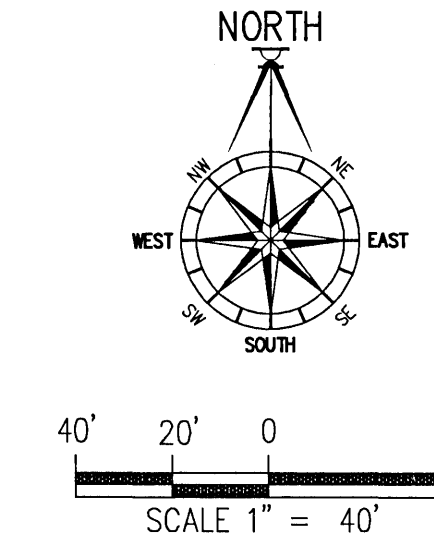


**OWNER & DEVELOPER:**  
 HOLIDAY BUILDERS  
 2293 W. EAU GALLE DRIVE  
 MELBOURNE, FL 32935  
 PHONE: (866) 222-5220

**ENGINEER OF RECORD:**  
 DAVID W. FITZPATRICK, P.E., P.A.  
 PROFESSIONAL ENGINEER  
 10250 NORTH PALAFOX STREET  
 PENSACOLA, FLORIDA 32534  
 (850) 476-8677

**PREPARED BY:**  
  
 KJM  
 Land Surveying, LLC.  
 1616 W. AVERY ST.  
 PENSACOLA, FL 32504  
 (850) 438-2202  
 (7) 850-438-1307

PLAT OF  
**KAYLEES LANDING**  
 A 21 LOT SINGLE-FAMILY RESIDENTIAL RE-PLAT OF  
 LOT 5, BLOCK 6, OF THE NATIONAL LAND SALES COMPANY  
 SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST  
 AS RECORDED IN DEED BOOK 89, PAGE 369  
 ESCAMBIA COUNTY, FLORIDA  
 ZONED: MDR  
 APRIL 2021



**DESCRIPTION:**

A PORTION OF LOT 5, BLOCK 6, OF THE NATIONAL LAND SALES COMPANY SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN DEED BOOK 89, PAGE 369, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE RUN NORTH 87 DEGREES 30 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 635.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BOWMAN AVENUE (50' R/W);  
 THENCE RUN NORTH 03 DEGREES 08 MINUTES 33 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 330.93 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 5;  
 THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 87 DEGREES 27 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 635.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;  
 THENCE RUN SOUTH 03 DEGREES 06 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 5 A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING.

**SIGN EASEMENT & SIGN PARCEL "C" LINE TABLE**

LINE #	BEARING	DISTANCE
L-1	S60°16'14"W	7.74'
L-2	S03°06'33"W	6.79'
L-3	S02°30'52"W	5.00'
L-4	S86°53'27"E	5.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1	25.00'	90°35'41"	39.53'	35.54'	S42°11'18"E
C-2	25.00'	38°40'18"	16.87'	16.56'	N73°10'43"E
C-3	25.00'	09°31'05"	4.15'	4.15'	N49°05'01"E
C-4	50.00'	59°23'57"	51.84'	49.55'	S74°01'27"W
C-5	50.00'	28°41'22"	25.04'	24.78'	N61°55'53"W
C-6	50.00'	32°28'56"	28.35'	27.97'	N31°20'44"W
C-7	50.00'	35°14'17"	30.75'	30.27'	N02°30'52"E
C-8	50.00'	32°28'56"	28.35'	27.97'	N36°22'28"E
C-9	50.00'	28°41'22"	25.04'	24.78'	N66°57'37"E
C-10	50.00'	59°23'57"	51.84'	49.55'	S68°59'44"E
C-11	25.00'	09°31'05"	4.15'	4.15'	N44°03'18"W
C-12	25.00'	38°40'18"	16.87'	16.56'	N68°08'59"W
C-13	25.00'	89°24'19"	39.01'	35.17'	S47°48'42"W
C-14	20.00'	16°15'42"	5.68'	5.66'	S36°12'40"W
C-15	25.00'	43°14'24"	18.87'	18.42'	S34°30'08"W
C-16	25.00'	36°23'31"	15.88'	15.61'	S74°19'06"W
C-17	20.00'	90°35'41"	31.62'	28.43'	S42°11'18"E

**LEGEND:**

- ⊗ - FOUND PLAN 4"x4" CONCRETE MONUMENT
- ⊙ - FOUND PLAN 5/8" IRON ROD
- ⊕ - FOUND PLAN 1" IRON PIPE
- ⊖ - SET (PRM) 4"x4" CONCRETE MONUMENT LB #8298
- - SET (PCP) ALLOY CAPPED IRON ROD LB #8298

**ABBREVIATIONS:**

- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- LS - LICENSED SURVEYOR
- LB - LICENSED BUSINESS
- BSL - BUILDING SETBACK LINE
- R/W - RIGHT-OF-WAY
- PI - POINT OF INTERSECTION
- RP - RADIAL POINT
- PT - POINT OF TANGENCY
- PC - POINT OF CURVATURE
- PRC - POINT OF REVERSE CURVATURE
- (N.R.) - NON RADIAL
- (R) - RADIAL
- C-1 - CURVE NUMBER

**ABBREVIATIONS:**

- PCP - PERMANENT CONTROL POINT
- PRM - PERMANENT REFERENCE MONUMENT
- RTN - REAL TIME NETWORK
- GNS - GLOBAL NAVIGATION SATELLITE SYSTEM
- GPS - GLOBAL POSITIONING SYSTEM
- FRPS - FLORIDA PERMANENT REFERENCE NETWORK
- CORS - CONTINUOUSLY OPERATING REFERENCE STATION
- NAVD - NORTH AMERICAN DATUM
- NOAD - NORTH AMERICAN DATUM
- CM - CENTIMETER
- NOS - NATIONAL GEODETIC SURVEY
- OPUS - ONLINE POSITIONING USER SERVICE

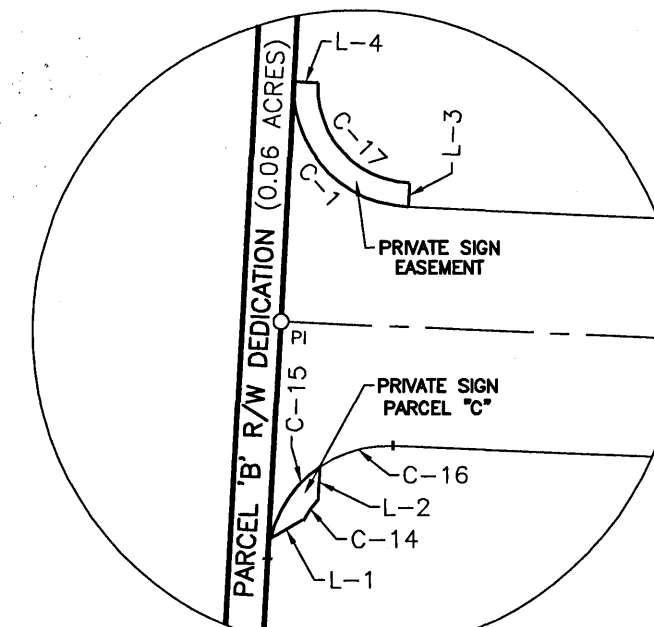
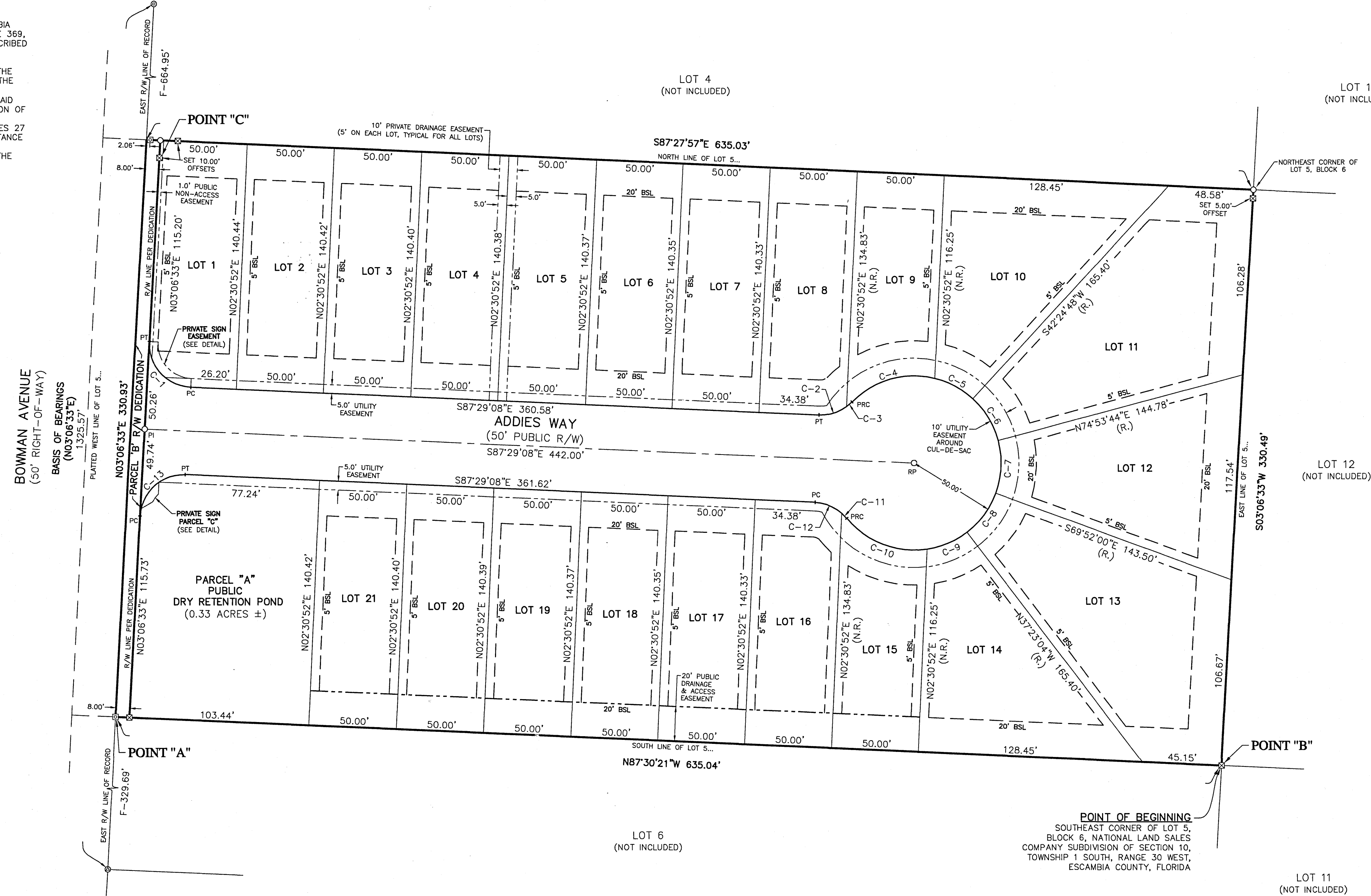
**GEODESY NOTE:**

TIES TO THE ESCAMBIA COUNTY GPS NETWORK WERE MADE IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE. ALL GEODETIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO REF FRAME NAD 83 DATUM, (NOS 2011) (EPOCH 2010.0000). VERTICAL DATA IS BASED ON GPS/GNSS STATIC OBSERVATIONS THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK. CONTINUOUSLY OPERATING REFERENCE STATION NETWORK, PROCESSED, COMPUTED AND REDUCED UTILIZING THE NOS OPUS SOLUTION SOFTWARE IN CONFORMANCE WITH THE GEOD 18 MODEL. ELEVATION IS RELATIVE TO NAVD 88 AND ARE ACCURATE TO 2-3 CM.

**STATE PLANE COORDINATE TABLE**

STATION	NORTHING	EASTING	LATITUDE (N)	LONGITUDE (W)	SCALE FACTOR	CONVERGENCE	ELEVATION
POINT "A"	564249.33'	1099289.05'	30°31'18.8685"	87°17'33.0986"	0.999967	-01°24'11.94"	105.46'
POINT "B"	564221.69'	1098923.48'	30°31'18.7488"	87°17'25.8395"	0.999967	-01°24'08.29"	106.87'
POINT "C"	564569.43'	1099314.45'	30°31'22.0422"	87°17'32.8979"	0.999967	-01°24'11.84"	110.25'

TO CONVERT GRID DISTANCE TO GROUND DISTANCES MULTIPLY GROUND DISTANCE BY AVERAGE COMBINED SCALE FACTOR



SIGN EASEMENT, SIGN PARCEL "C" & PARCEL "B" DETAIL (1"=40')

**SURVEYORS NOTES:**

- BASIS OF BEARINGS: GRID NORTH AND THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE GRID BEARING OF N03°06'33"E ALONG THE EAST RIGHT-OF-WAY LINE OF BOWMAN AVENUE AS MONUMENTED. THE SURVEY DATA AS SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE) - (NAD83) - (2011) - (EPOCH 2010.0000) - ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.
- THE SURVEY ERROR OF CLOSURE MEETS THE SURVEY STANDARDS OF PRACTICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND SURVEYING, LLC., IS LB. 8298.

**FLOOD STATEMENT:**

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY NAME ESCAMBIA COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120080, FIRM MAP PANEL NUMBER 12033C 0295 G, MAP REVISION DATED SEPTEMBER 29, 2006.

**NOTES:**

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL NOTIFICATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF SAID PLAT. THERE ARE DECLARATIONS OF COVENANTS & RESTRICTIONS THAT WILL BE RECORDED WITH THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY.
2. ANY PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR CABLE TELEVISION SERVICES, BEING IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF FLORIDA STATUTES 177.091 (28).
3. THERE IS A 10-FOOT PRIVATE DRAINAGE EASEMENT ALONG EACH LOTS PROPERTY LINES; BEING 5-FOOT ON EACH SIDE OF EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPED STORMWATER FLOW.
4. FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENTS (PUBLIC OR PRIVATE). THESE SHALL BE ACCESSIBLE AT ALL TIMES.
5. NO HERITAGE TREES EXIST ON SITE.
6. TOTAL NUMBER OF LOTS = 21.

**BUILDING SETBACK REQUIREMENTS:**

FRONT AND REAR: TWENTY FEET IN THE FRONT AND REAR.

SIDES: FIVE FEET.

**CLERK OF THE CIRCUIT COURT CERTIFICATE OF APPROVAL**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.151 OF THE FLORIDA LEGISLATURE) AS AMENDED FROM TIME TO TIME) AND THE SAME WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, AND FILED IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF SAID COUNTY.

PAM CHILDERS  
 CLERK OF THE CIRCUIT COURT  
 ESCAMBIA COUNTY, FLORIDA

**CERTIFICATE OF APPROVAL**

COMMISSIONERS OF ESCAMBIA COUNTY, STATE OF FLORIDA, I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN 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 THE SAID BOARD AND I, CLERK OF THE CIRCUIT COURT WAS INSTRUCTED TO SO CERTIFY HEREON.

PAM CHILDERS  
 CLERK OF THE CIRCUIT COURT  
 ESCAMBIA COUNTY, FLORIDA

**CERTIFICATE OF PLAT REVIEW:**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATING BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

JOSEPH BARRETT, P.S.M. COUNTY SURVEYOR  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. L.S. 6280

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT HOLIDAY BUILDERS, AS OWNER AND DEVELOPER OF THE LAND DESCRIBED HEREIN, AND PLATTED HEREON AS KAYLEES LANDING ("THE LAND") HEREBY DEDICATE TO THE PUBLIC: ALL PUBLIC RIGHT-OF-WAYS; PARCEL "A" DRY RETENTION POND; PARCEL "B" RIGHT-OF-WAY DEDICATION; 1.0' NON-ACCESS EASEMENT; 20' PUBLIC DRAINAGE & ACCESS EASEMENT; AND TO THE KAYLEES LANDING HOME OWNERS ASSOCIATION; THE PRIVATE SIGN EASEMENT; SIGN PARCEL "C"; AND TO ALL UTILITY PROVIDERS; THE 5' AND 10' UTILITY EASEMENTS; AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

**HOLIDAY BUILDERS**

BY: RICHARD FADIL  
 ITS VICE-PRESIDENT

WITNESS  
 PRINT NAME  
 WITNESS  
 PRINT NAME

**ACKNOWLEDGEMENT**

STATE OF FLORIDA COUNTY OF ESCAMBIA BEFORE ME PERSONALLY APPEARED RICHARD FADIL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF HOLIDAY BUILDERS, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

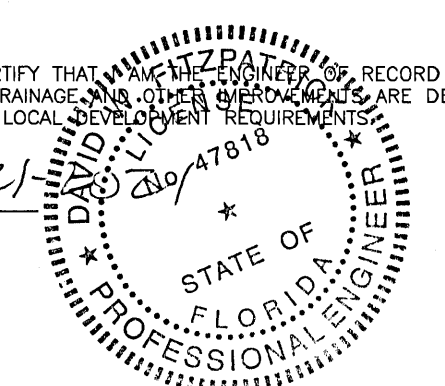
WITNESS MY HAND AND OFFICIAL SEAL THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

NOTARY PUBLIC:  
 PRINTED NAME:  
 MY COMMISSION EXPIRES:  
 COMMISSION NUMBER:

**ENGINEER'S CERTIFICATE:**

I, DAVID W. FITZPATRICK, P.E., P.A., HEREBY CERTIFY THAT THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL NOTIFICATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF SAID PLAT. THERE ARE DECLARATIONS OF COVENANTS & RESTRICTIONS THAT WILL BE RECORDED WITH THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY.

DAVID W. FITZPATRICK, P.E., P.A.  
 PROFESSIONAL ENGINEER #47818  
 STATE OF FLORIDA  
 LICENSED BUSINESS #8423



**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE FIELD SURVEY WAS PERFORMED AND PLAT PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLES 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 PERMANENT REFERENCE MONUMENTS, AND PERMANENT CONTROL POINTS, HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED THIS 22 DAY OF APRIL, 2021.

Michael Watts  
 MICHAEL WATTS AUSTIN  
 PROFESSIONAL SURVEYOR AND MAPPER L.S. #5458  
 STATE OF FLORIDA  
 KJM LAND SURVEYING, LLC.  
 1618 W. AVERY ST.  
 PENSACOLA, FL 32501  
 LICENSED BUSINESS LB. #8298.



RESTRICTIVE COVENANTS FILED OFFICIAL RECORD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_