

TAYLOR RIDGE

A RE-PLAT OF THE SOUTH 930 FEET OF LOT 1 OF A SUBDIVISION RECORDED IN DEED BOOK 104, PAGE 400, A PORTION OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, NOVEMBER, 2021

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

THE SOUTH 930 FEET OF LOT 1, SECTION 13, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; DEED BOOK 104, PAGE 400. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENTED SOUTHWEST CORNER OF LOT 1 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 31 WEST AS RECORDED IN DEED BOOK 104 AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED NORTH 02°58'33" EAST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 930.00 FEET; THENCE DEPARTING SAID WEST LINE PROCEED SOUTH 86°57'20" EAST FOR A DISTANCE OF 323.87 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ASHLAND AVENUE (30' RIGHT-OF-WAY); THENCE PROCEED SOUTH 02°58'03" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 930.00 FEET TO THE SOUTH LINE OF THE AFORESAID LOT 1; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE PROCEED NORTH 86°57'20" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 324.37 FEET TO THE POINT OF BEGINNING LYING IN AND BEING A PORTION OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 6.92 ACRES MORE OR LESS.

CIVIL ENGINEER
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PROFESSIONAL SURVEYOR AND MAPPER
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OWNER & DEVELOPER
COASTAL HOME BUILDERS, INC.
8608 EIGHT MILE CREEK ROAD
PENSACOLA, FLORIDA 32526
(850) 941-0500

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 DEED BOOK 104, PAGE 400 DEPICTING SUBDIVIDED SECTION AND LOTS, RECORDED PLAT OF DETROIT MANOR (PLAT BOOK 5, PAGE 86), PREVIOUS SURVEY BY OTHERS DEPICTING SECTIONAL BREAKDOWN OF SECTION 13 (JOB No. 21382-94, DATED 2/7/95), COPY OF A PRELIMINARY PLAT OF SUBJECT PROPERTY DATED JUNE, 2007 BY OTHERS; PREVIOUS SURVEY BY THIS FIRM (PROJECT No. 2017.148, DATED 06-08-2018), DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- THE BASIS OF BEARING REFERENCE: THE WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE; HAVING A BEARING OF SOUTH 02°58'03" WEST.
- A TITLE SEARCH REPORT WAS FURNISHED AND USED IN THE PREPARATION OF THIS PLAT, ISSUED BY ATTORNEYS' TITLE FUND SERVICES, WITH AN EFFECTIVE DATE OF NOVEMBER 04, 2021 AND A PREPARED DATE OF NOVEMBER 10, 2021; FILE NUMBER 1169506 A1.
- 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.
- 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.
- 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, AND ZONE "AE" BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0295G, 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 AN UNDERGROUND DISTRIBUTION SUBDIVISION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8605, AT PAGE 1380, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

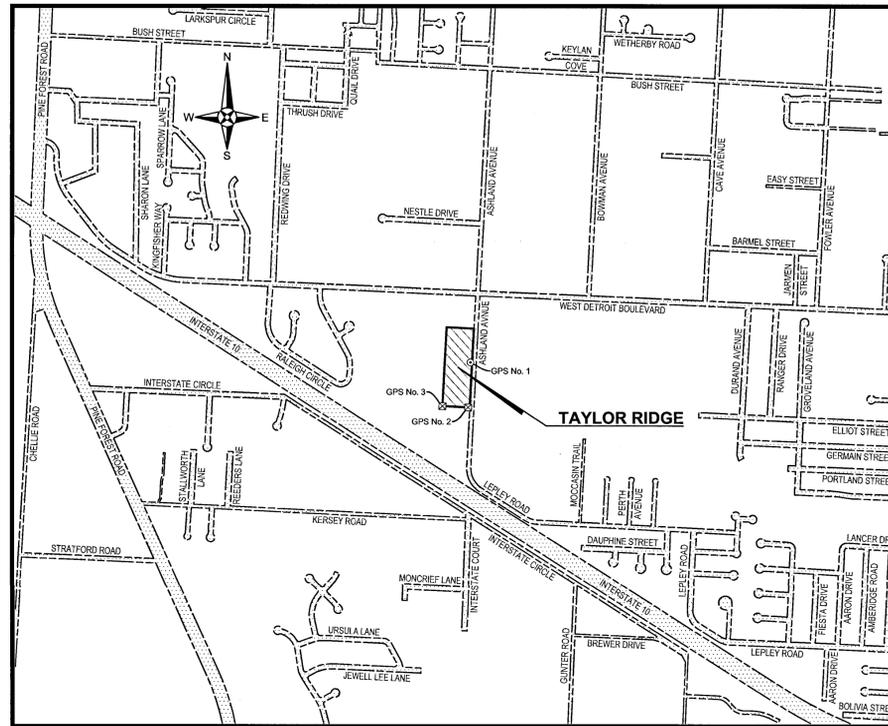
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT BEING PRESENTED TO THE BOARD OF THE COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE _____ DAY OF _____, 2021, WAS APPROVED FOR FILING BY SAID BOARD, AND I, AS SAID CLERK OF THE 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



VICINITY MAP
SCALE: 1" = 1000'

SITE INFORMATION

PROPERTY ZONING: HDMU
FUTURE LAND USE: MU-U
PROPERTY REFERENCE No's: 13-13-31-1100-001-001
TOTAL SITE AREA: 6.92 ACRES ±
REQUIRED BUILDING SETBACKS: FRONT YARD - 20 FEET
SIDE YARD - 5 FEET OR 10% NOT TO EXCEED 10 FEET
REAR YARD - 15 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: 19
No. OF PROPOSED PARCELS: 5

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 COASTAL HOME BUILDERS, INC., (OWNER AND DEVELOPER), & BANKPLUS (MORTGAGEE) HEREBY STATE AND DECLARE THEY ARE THE FEE SIMPLE OWNERS OF THE LANDS REFERRED TO AS TAYLOR RIDGE, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

- TO THE TAYLOR RIDGE OF PENSACOLA HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL CC (COMMON AREA, PRIVATE) & PARCEL EE (WETLAND AREA & WETLAND BUFFER, PRIVATE); FOR PURPOSES OF OWNERSHIP AND MAINTENANCE.
- TO THE TAYLOR RIDGE OF PENSACOLA HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, THE PRIVATE SIGNAGE EASEMENTS LOCATED ON LOT 1, BLOCK A & LOT 1, BLOCK B; FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, PARCEL AA (20' RIGHT-OF-WAY DEDICATION, PUBLIC), PARCEL BB (20' RIGHT-OF-WAY DEDICATION), PARCEL DD (DRY STORMWATER POND, PUBLIC) & HIGH RIDGE COURT (50' WIDE RIGHT-OF-WAY, PUBLIC); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, THE 15' PUBLIC DRAINAGE & ACCESS EASEMENT ACROSS THE REAR OF LOTS 2 THROUGH 9, BLOCK A, & THE 15' PUBLIC DRAINAGE & ACCESS EASEMENTS ACROSS PARCEL CC (COMMON AREA, PRIVATE); FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ALL UTILITY PROVIDERS, THE 5' WIDE & 10' WIDE UTILITY EASEMENTS LOCATED ADJACENT TO HIGH RIDGE COURT (50' RIGHT-OF-WAY, PUBLIC); FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, COASTAL HOME BUILDERS, 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: COASTAL HOME BUILDERS, INC. (OWNER AND DEVELOPER)

PRINTED NAME: VICE PRESIDENT
BANKPLUS (MORTGAGEE)

WITNESS 1: _____

WITNESS 1: _____

WITNESS 2: _____

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 _____, 2021, BY _____ AS _____ OF COASTAL HOME BUILDERS, INC. HE / SHE / IT 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 _____, 2021, BY _____ AS _____ OF BANKPLUS HE / SHE / IT 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:

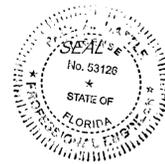
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA. SIGNED THIS _____ DAY OF _____, 2021.

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 TAYLOR RIDGE, AND THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS. SIGNED THIS 12TH DAY OF November, 2021.

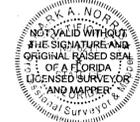
PAUL A. BATTLE, PROFESSIONAL ENGINEER
STATE OF FLORIDA P.E. LICENSE No. 53126



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 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, FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. SIGNED THIS 12TH DAY OF November, 2021.

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



STATION	STATE PLANE COORDINATES				SCALE FACTOR	CONVERGENCE ANGLE	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR
	NORTHING	EASTING	LATITUDE (NORTH)	LONGITUDE (WEST)					
GPS No. 1	562525.6058	1087809.0225	N030° 31' 01.4530"	W087° 17' 49.5313"	0.99996700	-001° 24' 20.20"	95.30	0.99999977	0.9999677
GPS No. 2	561995.3178	1087781.5332	N030° 30' 56.1990"	W087° 17' 48.0968"	0.99996684	-001° 24' 20.28"	111.69	0.99999988	0.9999652
GPS No. 3	562011.4828	1087477.5941	N030° 30' 56.2852"	W087° 17' 53.1750"	0.99996685	-001° 24' 22.03"	104.51	0.99999933	0.9999618

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) = $\frac{CSF + CSF'}{2}$ GROUND DISTANCE = $\frac{GRID DISTANCE}{MCSF}$ GRID DISTANCE = GROUND DISTANCE x MCSF

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

PLAT BOOK: _____, PAGE: _____

