OWNER AND DEVELOPER
WCI COMMUNITIES, LLC
14250 PERDIDO KEY DRIVE
PERDIDO KEY, FLORIDA 32507

CIVIL ENGINEER
KEVIN V. GIBSON P.E. No. 74287
REBOL-BATTLE & ASSOCIATES
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PROFESSIONAL SURVEYOR AND MAPPER
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(850) 438-0400

FINAL PLAT OF

LOST KEY C9A TOWNHOME

A 28 LOT SUBDIVISION
A RESUBDIVISION OF A PORTION OF PARCEL "D" OF REVISED LOST KEY PLANTATION, A PLANNED UNIT DEVELOPMENT PLAT BOOK 15, PAGE 80
AND ALSO:
A PORTION OF LOTS 101 AND 102 OF GULF BEACH SUBDIVISION PLAT BOOK 4, PAGE 52, SECTIONS 34 AND 35, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA
MARCH 2016

PREPARED BY

RBA

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
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DESCRIPTION: (AS PREPARED BY REBOL-BATTLE AND ASSOCIATES)

A RESUBDIVISION OF A PORTION OF PARCEL "D" OF REVISED LOST KEY PLANTATION A PLANNED UNIT DEVELOPMENT AS RECORDED IN PLAT BOOK 15, PAGE 80 THROUGH 80N OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND ALSO A PORTION OF LOTS 101 AND 102 OF GULF BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 4, AT PAGE 52 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID RESUBDIVISION BEING ENTIRELY IN SECTIONS 34 AND 35, TOWNSHIP 3 SOUTH, RANGE 32 WEST OF ESCAMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID REVISED LOST KEY PLANTATION ALSO BEING THE SOUTHWEST CORNER OF PARCEL "D" OF SAID REVISED LOST KEY PLANTATION; THENCE PROCEED NORTH 00°57'50" EAST ALONG THE WEST LINE OF SAID REVISED LOST KEY PLANTATION AND PARCEL "D" FOR A DISTANCE OF 238.87 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE, PROCEED NORTH 00°57'50" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 375.84 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED SOUTH 89°43'01" EAST FOR A DISTANCE OF 54.95 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "D"; THENCE PROCEED EASTERLY ALONG THE NORTH LINE OF SAID PARCEL "D" THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 89°15'29" EAST, 120.00 FEET; SOUTH 17°07'57" EAST, 123.43 FEET; SOUTH 52°56'18" EAST, 131.67 FEET; SOUTH 77°29'51" EAST, 470.71 FEET; SOUTH 85°10'48" EAST, 528.70 FEET; SOUTH 89°56'09" EAST, 120.43 FEET; THENCE DEPARTING SAID NORTH LINE OF PARCEL "D" PROCEED SOUTH 56°25'40" EAST FOR A DISTANCE OF 19.98 FEET; THENCE PROCEED SOUTH 03°20'59" WEST FOR A DISTANCE OF 270.93 FEET; THENCE PROCEED SOUTH 88°37'27" WEST FOR A DISTANCE OF 224.51 FEET; THENCE PROCEED NORTH 80°18'23" WEST FOR A DISTANCE OF 146.56 FEET; THENCE PROCEED NORTH 78°49'38" WEST FOR A DISTANCE OF 94.20 FEET; THENCE PROCEED SOUTH 88°30'42" WEST FOR A DISTANCE OF 59.18 FEET; THENCE PROCEED NORTH 86°00'13" WEST FOR A DISTANCE OF 94.35 FEET; THENCE PROCEED SOUTH 60°02'47" WEST FOR A DISTANCE OF 80.08 FEET; THENCE PROCEED SOUTH 26°54'35" WEST FOR A DISTANCE OF 73.31 FEET; THENCE PROCEED SOUTH 32°04'29" WEST FOR A DISTANCE OF 78.43 FEET; THENCE PROCEED NORTH 56°12'40" WEST FOR A DISTANCE OF 131.90 FEET; THENCE PROCEED NORTH 86°12'28" WEST FOR A DISTANCE OF 224.04 FEET; THENCE PROCEED NORTH 42°56'59" WEST FOR A DISTANCE OF 36.23 FEET; THENCE PROCEED NORTH 58°33'36" WEST FOR A DISTANCE OF 87.77 FEET TO A POINT ON THE CURVED WESTERLY RIGHT-OF-WAY (R/W) LINE OF LOST KEY BOULEVARD (55' PRIVATE R/W) SAID POINT BEING A NON-TANGENT POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 527.50 FEET; THENCE PROCEED NORTHEASTERLY ALONG SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 53.17 FEET (DELTA ANGLE = 5°46'32", CHORD DISTANCE = 53.15 FEET, CHORD BEARING = NORTH 34°19'40" EAST) TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 272.50 FEET; THENCE PROCEED NORTHEASTERLY ALONG SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 54.09 FEET (DELTA ANGLE = 11°22'25", CHORD = 54.00 FEET, CHORD BEARING = NORTH 31°31'44" EAST); THENCE DEPARTING SAID CURVED WESTERLY R/W LINE PROCEED NORTH 66°19'55" WEST FOR A DISTANCE OF 324.24 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 34 AND SECTION 35, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 11.86 ACRES MORE OR LESS.

GENERAL NOTES:

1. 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 WAS 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), FLORIDAS GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK, COPIES OF THE RECORD PLATS OF GULF BEACH SUBDIVISION (PLAT BOOK 4, PAGE 52), REVISED LOST KEY PLANTATION A PLANNED UNIT DEVELOPMENT (PLAT BOOK 15, PAGES 80 – 80N), PREVIOUS SURVEYS BY OTHERS AS FURNISHED BY CLIENT, DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.

2. BASIS OF BEARINGS REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), (NAD83) – (2011)–(EPOCH 2010.0000) AND IS BASED ON THE STATE PLANE BEARING OF N 00°57'50" E ALONG THE WEST LINE OF REVISED LOST KEY PLANTATION A PLANNED UNIT DEVELOPMENT HAVING A PLATTED BEARING OF N 03°46'19" W.

3. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR AND MAPPER THAT THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "AO (DEPTH 1)" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0512G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

4. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

5. A CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION PLAT IN ESCAMBIA COUNTY FLORIDA FOR THE SUBJECT PROPERTY AS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (FATIC FILE NUMBER 1062-3446998) WAS FURNISHED AND USED IN PREPARING THIS PLAT

6. THE FOLLOWING ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY ARE:
   - UTILITY EASEMENT GRANTED TO EMERALD COAST UTILITIES AUTHORITY AS RECORDED IN OFFICIAL RECORDS BOOK 6095, AT PAGE 561 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND IS AS SHOWN HEREON
   - GRANT OF EASEMENT TO COX COMMUNICATIONS GULF COAST, L.L.C. AS RECORDED IN OFFICIAL RECORDS BOOK 6230, AT PAGE 1249 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, IS BLANKET IN NATURE AND AFFECTS THE ENTIRE SUBJECT PROPERTY.

7. THIS SURVEY DOES NOT REPRESENT, REFLECT, DETERMINE, NOR GUARANTEE OWNERSHIP.

8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

9. 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.

10. 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.

11. 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.

12. AS PER THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, 7.01.08 VISUAL CLEARANCE ALONG RIGHTS-OF-WAY AND AT SIGHT TRIANGLES INTERSECTIONS:

THE FOLLOWING AREAS SHALL BE DESIGNED AND MAINTAINED TO ALLOW VISIBILITY BETWEEN THREE FEET AND NINE FEET ABOVE GRADE. (TREE TRUNKS TRIMMED OF FOLIAGE TO NINE FEET, AND NEWLY PLANTED MATERIAL WITH IMMATURE CROWN DEVELOPMENT ALLOWING VISIBILITY ARE EXEMPT):

A. AT THE INTERSECTION OF TWO PUBLIC RIGHTS-OF-WAY, A SIGHT TRIANGLE DESCRIBED BY THE INTERSECTION OF THE RIGHT-OF-WAY LINES EXTENDED, AND A LINE JOINING POINTS ON THOSE LINES 35 FEET FROM SAID INTERSECTION.

B. AT THE INTERSECTION OF A PRIVATE DRIVEWAY AND A PUBLIC RIGHT-OF-WAY, A TRIANGLE DESCRIBED BY THE INTERSECTION OF THE EDGE OF THE DRIVEWAY AND THE RIGHT-OF-WAY LINE, AND A LINE JOINING POINTS ON THOSE LINES 13 FEET FROM SAID INTERSECTION.

C. ADDITIONAL VISIBILITY REQUIREMENTS MAY BE IMPOSED BY THE DEPARTMENT WHERE UNUSUAL TOPOGRAPHY OR TRAFFIC PATTERNS DICTATE. SIGHT TRIANGLE ALSO SERVES AS A BUILDING SETBACK LINE.

13. THERE IS NO SIGNAGE PROPOSED FOR LOST KEY C9A TOWNHOME.

STATE PLANE COORDINATES

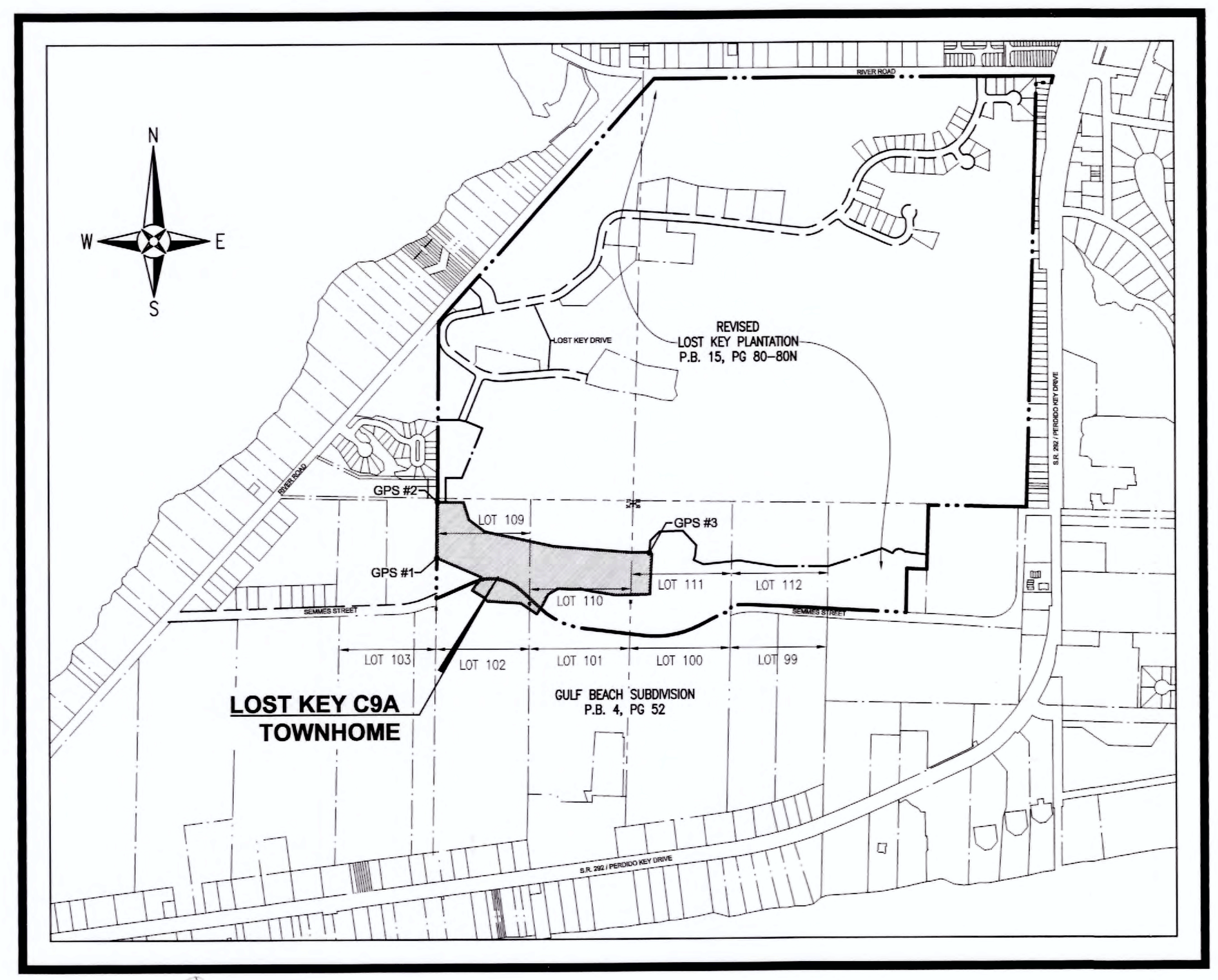
HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE

STATION	NORTHING	EASTING	LATITUDE	LONGITUDE	SCALE FACTOR	CONVERGENCE
GPS #1	485360.9896	1040635.7184	N030° 18' 06.14"	W087° 26' 25.91"	1.000	-001° 28' 39.70"
GPS #2	485737.2127	1040642.0482	N030° 18' 09.87"	W087° 26' 25.95"	1.000	-001° 28' 39.71"
GPS #3	485390.2880	1042065.2749	N030° 18' 06.80"	W087° 26' 09.62"	1.000	-001° 28' 31.51"

LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN) FLORIDAS GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK.

FORMULA TO CONVERT GRID DISTANCE TO GROUND (GEODETIC) DISTANCE:

MEAN SCALE FACTOR (MSF) = $\frac{SF + SF}{2}$ GROUND (GEODETIC) DISTANCE = $\frac{\text{GRID DISTANCE}}{\text{MSF}}$



VICINITY AND LOCATION MAP
SCALE: N.T.S.

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW
March 9, 2016
Date
DRC Chairman Signature
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 must be obtained from the Development review Committee (DRC) prior to the commencement of construction. This approval by the DRC 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.

SITE INFORMATION

PROPERTY ZONING:	PRPK
FUTURE LAND USE:	MU-PK
PROPERTY REFERENCE NO'S:	14-3S-32-1400-003-003
PROPERTY AREA:	12.70± ACRES
FLOOD MAP:	FLOOD ZONE "AO", MAP #12033C0512G, DATE 09-29-06
REQUIRED BUILDING	FRONT YARD – 21 FT.
SETBACKS PRPK	SIDE YARD – 11 FT.
(ZERO LOT LINE):	REAR YARD – 16 FT.
No. OF PROPOSED LOTS	28

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 PRESENT THAT WCI COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN DESCRIBED, HAS CAUSED THIS PLAT OF LOST KEY C9A TOWNHOME TO BE MADE AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

A. TO THE LOST KEY GOLF AND BEACH CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS TRACT 'EE' (PRIVATE ROAD RIGHT-OF-WAY OF CARLINGA DRIVE AND LOST KEY BOULEVARD), TRACTS 'CC' & 'DD' (PRIVATE DRY RETENTION AREAS) AND TRACT 'AA' (PRIVATE COMMON AREA) FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.

B. TO THE RESORT VILLAS AT LOST KEY GOLF AND BEACH CLUB HOME OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 1 THROUGH 28 FOR PURPOSES OF OPERATION AND MAINTENANCE.

C. RESERVED UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, TRACT 'BB' (PRIVATE AMENITIES AREA).

IN WITNESS WHEREOF, WCI COMMUNITIES, LLC, A DELAWARE 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 MANAGER.

WITNESS 1:____________________.
PRINT NAME:____________________.
WITNESS 2:____________________.
PRINT NAME:____________________.

WCI COMMUNITIES, LLC.
A DELAWARE LIMITED LIABILITY CO.
GREG JONES, MANAGER:____________________.
PRINT NAME:____________________.

SEAL

NOTARY PUBLIC:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED GREG JONES, MANAGER OF WCI COMMUNITIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR USES AND PURPOSES HEREIN SET FORTH, AND WHO IS PERSONALLY________KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS______DAY OF______________, 2016

____________________.
SIGNATURE

____________________.
PRINT NAME:

COMMISSION NO.____________________.

MY COMMISSION EXPIRES:____________________.
NOTARY PULBIC, STATE OF FLORIDA

SEAL

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 ______________, 2016, 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

SEAL

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 __________, 2016, AND FILED IN PLAT BOOK ______, AT PAGES________, OF SAID COUNTY.

SEAL

____________________.
PAM CHILDERS
CLERK OF THE CIRCUIT COURT

____________________. __________.
HORACE JONES DATE:
DEVELOPMENT SERVICES DIRECTOR

COUNTY APPROVALS:

____________________. __________.
JOY BLACKMON, P.E. DATE:
COUNTY ENGINEER
PUBLIC WORKS DIRECTOR

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 ON THIS ______ DAY OF ______________ , 2016.

____________________. ____________________.
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION No.

____________________.
PRINT NAME:

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF ATTORNEY:

I, AS MEMBER OF THE FLORIDA BAR ASSOCIATION, 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 ______________, 2016.

____________________.
PRINT ATTORNEY

____________________.
SIGN ATTORNEY

SEAL

ENGINEER'S CERTIFICATE:

I, KEVIN GIBSON, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR C9A TOWNHOME, 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 ______________, 2016.

____________________.
KEVIN GIBSON, PROFESSIONAL ENGINEER
STATE OF FLORIDA P.E. LICENSE No. 74287
REBOL-BATTLE AND ASSOCIATES, 2301 NORTH 9TH AVENUE, SUITE 300, PENSACOLA, FLORIDA, 32503

SEAL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS 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 STATUES, AS AMENDED FROM TIME TO TIME; THAT THE BOUNDARY INFORMATION ON 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 STATUES, 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 FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED THIS 4TH DAY OF MARCH, 2016.

Mark A. Norris
MARK A. NORRIS, PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No.6211
REBOL-BATTLE AND ASSOCIATES, 2301 NORTH 9TH AVENUE, SUITE 300, PENSACOLA, FLORIDA, 32503

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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

FINAL PLAT OF

LOST KEY C9A TOWNHOME

A 28 LOT SUBDIVISION

A RESUBDIVISION OF A PORTION OF PARCEL "D" OF REVISED LOST KEY PLANTATION, A PLANNED UNIT DEVELOPMENT PLAT BOOK 15, PAGE 80

AND ALSO:

A PORTION OF LOTS 101 AND 102 OF GULF BEACH SUBDIVISION PLAT BOOK 4, PAGE 52, SECTIONS 34 AND 35, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, MARCH 2016

OWNER AND DEVELOPER
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CIVIL ENGINEER
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PREPARED BY
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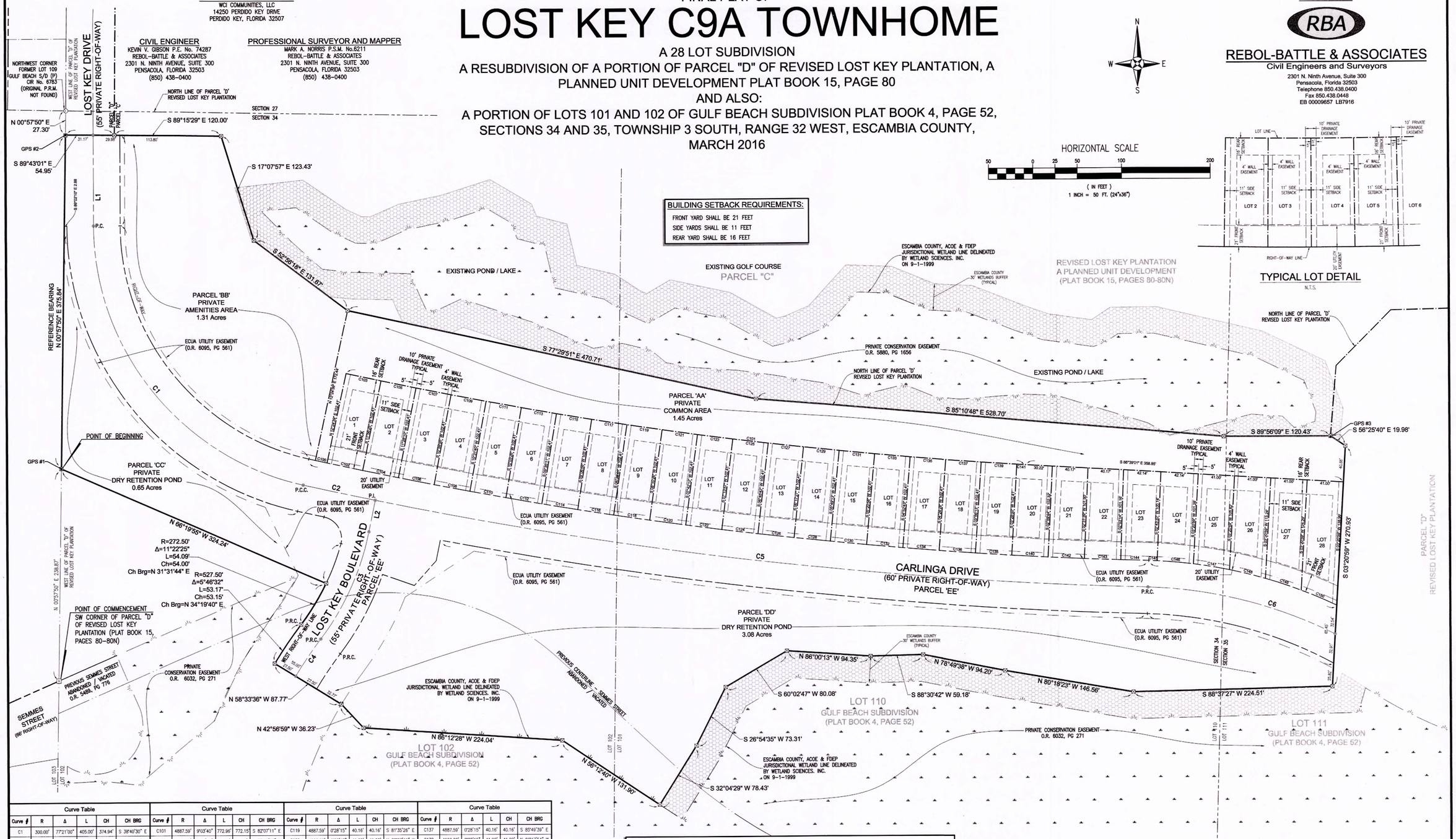
Fax 850.438.0448
EB 00009657 LB7916

HORIZONTAL SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FT. (24"x36")



Curve Table					
Curve #	R	Δ	L	CH	CH BRG
C1	300.00'	77°21'00"	405.00'	374.94'	S 38°40'30" E
C2	5020.00'	0°56'46"	82.89'	82.89'	S 77°49'23" E
C3	300.00'	25°30'39"	133.57'	132.47'	S 24°27'36" W
C4	500.00'	5°46'32"	50.40'	50.38'	S 34°19'40" W
C5	5020.00'	10°00'38"	877.09'	875.97'	S 83°18'05" E
C6	500.00'	25°08'38"	219.42'	217.66'	S 75°44'05" E
C7	270.00'	77°21'00"	364.50'	337.45'	N 38°40'30" W
C8	330.00'	77°21'00"	445.50'	412.44'	S 38°40'30" E
C9	25.00'	90°40'21"	39.56'	35.56'	S 32°26'11" E
C10	272.50'	10°06'40"	48.09'	48.03'	S 20°47'12" W
C11	4990.00'	00°05'09"	7.47'	7.47'	S 77°23'34" E
C12	472.50'	5°46'32"	47.63'	47.61'	N 34°19'40" E
C13	327.50'	17°46'32"	101.60'	101.20'	N 28°19'40" E
C14	4990.00'	10°57'24"	954.25'	952.79'	S 82°49'42" E
C15	5050.00'	9°05'47"	801.75'	800.91'	S 83°45'31" E
C16	530.00'	23°44'31"	219.62'	218.05'	S 78°26'09" E
C17	470.00'	26°44'35"	219.37'	217.39'	S 74°56'07" E
C100	4990.00'	0°09'12"	13.35'	13.35'	N 77°30'45" W

Curve Table					
Curve #	R	Δ	L	CH	CH BRG
C101	4887.59'	9°03'40"	772.96'	772.15'	S 82°07'11" E
C102	4990.00'	0°28'15"	41.00'	41.00'	N 77°49'28" W
C103	4887.59'	0°28'15"	40.16'	40.16'	S 77°49'28" E
C104	4990.00'	0°28'15"	41.00'	41.00'	N 78°17'43" W
C105	4887.59'	0°28'15"	40.16'	40.16'	S 78°17'43" E
C106	4990.00'	0°28'15"	41.00'	41.00'	N 78°45'58" W
C107	4887.59'	0°28'15"	40.16'	40.16'	S 78°45'58" E
C108	4990.00'	0°28'15"	41.00'	41.00'	N 79°14'12" W
C109	4887.59'	0°28'15"	40.16'	40.16'	S 79°14'12" E
C110	4990.00'	0°28'15"	41.00'	41.00'	N 79°42'27" W
C111	4887.59'	0°28'15"	40.16'	40.16'	S 79°42'27" E
C112	4990.00'	0°28'15"	41.00'	41.00'	N 80°10'42" W
C113	4887.59'	0°28'15"	40.16'	40.16'	S 80°10'42" E
C114	4990.00'	0°28'15"	41.00'	41.00'	N 80°38'57" W
C115	4887.59'	0°28'15"	40.16'	40.16'	S 80°38'57" E
C116	4990.00'	0°28'15"	41.00'	41.00'	N 81°07'11" W
C117	4887.59'	0°28'15"	40.16'	40.16'	S 81°07'11" E
C118	4990.00'	0°28'15"	41.00'	41.00'	N 81°35'26" W

Curve Table					
Curve #	R	Δ	L	CH	CH BRG
C119	4887.59'	0°28'15"	40.16'	40.16'	S 81°35'26" E
C120	4990.00'	0°28'15"	41.00'	41.00'	N 82°03'41" W
C121	4887.59'	0°28'15"	40.16'	40.16'	S 82°03'41" E
C122	4990.00'	0°28'15"	41.00'	41.00'	N 82°31'56" W
C123	4887.59'	0°28'15"	40.16'	40.16'	S 82°31'56" E
C124	4990.00'	0°28'15"	41.00'	41.00'	N 83°00'11" W
C125	4887.59'	0°28'15"	40.16'	40.16'	S 83°00'11" E
C126	4990.00'	0°28'15"	41.00'	41.00'	N 83°28'25" W
C127	4887.59'	0°28'15"	40.16'	40.16'	S 83°28'25" E
C128	4990.00'	0°28'15"	41.00'	41.00'	N 83°56'40" W
C129	4887.59'	0°28'15"	40.16'	40.16'	S 83°56'40" E
C130	4990.00'	0°28'15"	41.00'	41.00'	N 84°24'55" W
C131	4887.59'	0°28'15"	40.16'	40.16'	S 84°24'55" E
C132	4990.00'	0°28'15"	41.00'	41.00'	N 84°53'10" W
C133	4887.59'	0°28'15"	40.16'	40.16'	S 84°53'10" E
C134	4990.00'	0°28'15"	41.00'	41.00'	N 85°21'24" W
C135	4887.59'	0°28'15"	40.16'	40.16'	S 85°21'24" E
C136	4990.00'	0°28'15"	41.00'	41.00'	N 85°49'39" W

Curve Table					
Curve #	R	Δ	L	CH	CH BRG
C137	4887.59'	0°28'15"	40.16'	40.16'	S 85°49'39" E
C138	4990.00'	0°28'15"	41.00'	41.00'	N 86°17'54" W
C139	4887.59'	0°28'15"	40.16'	40.16'	S 86°17'54" E
C140	4990.00'	0°28'15"	41.00'	41.00'	N 86°46'09" W
C141	4887.59'	0°06'59"	9.93'	9.93'	S 86°35'31" E
C142	4990.00'	0°28'15"	41.00'	41.00'	N 87°14'24" W
C143	4990.00'	0°28'15"	41.00'	41.00'	N 87°42'38" W
C144	4990.00'	0°21'39"	31.42'	31.42'	N 88°07'35" W
C145	530.00'	1°01'54"	9.54'	9.54'	N 87°47'27" W
C146	530.00'	4°26'27"	41.08'	41.07'	N 85°03'17" W
C147	530.00'	4°27'30"	41.24'	41.23'	N 80°36'18" W
C148	530.00'	4°30'34"	41.71'	41.70'	N 76°07'17" W
C149	530.00'	4°35'30"	42.47'	42.46'	N 71°34'15" W
C150	530.00'	4°42'36"	43.57'	43.56'	N 66°55'12" W

Line Table		
Line #	BEARING	DISTANCE
L1	S0°00'00"E	102.50
L2	S11°42'17"W	36.11

LEGEND:

⊡	FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT No.1035	L–1	DENOTES LINE IDENTIFICATION (SEE LINE TABLE)
		±	DENOTES MORE OR LESS
⊙	FOUND 1/2" DIAMETER CAPPED IRON ROD No.: 6783	N/A	DENOTES NOT APPLICABLE
⊠	SET PRM 4"x4" CONCRETE MONUMENT No. 7916 (PLACED)	NTS	DENOTES NOT TO SCALE
⊙	SET NAIL AND DISK PCP No. 7916 (PLACED)	No.	DENOTES NUMBER
ACOE	DENOTES U.S. ARMY CORPS OF ENGINEERS	O.R.	DENOTES OFFICIAL RECORD BOOK
BSL	DENOTES BUILDING SET BACK LINE	(P)	DENOTES INFORMATION PER PLAT OF GULF BEACH SUBDIVISION
℄	DENOTES CENTERLINE	PG	DENOTES PAGE
CH BRG	DENOTES CHORD BEARING	P.C.P.	DENOTES PERMANENT CONTROL POINT
CH	DENOTES CHORD LENGTH	P.C.C.	DENOTES POINT OF COMPOUND CURVATURE
CIR	DENOTES CAPPED IRON ROD	P.C.	DENOTES POINT OF CURVATURE
C–1	DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)	P.I.	DENOTES POINT OF INTERSECTION
Δ	DENOTES DELTA ANGLE	P.R.C.	DENOTES POINT OF REVERSE CURVATURE
FDEP	DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT
ECUA	DENOTES EMERALD COAST UTILITY AUTHORITY	P.T.	DENOTES POINT OF TANGENCY
GPS	DENOTES GLOBAL POSITIONING SYSTEM	R	DENOTES RADIUS
L	DENOTES ARC LENGTH	R/W	DENOTES RIGHT–OF–WAY
		S/D	DENOTES SUBDIVISION

SHEET 2 0F 2 SHEETS

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

PLAT BOOK:_____,PAGE:_____