

GLENHOLLOW

A SUBDIVISION OF A PORTION OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

JUNE, 2022

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

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 87°10'41" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 15.50 FEET TO THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY (R/W) LINE OF REBEL ROAD (PUBLIC R/W VARIES); THENCE DEPARTING THE SOUTH LINE OF SAID NORTHEAST QUARTER PROCEED NORTH 02°01'11" EAST ALONG SAID SOUTHERLY EXTENSION FOR A DISTANCE OF 14.35 FEET TO THE INTERSECTION OF THE EAST R/W LINE REBEL ROAD AND THE NORTH R/W LINE OF BEULAH CHURCH ROAD (PUBLIC R/W VARIES) ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 03°01'11" EAST ALONG SAID EAST R/W LINE, SAID LINE BEING 15.50 FEET EAST AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1962.19 FEET; THENCE DEPARTING SAID EAST R/W LINE PROCEED SOUTH 87°09'47" EAST FOR A DISTANCE OF 319.54 FEET; THENCE PROCEED SOUTH 02°51'58" WEST FOR A DISTANCE OF 48.41 FEET; THENCE PROCEED SOUTH 87°28'47" EAST FOR A DISTANCE OF 324.54 FEET; THENCE PROCEED SOUTH 03°20'41" WEST FOR A DISTANCE OF 1915.47 FEET TO THE AFORESAID NORTH R/W LINE OF BEULAH CHURCH ROAD; THENCE PROCEED NORTH 87°10'41" WEST ALONG SAID NORTH R/W LINE, SAID LINE BEING 14.35 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 633.35 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 28.42 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; PREVIOUS SURVEY PREPARED BY PITTMAN, GLAZE AND ASSOCIATES, INC. (FILE NO. C-7285; JOB NO. 38415-15; DATED 07-17-2015); CERTIFIED CORNER RECORD DOCUMENTS (No. 068130 & 062705); PREVIOUS SURVEY BY THIS FIRM (PROJECT NO. 2018.075; DATED 09-27-2018); DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- THE BASIS OF BEARING REFERENCE: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY; HAVING A BEARING OF NORTH 03°01'11" EAST.
- A PROPERTY INFORMATION REPORT WAS FURNISHED AND USED IN THE PREPARATION OF THIS PLAT, ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, AND DATED MAY 20, 2022; FILE NUMBER 20062164.
- 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 FLORIDA POWER AND LIGHT, PENSACOLA ENERGY, EMERALD COAST UTILITIES AUTHORITY, BELLSOUTH, COX COMMUNICATIONS OR OTHER APPLICABLE UTILITY COMPANIES SERVING 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.
- 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).
- FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN PUBLIC OR PRIVATE DRAINAGE / ACCESS EASEMENTS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- 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.
- THERE IS NO SIGN PROPOSED FOR THIS SUBDIVISION.
- 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 12033C0270G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- ONSITE WETLANDS & WETLANDS BUFFER SHALL REMAIN IN THEIR NATURAL STATE, UNLESS ALL ACTIVITIES ARE PROPERLY PERMITTED BY THE APPROPRIATE JURISDICTIONAL AGENCIES.
- THE ENVIRONMENTAL JURISDICTIONAL WETLANDS LINES AS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY WETLAND SCIENCES, INC. (WSI) 1829 BAINBRIDGE AVE., PENSACOLA, FLORIDA, 850-453-4700. WETLANDS LINES WERE FIELD VERIFIED BY LOCATING JURISDICTIONAL WETLANDS FLAGGING.
- THIS PROPERTY IS SUBJECT TO RESERVATION AFFECTING RIGHTS IN OIL, GAS OR ANY OTHER MINERAL RIGHTS AS RECORDED IN OFFICIAL RECORDS BOOK 302, AT PAGE 496, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- THIS PROPERTY IS SUBJECT TO RESERVATION AFFECTING RIGHTS IN OIL, GAS OR ANY OTHER MINERAL RIGHTS AS RECORDED IN OFFICIAL RECORDS BOOK 1070, AT PAGE 141, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- THE HERITAGE TREE (86" DIAMETER BREAST HEIGHT LIVE OAK) LOCATED WITHIN PARCEL AA (MAIL KIOSK / COMMON AREA, PRIVATE) SHALL BE PROPERLY PRESERVED ONSITE AT ALL TIMES AS OUTLINED UNDER ESCAMBIA COUNTY'S LAND DEVELOPMENT CODE, DESIGN STANDARD MANUAL & PER INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS.

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 _____, 2022.

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 _____, 2022, 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 _____, 2022, 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	569364.2669	1059078.6118	N030° 32' 02.0315"	W087° 23' 19.8678"	0.99999883	-001° 27' 06.20"	121.40'	0.99999854	0.999996737
GPS No. 2	569349.6783	1059372.7941	N030° 32' 01.9610"	W087° 23' 16.5009"	0.99999883	-001° 27' 04.51"	123.43'	0.99999844	0.999996725
GPS No. 3	567399.8045	1059584.3086	N030° 31' 42.7201"	W087° 23' 13.5186"	0.99999824	-001° 27' 03.01"	123.80'	0.99999842	0.99999666
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: DIVIDE THE GRID DISTANCE BY THE MCSF									
FORMULA TO CONVERT GROUND DISTANCE TO GRID DISTANCE: MULTIPLY THE GROUND DISTANCE BY THE MCSF									
MEAN COMBINED SCALE FACTOR (MCSF) = $\frac{CSF + GSF}{2}$ GROUND DISTANCE = $\frac{GRID DISTANCE}{MCSF}$ GRID DISTANCE = GROUND DISTANCE x MCSF									

OWNER & DEVELOPER

DL VENTURES, LLC.
225 SPRINGHILL MEMORIAL PLACE
MOBILE, ALABAMA 36608
(251) 460-4352

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

CIVIL ENGINEER

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

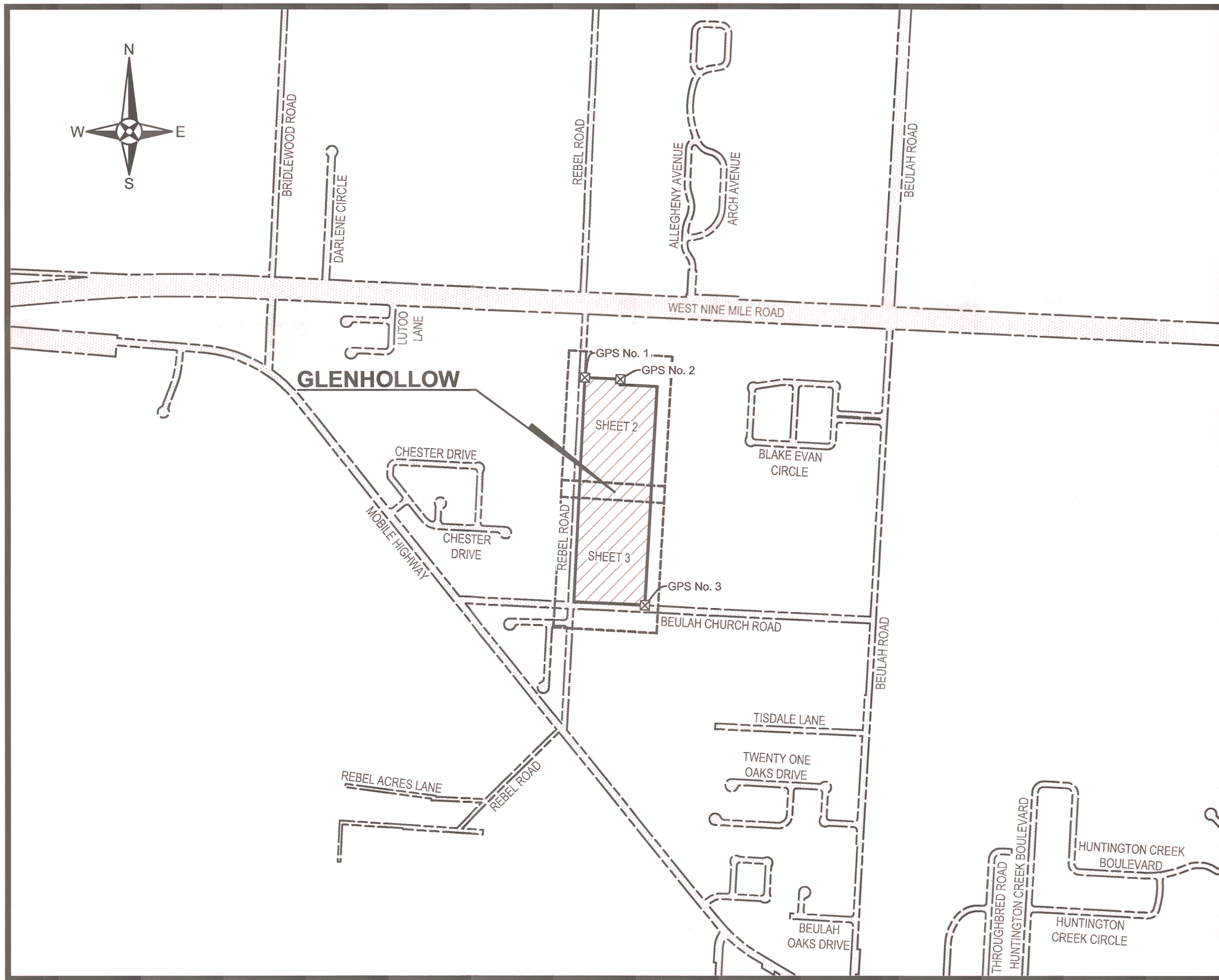
PREPARED BY



REBOL-BATTLE & ASSO

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. 2018.075



VICINITY MAP
SCALE: 1" = 100'

SITE INFORMATION

PROPERTY ZONING: LDR
FUTURE LAND USE: MU-S
PROPERTY REFERENCE No'S: 07-19-31-1220-000-002
TOTAL SITE AREA: 28.42 ACRES
REQUIRED BUILDING SETBACKS:
FRONT YARD - 25 FEET
SIDE YARD - 5 FEET OR 10%
REAR YARD - 25 FEET

ONSITE WETLANDS & WETLANDS BUFFER SHALL REMAIN IN THEIR NATURAL STATE, UNLESS ALL ACTIVITIES ARE PROPERLY PERMITTED BY THE APPROPRIATE JURISDICTIONAL AGENCIES.

No. OF PROPOSED LOTS 99

No. OF PROPOSED PARCELS 11

SHEET INDEX

SHEET 1 SITE INFORMATION, DESCRIPTION, GENERAL NOTES, DEDICATION & CERTIFICATES
SHEET 2 FINAL PLAT, LEGEND, & CURVE TABLE
SHEET 3 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 DL VENTURES, LLC, (OWNER AND DEVELOPER) AND TRUSTMARK NATIONAL BANK (MORTGAGEE), HEREBY STATE AND DECLARE THEY ARE THE FEE SIMPLE OWNERS OF THE LANDS REFERRED TO AS GLENHOLLOW, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

- TO THE GLENHOLLOW OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL AA (MAIL KIOSK / COMMON AREA, PRIVATE), PARCEL BB (DRY STORMWATER POND / WETLAND / WETLAND BUFFER, PRIVATE), PARCEL CC (POND ACCESS, PRIVATE), PARCEL DD (GULF POWER EASEMENT / COMMON AREA), PARCEL EE (LANDSCAPE / COMMON AREA, PRIVATE), PARCEL FF (LANDSCAPE / COMMON AREA, PRIVATE), PARCEL GG (LANDSCAPE / COMMON AREA, PRIVATE), PARCEL HH (LANDSCAPE / COMMON AREA, PRIVATE), ANGEL OAK DRIVE (50' RIGHT-OF-WAY / UTILITY EASEMENT, PRIVATE), CALDERWOOD DRIVE (50' RIGHT-OF-WAY / UTILITY EASEMENT, PRIVATE), & LAUREL OAK DRIVE (50' RIGHT-OF-WAY / UTILITY EASEMENT, PRIVATE); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO THE GLENHOLLOW OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, ALL 15' PRIVATE DRAINAGE & ACCESS EASEMENTS ACROSS THE REAR OF LOTS 12 THROUGH 14, BLOCK A, ACROSS THE REAR OF LOTS 1 THROUGH 13, BLOCK B, AND BETWEEN LOTS 1 AND 2, BLOCK C, BETWEEN LOTS 6 AND 7, BLOCK D, AND BETWEEN LOTS 12 AND 13, BLOCK D; FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, PARCEL JJ (25' WIDE RIGHT-OF-WAY DEDICATION); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO EMERALD COAST UTILITIES AUTHORITY (ECUA), ITS SUCCESSORS AND ASSIGNS, PARCEL II (ECUA LIFT STATION); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO EMERALD COAST UTILITIES AUTHORITY (ECUA), ITS SUCCESSORS AND ASSIGNS, THE ECUA UTILITY AND ACCESS EASEMENT LOCATED ACROSS A PORTION OF LOT 22, BLOCK C, ACROSS A PORTION OF PARCEL BB (DRY STORMWATER POND / WETLAND / WETLAND BUFFER, PRIVATE), & ACROSS A PORTION OF PARCEL DD (GULF POWER EASEMENT / COMMON AREA, PRIVATE); FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ALL UTILITY PROVIDERS, THE 5' & 10' WIDE UTILITY EASEMENTS LOCATED ADJACENT TO ANGEL OAK DRIVE (50' RIGHT-OF-WAY, PRIVATE), CALDERWOOD DRIVE (50' RIGHT-OF-WAY, PRIVATE), & LAUREL OAK DRIVE (50' RIGHT-OF-WAY, PRIVATE); AND THE UTILITY EASEMENTS OVER ALL PRIVATE RIGHT-OF-WAYS; FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, DL VENTURES, 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.

PRINTED NAME: _____

TITLE: _____

DL VENTURES, LLC.

(OWNER AND DEVELOPER)

PRINTED NAME: _____

WITNESS 1

PRINTED NAME: _____

WITNESS 2

PRINTED NAME: _____

VICE PRESIDENT

TRUSTMARK NATIONAL BANK

(MORTGAGEE)

PRINTED NAME: _____

WITNESS 1

PRINTED NAME: _____

WITNESS 2

NOTARY PUBLIC: (OWNER AND DEVELOPER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION. THIS DAY OF _____, 2022, BY _____ AS THE AUTHORIZED AGENT OF DL VENTURES, LLC. SHE/HIS ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE _____

COMMISSION NO. _____

PRINT NAME _____

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF: _____

SEAL

NOTARY PUBLIC: (MORTGAGEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION. THIS DAY OF _____, 2022, BY _____ AS THE AUTHORIZED AGENT OF TRUSTMARK NATIONAL BANK, SHE/HIS ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE _____

COMMISSION NO. _____

PRINT NAME _____

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF: _____

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 _____, 2022.

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

ENGINEER'S CERTIFICATE:

I, PAUL A. BATTLE, P.E., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR GLENHOLLOW, AND THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS. SIGNED THIS 8th DAY OF June, 2022.

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

SURVEYOR'S CERTIFICATE:

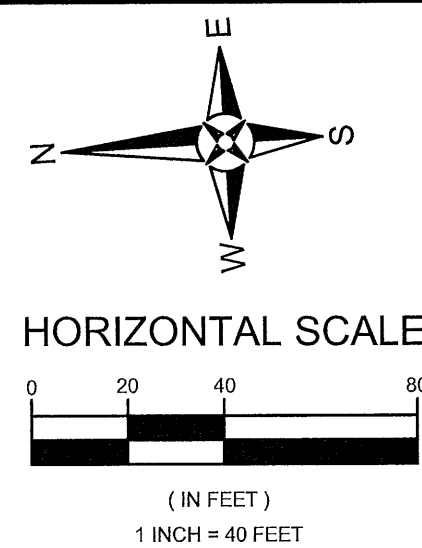
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177.011 - 177.151, FLORIDA STATUTES, 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 53-17.051, 53-17.051 AND 53-17.052 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 21st DAY OF JUNE, 2022.

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: _____

GLENHOLLOW
A SUBDIVISION OF A PORTION OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA.
JUNE, 2022

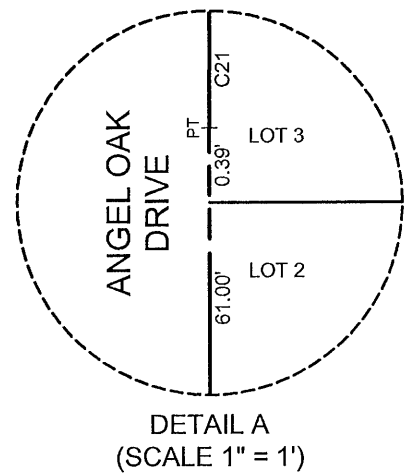


UNPLATTED

UNPLATTED

SEE SHEET 3
MATCHLINE

CURVE TABLE				
CURVE No.	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	175.00'	19°56'54"	60.93'	S 76°40'52" E
C2	225.00'	19°56'54"	78.34'	S 76°40'52" E
C3	50.00'	90°00'00"	78.54'	S 41°39'19" E
C5	25.00'	89°40'30"	39.13'	S 41°49'04" E
C6	200.00'	19°56'54"	69.63'	S 76°40'52" E
C7	200.00'	19°56'54"	69.63'	S 76°40'52" E
C8	75.00'	90°00'00"	117.81'	S 41°39'19" E
C9	25.00'	90°00'00"	39.27'	S 41°39'19" E
C10	25.00'	90°00'00"	39.27'	S 48°20'41" W
C15	50.00'	250°31'44"	218.63'	S 51°23'27" E
C16	25.00'	70°31'44"	30.77'	S 38°36'33" W
C19	25.00'	90°00'00"	39.27'	N 41°39'19" W
C20	250.00'	19°56'54"	87.04'	N 76°40'52" W
C21	150.00'	19°56'54"	52.22'	N 76°40'52" W
C22	25.00'	90°19'30"	39.41'	S 48°10'56" W
C23	200.00'	1°59'50"	6.97'	S 89°39'24" E
C24	200.00'	17°57'05"	62.66'	S 75°40'57" E
C25	200.00'	1°03'31"	3.70'	S 67°14'10" E
C26	200.00'	18°53'24"	65.94'	S 77°12'37" E
C27	75.00'	25°35'04"	33.49'	S 73°51'47" E
C28	75.00'	34°22'39"	45.00'	S 43°52'55" E
C29	75.00'	30°02'17"	39.32'	S 11°40'28" E
C34	50.00'	35°48'53"	31.25'	N 21°15'07" E
C35	50.00'	16°59'26"	14.83'	N 47°39'17" E
C36	50.00'	35°53'57"	32.20'	N 74°35'59" E
C37	50.00'	160°49'26"	140.35'	S 06°32'19" E
C38	250.00'	7°00'19"	30.57'	N 83°09'10" W
C39	250.00'	10°38'29"	46.43'	N 74°19'46" W
C40	250.00'	2°18'06"	10.04'	N 67°51'28" W
C41	23.00'	89°28'39"	35.92'	N 48°05'00" E
C42	8.00'	117°53'33"	12.31'	S 28°23'54" E
C43	19.14'	44°27'56"	14.85'	S 52°36'50" W
C44	55.00'	143°48'47"	138.05'	S 01°58'01" W
C45	22.00'	86°58'49"	33.40'	N 46°30'38" E



DETAIL A
(SCALE 1" = 1')

Ac. DENOTES ACRES
& AND DENOTES BUILDING SET BACK LINE
BSL DENOTES COMBINED SCALE FACTOR
C# DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
DIA DENOTES DIAMETER
EQUA DENOTES EMERALD COAST UTILITIES AUTHORITY
GPS DENOTES GLOBAL POSITIONING SYSTEM
INC. DENOTES INCORPORATED
LS DENOTES SURVEYOR BUSINESS LICENSE NUMBER
P.E. DENOTES PROFESSIONAL ENGINEER
SF DENOTES SQUARE FEET

(NR) DENOTES NON-RADIAL
No. DENOTES NUMBER
O.R. DENOTES OFFICIAL RECORDS BOOK
PG DENOTES PAGE
P.C.P. DENOTES PERMANENT CONTROL POINT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
PC DENOTES POINT OF CURVATURE
PI DENOTES POINT OF INTERSECTION
PRC DENOTES POINT OF REVERSE CURVATURE
PT DENOTES POINT OF TANGENCY
P.E. DENOTES PROFESSIONAL ENGINEER
SF DENOTES SQUARE FEET

LEGEND:
SET P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916)
SET P.C.P. 1/2" DIA RED CAPPED IRON ROD (No. LB 7916)
FOUND 1-1/2" DIA IRON PIPE (UNNUMBERED)
FOUND NAIL AND DISK (No. LB 7913)
FOUND NAIL AND DISK (UNNUMBERED)
DENOTED LINE NOT TO SCALE
DENOTES PROPOSED DRAINAGE & ACCESS EASEMENT
DENOTES PROPOSED EQUA UTILITY & ACCESS EASEMENT
DENOTES EXISTING GULF POWER EASEMENT
DENOTES NON-TIDAL WETLANDS (0.39 AC. / 17,084 SF)
DENOTES WETLANDS BUFFER (0.18 AC. / 7,840 SF)

PREPARED BY
RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB7916
RBA PROJECT No. 2018.075

HERITAGE TREE NOTE:

THE HERITAGE TREE (86" DIAMETER BREAST HEIGHT LIVE OAK) LOCATED WITHIN PARCEL AA (MAIL KIOSK / COMMON AREA, PRIVATE) SHALL BE PROPERLY PRESERVED ON SITE AT ALL TIMES AS OUTLINED UNDER ESCAMBIA COUNTY'S LAND DEVELOPMENT CODE, DESIGN STANDARD MANUAL, & PER INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS.

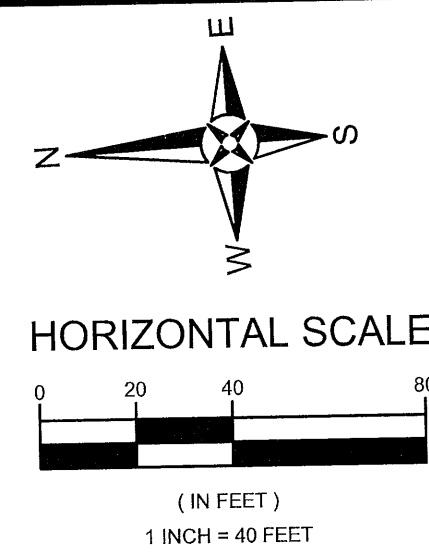
ENVIRONMENTALLY SENSITIVE LANDS		
TYPE	SQUARE FEET	ACRES
WETLANDS	17,084 SF	0.39 ACRES
WETLANDS BUFFER (PROVIDED)	7,840 SF	0.18 ACRES

NOTE:
ON SITE WETLANDS & WETLANDS BUFFER SHALL REMAIN IN THEIR NATURAL STATE, UNLESS ALL ACTIVITIES ARE PROPERLY PERMITTED BY THE APPROPRIATE JURISDICTIONAL AGENCIES.

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

PLAT BOOK: _____, PAGE: _____

GLENHOLLOW
A SUBDIVISION OF A PORTION OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA.
JUNE, 2022



CURVE TABLE					
CURVE No.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C4	50.00'	90°31'21"	79.00'	71.03'	N 41°59'00" W
C11	25.00'	90°31'21"	39.50'	35.52'	S 41°59'00" E
C12	25.00'	89°28'39"	39.04'	35.19'	N 48°09'00" E
C13	25.00'	90°31'21"	39.50'	35.52'	N 41°59'00" W
C14	75.00'	90°31'21"	118.49'	108.55'	N 41°59'00" W
C17	25.00'	90°31'21"	39.50'	35.52'	S 41°59'00" E
C18	25.00'	89°28'39"	39.04'	35.19'	N 48°09'00" E
C20	75.00'	10°31'52"	21.64'	21.56'	N 78°54'44" W
C31	75.00'	35°17'47"	46.20'	45.48'	N 52°59'59" W
C32	75.00'	34°36'37"	45.30'	44.62'	N 18°02'43" W
C33	75.00'	4°05'05"	5.35'	5.35'	N 01°18'08" E

- LEGEND:**
- SET P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916)
 - SET P.C.P. 1/2" DIA RED CAPPED IRON ROD (No. LB 7916)
 - SET P.C.P. NAIL AND DISK (No. LB 7916)
 - FOUND 1-1/2" DIA IRON PIPE (UNNUMBERED)
 - FOUND NAIL AND DISK (No. LB 7073)
 - FOUND NAIL AND DISK (UNNUMBERED)
 - DENOTED LINE NOT TO SCALE
 - DENOTES PROPOSED DRAINAGE & ACCESS EASEMENT
 - DENOTES PROPOSED ECUA UTILITY & ACCESS EASEMENT
 - DENOTES EXISTING GULF POWER EASEMENT
 - DENOTES NON-TIDAL WETLANDS (0.39 AC. / 17,084 SF)
 - DENOTES WETLANDS BUFFER (0.18 AC. / 7,840 SF)
 - Ac. DENOTES ACRES
 - & AND
 - BSL DENOTES BUILDING SET BACK LINE
 - CSF DENOTES COMBINED SCALE FACTOR
 - C1 DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
 - DIA DENOTES DIAMETER
 - ECUA DENOTES EMERALD COAST UTILITIES AUTHORITY
 - GPS DENOTES GLOBAL POSITIONING SYSTEM
 - INC. DENOTES INCORPORATED
 - LB DENOTES SURVEYOR BUSINESS LICENSE NUMBER
 - LS DENOTES SURVEYOR LICENSE NUMBER
 - + DENOTES MORE OR LESS
 - (NR) DENOTES NON-RADIAL
 - No. DENOTES NUMBER
 - O.R. DENOTES OFFICIAL RECORDS BOOK
 - PG DENOTES PAGE
 - P.C.P. DENOTES PERMANENT CONTROL POINT
 - PC DENOTES PERMANENT REFERENCE MONUMENT
 - PI DENOTES POINT OF CURVATURE
 - PRC DENOTES POINT OF INTERSECTION
 - PT DENOTES POINT OF TANGENCY
 - P.E. DENOTES PROFESSIONAL ENGINEER
 - SF DENOTES SQUARE FEET

PREPARED BY

RBA

REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

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Fax 850.438.0448
ED 00009557 LB 7916
RBA PROJECT No. 2018.075

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