

Approved
 ESCAMBIA COUNTY DPC PLAN REVIEW
 DPC Chairman Signature: *Rebol-Battle* Date: *6-23-21*
 Printed Name: *Rebol-Battle*
 Development Servicing Director of Escambia
 This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way constitute a guarantee, warranty, or endorsement of the accuracy or completeness of the information provided herein. The Engineer, Surveyor or other signatory is responsible for the accuracy and completeness of the information provided herein. 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.

FALLSCHASE AT PATHSTONE PHASE 1

A SUBDIVISION OF A PORTION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

JUNE, 2021

DESCRIPTION: (PREPARED BY REBOL-BATTLE & ASSOCIATES)
 COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 03°16'19" WEST ALONG THE EAST LINE OF SECTION 10 FOR A DISTANCE OF 2647.04 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 10; THENCE PROCEED NORTH 87°08'55" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 10 FOR A DISTANCE OF 4269.34 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE DEPARTING SAID SOUTH LINE PROCEED NORTH 07°43'05" EAST FOR A DISTANCE OF 256.64 FEET TO THE SOUTH RIGHT-OF-WAY (RW) LINE OF NINE MILE ROAD (STATE ROAD NO. 10, RW VARIES) AND TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE PROCEED SOUTH 87°10'16" EAST ALONG SAID SOUTH RW LINE FOR A DISTANCE OF 79.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE PROCEED SOUTH 87°10'16" EAST ALONG SAID SOUTH RW LINE FOR A DISTANCE OF 211.28 FEET; THENCE DEPARTING SAID SOUTH RW LINE PROCEED SOUTH 21°30'53" EAST FOR A DISTANCE OF 349.39 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 11.71 FEET (DELTA ANGLE = 26°50'29"); CHORD DISTANCE = 11.60 FEET, CHORD BEARING = SOUTH 71°44'48" EAST TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 85°10'02" EAST FOR A DISTANCE OF 130.59 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWEST, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 46.03 FEET (DELTA ANGLE = 105°29'37"); CHORD DISTANCE = 39.80 FEET, CHORD BEARING = NORTH 42°05'00" EAST TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 260.00 FEET; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 103.85 FEET (DELTA ANGLE = 22°53'04"); CHORD DISTANCE = 103.16 FEET, CHORD BEARING = NORTH 22°00'11" WEST TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEAST, SAID CURVE HAVING A RADIUS OF 260.00 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 184.05 FEET (DELTA ANGLE = 31°00'58"); CHORD DISTANCE = 181.81 FEET, CHORD BEARING = NORTH 16°02'14" WEST TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 35.00 FEET; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 61.70 FEET (DELTA ANGLE = 84°36'31"); CHORD DISTANCE = 47.15 FEET, CHORD BEARING = NORTH 44°51'00" WEST TO THE AFORESAID SOUTH RW LINE; THENCE PROCEED SOUTH 87°10'16" EAST ALONG SAID SOUTH RW LINE FOR A DISTANCE OF 151.10 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 35.00 FEET; THENCE DEPARTING SAID SOUTH RW LINE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 60.45 FEET (DELTA ANGLE = 98°57'13"); CHORD DISTANCE = 53.21 FEET, CHORD BEARING = SOUTH 49°21'00" WEST TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEAST, SAID CURVE HAVING A RADIUS OF 260.00 FEET; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 124.43 FEET (DELTA ANGLE = 27°25'13"); CHORD DISTANCE = 123.25 FEET, CHORD BEARING = SOUTH 19°50'06" EAST TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 340.00 FEET; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 150.07 FEET (DELTA ANGLE = 38°48'29"); CHORD DISTANCE = 157.82 FEET, CHORD BEARING = SOUTH 20°03'20" EAST TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 36.32 FEET (DELTA ANGLE = 83°14'31"); CHORD DISTANCE = 33.21 FEET, CHORD BEARING = SOUTH 49°21'38" EAST TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 85°10'02" EAST FOR A DISTANCE OF 20.35 FEET; THENCE PROCEED SOUTH 00°01'00" WEST FOR A DISTANCE OF 50.00 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 40.55 FEET (DELTA ANGLE = 92°55'44"); CHORD DISTANCE = 36.25 FEET, CHORD BEARING = SOUTH 43°33'13" WEST TO THE POINT OF TANGENCY; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 194.47 FEET; THENCE PROCEED SOUTH 88°14'12" EAST FOR A DISTANCE OF 119.33 FEET; THENCE PROCEED SOUTH 35°48'49" EAST FOR A DISTANCE OF 72.36 FEET; THENCE PROCEED SOUTH 11°52'25" EAST FOR A DISTANCE OF 165.47 FEET; THENCE PROCEED SOUTH 82°17'35" WEST FOR A DISTANCE OF 187.83 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEAST, SAID CURVE HAVING A RADIUS OF 430.00 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 293.93 FEET (DELTA ANGLE = 39°09'54"); CHORD DISTANCE = 288.24 FEET, CHORD BEARING = SOUTH 28°44'36" EAST; THENCE PROCEED SOUTH 41°40'27" WEST FOR A DISTANCE OF 89.00 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEAST, SAID CURVE HAVING A RADIUS OF 510.00 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 404.25 FEET (DELTA ANGLE = 45°24'55"); CHORD DISTANCE = 393.75 FEET, CHORD BEARING = NORTH 25°37'06" WEST; THENCE PROCEED NORTH 67°27'48" WEST FOR A DISTANCE OF 138.66 FEET; THENCE PROCEED NORTH 65°00'38" WEST FOR A DISTANCE OF 51.37 FEET; THENCE PROCEED NORTH 29°31'43" WEST FOR A DISTANCE OF 58.02 FEET; THENCE PROCEED NORTH 07°03'27" WEST FOR A DISTANCE OF 16.10 FEET; THENCE PROCEED NORTH 92°40'08" WEST FOR A DISTANCE OF 54.49 FEET; THENCE PROCEED NORTH 72°03'04" WEST FOR A DISTANCE OF 34.95 FEET; THENCE PROCEED SOUTH 71°37'59" WEST FOR A DISTANCE OF 25.56 FEET; THENCE PROCEED SOUTH 70°31'07" WEST FOR A DISTANCE OF 38.91 FEET; THENCE PROCEED SOUTH 76°01'57" WEST FOR A DISTANCE OF 28.81 FEET; THENCE PROCEED SOUTH 83°50'06" WEST FOR A DISTANCE OF 61.35 FEET; THENCE PROCEED SOUTH 81°03'44" WEST FOR A DISTANCE OF 17.10 FEET; THENCE PROCEED SOUTH 40°37'19" WEST FOR A DISTANCE OF 38.53 FEET; THENCE PROCEED SOUTH 81°02'51" WEST FOR A DISTANCE OF 129.50 FEET; THENCE PROCEED NORTH 08°20'10" WEST FOR A DISTANCE OF 67.47 FEET; THENCE PROCEED NORTH 23°10'33" EAST FOR A DISTANCE OF 75.28 FEET; THENCE PROCEED NORTH 31°58'55" EAST FOR A DISTANCE OF 72.14 FEET; THENCE PROCEED NORTH 53°54'48" EAST FOR A DISTANCE OF 62.72 FEET; THENCE PROCEED NORTH 59°03'49" EAST FOR A DISTANCE OF 194.76 FEET; THENCE PROCEED NORTH 67°48'00" EAST FOR A DISTANCE OF 146.03 FEET; THENCE PROCEED NORTH 67°58'00" EAST FOR A DISTANCE OF 129.50 FEET; THENCE PROCEED NORTH 49°02'29" EAST FOR A DISTANCE OF 114.10 FEET; THENCE PROCEED NORTH 28°52'03" EAST FOR A DISTANCE OF 123.87 FEET TO THE AFORESAID SOUTH RW LINE AND THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 15.77 ACRES MORE OR LESS.

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

CIVIL ENGINEER
 JEREMY R. KING, P.E. No. 76144
 REBOL-BATTLE & ASSOCIATES
 2301 N. NINTH AVENUE, SUITE 300
 PENSACOLA, FLORIDA 32503
 (850) 438-0400

OWNER AND DEVELOPER
 PATHSTONE (FL) 2017, LLC
 29891 WOODROW LANE, SUITE 300
 SPANISH FORT, ALABAMA 36527
 (850) 777-6630

MORTGAGEE
 ALABAMA CAPITAL, LLC
 16 EAST MIDTOWN PARK
 MOBILE, ALABAMA 36606
 (251) 476-0700

MORTGAGEE
 BANCORPSOUTH BANK
 30585 STATE HIGHWAY 225
 SPANISH FORT, ALABAMA 36527
 (251) 607-5500



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors
 2301 N. Ninth Avenue, Suite 300
 Pensacola, Florida 32503
 Telephone 850.438.0400
 Fax 850.438.0448
 ED 0006957, LB 7916
 RBA PROJECT NO. 2017.103

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND WERE 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'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; AN ALTNPS LAND TITLE SURVEY PREPARED BY DEWBERRY/REBOL-BATTLE (PROJECT NO. 90904467, DATED 09-19-2016), DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- THE BASIS OF BEARING REFERENCE: THE SOUTHERLY RIGHT-OF-WAY LINE OF NINE MILE ROAD (STATE ROAD NO. 10) HAVING A BEARING OF SOUTH 87°10'16" EAST.
- A PROPERTY INFORMATION REPORT WAS FURNISHED AND USED IN THE PREPARATION OF THIS PLAT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, AND DATED SEPTEMBER 22, 2020; ORDER NUMBER 8787318.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ALL UTILITIES AS PROVIDED BY GULF POWER COMPANY, ENERGY SERVICES OF PENSACOLA, EMERALD COAST UTILITIES AUTHORITY, BELLSOUTH, COX COMMUNICATIONS OR OTHER APPLICABLE UTILITY COMPANIES SERVICING THIS AREA AND ALL SUCCESSORS AND ASSIGNS OF THE AFOREMENTIONED UTILITY PROVIDERS.
- ALL LANDSCAPING, FENCINGS, 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.
- AS PER THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, DSM 2-1.3(D) SIGHT TRIANGLE REQUIREMENTS:
 - AT A MINIMUM, A SITE TRIANGLE SHALL BE PROVIDED 35' FROM EDGE OF PAVEMENT TO 35' EDGE OF PROPOSED ROAD OR DRIVEWAY.
- ALL LOT LINES THAT ADJOIN A CURVED LINE ARE RADIAL UNLESS NOTED AS NON-RADIAL (NR).
- FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN PUBLIC DRAINAGE EASEMENTS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- NO HERITAGE TREES EXIST ON SITE.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, & ZONE "AE", 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 NO. 12033C0290S, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- APPROXIMATE ZONE LINES SHOWN HEREON WERE SCALED FROM FLOOD EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12033C0290S.
- THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR EFFLUENT IN FAVOR OF FLORIDA PULP AND PAPER COMPANY AND ALABAMA PULP AND PAPER COMPANY, AS RECORDED IN DEED BOOK 286, AT PAGE 76 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY.
- THIS PROPERTY IS SUBJECT TO AN ACCESS EASEMENT IN FAVOR OF PATHSTONE APARTMENTS, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 8308, AT PAGE 1607 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY.
- PARCEL N IS SUBJECT TO AN UTILITY EASEMENT IN FAVOR OF EMERALD COAST UTILITIES AUTHORITY, AS RECORDED IN OFFICIAL RECORDS BOOK 8363, AT PAGE 1907 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY.
- THIS PROPERTY IS SUBJECT TO A BLANKET UTILITY EASEMENT IN FAVOR OF GULF POWER COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 8354, AT PAGE 242 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY.
- THIS PROPERTY BENEFITS FROM A TEMPORARY INGRESS EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK _____, AT PAGE _____ OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT BEING PRESENTED TO THE BOARD OF THE 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

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

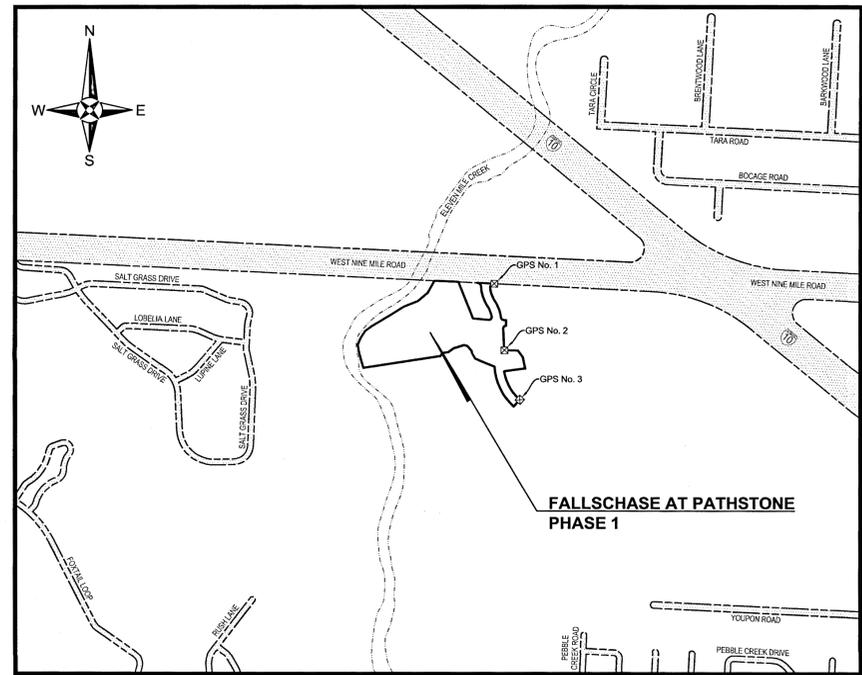
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151 OF THE FLORIDA LEGISLATURE, AS AMENDED FROM TIME TO TIME) AND THE SAME WAS FILED FOR RECORDS ON THE _____ DAY OF _____, 2021, AND FILED IN PLAT BOOK _____, AT PAGES _____, OF SAID COUNTY.

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT

CERTIFICATE OF ATTORNEY:

I, _____, AS MEMBER OF THE FLORIDA BAR, 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 _____, 2021.

PRINTED NAME



VICINITY MAP
 SCALE: 1" = 750'

SITE INFORMATION

PROPERTY ZONING:	COM
FUTURE LAND USE:	MU-U
PROPERTY REFERENCE No'S:	10-1S-31-1401-000-002
TOTAL SITE AREA:	15.77 ACRES
REQUIRED BUILDING SETBACKS:	FRONT YARD - 15 FEET REAR YARD - 15 FEET SIDE YARD - 10 FEET OR 10% OF LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS; BUT AT LEAST 5 FEET
	ELEVEN MILE CREEK - 30 FEET

No. OF PROPOSED LOTS	0
No. OF PROPOSED PARCELS	12

SHEET INDEX

SHEET 1	SITE INFORMATION, DESCRIPTION, GENERAL NOTES, DEDICATION & CERTIFICATES
SHEET 2	FINAL PLAT, LEGEND, TYPICAL LOT DETAIL, LINE TABLE & CURVE TABLE
SHEET 3	PATHSTONE BOULEVARD MEDIAN PARCEL DETAILS, LINE TABLE & CURVE TABLE

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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PATHSTONE (FL) 2017, LLC, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA (OWNER AND DEVELOPER), BANCORPSOUTH BANK (MORTGAGEE), & ALABAMA CAPITAL, LLC. (MORTGAGEE), HEREBY STATE AND DECLARE THEY ARE THE FEE SIMPLE OWNERS OF THE LANDS REFERRED TO AS FALLSCHASE AT PATHSTONE, PHASE 1, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

- TO PATHSTONE MASTER OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL C (COMMON AREA, PRIVATE), PARCEL D (WETLANDS, WETLANDS BUFFER, & CONSERVATION EASEMENT PRIVATE), PARCEL F (MEDIAN, PRIVATE), PARCEL G (MEDIAN, PRIVATE), PARCEL H (MEDIAN, PRIVATE), PARCEL I (MEDIAN, PRIVATE), PARCEL J (MEDIAN, PRIVATE), PARCEL K (SIGN PARCEL, PRIVATE) & PARCEL M (SIGN PARCEL, PRIVATE); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, PATHSTONE BOULEVARD (RIGHT-OF-WAY VARIES, PUBLIC), EAST RIVER DAMS DRIVE (RIGHT-OF-WAY VARIES, PUBLIC), & PARCEL A (WET STORMWATER POND, PUBLIC), PARCEL B (DRY STORMWATER POND, PUBLIC); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO EMERALD COAST UTILITIES AUTHORITY (ECUA), ITS SUCCESSORS AND ASSIGNS, PARCEL E (ECUA LIFT STATION) & PARCEL N (ECUA PUMP STATION); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, PATHSTONE (FL) 2017, LLC, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS AUTHORIZED AGENT.

NATHAN COX, MANAGER
 PATHSTONE (FL) 2017, LLC

BROOKS C. DE LANEY, VICE PRESIDENT
 BANCORPSOUTH BANK

BROOKS C. DE LANEY, VICE PRESIDENT
 ALABAMA CAPITAL, LLC.

PRINT NAME:
 WITNESS 1:

PRINT NAME:
 WITNESS 1:

PRINT NAME:
 WITNESS 1:

PRINT NAME:
 WITNESS 2:

PRINT NAME:
 WITNESS 2:

PRINT NAME:
 WITNESS 2:

NOTARY PUBLIC: (MORTGAGEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____, 2021, BY BROOKS C. DE LANEY AS MANAGER OF PATHSTONE (FL) 2017, LLC, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE

COMMISSION NO. _____

PRINT NAME

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC, STATE OF ALABAMA

SEAL

NOTARY PUBLIC: (MORTGAGEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____, 2021, BY BROOKS C. DE LANEY AS VICE PRESIDENT OF SMALL BUSINESS MANAGEMENT CORPORATION, (I) AS MANAGER OF ALABAMA CAPITAL LLC, AN ALABAMA LIMITED LIABILITY COMPANY, AND (II) AS SERVICING AGENT FOR BANCORPSOUTH BANK, AS TRUSTEE FOR SMALL BUSINESS MANAGEMENT CORPORATION PROFIT SHARING PLAN, ON BEHALF OF THE COMPANIES AND THE PLAN. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE

COMMISSION NO. _____

PRINT NAME

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC, STATE OF ALABAMA

SEAL

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 OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA. SIGNED THIS _____ DAY OF _____, 2021.

JOSEPH E. BARRETT, PROFESSIONAL SURVEYOR AND MAPPER
 FOR ESCAMBIA COUNTY, FLORIDA
 STATE OF FLORIDA REGISTRATION No. 6260

SEAL

ENGINEER'S CERTIFICATE:

I, JEREMY R. KING, P.E., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR FALLSCHASE AT PATHSTONE PHASE 1, 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 _____, 2021.

JEREMY R. KING, PROFESSIONAL ENGINEER
 STATE OF FLORIDA P.E. LICENSE NO. 76144

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 THE PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS / STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER SJ-17.050, SJ-17.051 AND SJ-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 THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. SIGNED THIS _____ DAY OF _____, 2021.

MARK A. NORRIS, PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION No. 6211 LB No. 7916
 REBOL-BATTLE & ASSOCIATES
 2301 NORTH NINTH AVENUE, SUITE 300
 PENSACOLA, FLORIDA 32503



STATE PLANE COORDINATES									
HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE									
STATION	NORTHING	EASTING	LATITUDE (NORTH)	LONGITUDE (WEST)	SCALE FACTOR	CONVERGENCE ANGLE	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR
GPS No. 1	569181.6451	1074171.4474	N030° 32' 03.9779"	W087° 20' 27.2907"	0.99996889	-001° 25' 39.48"	54.13	1.00000174	0.99997047
GPS No. 2	568586.4738	1074261.6714	N030° 31' 58.1109"	W087° 20' 26.0698"	0.99996871	-001° 25' 38.88"	45.49	1.00000216	0.99997054
GPS No. 3	568143.0102	1074397.5213	N030° 31' 53.7563"	W087° 20' 24.4107"	0.99996857	-001° 25' 38.03"	70.10	1.00000098	0.99996922

LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK.
 FORMULA TO CONVERT GRID DISTANCE TO GROUND DISTANCE: DIVIDE THE GRID DISTANCE BY THE MCSF
 FORMULA TO CONVERT GROUND DISTANCE TO GRID DISTANCE: MULTIPLY THE GROUND DISTANCE BY THE MCSF
 MEAN COMBINED SCALE FACTOR (MCSF) = $\frac{CSF + CSF_2}{2}$ GROUND DISTANCE = $\frac{GRID DISTANCE}{MCSF}$ GRID DISTANCE = GROUND DISTANCE * MCSF

DECLARATION OF RESTRICTIVE COVENANTS,
 OFFICIAL RECORDS BOOK: _____, PAGE(S): _____

PLAT BOOK: _____, PAGE: _____

LINE TABLE			LINE TABLE			LINE TABLE		
LINE No.	BEARING	LENGTH	LINE No.	BEARING	LENGTH	LINE No.	BEARING	LENGTH
L1	S 89°59'54"E	20.95'	L36	N 72°54'24"E	47.27'	L67	S 79°48'14"E	9.73'
L2	N 69°00'38"W	51.37'	L37	N 46°47'21"E	40.73'	L68	S 79°48'14"E	4.31'
L3	N 28°14'14"W	58.02'	L38	S 41°32'52"E	42.50'	L69	S 09°54'39"E	145.90'
L4	N 07°03'27"W	16.13'	L39	N 62°54'34"E	28.42'	L70	S 42°39'52"W	5.90'
L5	N 39°40'08"W	54.49'	L40	N 67°09'52"E	45.22'	L71	S 42°39'52"W	1.51'
L6	N 73°03'24"W	34.95'	L41	N 59°39'44"E	39.15'	L72	S 59°00'41"W	35.01'
L7	S 71°37'59"W	25.56'	L42	N 52°00'22"W	60.14'	L73	S 73°37'40"W	44.46'
L8	S 70°10'17"W	38.81'	L43	N 43°09'59"E	44.66'	L74	S 35°22'48"W	67.31'
L9	S 70°10'17"W	28.81'	L44	S 44°54'57"E	33.70'	L75	N 69°00'38"W	22.30'
L10	S 53°00'00"W	61.35'	L45	S 63°41'02"E	35.94'	L76	N 28°14'14"W	45.05'
L11	S 81°00'44"W	47.13'	L46	N 49°20'37"E	65.48'	L77	N 07°39'27"W	18.72'
L12	S 40°37'19"W	36.53'	L47	N 50°09'58"E	27.25'	L78	N 53°42'54"W	9.96'
L13	S 55°28'15"E	27.30'	L48	N 78°48'00"E	44.70'	L79	N 41°45'56"W	43.47'
L14	S 68°33'37"E	43.48'	L49	S 37°00'43"E	41.33'	L80	N 41°00'24"W	23.46'
L15	S 43°29'57"E	14.94'	L50	S 54°33'00"E	41.68'	L81	N 70°29'18"W	43.05'
L16	S 23°20'38"E	73.09'	L51	N 62°58'14"E	54.93'	L82	S 62°23'15"W	38.06'
L17	S 18°29'10"E	40.43'	L52	S 58°18'22"E	26.71'	L83	S 80°33'07"W	40.98'
L18	S 26°27'44"E	66.52'	L53	S 46°30'15"E	27.64'	L84	S 67°23'38"W	35.56'
L19	S 14°19'16"E	66.47'	L54	S 17°29'51"E	28.30'	L85	S 52°14'38"W	53.33'
L20	S 05°01'25"E	14.42'	L55	S 22°21'07"E	42.17'	L86	S 81°58'16"W	51.61'
L21	N 05°17'21"W	24.99'	L56	S 74°01'21"E	27.23'	L87	S 37°42'48"W	70.18'
L22	N 23°53'54"E	42.83'	L57	N 87°56'28"E	43.05'	L88	N 37°49'17"W	17.98'
L23	N 38°48'35"W	29.50'	L58	S 81°09'18"E	21.92'	L89	N 02°54'39"W	19.93'
L24	N 54°54'14"W	68.24'	L59	N 81°09'18"E	21.92'	L90	N 02°54'39"W	17.97'
L25	N 01°29'29"E	35.59'	L60	N 79°10'58"E	32.98'	L91	N 02°54'39"W	19.33'
L26	S 62°28'01"W	43.78'	L61	N 63°09'47"E	22.42'	L92	N 42°05'21"E	17.87'
L27	N 54°44'00"W	21.44'	L62	N 74°30'59"E	43.78'	L93	N 02°54'39"W	75.48'
L28	S 55°06'06"E	19.12'	L63	S 64°28'13"E	38.49'	L94	N 83°13'59"E	103.31'
L29	N 62°30'30"E	49.12'	L64	S 79°02'59"E	38.86'			
L30	N 08°29'32"E	43.43'	L65	S 89°02'02"E	29.49'			
L31	N 21°59'55"W	48.65'	L66	S 38°52'12"E	22.33'			

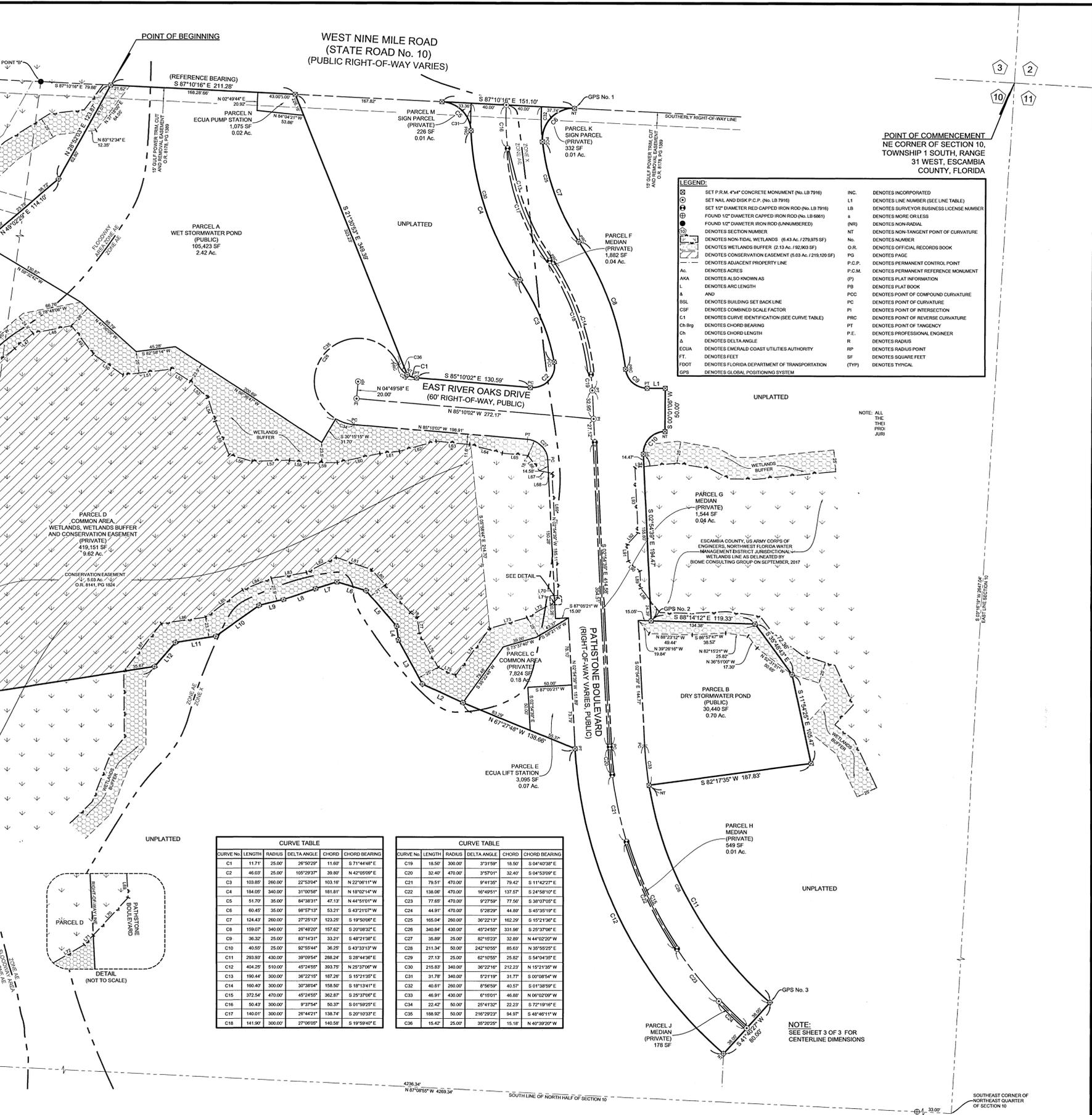
HORIZONTAL SCALE

(IN FEET)

1 INCH = 60 FEET

ENVIRONMENTALLY SENSITIVE LANDS		
TYPE	SQUARE FEET	ACRES
WETLANDS	279,975 SF	6.43 ACRES
WETLANDS BUFFER (REQUIRED)	45,821 SF	1.04 ACRES
WETLANDS BUFFER (PROVIDED)	92,903 SF	2.13 ACRES
CONSERVATION EASEMENT (O.R. 8141, PG. 1824)	218,120 SF	5.03 ACRES

NOTE: ALL ON-SITE WETLANDS, WETLANDS BUFFER, AND THE CONSERVATION EASEMENT SHALL REMAIN IN THEIR NATURAL STATE, UNLESS ALL ACTIVITIES ARE PROPERLY PERMITTED BY THE APPROPRIATE JURISDICTIONAL AGENCIES.



LEGEND:

○	SET P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916)	INC.	DENOTES INCORPORATED
○	SET NAIL AND DISK P.C.P. (No. LB 7916)	L1	DENOTES LINE NUMBER (SEE LINE TABLE)
○	SET 1/2" DIAMETER RED CAPPED IRON ROD (No. LB 7916)	LB	DENOTES SURVEYOR BUSINESS LICENSE NUMBER
○	FOUND 1/2" DIAMETER CAPPED IRON ROD (No. LB 8061)	#	DENOTES MORE OR LESS
○	FOUND 1/2" DIAMETER IRON ROD (UNNUMBERED)	(NR)	DENOTES NON-RADIAL
○	DENOTES SECTION NUMBER	NT	DENOTES NON-TANGENT POINT OF CURVATURE
○	DENOTES NON-TOTAL WETLANDS (6.43 AC. / 279,975 SF)	No.	DENOTES NUMBER
○	DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)	O.R.	DENOTES OFFICIAL RECORDS BOOK
○	DENOTES CONSERVATION EASEMENT (6.03 AC. / 218,120 SF)	PG	DENOTES PAGE
○	DENOTES ADJACENT PROPERTY LINE	P.C.P.	DENOTES PERMANENT CONTROL POINT
○	DENOTES ACRES	P.C.M.	DENOTES PERMANENT REFERENCE MONUMENT
○	DENOTES ALSO KNOWN AS	PI	DENOTES PLAT INFORMATION
○	DENOTES ARC LENGTH	PL	DENOTES PLAT BOOK
○	AND	PCC	DENOTES POINT OF COMPOUND CURVATURE
○	BSL	PC	DENOTES POINT OF CURVATURE
○	DENOTES BUILDING SET BACK LINE	PI	DENOTES POINT OF INTERSECTION
○	CSF	PRC	DENOTES POINT OF REVERSE CURVATURE
○	DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)	PT	DENOTES POINT OF TANGENCY
○	Ch-Bg	P.E.	DENOTES PROFESSIONAL ENGINEER
○	Ch	R	DENOTES RADIUS
○	DENOTES CHORD LENGTH	RP	DENOTES RADIUS POINT
○	Δ	SF	DENOTES SQUARE FEET
○	ECUA	FT	DENOTES FEET
○	DENOTES EMERALD COAST UTILITIES AUTHORITY	FDOT	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
○	DENOTES FEET	GPS	DENOTES GLOBAL POSITIONING SYSTEM
○	FDOT		
○	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION		
○	GPS		
○	DENOTES GLOBAL POSITIONING SYSTEM		

CURVE TABLE					CURVE TABLE						
CURVE No.	LENGTH	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING	CURVE No.	LENGTH	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING
C1	11.71	25.00	28°50'29"	11.60	S 71°44'48"E	C19	18.50	300.00	3°19'58"	18.50	S 04°42'08"E
C2	46.03	25.00	105°29'33"	39.80	N 42°08'09"E	C20	32.40	470.00	3°57'01"	32.40	S 04°53'08"E
C3	103.85	260.00	22°53'04"	103.18	N 22°08'11"W	C21	79.51	470.00	9°41'35"	79.42	S 11°42'27"E
C4	184.05	340.00	31°00'58"	181.81	N 18°02'14"W	C22	138.00	470.00	16°49'51"	137.53	S 24°58'10"E
C5	51.70	35.00	84°38'31"	47.13	N 44°51'01"W	C23	77.65	470.00	9°27'29"	77.56	S 38°07'05"E
C6	61.42	35.00	98°57'13"	53.21	S 43°21'07"W	C24	44.91	470.00	5°28'22"	44.89	S 45°35'19"E
C7	134.43	260.00	27°29'15"	133.29	S 19°30'05"E	C25	165.04	260.00	36°22'15"	162.29	S 15°21'36"E
C8	159.07	340.00	28°48'09"	157.62	S 20°08'52"E	C26	340.81	480.00	45°48'59"	331.96	S 25°37'08"E
C9	36.32	25.00	37°14'31"	33.21	S 48°12'38"E	C27	35.89	25.00	60°16'32"	32.89	N 44°02'07"W
C10	40.50	25.00	52°55'44"	36.29	S 43°33'13"W	C28	211.34	50.00	242°10'55"	85.62	N 35°55'28"E
C11	263.93	430.00	39°09'54"	268.26	S 28°44'38"E	C29	27.13	25.00	62°10'55"	25.82	S 54°04'38"E
C12	434.25	510.00	45°24'55"	393.75	N 25°37'06"W	C30	215.83	340.00	36°22'16"	212.23	N 15°21'38"W
C13	190.44	300.00	30°22'15"	187.26	S 15°21'35"E	C31	31.79	340.00	5°21'18"	31.77	S 00°08'54"W
C14	160.40	300.00	30°38'04"	158.50	S 18°13'41"E	C32	40.81	260.00	6°56'59"	40.57	S 01°38'59"E
C15	372.54	470.00	45°24'55"	362.87	S 25°37'06"E	C33	46.91	430.00	6°19'01"	46.88	N 06°02'09"W
C16	50.43	300.00	9°37'54"	50.37	S 01°59'29"E	C34	22.42	50.00	29°41'32"	22.23	S 72°19'16"E
C17	140.01	300.00	28°44'21"	138.74	S 20°10'33"E	C35	188.82	50.00	216°28'22"	84.97	S 48°48'11"W
C18	141.90	300.00	27°06'05"	140.58	S 19°59'40"E	C36	15.42	25.00	35°20'25"	15.18	N 40°39'20"W

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RBA PROJECT No. 2017.103

FALLSCHASE AT PATHSTONE PHASE 1

A SUBDIVISION OF A PORTION OF
SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA.
JUNE, 2021

OWNER AND DEVELOPER
PATHSTONE (FL) 2017, LLC
2991 WOODROW LANE, SUITE 300
SPANISH FORT, ALABAMA 36527
(850) 777-6630

CIVIL ENGINEER
JEREMY R. KING, P.E., No. 76144
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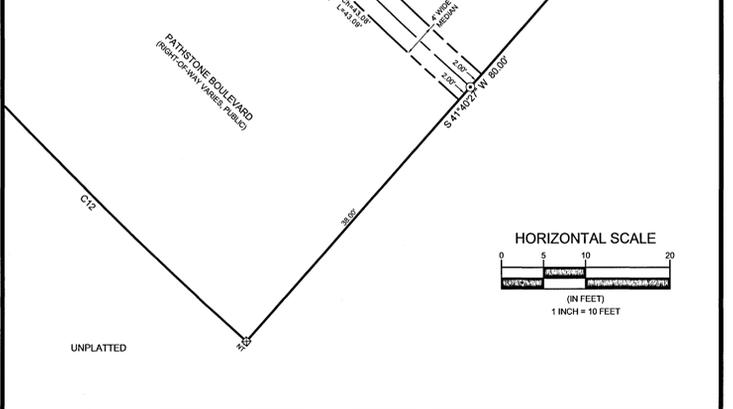
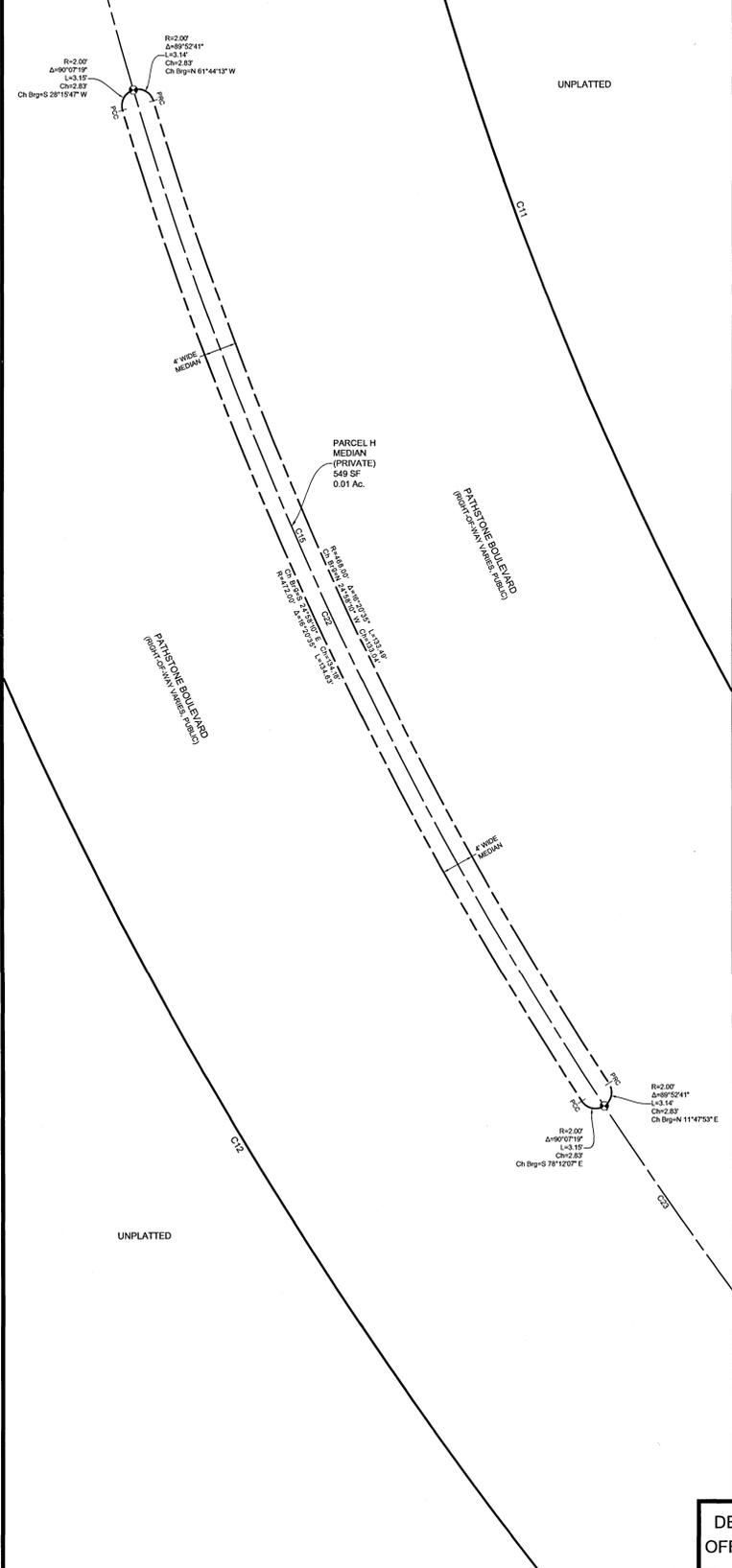
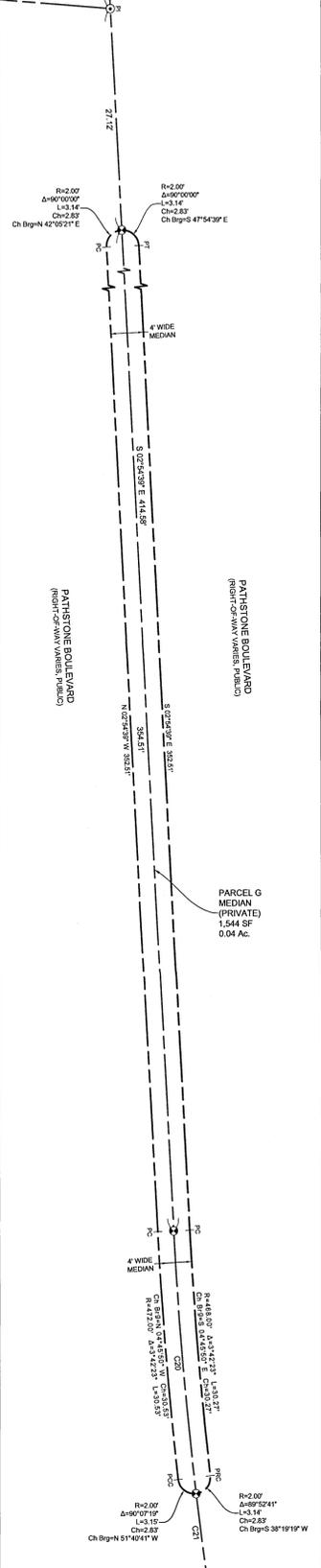
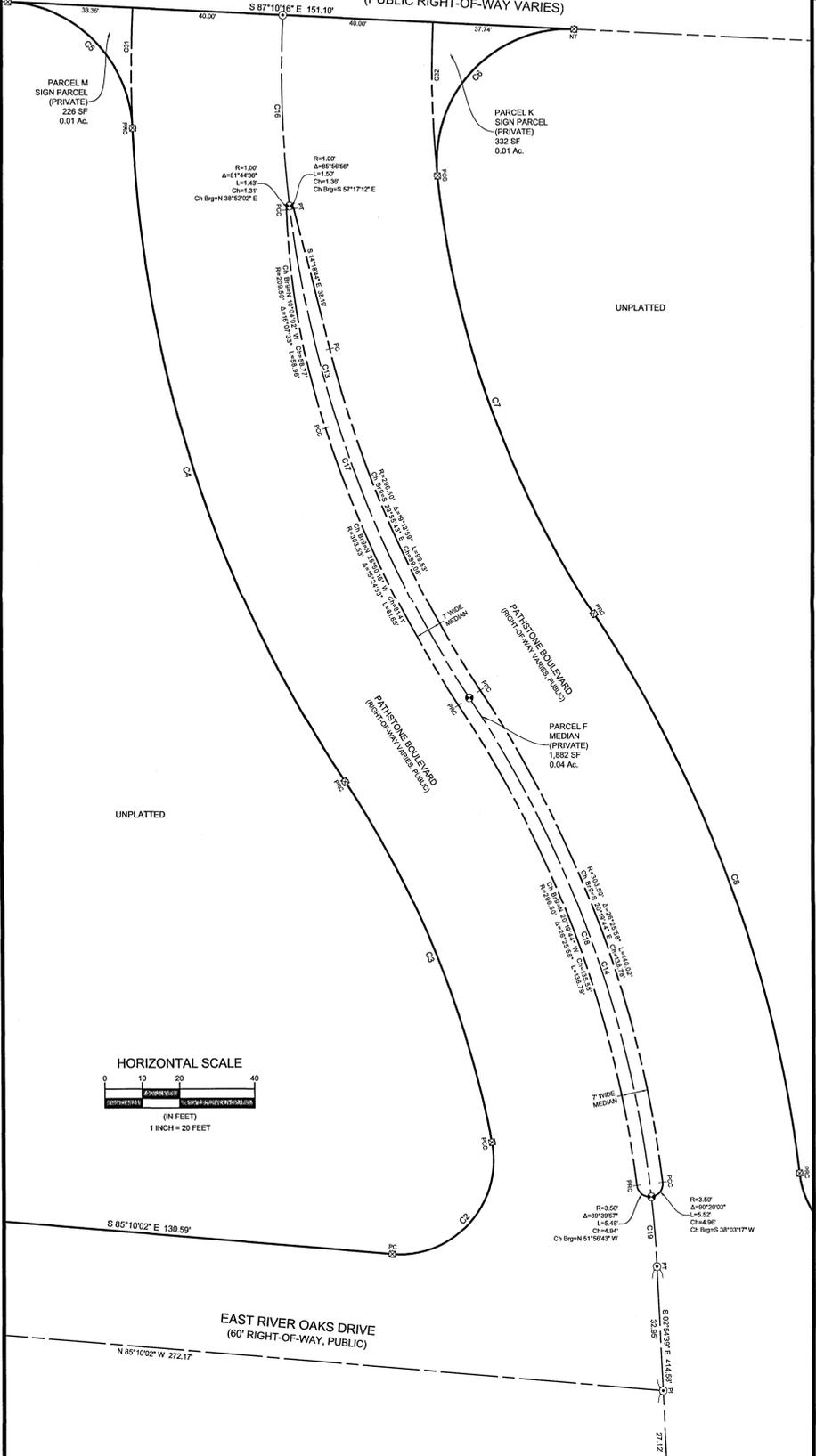
PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS P.S.M. No. 6211
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
(850) 438-0400

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

FALLSCHASE AT PATHSTONE PHASE 1

A SUBDIVISION OF A PORTION OF
SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA.
JUNE, 2021

WEST NINE MILE ROAD
(STATE ROAD No. 10)
(PUBLIC RIGHT-OF-WAY VARIES)



CURVE NO.	LENGTH	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING
C2	46.07	25.07	105°29'33"	39.80	N 42°09'09" E
C3	103.85	260.07	22°53'04"	103.16	N 22°56'11" W
C4	184.00	340.00	31°00'58"	181.81	N 18°52'14" W
C5	51.70	35.00	68°38'31"	47.12	N 44°51'01" W
C6	60.48	35.00	98°59'18"	53.21	S 43°10'07" W
C7	124.43	360.00	27°25'15"	123.25	S 19°50'06" E
C8	159.07	340.00	28°42'02"	157.62	S 20°08'32" E
C11	233.33	430.00	38°05'54"	238.24	S 28°44'36" E
C12	404.25	510.00	45°24'52"	393.75	N 25°37'08" W
C13	190.44	300.00	36°22'15"	187.26	S 15°21'35" E
C14	160.40	300.00	30°38'04"	158.59	S 18°13'14" E
C15	372.54	470.00	45°24'58"	362.87	S 25°37'06" E
C16	50.43	300.00	9°37'54"	50.37	S 01°59'25" E
C17	140.91	300.00	28°44'21"	138.74	S 20°10'33" E
C18	141.90	300.00	27°06'05"	140.58	S 19°59'40" E
C19	18.50	300.00	3°31'59"	18.50	S 04°40'38" E
C20	32.40	470.00	3°57'01"	32.40	S 04°53'09" E
C21	79.51	470.00	9°41'55"	79.42	S 11°42'27" E
C22	138.06	470.00	16°48'51"	137.57	S 24°58'10" E
C23	77.65	470.00	9°27'50"	77.56	S 38°07'05" E
C24	44.91	470.00	5°28'29"	44.89	S 45°35'19" E
C31	31.78	340.00	5°21'19"	31.77	S 00°08'54" W
C32	40.61	260.07	6°56'59"	40.57	S 01°38'59" E



- LEGEND:**
- ⊙ SET P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916)
 - ⊙ SET "A" AND DISK P.C.P. (No. LB 7916)
 - ⊙ SET 1/2" DIAMETER RED CAPPED IRON ROD (No. LB 7916)
 - ⊙ FOUND 1/2" DIAMETER CAPPED IRON ROD (No. LB 6861)
 - ⊙ FOUND 1/2" DIAMETER IRON ROD (UNNUMBERED)
 - ⊙ DENOTES SECTION NUMBER
 - ⊙ DENOTES NON-TANGENT WETLANDS (0.43 Ac.; 179,975 SF)
 - ⊙ DENOTES WETLANDS BUFFER (2.13 Ac.; 62,803 SF)
 - ⊙ DENOTES CONSERVATION EASEMENT (5.03 Ac.; 1218,120 SF)
 - DENOTES ADJACENT PROPERTY LINE
 - Ac. DENOTES ACRES
 - AKA DENOTES ALSO KNOWN AS
 - L DENOTES ARC LENGTH
 - A AND DENOTES BUILDING SET BACK LINE
 - B.S.L. DENOTES BUILDING SET BACK LINE
 - C.S.F. DENOTES COMBINED SCALE FACTOR
 - C1 DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
 - Ch.Brg DENOTES CHORD BEARING
 - Ch DENOTES CHORD LENGTH
 - Δ DENOTES DELTA ANGLE
 - E.C.U.A. DENOTES EMERALD COAST UTILITIES AUTHORITY
 - FT. DENOTES FEET
 - FOOT DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
 - GPS DENOTES GLOBAL POSITIONING SYSTEM
 - INC. DENOTES INCORPORATED
 - L1 DENOTES LINE NUMBER (SEE LINE TABLE)
 - LB DENOTES SURVEYOR BUSINESS LICENSE NUMBER
 - x DENOTES MORE OR LESS
 - (NR) DENOTES NON-RADIAL
 - NT DENOTES NON-TANGENT POINT OF CURVATURE
 - No. DENOTES NUMBER
 - O.R. DENOTES OFFICIAL RECORDS BOOK
 - P.C.P. DENOTES PERMANENT CONTROL POINT
 - P.C.M. DENOTES PERMANENT REFERENCE MONUMENT
 - (P) DENOTES PLAT INFORMATION
 - PS DENOTES PLAT BOOK
 - POC DENOTES POINT OF COMPOUND CURVATURE
 - PC DENOTES POINT OF CURVATURE
 - PI DENOTES POINT OF INTERSECTION
 - PRC DENOTES POINT OF REVERSE CURVATURE
 - PT DENOTES POINT OF TANGENCY
 - P.E. DENOTES PROFESSIONAL ENGINEER
 - R DENOTES RADIUS
 - RP DENOTES RADIUS POINT
 - SF DENOTES SQUARE FEET
 - (TYP) DENOTES TYPICAL

PROFESSIONAL SURVEYOR AND MAPPER
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