

KAHEELEY RIDGE

(PHASE 2)

A 33 LOT SUBDIVISION OF A PORTION OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
JULY 2022

DESCRIPTION:

KNOW ALL PERSONS BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON, PLATTED AS KAHEELEY RIDGE (PHASE 2) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" DIAMETER CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 04°57'16" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 285.20 FEET; THENCE RUN SOUTH 87°33'30" EAST, A DISTANCE OF 50.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF ISAACS LANE, AS DESCRIBED BY THAT INSTRUMENT RECORDED AT O.R. 7887 PAGE 1757, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, ESCAMBIA COUNTY, FLORIDA; CONTINUE THENCE SOUTH 87°33'30" EAST, A DISTANCE OF 140.13 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 76°10'22" EAST, A DISTANCE OF 50.61 FEET; THENCE RUN SOUTH 87°33'30" EAST, A DISTANCE OF 140.13 FEET; THENCE RUN NORTH 04°57'16" EAST, A DISTANCE OF 155.00 FEET; THENCE RUN SOUTH 58°25'26" EAST, A DISTANCE OF 169.27 FEET; THENCE RUN NORTH 10°27'10" EAST, A DISTANCE OF 99.94 FEET; THENCE RUN SOUTH 81°17'08" EAST, A DISTANCE OF 20.99 FEET; THENCE RUN SOUTH 57°08'53" EAST, A DISTANCE OF 92.45 FEET; THENCE RUN NORTH 39°18'46" EAST, A DISTANCE OF 738.00 FEET; THENCE RUN NORTH 07°07'58" EAST, A DISTANCE OF 403.13 FEET; THENCE RUN NORTH 51°59'50" WEST, A DISTANCE OF 417.16 FEET; THENCE RUN NORTH 87°46'40" WEST, A DISTANCE OF 156.16 FEET; THENCE RUN SOUTH 55°46'34" WEST, A DISTANCE OF 634.38 FEET; THENCE RUN SOUTH 77°49'05" WEST, A DISTANCE OF 27.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID ISAACS LANE; THENCE RUN SOUTH 05°08'11" WEST, ALONG THE EAST RIGHT-OF-WAY OF SAID ISAACS LANE, A DISTANCE OF 124.20 FEET; THENCE RUN NORTH 55°48'58" EAST, DEPARTING THE EAST RIGHT-OF-WAY OF SAID ISAACS LANE, A DISTANCE OF 191.98 FEET; THENCE RUN SOUTH 34°11'02" EAST, A DISTANCE OF 140.00 FEET; THENCE RUN SOUTH 55°48'58" WEST, A DISTANCE OF 42.81 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 154.80 FEET, (CHORD BEARS SOUTH 30°28'33" WEST, A DISTANCE OF 149.80 FEET); THENCE RUN SOUTH 05°07'47" WEST, A DISTANCE OF 67.20 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.10 FEET, (CHORD BEARS SOUTH 48°47'08" WEST, A DISTANCE OF 34.52 FEET); THENCE RUN NORTH 87°33'30" WEST, A DISTANCE OF 116.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID ISAACS LANE; THENCE RUN SOUTH 05°08'11" WEST, ALONG THE EAST RIGHT-OF-WAY OF SAID ISAACS LANE, A DISTANCE OF 50.06 FEET; THENCE RUN SOUTH 87°33'30" EAST, DEPARTING THE EAST RIGHT-OF-WAY OF SAID ISAACS LANE, A DISTANCE OF 113.97 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.44 FEET, (CHORD BEARS SOUTH 41°12'52" EAST, A DISTANCE OF 36.17 FEET); THENCE RUN SOUTH 05°07'47" WEST, A DISTANCE OF 253.31 FEET; THENCE RUN SOUTH 04°57'16" WEST, A DISTANCE OF 261.32 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 20.52 ACRES, MORE OR LESS, AND LIES IN SECTION 34, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, BEING THE OWNER OF THE PROPERTY SHOWN HEREON, HEREBY DEDICATES SAID LANDS KNOWN AS KAHEELEY RIDGE (PHASE 2) AND THIS PLAT FOR THE USES AND PURPOSES SET FORTH ON THIS PLAT. THE 5' UTILITY EASEMENT IS RESERVED FOR THOSE UTILITIES PROVIDING SERVICES TO KAHEELEY RIDGE (PHASE 2) INCLUDING BUT NOT LIMITED TO POTABLE WATER, SANITARY SEWER, TELECOMMUNICATIONS, ELECTRIC, CABLE TELEVISION, INTERNET SERVICE PROVIDERS, POSTAL SERVICES AND GAS. THE DEVELOPER HEREBY ACKNOWLEDGES THAT KAHEELEY RIDGE BOULEVARD AND DAVENPORT LOOP RIGHTS-OF-WAY, THE 1' PUBLIC NON-ACCESS EASEMENTS, THE 15' AND 20' PUBLIC DRAINAGE ACCESS EASEMENTS AND PARCEL G (STORM WATER MANAGEMENT FACILITY) ARE HEREBY DEDICATED TO THE PUBLIC (COUNTY). PARCEL E-2, WETLANDS, WETLANDS BUFFERS, PARCEL F (MAIL KIOSK) AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE KAHEELEY RIDGE OWNERS ASSOCIATION, INC. AND SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE KAHEELEY RIDGE OWNER'S ASSOCIATION, INC.

D.R. HORTON, INC., A DELAWARE CORPORATION

BY: MATT WAITE,
AS ITS ASSISTANT VICE PRESIDENT

WITNESS #1

WITNESS #2

PRINT NAME

PRINT NAME

ACKNOWLEDGEMENT TO DEDICATION:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____, 2022 BY MATT WAITE, AS ASSISTANT VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A VALID DRIVER'S LICENSE AS IDENTIFICATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF _____

MY COMMISSION EXPIRES _____

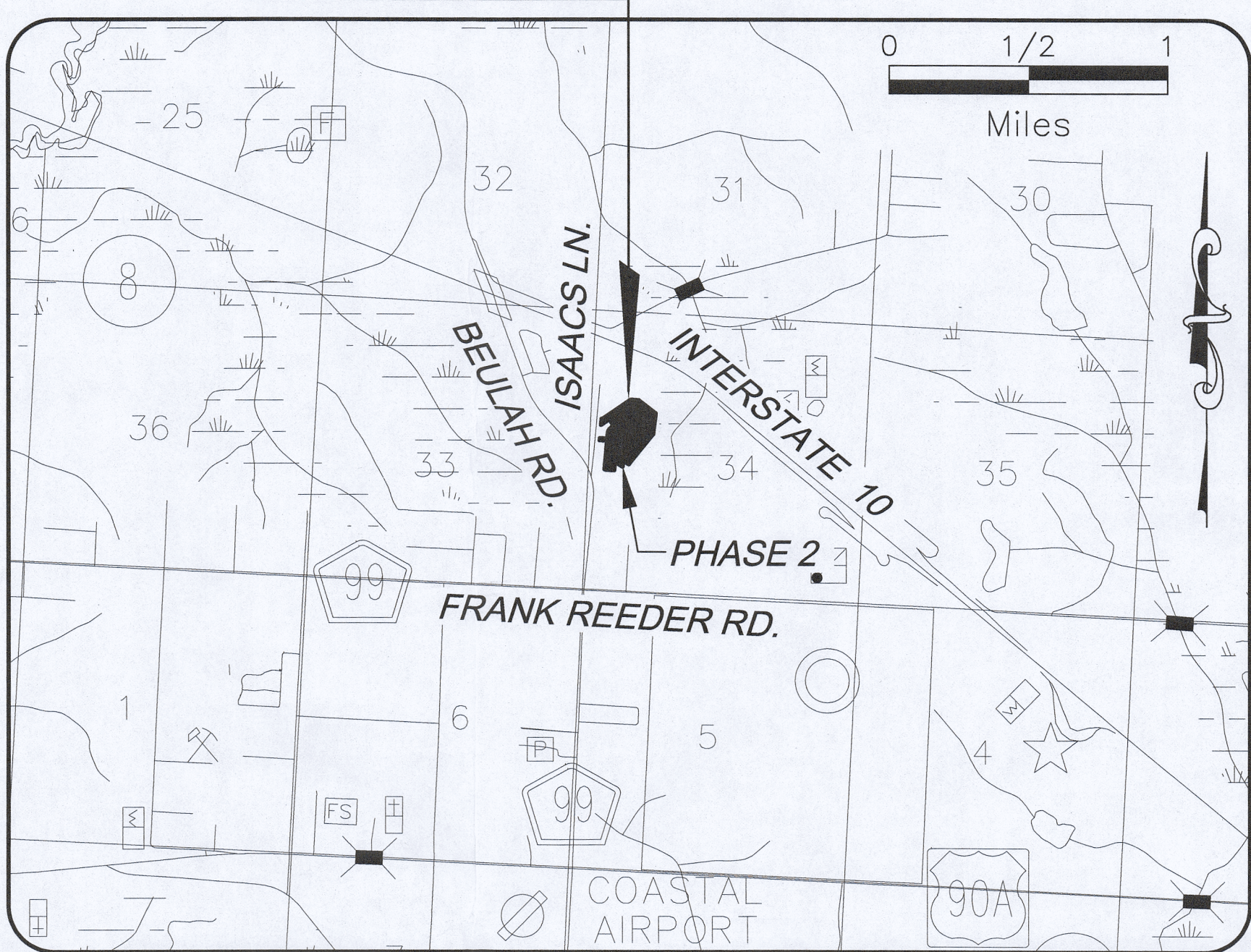
NOTE:

PARCEL F SHALL REMAIN UNDEVELOPED.

PARCEL E-2 AND ALL WETLANDS AND WETLAND BUFFERS AREAS SHALL REMAIN UNDEVELOPED, UNIMPACTED AND IN THEIR VEGETATED NATURAL STATE AT ALL TIMES.

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.
NOTICE: FLORIDA STATUTE 177.091 (27)

PROJECT SITE



LOCATION MAP

SCALE: 1" = 1/2 MILE

OWNER/DEVELOPER:

DR HORTON, INC., A DELAWARE CORPORATION
25366 PROFIT DRIVE
DAPHNE, AL 36526
PHONE: 251.316.5400

ENGINEER:

JASON N. ESTES, PE
FLORIDA REG. NO. 55585
DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9789

SURVEYOR:

VICTOR L. GERMAIN, PSM
FLORIDA REG. NO. 7281
DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9803

CERTIFICATE OF COUNTY CLERK:

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 LEGISLATIVE STATUTES) AND THE SAME WAS RECORDED ON THE _____ DAY OF _____, 2022, IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF SAID COUNTY.

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

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 ON THIS _____ DAY OF _____, 2022.

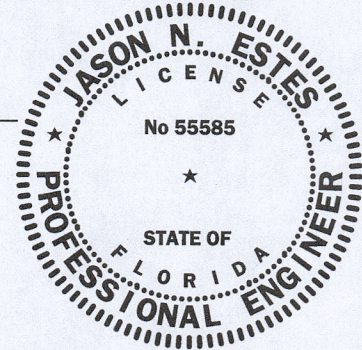
JOSEPH E. BARRETT, P.S.M., COUNTY SURVEYOR, ESCAMBIA COUNTY, FL
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION No. 6260.

ENGINEERS CERTIFICATE:

I, JASON N. ESTES, HEREBY CERTIFY THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR KAHEELEY RIDGE (PHASE 2) SUBDIVISION.

JASON N. ESTES, P.E., FLORIDA P.E. #55585

DATE



CERTIFICATE OF ATTORNEY:

I, _____, AS A MEMBER OF THE FLORIDA BAR, AND ON BEHALF OF THE OWNERS, 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 ALL PROVISIONS OF CHAPTER 2 ARTICLE 5 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

SIGNED THIS _____ DAY OF _____, 2022.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE _____ DAY OF _____, 2022, WAS APPROVED FOR FILING BY SAID BOARD, AND I AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HEREON.

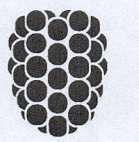
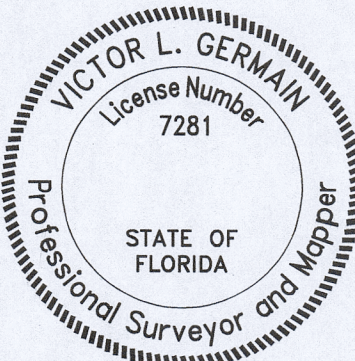
PAM CHILDERS, CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, KAHEELEY RIDGE (PHASE 2), 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 THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS / STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 45J-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 ON THIS THE 18TH DAY OF JULY, 2022.

BY: Victor Germain
VICTOR L. GERMAIN, PSM
FLORIDA LIC. NO. 7281
DEWBERRY ENGINEERS INC. (LB 8011)
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251-929-9803



Dewberry

CERTIFICATE OF AUTHORIZATION No. LB 8011
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526

INDEX OF SHEETS:

- DEDICATION, DESCRIPTION AND CERTIFICATE SHEET
- OVERALL PLAT BOUNDARY INFORMATION
- PLAT BOUNDARY INFORMATION

DECLARATION OF COVENANTS FILED IN
OFFICIAL RECORDS BOOK _____, PAGE _____.

SHEET 1 OF 3

PLAT BOOK

PAGE

KAHEELEY RIDGE

(PHASE 2)

A 33 LOT SUBDIVISION OF A PORTION OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
JULY 2022

0' 80' 160'
1 INCH = 80 FEET

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 1983 (2011), U.S. SURVEY FEET, PER FOOT CORRS "PCLA".
- SOURCE OF INFORMATION: FDOT RIGHT-OF-WAY MAP (SECTION 48509-2601); BOUNDARY SURVEY MAP BY MERRILL PARKER SHAW INC., JOB NUMBER 3055, DATED MARCH 26, 2007; ISACS LANE MAINTENANCE CLAIM MAP, ROAD MAP BOOK 1, PAGE 41, DRAWING NUMBER 1-5086, DATED JANUARY 20, 2007; JENNINGS PLACE PHASE ONE, PLAT BOOK 20, PAGES 10, 10A AND 10B, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; KAHEELEY RIDGE PHASE 1, PLAT BOOK 20, PAGES 40, 40A AND 40B, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; DEEDS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS SHOWN HEREON.
- ENVIRONMENTAL WETLAND LINES SHOWN HEREON HAVE BEEN DETERMINED BY BIOME CONSULTING GROUP.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- CURRENT ZONING: LDR - FUTURE LAND USE: MU-S
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988, PER FOOT CORRS "PCLA" USING GEOID18.
- THE DEVELOPER WILL WORK WITH THE UNITED STATES POSTAL SERVICE TO PLACE MAIL KIOSKS IN APPROVED LOCATIONS AND BE INSTALLED PER THE USPS REQUIREMENTS.
- SEE SHEET 1 OF 3 FOR BOUNDARY DESCRIPTION.

FLOOD STATEMENT:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE A, (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFEs) OR FLOOD DEPTHS ARE SHOWN), AND FLOOD ZONE X, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120090, FIRM MAP PANEL NUMBERS 12033C0260G, 0270G AND 0290G MAP REVISION DATED SEPTEMBER 29, 2006.

SPECIAL NOTES:

- FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENTS (PUBLIC OR PRIVATE). THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- FIVE FOOT CONCRETE SIDEWALKS WILL BE CONSTRUCTED BY THE INDIVIDUAL HOME BUILDER.
- 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.
- NO SIGNAGE IS PROPOSED FOR THIS SUBDIVISION.
- PARCEL F SHALL REMAIN UNDEVELOPED.
- PARCEL E-2 AND ALL WETLANDS AND WETLAND BUFFERS AREAS SHALL REMAIN UNDEVELOPED, UNIMPACTED AND IN THEIR VEGETATED NATURAL STATE AT ALL TIMES.

GEODETIC NOTE:

ALL GEOGRAPHIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO NAD 83 (2011) DATUM. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, ESTABLISHED BY RTK GPS SYSTEMS.

SYMBOLS & ABBREVIATIONS:

- = SET 4" BY 4" CONCRETE MONUMENT
STAMPED P.R.M. (L.B. #8011)
- CMF □ = FOUND 4" X 4" CONCRETE MONUMENT
(AS NOTED)
- = FOUND CAPPED REBAR (AS NOTED)
- ⊗ = CRIMP TOP IRON PIPE FOUND
- = REBAR FOUND (AS NOTED)
- (M) = MEASURED BEARING AND DISTANCE
- (MAP) = MAP OR PLAT BEARING AND DISTANCE
(MERRILL PARKER SHAW, INC.,
SURVEY DATED 3/26/07)
- R = RADIUS OF CURVE
L = LENGTH OF CURVE
Δ = DELTA ANGLE
CB = CHORD BEARING
CL = CHORD LENGTH
- P.R.M. = PERMANENT REFERENCE MONUMENT
- EQUA = EMERALD COAST UTILITIES AUTHORITY
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- USPS = UNITED STATES POSTAL SERVICE
- O.R. = OFFICIAL RECORDS
- P.C. = PAGE
- CORS = CONTINUOUSLY OPERATING REFERENCE STATION
- "PCLA" = CORRS IDENTIFICATION CODE - PENSACOLA
- LDR = LOW DENSITY RESIDENTIAL
- MU-S = MIXED-USE SUBURBAN

- ↓ ↓ = WETLANDS
- ▨ = 25' WETLAND BUFFER

POINT OF COMMENCEMENT
THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER
OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
3" DIAMETER CONCRETE MONUMENT - ACCEPTED CORNER
WITH A 4"X4" CONCRETE MONUMENT
0.38" NORTH OF SAID CORNER

(BEULAH ROAD)
1.00' RIGHT-OF-WAY

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
SUPPORTED 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.
NOTICE: FLORIDA STATUTE 177.091 (27)

STATE PLANE COORDINATE TABLE HORIZONTAL AND VERTICAL DATUMS: (SEE SURVEY NOTES #1 AND #6)									
STATION	NORTHING (FT)	EASTING (FT)	SCALE FACTOR	CONVERGENCE	LATITUDE	LONGITUDE	ELEVATION	ELEVATION SCALE FACTOR	COMBINED SCALE FACTOR
PRM-1	577528.18	1062325.24	0.99999714	-01°26'49"	N30°33'23.6254"	W87°22'45.1133"	118.73'	0.9999943	0.9999958
PRM-2	578492.28	1062270.45	0.99999717	-01°26'49"	N30°33'33.1513"	W87°22'46.0181"	104.02'	0.9999950	0.9999968
PRM-3	577620.85	1062788.54	0.99999715	-01°26'46"	N30°33'24.6580"	W87°22'39.8429"	96.85'	0.9999954	0.9999968

TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	38.10'	25.00'	87°18'43"	S 48°47'08" W	34.92'
C15	40.44'	25.00'	92°41'17"	S 41°12'52" E	36.12'
C28	154.80'	175.00'	30°10'47"	S 30°28'53" W	149.80'

SURVEYOR:

VICTOR L. GERMAIN, PSM
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9803

DECLARATION OF COVENANTS FILED IN
OFFICIAL RECORDS BOOK _____, PAGE _____

Dewberry
CERTIFICATE OF AUTHORIZATION No. LB 8011
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526

KAHEELEY RIDGE

(PHASE 2)

A 33 LOT SUBDIVISION OF A PORTION OF
SECTION 34, TOWNSHIP 1 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
JULY 2022

SYMBOLS & ABBREVIATIONS:

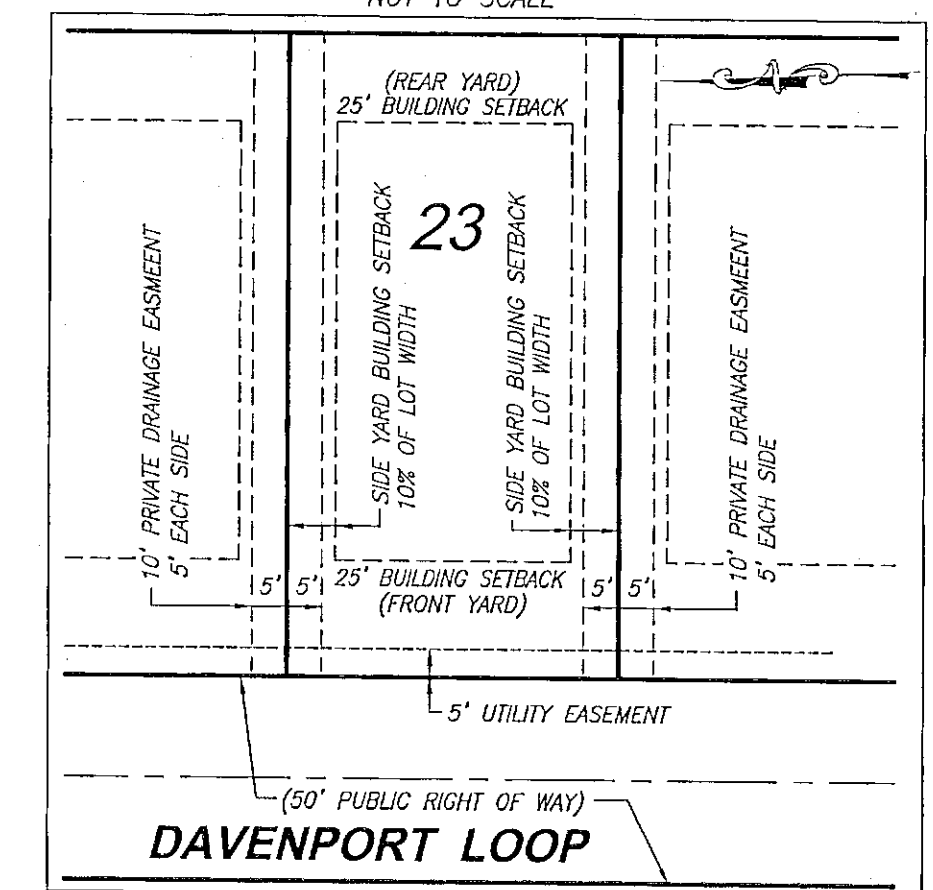
- = SET 4" BY 4" CONCRETE MONUMENT
STAMPED P.R.M. (L.B. #8011)
CMF □ = FOUND 4" X 4" CONCRETE MONUMENT
(AS NOTED)
○ = SET NAIL AND DISK (L.B. #8011)
(NAILS AND DISK SET IN THE CENTERLINE
ARE STAMPED P.C.P., ALL OTHERS ARE
L.B. #8011)
● = 5/8" CAPPED REBAR SET AT CENTERLINE
(STAMPED P.C.P. L.B. #8011)
○ = FOUND CAPPED REBAR (AS NOTED)
○ = CRIMP TOP IRON PIPE FOUND
● = REBAR FOUND (AS NOTED)
● = 5/8" CAPPED REBAR SET (L.B. #8011)
(M) = MEASURED BEARING AND DISTANCE
(MAP) = MAP OR PLAT BEARING AND DISTANCE
(MERRILL PARKER SHAW, INC.
SURVEY DATED 3/26/07)
R = RADIUS OF CURVE
L = LENGTH OF CURVE
Δ = DELTA ANGLE
CB = CHORD BEARING
CL = CHORD LENGTH
CD = CHORD DISTANCE
P.R.M. = PERMANENT REFERENCE MONUMENT
- ECUA = EMERALD COAST UTILITIES AUTHORITY
FOOT = FLORIDA DEPARTMENT OF
TRANSPORTATION
(RAD) = RADIAL
(NR) = NON-RADIAL
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.I. = POINT OF INTERSECTION
P.R.C. = POINT OF REVERSE CURVATURE
R.P. = RADIUS POINT
B.S.L. = BUILDING SETBACK LINE
S.W.M.F. = STORMWATER MANAGEMENT FACILITY
P.C.A. = PRIVATE COMMON AREA
P.D.A.E. = PUBLIC DRAINAGE/ACCESS EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
- P.C.P. = PERMANENT CONTROL
POINT
REF = REFERENCE
AC. = ACRES
D.E. = DRAINAGE EASEMENT
No. = NUMBER
L.B. = LICENSED BUSINESS
P.S.M. = PROFESSIONAL SURVEYOR
AND MAPPER
O.R. = OFFICIAL RECORDS
PG. = PAGE
± = MORE OR LESS
UT. = UTILITY POLE
→ = GUY WIRE

- WETLANDS
25' WETLAND BUFFER

LINE BEARING	DISTANCE
L1 N87°46'40"W	156.16'
L2 N87°46'40"W	156.16'
L3 N87°46'40"W	156.16'
L4 N87°46'40"W	156.16'
L5 N87°46'40"W	156.16'
L6 N87°46'40"W	156.16'
L7 N87°46'40"W	156.16'
L8 N87°46'40"W	156.16'
L9 N87°46'40"W	156.16'
L10 N87°46'40"W	156.16'
L11 N87°46'40"W	156.16'
L12 N87°46'40"W	156.16'
L13 N87°46'40"W	156.16'
L14 N87°46'40"W	156.16'
L15 N87°46'40"W	156.16'
L16 N87°46'40"W	156.16'
L17 N87°46'40"W	156.16'
L18 N87°46'40"W	156.16'
L19 N87°46'40"W	156.16'
L20 N87°46'40"W	156.16'
L21 N87°46'40"W	156.16'
L22 N87°46'40"W	156.16'
L23 N87°46'40"W	156.16'
L24 N87°46'40"W	156.16'
L25 N87°46'40"W	156.16'
L26 N87°46'40"W	156.16'
L27 N87°46'40"W	156.16'
L28 N87°46'40"W	156.16'
L29 N87°46'40"W	156.16'
L30 N87°46'40"W	156.16'
L31 N87°46'40"W	156.16'
L32 N87°46'40"W	156.16'
L33 N87°46'40"W	156.16'
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L36 N87°46'40"W	156.16'
L37 N87°46'40"W	156.16'
L38 N87°46'40"W	156.16'
L39 N87°46'40"W	156.16'
L40 N87°46'40"W	156.16'
L41 N87°46'40"W	156.16'
L42 N87°46'40"W	156.16'
L43 N87°46'40"W	156.16'
L44 N87°46'40"W	156.16'
L45 N87°46'40"W	156.16'
L46 N87°46'40"W	156.16'
L47 N87°46'40"W	156.16'
L48 N87°46'40"W	156.16'
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L50 N87°46'40"W	156.16'
L51 N87°46'40"W	156.16'
L52 N87°46'40"W	156.16'
L53 N87°46'40"W	156.16'
L54 N87°46'40"W	156.16'
L55 N87°46'40"W	156.16'
L56 N87°46'40"W	156.16'
L57 N87°46'40"W	156.16'
L58 N87°46'40"W	156.16'
L59 N87°46'40"W	156.16'
L60 N87°46'40"W	156.16'
L61 N87°46'40"W	156.16'
L62 N87°46'40"W	156.16'
L63 N87°46'40"W	156.16'
L64 N87°46'40"W	156.16'
L65 N87°46'40"W	156.16'
L66 N87°46'40"W	156.16'
L67 N87°46'40"W	156.16'
L68 N87°46'40"W	156.16'
L69 N87°46'40"W	156.16'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.23'	24.93'	187°59'33"	N 48°49'23" E	34.61'
C2	35.97'	174.77'	11°47'30"	N 68°53'13" E	35.91'
C3	75.79'	174.77'	24°50'49"	N 68°53'13" E	75.20'
C4	39.77'	174.77'	13°02'19"	N 49°20'29" E	39.68'
C5	28.17'	100.00'	29°53'06"	N 27°53'06" E	51.59'
C6	60.71'	100.00'	34°47'06"	N 42°47'06" W	59.78'
C7	31.03'	100.00'	17°46'51"	N 30°44'12" W	30.91'
C8	52.71'	100.00'	30°12'01"	N 54°43'38" W	52.10'
C9	61.07'	100.00'	34°59'28"	N 67°10'23" W	60.15'
C10	33.80'	100.00'	19°21'55"	S 65°29'56" W	33.64'
C11	38.10'	25.00'	87°18'43"	S 48°47'08" W	34.55'
C12	40.44'	25.00'	92°41'17"	S 41°12'52" E	36.17'
C13	39.50'	25.00'	90°32'20"	S 42°03'17" E	35.65'
C14	38.70'	124.81'	17°46'01"	N 83°35'58" E	38.55'
C15	69.34'	124.81'	31°55'33"	N 58°45'10" E	68.65'
C16	71.96'	50.00'	82°27'16"	N 01°36'08" E	65.91'
C17	73.79'	50.00'	84°33'25"	N 01°54'20" W	67.27'
C18	62.95'	125.00'	28°51'23"	S 41°23'16" W	62.29'
C19	47.61'	125.00'	21°49'24"	S 16°02'53" W	47.39'
C20	132.68'	150.00'	50°40'47"	S 30°28'14" W	128.40'
C21	129.89'	149.79'	49°41'07"	N 67°38'11" E	125.96'
C22	107.94'	75.00'	82°27'30"	N 01°36'08" E	98.86'
C23	110.68'	75.00'	84°33'25"	N 01°54'20" W	100.91'
C24	30.95'	30.00'	59°06'32"	S 21°18'33" E	29.60'
C25	154.80'	175.00'	50°40'47"	S 30°28'14" W	149.80'

LOT SETBACK AND UTILITY DETAIL NOT TO SCALE



NOTE:

PARCEL F SHALL REMAIN UNDEVELOPED.

PARCEL E-2 AND ALL WETLANDS AND WETLAND BUFFERS AREAS SHALL REMAIN UNDEVELOPED, UNIMPACTED AND IN THEIR VEGETATED NATURAL STATE AT ALL TIMES.

SURVEYOR:

VICTOR L. GERMAIN, PSM
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9803

Dewberry
CERTIFICATE OF AUTHORIZATION No. LB 8011
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526

DECLARATION OF COVENANTS FILED IN
OFFICIAL RECORDS BOOK _____ PAGE _____