

**RECORD PLAT OF:
SWEETBARB ESTATES
A 69 LOT PUBLIC RESIDENTIAL SUBDIVISION
OF A PORTION OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
ZONED: LDR - FUTURE LAND USE: MU-S
OCTOBER 2021**



NORTHWEST FLORIDA LAND SURVEYING, INC.

A PROFESSIONAL SERVICE ORGANIZATION

7142 BELGIUM CIRCLE
PENSACOLA, FL 32526
(850) 432-1052

OWNER/DEVELOPER:
SWEETBARB ESTATES, LLC
2172 W. NINE MILE ROAD, #265
PENSACOLA, FL 32534
PHONE (850) 607-4539

ENGINEER:
HAMMOND ENGINEERING, INC.
3802 NORTH 75TH STREET
PENSACOLA, FL 32505
PHONE (850) 434-2603

SURVEYOR:
NORTHWEST FLORIDA LAND SURVEYING, INC.
7142 BELGIUM CIRCLE
PENSACOLA, FL 32526
PHONE (850) 432-1052

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.
NEW PARCEL CREATED AT THE CLIENTS REQUEST
DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE 60 SOUTH 03 DEGREES 26 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 15 FOR A DISTANCE OF 2634.45 FEET TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE FIELD MONUMENTED NORTH LINE OF CEDARBROOK ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15 AT PAGE 56 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE 60 NORTH 01 DEGREES 17 MINUTES 20 SECONDS WEST ALONG SAID EASTERLY PROJECTION OF THE FIELD MONUMENTED NORTH LINE OF CEDARBROOK ESTATES FOR A DISTANCE OF 93.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF KLONDIKE ROAD (66' R/W) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 17 MINUTES 20 SECONDS WEST ALONG SAID FIELD MONUMENTED NORTH LINE OF CEDARBROOK ESTATES FOR A DISTANCE OF 1244.26 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT NUMBERED 4655 MARKING THE NORTHWEST CORNER OF SAID CEDARBROOK ESTATES; THENCE 60 NORTH 03 DEGREES 26 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15 FOR A DISTANCE OF 6947.16 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 FOR A DISTANCE OF 142.22 FEET; THENCE 60 SOUTH 02 DEGREES 34 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3426 AT PAGE 20 OF THE PUBLIC RECORDS OF SAID COUNTY FOR A DISTANCE OF 22.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; THENCE 60 SOUTH 01 DEGREES 25 MINUTES 51 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND FOR A DISTANCE OF 126.70 FEET; THENCE 60 NORTH 48 DEGREES 11 MINUTES 15 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND FOR A DISTANCE OF 135.80 FEET; THENCE 60 SOUTH 01 DEGREES 25 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND FOR A DISTANCE OF 326.36 FEET TO AN INTERSECTION WITH THE AFORESAID WEST RIGHT OF WAY LINE OF KLONDIKE ROAD; THENCE 60 SOUTH 03 DEGREES 26 MINUTES 23 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF KLONDIKE ROAD FOR A DISTANCE OF 539.30 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 17.71 ACRES MORE OR LESS.

SUBJECT TO A 15 FOOT WIDE TREE TRIM, CUT AND REMOVAL EASEMENT IN FAVOR OF GULF POWER COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 8446 AT PAGE 1443 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO AN UNDERGROUND DISTRIBUTION EASEMENT IN FAVOR OF GULF POWER COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 8446 AT PAGE 1439 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.
(AND ALSO) CREATED AT THE CLIENTS REQUEST
DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF CEDARBROOK ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, AT PAGE 56 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE 60 NORTH 03 DEGREES 26 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15 FOR A DISTANCE OF 243.55 FEET; THENCE 60 SOUTH 64 DEGREES 10 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 152.65 FEET; THENCE 60 SOUTH 51 DEGREES 12 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 40.32 FEET; THENCE 60 SOUTH 36 DEGREES 16 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 189.14 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE 60 SOUTH 01 DEGREES 21 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 213.31 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.45 ACRES MORE OR LESS.

GENERAL NOTES:

- NORTH BEARINGS AND THE SURVEY DATUM SHOWN HEREON IS BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011-EPOCH 2010.0000) AND WAS DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER+ 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. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 FROM GEODETIC CONTROL POINT STAMPED "ESC 4075" HAVING AN ELEVATION OF 104.12 FEET AS PER BASKERVILLE-DOHOVANY INC. SURVEY OF ESCAMBIA COUNTY, FLORIDA GPS NETWORK PREPARED FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF STATE LANDS BUREAU OF SURVEY AND MAPPING DATED 08/22/1997.
- A PROPERTY INFORMATION REPORT WAS PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT PLANT FILE NO. 21-100864, DATED, OCTOBER 4, 2021 FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
- THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH PART 1 OF CHAPTER 171 FLORIDA STATUTES (SS. 171.011-171.151).
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE ALSO FOR CABLE TV, TELEPHONE, AND ELECTRICAL DISTRIBUTION IN ACCORDANCE WITH THE PLAT ACT CHAPTER 171.021 (2B). ALL UTILITY EASEMENTS ARE LOCATED WITHIN THE ROAD RIGHT OF WAY EXCEPT AS SHOWN ON THE PLAT.
- ALL LOTS LINES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) NON-RADICAL.
- 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 FOOT ON EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
- FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN ACCESS AND DRAINAGE EASEMENTS (PUBLIC NOR PRIVATE). THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", MINIMAL RISK AREAS OUTSIDE THE 1% AND 2% ANNUAL CHANCE FLOODPLAINS. NO BASE FLOOD ELEVATION OR BASE FLOOD DEPTH ARE SHOWN WITHIN THESE ZONES, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C02406, MAP REVISION DATED SEPTEMBER 24, 2006.



VICINITY MAP ~ 1"=1000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SWEETBARB ESTATES, LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREON AS "SWEETBARB ESTATES" DOES HEREBY DEDICATE TO THE PUBLIC ALL PUBLIC RIGHT OF WAY, PUBLIC PARCELS A AND B (DRY DETENTION POND), ALL PUBLIC DRAINAGE AND ACCESS EASEMENTS, AND FURTHER DEDICATES UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, FURTHER DEDICATES PRIVATE SIGN EASEMENTS TO SWEETBARB ESTATES HOMEOWNERS ASSOCIATION AND FURTHER DEDICATES PRIVATE NON-ACCESS EASEMENT TO SWEETBARB ESTATES HOMEOWNERS ASSOCIATION. ADDITIONALLY, ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED PURSUANT TO DUE AND PROPER AUTHORIZATION THIS ____ DAY OF _____, 2021

SWEETBARB ESTATES, LLC

By: _____

GARY HOLT, OWNER

Witness _____ Witness _____

Print Name _____ Print Name _____

NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021 BY GARY HOLT AS OWNER OF SWEETBARB ESTATES, LLC, THE OWNERS AND EMPLOYERS OF SWEETBARB ESTATES, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION

CERTIFICATE OF ATTORNEY:

I, RODNEY MITCHELL, 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 THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.

PRINT NAME _____

SIGN NAME RODNEY MITCHELL, ATTORNEY

SIGNATURE _____

PRINT NAME _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF PLAT REVIEW:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 171, PART 1, PLATTING BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA ON THIS ____ DAY OF _____, 2021.

JOSEPH E. BARRETT, P.S.M. COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6260

CERTIFICATE OF APPROVALS:

COMMISSIONERS OF ESCAMBIA COUNTY, STATE OF FLORIDA
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 HELD ON THE ____ DAY OF _____, 2021, WAS APPROVED FOR FILING BY THE SAID BOARD AND I, CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HEREON.

PAM CHILDERS _____ DATE _____
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

COUNTY CLERK'S CERTIFICATE OF APPROVAL

COUNTY OF ESCAMBIA
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 171, SECTIONS 171.011 THROUGH 171.015) OF THE LEGISLATURE OF FLORIDA AND THE SAME WAS FILED FOR RECORD IN PLAT BOOK _____ AT PAGES _____ OF THE PUBLIC RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 2021.

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

ENGINEER'S CERTIFICATE

I, THOMAS G. HAMMOND, JR., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR SWEETBARB ESTATES. ALL CONSTRUCTED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT PRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT THE PERMANENT REFERENCE MONUMENTS (F.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 171.011 - 171.151 FLORIDA STATUTES, AND THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 5J-17.052, FLORIDA ADMINISTRATION CODE AND SECTION 472.021, FLORIDA STATUTES.



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 ESCAMBIA COUNTY, FLORIDA.

STATE PLANE COORDINATE TABLE								
HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE								
STATION	NORTHING (FT.)	EASTING (FT.)	LATITUDE (N)	LONGITUDE (W)	SCALE FACTOR	CONVERGENCE	ELEVATION (FT.) (NAVD88)	COMBINED SCALE FACTOR
GPS 1	561258.93	1075848.77	30°30'45.9955"	87°20'05.8650"	0.99996655	01°25'28.7115"	60.14	1.00000146
GPS 2	561917.50	1075888.43	30°30'52.5218"	87°20'05.5988"	0.99996674	01°25'28.5778"	62.47	1.00000134
GPS 3	561664.92	1076620.06	30°30'50.2025"	87°19'57.1655"	0.99996667	01°25'24.3398"	68.01	1.00000108

LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN)
FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK
TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR

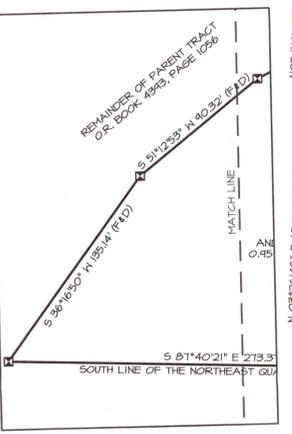
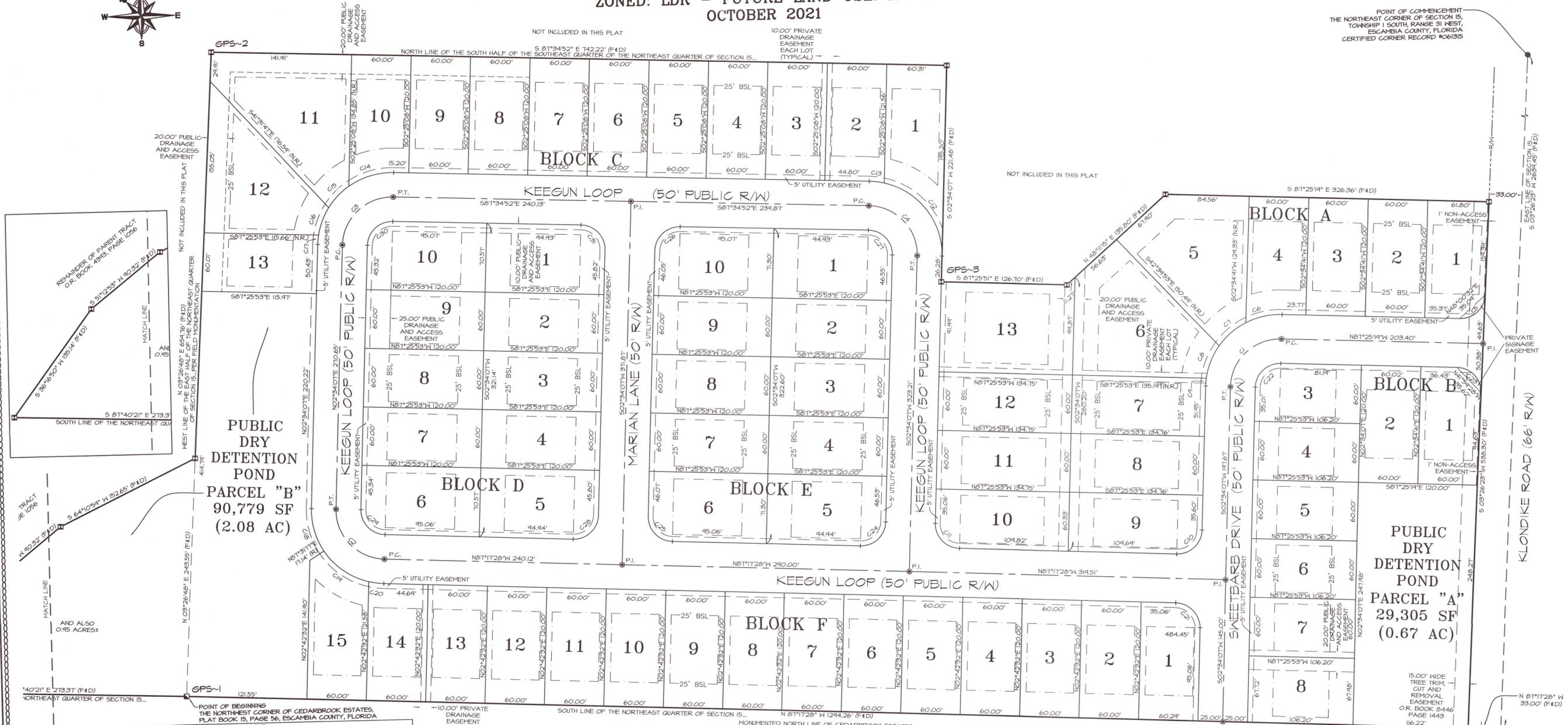
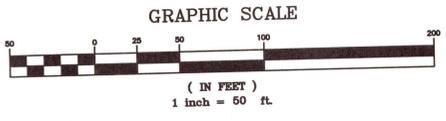


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HAMMOND ENGINEERING, INC.
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RECORD PLAT OF:
SWEETBARB ESTATES
A 69 LOT PUBLIC RESIDENTIAL SUBDIVISION
OF A PORTION OF SECTION 15,
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ESCAMBIA COUNTY, FLORIDA
ZONED: LDR - FUTURE LAND USE: MU-S
OCTOBER 2021



CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD-BEARING
C1	18.35'	50.00'	40°00'34"	50.01'	10.12'	S41°34'24"W
C2	18.42'	50.00'	84°51'35"	44.58'	10.62'	S42°21'41"E
C3	18.41'	50.00'	84°51'01"	44.57'	10.62'	S41°23'11"W
C4	18.61'	50.00'	40°08'54"	50.13'	10.80'	N42°30'23"W
C5	38.84'	25.00'	10°08'54"	24.63'	35.04'	N48°00'32"E
C6	31.21'	75.00'	28°53'05"	14.32'	31.41'	S18°08'08"W
C7	35.41'	75.00'	21°28'44"	18.34'	35.63'	S44°11'11"W
C8	35.41'	75.00'	21°28'44"	18.34'	35.63'	S22°22'22"W
C9	8.01'	75.00'	8°01'51"	4.24'	8.06'	S05°34'02"W
C10	34.33'	25.00'	40°08'54"	25.06'	35.40'	N41°38'14"E
C11	34.21'	25.00'	40°08'54"	24.44'	35.31'	S42°21'41"E
C12	102.10'	75.00'	18°21'35"	61.23'	44.26'	N86°34'41"W
C13	15.30'	75.00'	11°41'24"	7.68'	15.29'	N81°44'21"W
C14	48.02'	75.00'	36°40'52"	24.06'	41.20'	S14°04'42"W
C15	30.00'	75.00'	36°40'52"	15.20'	24.80'	S44°16'41"W
C16	30.00'	75.00'	22°55'04"	15.20'	24.80'	S21°21'33"W
C17	4.60'	75.00'	1°18'51"	4.80'	4.51'	S06°14'03"W
C18	45.88'	75.00'	35°02'50"	23.68'	45.16'	S14°51'10"E
C19	56.34'	75.00'	45°02'13"	24.51'	53.02'	S53°54'44"E
C20	15.41'	75.00'	11°46'33"	7.73'	15.34'	S81°24'12"E
C21	34.21'	25.00'	40°08'54"	24.44'	35.31'	N42°21'41"W
C22	34.21'	25.00'	40°08'54"	25.00'	35.36'	S41°34'24"W
C23	34.65'	25.00'	40°51'42"	25.06'	35.62'	N41°51'23"W
C24	34.33'	25.00'	40°08'54"	24.44'	35.31'	N41°38'14"E
C25	34.21'	25.00'	40°08'54"	24.44'	35.31'	S42°21'41"E
C26	34.20'	25.00'	40°08'54"	25.01'	35.40'	S41°23'11"W
C27	34.34'	25.00'	40°08'54"	25.06'	35.40'	N42°30'23"W
C28	34.33'	25.00'	40°08'54"	25.01'	35.40'	N41°38'14"E
C29	34.21'	25.00'	40°08'54"	24.44'	35.31'	S42°21'41"E
C30	34.20'	25.00'	40°08'54"	24.43'	35.31'	S41°23'11"W
C31	34.34'	25.00'	40°08'54"	25.01'	35.40'	N42°30'23"W

NOTES:
 [] ~ 4" SQUARE CONCRETE MONUMENT, NUMBERED LB, T21T (PLACED) (P.R.M.)
 [] ~ 1/2" ALLOY CAPPED IRON ROD, NUMBERED T21T (PLACED) (P.C.F.)
 [] ~ 4" SQUARE CONCRETE MONUMENT, NUMBERED 4655 (FOUND)
 [] ~ 2" IRON PIPE UNNUMBERED (FOUND)
 (F4D) ~ FIELD AND DEED INFORMATION
 (D) ~ DEED INFORMATION
 (F) ~ FIELD INFORMATION
 R/W ~ RIGHT OF WAY
 P.O.B. ~ POINT OF BEGINNING
 O.R. ~ OFFICIAL RECORD
 P.S. ~ PAGE
 P.C. ~ POINT OF CURVATURE
 P.T. ~ POINT OF TANGENCY
 P.I. ~ POINT OF INTERSECTION
 P.R.C. ~ POINT OF REVERSE CURVE
 P.C.C. ~ POINT OF COMPOUND CURVE
 (NR) ~ NON-RADIAL
 (R) ~ RADIAL
 B.S.L. ~ BUILDING SETBACK LINE
 GPS ~ GLOBAL POSITIONING SYSTEM
 LB ~ LICENSE BUSINESS
 LDR ~ LOW DENSITY RESIDENTIAL
 MU-S ~ MIXED USE SUBURBAN

SURVEYOR'S NOTES:
 BUILDING SETBACKS:
 FRONT B.S.L. 25'
 REAR B.S.L. 25'
 SIDE B.S.L. TEN FEET ON EACH SIDE FOR BUILDINGS TALLER THAN THREE STORIES, FIVE FEET ON EACH SIDE FOR BUILDINGS EQUAL TO OR LESS THAN THREE STORIES.
 EACH LOT SHALL HAVE A 10 FOOT WIDE PRIVATE DRAINAGE EASEMENT ALONG THE SIDE LOT LINE BEING 5 FEET ON EACH SIDE OF THE LOT LINE.
 ALL LOTS LINES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) NON-RADIAL.

NOTICE:
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