

MEADOWS

Situated in Section 22, T-1-N, R-31-W
Escambia County, Florida
44 Lots, Zoning: LDR, Future Land Use: MU-S
June 2021

CERTIFICATION OF OWNERSHIP AND DEDICATION:

BRELAND HOMES COASTAL, LLC, THE OWNER OF THE PROPERTY SHOWN HEREON, HEREBY DEDICATES THIS PLAT OF MEADOWS, IN ACCORDANCE WITH FLORIDA STATUTE 177.081 (3), THE BELOW SIGNED DEDICATES, TO MEADOWS HOMEOWNERS' ASSOCIATION OF ESCAMBIA COUNTY, INC. ALL PRIVATE RIGHT OF WAYS, INCLUDING MEADOW TRAIL & FENWICK COURT, PARCELS 'A', 'B', 'C', 'D', 'E', AND 'F', FOR USE SOLELY BY THE HOMEOWNERS REFERENCED HEREON. THE BELOW SIGNED ALSO DEDICATES TO MEADOWS HOMEOWNERS' ASSOCIATION OF ESCAMBIA COUNTY, INC. ALL PRIVATE DRAINAGE/ACCESS EASEMENTS - MAINTENANCE OF ALL AREAS DEDICATED TO MEADOWS HOMEOWNERS' ASSOCIATION OF ESCAMBIA COUNTY, INC. SHALL BE THE RESPONSIBILITY OF SAID ASSOCIATION. THE BELOW SIGNED ALSO DEDICATES TO ALL UTILITY PROVIDERS 5' & 15' UTILITY EASEMENTS.

TODD MCCRORY, PRESIDENT
BRELAND HOMES COASTAL, LLC

WITNESS 1

WITNESS 2

PRINT NAME

PRINT NAME

ACKNOWLEDGEMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization on this _____ day of _____, 2021, by Todd McCrory as President of Breland Homes Coastal, LLC, a Florida limited liability company, who _____ is personally known to me or _____ has produced _____ as identification.

SIGNATURE OF NOTARY

NAME, LEGIBLY PRINTED,
TYPEWRITTEN OR STAMPED

(SEAL)

My Commission Expires: _____

CERTIFICATE OF ATTORNEY:

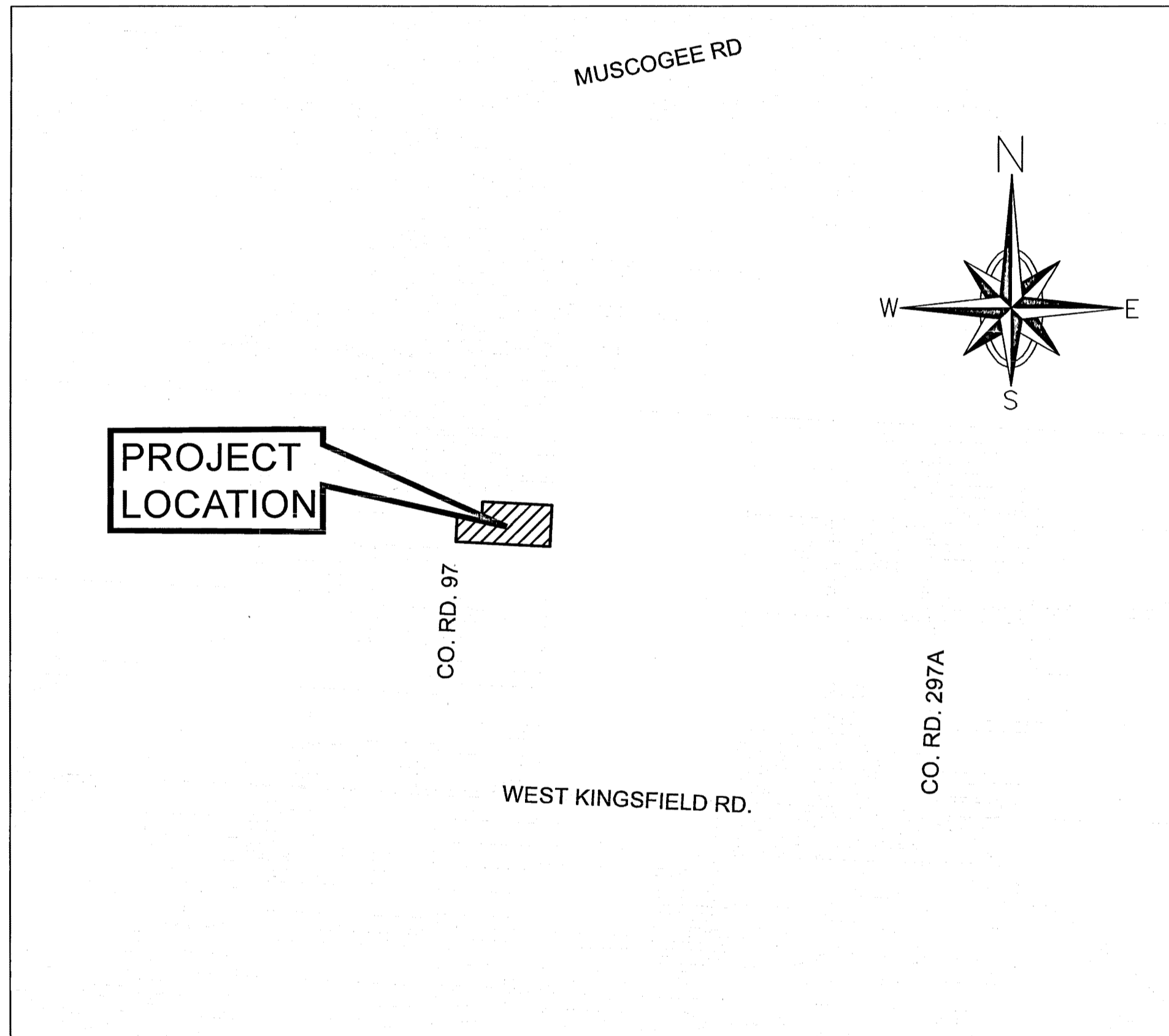
I, _____, AS A MEMBER OF THE FLORIDA BAR ASSOCIATION, AND ON BEHALF OF THE OWNERS, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

SIGNED ON THIS THE _____ DAY OF _____, 2021.

OWNER/DEVELOPER:
BRELAND HOMES COASTAL, LLC
801 W. ROMANA STREET, SUITE A
PENSACOLA, FLORIDA 32502
TODD MCCRORY - PRESIDENT

SURVEYOR:
MULLINS, LLC
801 W. ROMANA STREET, SUITE A
PENSACOLA, FLORIDA 32502
(850) 462-8412
J. KEVIN GARDNER, PLS
FLORIDA LICENSE NO. 7258
BUSINESS CERTIFICATE NO. LB8349

ENGINEER:
MULLINS, LLC
801 W. ROMANA STREET, SUITE A
PENSACOLA, FLORIDA 32502
(850) 462-8412
ERIC LANE, PE NO. 86920
BUSINESS LICENSE NO. 32689



LOCATION MAP

NOT TO SCALE

CERTIFICATE OF COUNTY CLERK:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURTS 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 LEGISLATIVE STATUTES) AND THE SAME WAS RECORDED

ON THE _____ DAY OF _____, 2021, IN PLAT BOOK _____

AT PAGE _____ OF THE PUBLIC RECORDS 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 ON THIS _____ DAY OF _____, 2021.

JOSEPH BARRETT, P.S.M., COUNTY SURVEYOR

PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION No. 6260

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

FLORIDA STATUTE 177.091 (27)

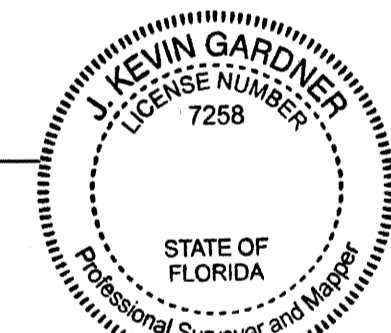
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

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 THIS 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, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED ON THIS THE 23 DAY OF JUNE, 2021.

J. Kevin Gardner
J. KEVIN GARDNER, PLS.
FLORIDA LICENSE NO. 7258
MULLINS, LLC
801 W. ROMANA STREET SUITE A
PENSACOLA, FLORIDA 32502
BUSINESS CERTIFICATE NO. LB 8349



ENGINEERS CERTIFICATE:

I, ERIC LANE, HEREBY CERTIFY THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR MEADOWS (SUBDIVISION).

ERIC LANE, P.E., FLORIDA P.E. # 86920 DATE _____

Gross Project Area:	14.70 Acres (14.70 Buildable)
Wetland Area:	0 Acres
Gross Density:	2.99 Units / Acre (Residential)
Current Zoning:	LDR
Type of Subdivision:	Single-Family
Number of Lots:	44 Lots
Street Length:	1,423 Linear Feet
Type of Streets:	Private
R/W Width:	50'
Pavement Width:	26' B.O.C. To B.O.C.
Street Maintenance:	Private
Stormwater Maintenance:	Private
Minimum Lot Area:	(7,267 SF)
Minimum Depth of Front Yard:	20 feet
Minimum Depth of Rear Yard:	20 feet
Minimum Width of Each Side Yard:	5 feet
Lot Coverage:	20% pervious
Maximum Building Height (feet):	45 feet
Maximum Building Height (stories):	2.5

GENERAL NOTES:

1. THERE IS DEDICATED HEREWITH A 5 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY UNLESS OTHERWISE SPECIFIED.
2. THERE SHALL BE A 10 FOOT PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES, BEING 5 FOOT ON EACH SIDE OF SAID LINE, FENCES AND OTHER STRUCTURES SHALL NOT IMPEDE STORMWATER FLOW.
3. FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENTS (PUBLIC OR PRIVATE). THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
4. DECLARATIONS OF OF USE OF DEVELOPMENTS RIGHTS, AS RECORDED IN OFFICIAL RECORDS BOOK 8340, PAGES 1919-1926, RESPECTIVELY, IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A BOUNDARY SURVEY PREPARED BY SMITH CLARK & ASSOCIATES, EXISTING FIELD MONUMENTS, AND RECORDS FROM THE COUNTY CLERKS OFFICE OF ESCAMBIA COUNTY FLORIDA.
3. BEARINGS AND NORTH ARROW SHOWN HEREON ARE REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS, FLORIDA STATE PLANE COORDINATES NORTH ZONE NAD 1983(2011), U.S. SURVEY FEET, FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FDOT FPRN) UTILIZED. BASIS OF BEARINGS BEING S 02°37'48" W ALONG THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY.
4. ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE 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.

Approved ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature: <i>[Signature]</i>	Date: <u>6-23-21</u>
Printed Name: <u>Benjamin Hampton</u>	
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.	

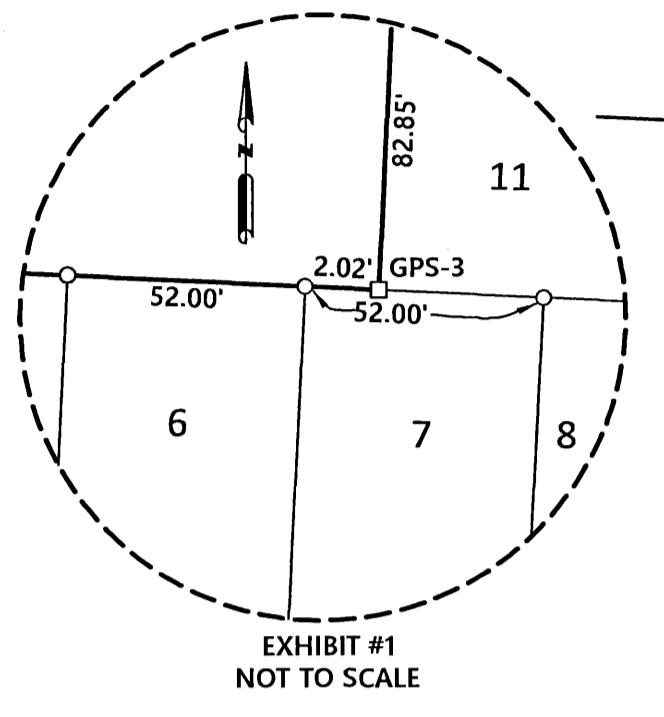
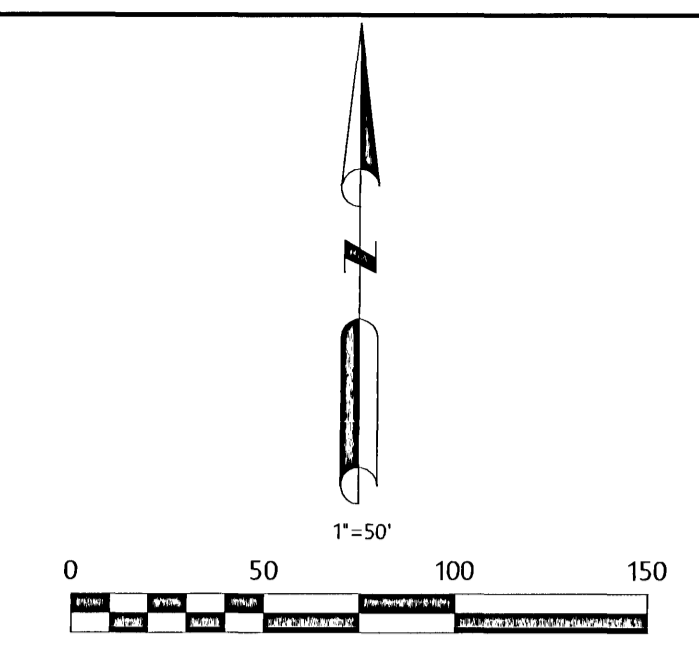
LEGEND

- 3-1/2" X 3-1/2" 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
- P.C.P. PERMANENT CONTROL POINT
- CRF CAPPED REBAR FOUND
- BSL BUILDING SETBACK LINE
- R/W RIGHT OF WAY
- H.O.A. HOME OWNERS ASSOCIATION
- AC ACRES
- SF SQUARE FEET
- ESMT EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.R.C. POINT OF REVERSE CURVATURE
- R.P. RADIUS POINT
- (R) RADIAL
- (NR) NON-RADIAL
- PSM PROFESSIONAL SURVEY AND MAPPER
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.E. PROFESSIONAL ENGINEER
- LB LICENSED BUSINESS
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FPRN FLORIDA PERMANENT REFERENCE NETWORK
- NAD NORTH AMERICAN DATUM
- B.O.C. BACK OF CURB
- LDR LOW DENSITY RESIDENTIAL
- MULS MIXED USED - SUBURBAN
- LLC LIMITED LIABILITY COMPANY
- O.R.B. OFFICIAL RECORDS BOOK
- Q.R.B.K. REFERENCE MONUMENT SET (CAPPED 1/2" REBAR SET STAMPED "MULLINS LB 8349")

MEADOWS

Situated in Section 22, T-1-N, R-31-W
Escambia County, Florida
44 Lots, Zoning: LDR, Future Land Use: MU-S
June 2021

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 47°45'02" E	90°00'00"
C2	50.00'	7.65'	17.65'	N 02°00'06" E	87°46'15"
C3	50.00'	35.40'	34.67'	N 31°41'15" E	40°34'02"
C4	50.00'	35.40'	34.67'	N 72°15'16" E	40°34'02"
C5	50.00'	35.40'	34.67'	S 67°10'42" E	40°34'02"
C6	50.00'	35.40'	34.67'	S 26°36'40" E	40°34'02"
C7	50.00'	60.28'	58.70'	S 28°12'41" W	69°04'41"
C8	50.00'	20.41'	20.27'	S 51°03'24" W	23°23'16"
C9	50.00'	15.90'	15.83'	N 41°51'29" E	18°12'54"
C10	50.00'	76.65'	69.36'	S 85°07'10" E	87°49'48"
C11	50.00'	15.78'	15.71'	S 32°09'47" E	18°04'58"
C12	50.00'	35.40'	34.67'	S 02°00'06" E	40°34'02"
C13	50.00'	35.40'	34.67'	S 37°43'45" W	40°34'02"
C14	50.00'	30.31'	29.85'	S 75°22'54" W	34°44'16"
C15	50.00'	52.36'	50.00'	N 62°45'02" E	60°00'00"
C16	50.00'	31.95'	31.41'	S 21°03'24" W	36°36'44"
C17	25.00'	39.27'	35.36'	S 42°14'58" E	90°00'00"



LEGAL DESCRIPTION MEADOWS
 BEGINNING AT 3-1/2" X 3-1/2" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349" AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 22, T-1-N, R-31-W, ESCAMBIA COUNTY, FLORIDA.
 THENCE FROM THE POINT OF BEGINNING S 02°37'48" W A DISTANCE OF 560.53' TO A 3-1/2" X 3-1/2" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";
 THENCE N 87°14'58" W A DISTANCE OF 1282.17' TO A 3-1/2" X 3-1/2" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349" ON THE EASTERLY RIGHT OF WAY OF SOUTH HIGHWAY 97;
 THENCE ALONG SAID EASTERLY RIGHT OF WAY N 02°35'03" E A DISTANCE OF 329.50' TO A 3-1/2" X 3-1/2" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";
 THENCE LEAVING SAID RIGHT OF WAY S 87°17'02" E A DISTANCE OF 339.43' TO A 3-1/2" X 3-1/2" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";
 THENCE N 02°40'30" E A DISTANCE OF 230.73' TO A 3-1/2" X 3-1/2" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";
 THENCE S 87°15'20" E A DISTANCE OF 942.83' TO THE POINT OF BEGINNING, CONTAINING 14.70 ACRES, MORE OR LESS.

SUBJECT TO A 60 FOOT WIDE GAS LINE EASEMENT AS RECORDED IN OR. BK. 8173 PG. 807 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

STATE PLANE COORDINATES
 HORIZONTAL DATUM: NORTH AMERICAN DATUM 83(2011) FLORIDA NORTH ZONE

STATION	NORTHING (FT)	EASTING (FT)	LATITUDE NORTH	LONGITUDE WEST	SCALE FACTOR	CONVERGENCE (S)	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR
GPS-1	588665.9260	1072075.3990	N 30°35'16.26"	W 87°20'56.82"	.99997528	-01°25'54.32"	149.70	.99999718	.99997246
GPS-2	588995.1230	1072090.2150	N 30°35'19.52"	W 87°20'56.74"	.99997540	-01°25'54.28"	154.15	.99999697	.99997237
GPS-3	588979.0400	1072429.3000	N 30°35'19.44"	W 87°20'52.86"	.99997539	-01°25'52.33"	151.52	.99999709	.99997248

LOCATION ESTABLISHED FROM GLOBAL POSITIONING SYSTEM(GPS) OBSERVATIONS.
 TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR.

SITE DATA
 TAX PARCEL ID: 22-IN-31-1402-000-000, 22-IN-31-1401-000-001
 OVERALL SITE AREA: 14.70 ACRES (14.70 BUILDABLE)

SETBACK REQUIREMENTS:
 FRONT AND REAR: 20 FEET
 SIDES: 5 FEET

CORNER LOTS: WILL HAVE ONE FRONT SETBACK AND ONE SIDE SETBACK.

OWNERSHIP
 LOTS - INDIVIDUAL OWNERSHIP
 STREET RIGHT-OF-WAYS - PRIVATE
 PARCEL 'A' - COMMON AREA - SIGN - PRIVATE H.O.A.
 PARCEL 'B' - COMMON AREA - SIGN - PRIVATE H.O.A.
 PARCEL 'C' - COMMON AREA - PRIVATE H.O.A.
 PARCEL 'D' - COMMON AREA - PRIVATE H.O.A.
 PARCEL 'E' - COMMON AREA - MAIL KIOSK - PRIVATE H.O.A.
 PARCEL 'F' - STORM WATER FACILITY - PRIVATE H.O.A.

OWNER/DEVELOPER
 BRELAND HOMES COASTAL, LLC
 801 W. ROMANA STREET, SUITE A
 PENSACOLA, FLORIDA 32502
 TODD McCORRY, PRESIDENT
 PID# 43-08-34-0-000-001.000
 PHONE: (850) 465-3590

SURVEYOR OF RECORD
 MULLINS, LLC
 801 W. ROMANA STREET, SUITE A
 PENSACOLA, FLORIDA 32502
 J. KEVIN GARDNER, PSM
 FLORIDA LICENSE NO. 7258
 BUSINESS LICENSE NO. 8349
 PHONE: (850) 462-8412

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INDEX OF SHEETS:
 1. DEDICATION AND CERTIFICATE SHEET
 2. PLAT BOUNDARY INFORMATION