

RECORD PLAT OF:

BEULAH GARDEN ESTATES

A PRIVATE 25 LOT RESIDENTIAL SUBDIVISION

DEVELOPMENT IN SECTION 6, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA DECEMBER 2019

NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
7142 BELGIUM CIRCLE
Pensacola, FL 32526
(850) 432-1052
NWFLS PROJECT NO. 16439

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

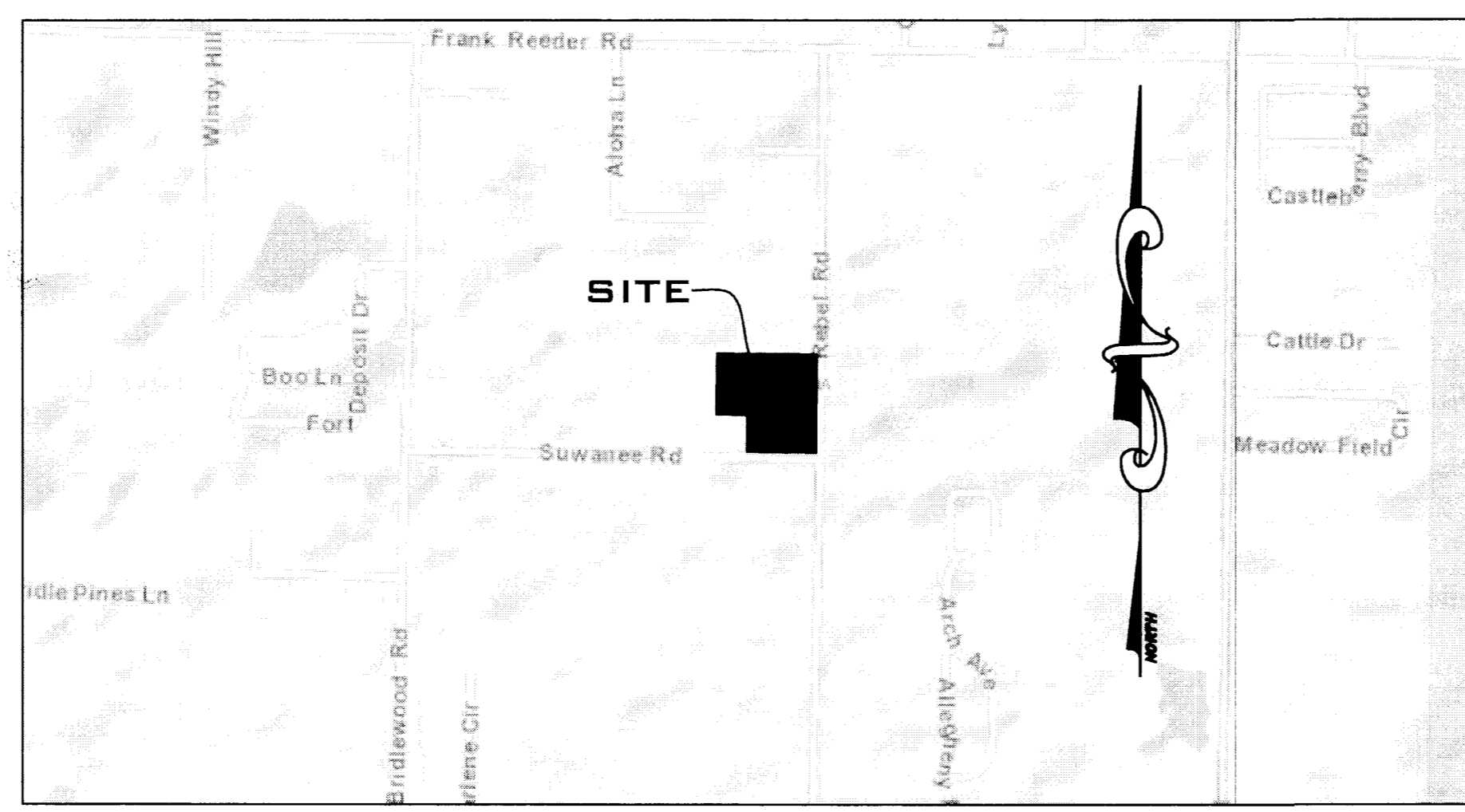
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 02 DEGREES 36 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 FOR A DISTANCE OF 1996.53 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE GO NORTH 87 DEGREES 06 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6 FOR A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH THE FIELD MONUMENTED WEST LINE OF REBEL ROAD (MAINTENANCE CLAIM, WIDTH UNDETERMINED); THENCE GO SOUTH 02 DEGREES 36 MINUTES 41 SECONDS WEST ALONG SAID FIELD MONUMENTED WEST LINE OF REBEL ROAD FOR A DISTANCE OF 6.52 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 87 DEGREES 01 MINUTES 27 SECONDS WEST ALONG A 4 FOOT WIRE FENCE FOR A DISTANCE OF 649.94 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE GO SOUTH 02 DEGREES 41 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6 FOR A DISTANCE OF 393.89 FEET; THENCE GO SOUTH 86 DEGREES 57 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 200.00 FEET; THENCE GO SOUTH 02 DEGREES 41 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 245.08 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SUWANEE ROAD (40' R/W); THENCE GO SOUTH 87 DEGREES 03 MINUTES 04 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE OF SUWANEE ROAD FOR A DISTANCE OF 450.87 FEET TO AN INTERSECTION WITH THE AFORESAID FIELD MONUMENTED WEST LINE OF REBEL ROAD; THENCE GO NORTH 02 DEGREES 36 MINUTES 41 SECONDS EAST ALONG SAID FIELD MONUMENTED WEST LINE OF REBEL ROAD FOR A DISTANCE OF 638.99 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 8.42 ACRES MORE OR LESS.

ENGINEER:
GERALD W. MCGUIRE, P.E.
JMA ENGINEERING SERVICES, INC.
2726 WALLACE LAKE ROAD
PACE, FL 32571
P: (850) 995-7323

SURVEYOR:
NORTHWEST FLORIDA LAND SURVEYING, INC.
7142 BELGIUM CIRCLE
PENSACOLA, FL 32526
P: (850) 432-1052
F: (850) 433-6049

OWNER/DEVELOPER:
BEULAH GARDENS ESTATES, LLC
1795 W. DETROIT BOULEVARD
PENSACOLA, FL 32534
850-607-4539

- SURVEYOR'S 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). 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. A REFERENCE BEARING OF SOUTH 02 DEGREES 36 MINUTES 41 SECONDS WEST IS GIVEN ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 FROM GEODETIC CONTROL POINT STAMPED "ESC 4075" HAVING AN ELEVATION OF 109.12 FEET AS PER BACKERVILLE-DONOVAN 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.
 - THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0270 G, REVISED SEPTEMBER 29, 2006.
 - THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
 - GERALD W. MCGUIRE, P.E. JMA ENGINEERING SERVICES, INC. 2726 WALLACE LAKE ROAD, PACE, FL 32571, (850) 995-7323 IS THE ENGINEER OF RECORD.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT WILL NOT BE RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
 - DEVELOPMENT CONSISTS OF 25 SINGLE FAMILY DETACHED RESIDENTIAL LOTS, RESIDENTIAL DENSITY = 2.97 UNITS/ACRE, TOTAL PROJECT ACREAGE: 8.42 MORE OR LESS.
 - NO SIGNAGE, LANDSCAPING OR FENCING SHALL BE INSTALLED WITHIN THE 35' SIGHT TRIANGLE THAT MAY RESTRICT THE VISUAL CLEARANCE SET FORTH BY THE LAND DEVELOPMENT CODE. (LDC-7.01.08)
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRICAL, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRICAL, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - NO FENCES OR STRUCTURES SHALL BE BUILT WITHIN PRIVATE DRAINAGE AND ACCESS EASEMENTS, EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES AND STORMWATER FLOW SHALL NOT BE RESTRICTED.
 - EACH LOT SHALL HAVE A 10 FOOT WIDE PRIVATE DRAINAGE EASEMENT ALONG THE SIDE LOT LINE BEING 5 FEET EACH SIDE OF THE LOT LINE. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPED STORMWATER FLOW.



SITE AND BUILDING REQUIREMENTS: ZONING LDR

LOT COVERAGE: THE PERVIOUS AREA SHALL BE AT LEAST 30% OF THE TOTAL LOT (70% MAXIMUM IMPERVIOUS COVER RATIO)
LOT WIDTHS: FOR A NEW LOT WITH A MAJORITY OF ITS FRONTAGE ALONG THE OUTSIDE OF A STREET RIGHT-OF-WAY CURVE WHOSE RADIUS IS 100 FEET OR LESS, THE MINIMUM LOT WIDTH AT THE RIGHT-OF-WAY IS 40 PERCENT OF THE RADIUS LENGTH, BUT NOT LESS THAN 20 FEET. THE MINIMUM WIDTH FOR ALL OTHER NEW LOTS IS 60 FEET AT THE RIGHT-OF-WAY.
FRONT YARD: THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NO LESS THAN 25 FEET.
REAR YARD: THE MINIMUM REAR YARD SHALL NOT BE LESS THAN 25 FEET IN DEPTH.
SIDE YARD: ON EACH SIDE OF ALL OTHER STRUCTURES, FIVE FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.
BUILDING HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET ABOVE HIGHEST ADJACENT GRADE.

| STATE PLANE COORDINATES | | | | | | | |
|---|-----------|------------|----------------|----------------|--------------|----------------|--------------------|
| HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE | | | | | | | |
| STATION | NORTHING | EASTING | LATITUDE (N) | LONGITUDE (W) | SCALE FACTOR | CONVERGENCE | ELEVATION (NAVD88) |
| GPS 1 | 572747.23 | 1058680.10 | 30°32'35.4056" | 87°23'25.4037" | 0.99996987 | 01°27'08.9849" | 133.57 |
| GPS 2 | 572724.29 | 1059125.37 | 30°32'35.2904" | 87°23'20.3067" | 0.99996987 | 01°27'06.4235" | 131.85 |
| GPS 3 | 573357.63 | 1059154.26 | 30°32'41.5644" | 87°23'20.1600" | 0.99997001 | 01°27'06.3498" | 136.68 |
| ESC 4075 | 556489.57 | 1087483.28 | 30°30'01.6463" | 87°17'51.5612" | 0.99996527 | 01°24'21" | 109.05 |

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

DEDICATIONS

KNOW ALL PERSONS BY THESE PRESENTS THAT BEULAH GARDENS ESTATES, LLC, THE OWNER ("OWNER") OF THE LAND DESCRIBED AND PLATTED HEREON KNOWN AS BEULAH GARDEN ESTATES, HEREBY DEDICATES TO BEULAH GARDENS ESTATES OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ALL PRIVATE RIGHTS OF WAY, PRIVATE RETENTION POND (PARCEL A), PRIVATE SIGN EASEMENT, PRIVATE NON-ACCESS EASEMENT, PRIVATE ACCESS AND DRAINAGE EASEMENTS, BEULAH GARDEN ESTATES, LLC ALSO DEDICATES TO ALL UTILITY PROVIDERS UTILITY EASEMENTS UNDER, ACROSS AND THROUGH ALL UTILITY EASEMENTS AS SHOWN ON THE PLAT. BEULAH GARDEN ESTATES, LLC ALSO DEDICATES TO ESCAMBIA COUNTY THE NON-ACCESS EASEMENT, (PARCEL B) A 5 FOOT WIDE RIGHT OF WAY ACQUISITION AND HEREBY REQUESTS THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. IT IS NOT THE INTENT OF THE OWNER TO DEDICATE TO THE GENERAL PUBLIC ANY PORTION OF THE PLAT EXCEPT (PARCEL B) AS SHOWN HEREON.

WITNESSES: BEULAH GARDENS ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
(SIGNATURE) Toni Dunn
(PRINTED NAME) Toni Dunn

WITNESSES: BEULAH GARDENS ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
(SIGNATURE) Thomas Dooling
(PRINTED NAME) Thomas Dooling GARY HOLT, ITS MANAGER

WITNESSES: BEULAH GARDENS ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
(SIGNATURE) Toni Dunn
(PRINTED NAME) Toni Dunn

WITNESSES: BEULAH GARDENS ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
(SIGNATURE) Thomas Dooling
(PRINTED NAME) Thomas Dooling RYAN K. CHAVERS, ITS MANAGER

NOTARY PUBLIC

BEFORE THE SUBSCRIBER PERSONALLY APPEARED RYAN K. CHAVERS, MANAGER OF BEULAH GARDEN ESTATES, LLC, OWNER AND DEVELOPER OF BEULAH GARDEN ESTATES, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO ON BEHALF OF BEULAH GARDEN ESTATES, LLC., EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, AND WHO () IS PERSONALLY KNOWN TO ME OR WHO (X) HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20th DAY OF DECEMBER, 2019.

(SIGNATURE) Jeff Simmons
PRINT NAME JEFF SIMMONS

COMMISSION NO. 99320051
MY COMMISSION EXPIRES 4/25/23
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC

BEFORE THE SUBSCRIBER PERSONALLY APPEARED GARY HOLT, MANAGER OF BEULAH GARDEN ESTATES, LLC, OWNER AND DEVELOPER OF BEULAH GARDEN ESTATES, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO ON BEHALF OF BEULAH GARDEN ESTATES, LLC., EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, AND WHO (X) IS PERSONALLY KNOWN TO ME OR WHO () HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20th DAY OF DECEMBER, 2019.

(SIGNATURE) Jeff Simmons
PRINT NAME JEFF SIMMONS

COMMISSION NO. 99320051
MY COMMISSION EXPIRES 4/25/23
NOTARY PUBLIC, STATE OF FLORIDA

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 1th DAY OF JANUARY, 2019 WAS APPROVED FOR FILING BY THE SAID BOARD AND I, CLERK OF THE CIRCUIT COURT, WAS INSTUCTED TO SO CERTIFY HEREON.

(SIGNATURE) Pam Childers 1-8-2020
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CERTIFICATE OF ATTORNEY:

I, 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.

(SIGNATURE) William R Mitchell
PRINT NAME William R Mitchell

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 177, SECTIONS 177.011 THROUGH 177.151) OF THE LEGISLATURE OF FLORIDA AND THE SAME WAS FILED FOR RECORD IN PLAT BOOK 19 AT PAGE 95, 95A OF THE PUBLIC RECORDS OF SAID COUNTY ON THIS 8th DAY OF JANUARY, 2019.

(SIGNATURE) Pam Childers
PAM CHILDERS, CLERK OF THE CIRCUIT COURT

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.

DECLARATION OF RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK 8226, PAGE(S) 303

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 8th DAY OF JANUARY, 2019.

(SIGNATURE) Joseph E. Barrett
JOSEPH E. BARRETT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6260

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE "ENGINEER" OF RECORD FOR BEULAH GARDEN ESTATES, ALL ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS HAVE BEEN CONSTRUCTED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

(SIGNATURE) Gerald W. McGuire 12/20/2019
GERALD W. MCGUIRE P.E. NO. 39572
STATE OF FLORIDA
JMA ENGINEERING SERVICES, INC.
2726 WALLACE LAKE ROAD
PACE, FL 32571
(850) 995-7323

NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL OF A FLORIDA PROFESSIONAL ENGINEER

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 (P.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 177.011 - 177.151 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-17.026, FLORIDA ADMINISTRATION CODE.

(SIGNATURE) Fred R. Thompson
FRED R. THOMPSON
FLORIDA REGISTRATION NO. 3027

NORTHWEST FLORIDA LAND SURVEYING, INC.
SURVEYING AND MAPPING BUSINESS NUMBER 7277
7142 BELGIUM CIRCLE
PENSACOLA, FL 32526
(850) 432-1052

NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL

SHEET 1 OF 2

PLAT BOOK 19, PAGE 95

RECORD PLAT OF: BEULAH GARDEN ESTATES

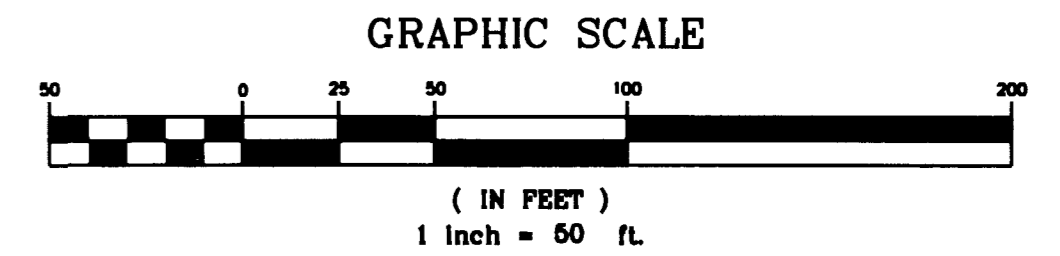
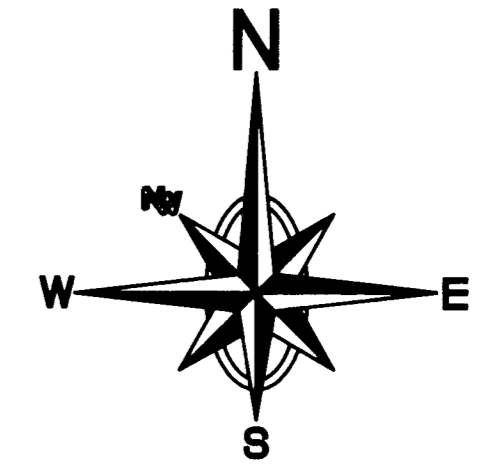
A PRIVATE 25 LOT RESIDENTIAL SUBDIVISION
DEVELOPMENT IN SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
DECEMBER 2019

JMA
ENGINEERING SERVICES INC.
CIVIL ENGINEERING - PLANNING

P.O. BOX 4848
MILTON, FLORIDA 32579-4848
PHONE: (850) 995-7333
FAX: (850) 995-7386

eMAIL: jma@mcquire-assoc.com
Gerald W. McGuire P.E. # 99572
Serena Lee Chapla P.E. # 61949
Engineering Business #38905

NW NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
7142 BELGIUM CIRCLE
PENSACOLA, FL 32526
(850) 432-1052
NWFLS PROJECT NO. 16439

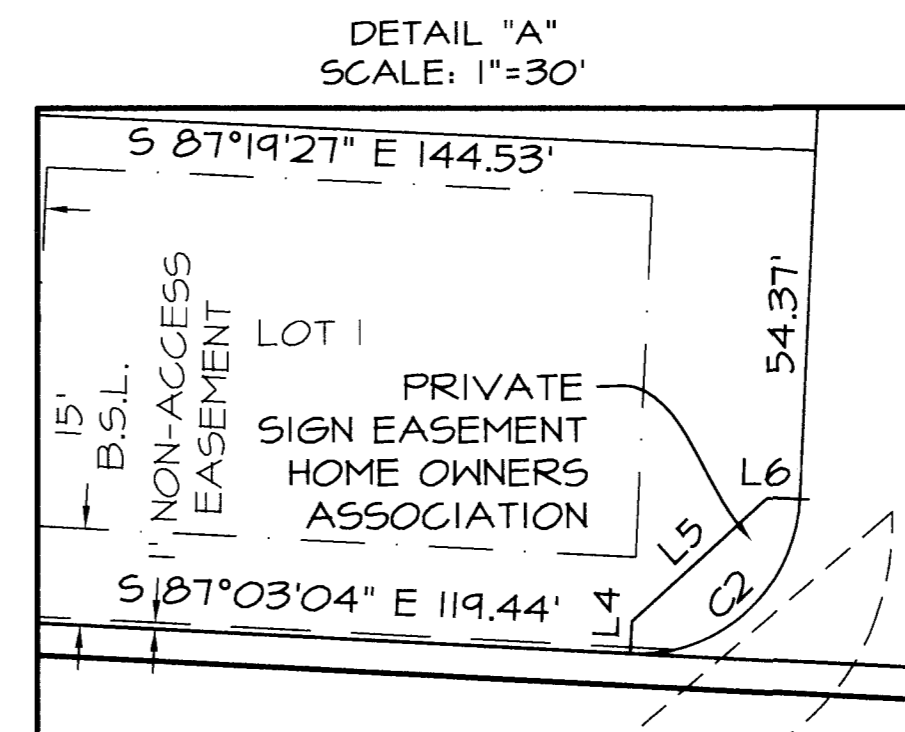
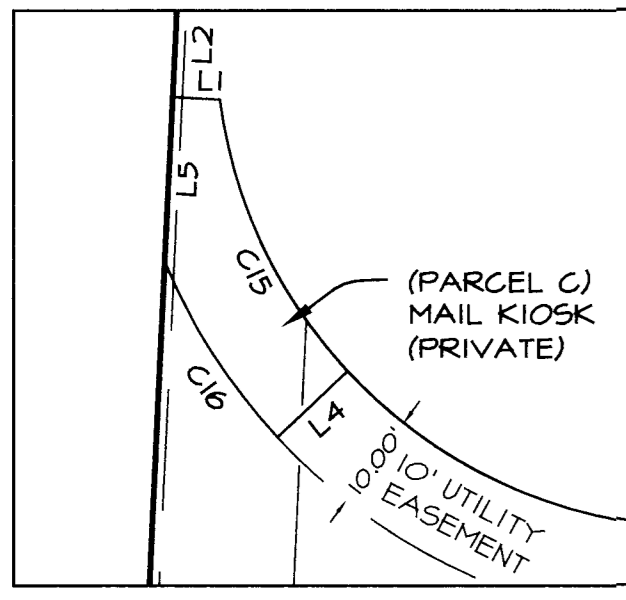


| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 4.95' | N81°03'50"W |
| L2 | 10.00' | N02°56'36"E |
| L3 | 4.21' | S81°03'50"E |
| L4 | 10.00' | S46°49'26"W |
| L5 | 17.21' | S02°41'44"W |

| CURVE | LENGTH | RADIUS | DELTA-ANGLE | TANGENT | CHORD | CHORD-BEARING |
|-------|---------|--------|-------------|---------|--------|---------------|
| C1 | 43.98' | 60.00' | 84°44'24" | 54.73 | 84.66' | N42°11'38"W |
| C2 | 34.39' | 25.00' | 40°16'22" | 25.12 | 35.44' | N47°48'45"E |
| C3 | 54.82' | 35.00' | 84°44'24" | 34.84 | 49.38' | N42°11'38"W |
| C4 | 2.80' | 25.00' | 6°25'04" | 1.40 | 2.80' | S81°43'35"W |
| C5 | 16.71' | 25.00' | 38°18'11" | 8.68 | 16.40' | S67°21'53"W |
| C6 | 110.81' | 51.00' | 124°33'24" | 91.05 | 90.24' | S64°30'26"E |
| C7 | 126.07' | 51.00' | 141°37'43" | 146.57 | 96.33' | S74°52'26"W |
| C8 | 23.02' | 25.00' | 52°45'08" | 12.40 | 22.21' | S60°41'16"E |
| C9 | 50.51' | 85.00' | 34°05'10" | 26.06 | 49.83' | N70°01'15"W |
| C10 | 60.00' | 85.00' | 40°26'33" | 31.31 | 58.76' | N32°45'24"W |
| C11 | 22.51' | 85.00' | 15°12'40" | 11.39 | 22.50' | N04°55'47"W |
| C12 | 34.15' | 25.00' | 84°43'38" | 24.88 | 35.21' | S42°11'15"E |
| C13 | 34.42' | 25.00' | 40°20'15" | 25.15 | 35.46' | N47°48'45"E |
| C14 | 19.02' | 51.00' | 68°46'36" | 49.92 | 11.35' | S81°23'52"E |
| C15 | 31.85' | 51.00' | 35°46'53" | 16.46 | 31.33' | N25°07'07"W |
| C16 | 21.82' | 61.00' | 20°24'36" | 11.03 | 21.11' | N32°45'35"W |

SITE AND BUILDING REQUIREMENTS: ZONING LDR

LOT COVERAGE: THE PERVIOUS AREA SHALL BE AT LEAST 30% OF THE TOTAL LOT (70% MAXIMUM IMPERVIOUS COVER RATIO)
LOT WIDTH: FOR A NEW LOT WITH A MAJORITY OF ITS FRONTAGE ALONG THE OUTSIDE OF A STREET RIGHT-OF-WAY CURVE WHOSE RADIUS IS 100 FEET OR LESS, THE MINIMUM LOT WIDTH AT THE RIGHT-OF-WAY IS 40 PERCENT OF THE RADIUS LENGTH, BUT NOT LESS THAN 20 FEET. THE MINIMUM WIDTH FOR ALL OTHER NEW LOTS IS 60 FEET AT THE RIGHT-OF-WAY.
FRONT YARD: THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NO LESS THAN 25 FEET.
REAR YARD: THE MINIMUM REAR YARD SHALL NOT BE LESS THAN 25 FEET IN DEPTH.
SIDE YARD: ON EACH SIDE OF ALL OTHER STRUCTURES, FIVE FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.
BUILDING HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET ABOVE HIGHEST ADJACENT GRADE.



| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L3 | 5.00' | N02°56'36"E |
| L4 | 20.35' | N47°48'45"E |
| L6 | 5.00' | S81°03'50"E |

- DENOTES:**
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 1271 (PLACED)
 - ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 1250 (FOUND)
 - ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 6112 (FOUND)
 - ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 4860 (FOUND)
 - ⊠ ~ 4" SQUARE CONCRETE MONUMENT, NUMBERED 1271 P.R.M. (PLACED)
 - ⊠ ~ 4" SQUARE CONCRETE MONUMENT, UNNUMBERED (FOUND)
 - ⊙ ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
 - ⊙ ~ 1" IRON PIPE, UNNUMBERED (FOUND)
 - ⊙ ~ 8" ROUND CONCRETE GLO MARKER (FOUND)
 - ⊙ ~ 1/2" ALLOY CAPPED IRON ROD, NUMBERED 1271 P.C.P. (PLACED)
- (D) ~ DEED INFORMATION
(F) ~ FIELD INFORMATION
R/W ~ RIGHT OF WAY
P.C. ~ POINT OF CURVATURE
P.T. ~ POINT OF TANGENCY
P.R.C. ~ POINT OF REVERSE CURVATURE
P.I. ~ POINT OF INTERSECTION
B.S.L. ~ BUILDING SETBACK LINE
SQ.FT. ~ SQUARE FEET
R.P. ~ RADIUS POINT
P.O.B. ~ POINT OF BEGINNING
P.R.M. ~ PERMANENT REFERENCE MONUMENT
P.C.P. ~ PERMANENT CONTROL POINT
(N.R.) ~ NON-RADIAL

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.