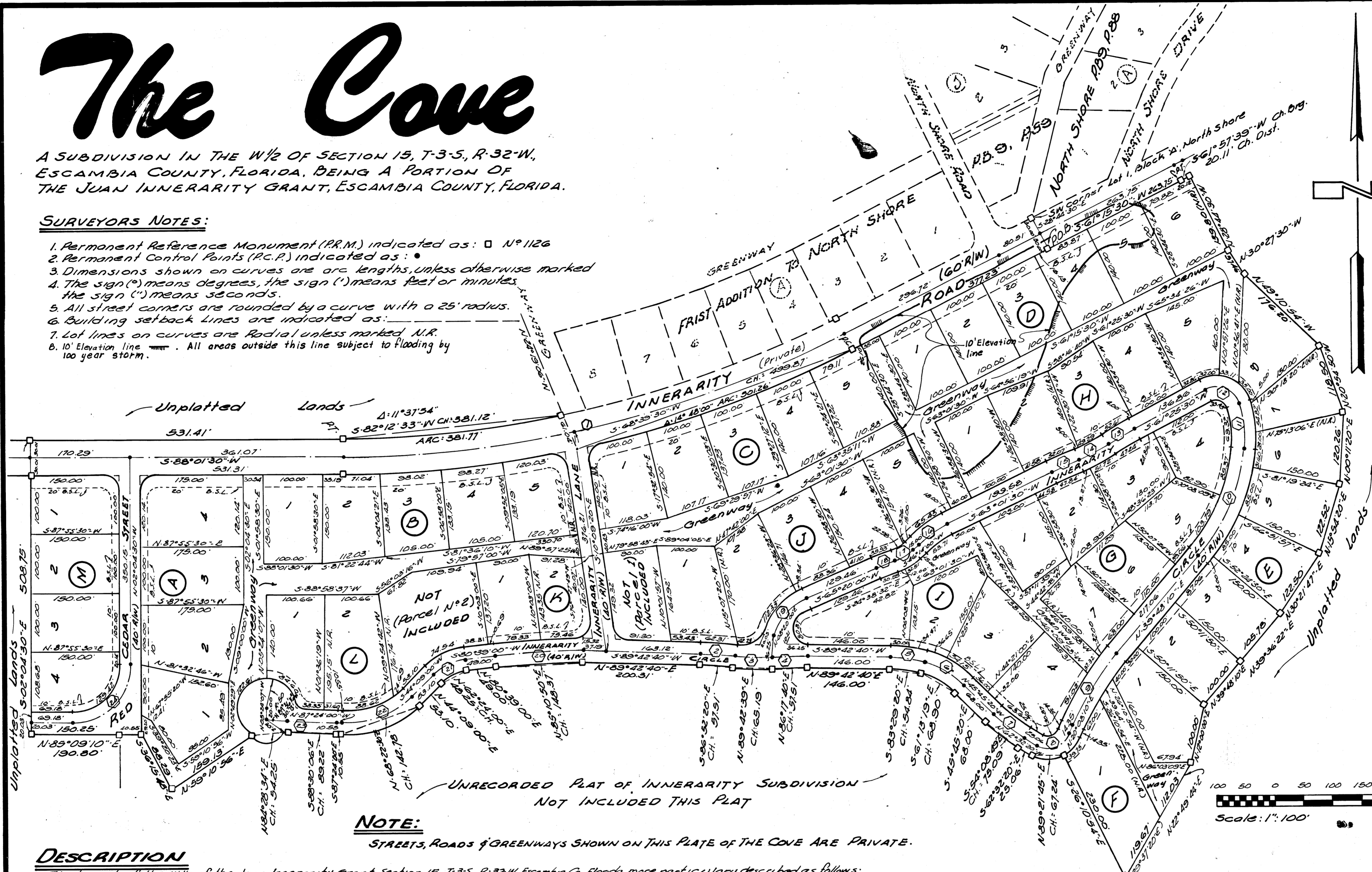


# The Cove

A SUBDIVISION IN THE W 1/2 OF SECTION 15, T-3-S, R-32-W, ESCAMBIA COUNTY, FLORIDA, BEING A PORTION OF THE JUAN INNERARITY GRANT, ESCAMBIA COUNTY, FLORIDA.

### SURVEYORS NOTES:

1. Permanent Reference Monument (P.R.M.) indicated as: □ N° 1126
2. Permanent Control Points (P.C.P.) indicated as: ●
3. Dimensions shown on curves are arc lengths, unless otherwise marked
4. The sign (°) means degrees, the sign (') means feet or minutes, the sign (") means seconds.
5. All street corners are rounded by a curve with a 25' radius.
6. Building setback lines are indicated as: - - -
7. Lot lines on curves are radial unless marked N.R.
8. 10' Elevation line - - - - - . All areas outside this line subject to flooding by 100 year storm.



### NOTE:

STREETS, ROADS & GREENWAYS SHOWN ON THIS PLAT OF THE COVE ARE PRIVATE.

### DESCRIPTION

That part of the W 1/2 of the Juan Innerarity Grant, Section 15, T-3-S, R-32-W, Escambia Co., Florida, more particularly described as follows: Commencing at the SW corner of Lot 1, Block A, North Shore, as recorded in Plat Book 9, Page 20 of the public records of Escambia County, Florida; thence S 28° 44' 30" E a distance of 100.00 feet to the southerly right of way line of Innerarity Road, and the Point of Beginning; thence S 61° 15' 30" W along said southerly right of way line a distance of 371.23 feet to the P.C. of a circular curve to the right; thence S 24° 19' 06" W a distance of 610.4 feet to a point of intersection with the northerly right of way line of Innerarity Road, said point lying on a circular curve concave to the northward; thence southwesterly along said curve (tan brg. S 76° 23' 36" W, Δ: 11° 37' 54", R: 180.59) an arc distance of 381.77 feet to the P.C. of a circular curve to the right; thence S 88° 01' 30" W a distance of 331.41 feet; thence S 02° 04' 30" E a distance of 509.75 feet; thence N 89° 09' 10" E a distance of 190.80 feet; thence S 38° 19' 48" E a distance of 88.29 feet; thence N 89° 10' 56" E 159.13 feet to a point of intersection with the southerly right of way line of Innerarity Circle, said point lying on a circular curve concave to the North; thence easterly along said curve (tan brg. S 30° 49' 04" E, Δ: 12° 22' 43", R: 30.00) an arc distance of 67.16 feet to a point of intersection with a circular curve concave to the South; thence easterly along said curve (tan brg. S 89° 36' 16" E, Δ: 02° 12' 16", R: 2319.15) an arc distance of 29.23 feet; thence S 87° 24' 00" E a distance of 10.25 feet to the P.C. of a circular curve to the left; thence northeasterly along said curve (Δ: 48° 27' 00", R: 173.28) an arc distance of 177.12 feet; thence N 44° 09' 00" E a distance of 83.10 feet to the P.C. of a circular curve to the right; thence northeasterly along said curve (Δ: 36° 30' 00", R: 170.0) an arc distance of 49.08 feet; thence N 00° 39' 00" E a distance of 49.00 feet to the P.C. of a circular curve to the right; thence easterly along said curve (Δ: 09° 03' 40", R: 339.13) an arc distance of 128.92 feet; thence N 89° 42' 40" E a distance of 200.31 feet to the P.C. of a circular curve to the right; thence easterly along said curve to the left; thence S 06° 30' 00", R: 482.91) an arc distance of 97.59 feet to the P.C. of a circular curve to the left; thence S 62° 32' 00" E a distance of 178.20 feet; thence N 20° 54' 30" W a distance of 51.44 feet; thence N 28° 44' 30" W a distance of 139.80 feet to a point of intersection with the southerly right of way line of Innerarity Road, said point lying on a circular curve concave to the south; thence southwesterly along said curve (tan brg. S 62° 29' 51" W, Δ: 01° 00' 00", R: 101.84) an arc distance of 20.12 feet; thence S 61° 15' 30" W a distance of 263.75 feet from the P.T. to the Point of Beginning; LESS and EXCEPT: PARCEL N° 1, Commencing at the Point of Beginning of the parcel described above; thence S 61° 28' 30" W a distance of 371.23 feet to the P.C. of a circular curve to the right; thence S 24° 19' 06" W a distance of 610.4 feet to the Point of Beginning; thence continue S 10° 29' 20" E a distance of 149.32 feet; thence N 65° 42' 40" E a distance of 91.30 feet; thence N 10° 01' 57" W a distance of 164.92 feet; thence S 79° 58' 43" W a distance of 90.00 feet to the Point of Beginning.

AND LESS and EXCEPT:

PARCEL N° 2, Commence at the Point of Beginning of excepted Parcel N° 1 described above; thence S 76° 27' 49" W a distance of 40.01 feet; thence N 89° 57' 25" W a distance of 91.22 feet; thence S 10° 03' 00" E a distance of 137.20 feet to the northerly right of way line of Innerarity Circle; thence S 40° 39' 00" W a distance of 38.31 feet to the P.C. of a circular curve to the left; thence southwesterly along said curve (Δ: 34° 30' 00", R: 170.0) an arc distance of 74.54 feet; thence S 44° 09' 00" W a distance of 53.10 feet to the P.C. of a circular curve to the right; thence southwesterly along said curve (Δ: 10° 33' 30", R: 133.28) an arc distance of 24.69 feet; thence N 09° 34' 42" W a distance of 176.24 feet; thence N 89° 03' 16" E a distance of 87.82 feet; thence N 89° 57' 25" W a distance of 109.94 feet to the Point of Beginning. Containing 28.60 acres more or less.

NO	Δ	R	T	L	NO	Δ	R	T	L
1	28°33'40"	1910.65	452.71	859.03	13	7°40'00"	379.11	25.00	49.33
2	6°50'00"	302.51	30.00	59.93	14	15°20'00"	222.86	30.00	59.64
3	13°40'00"	253.94	30.43	60.59	15	6°04'00"	471.78	25.00	49.95
4	6°50'00"	502.51	30.00	59.93	16	18°46'30"	203.47	30.00	59.57
5	13°36'00"	251.59	30.00	59.71	17	26°11'00"	77.40	18.00	35.37
6	30°56'00"	149.18	41.25	80.54	18	7°06'00"	266.77	16.55	33.06
7	16°47'00"	237.26	35.00	69.50	19	57°00'00"	101.30	55.00	100.78
8	97°19'30"	49.82	56.63	64.63	20	9°03'40"	959.13	76.00	151.68
9	19°40'00"	447.13	77.50	153.45	21	36°30'00"	97.04	32.00	61.82
10	36°30'00"	316.91	104.50	201.89	22	48°07'00"	153.58	69.28	150.21
11	25°30'00"	169.15	40.00	78.57	23	2°11'16"	2299.15	44.24	88.40
12	95°30'00"	40.06	44.10	66.77	24	87°13'40"	105.01	100.05	159.87

### DEDICATION

The road rights-of-way, easements, and green ways shown here on are to remain private and will be dedicated to the Innerarity Island Association in accordance with the Declaration of Covenants and Restrictions of Innerarity Island recorded in O.R. Book 961, Pages 922 thru 929 of the public records of Escambia County, Florida.

Innarity Island Development Corporation  
 James R. Lippy, Witness  
 Robert L. Holme, Witness  
 Ben W. White, President  
 Joe G. Horner, Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA  
 Before the subscriber this day personally appeared Ben W. White and Joe G. Horner, President and Secretary respectively of Innarity Island Development Corporation, a Florida Corporation to take acknowledgment in the State and County aforesaid, the individuals described are known to me personally and executed this instrument for recording and acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized.

In witness whereof, I have here to set my Hand and Official seal on this the 3rd day of MAY, 1976.

Paul J. Holm  
 Notary Public, State of Florida  
 My commission expires: AUGUST 7, 1979

### COUNTY COMPTROLLER

I, J.A. Flowers, County Comptroller of Escambia County, Florida, hereby certify that this plat complies with all requirements of the Plat Book 9, Page 97 of the Florida Statutes and the same was filed for Record in Plat Book 9, Page 97 of said County on this the 28th day of JUNE, 1976.

J.A. Flowers  
 County Comptroller,  
 Escambia County, Florida.

### SURVEYORS CERTIFICATE

The undersigned hereby certifies that this plat is a true and correct representation of the land described here on that said land has been subdivided and staked as an unrecorded plat permanent reference monuments indicated P.R.M. have been placed as required by the Plat Act (Chapter 71-339 of the 1971 Acts of the Florida Legislature) that the map and survey are true and correct to the best of my knowledge and belief.

Leslie W. Sapp  
 Reg. Florida Surveyor N° 1126  
 Date: April 1976

### CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

I, J.A. Flowers, County Comptroller of Escambia County, Florida, hereby certify that this Plat was presented to the Board of County Commissioners of said County at their meeting held on the 17th day of JUNE, 1976, was approved for filing by said Board and I, as Comptroller of said Board was instructed to so certify hereon.

J.A. Flowers  
 County Comptroller,  
 Escambia County, Florida.

### CERTIFICATION OF APPROVAL

Examined and approved by:  
 County Engineer: Bob Druffing Date: 6-22-76  
 County Attorney: Paul H. Druffing Date: 6-22-76  
 County Planner: Stan Ledette Date: 6-28-76

PREPARED BY:  
 LESLIE W. SAPP  
 Reg. Florida Surveyor N° 1126  
 Pensacola, Florida.