

Approved  
**ESCAMBIA COUNTY DRC PLAN REVIEW**  
 DRC Chairman Signature: *[Signature]* Date: 1-13-2021  
 Printed Name: *[Signature]*  
 Development Services Director or Designee  
 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.

# ADMIRAL'S QUARTERS, PHASE 2

A 62 LOT SUBDIVISION, A RE-PLAT OF A PORTION OF LOTS 9, 10, 11, AND 12, BLOCK 2, OF THE PENSACOLA FARM LAND COMPANY SUBDIVISION (DEED BOOK 67, PAGE 345), SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.  
 JANUARY, 2021

**PROFESSIONAL SURVEYOR AND MAPPER**  
 MARK A. NORRIS P.S.M. No. 6211  
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 REBOL-BATTLE & ASSOCIATES  
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**OWNER AND DEVELOPER**  
 D.R. HORTON, INC.  
 JOEL COLEMAN,  
 ASSISTANT VICE PRESIDENT  
 25366 PROFIT DRIVE  
 DAPHNE, ALABAMA 36526  
 (251) 447-0329

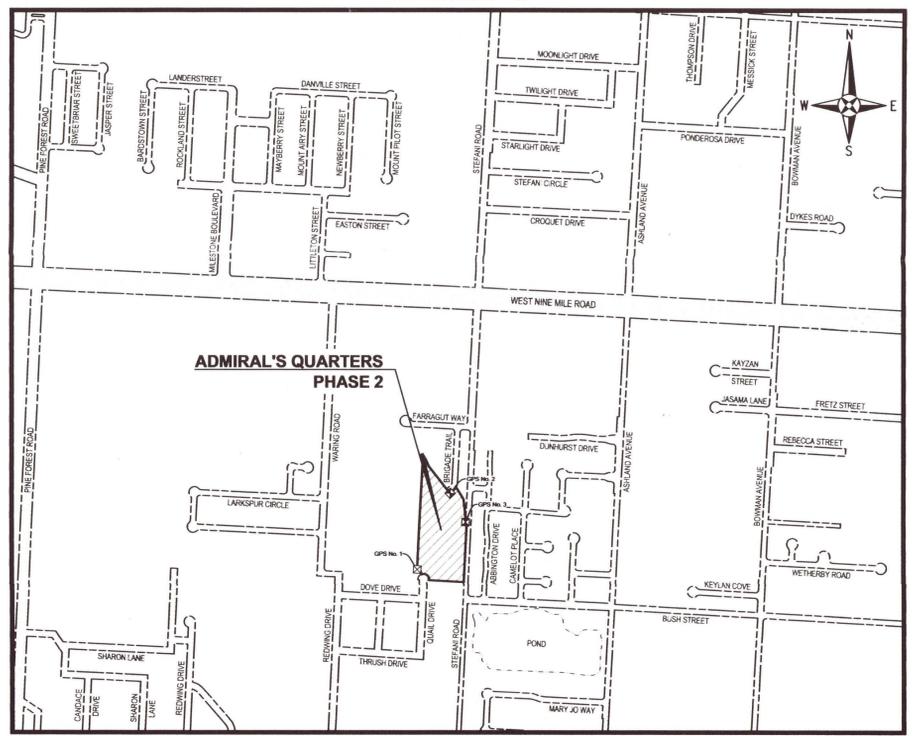


**REBOL-BATTLE & ASSOCIATES**  
 Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300  
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 RBA PROJECT No. 2017.162

**DESCRIPTION:** (PREPARED BY REBOL-BATTLE & ASSOCIATES)  
 A PORTION OF LOTS 9, 10, 11, AND 12, BLOCK 2, OF THE PENSACOLA FARM LAND COMPANY SUBDIVISION, BEING IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, AS RECORDED IN DEED BOOK 67, PAGE 345, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.  
 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEASTERN MOST CORNER OF ADMIRAL'S QUARTERS, PHASE 1, AS RECORDED IN PLAT BOOK 20 AT PAGES 5 AND 5A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF STEFANI ROAD (30' RW, UNIMPROVED); THENCE PROCEED SOUTH 03°04'11" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EXTENSION OF THE EASTERLY LINE OF SAID ADMIRAL'S QUARTERS, PHASE 1 FOR A DISTANCE OF 528.15 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, PROCEED NORTH 87°01'57" WEST FOR A DISTANCE OF 308.52 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 108.37 FEET (CHORD = 88.37 FEET, CHORD BEARING = NORTH 54°54'43" WEST, DELTA = 124°10'56"); THENCE DEPARTING SAID CURVE PROCEED NORTH 02°59'27" EAST FOR A DISTANCE OF 18.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.27 FEET (CHORD = 35.36 FEET, CHORD BEARING = NORTH 42°00'33" WEST, DELTA = 89°59'36") TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED NORTH 87°03'39" WEST FOR A DISTANCE OF 10.23 FEET; THENCE PROCEED NORTH 02°58'52" EAST FOR A DISTANCE OF 620.06 FEET; THENCE PROCEED NORTH 03°19'20" EAST FOR A DISTANCE OF 50.00 FEET; THENCE PROCEED NORTH 02°58'52" EAST FOR A DISTANCE OF 339.84 FEET TO THE SOUTHERLY LINE OF THE FORESAID ADMIRAL'S QUARTERS, PHASE 1; THENCE PROCEED SOUTH 31°21'43" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 51.46 FEET; THENCE PROCEED SOUTH 34°46'03" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 60.80 FEET; THENCE PROCEED SOUTH 37°38'23" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 254.99 FEET; THENCE PROCEED SOUTH 41°56'49" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 50.00 FEET; THENCE PROCEED NORTH 48°04'11" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 54.99 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 75.00 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE FOR AN ARC DISTANCE OF 21.63 FEET (CHORD = 21.63 FEET, CHORD BEARING = NORTH 39°46'09" EAST, DELTA = 16°34'43"); THENCE DEPARTING SAID CURVE PROCEED SOUTH 31°54'38" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 122.57 FEET; THENCE PROCEED SOUTH 06°05'56" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 110.97 FEET; THENCE PROCEED SOUTH 03°45'51" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 93.22 FEET; THENCE PROCEED SOUTH 86°55'48" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.  
 LYING IN AND BEING A PORTION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 8.09 ACRES MORE OR LESS.

- 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 (FRM), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF PREVIOUS SURVEY BY SAIN ASSOCIATES (PROVIDED); COPY OF RECORD PLAT OF PENSACOLA FARM LANDS COMPANY AS RECORDED IN DEED BOOK 67 AT PAGE 345, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; COPY OF RECORDED PLAT OF NEWCASTLE PLACE - UNIT 4 AS RECORDED IN PLAT BOOK 18 AT PAGE 51, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY (ROW) MAP (PROJECT 5532 RD 537, SECTION 4801-302) DATED SEPTEMBER 1942; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
  - THE BASIS OF BEARING REFERENCE: THE WESTERLY RIGHT-OF-WAY LINE OF STEFANI ROAD (RIGHT-OF-WAY VARIES) HAVING A BEARING OF SOUTH 03°04'11" WEST.
  - A PROPERTY INFORMATION REPORT WAS FURNISHED AND USED IN THE PREPARATION OF THIS PLAT, ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, AND DATED SEPTEMBER 02, 2020; FILE NUMBER 20018933.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND 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 AFORESAID UTILITY PROVIDERS.
  - ALL LANDSCAPING, FENCING, 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 OR PRIVATE DRAINAGE / ACCESS EASEMENTS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
  - THERE ARE 10 FOOT PRIVATE DRAINAGE EASEMENTS ALONG EACH PROPERTY LINE, BEING 5 FEET ON EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
  - THERE IS NO SIGN PROPOSED FOR THIS SUBDIVISION.
  - THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS. NO BASE FLOOD ELEVATIONS OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 120330295G, MAP REVISION DATED SEPTEMBER 29, 2006.
  - ONSITE WETLANDS & WETLANDS BUFFER SHALL REMAIN IN THEIR NATURAL STATE, UNLESS ALL ACTIVITIES ARE PROPERLY PERMITTED BY THE APPROPRIATE JURISDICTIONAL AGENCIES.



**VICINITY MAP**  
 SCALE: 1" = 750'

**SITE INFORMATION**

PROPERTY ZONING:	HDMU, HCL1
FUTURE LAND USE:	MU-U
PROPERTY REFERENCE No's:	12-1S-31-1100-093-002 & 12-1S-31-1100-090-002
TOTAL SITE AREA:	8.09 ACRES
REQUIRED BUILDING SETBACKS:	FRONT YARD - 20 FEET SIDE YARD - 10 FEET REAR YARD - 15 FEET
ONSITE WETLANDS & WETLANDS BUFFER SHALL REMAIN IN THEIR NATURAL STATE, UNLESS ALL ACTIVITIES ARE PROPERLY PERMITTED BY THE APPROPRIATE JURISDICTIONAL AGENCIES.	
No. of PROPOSED LOTS	62
No. of PROPOSED PARCELS	7

**SHEET INDEX**

SHEET 1	SITE INFORMATION, DESCRIPTION, GENERAL NOTES, DEDICATION & CERTIFICATES
SHEET 2	FINAL PLAT, LEGEND, TYPICAL LOT DETAIL, 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 D.R. HORTON, INC., A DELAWARE CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, (OWNER AND DEVELOPER), HEREBY STATE AND DECLARE THEY ARE THE FEE SIMPLE OWNERS OF THE LANDS REFERRED TO AS ADMIRAL'S QUARTERS, PHASE 2, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:  
 A. TO THE ADMIRAL'S QUARTERS OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL AA (COMMON AREA AND AMENITIES, PRIVATE), PARCEL BB (COMMON AREA, PRIVATE), PARCEL CC (COMMON AREA, PRIVATE), PARCEL DD (WETLANDS & WETLAND BUFFER, PRIVATE), PARCEL EE (COMMON AREA, PRIVATE), PARCEL FF (COMMON AREA, PRIVATE), AND PARCEL GG (COMMON AREA, PRIVATE); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.  
 B. TO THE ADMIRAL'S QUARTERS OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, ALL 5' PRIVATE DRAINAGE EASEMENTS AND THE 20' PRIVATE DRAINAGE / ACCESS EASEMENTS; FOR PURPOSES OF OPERATION AND MAINTENANCE.  
 C. TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, BATTALION COVE (50' RIGHT-OF-WAY, PUBLIC), BRIGADE TRAIL (50' RIGHT-OF-WAY, PUBLIC), IROQUOIS COURT (50' RIGHT-OF-WAY, PUBLIC), AND ALL DRAINAGE IMPROVEMENTS WITHIN SAID RIGHT-OF-WAYS; FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.  
 D. TO ALL UTILITY PROVIDERS, THE 5' WIDE UTILITY EASEMENTS LOCATED ADJACENT TO BATTALION COVE (50' RIGHT-OF-WAY, PUBLIC), BRIGADE TRAIL (50' RIGHT-OF-WAY, PUBLIC), AND IROQUOIS COURT (50' RIGHT-OF-WAY, PUBLIC); FOR PURPOSES OF OPERATION AND MAINTENANCE.  
 IN WITNESS WHEREOF, D.R. HORTON, INC., 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.

PRINTED NAME:  
 ASSISTANT VICE PRESIDENT  
 D.R. HORTON, INC.

PRINTED NAME:  
 WITNESS 1

PRINTED NAME:  
 WITNESS 2

**NOTARY PUBLIC:** (OWNER AND DEVELOPER)  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ AS ASSISTANT VICE PRESIDENT OF D.R. HORTON, INC. HE  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_ SEAL  
 NOTARY PUBLIC, STATE OF: \_\_\_\_\_

**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.

**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, 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 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

**ENGINEER'S CERTIFICATE:**  
 I, MARK EVAN ROBERTSON, II, P.E., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR ADMIRAL'S QUARTERS PHASE 2, AND THAT ALL DRAINAGE IMPROVEMENTS, EASEMENT LOCATIONS, AND ACCESS LOCATIONS ARE ACCURATE AS SHOWN AND ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS. SIGNED THIS 13<sup>th</sup> DAY OF January, 2021.

*[Signature]*  
 MARK EVAN ROBERTSON, II, PROFESSIONAL ENGINEER  
 STATE OF FLORIDA P.E. LICENSE No. 83341

**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 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 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 13<sup>th</sup> DAY OF January, 2021.

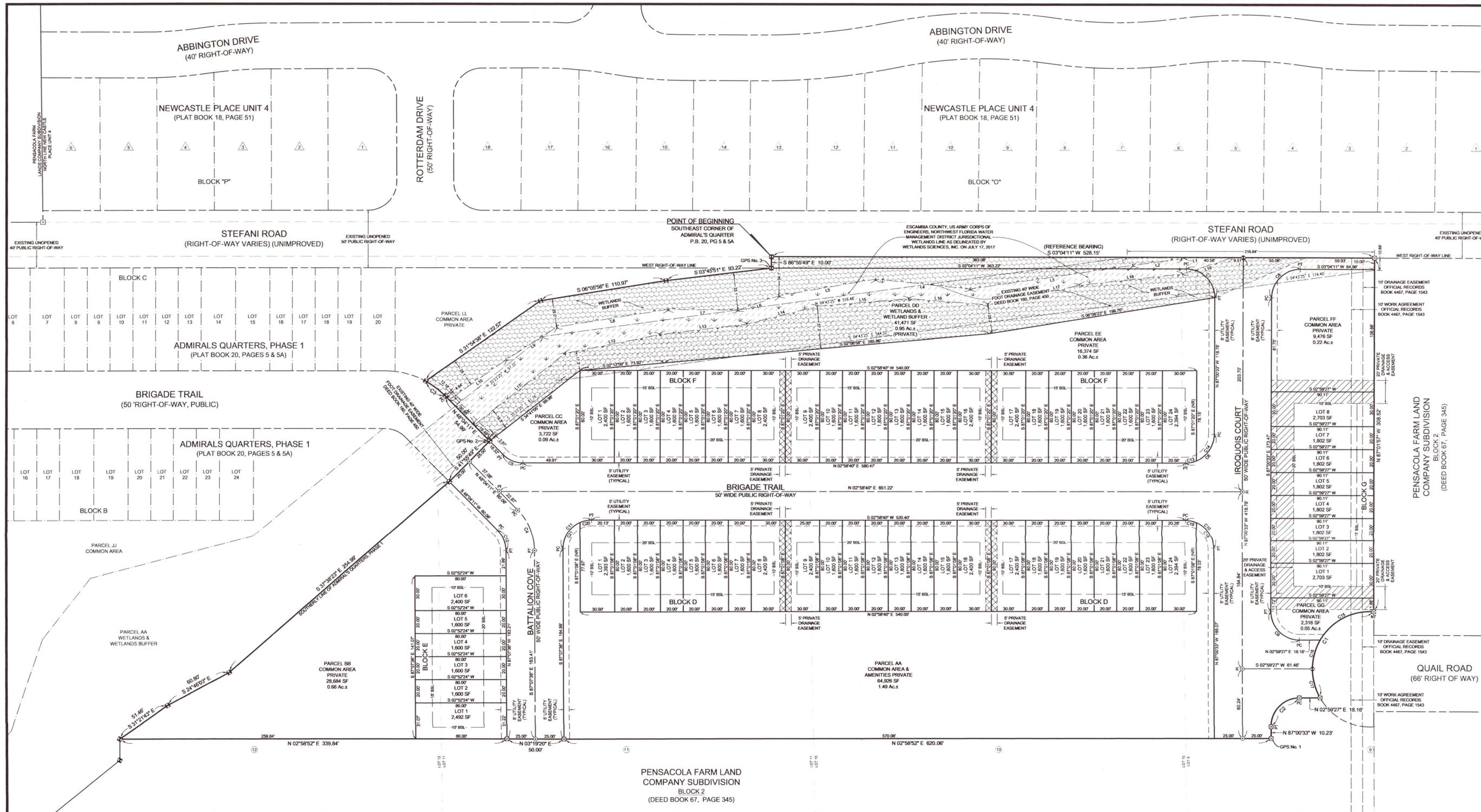
*[Signature]*  
 MARK A. NORRIS, PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION No. 6211 LB No. 7916  
 REBOL-BATTLE & ASSOCIATES  
 2301 NORTH NINTH AVENUE, SUITE 300  
 PENSACOLA, FLORIDA 32503

**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	566306.9662	1086302.5860	N030° 31' 38.5039"	W087° 18' 07.8109"	0.99996811	-001° 24' 29.39"	113.25	0.99999891	0.99996702
GPS No. 2	566977.2295	1086596.7006	N030° 31' 45.2078"	W087° 18' 04.6363"	0.99996831	-001° 24' 27.79"	110.87	0.99999903	0.99996734
GPS No. 3	566723.1923	1086734.2327	N030° 31' 42.7275"	W087° 18' 02.9939"	0.99996824	-001° 24' 26.97"	110.78	0.99999903	0.99996727

LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FRM)  
 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) =  $\frac{CSF_1 + CSF_2}{2}$  GROUND DISTANCE =  $\frac{GRID DISTANCE}{MCSF}$  GRID DISTANCE = GROUND DISTANCE \* MCSF

**DECLARATION OF RESTRICTIVE COVENANTS,**  
 OFFICIAL RECORDS BOOK: \_\_\_\_\_, PAGE(S): \_\_\_\_\_  
 PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

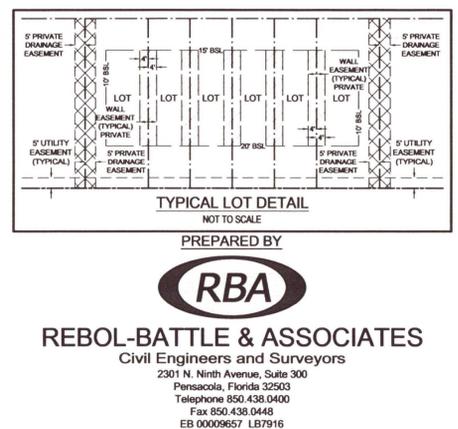


CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	50.00	106.37	124°10'56"	88.37	N 54°54'43" W
C2	25.00	39.27	89°59'36"	35.36	N 42°00'33" W
C3	75.00	21.70	16°34'43"	21.63	N 39°46'49" E
C4	50.00	39.10	44°48'13"	38.11	N 70°28'18" E
C5	25.00	19.66	45°05'31"	19.17	N 25°31'25" E
C6	25.00	39.26	89°59'13"	35.35	N 42°00'58" W
C7	25.00	39.24	89°56'16"	35.33	S 48°01'49" W
C8	25.00	39.30	90°04'44"	35.38	S 41°58'11" E
C9	25.00	39.27	90°00'00"	35.36	N 47°59'27" E
C10	25.00	39.28	90°00'47"	35.36	S 47°59'04" W
C11	25.00	39.32	90°06'16"	35.39	S 42°04'28" E
C12	25.00	19.55	44°48'13"	19.06	N 70°28'18" E
C13	25.00	9.66	22°10'47"	9.62	S 08°06'43" E
C14	25.00	29.59	87°48'28"	27.89	S 53°06'20" E
C15	50.00	56.01	64°10'55"	53.13	S 24°54'43" E
C16	50.00	26.18	30°00'03"	25.88	S 72°00'13" E
C17	50.00	26.18	29°59'57"	25.88	N 77°59'47" E
C18	25.00	29.29	67°07'22"	27.64	N 59°25'46" E
C19	25.00	9.99	22°53'25"	9.92	N 14°29'22" E
C20	25.00	10.15	23°15'40"	10.08	N 08°39'10" W
C21	25.00	29.17	86°50'35"	27.54	N 53°42'18" W

LINE NO.	BEARING	LENGTH
L1	N 17°35'10" W	4.22
L2	N 04°09'32" W	43.05
L3	N 05°20'43" W	144.17
L4	N 09°00'45" E	82.92
L5	N 06°48'04" W	85.89
L6	N 16°20'12" W	38.07
L7	N 03°41'58" E	61.50
L8	N 06°09'56" W	98.42
L9	N 29°43'50" W	52.36
L10	N 31°57'40" W	61.13
L11	S 35°01'32" E	101.16
L12	S 08°12'48" E	84.51
L13	S 03°48'10" E	76.91
L14	S 11°17'40" E	63.48
L15	S 01°43'42" E	80.57
L16	S 07°24'12" W	68.98
L17	S 09°01'08" E	81.76
L18	S 03°21'08" E	90.98
L19	S 14°57'38" E	46.27

**LEGEND:**

- SET P.R.M. 4"x4" CONCRETE MONUMENT (NO. LB 7916)
- SET P.C.P. 1/2" DIA RED CAPPED IRON ROD (NO. LB 7916)
- SET NAIL AND DISK P.C.P. (NO. LB 7916)
- FOUND P.R.M. 4"x4" CONCRETE MONUMENT (NO. LS 7916)
- FOUND P.R.M. 4"x4" CONCRETE MONUMENT (NO. LS 4400)
- DENOTES PROPOSED DRAINAGE & ACCESS EASEMENT
- DENOTES PROPOSED DRAINAGE EASEMENT
- DENOTES EXISTING 40' WIDE DITCH EASEMENT
- DENOTES NON-TIDAL WETLANDS (0.27 AC. / 11,921 SF)
- DENOTES WETLANDS BUFFER (0.80 AC. / 34,965 SF)
- DENOTES LOT NUMBER (DEED BOOK 67, PAGE 345)
- DENOTES LOT NUMBER (PLAT BOOK 18, PAGE 51)
- DENOTES ACRES
- AND
- DENOTES BUILDING SET BACK LINE
- DENOTES COMBINED SCALE FACTOR
- DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
- DENOTES DIAMETER
- FDOT DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- GPS DENOTES GLOBAL POSITIONING SYSTEM
- INC. DENOTES INCORPORATED
- L1 DENOTES LINE NUMBER (SEE LINE TABLE)
- LS DENOTES SURVEYOR BUSINESS LICENSE NUMBER
- LS DENOTES SURVEYOR LICENSE NUMBER
- ± DENOTES MORE OR LESS
- NT DENOTES NON-TANGENT POINT OF CURVATURE
- (NR) DENOTES NON-RADIAL
- No. DENOTES NUMBER
- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- PC DENOTES POINT OF CURVATURE
- PI DENOTES POINT OF INTERSECTION
- PT DENOTES POINT OF TANGENCY
- P.E. DENOTES PROFESSIONAL ENGINEER
- SF DENOTES SQUARE FEET



ENVIRONMENTALLY SENSITIVE LANDS		
TYPE	SQUARE FEET	ACRES
WETLANDS	11,921 SF	0.27 ACRES
WETLANDS BUFFER (REQUIRED)	34,158 SF	0.78 ACRES
WETLANDS BUFFER (PROVIDED)	34,965 SF	0.80 ACRES

NOTES:

- ONSITE WETLANDS & WETLANDS BUFFER SHALL REMAIN IN THEIR NATURAL STATE, UNLESS ALL ACTIVITIES ARE PROPERLY PERMITTED BY THE APPROPRIATE JURISDICTIONAL AGENCIES.
- AVERAGE WETLAND BUFFER WIDTH IS 25.6 FEET.
- MINIMUM WETLAND BUFFER WIDTH IS 17.3 FEET.
- MAXIMUM WETLAND BUFFER WIDTH IS 37.3 FEET.

PENSACOLA FARM LAND COMPANY SUBDIVISION  
BLOCK 2  
(DEED BOOK 67, PAGE 345)

# ADMIRAL'S QUARTERS, PHASE 2

A 62 LOT SUBDIVISION, A RE-PLAT OF A PORTION OF LOTS 9, 10, 11, AND 12, BLOCK 2, OF THE PENSACOLA FARM LAND COMPANY SUBDIVISION (DEED BOOK 67, PAGE 345), SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.  
JANUARY, 2021

**OWNER AND DEVELOPER**  
D.R. HORTON, INC.  
JOEL COLEMAN,  
ASSISTANT VICE PRESIDENT  
25366 PROFIT DRIVE  
DAPHNE, ALABAMA 36526  
(251) 447-0329

**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**  
MARK EVAN ROBERTSON, II, P.E. No. 83341  
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: \_\_\_\_\_

**REBOL-BATTLE & ASSOCIATES**  
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