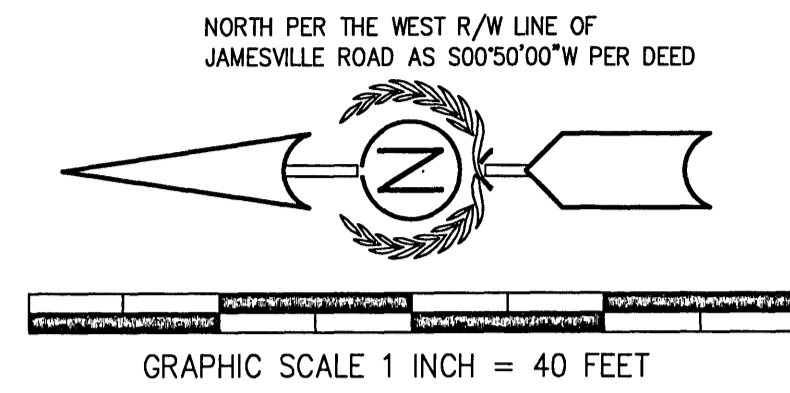


PLAT OF STAGECOACH

A 23 LOT RESIDENTIAL SUBDIVISION SECTION 21, TOWNSHIP
1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

MARCH 2021



OWNER/DEVELOPER

DINGER DEVELOPMENT LLC
3044 KINGSFIELD ROAD
PENSACOLA, FL 32514
PHONE: (850) 637-3689

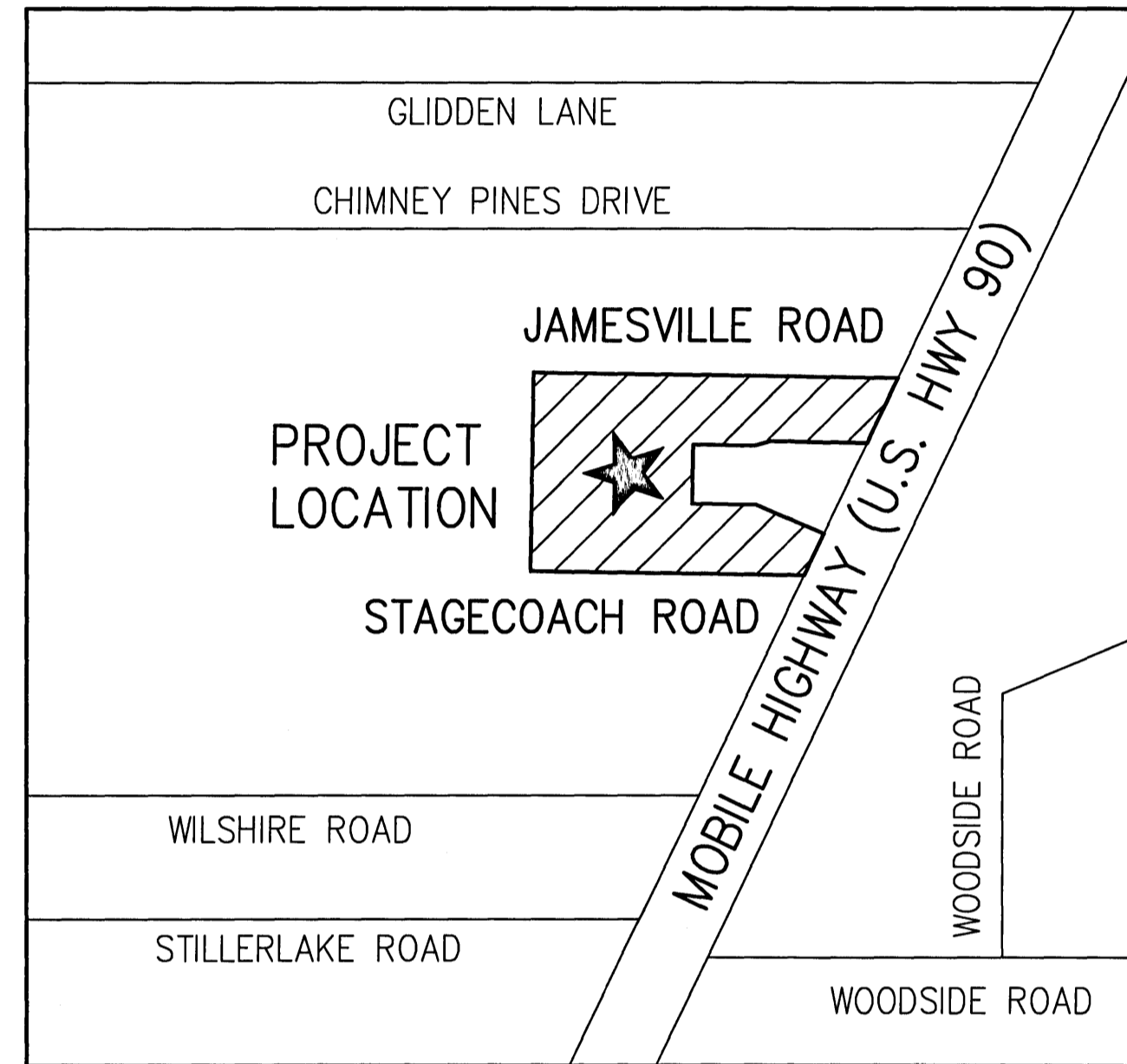
ENGINEER

DAVID W. FITZPATRICK, P.E., PA
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PHONE: (850) 476-8677

SURVEYOR Butler & Associates, INC.

2420 E OLIVE ROAD, Suite "A"
PENSACOLA, FL 32514
PHONE: (850)-476-4768

VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE NORTH 01°57'00" WEST A DISTANCE OF 238.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90;
THENCE SOUTH 60°30'00" EAST ALONG SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY A DISTANCE OF 2518.64 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 AND THE EAST RIGHT-OF-WAY OF STAGECOACH ROAD AND THE POINT OF BEGINNING;
THENCE NORTH 01°57'00" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF STAGE COACH A DISTANCE OF 530.54 FEET;
THENCE SOUTH 89°10'00" EAST DISTANCE OF 384.44 FEET TO THE WEST RIGHT OF WAY LINE OF JAMESVILLE ROAD;
THENCE SOUTH 00°50'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF JAMESVILLE ROAD A DISTANCE OF 740.12 TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY OF U.S. HIGHWAY 90; THENCE NORTH 60°30'00" WEST ALONG SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY LINE A DISTANCE OF 163.14 FEET; THENCE NORTH 29°32'03" EAST A DISTANCE OF 35.03 FEET; THENCE NORTH 00°50'00" EAST A DISTANCE OF 171.44 FEET; THENCE NORTH 15°16'36" WEST A DISTANCE OF 31.23 FEET; THENCE NORTH 00°50'00" EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 89°10'00" WEST A DISTANCE OF 114.41 FEET; THENCE SOUTH 00°50'00" WEST A DISTANCE OF 123.77 FEET; THENCE SOUTH 22°42'32" WEST A DISTANCE OF 150.49 FEET TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OF U.S. HIGHWAY 90;
THENCE NORTH 60°30'00" WEST ALONG SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY A DISTANCE OF 80.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STAGECOACH ROAD AND THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, CONTAINING 4.61 ACRES.

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 THE 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.

SURVEYOR'S NOTES:

- BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF SOUTH 00 DEGREES 50 MINUTES 00 SECONDS WEST ALONG THE WEST R/W LINE OF JAMESVILLE ROAD PER DEED.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DEEDS OF RECORD AND EXISTING MONUMENTATION PER FIELD MEASUREMENTS AS LOCATED AT THE TIME OF SURVEY.
- THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THERE SHALL BE A 1 FOOT PUBLIC NON-ACCESS EASEMENT ALONG THE SOUTH LINE OF LOT 10, BLOCK "A" AND SOUTH LINE OF LOT 1, BLOCK "B" ADJACENT TO THE NORTHEASTERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY (U.S. HIGHWAY 90).
- THERE SHALL BE A 15 FOOT DRAINAGE/ACCESS EASEMENT ALONG THE EAST BOUNDARY LINE OF LOTS 1 THROUGH LOT 9, AND A PORTION AT THE NORTHEAST CORNER OF LOT 10, BLOCK "A" AS SHOWN.
- THERE SHALL BE A 15 FOOT PUBLIC DRAINAGE/ACCESS EASEMENT ALONG THE WEST BOUNDARY LINE OF LOTS 1 THROUGH LOT 11, AND ALONG THE WEST LINE OF THE SOUTH 10 FEET OF LOT 12, BLOCK "B" AS SHOWN.
- THERE SHALL BE A 20 FOOT PUBLIC DRAINAGE/ACCESS EASEMENT ALONG THE COMMON BOUNDARY LINE BETWEEN LOT 18 AND LOT 19, 10 FEET ON EACH SIDE AS SHOWN ON THE PLAT.
- THERE SHALL BE A 10 FOOT PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES, 5 FEET ON EACH SIDE (TYPICAL FOR ALL LOTS).
- THE PROPERTY HAS DIRECT ACCESS TO PUBLIC ROADS: JAMESVILLE ROAD (66' RIGHT OF WAY) ALONG THE WEST SUBDIVISION LINE AND TO STAGECOACH ROAD (66' RIGHT OF WAY) ALONG THE EAST RIGHT OF WAY LINE. THERE IS NO DIRECT ACCESS TO MOBILE HIGHWAY ALONG THE SOUTHWESTERLY SUBDIVISION LINE.
- 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 FEET ON EACH LOT, FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DINGER DEVELOPMENT LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREON, KNOWN AS STAGECOACH, 23 LOT RESIDENTIAL SUBDIVISION, HEREBY DEDICATES TO THE PUBLIC:
ALL PUBLIC DRAINAGE/ACCESS EASEMENTS, 1' NON-ACCESS EASEMENTS, PARCEL "A" (WET DETENTION POND) AND PARCEL "B" (RIGHT-OF-WAY);
HEREBY DEDICATE TO EMERALD COAST UTILITIES AUTHORITY (ECUA) ALL UTILITY EASEMENTS AND HEREBY DEDICATE TO THE STAGECOACH SUBDIVISION OWNERS ASSOCIATION, INC. ALL PRIVATE DRAINAGE EASEMENTS AND HEREBY REQUESTS THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

DINGER DEVELOPMENT LLC. WITNESS: _____
PRINT NAME: _____
KAREN P. BUTLER, MANAGER OF DINGER DEVELOPMENT LLC. WITNESS: _____
PRINT NAME: _____

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021
BY KAREN P. BUTLER, MANAGER OF DINGER DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE: _____ PRINT NAME: _____
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.01 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 PAGES _____ OF SAID COUNTY.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL, BOARD 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 COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING ON THE _____ DAY OF _____, 2021, WAS APPROVED FOR FILING BY SAID BOARD, AND I, AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO CO CERTIFY HEREON.

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 COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2021.

JOSEPH BARRETT, PSM, ESCAMBIA COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION NO. 6260

CERTIFICATE OF ATTORNEY

I, _____ 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 CHAPTER 2, ARTICLE 5 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

SIGNED THIS _____ DAY OF _____, 2021.

ENGINEER'S CERTIFICATE

I, DAVID FITZPATRICK, P.E., P.A., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR STAGECOACH, 23 LOT RESIDENTIAL SUBDIVISION, THAT ALL CONSTRUCTION, DRAINAGE AND OTHER EASEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS. NO NEW ROADWAYS WERE CONSTRUCTED.

DAVID W. FITZPATRICK, PROFESSIONAL ENGINEER
REGISTRATION NUMBER 47818, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I, WILLIAM J. BUTLER HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE SURVEY WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PLAT COMPLIES WITH ALL OF THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.01 - 177.51, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT ALL PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY CHAPTER 177 AND 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.

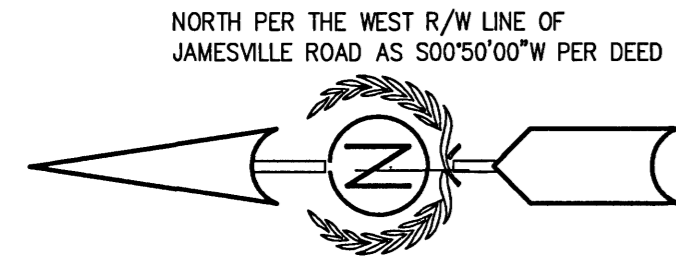
NAME: WILLIAM J. BUTLER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3774, CORPORATE NO. 6112
BUTLER & ASSOCIATES, INC.
2420 EAST OLIVE ROAD, SUITE "A"
PENSACOLA, FL 32514 PHONE: (850) 476-4768

SHEET 1 OF 2

RESTRICTIVE COVENANTS FILED OFFICIAL RECORD BOOK _____ PAGE _____

PLAT BOOK _____ PAGE _____

SHEET INDEX:
SHEET 1 OF 2 TITLE PAGE
SHEET 2 OF 2 PLAT DRAWING



GRAPHIC SCALE 1 INCH = 40 FEET

PLAT OF STAGECOACH

A 23 LOT RESIDENTIAL SUBDIVISION SECTION 21, TOWNSHIP
1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

MARCH 2021

JAMESVILLE ROAD (66' PUBLIC R/W)

OWNER/DEVELOPER

DINGER DEVELOPMENT LLC
3044 KINGSFIELD ROAD
PENSACOLA, FL 32514
PHONE: (850) 637-3689

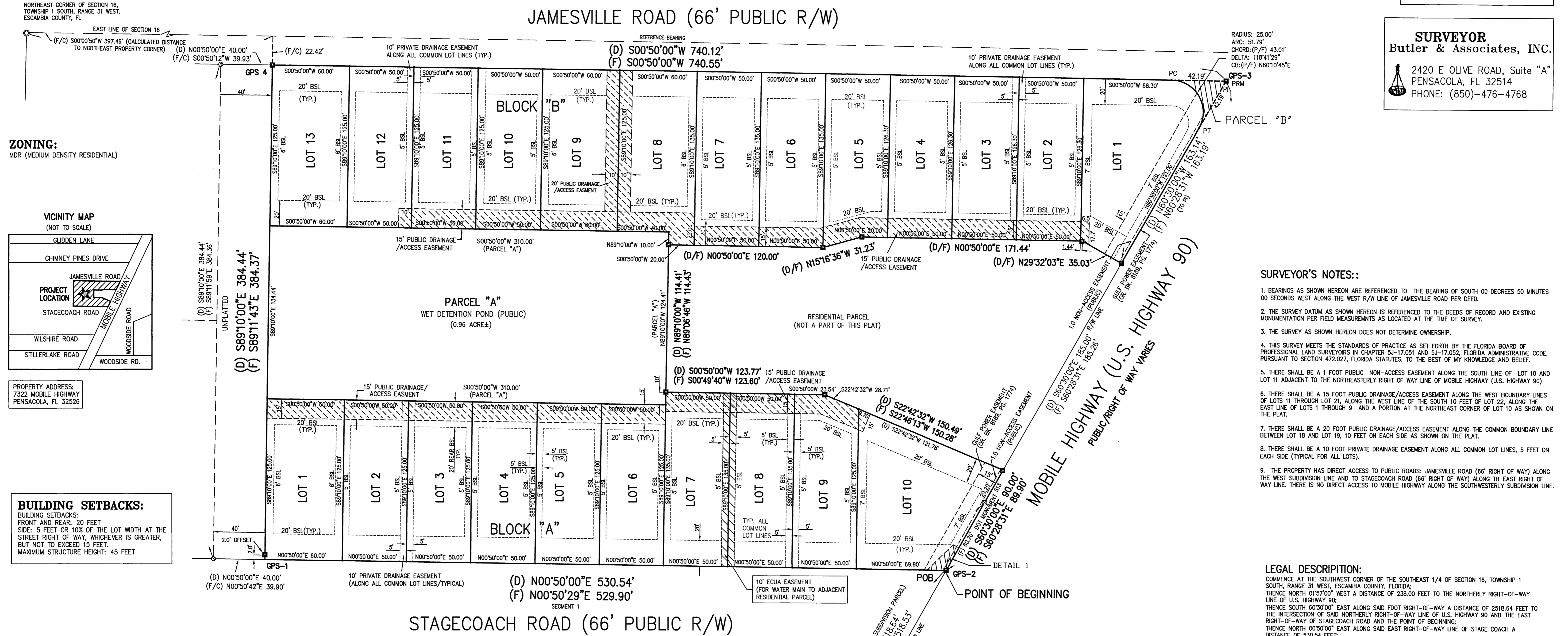
ENGINEER

DAVID W. FITZPATRICK, P.E., PA
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PHONE: (850) 476-8677

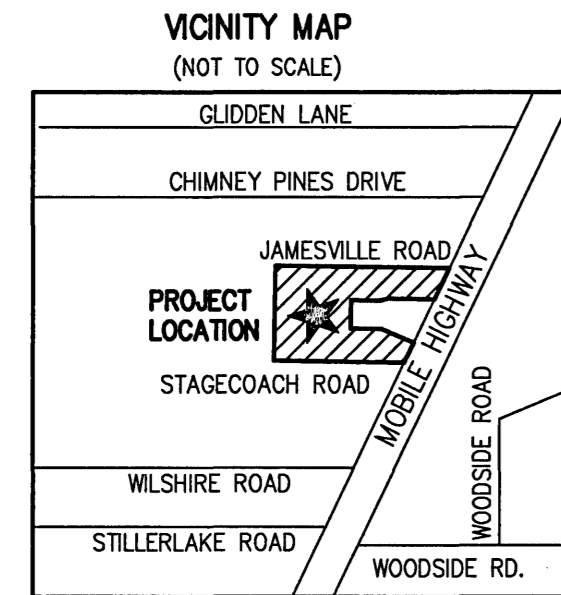
SURVEYOR

Butler & Associates, INC.

2420 E OLIVE ROAD, Suite "A"
PENSACOLA, FL 32514
PHONE: (850)-476-4768



ZONING:
MDR (MEDIUM DENSITY RESIDENTIAL)



PROPERTY ADDRESS:
7322 MOBILE HIGHWAY
PENSACOLA, FL 32526

BUILDING SETBACKS:
BUILDING SETBACKS:
FRONT AND REAR: 20 FEET
SIDE: 5 FEET OR 10% OF THE LOT WIDTH AT THE STREET RIGHT OF WAY, WHICHEVER IS GREATER, BUT NOT TO EXCEED 15 FEET.
MAXIMUM STRUCTURE HEIGHT: 45 FEET

- SURVEYOR'S NOTES:**
1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF SOUTH 00 DEGREES 50 MINUTES 00 SECONDS WEST ALONG THE WEST R/W LINE OF JAMESVILLE ROAD PER DEED.
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 6. THERE SHALL BE A 15 FOOT PUBLIC DRAINAGE/ACCESS EASEMENT ALONG THE WEST BOUNDARY LINES OF LOTS 11 THROUGH LOT 21, ALONG THE WEST LINE OF THE SOUTH 10 FEET OF LOT 22, ALONG THE EAST LINE OF LOTS 1 THROUGH 9 AND A PORTION AT THE NORTHEAST CORNER OF LOT 10 AS SHOWN ON THE PLAT.
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 9. THE PROPERTY HAS DIRECT ACCESS TO PUBLIC ROADS: JAMESVILLE ROAD (66' RIGHT OF WAY) ALONG THE WEST SUBDIVISION LINE AND TO STAGECOACH ROAD (66' RIGHT OF WAY) ALONG THE EAST RIGHT OF WAY LINE. THERE IS NO DIRECT ACCESS TO MOBILE HIGHWAY ALONG THE SOUTHWESTERLY SUBDIVISION LINE.

LEGAL DESCRIPTION:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE NORTH 0°57'00" WEST A DISTANCE OF 238.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90;
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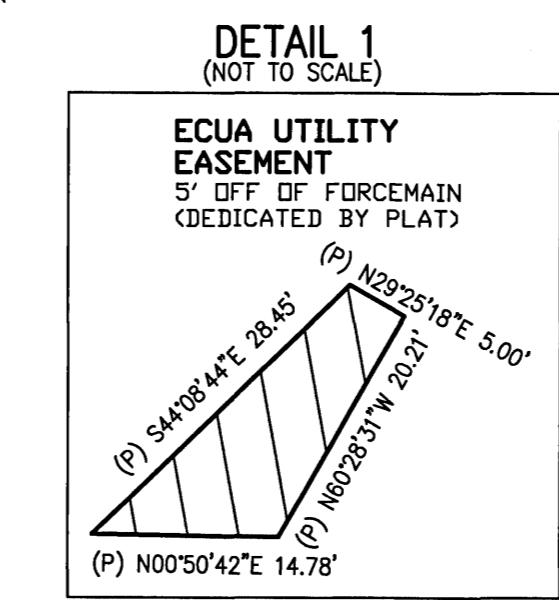
STATE PLANE COORDINATES
HORIZONTAL DATUM NORTH AMERICAN DATUM 2011 FLORIDA NORTH ZONE

STATION	NORTHING (FEET)	EASTING (FEET)	ELEVATION	LATITUDE	LONGITUDE	SCALE FACTOR	CONVERGENCE ANGLE	COMBINED SCALE FACTOR
GPS-1	558378.141	1071226.010	97.84170	N30°30'16.35674"	W087°20'57.53018"	0.99995669	-01°25'54.67"	0.99995666
GPS-2	557849.081	1071226.332	97.99650	N30°30'11.11431"	W087°20'57.71818"	0.99996554	-01°25'54.77"	0.99995651
GPS-3	557619.020	1071599.320	93.7990	N30°30'08.93007"	W087°20'53.39023"	0.99996548	-01°25'52.59"	0.99995656
GPS-4	558358.524	1071637.825	94.33850	N30°30'16.25704"	W087°20'53.16136"	0.99995669	-01°25'52.48"	0.99995663

COORDINATE LOCATIONS ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AND GLOBAL NAVIGATION SATELLITE SYSTEM-GNSS REFERENCE STATION NETWORK.
1. FORMULAS TO CONVERT GRID DISTANCES TO GROUND DISTANCE: DIVIDE GRID DISTANCE BY MSCF;
2. FORMULA TO CONVERT GROUND DISTANCE TO GRID DISTANCE: MULTIPLY THE GROUND DISTANCE BY MSCF;
3. MEAN COMBINED SCALE FACTOR (MSCF) = (CSF1 + CSF2) DIVIDE BY 2;
4. GROUND DISTANCE = GRID DISTANCE DIVIDE BY MSCF;
5. GRID DISTANCE = GROUND DISTANCE MULTIPLY BY MSCF.

SHEET INDEX:
SHEET 1 OF TITLE PAGE
SHEET 2 OF 2 PLAT DRAWING

- LEGEND**
- SET 4"x4" CONCRETE MONUMENT NO. 6112
 - FOUND 4"x4" DOT CONCRETE MONUMENT
 - FOUND 3" DIAMETER CONCRETE MONUMENT
 - FOUND 1/2" CAPPED IRON ROD NO. 4655
 - FOUND 4"x4" CONCRETE MONUMENT
 - FOUND 1/2" IRON PIPE
 - FOUND 1/2" CAPPED IRON ROD (MUTILATED)
 - FOUND 1/2" CAPPED IRON ROD NO. 6112
 - POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - CURVE NUMBER
 - (F/C) FIELD CALCULATED
 - (D) DEED DATA
 - (C) CALCULATED DATA
 - (P) PLAT
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - (TYP.) TYPICAL
 - BSL BUILDING SETBACK LINE
 - TBM TEMPORARY BENCHMARK
 - ELEV. ELEVATION
 - GPS GLOBAL POSITION SYSTEM
 - CB CHORD BEARING
 - R/W RIGHT OF WAY
 - DOT DEPARTMENT OF TRANSPORTATION
 - D/F DEED AND FIELD
 - ± DENOTES MORE OR LESS
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - S1 DENOTES SEGMENT PER CLOSURE REPORT



F:\2019\06\ASBUILT\1 STAGECOACH\PLAT\FINAL\PLAT\19061\FINAL\PLAT.DWG