

DESCRIPTION: (PREPARED BY REBOL-BATTLE & ASSOCIATES)

BEGINNING AT THE NORTHWEST CORNER OF CEDAR VILLAGE AS RECORDED IN PLAT BOOK 20 AT PAGES 79 & 79A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF LOT E, BLOCK 3 OF ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 82 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE PROCEED SOUTH 03°04'22" WEST ALONG THE WEST LINE OF SAID CEDAR VILLAGE AND EAST LINE OF SAID LOT E FOR A DISTANCE OF 602.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT E; THENCE DEPARTING SAID EAST LINE PROCEED NORTH 86°51'27" WEST ALONG THE NORTH RIGHT-OF-WAY (RW) LINE OF LANSING DRIVE (RW VARIES, PUBLIC) FOR A DISTANCE OF 157.06 FEET; THENCE DEPARTING SAID NORTH RW LINE PROCEED NORTH 03°04'22" EAST FOR A DISTANCE OF 4.14 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.32 FEET (DELTA ANGLE = 90°07'22", CHORD DISTANCE = 35.39 FEET, CHORD BEARING = NORTH 40°00'02" EAST) TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 03°04'22" EAST FOR A DISTANCE OF 174.00 FEET; THENCE PROCEED NORTH 86°59'50" WEST FOR A DISTANCE OF 183.17 FEET TO A POINT ON THE WEST LINE OF SAID LOT E; THENCE PROCEED NORTH 03°05'13" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 401.37 FEET TO THE NORTHWEST CORNER OF SAID LOT E; THENCE DEPARTING SAID WEST LINE PROCEED SOUTH 86°32'22" EAST FOR A DISTANCE OF 315.08 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 3.52 ACRES MORE OR LESS.

CEDAR GROVE TOWNHOMES

A 40 LOT TOWNHOUSE SUBDIVISION,
BEING A REPLAT OF LOT E, BLOCK 3, OF ABB SUBDIVISION,
PLAT BOOK 1, PAGE 82, SECTION 31, TOWNSHIP 1 SOUTH,
RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA
MAY, 2025

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

OWNER & DEVELOPER

ANDREWS PROPERTY, LLC
113 NORTH PALMFOX STREET
PENSACOLA, FLORIDA 32502

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 VR 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 (FFRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF ABB SUBDIVISION (PLAT BOOK 1, PAGE 82); COPY OF FIRST ADDITION TO OAKHURST (PLAT BOOK 3, PAGE 5); COPY OF CEDAR VILLAGE (PLAT BOOK 20, PAGES 79 & 79A) DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- THE BASIS OF BEARING REFERENCE: WEST LINE OF CEDAR VILLAGE (PLAT BOOK 20, PAGES 79 & 79A) HAVING A BEARING OF SOUTH 03°04'22" WEST.
- A PLAT PROPERTY INFORMATION REPORT WAS FURNISHED AND USED IN THE PREPARATION OF THIS PLAT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 12310539, DATED MARCH 17, 2025.
- 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, BELL SOUTH, CDX COMMUNICATIONS OR OTHER APPLICABLE UTILITY COMPANIES SERVICING THIS AREA AND ALL SUCCESSORS AND ASSIGNS OF THE AFOREMENTIONED UTILITY PROVIDERS.
- 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 DRAINAGE/ACCESS EASEMENTS (PUBLIC OR PRIVATE), THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- 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 12033C0380G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- THIS SITE IS SUBJECT TO FLORIDA POWER & LIGHT COMPANY UNDERGROUND EASEMENT; AS RECORDED IN OFFICIAL RECORDS BOOK 9170 AT PAGE 388.

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 _____, 2025, 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

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

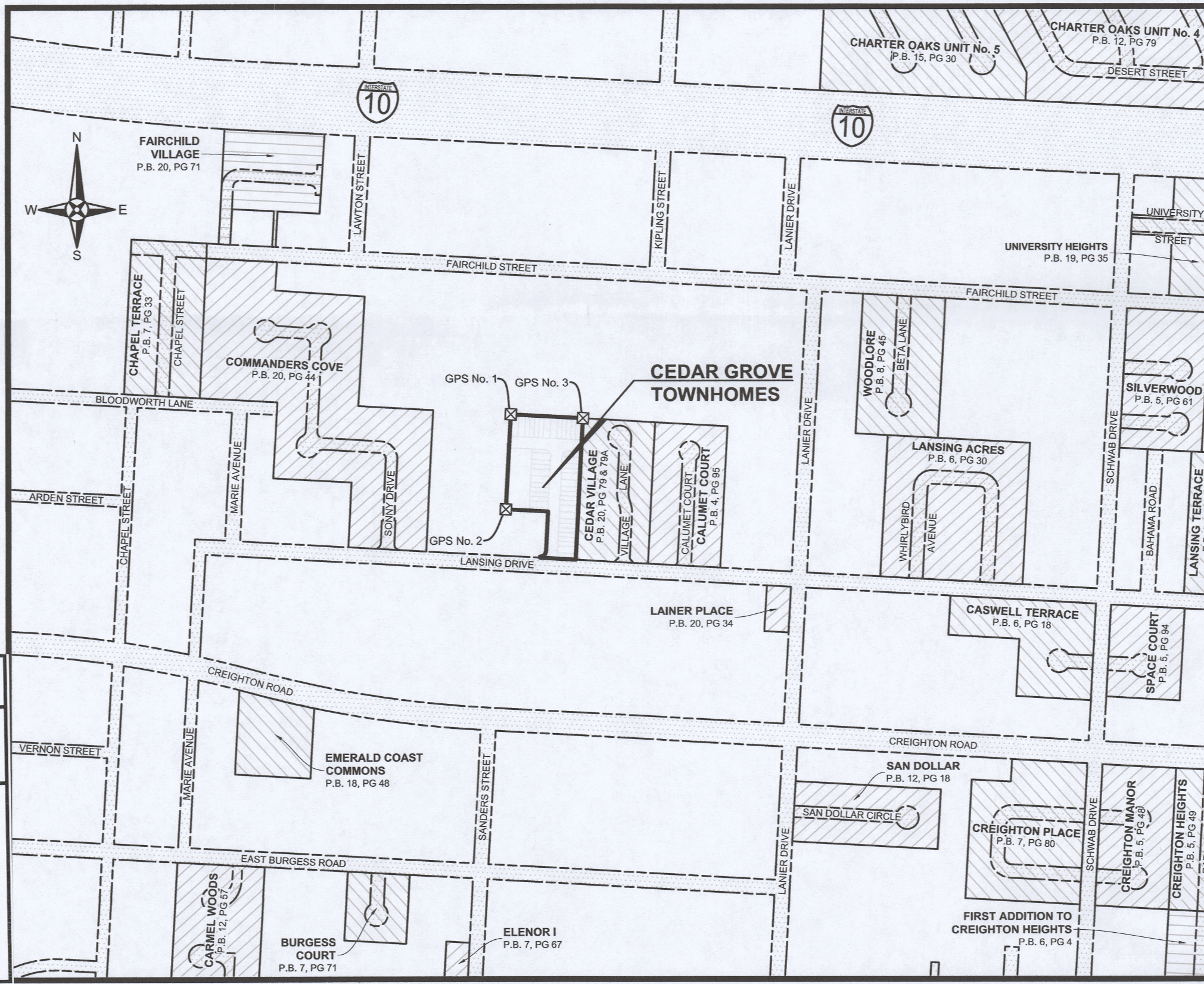
DRC Chairman Signature: *[Signature]* Date: 5-21-25
Printed Name: *[Name]*
Development Services Director or Designee

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.

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 _____, 2025, AND FILED IN PLAT BOOK _____, AT PAGES _____, OF SAID COUNTY.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT



VICINITY MAP
SCALE: 1" = 500'

SITE INFORMATION

PROPERTY ZONING: HDR
FUTURE LAND USE: MU-U
PROPERTY REFERENCE No: 31-15-30-1901-050-003
TOTAL SITE AREA: 3.52 ACRES
REQUIRED BUILDING SETBACKS: FRONT YARD - 20 FEET
SIDE YARD - 10 FEET ON EACH SIDE OF A GROUP OF ATTACHED TOWNHOMES
REAR YARD - 15 FEET
No. OF PROPOSED LOTS: 40
No. OF PROPOSED PARCELS: 6

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 ANDREWS PROPERTY, LLC, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, (OWNER AND DEVELOPER), THE FIRST BANK (MORTGAGEE), HEREBY STATE AND DECLARE THEY ARE THE FEE SIMPLE OWNERS OF THE LANDS REFERRED TO AS CEDAR GROVE TOWNHOMES, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

- TO THE CEDAR GROVE TOWNHOME ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL A (SIGN PARCEL, PRIVATE), PARCEL 'B' (MAIL KIOSK, PRIVATE), PARCEL 'D' (COMMON AREA, PRIVATE), AND PARCEL 'F' (COMMON AREA, PRIVATE); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO THE CEDAR GROVE TOWNHOME ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, ALL 4' UTILITY EASEMENTS (PRIVATE); FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ALL UTILITY PROVIDERS, THE 5' WIDE UTILITY EASEMENTS LOCATED ADJACENT TO CEDAR GROVE LANE (50' RIGHT-OF-WAY, PUBLIC) AND CEDAR GROVE WAY (50' RIGHT-OF-WAY, PUBLIC); FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, PARCEL C (STORMWATER POND, PUBLIC), PARCEL 'E' (RIGHT-OF-WAY DEDICATION, PUBLIC), CEDAR GROVE LANE (50' WIDE RIGHT-OF-WAY, PUBLIC), AND CEDAR GROVE WAY (50' WIDE RIGHT-OF-WAY, PUBLIC); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, ALL DRAINAGE/ACCESS EASEMENTS (PUBLIC); FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, ANDREWS PROPERTY, 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.

NAME: _____
TITLE: ANDREWS PROPERTY, LLC. (OWNER & DEVELOPER)

NAME: _____
TITLE: THE FIRST BANK (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 _____, 2025, BY _____ AS THE _____ OF _____ ANDREWS PROPERTY, LLC _____ HE/SHE 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 _____, 2025, BY _____ AS THE _____ OF _____ THE FIRST BANK _____ HE/SHE 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 _____, 2025.

JOSEPH E. BARRETT, PROFESSIONAL SURVEYOR AND MAPPER
FOR ESCAMBIA COUNTY, FLORIDA
STATE OF FLORIDA REGISTRATION No. 6280

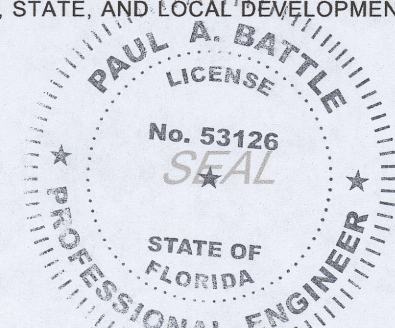
SEAL

ENGINEER'S CERTIFICATE:

I, PAUL A. BATTLE, P.E., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR CEDAR GROVE TOWNHOMES, 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 _____, 2025.

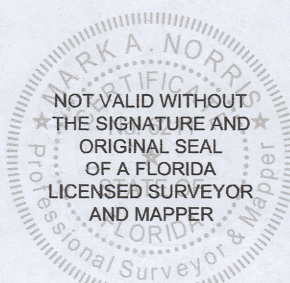
[Signature]
PAUL A. BATTLE, PROFESSIONAL ENGINEER
STATE OF FLORIDA P.E. LICENSE No. 53126



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, SECTIONS 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 _____ DAY OF _____, 2025.

[Signature]
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



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	555375.5096	1115395.3526	N03°02'29" 57.2934"	W087°12' 32.2969"	0.99996515	-001°21' 40.7818"	94.53	0.99999979	0.999996494	
GPS No. 2	554974.7175	1115373.7377	N03°02'29" 53.3223"	W087°12' 32.4351"	0.99996504	-001°21' 40.8512"	95.64	0.99999973	0.999996477	
GPS No. 3	555356.4909	1115709.8554	N03°02'29" 57.1792"	W087°12' 28.6979"	0.99996515	-001°21' 38.9732"	96.26	0.99999970	0.999996485	

LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FFRN) 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: _____

