

RECORD PLAT OF:
SERENITY

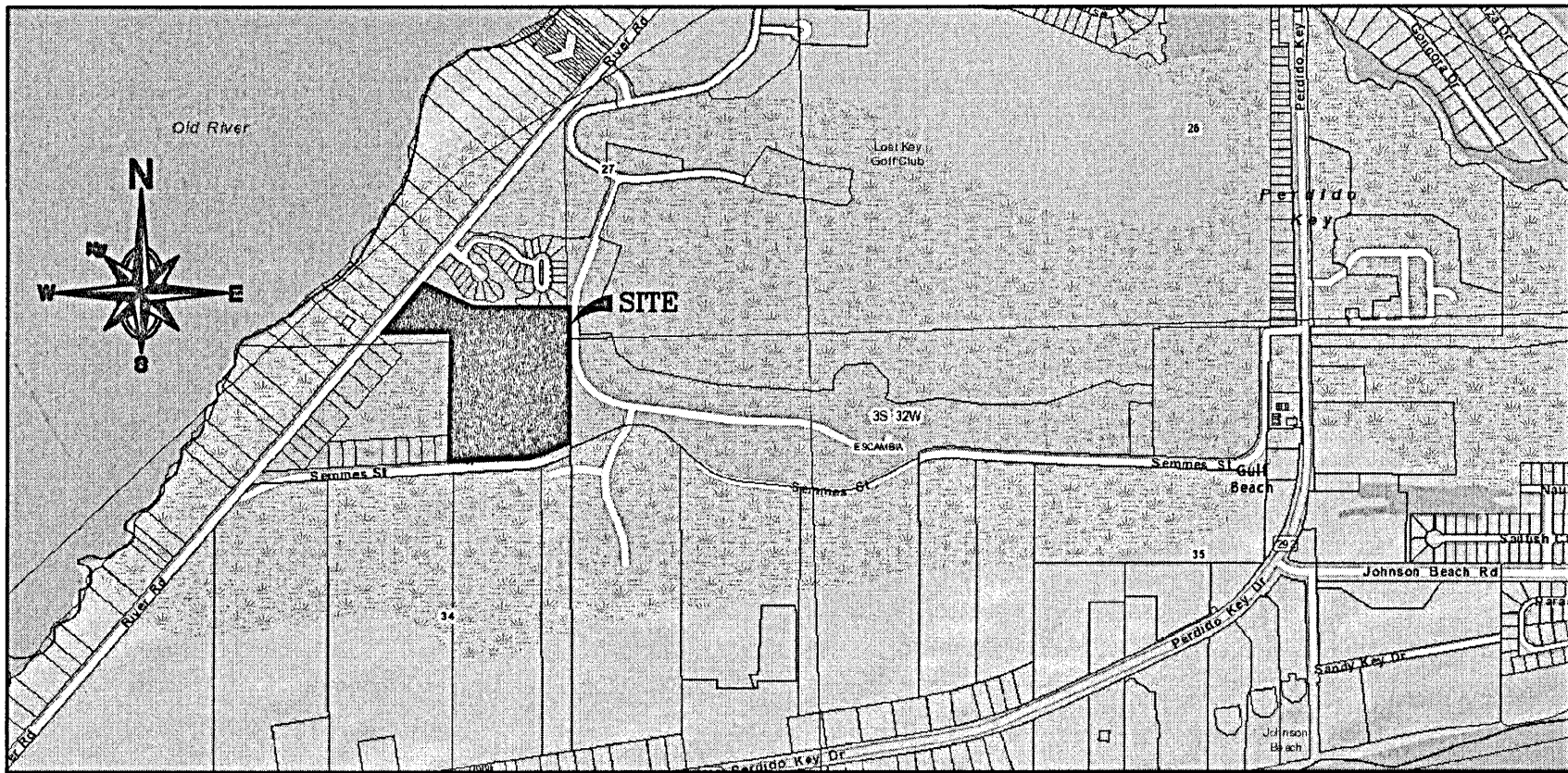
A REPLAT OF LOT 108 & A PORTION OF LOT 121, GULF BEACH
SUBDIVISION, PLAT BOOK 4, PAGE 52, ALSO BEING A SUBDIVISION
OF A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 3 SOUTH,
RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA
JUNE 2021

OWNER/DEVELOPER:
GPD
ED CZMUT
14508 PERDIDO KEY DRIVE, UNIT B
PENSACOLA, FL 32507
PHONE: (850) 495-2480

ENGINEER:
HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
PHONE (850) 434-2803

SURVEYOR:
NORTHWEST FLORIDA LAND SURVEYING, INC.
7142 BELGIUM CIRCLE
PENSACOLA, FL 32526
PHONE (850) 432-1052

VINICITY MAP ~ 1"=1000'



SURVEYOR'S NOTES:

- NORTH, BEARINGS AND THE SURVEY DATUM SHOWN HEREON IS BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011)-EPOCH 2010.0000 AND WAS DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER+ 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. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 FROM GEODETIC CONTROL POINT STAMPED "ESC 4078" HAVING AN ELEVATION OF 104.12 FEET AS PER BASKERVILLE-DONOVAN INC. SURVEY OF ESCAMBIA COUNTY, FLORIDA GPS NETWORK PREPARED FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF STATE LANDS BUREAU OF SURVEY AND MAPPING DATED 08/22/1997.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 - 5J-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- UNDER CLUSTERING PROVISION OF LDC 713.14.B, R-3 SITE AND BUILDING REQUIREMENTS ARE APPLIED FOR SINGLE-FAMILY LOTS.
- BUILDING SETBACK LINES ARE 20' FRONT AND 15' REAR AND 10% OF LOT WIDTH MEASURED AT THE FRONT BUILDING LINE, WHERE THE MINIMUM SHALL BE 5' FOR SETBACKS.
- BUILDINGS HEIGHT: NO BUILDINGS MAY EXCEED 35 FEET IN HEIGHT.
- LOT COVERAGE: THE PREVIOUS AREA SHALL BE AT LEAST TWENTY-FIVE (25) PERCENT OF THE TOTAL LOT (SEVENTY-FIVE (75) MAXIMUM IMPERVIOUS COVER RATIO).
- ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE ALSO FOR CABLE TV, TELEPHONE, AND ELECTRICAL DISTRIBUTION IN ACCORDANCE WITH THE PLAT ACT CHAPTER 177.041 (28). ALL UTILITY EASEMENTS ARE LOCATED WITHIN THE PRIVATE ROAD RIGHT OF WAY EXCEPT AS SHOWN ON THE PLAT.
- ALL LOTS LINES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) NON-RADICAL.
- SERENITY IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
- FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENTS (PUBLIC OR PRIVATE). THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- THERE ARE 10-FOOT PRIVATE DRAINAGE EASEMENTS ALONG EACH LOT PROPERTY LINES, BEING 5 FOOT ON EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
- LANDS CONTAINED WITHIN RECORDED CONVERSATION EASEMENT(S) SHOWN HEREIN ARE SUBJECT TO ADDITIONAL RESTRICTIONS. SEE OR BOOK 5711 PAGE 262 FOR ADDITIONAL INFORMATION.

DESCRIPTION AS FURNISHED:

A PORTION OF LAND LOCATED IN SECTIONS 27 AND 34, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF REVISED LOST KEY PLANTATION (PLAT BOOK 15, PAGE 80 THROUGH 80N) AND ALSO THE NORTHWEST CORNER OF LOT 120 GULF BEACH SUBDIVISION (PLAT BOOK 4, PAGE 52) RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID CORNER, THENCE SOUTH 00°33'31" WEST AND ALONG THE WEST LINE OF SAID LOT 120, FOR A DISTANCE OF 1062.41 FEET TO THE SOUTHEAST CORNER OF PERDIDO GARDENS-PHASE I (PLAT BOOK 18, PAGE 24 OF THE PUBLIC RECORDS OF SAID COUNTY) AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°33'31" WEST, FOR A DISTANCE OF 114.46 FEET; THENCE SOUTH 00°57'50" WEST AND ALONG THE WEST LINE OF LOT 109 OF SAID GULF BEACH SUBDIVISION, FOR A DISTANCE OF 641.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 109 AND THE NORTHERLY RIGHT OF WAY LINE OF SEMMES STREET (66' RIGHT OF WAY), THENCE SOUTH 66°31'04" WEST AND ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SEMMES STREET (66' R/W), FOR A DISTANCE OF 873.30 FEET TO A POINT ON A CIRCULAR CURVE BEING CONCAVE TO THE NORTH HAVING A RADIUS OF 488.61 FEET, AND A CENTRAL ANGLE OF 21°43'44", THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR 185.34 FEET (CHORD DISTANCE 104.23 FEET, CHORD BEARING SOUTH 11°28'54" WEST) TO A POINT OF TANGENCY, THENCE SOUTH 88°25'07" WEST, FOR A DISTANCE OF 411.86 FEET TO THE SOUTHEAST CORNER OF LOT 107 OF THE AFOREMENTIONED PLAT OF GULF BEACH SUBDIVISION AND THE SOUTHEAST CORNER OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 26-91, PAGE 418 OF SAID PUBLIC RECORDS, THENCE NORTH 02°10'28" EAST, FOR A DISTANCE OF 144.02 FEET, THENCE NORTH 88°45'40" WEST, FOR A DISTANCE OF 371.91 FEET TO THE EASTERLY RIGHT OF WAY LINE OF RIVER ROAD (66' R/W), THENCE NORTH 41°55'54" EAST AND ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 327.13 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED PERDIDO GARDENS - PHASE I; THENCE ALONG THE SOUTH LINE OF PERDIDO GARDENS - PHASE I SOUTH 62°55'41" EAST, FOR A DISTANCE OF 313.52 FEET, THENCE SOUTH 88°53'41" EAST, FOR A DISTANCE OF 527.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.11 ACRES MORE OR LESS.

AND ALSO:

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.

NEW PARCEL CREATED AT THE CLIENT'S REQUEST DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PERDIDO GARDENS PHASE I AS RECORDED IN PLAT BOOK 18 AT PAGE 24 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THENCE 60 SOUTH 00 DEGREES 33 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 114.46 FEET, THENCE 60 SOUTH 00 DEGREES 31 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 641.71 FEET TO NORTH RIGHT OF WAY LINE OF SEMMES STREET (66' R/W) AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 31 MINUTES 50 SECONDS WEST FOR A 36.22 FEET TO THE CENTERLINE OF SAID SEMMES ROAD, THENCE 60 SOUTH 66 DEGREES 31 MINUTES 04 SECONDS WEST ALONG CENTERLINE OF SEMMES STREET FOR A DISTANCE OF 12.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 521.61 FEET, THENCE 60 WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 521.61 FEET FOR AN ARC DISTANCE OF 197.85 FEET (DELTA= 21 DEGREES 43 MINUTES 50 SECONDS, CHORD BEARING= SOUTH 11 DEGREES 28 MINUTES 54 SECONDS WEST, CHORD DISTANCE= 186.61 FEET) TO A POINT OF TANGENCY, THENCE 60 SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST ALONG SAID CENTERLINE OF SEMMES STREET FOR A DISTANCE OF 414.14 FEET, THENCE 60 NORTH 02 DEGREES 10 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 33.08 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF SEMMES STREET, THENCE 60 NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE OF SEMMES STREET FOR A DISTANCE OF 411.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 488.61 FEET, THENCE 60 EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 488.61 FEET FOR AN ARC DISTANCE OF 185.34 FEET (DELTA= 21 DEGREES 43 MINUTES 50 SECONDS, CHORD BEARING= NORTH 11 DEGREES 28 MINUTES 54 SECONDS EAST, CHORD DISTANCE= 184.23 FEET) TO A POINT OF TANGENCY, THENCE 60 NORTH 66 DEGREES 31 MINUTES 04 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE OF SEMMES STREET FOR A DISTANCE OF 873.30 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.32 ACRES MORE OR LESS.

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 5' (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS, BFES ARE SHOWN WITHIN THESE ZONES), FLOOD ZONE AO, DEPTH 1' (AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE 1-3 FEET, BFES DERIVED FROM DETAILED HYDRAULIC ANALYSES ARE SHOWN IN THIS ZONE) AND FLOOD ZONE X, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C05126, MAP REVISION DATED SEPTEMBER 24, 2006.

STATE PLANE COORDINATE TABLE							
HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE							
STATION	NORTHING (FT.)	EASTING (FT.)	LATITUDE (N)	LONGITUDE (W)	SCALE FACTOR	CONVERGENCE	COMBINED SCALE FACTOR
GPS 1	485036.52	1039960.02	30°18'02.7588"	87°26'33.5226"	0.99995114	1°28'43.5195"	5.54
GPS 2	485047.89	1040371.72	30°18'02.9764"	87°26'28.8310"	0.99995114	1°28'41.1618"	6.04
GPS 3	486036.46	1039837.00	30°18'12.6221"	87°26'35.2198"	0.99995125	1°28'44.3724"	3.72
LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN)							
FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK							
TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR							



NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION

7142 BELGIUM CIRCLE
Pensacola, FL 32526
(850) 432-1052

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GPD, A TENNESSEE GENERAL PARTNERSHIP, OWNER OF THE LAND DESCRIBED AND PLATTED HEREON AS "SERENITY" DOES HEREBY DEDICATE TO SERENITY HOMEOWNERS ASSOCIATION ALL STREETS, ROAD, THOROUGHFARES, COMMON AREAS, OPEN SPACES, NETWORK OF DRAINAGE PIPES, STORMWATER PONDS, ALL DRAINAGE, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON. KNOW ALSO THAT SAID OWNER DOES HEREBY GRANT NON-EXCLUSIVE RIGHTS TO ALL UTILITY COMPANIES FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR RESPECTIVE UTILITY SERVICES WITHIN ALL UTILITY EASEMENTS DESCRIBED HEREON THIS PLAT FOR THE PURPOSE OF PROVIDING SERVICE TO SAID PROPERTY. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED PURSUANT TO DUE AND PROPER AUTHORIZATION THIS ____ DAY OF _____, 2021

GPD
A Tennessee General Partnership

By: _____
JOSEPH W. MIRABILE, Managing Partner

Witness _____
Print Name _____

CERTIFICATE OF ATTORNEY:

I, STEPHEN R. MOORHEAD, AS A MEMBER OF THE FLORIDA BAR ASSOCIATION, AND ON BEHALF OF THE OWNER, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND 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.

PRINT NAME _____

SIGN NAME STEPHEN R. MOORHEAD, ATTORNEY

CERTIFICATE OF APPROVALS:

COMMISSIONERS OF ESCAMBIA COUNTY, STATE OF FLORIDA
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE NITIN 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 _____ DATE _____
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

COUNTY CLERK'S CERTIFICATE OF APPROVAL

COUNTY OF ESCAMBIA
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 177.051) OF THE LEGISLATURE OF FLORIDA AND THE SAME WAS FILED FOR RECORD IN PLAT BOOK ____ AT PAGE ____ OF THE PUBLIC RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 2021.

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

NOTARY PUBLIC

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021 BY JOSEPH W. MIRABILE AS MANAGING PARTNER OF GPD, A TENNESSEE GENERAL PARTNERSHIP, THE OWNERS AND DEVELOPERS OF SERENITY. HE ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION

SIGNATURE _____

PRINT NAME _____

COMMISSION NO. _____
MY COMMISSION EXPIRES _____
NOTARY PUBLIC, STATE OF FLORIDA

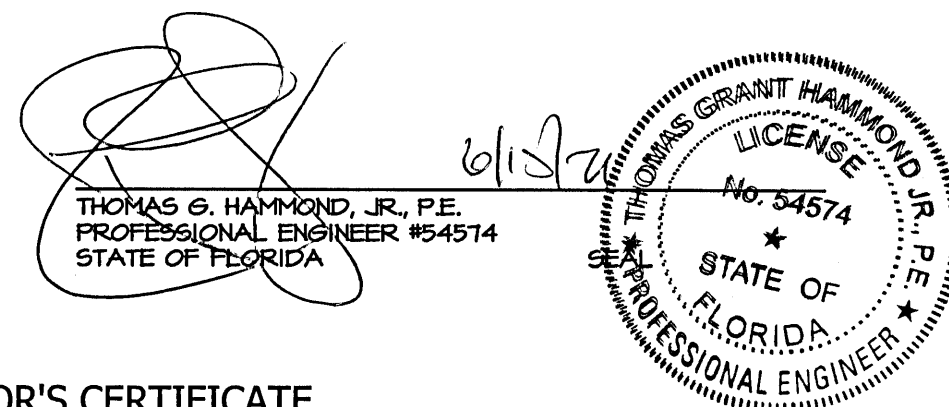
CERTIFICATE OF PLAT REVIEW:

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 ON THIS ____ DAY OF _____, 2021.

JOSEPH E. BARRETT, P.S.M. COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. ____ 6260 ____

ENGINEER'S CERTIFICATE

I, THOMAS G. HAMMOND, JR., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR SERENITY. ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT PRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177.011 - 177.051 FLORIDA STATUTES, AND THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 5J-17.053, FLORIDA ADMINISTRATION CODE AND SECTION 472.021, FLORIDA STATUTES.

Fred R. Thompson 6/16/2021
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
NORTHWEST FLORIDA LAND SURVEYING, INC.
REGISTRATION NO. 30321 CORPORATION LB NO. 1271
STATE OF FLORIDA SEAL

NOTICE:

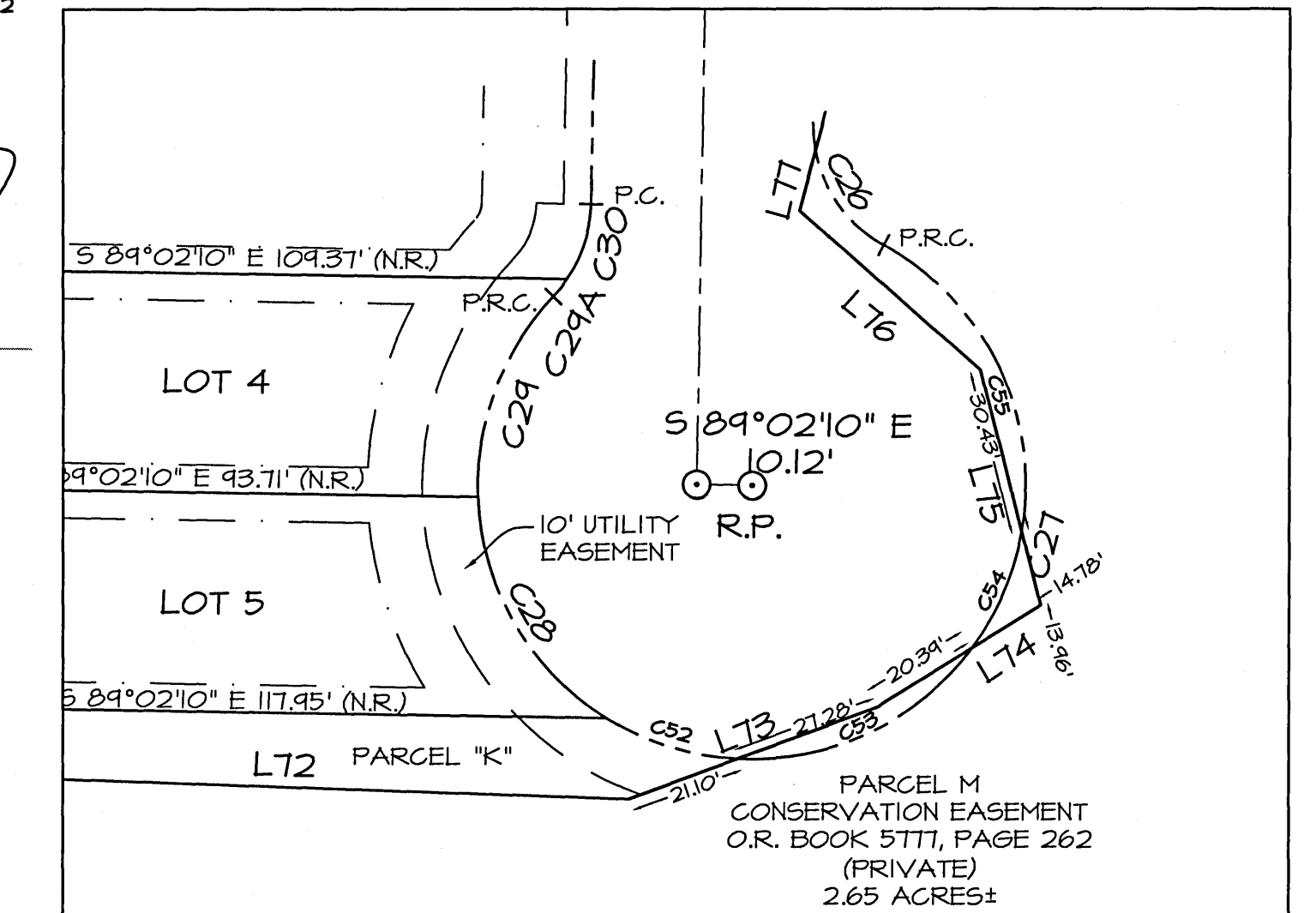
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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

PLAT BOOK _____, PAGE _____

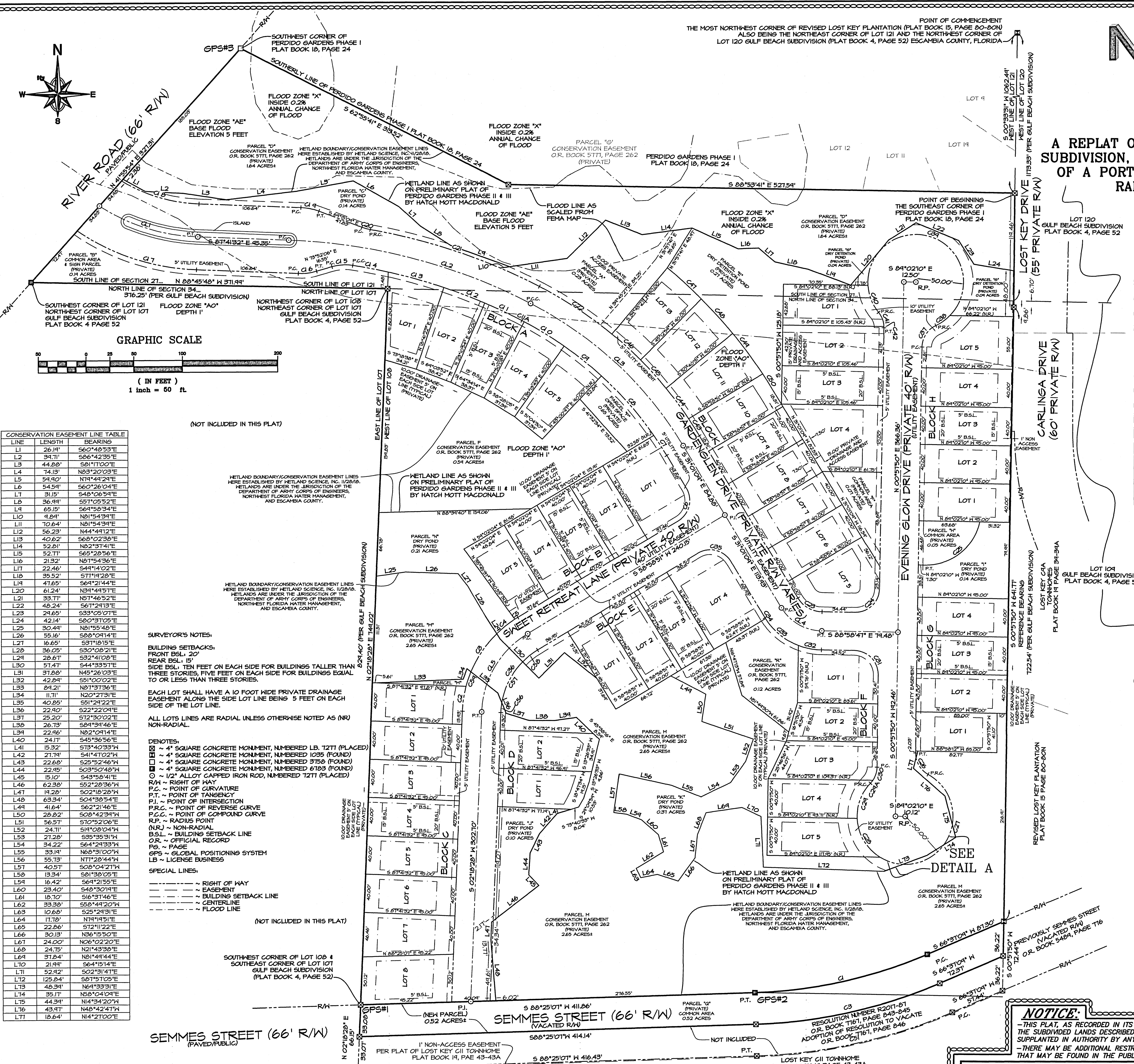
SHEET 1 OF 2

RECORD PLAT OF:
SERENITY
A REPLAT OF LOT 108 & A PORTION OF LOT 121, GULF BEACH
SUBDIVISION, PLAT BOOK 4, PAGE 52, ALSO BEING A SUBDIVISION
OF A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 3 SOUTH,
RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA
JUNE 2021



CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
CL1	108.31'	200.00'	31°01'41"	55.52	106.44'	S12°10'41"E
CL2	263.05'	600.16'	25°06'46"	133.61	260.45'	N75°07'52"W
CL3	220.30'	400.00'	31°38'21"	115.02	217.53'	N46°41'44"W
CL4	50.58'	50.00'	57°51'34"	21.64	48.45'	S55°54'58"E
CL5	48.81'	100.00'	56°40'23"	53.83	44.43'	S30°38'40"W
PROPERTY LINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
C1	195.34'	400.00'	21°43'50"	43.82	193.07'	N77°25'54"E
C2	26.28'	120.00'	12°32'44"	13.14	26.22'	S08°34'50"W
C3	64.42'	120.00'	30°45'39"	33.01	63.65'	S30°14'00"W
C4	24.33'	120.00'	11°51'02"	12.21	24.28'	S91°22'16"W
C5	3.61'	120.00'	1°45'01"	1.83	3.61'	S58°06'21"W
C6	34.21'	25.00'	40°00'00"	25.00	35.36'	N15°50'51"E
C7	25.11'	380.00'	3°47'10"	12.56	25.11'	N33°04'43"W
C8	52.11'	380.00'	12°28'58"	41.53	82.63'	N41°02'47"W
C9	44.64'	380.00'	7°24'07"	24.86	44.61'	N15°01'50"W
C10	44.03'	380.00'	7°23'39"	24.55	48.44'	N58°28'04"W
C11	42.87'	380.00'	4°14'38"	21.50	42.86'	N84°41'48"W
C12	45.44'	580.16'	4°24'32"	22.75	45.47'	N64°03'53"W
C13	60.14'	580.16'	5°56'35"	30.12	60.16'	N14°16'58"W
C14	37.84'	580.16'	3°44'57"	18.35	37.84'	N71°07'33"W
C15	21.44'	580.16'	25°08'10"	11.15	21.76'	S56°26'15"W
C16	14.35'	50.00'	22°10'27"	9.80	14.23'	N83°09'17"E
C17	132.14'	234.50'	32°11'51"	61.40	130.45'	S11°32'32"E
C18	84.84'	160.00'	24°12'34"	43.13	83.49'	S78°09'02"E
C19	14.31'	60.00'	18°26'34"	4.14	14.23'	N18°25'20"W
C20	4.24'	50.00'	10°35'31"	4.63	4.23'	S14°32'51"E
C21	187.05'	620.16'	17°16'38"	44.24	186.34'	N11°25'56"W
C22	80.40'	420.00'	12°18'41"	45.38	80.23'	N56°24'38"E
C23	30.35'	30.00'	57°51'34"	16.62	24.07'	S54°54'58"E
C24	34.24'	25.00'	40°09'28"	25.02	35.37'	N45°54'59"E
C25	114.25'	114.14'	90°00'00"	114.15	114.14'	N51°21'44"E
C26	27.18'	25.00'	62°10'00"	15.11	25.86'	S30°10'44"E
C27	154.86'	50.00'	183°10'50"	180.04	94.86'	N30°16'07"E
C28	46.67'	50.00'	55°46'25"	28.46	46.77'	S30°15'15"E
C29	40.71'	50.00'	TANGENT	0.00	38.01'	S20°38'11"W
C30	4.05'	25.00'	04°11'15"	2.03	4.05'	S34°10'17"W
C31	14.58'	25.00'	33°24'34"	1.50	14.37'	N17°40'04"E
C32	34.25'	25.00'	04°56'31"	24.78	35.34'	N44°02'24"W
C33	24.62'	10.00'	20°21'03"	12.44	24.44'	S15°15'14"E
C34	45.13'	10.00'	36°56'07"	23.36	44.35'	S50°21'34"E
C35	1.07'	10.00'	0°52'24"	0.53	1.07'	S31°21'23"E
C36	34.21'	25.00'	40°09'28"	25.00	35.36'	N15°50'51"E
C37	14.31'	80.00'	56°40'23"	43.14	15.44'	S30°38'40"W
C38	28.06'	25.00'	64°18'01"	15.72	26.61'	S39°07'21"W
C39	18.14'	50.00'	20°50'31"	10.20	18.04'	N54°19'36"E
C40	11.81'	50.00'	22°51'15"	6.18	11.81'	N64°18'18"W
C41	30.75'	50.00'	35°14'14"	15.88	30.77'	S21°22'02"E
C42	16.06'	25.00'	36°48'24"	8.32	15.74'	N20°34'57"W
C43	1.51'	25.00'	5°08'59"	0.64	1.51'	N30°36'28"W
C44	21.33'	21.33'	43°12'11"	21.33	21.33'	N32°21'53"W
C45	34.64'	420.00'	5°24'51"	14.86	34.67'	N36°51'04"W
C46	40.02'	420.00'	5°21'32"	20.02	40.00'	N42°03'15"W
C47	40.02'	420.00'	5°21'32"	20.02	40.00'	N41°30'41"W
C48	48.54'	510.00'	5°21'32"	24.31	48.57'	N41°30'47"W
C49	48.54'	510.00'	5°21'32"	24.31	48.57'	N42°03'15"W
C50	52.74'	510.00'	5°55'24"	26.34	52.71'	N36°21'45"W
C51	21.20'	21.20'	12°25'51"	10.60	21.20'	N32°21'53"W
C52	21.03'	554.61'	21°45'50"	106.46	209.11'	S71°25'54"E
C53	25.21'	50.00'	28°53'08"	12.88	24.44'	S72°35'02"E
C54	44.42'	50.00'	56°31'49"	26.44	47.43'	N64°19'32"E
C55	23.16'	11.00'	12°52'17"	6.18	23.16'	N25°52'17"E
C56	61.86'	50.00'	70°53'12"	35.94	57.44'	N25°52'42"E
C57	10.47'	80.00'	7°24'48"	5.24	10.46'	S06°03'23"W
C58	48.73'	80.00'	34°54'04"	25.15	47.48'	S21°15'21"W
C59	14.83'	80.00'	14°16'36"	8.02	14.83'	S31°50'38"W
C60	15.94'	120.00'	7°38'10"	8.01	15.94'	S18°40'17"W

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
SURRENDERED 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 ESCAMBIA COUNTY, FLORIDA.



CONSERVATION EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	26.14'	S60°46'53"E
L2	34.71'	S66°42'35"E
L3	44.88'	S81°17'00"E
L4	14.13'	N83°12'03"E
L5	54.90'	N11°44'24"E
L6	54.51'	S60°26'04"E
L7	31.15'	S48°06'54"E
L8	36.44'	S57°05'52"E
L9	65.15'	S64°58'34"E
L10	4.84'	N81°54'39"E
L11	70.64'	N81°54'39"E
L12	56.23'	N44°44'12"E
L13	40.62'	S68°02'38"E
L14	52.81'	N82°39'41"E
L15	52.77'	S68°12'56"E
L16	21.32'	N87°54'36"E
L17	22.46'	S44°14'02"E
L18	35.52'	S71°14'28"E
L19	47.65'	S64°21'44"E
L20	61.24'	N34°44'57"E
L21	33.71'	N57°46'52"E
L22	48.24'	S67°23'13"E
L23	24.65'	S33°05'07"E
L24	42.14'	S60°31'05"E
L25	30.44'	N81°55'04"E
L26	55.16'	S68°04'14"E
L27	16.65'	S57°18'15"E
L28	36.05'	S30°08'21"E
L29	28.67'	S32°41'08"E
L30	57.47'	S44°33'57"E
L31	37.88'	N45°26'03"E
L32	42.84'	S51°02'02"E
L33	54.21'	N87°37'36"E
L34	11.71'	N20°27'31"E
L35	40.85'	S51°24'22"E
L36	22.40'	S62°22'04"E
L37	25.20'	S72°30'02"E
L38	2.38'	S43°19'46"E
L39	22.46'	N82°04'14"E
L40	24.71'	S45°36'56"E
L41	15.32'	S73°40'33"W
L42	21.71'	S41°47'02"W
L43	22.68'	S25°52'46"W
L44	22.45'	S63°12'48"W
L45	15.02'	S43°58'41"E
L46	62.38'	S52°28'36"W
L47	14.28'	S50°18'28"W
L48	63.34'	S04°38'54"E
L49	41.64'	S62°21'46"E
L50	18.72'	S16°31'46"E
L51	56.51'	S70°52'08"E
L52	24.71'	S14°08'04"W
L53	21.28'	S35°39'31"W
L54	34.22'	S64°24'33"W
L55	33.14'	N68°02'00"W
L56	15.19'	N77°28'44"W
L57	40.57'	S08°04'27"W
L58	13.34'	S81°38'05"E
L59	16.42'	S64°21'55"E
L60	23.40'	S48°30'19"E
L61	18.72'	S16°31'46"E
L62	33.38'	S52°48'20"W
L63	10.68'	S25°24'31"E
L64	17.18'	N14°14'51"E
L65	22.86'	S72°11'22"E
L66	30.13'	S36°15'50"E
L67	24.00'	N06°12'20"E
L68	24.75'	N21°43'36"E
L69	37.84'	N81°44'44"E
L70	21.94'	S64°15'14"E
L71	52.42'	S02°31'47"E
L72	125.84'	S81°57'05"E
L73	48.34'	N64°39'31"E
L74	35.71'	N58°04'04"E
L75	44.34'	N14°34'20"W
L76	43.71'	N48°42'47"W
L77	18.64'	N14°21'00"E

SURVEYOR'S NOTES:
BUILDING SETBACKS:
FRONT BSL: 20'
SIDE BSL: TEN FEET ON EACH SIDE FOR BUILDINGS TALLER THAN THREE STORIES, FIVE FEET ON EACH SIDE FOR BUILDINGS EQUAL TO OR LESS THAN THREE STORIES.
EACH LOT SHALL HAVE A 10 FOOT WIDE PRIVATE DRAINAGE EASEMENT ALONG THE SIDE LOT LINE BEING 5 FEET ON EACH SIDE OF THE LOT LINE.
ALL LOTS LINES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) NON-RADIAL.

DENOTES:
[Symbol] ~ 4" SQUARE CONCRETE MONUMENT, NUMBERED LB. 1271 (PLACED)
[Symbol] ~ 4" SQUARE CONCRETE MONUMENT, NUMBERED 1035 (FOUND)
[Symbol] ~ 4" SQUARE CONCRETE MONUMENT, NUMBERED 5786 (FOUND)
[Symbol] ~ 4" SQUARE CONCRETE MONUMENT, NUMBERED 6783 (FOUND)
[Symbol] ~ 1/2" ALLOY CAPPED IRON ROD, NUMBERED 1271 (PLACED)
R/W ~ RIGHT OF WAY
P.C. ~ POINT OF CURVATURE
P.T. ~ POINT OF TANGENCY
P.I. ~ POINT OF INTERSECTION
P.R.C. ~ POINT OF REVERSE CURVE
P.C.C. ~ POINT OF COMPOUND CURVE
R.P. ~ RADIUS POINT
(NR) ~ NON-RADIAL
BSL ~ BUILDING SETBACK LINE
P.O. ~ OFFICIAL RECORD
GPS ~ GLOBAL POSITIONING SYSTEM
LB ~ LICENSE BUSINESS

SPECIAL LINES:
--- ~ RIGHT OF WAY
--- ~ EASEMENT
--- ~ BUILDING SETBACK LINE
--- ~ CENTERLINE
--- ~ FLOOD LINE

