



1400 E. OLIVE ROAD
PENSACOLA, FLORIDA 32514
Florida Licensed Business LB-8436

LEGAL DESCRIPTION: (AS PREPARED)

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 03°01'16" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 35.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E OLIVE ROAD (R/W VARIES); THENCE RUN NORTH 87°49'11" WEST ALONG THE NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 1162.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 8380 AT PAGE 97 OF THE OFFICIAL RECORDS OF SAID COUNTY AND T POINT OF BEGINNING; THENCE CONTINUE NORTH 87°49'11" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF E OLIVE ROAD (R/W VARIES) FOR A DISTANCE OF 116.10 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF E OLIVE ROAD NORTH 43°40'41" WEST ALONG THE NORTHEASTERN LINE OF PARCEL "B" (RIGHT-OF-WAY DONATION) FOR A DISTANCE OF 21.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARL DEAN STREET (50' R/W); THENCE RUN NORTH 03°34'05" EAST, SAID EAST RIGHT-OF-WAY OF CARL DEAN STREET FOR A DISTANCE OF 208.90 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 868 AT PAGE 329 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 87°49'11" EAST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 132.25 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 868 AT PAGE 329 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 8380 AT PAGE 97 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE RUN SOUTH 03°34'05" WEST ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 8380 AT PAGE 97 OF THE OFFICIAL RECORDS OF SAID COUNTY A DISTANCE OF 223.82 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

"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."

Approved ESCAMBIA COUNTY DRC PLAN REVIEW
DRC Chairman Signature: *H. Hampton* Date: 9-4-24
Printed Name: H. Hampton
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.

EIGHTE ON OLIVE

AN 8 LOT RESIDENTIAL TOWNHOME DEVELOPMENT
IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 30 WEST
ESCAMBIA COUNTY, FLORIDA
ZONED: COM FLU: MU-U
SEPTEMBER 2024

DEVELOPER:
DEVELOPMENT OF PENSACOLA, LLC
OLIVE ROAD
LA, FL 32514
) 477-6118

H. MICHAEL JONES SURVEYOR:
3D SURVEYING
1400 E. OLIVE ROAD
PENSACOLA, FL 32514
P: (850) 542-2004

ENGINEER:
HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
P: (850) 434-2603
F: (850) 434-4650

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT GENESIS PROPERTIES AND DEVELOPMENT OF PENSACOLA, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, (OWNER AND DEVELOPER), HEREBY STATE AND DECLARE TO BE THE FEE SIMPLE OWNERS OF THE LANDS REFERRED TO AS EIGHTE ON OLIVE, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THE PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:
A. TO EIGHTE ON OLIVE TOWNHOMES OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, PARCEL A (PRIVATE DRY RETENTION POND) FOR THE PURPOSE OF OWNERSHIP AND THE RESPONSIBILITY OF OPERATION AND MAINTENANCE.
B. TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, PARCEL B (RIGHT-OF-WAY DONATION) FOR THE PURPOSE OF OWNERSHIP AND THE RESPONSIBILITY OF OPERATION AND MAINTENANCE.
C. TO ALL UTILITY PROVIDERS, THE 5' WIDE UTILITY EASEMENT LOCATED ADJACENT TO CARL DEAN STREET (50' PUBLIC RIGHT-OF-WAY) FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, GENESIS PROPERTIES AND DEVELOPMENT OF PENSACOLA LLC, A FLORIDA LIMITED LIABILITY COMPANY 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.

GENESIS PROPERTIES AND DEVELOPMENT OF PENSACOLA, LLC, as co-manager
BY: Kevin W. Stephen, as manager
WITNESS: _____
PRINT NAME: _____
SIGNATURE: _____
COMMISSION NO.: _____

NOTARY PUBLIC: (OWNER AND DEVELOPER)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, _____ AS MANAGING MEMBER OF GENESIS PROPERTIES AND DEVELOPMENT OF PENSACOLA, HE OR SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE: _____ PRINT NAME: _____
COMMISSION NO.: _____

NOTARY PUBLIC: (OWNER AND DEVELOPER)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, _____ AS MANAGING MEMBER OF GENESIS PROPERTIES AND DEVELOPMENT OF PENSACOLA, HE OR SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE: _____ PRINT NAME: _____
COMMISSION NO.: _____

CERTIFICATE OF ATTORNEY:
I, _____ AS A MEMBER OF THE FLORIDA BAR, AND ON BEHALF OF THE OWNER HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT THEREON 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 _____, 2024.

SIGNATURE: _____ PRINT NAME: _____
COMMISSION NO.: _____

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 177.15 OF THE FLORIDA LEGISLATURE, AS AMENDED FROM TIME TO TIME) AND THE SAME WAS FILED FOR RECORDS ON THE _____ DAY OF _____, 2024.

CERTIFICATE OF PLAT REVIEW:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATING, BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA.
SIGNED THIS _____ DAY OF _____, 2024.

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

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:
I, PAM CHILDERS, CLERK OF 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 _____, 2024, WAS APPROVED FOR FILING BY SAID BOARD, AND I, AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HEREOF.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

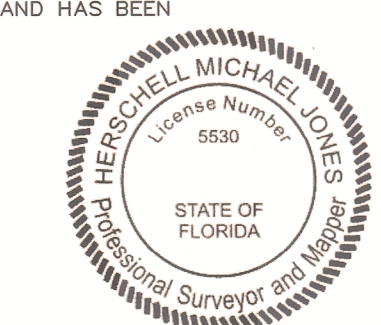
ENGINEER'S CERTIFICATION:
I, THOMAS HAMMOND, CERTIFY THAT I AM THE ENGINEER OF RECORD FOR EIGHTE ON OLIVE, AND THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.
SIGNED THIS _____ DAY OF _____, 2024.

THOMAS HAMMOND, P.E.
FLORIDA REGISTRATION NO. 54574
FLORIDA AUTHORIZATION NO. 9130

SURVEYOR'S CERTIFICATE:
I, HERSHELL MICHAEL JONES 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 DEPICTED UPON THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS STANDARDS OF PRACTICE SET FORTH BY THE 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 _____, 2024.

Herschell M Jones
HERSHELL M. JONES, PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5530
1400 E OLIVE ROAD, PENSACOLA, FL 32514

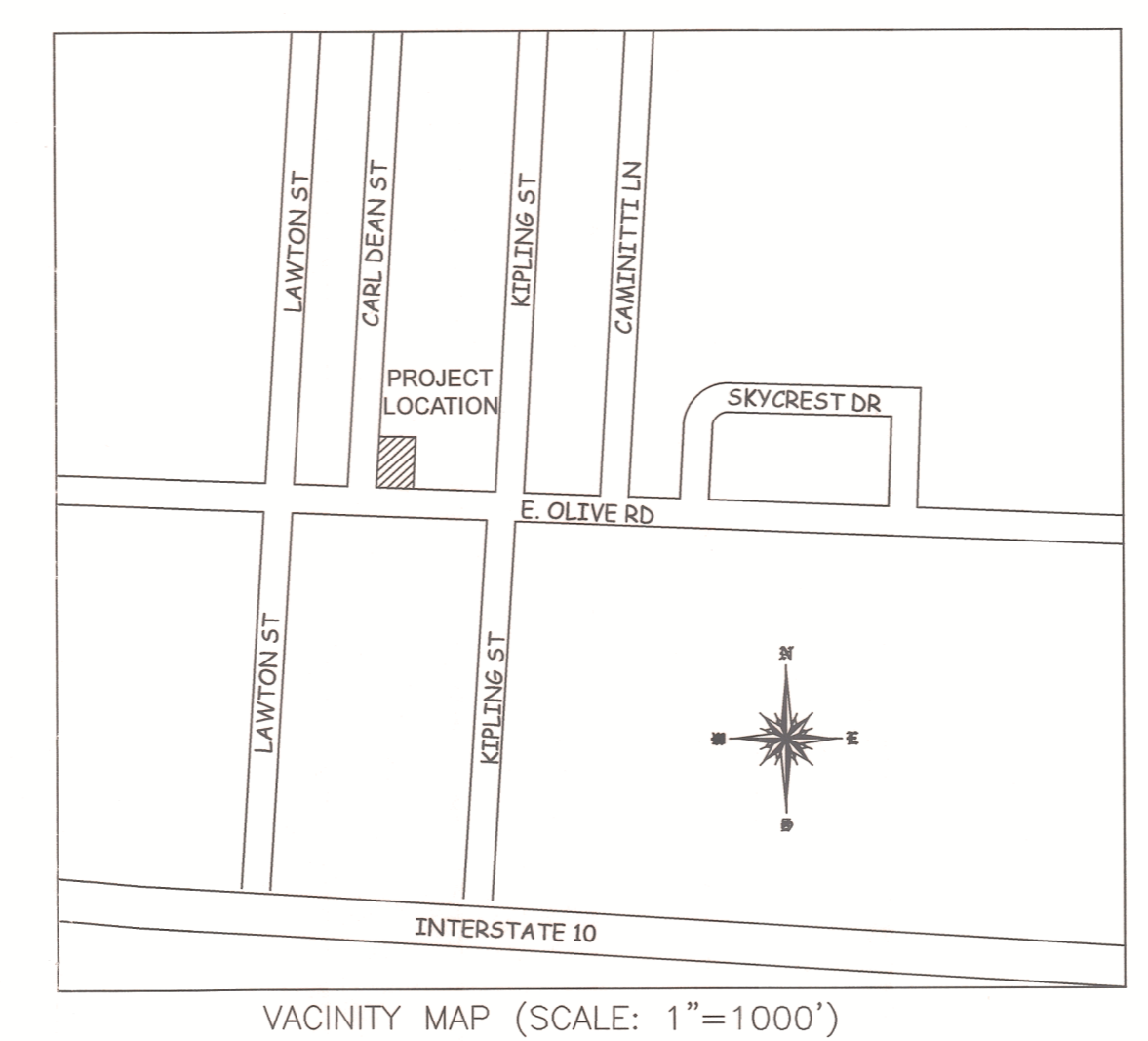
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Date: 2024.09.03
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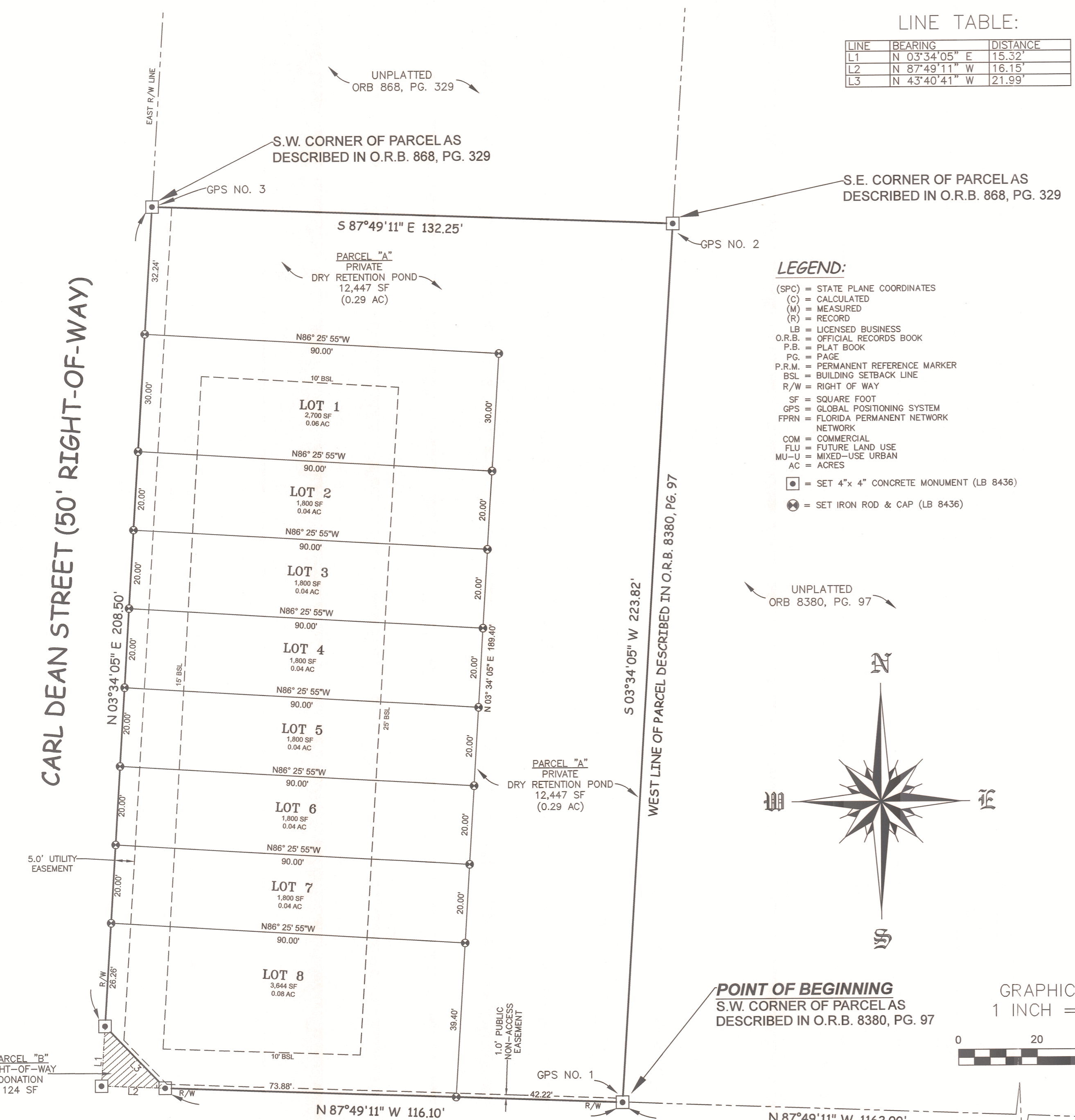
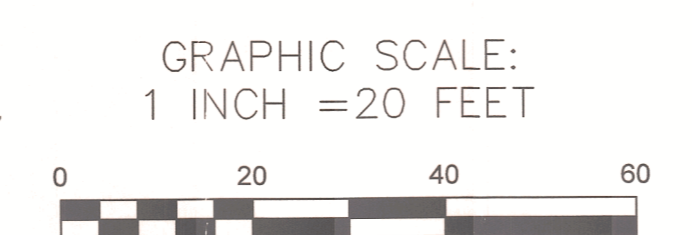
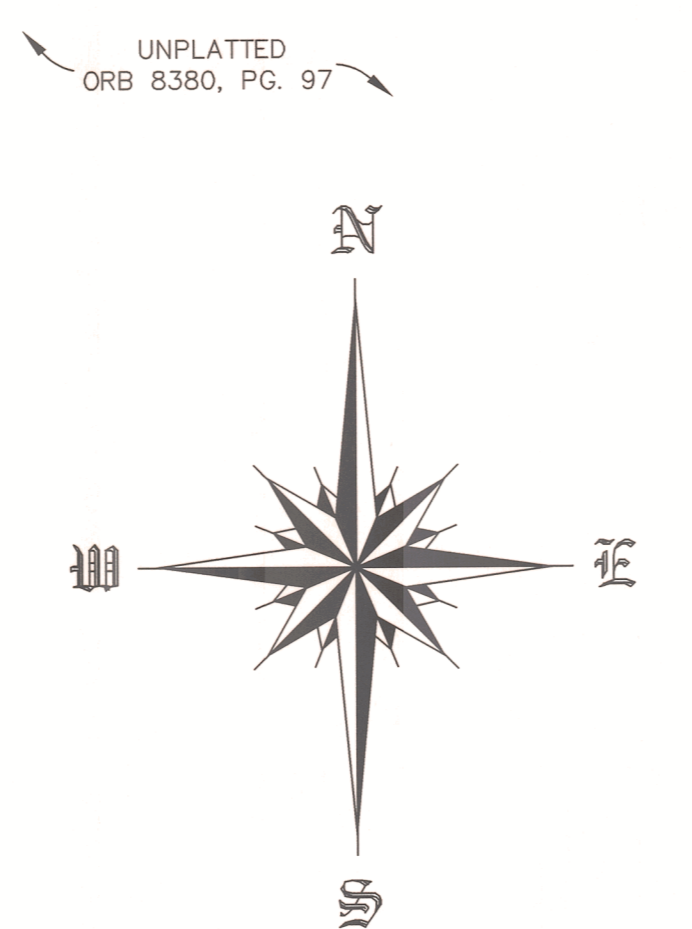
LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 03°34'05" E	115.32
L2	N 87°49'11" W	18.15
L3	N 43°40'41" W	21.99

- LEGEND:
- (SPC) = STATE PLANE COORDINATES
 - (C) = CALCULATED
 - (M) = MEASURED
 - (R) = RECORD
 - LB = LICENSED BUSINESS
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.C. = PAGE
 - P.P.M. = PERMANENT REFERENCE MARKER
 - BSL = BUILDING SETBACK LINE
 - R/W = RIGHT OF WAY
 - SF = SQUARE FOOT
 - GPS = GLOBAL POSITIONING SYSTEM
 - FPRN = FLORIDA PERMANENT NETWORK NETWORK
 - COM = COMMERCIAL
 - FLU = FUTURE LAND USE
 - MU-U = MIXED-USE URBAN
 - AC = ACRES
 - ☐ = SET 4"x 4" CONCRETE MONUMENT (LB 8436)
 - ⊙ = SET IRON ROD & CAP (LB 8436)



- SURVEYOR'S NOTES:
- PREPARED AS A FINAL PLAT FOR RECORDING AT PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. DATE OF LAST FIELDWORK: 01/05/2024.
 - NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF OLIVE ROAD HAVING A BEARING OF N 87°49'11" W AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83), AND WERE GPS DERIVED USING THE FLORIDA DEPARTMENT OF TRANSPORTATION FPRN GPS NETWORK.
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), AND WERE GPS DERIVED USING THE FLORIDA DEPARTMENT OF TRANSPORTATION FPRN GPS NETWORK.
 - THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C03150, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
 - MAP WAS DONE WITH THE BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE REPORT, FIRST AMERICAN FILE NUMBER: 1054-6255628 AND DATED 04/22/2024.
 - PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
 - THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
 - SOME FEATURES OR SYMBOLS MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
 - THE SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR 3D SURVEYING, LLC, IS LB 8436.
 - 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 EASEMENT 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 FOREMENTIONED UTILITY PROVIDERS.
 - AS PER THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, DSM 2-1.3(0) SIGHT TRIANGLE REQUIREMENTS: AT A MINIMUM, A SITE TRIANGLE SHALL BE PROVIDED 35' FROM THE EDGE OF PAVEMENT TO 35' EDGE OF PROPOSED ROAD OR DRIVEWAY.
 - ALL LANDSCAPING, FENCING, RETAINING WALLS OR OTHER STRUCTURES MAINTAINED OR CONSTRUCTED WITHIN THE PRIVATE DRAINAGE EASEMENTS MUST NOT DESTROY THE FLOW OF WATER ACROSS OR THROUGH SAID DRAINAGE EASEMENTS, TRENCHES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE OR ACCESS EASEMENTS (PUBLIC OR PRIVATE). THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.



E. OLIVE ROAD (R/W VARIES)
(COUNTY ROAD 290)
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	COMBINED SCALE FACTOR
GPS NO. 1	559331.844	1115741.470	30° 30' 36.5237"	87° 12' 29.4157"	0.999966271	-01° 21' 39.3339"	107.55'	0.999965415
GPS NO. 2	559553.226	1115755.400	30° 30' 38.7376"	87° 12' 29.3167"	0.999966335	-01° 21' 39.2841"	108.32'	0.999965442
GPS NO. 3	559560.257	1115823.246	30° 30' 38.7562"	87° 12' 30.8289"	0.999966336	-01° 21' 40.0440"	108.03'	0.999965457

LOCATION ESTABLISHED FROM GPS OBSERVATIONS
TO CONVERT A GROUND DISTANCE TO GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR

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