

Approved  
ESCAMBIA COUNTY D3C PLAN REVIEW  
Date  
8-23-21  
DRC Chairman Signature: *Paul A. Battle*  
Printed Name: *Paul A. Battle*  
Development Services Director of Escambia  
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 professional of the responsibility of preparing a correct and complete set of plans. The County Engineer's review is limited to the technical aspects of the plans and 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.

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE AND ASSOCIATES)

ALL OF LOT 3, BLOCK 5 OF THE SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, PLATTED BY THE NATIONAL LAND-SALES CO., RECORDED IN DEED BOOK 89 AT PAGE 369 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 5 OF THE SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, PLATTED BY THE NATIONAL LAND-SALES CO., RECORDED IN THE DEED BOOK 89 AT PAGE 369 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 03°22'01" WEST ALONG THE MONUMENTED EAST RIGHT-OF-WAY (RW) LINE OF ASHLAND AVENUE (50' PUBLIC RW) FOR A DISTANCE OF 651.06 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK 5 OF SAID SUBDIVISION ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID MONUMENTED EAST RW LINE PROCEED SOUTH 87°38'07" EAST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 635.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 03°31'47" WEST ALONG THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 331.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE DEPARTING SAID EAST LINE PROCEED NORTH 87°38'30" WEST ALONG THE SOUTH LINE OF SAID LOT 3 FOR A DISTANCE OF 634.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE DEPARTING SAID SOUTH LINE PROCEED NORTH 03°22'01" EAST ALONG THE AFORESAID MONUMENTED EAST RW LINE FOR A DISTANCE OF 331.48 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 4.83 ACRES MORE OR LESS.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II 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; COPY OF SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, PLATTED BY NATIONAL LAND-SALES CO. (DEED BOOK 89, PAGE 369); A PREVIOUS SURVEY BY THIS FIRM (PROJECT No. 2017.035, DATED JANUARY 18, 2018); DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- THE BASIS OF BEARING REFERENCE: THE EAST RIGHT-OF-WAY LINE OF ASHLAND AVENUE; HAVING A BEARING OF NORTH 03°22'01" EAST.
- A PLAT PROPERTY INFORMATION REPORT WAS FURNISHED AND USED IN THE PREPARATION OF THIS PLAT, ISSUED BY THE ATTORNEYS' TITLE FUND SERVICES, LLC., AND DATED JUNE 14, 2021; FILE NUMBER 1100993.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO SERVE AS 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.
- ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ALL UTILITIES AS PROVIDED BY GULF POWER COMPANY, ENERGY SERVICES OF PENSACOLA, EMERALD COAST UTILITIES AUTHORITY, BELLSOUTH, COX COMMUNICATIONS OR OTHER APPLICABLE UTILITY COMPANIES SERVICING THIS AREA AND ALL SUCCESSORS AND ASSIGNS OF THE AFOREMENTIONED UTILITY PROVIDERS.
- ALL LANDSCAPING, FENCING, RETAINING WALLS OR OTHER STRUCTURES MAINTAINED OR CONSTRUCTED WITHIN THE PRIVATE DRAINAGE EASEMENTS MUST NOT OBSTRUCT THE FLOW OF WATER ACROSS OR THROUGH SAID DRAINAGE EASEMENTS.
- FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENTS (PUBLIC OR PRIVATE) EXCLUDING PRIVATE DRAINAGE EASEMENTS BETWEEN LOTS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- AS PER THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, DSM 2-1.3(D) SIGHT TRIANGLE REQUIREMENTS:
  - AT A MINIMUM, A SITE TRIANGLE SHALL BE PROVIDED 35' FROM EDGE OF PAVEMENT TO 35' EDGE OF PROPOSED ROAD OR DRIVEWAY.
- ALL LOT LINES THAT ADJOIN A CURVED LINE ARE RADIAL UNLESS NOTED AS NON-RADIAL (NR).
- THERE ARE 10 FOOT PRIVATE DRAINAGE EASEMENTS ALONG EACH PROPERTY LINE, BEING 5 FEET ON EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C02950, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

CERTIFICATE OF ATTORNEY:

I, \_\_\_\_\_, AS MEMBER OF THE FLORIDA BAR, AND ON BEHALF OF THE OWNER 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PRINTED NAME: \_\_\_\_\_

CERTIFICATE OF APPROVAL 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 THE 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

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT 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 LEGISLATURE, AS AMENDED FROM TIME TO TIME) AND THE SAME WAS FILED FOR RECORDS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AND FILED IN PLAT BOOK \_\_\_\_\_, AT PAGES \_\_\_\_\_, OF SAID COUNTY.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT

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

STATION	NORTHING	EASTING	LATITUDE (NORTH)	LONGITUDE (WEST)	SCALE FACTOR	CONVERGENCE ANGLE	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR
GPS No. 1	565128.1299	1088018.5439	N030° 31' 27.2562"	W087° 17' 47.8664"	0.99996777	-001° 24' 19.36"	110.09'	0.99999906	0.99996683
GPS No. 2	566275.9629	1088655.3230	N030° 31' 28.8735"	W087° 17' 40.6295"	0.999996782	-001° 24' 15.73"	111.62'	0.99999899	0.99996681
GPS No. 3	564945.1688	1088634.9192	N030° 31' 25.5953"	W087° 17' 40.7701"	0.999996772	-001° 24' 15.80"	111.77'	0.99999898	0.99996670

LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK.

FORMULA TO CONVERT GRID DISTANCE TO GROUND DISTANCE:  $GROUND\ DISTANCE = \frac{MCSF + CSF}{2}$  DIVIDE THE GRID DISTANCE BY THE MCSF

FORMULA TO CONVERT GROUND DISTANCE TO GRID DISTANCE:  $GRID\ DISTANCE = GROUND\ DISTANCE \times MCSF$

MEAN COMBINED SCALE FACTOR (MCSF) =  $\frac{CSF_1 + CSF_2}{2}$  GROUND DISTANCE =  $\frac{GRID\ DISTANCE}{MCSF}$  GRID DISTANCE = GROUND DISTANCE x MCSF

# ASHLAND MANOR

## A RE-PLAT OF LOT 3, BLOCK 5, OF THE SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, PLATTED BY THE NATIONAL LAND-SALES CO. (DEED BOOK 89, PAGE 369), ESCAMBIA COUNTY, FLORIDA.

### AUGUST, 2021

CIVIL ENGINEER  
PAUL A. BATTLE, P.E. No. 53126  
REBOL-BATTLE & ASSOCIATES  
2301 N. NINTH AVENUE, SUITE 300  
PENSACOLA, FLORIDA 32503  
(850) 438-0400

PROFESSIONAL SURVEYOR AND MAPPER  
MARK A. NORRIS P.S.M. No.6211  
REBOL-BATTLE & ASSOCIATES  
2301 N. NINTH AVENUE, SUITE 300  
PENSACOLA, FLORIDA 32503  
(850) 438-0400

OWNER & DEVELOPER  
ASHLAND AVENUE, LLC,  
1700 SCENIC HIGHWAY  
APARTMENT No. 400  
PENSACOLA, FLORIDA 32503

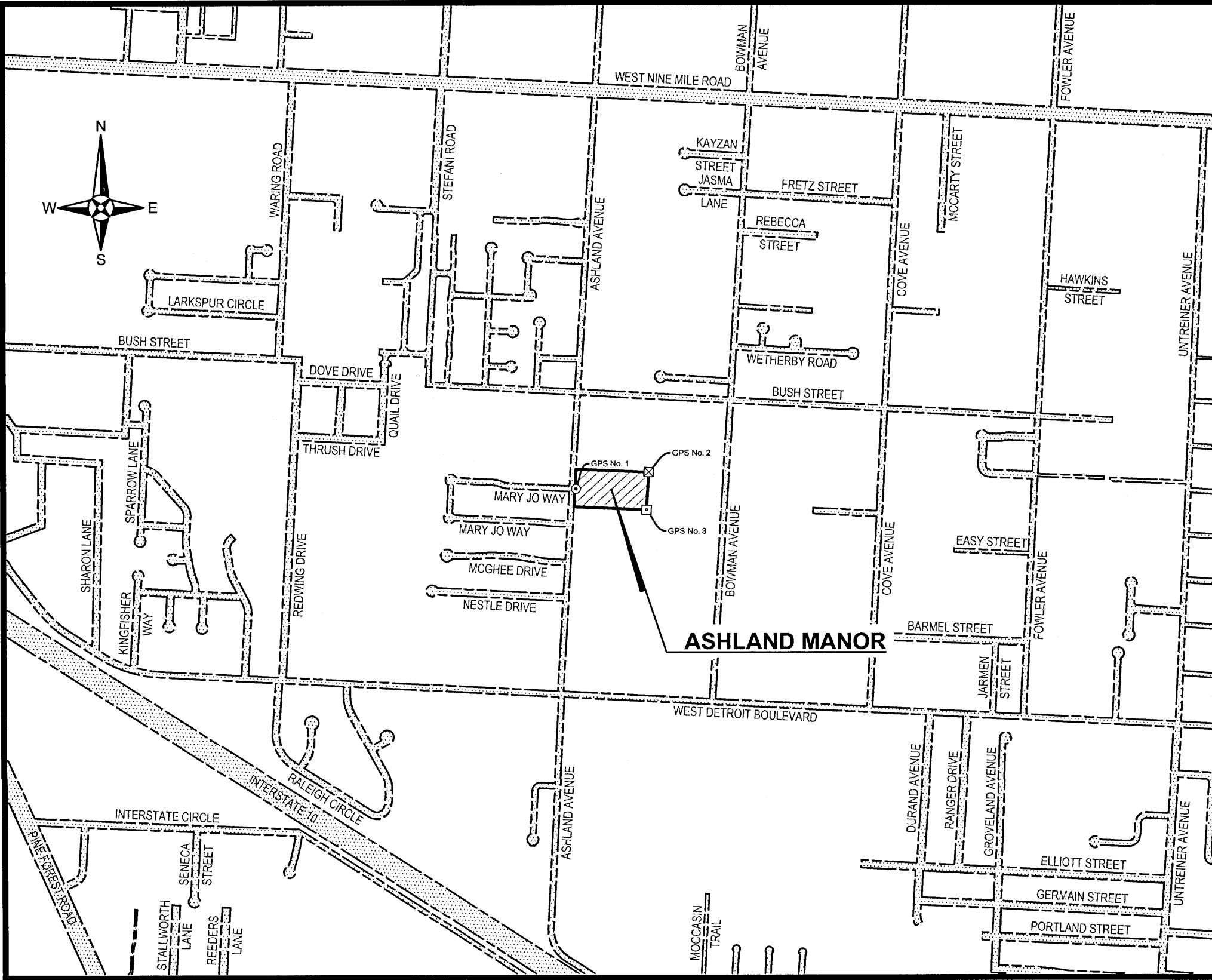
PREPARED BY



### REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone 850.438.0400  
Fax 850.438.0448  
EB 00009657 LB7916  
RBA PROJECT No. 2017.035



VICINITY MAP  
SCALE: 1" = 1000'

SITE INFORMATION

PROPERTY ZONING: HDMU  
FUTURE LAND USE: MU-U  
PROPERTY REFERENCE No: 10-1S-30-1101-030-005  
TOTAL SITE AREA: 4.83 ACRES ±  
REQUIRED BUILDING SETBACKS: FRONT YARD - 20 FEET  
SIDE YARD - 10 FEET OR 10% BUT AT LEAST 5 FEET  
REAR YARD - 15 FEET

No. OF PROPOSED LOTS 30  
No. OF PROPOSED PARCELS 3

SHEET INDEX

SHEET 1 SITE INFORMATION, DESCRIPTION, GENERAL NOTES, DEDICATION & CERTIFICATES  
SHEET 2 FINAL PLAT, LEGEND, & CURVE TABLE

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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ASHLAND AVENUE, LLC, (OWNER AND DEVELOPER) & D.R. HORTON, INC. (MORTGAGEES) HEREBY STATE AND DECLARE THEY ARE THE FEE SIMPLE OWNERS OF THE LANDS REFERRED TO AS ASHLAND MANOR, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

- TO THE ASHLAND MANOR OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL BB (COMMON AREA / LANDSCAPE AREA / SIGN PARCEL, PRIVATE) & PARCEL CC (COMMON AREA / LANDSCAPE AREA, PRIVATE); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, PARCEL AA (8' RIGHT-OF-WAY DEDICATION, PUBLIC) & MARY JO WAY (50' WIDE RIGHT-OF-WAY, PUBLIC); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO ALL UTILITY PROVIDERS, THE 5' & 10' WIDE UTILITY EASEMENTS LOCATED ADJACENT TO MARY JO WAY (50' RIGHT-OF-WAY, PUBLIC); FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, ASHLAND AVENUE, LLC, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS AUTHORIZED AGENT.

JAMES D. HOMYAK (AUTHORIZED AGENT)  
ASHLAND AVENUE, LLC.

WITNESS 1:

WITNESS 2:

CRAIN T. ROGERS, VICE PRESIDENT  
D.R. HORTON, INC.

WITNESS 1:

WITNESS 2:

NOTARY PUBLIC: (OWNER & DEVELOPER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY JAMES D. HOMYAK AS AN AUTHORIZED AGENT OF ASHLAND AVENUE, LLC., ON BEHALF OF THE CORPORATION. HE ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE

COMMISSION NO. \_\_\_\_\_

PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

SEAL

NOTARY PUBLIC: (MORTGAGEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY CRAIN T. ROGERS AS VICE PRESIDENT OF D.R. HORTON, INC., ON BEHALF OF THE CORPORATION. HE ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE

COMMISSION NO. \_\_\_\_\_

PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

SEAL

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. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

JOSEPH E. BARRETT, PROFESSIONAL SURVEYOR AND MAPPER  
FOR ESCAMBIA COUNTY, FLORIDA  
STATE OF FLORIDA REGISTRATION No.6260

SEAL

ENGINEER'S CERTIFICATE:

I, PAUL A. BATTLE, P.E., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR ASHLAND MANOR, AND THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

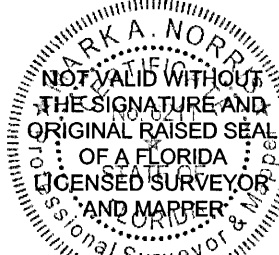
PAUL A. BATTLE, PROFESSIONAL ENGINEER  
STATE OF FLORIDA P.E. LICENSE No. 53126

SEAL

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 THE PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS / STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 6J-17.050, 6J-17.051 AND 6J-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, FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. SIGNED THIS 25 DAY OF AUGUST, 2021.

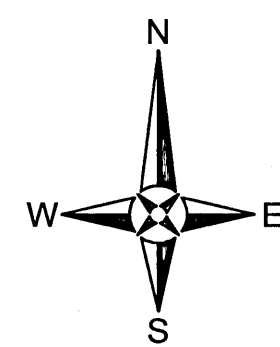
Mark A. Norris  
MARK A. NORRIS, PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No.6211 LB No.7916  
REBOL-BATTLE & ASSOCIATES  
2301 NORTH NINTH AVENUE, SUITE 300  
PENSACOLA, FLORIDA 32503



DECLARATION OF RESTRICTIVE COVENANTS,  
OFFICIAL RECORDS BOOK: \_\_\_\_\_, PAGE(S): \_\_\_\_\_

PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

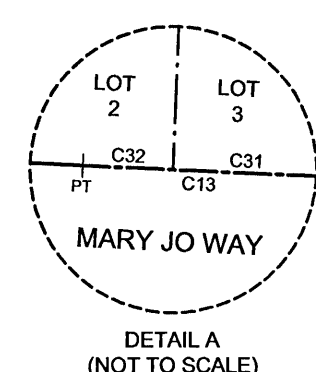
ASHLAND MANOR  
A RE-PLAT OF LOT 3, BLOCK 5, OF THE  
SUBDIVISION OF SECTION 10, TOWNSHIP 1  
SOUTH, RANGE 30 WEST, PLATTED BY THE  
NATIONAL LAND-SALES CO. (DEED BOOK 89,  
PAGE 369), ESCAMBIA COUNTY, FLORIDA.  
AUGUST, 2021



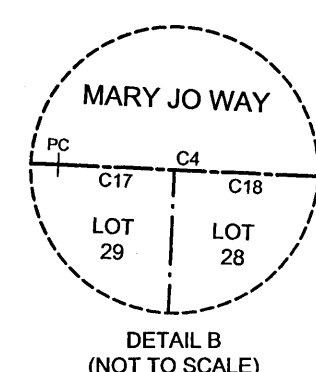
HORIZONTAL SCALE

(IN FEET)  
1 INCH = 30 FEET

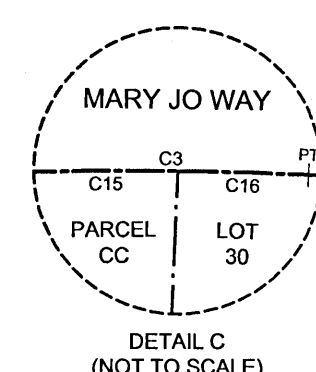
CURVE TABLE					
CURVE No.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	250.00'	9°14'00"	40.30'	40.25'	N 88°07'29" E
C2	500.00'	8°51'04"	77.24'	77.16'	N 87°55'58" E
C3	25.00'	89°22'32"	39.00'	35.16'	N 48°03'17" E
C4	275.00'	9°14'00"	44.32'	44.28'	N 88°07'29" E
C5	475.00'	8°51'04"	73.38'	73.30'	N 87°55'58" E
C6	25.00'	48°11'23"	21.03'	20.41'	S 63°32'49" E
C7	50.00'	96°22'46"	84.11'	74.54'	S 87°38'30" E
C8	25.00'	48°11'23"	21.03'	20.41'	N 68°15'49" E
C9	25.00'	48°11'23"	21.03'	20.41'	N 63°32'49" W
C10	50.00'	96°22'46"	84.11'	74.54'	N 87°38'30" W
C11	25.00'	48°11'23"	21.03'	20.41'	S 68°15'49" W
C12	525.00'	8°51'04"	81.10'	81.02'	S 87°55'58" W
C13	225.00'	9°14'00"	36.27'	36.23'	S 88°07'29" W
C14	25.00'	90°37'28"	39.54'	35.55'	N 41°56'43" E
C15	25.00'	87°17'52"	38.09'	34.51'	N 47°00'57" E
C16	25.00'	2°04'40"	0.91'	0.91'	S 88°17'47" E
C17	275.00'	0°10'08"	0.81'	0.81'	S 87°20'32" E
C18	275.00'	8°21'41"	40.13'	40.10'	N 88°23'34" E
C19	275.00'	0°42'17"	3.38'	3.38'	N 83°51'35" E
C20	475.00'	4°27'08"	36.91'	36.90'	N 85°44'00" E
C21	475.00'	4°23'56"	36.47'	36.46'	S 89°50'28" E
C22	50.00'	20°18'17"	17.72'	17.63'	S 49°36'16" E
C23	50.00'	47°17'37"	41.27'	40.11'	S 83°24'13" E
C24	50.00'	28°46'52"	25.12'	24.85'	N 58°33'33" E
C25	50.00'	28°46'52"	25.12'	24.85'	N 53°50'33" W
C26	50.00'	47°17'37"	41.27'	40.11'	S 88°07'12" W
C27	50.00'	20°18'17"	17.72'	17.63'	S 54°19'16" W
C28	525.00'	3°58'45"	36.48'	36.45'	N 89°37'53" W
C29	525.00'	4°23'31"	40.24'	40.23'	S 86°10'59" W
C30	525.00'	0°28'48"	4.40'	4.40'	S 83°44'50" W
C31	225.00'	9°06'50"	35.79'	35.75'	N 88°03'51" W
C32	225.00'	0°07'16"	0.48'	0.48'	N 87°19'08" W
C33	25.00'	5°21'12"	2.34'	2.33'	N 84°34'52" W
C34	25.00'	85°16'17"	37.21'	33.87'	N 39°16'08" W



DETAIL A  
(NOT TO SCALE)



DETAIL B  
(NOT TO SCALE)



DETAIL C  
(NOT TO SCALE)

LEGEND:		
LS	SET P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916)	LS DENOTES SURVEYOR LICENSE NUMBER
Ø	SET P.C.P. NAIL AND DISK (No. LB 7916)	NR DENOTES NON-RADIAL
Ø	SET P.C.P. NAIL AND DISK (No. LB 7916)	NR DENOTES NUMBER
Ø	FOUND 4"x4" CONCRETE MONUMENT (UNNUMBERED)	NR DENOTES PAGE
Ø	DENOTES LINE NOT TO SCALE	NR DENOTES PERMANENT CONTROL POINT
Ø	DENOTES PROPOSED DRAINAGE EASEMENT	P.C.P. DENOTES PERMANENT REFERENCE MONUMENT
Ø	DENOTES BUILDING SET BACK LINE	PC DENOTES POINT OF CURVATURE
Ø	DENOTES COMBINED SCALE FACTOR	PC DENOTES POINT OF REVERSE CURVATURE
Ø	DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)	PT DENOTES POINT OF TANGENCY
Ø	DENOTES DEED BOOK	P.E. DENOTES PROFESSIONAL ENGINEER
Ø	DENOTES DIAMETER	RF DENOTES RADIUS POINT
Ø	DENOTES GLOBAL POSITIONING SYSTEM	SP DENOTES SQUARE FEET
Ø	DENOTES SURVEYOR BUSINESS LICENSE NUMBER	TYP DENOTES TYPICAL

CIVIL ENGINEER  
PAUL A. BATTLE, P.E. No. 53126  
REBOL-BATTLE & ASSOCIATES  
2301 N. NINTH AVENUE, SUITE 300  
PENSACOLA, FLORIDA 32503  
(850) 438-0400

PROFESSIONAL SURVEYOR AND MAPPER  
MARK A. NORRIS P.S.M. No. 6211  
REBOL-BATTLE & ASSOCIATES  
2301 N. NINTH AVENUE, SUITE 300  
PENSACOLA, FLORIDA 32503  
(850) 438-0400

OWNER & DEVELOPER  
ASHLAND AVENUE, LLC  
1700 SCENIC HIGHWAY  
APARTMENT No. 400  
PENSACOLA, FLORIDA 32503

PREPARED BY

**RBA**

**REBOL-BATTLE & ASSOCIATES**  
Civil Engineers and Surveyors  
2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone 850.438.0400  
Fax 850.438.0440  
EB 00009657-147916  
RBA PROJECT No. 2017.035