1057897.7178	30°33'27.3214"	0.99997155	-01°27'14.25"	84.93' GPS OBS
GPS-3	578973.4477	1056934.8514	30°33'36.5748"	0.99997186	-01°27'19.92"	88.49' GPS OBS

LOCATION ESTABLISHED FROM TRIMBLE VRS NETWORK GPS OBSERVATION.
TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR.

SHEET 2 OF 4 SHEETS

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

PLAT BOOK _____, PAGE _____

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



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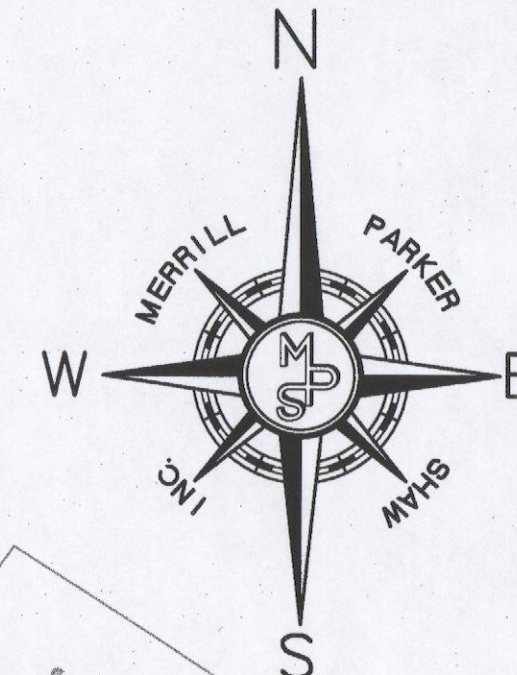
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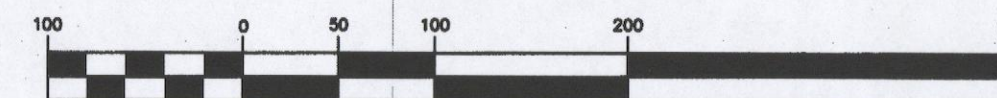
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JUNE 2022

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S03°37'45"E	38.66'	L15	S14°41'20"W	46.29'	L32	N03°20'59"E	12.68'
L2	S04°13'56"W	34.50'	L16	S68°09'25"W	50.43'	L33	S86°39'01"E	125.00'
L3	S15°30'53"W	37.42'	L17	S50°58'23"W	29.65'	L34	S03°20'59"W	9.42'
L4	S11°53'16"W	48.63'	L18	N76°06'32"W	44.21'	L35	S86°39'01"E	50.00'
L5	S21°14'49"W	36.69'	L19	N80°56'28"W	47.71'	L36	N03°20'59"E	25.42'
L6	S31°25'47"W	32.07'	L20	S89°22'35"W	26.46'	L37	S86°39'01"E	125.00'
L7	S61°03'33"W	42.61'	L21	N35°50'08"W	85.51'	L38	S03°20'59"W	101.36'
L8	S43°15'03"W	39.48'	L22	N03°20'59"E	138.14'	L39	S86°39'01"E	125.00'
L9	S88°32'47"W	37.54'	L23	N49°09'01"W	63.09'	L40	S03°20'59"W	41.78'
L10	S41°14'27"W	51.63'	L24	S86°39'01"E	125.00'	L41	S86°39'01"E	50.00'
L11	S99°32'00"W	40.81'	L25	S03°20'59"W	250.00'	L42	N03°20'59"E	8.77'
L12	S54°46'17"W	53.17'	L26	S86°39'01"E	50.00'	L43	S86°39'01"E	125.00'
L13	S49°50'54"W	35.85'	L27	N03°20'59"E	264.48'	L44	N03°20'59"E	65.73'
L14	S64°04'09"W	42.55'	L28	S86°39'01"E	125.00'	L45	S86°39'01"E	125.00'



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	126.20	525.00	13°46'22"	S03°36'33"E	125.90
C2	194.36	1150.00	9°41'00"	S15°20'14"E	194.13
C3	61.14	525.00	6°40'21"	S00°03'32"E	61.10
C4	65.06	525.00	7°08'01"	S08°56'43"E	65.02
C5	54.98	35.00	90°00'00"	S34°30'18"W	49.50
C6	54.98	35.00	90°00'00"	N55°29'44"W	49.50
C7	63.44	35.00	103°50'43"	N48°34'23"W	55.10
C8	46.52	35.00	76°09'17"	N41°25'37"E	43.17
C9	63.44	35.00	103°50'43"	N48°34'23"W	55.10
C10	46.52	35.00	76°09'17"	N41°25'37"E	43.17
C11	45.31	25.00	103°50'43"	N48°34'23"W	39.36
C12	90.62	50.00	103°50'43"	N48°34'23"W	78.72
C13	48.77	75.00	37°15'33"	N81°51'58"W	47.92
C14	53.66	75.00	40°59'29"	N42°44'27"W	52.52
C15	33.50	75.00	25°35'41"	N09°26'52"W	33.23
C16	130.06	200.00	37°15'33"	N81°51'58"W	127.78
C17	143.09	200.00	40°59'29"	N42°44'27"W	140.05
C18	89.34	200.00	25°35'41"	N09°26'52"W	88.60
C19	39.27	25.00	90°00'00"	N41°39'01"W	35.36
C20	39.27	25.00	90°00'00"	N48°20'59"E	35.36

JURISDICTION LINE TABLE		
LINE	BEARING	LENGTH
J2	N29°28'17"E	42.88'
J3	N11°10'45"W	40.70'
J4	N09°01'50"W	41.18'
J5	N12°06'34"W	65.31'
J6	N53°46'11"W	50.06'
J7	S34°02'46"W	29.36'
J8	S77°32'06"W	58.05'
J9	N75°22'34"W	31.90'
J10	N78°15'02"W	43.03'
J11	S35°44'28"W	54.30'
J12	S58°28'38"W	51.82'
J13	S54°22'23"W	44.50'
J14	N88°24'31"W	58.73'
J15	N73°13'25"W	58.24'
J16	S17°55'29"W	29.73'
J17	S26°39'27"W	28.28'
J18	S05°35'59"W	23.57'
J19	S27°45'08"W	32.45'

LEGEND:

- ~ 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- ~ 2" ALLOY DISK & MAG NAIL, CORPORATE NO. 7174L.B. (SET) P.C.P.
- ⊗ ~ 4" x 4" CONCRETE MONUMENT, CORPORATE NO. 7174L.B. (SET) P.R.M.
- ⊙ ~ 1/2" ALLOY CAPPED IRON ROD, NUMBERED 7174L.B. (PLACED)
- ⊕ ~ 1/2" CAPPED IRON ROD, NUMBERED 7277 (FOUND)
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FLOOD STATEMENT:

THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FLOOD ZONE "A" AREAS DETERMINED TO BE WITHIN THE 1% CHANCE ANNUAL FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, AND INCORPORATED AREAS, FIRM INDEX DATA: SEPTEMBER 29, 2006, COMMUNITY PANEL NUMBER: 120080 0270 G, MAP NUMBER 12033C0270G, MAP REVISED DATE: SEPTEMBER 29, 2006.

UTILITY EASEMENT NOTE:

AN EASEMENT IN FAVOR OF GULF POWER EXIST OVER ALL PUBLIC/PRIVATE STREETS, RIGHT-OF-WAYS/ALLEYS AND COMMON ELEMENTS AND ALSO OVER THE FRONT 5 FEET OF ALL PLATTED LOTS, AS RECORDED IN OFFICIAL RECORDS BOOK 8315 PAGE 1750 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.



MERRILL PARKER SHAW, INC.
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RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK _____, PAGE(S) _____

SHEET 3 OF 4 SHEETS
PLAT BOOK _____, PAGE _____



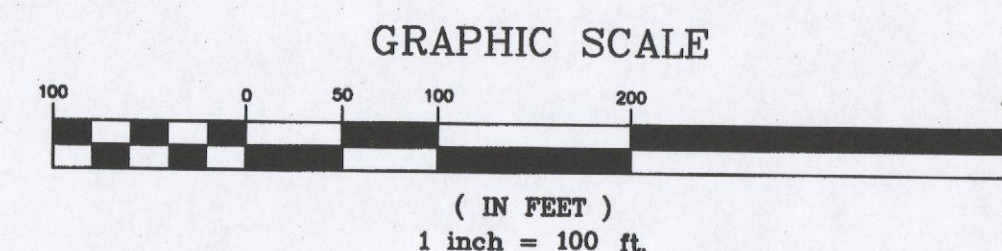
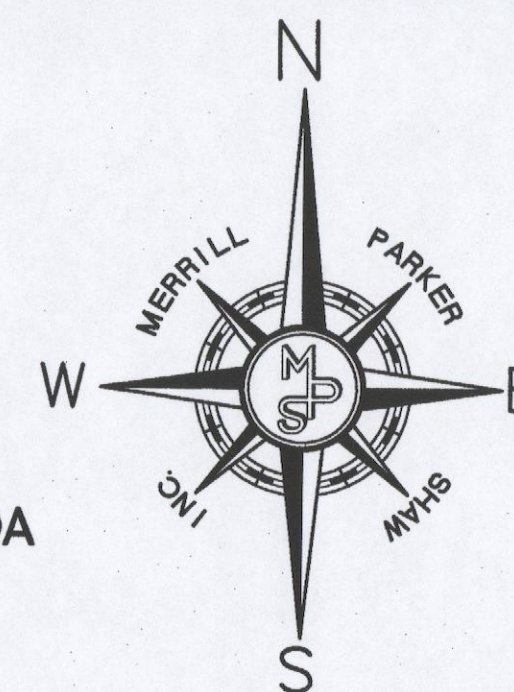
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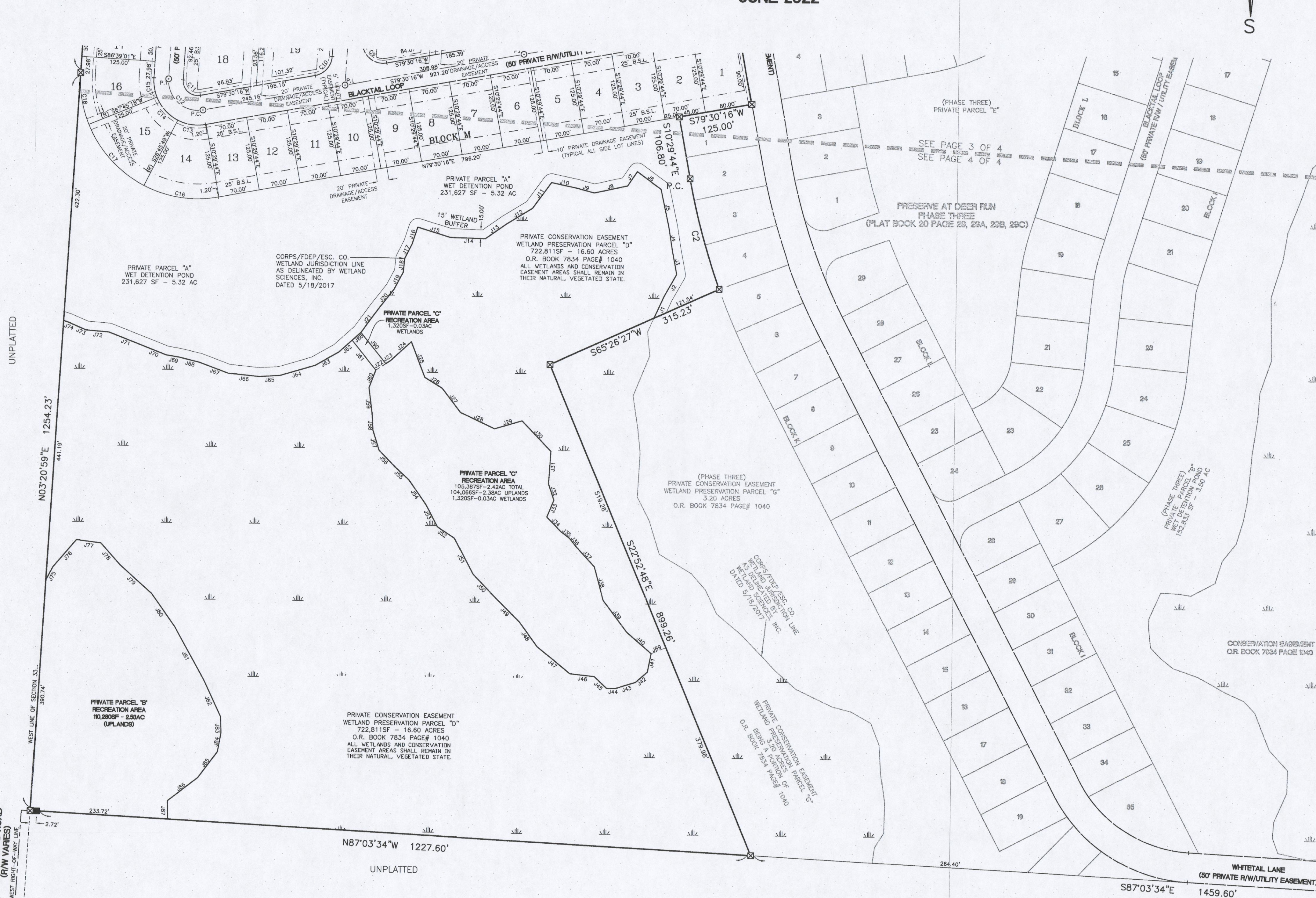
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JUNE 2022



JURISDICTION LINE TABLE		
LINE	BEARING	LENGTH
J1	N24°16'36"E	41.09'
J2	N29°26'17"E	42.86'
J3	N11°10'45"W	40.70'
J4	N09°01'50"W	41.18'
J5	N12°06'34"W	63.31'
J6	S34°02'46"W	29.36'
J7	S77°32'06"W	58.05'
J8	N75°22'34"W	31.90'
J9	N78°15'02"W	43.03'
J10	S35°44'28"W	54.30'
J11	S58°28'38"W	51.82'
J12	S54°22'23"W	44.50'
J13	N88°24'31"W	58.73'
J14	N73°13'25"W	58.24'
J15	S17°56'29"W	29.73'
J16	S26°39'27"W	28.28'
J17	S03°35'59"W	23.57'
J18	S27°45'08"W	32.45'
J19	S37°47'41"W	44.74'
J20	S35°45'28"W	48.17'
J21	N56°31'17"E	20.10'
J22	N56°31'17"E	10.75'
J23	N47°27'22"E	46.58'
J24	S21°24'00"E	64.26'
J25	S58°17'02"E	35.01'
J26	S37°46'18"E	51.56'
J27	S65°04'26"E	63.52'
J28	N73°32'42"E	49.10'
J29	S44°02'06"E	70.76'
J30	S03°38'01"W	55.58'
J31	S18°42'45"E	29.29'
J32	S22°04'07"W	30.97'
J33	S44°48'36"E	34.76'
J34	S53°35'28"E	17.66'
J35	S38°52'50"E	20.07'
J36	S42°32'37"E	44.69'
J37	S18°04'36"E	59.31'
J38	S37°28'15"E	67.09'
J39	S49°26'22"E	55.27'
J40	S11°14'15"W	32.00'
J41	S48°41'32"W	26.78'
J42	S72°42'40"W	36.05'
J43	N89°50'05"W	14.80'
J44	N46°53'44"W	29.05'
J45	N83°51'59"W	41.58'
J46	N51°09'17"W	72.10'
J47	N36°03'12"W	51.56'
J48	N45°56'19"W	55.93'
J49	N43°49'16"W	57.06'
J50	N27°47'53"W	69.78'
J51	N57°02'28"W	34.92'
J52	N27°33'31"W	41.10'
J53	N34°56'42"W	51.77'
J54	N47°30'53"W	33.19'
J55	N44°03'08"W	38.95'
J56	N17°36'27"W	34.75'
J57	N03°36'14"W	28.40'
J58	N07°20'13"W	44.62'
J59	N20°28'28"E	31.71'
J60	N39°18'53"W	64.53'
J61	S48°02'38"W	30.02'
J62	S60°19'15"W	46.42'
J63	S73°31'35"W	62.43'
J64	S86°19'35"W	34.74'
J65	N84°29'28"W	53.68'
J66	N69°49'33"W	52.72'
J67	N77°08'21"W	34.09'
J68	N80°44'01"W	23.52'
J69	N68°49'52"W	48.84'
J70	N69°56'33"W	55.72'
J71	N85°35'54"W	38.84'
J72	N68°41'56"W	31.84'
J73	N71°50'54"W	9.45'
J74	N27°41'23"E	25.95'
J75	N40°31'13"E	60.75'
J76	S82°51'17"E	41.66'
J77	S41°45'10"E	49.15'
J78	S48°22'51"E	72.37'
J79	S35°32'46"E	69.38'
J80	S29°11'14"E	101.58'
J81	S25°13'16"E	68.79'
J82	S01°55'10"E	26.93'
J83	S10°04'51"W	32.98'
J84	S36°36'45"W	55.10'
J85	S32°40'45"W	64.70'
J86	S01°17'23"E	31.09'
J87	N48°02'38"E	20.02'
J88	N67°07'12"E	26.98'
J89	S39°18'53"E	67.50'



- LEGEND:**
- ~ 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
 - ~ 2" ALLOY DISK & MAG NAIL, CORPORATE NO. 7174L.B. (SET) P.C.P.
 - ~ 4" x 4" CONCRETE MONUMENT, CORPORATE NO. 7174L.B. (SET) P.R.M.
 - ~ 1/2" ALLOY CAPPED IRON ROD, NUMBERED 7174L.B. (PLACED)
 - ~ 1/2" CAPPED IRON ROD, NUMBERED 7277 (FOUND)
 - P.R.M. ~ PERMANENT REFERENCE MONUMENT
 - P.C.C. ~ POINT OF COMPOUND CURVATURE
 - B.S.L. ~ BUILDING SETBACK LINE
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 - W ~ WETLANDS

FLOOD STATEMENT:

THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FLOOD ZONE "A" AREAS DETERMINED TO BE WITHIN THE 1% CHANCE ANNUAL FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, AND INCORPORATED AREAS, FIRM INDEX DATA: SEPTEMBER 29, 2006. COMMUNITY PANEL NUMBER: 120080 0270 G. MAP NUMBER 12033C0270G, MAP REVISED DATE: SEPTEMBER 29, 2006.

UTILITY EASEMENT NOTE:

AN EASEMENT IN FAVOR OF GULF POWER EXIST OVER ALL PUBLIC/PRIVATE STREETS, RIGHT-OF-WAYS/ALLEYS AND COMMON ELEMENTS AND ALSO OVER THE FRONT 5 FEET OF ALL PLATTED LOTS, AS RECORDED IN OFFICIAL RECORDS BOOK 8315 PAGE 1750 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

MERRILL PARKER SHAW, INC.
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RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK _____, PAGE(S) _____

SHEET 4 OF 4 SHEETS
PLAT BOOK _____, PAGE _____