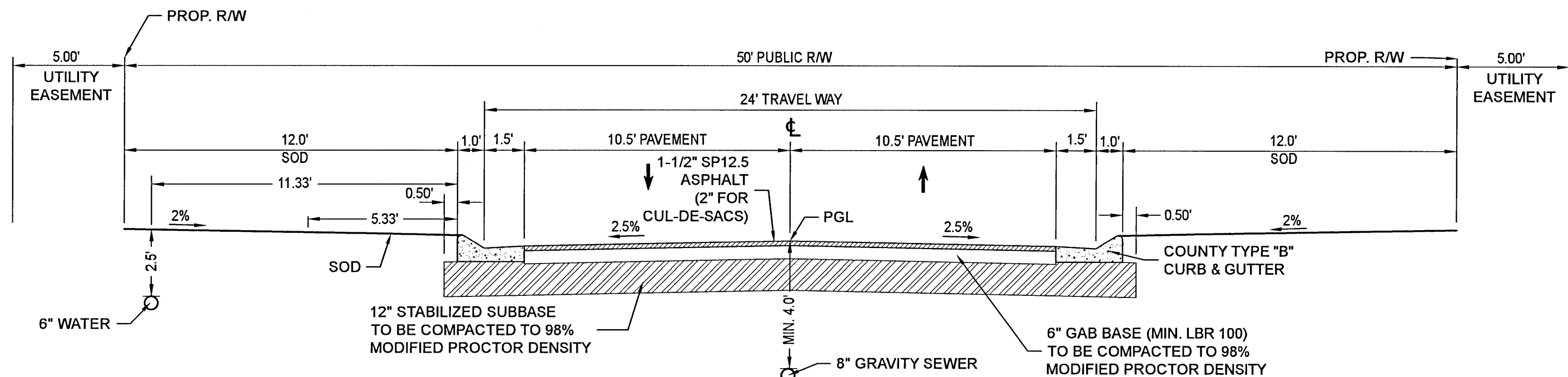
 Vicinity Map
Not to Scale

Property Owner(s):	Heron's Landing Development, LLC 1843 Commerce Blvd. Midway, FL 32343
Developer:	Heron's Landing Development LLC 1843 Commerce Blvd. Midway, FL 32343
Surveyor:	Mullins, LLC 801 W. Romana St. Suite A Pensacola, FL 32502 (251) 263-3513 - kevin@mullinsllc.net J. Kevin Gardner, PLS - FL License # 7258
Engineer:	Mullins, LLC 801 W. Romana St. Suite A Pensacola, FL 32502 (256) 975-0653 - eric@mullinsllc.net Eric Lane, P.E. - FL License # 86920

WETLAND NOTES:

THERE IS NO PROPOSED IMPACTS TO THE WETLANDS OR OTHER "ENVIRONMENTALLY SENSITIVE LANDS" (ESLS) THAT WILL REQUIRE AVOIDANCE & IMPACT MINIMIZATION EFFORTS TO BE DEMONSTRATED.

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE AE AND X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT ANNUAL-CHANCE FLOODPLAINS. NO BFES 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 12033C0345G AND 12033C0365G, MAP REVISION DATED SEPTEMBER 29, 2006



TYPICAL ROADWAY SECTION
NOT TO SCALE

OWNERSHIP:
LOTS - INDIVIDUAL OWNERSHIP
STREET RIGHT-OF-WAYS - PUBLIC
PARCEL 'A1' - STORMWATER FACILITY - PUBLIC
PARCEL 'A2' - STORMWATER FACILITY - PUBLIC
PARCEL 'B' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
PARCEL 'C' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
PARCEL 'D' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
PARCEL 'E' - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.
PARCEL 'F' - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.
PARCEL 'G' - WETLANDS - PRIVATE

UTILITIES NARRATIVE:

POTABLE WATER:
AFTER RECEIVING ECUA, FDOT AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING WATER MAIN ALONG WEST SIDE OF C.R. 297 A.K.A. DOG TRACK ROAD. THE DEVELOPER WILL CONSTRUCT ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

SEWER SYSTEM:
AFTER RECEIVING ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPMENT WILL BE SERVED BY GRAVITY SEWER WITH AN ECUA LIFT STATION. THE MAIN WILL TIE TO EXISTING SYSTEM ON DOG TRACK ROAD. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

STORMWATER SYSTEM:
AFTER RECEIVING NWFWD AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER INFRASTRUCTURE. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE DEDICATED AS A PUBLICLY OWNED AND MAINTAINED SYSTEM.

ELECTRIC, GAS, TELEPHONE & TV CABLE:
THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY
COMPANY.

UTILITY PROVIDERS

SANITARY SEWER AND WATER - ECUA
MR. TOMMY TAYLOR
9255 STURDEVANT ST.
PENSACOLA, FL. 32514
PH: (850) 698-4677

NATURAL GAS - PENSACOLA ENERGY
MRS. DIANE MOORE
1625 ATWOOD DRIVE
PENSACOLA, FL. 32514
PH: (850) 474-5319

TELEPHONE - AT&T FLORIDA
MR. STEVE KENNINGTON
6689 MAGNOLIA STREET
MILTON, FL. 32570
PH: (850) 812-4848

SUNSHINE STATE ONE-CALL
7200 LAKE ELLENOR DRIVE, SUITE 100
ORLANDO, FL. 32809
PH: (800) 432-4770

TRAFFIC DEPARTMENT - ESCAMBIA COUNTY PUBLIC WORKS
MR. JOHNNY COX
3363 WEST PARK PLACE
PENSACOLA, FL. 32505
PH: (850) 595-3404

ELECTRIC - GULF POWER
MR. ALLEN THOMPSON
5120 DOGWOOD DRIVE
MILTON, FL. 32570
PH: (850) 549-1225

CABLE - COX CABLE
MR. TROY YOUNG
2421 EXECUTIVE PLAZA
PENSACOLA, FL. 32504
PH: (850) 857-4564

SUNSHINE STATE ONE-CALL
7200 LAKE ELLENOR DRIVE, SUITE
ORLANDO, FL. 32809
PH: (800) 432-4770

C WORKS

SURVEY NOTES:

1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (FLORIDA NORTH NAD1983) (FDOT PRN).
2. BASIS OF BEARINGS: S. 43° 46' 46" W ALONG THE MOST EASTERLY SOUTH LINE OF SUBJECT PROPERTY.
3. DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAV88), BENCHMARK UTILIZED: FLORIDA DOT PERMANENT REFERENCE NETWORK.
4. REFERENCES USED IN THIS SURVEY: O.R. BOOK 8425 PAGE 244; O.R. BOOK 8431 PAGE 61; ALL FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

ZONING MAP
Not to Scale

RECORD DESCRIPTION FOR PARCEL 1 AND PARCEL 2

PARCEL 1
THAT PORTION OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA,
BEGINNING AS FOLLOWS:
DESCENDING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 42°22' EAST A DISTANCE OF 977.6 FEET TO A POINT
ON THE SOUTHERLY RIGHT OF WAY LINE OF THE PLEASANT GROVE HIGHWAY; THENCE NORTH
47°40' WEST ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 767.65 FEET TO A POINT OF CURVATURE OF A
CURVE TO THE RIGHT; THENCE NORTH 45°35' WEST ALONG A CHORD DISTANCE OF 129.28 FEET TO A POINT IN
THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE N 00°04' WEST ALONG
SAID EAST LINE A DISTANCE OF 298.18 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE
SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE N
88°33' WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 305.5 FEET TO A POINT ON THE WEST LINE OF THE
SOUTH 1/2 OF A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2
OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTH 00°05' EAST PARALLEL TO
THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 25 A DISTANCE OF 1626.8 FEET TO A POINT IN THE SOUTH
LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, SAID POINT
BEING A DISTANCE OF 305.5 FEET FROM THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTH 88°32'30" EAST ALONG THE SOUTH LINE OF THE
NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 11089.11 FEET
TO THE POINT OF BEGINNING, LESS 1/2 OF 200 FEET OF MY PLACESAT DRIVE HIGHWAY OF THE NORTHWEST 1/4 OF
THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SAID SECTION 25.

PARCEL 2

THAT PORTION OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, THENCE NORTH 42°22' EAST A DISTANCE OF 977.6 FEET TO A POINT ON THE SOUTHEASTLY RIGHT OF WAY LINE OF THE PLEASANT GROVE HIGHWAY, THENCE SOUTH 47°40' EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 429.35 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 42°22' WEST A DISTANCE OF 748.8 FEET, THENCE SOUTH 56°23' WEST A DISTANCE OF 368.28 FEET, THENCE SOUTH 29°29' WEST A DISTANCE OF 481.3 FEET, THENCE NORTH 78°13' WEST A DISTANCE OF 614.83 FEET, THENCE NORTH 60°52'S' WEST A DISTANCE OF 738.6 FEET TO A POINT IN THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, THENCE NORTH 00°04' WEST ALONG THE SAID WEST LINE A DISTANCE OF 288.77 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, THENCE NORTH 00°04' WEST ALONG THE SAID WEST LINE A DISTANCE OF 152.5 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, THENCE SOUTH 47°40' EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1526.5 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, THENCE SOUTH 89°33' EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 305.6 FEET, THENCE SOUTH 00°05' EAST PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 25 A DISTANCE OF 1628.6 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, SAID POINT BEING A DISTANCE OF 1009.11 FEET FROM THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, THENCE SOUTH 89°33' EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 1009.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
THE WEST 30% OF THE FOLLOWING DESCRIBED PARCEL:
THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTH 1/2, THENCE NORTH 09°05'00" WEST ALONG THE WEST LINE OF SAID NORTH 1/2 A DISTANCE OF 600.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 88°32'00" EAST, 305.6 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 00°05' EAST, 600.00 FEET TO A CONCRETE MONUMENT IN THE SOUTH LINE OF SAID NORTH 1/2; THENCE NORTH 88°32'00" WEST ALONG SAID SOUTH LINE, 305.6 FEET TO THE POINT OF BEGINNING.

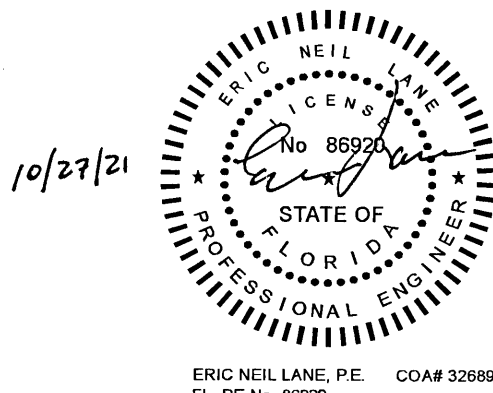
GENERAL NOTES:

- | | | | |
|----|--|-----|--|
| 1. | THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, AND PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS, THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED PROFESSIONAL ENGINEER. | 8. | A FENCE RESTRICTION NOTE WILL BE ADDED TO THE FINAL PLAT STATING THAT THE OWNERS WILL NOT BE ALLOWED TO LOCATE FENCES WITHIN DRAINAGE EASEMENTS THAT EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES, AND STRUCTURES SHALL NOT BE LOCATED WITHIN THEM THAT MAY PROHIBIT OR RESTRICT FLOW OF STORMWATER. |
| 2. | CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TPO OF PONDS, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION. | 9. | THE DEVELOPER / CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATIONS. |
| 3. | THE OWNER OR HIS AGENT SHALL ARRANGE / SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 347-5 AS-BUILT "AS-BUILT" CERTIFICATION ARE REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL. | 10. | RETENTION / DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE DRAINAGE DISCHARGE RATES. THE DEVELOPER / CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION. |
| 4. | NOTIFY SUNEATH UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W TOLL FREE AT 1-800-432-2770. | 11. | ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING FERTILIZER AND MULCH, HYDROSEED AND / OR SOD. IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS. |
| 5. | ALL ASPECTS OF THE STORMWATER / DRAINAGE COMPONENTS AND / OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION. | 12. | ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS. |
| 6. | NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS. | 13. | ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/ DETENTION AREAS. |
| | | 14. | DEVELOPER/ CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/ DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS |

ENGINEERING STATEMENT

I, ERIC LANE, P.E., AM THE ENGINEER OF RECORD FOR SUMMERBROOK PHASE 1 SUBDIVISION, AND HEREBY CERTIFY ALL CONSTRUCTED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

ENGINEER OF RECORD: ERIC LANE P.E.
P.E. NO. 86920



PLANS PREPARED BY:

MULLINS, LLC
801 W. Romana Street, Suite A
Pensacola, FL 32502
(850) 462-8412

Mullins Project No. 21-111P

LEGAL DESCRIPTION - SUMMERBROOKE PHASE 1

COMMENCING AT 4.9'x4' CONCRETE MONUMENT FOUND, SAID POINT PURPORTED AS BEING THE SOUTHWEST CORNER OF THE NORTH $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE FROM THE POINT OF COMMENCEMENT S 01°14'53" W A DISTANCE OF 288.92 FEET TO A 4'x4' CONCRETE MONUMENT FOUND, SAID POINT FURTHER DESCRIBED AS BEING THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING S 88°27'13" E A DISTANCE OF 470.00 FEET;

THENCE N 01°17'30" E A DISTANCE OF 114.98 FEET;

THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 39.29 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 43°43'48" W, AND A CHORD LENGTH OF 35.37 FEET;

THENCE N 01°20'08" E A DISTANCE OF 50.00 FEET;

THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 39.25 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 46°16'12" E, AND A CHORD LENGTH OF 35.34 FEET;

THENCE N 01°17'30" E A DISTANCE OF 47.48 FEET;

THENCE S 88°50'06" E A DISTANCE OF 50.00 FEET;

THENCE S 01°17'30" W A DISTANCE OF 47.52 FEET;

THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 49.27 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 43°43'48" E, AND A CHORD LENGTH OF 35.37 FEET;

THENCE S 88°45'07" E A DISTANCE OF 114.98 FEET;

THENCE N 01°17'30" E A DISTANCE OF 140.00 FEET;

THENCE S 88°45'07" E A DISTANCE OF 728.00 FEET;

THENCE N 01°24'21" E A DISTANCE OF 190.00 FEET;

THENCE N 88°45'07" W A DISTANCE OF 26.38 FEET;

THENCE N 01°17'30" E A DISTANCE OF 140.00 FEET;

THENCE S 88°45'07" E A DISTANCE OF 8.55 FEET;

THENCE N 43°46'46" E A DISTANCE OF 638.99 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF DOG TRACK ROAD;

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY S 46°15'31" E A DISTANCE OF 230.88 FEET TO A 4'x4' CONCRETE MONUMENT FOUND;

THENCE S 46°18'05" E A DISTANCE OF 429.12 FEET TO A 5/8" REBAR FOUND;

THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY S 43°46'46" E A DISTANCE OF 744.89 FEET TO A CAPPED 5/8" REBAR FOUND (OVERMAN);

THENCE S 57°32'53" W A DISTANCE OF 368.88 FEET TO A 4'x4' CONCRETE MONUMENT FOUND;

THENCE S 30°44'41" W A DISTANCE OF 479.51 FEET TO A CAPPED $\frac{1}{2}$ " REBAR FOUND (MPSES);

THENCE N 76°54'15" W A DISTANCE OF 616.16 FEET TO A 4'x4' CONCRETE MONUMENT FOUND;

THENCE N 59°28'07" W A DISTANCE OF 736.26 FEET TO THE POINT OF BEGINNING, CONTAINING 30.28 ACRES, MORE OR LESS.

THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050, SJ-17.051, AND SJ-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PREPARED BY:
J. KEVIN GARDNER, PLS
FLORIDA LICENSE NO. 7258

15. TO COMPLY WITH HPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE HPDES PERMIT APPLICANT FOR PROPER REPORTING TO DFEP.
16. ALL LAND SHALL REMAIN IN ITS CURRENTLY MAINTAINED OR NATURAL, VEGETATED STATE WHERE APPLICABLE, UNTIL SUCH TIME AS PROPER PERMITTING AND APPROVALS FOR FUTURE SITE "DEVELOPMENT" ARE GRANTED BY ESCAMBIA COUNTY AND OTHER JURISDICTIONAL AGENCIES. PER ESCAMBIA COUNTY'S LAND DEVELOPMENT CODE, THE PRELIMINARY PLATING PHASE DOES NOT ALL THE CONSTRUCTION OF THE SUBDIVISION LOTS. REMOVAL OF PROTECTED TREES, LAND CLEARING ACTIVITIES, PLACEMENT OF FILL MATERIALS, TRENCHING, EXCAVATION, GRADING, ALTERATION OF LAND TOPOGRAPHY OR VEGETATIVE COVER OR ANY OTHER "LAND DISTURBANCE ACTIVITIES" WILL REQUIRE SEPARATE APPROVALS IN THE FUTURE. PLEASE CONTACT ESCAMBIA COUNTY FOR GUIDANCE PRIOR TO ANY FUTURE SITE DEVELOPMENT WORK ACTIVITIES."
17. PRELIMINARY PLAT APPROVAL IS REQUIRED TO MAP THE PROPOSED SUBDIVISION OF LAND AND TO ENSURE THE DIVISION OF LAND MEETS THE LAND USE REGULATIONS OF THE COUNTY. AN APPROVED PRELIMINARY PLAT RESERVES THE DENSITY APPLIED FOR. HOWEVER, LAND AREAS SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE UNTIL SUCH TIME AS CONSTRUCTION PLANS, ONCE APPROVED, ALLOW THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AREAS ONLY TO PROCEED (BUT NOT DEVELOPING ON THE INDIVIDUAL SUBDIVISION LOTS).
18. NO HERITAGE TREES ARE LOCATED WITHIN THE DEVELOPMENT AREA.

REVISIONS

REVISED COMMENTS FROM
BILL SMITH - 10.13.21
REVISED COMMENTS FROM
ROZA SESTNOV - 10.19.21
REVISED PER MEETING ON
10.22.21 WITH ESCAMBIA CN

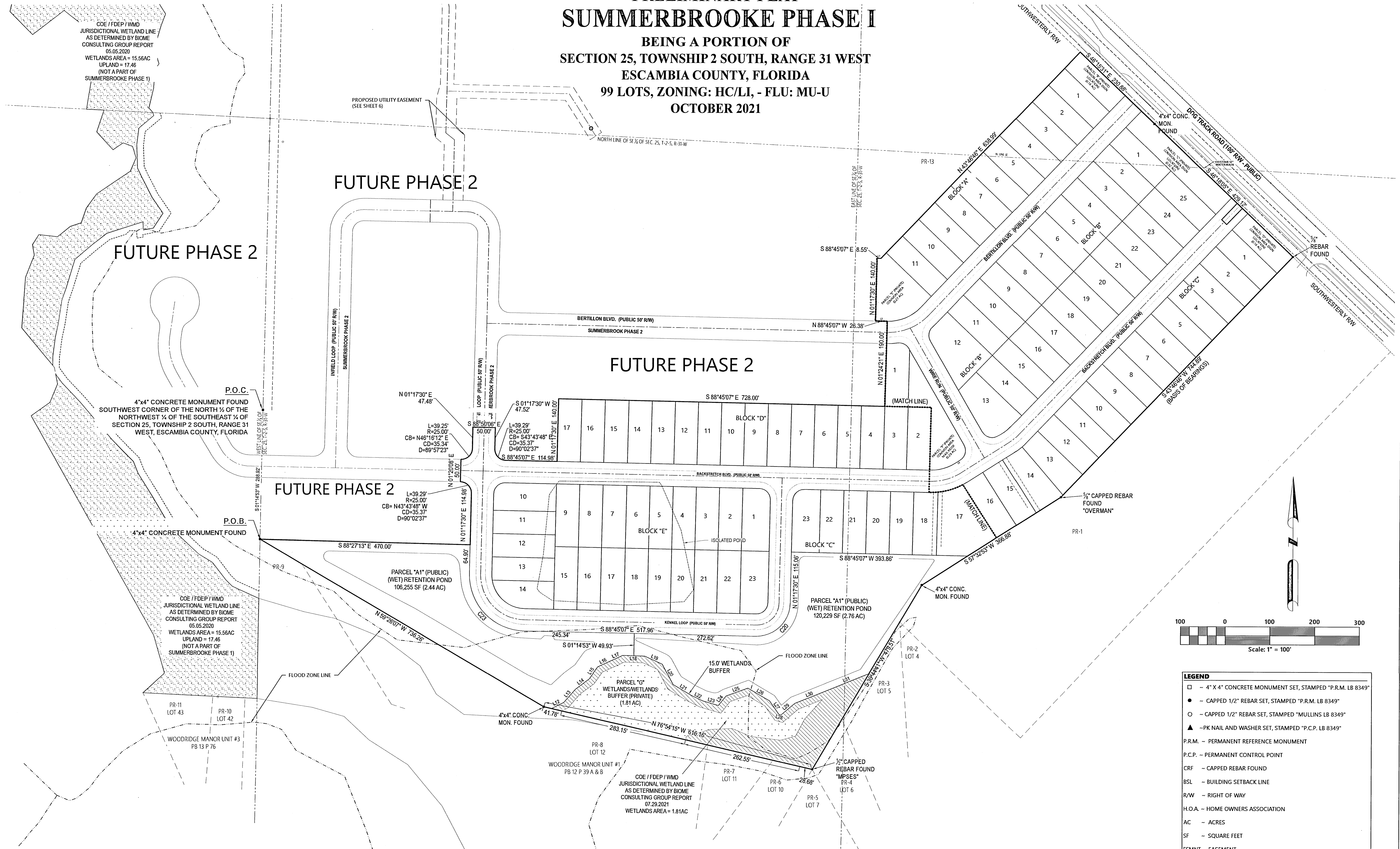
SHEET NUMBER

1 of 6

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PRELIMINARY PLAT	3
LOT GRADING PLAN	5
UTILITY EASEMENT PLAN	6

PRELIMINARY PLAT
SUMMERBROOKE PHASE I
BEING A PORTION OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
99 LOTS, ZONING: HC/LI, - FLU: MU-U
OCTOBER 2021



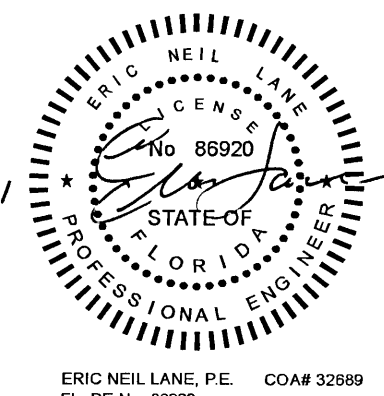
NOTES:
PORTIONS OF THIS SITE LIE WITHIN FLOOD ZONE AREA "AE".

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C 20	25.00'	39.29'	35.37'	N 43°43'48" W	90°02'37"
C 23	75.00'	44.72'	44.06'	N 43°56'51" E	34°09'57"

LINE	TAX PARCEL	OWNER	ADDRESS
PR-1	25-28-31-4301-000-002	JAMES E. EVANS	865 DOG TRACK RD. PENSACOLA, FL 32508
PR-2	24-28-31-3001-004-004	MICHAEL S. MITCHELL	10740 BRIDGE CREEK DR. PENSACOLA, FL 32508
PR-3	24-28-31-3001-005-004	VALERIE CHERIE SMITH	10740 BRIDGE CREEK DR. PENSACOLA, FL 32508
PR-4	24-28-31-3001-006-004	TERRY L. & JANET M. SCHOFIELD	10740 BRIDGE CREEK DR. PENSACOLA, FL 32508
PR-5	24-28-31-3001-007-004	BEVERLY SUE ANN DAVIS	10840 SILVER CREEK DR. PENSACOLA, FL 32508
PR-6	24-28-31-3001-010-002	LISA A. PALMER	10860 SILVER CREEK DR. PENSACOLA, FL 32508
PR-7	24-28-31-3001-011-004	CHEERY L. SQUIPORTH	1200 BLK BRIDGE CREEK TERRACE PENSACOLA, FL 32508
PR-8	24-28-31-3001-012-004	JENNIFER G. BUTTS	1221 BRIDGE CREEK TERRACE PENSACOLA, FL 32508
PR-9	25-28-31-3100-003-007	JACK FULLERSON	1125 BRIDGE CREEK TERRACE PENSACOLA, FL 32508
PR-10	25-28-31-3100-004-003	ESCAMBIA COUNTY (PARCEL C)	11100 BLK PINE HILL DR. PENSACOLA, FL 32508
PR-11	25-28-31-3100-005-003	HERON'S LANDING DEVELOPMENT LLC	1891 DOG TRACK RD. PENSACOLA, FL 32508
PR-12	25-28-31-4400-000-010		
PR-13	25-28-31-1303-000-000		

LINE	BEARING	DISTANCE
L12	S 83°45'14" W	30.91'
L13	S 40°51'21" W	38.51'
L14	S 53°40'40" W	38.27'
L15	N 35°33'09" E	33.12'
L16	S 61°16'34" W	12.72'
L17	S 84°32'58" W	27.85'
L18	S 87°52'48" E	48.14'
L19	S 89°21'21" E	43.23'
L20	N 27°56'09" W	50.59'
L21	S 89°12'17" E	47.20'
L22	N 63°37'35" W	28.86'
L23	N 73°37'45" W	36.96'
L24	S 39°02'23" W	27.47'
L25	S 70°12'01" W	61.72'
L26	S 59°32'08" E	55.94'
L27	N 35°06'15" W	37.35'
L28	S 75°09'44" E	4.30'
L29	N 49°43'24" E	40.48'
L30	S 88°14'46" W	75.43'
L31	S 88°14'46" W	103.74'

- LEGEND**
- ~ 4" X 4" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349"
 - ~ CAPPED 1/2" REBAR SET, STAMPED "P.R.M. LB 8349"
 - ~ CAPPED 1/2" REBAR SET, STAMPED "MULLINS LB 8349"
 - ▲ ~ PK NAIL AND WASHER SET, STAMPED "P.C.P. LB 8349"
 - P.R.M. ~ PERMANENT REFERENCE MONUMENT
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 - RP ~ RADIUS POINT
 - (R) ~ RADIAL
 - (NR) ~ NON-RADIAL



REVISIONS
REVISED COMMENTS FROM BILL SMITH - 10/13/21
REVISED COMMENTS FROM ROZA SESTONOV - 10/19/21
REVISED PER MEETING ON 10/22/21 WITH ESCAMBIA COUNTY
Date: ---
Date: ---

All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the client and firm listed on face, shall remain the property of the client and firm listed on face, and shall not be used for any other project. Such documents are not intended to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

MULLINS, LLC
801 W. Romana Street, Suite A
Pensacola, FL 32502
(850) 462-8412

Preliminary Plat
Summerbrooke Phase 1
Being a Portion of Section 25, Township 2 South, Range 31 West
Escambia County, Florida
PREPARED FOR: Heron's Landing LLC

Overall Plan
Job No: 21-111P
Date: 09/21/2021
Drawn By: JKG
Checked By: RTA
SHEET NUMBER
2 of 6

PRELIMINARY PLAT
SUMMERBROOKE PHASE I
BEING A PORTION OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
99 LOTS, ZONING: HC/LI, - FLU: MU-U
OCTOBER 2021

SITE DATA

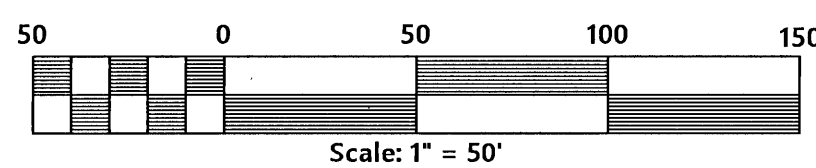
Property Owner(s): Heron's Landing Development, LLC
1843 Commerce Blvd.
Midway, FL 32343

Developer: Heron's Landing Development LLC
1843 Commerce Blvd.
Midway, FL 32343

Surveyor: Mullins, LLC
801 W. Romana St. Suite A
Pensacola, FL 32502
(251) 263-3513 - kevin@mullinsllc.net
J. Kevin Gardner, PLS - FL License # 7258

Engineer: Mullins, LLC
801 W. Romana St. Suite A
Pensacola, FL 32502
(258) 975-0653 - eric@mullinsllc.net
Eric Lane, P.E. - FL License # 86920

Gross Project Area: 30.03 Acres
Wetland Area: 1.01 Acres
Gross Density: 1.72 Units / Acre (Residential)
Current Zoning: MDR
Type of Subdivision: Single-Family
Number of Lots: 99 Lots
Contour Interval: One-Foot
Datum: Florida North NAD1983 & NGVD88
Street Length: 4,391 LF
Type of Streets: Public
R/W Width: 50'
Pavement Width: 26' B.O.C. To B.O.C.
Street Maintenance: Public
Stormwater Maintenance: Public
Min. Lot Area: 52,000 x 130.0' (6,760 SF)
Min. Lot Width at Building Line: 50.00 feet
Min. Depth of Front Yard: 20 feet
Min. Depth of Rear Yard: 20 feet
Min. Width of Each Side Yard: On each side, 5 feet or 10% of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet
Max. Building Height (feet): 45 feet
Corner Lots: Will have one front setback (20') and a fifteen feet setback (15') along the other right-of-way.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C 1	100.00'	82.85'	80.50'	S 67°30'49" W	47°28'07"
C 2	150.00'	24.45'	24.43'	N 86°34'39" E	9°20'22"
C 3	25.00'	69.68'	27.06'	S 64°15'16" E	68°09'33"
C 4	25.00'	34.31'	31.68'	N 09°14'13" E	78°38'21"
C 5	100.00'	37.22'	37.00'	N 54°26'27" E	21°52'22"
C 6	25.00'	37.01'	33.72'	N 09°14'13" E	78°38'21"
C 7	25.00'	38.24'	34.62'	N 13°43'58" E	87°37'51"
C 8	125.00'	30.04'	28.97'	N 50°39'50" E	13°46'08"
C 9	150.00'	14.49'	14.49'	S 46°32'49" W	5°32'06"
C 10	150.00'	21.56'	21.54'	S 53°25'53" W	8°14'02"
C 11	150.00'	5.83'	5.83'	S 58°59'40" W	2°13'33"
C 12	150.00'	37.11'	37.02'	N 66°51'44" E	14°10'35"
C 13	150.00'	29.18'	29.14'	N 79°31'25" E	11°08'48"
C 14	150.00'	16.10'	16.10'	N 88°10'21" E	0°09'04"
C 15	125.00'	50.78'	50.43'	N 55°24'58" E	23°16'25"
C 30	75.00'	117.87'	106.11'	S 43°43'48" E	90°02'37"
C 29	125.00'	30.04'	29.97'	S 50°39'50" W	13°46'08"

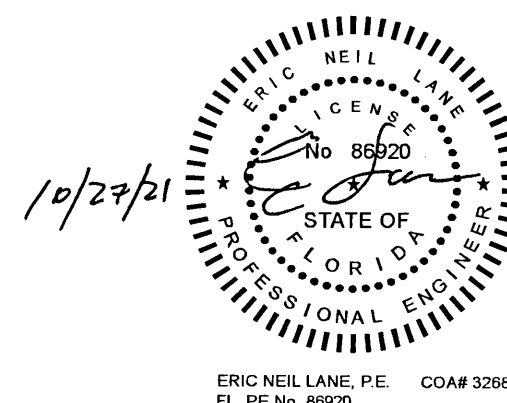
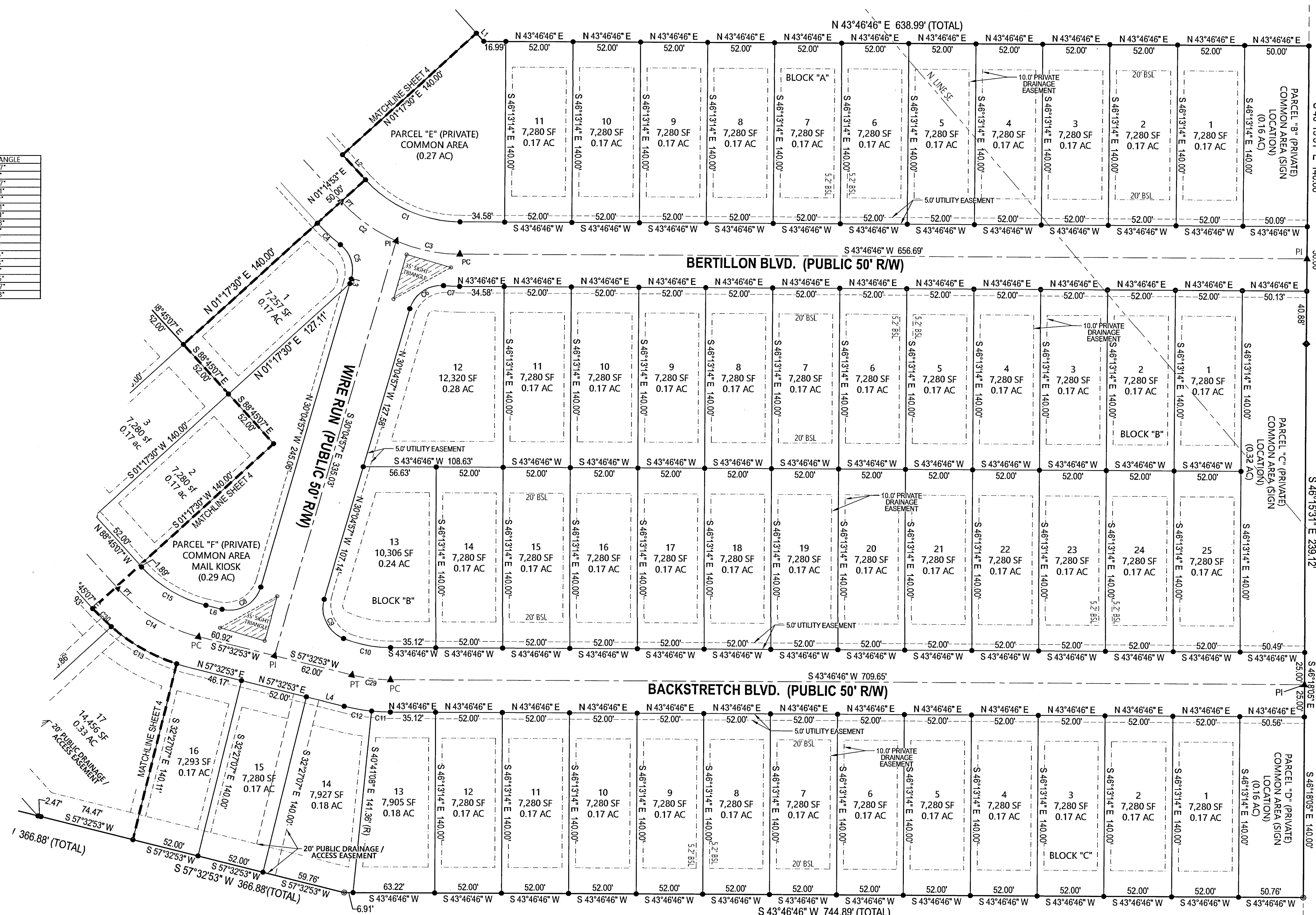
LINE	BEARING	DISTANCE
L 1	S 88°45'07" E	8.55'
L 2	N 88°45'07" W	26.38'
L 3	N 80°04'54" W	13.16'
L 4	N 57°32'53" E	24.75'
L 6	S 57°32'53" W	12.95'

OWNERSHIP:

LOTS - INDIVIDUAL OWNERSHIP
STREET RIGHT-OF-WAYS - PUBLIC
PARCEL "A" - STORMWATER FACILITY - PUBLIC
PARCEL "B" - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
PARCEL "C" - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
PARCEL "D" - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
PARCEL "E" - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.
PARCEL "F" - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.

LEGEND

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- - CAPPED 1/2" REBAR SET, STAMPED "P.R.M. LB 8349"
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PREPARED FOR: Heron's Landing LLC

Preliminary Plat

Job No. 21-111P
Date: 09/21/2021
Drawn By: RTA
Checked By: JKG

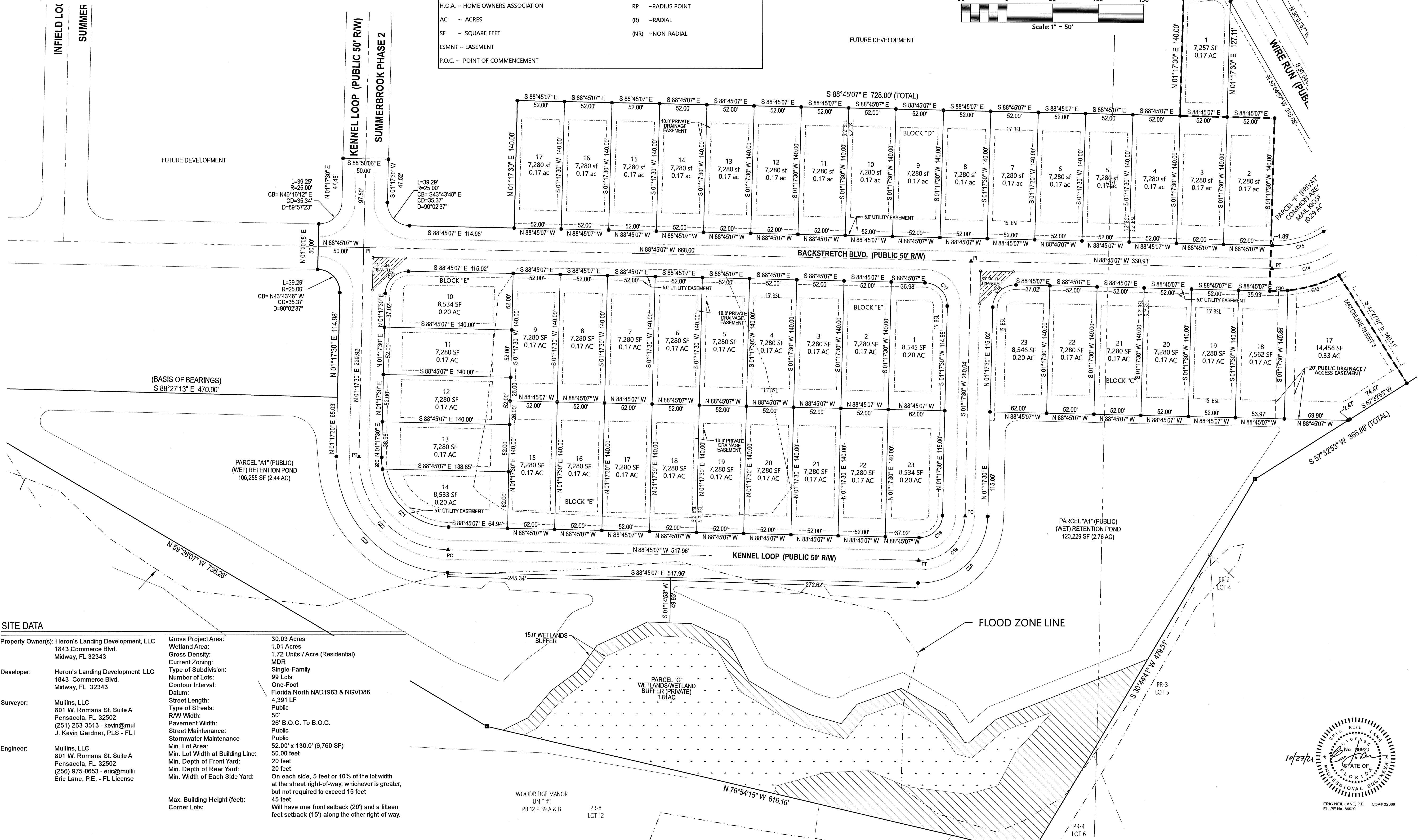
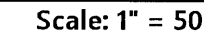
SHEET NUMBER
3 of 6

**PRELIMINARY PLAT
SUMMERBROOKE PHASE I
BEING A PORTION OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
99 LOTS, ZONING: HC/LI, - FLU: MU-U
OCTOBER 2021**

LOTS - INDIVIDUAL OWNERSHIP
STREET RIGHT-OF-WAYS - PUBLIC
PARCEL 'A' - STORMWATER FACILITY - PUBLIC
PARCEL 'B' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
PARCEL 'C' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
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PARCEL 'E' - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.
PARCEL 'F' - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.

LINE	BEARING	DISTANCE
L1	S 88°45'07" E	8.55'
L2	N 88°45'07" W	26.38'
L3	N 30°04'57" W	3.76'
L5	S 88°45'07" E	

P.O.B. ~ POINT OF BEGINNING
PC ~ POINT OF CURVATURE
PT ~POINT OF TANGENCY
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PRC ~POINT OF REVERSE CURVATURE
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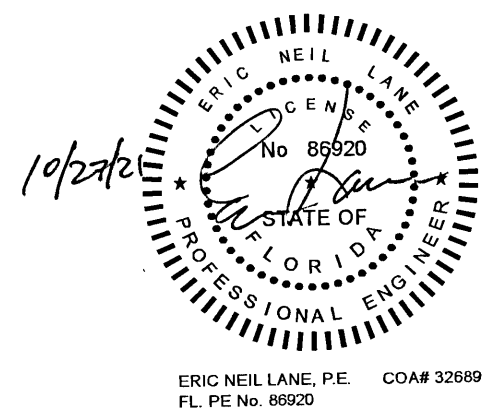
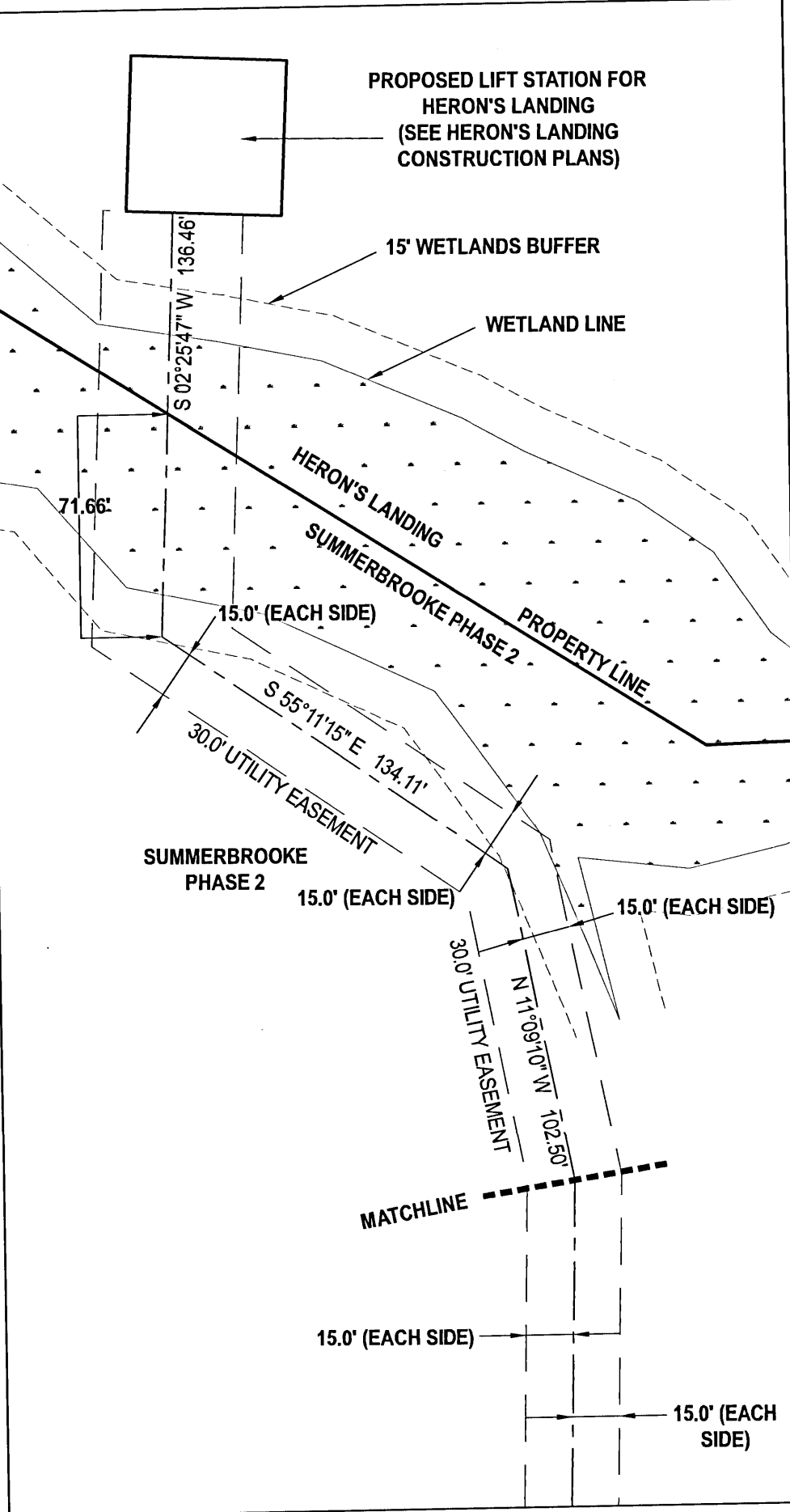
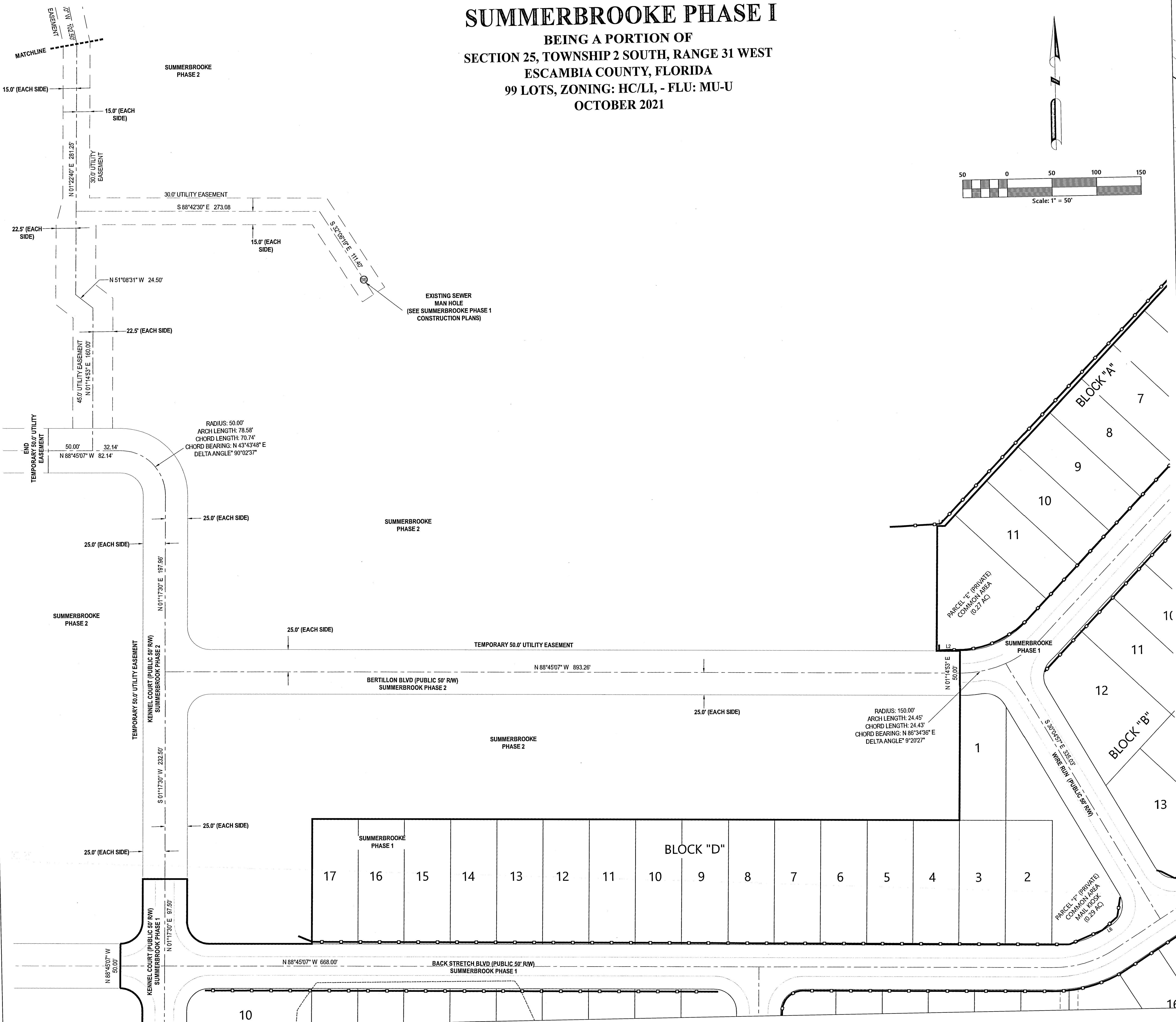


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Preliminary Plat Summerbrooke Phase 1

4 of 6

PRELIMINARY PLAT
SUMMERBROOKE PHASE I
BEING A PORTION OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
99 LOTS, ZONING: HC/LI, - FLU: MU-U
OCTOBER 2021



REVISIONS

REVISED COMMENTS FROM	DATE
BILL SMITH - 10.13.21	
REVISED COMMENTS FROM	DATE
ROZA SESTNOV - 10.19.21	
REVISED PER MEETING ON	DATE
10.22.21 WITH ESCAMBIA COUNTY	

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Preliminary Plat
Summerbrooke Phase 1
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Escambia County, Florida

UTILITY EASEMENT PLAN

Job No. 21-111P
Date: 09/21/2021
Drawn By: RTA
Checked By: JKG

SHEET NUMBER
6 of 6