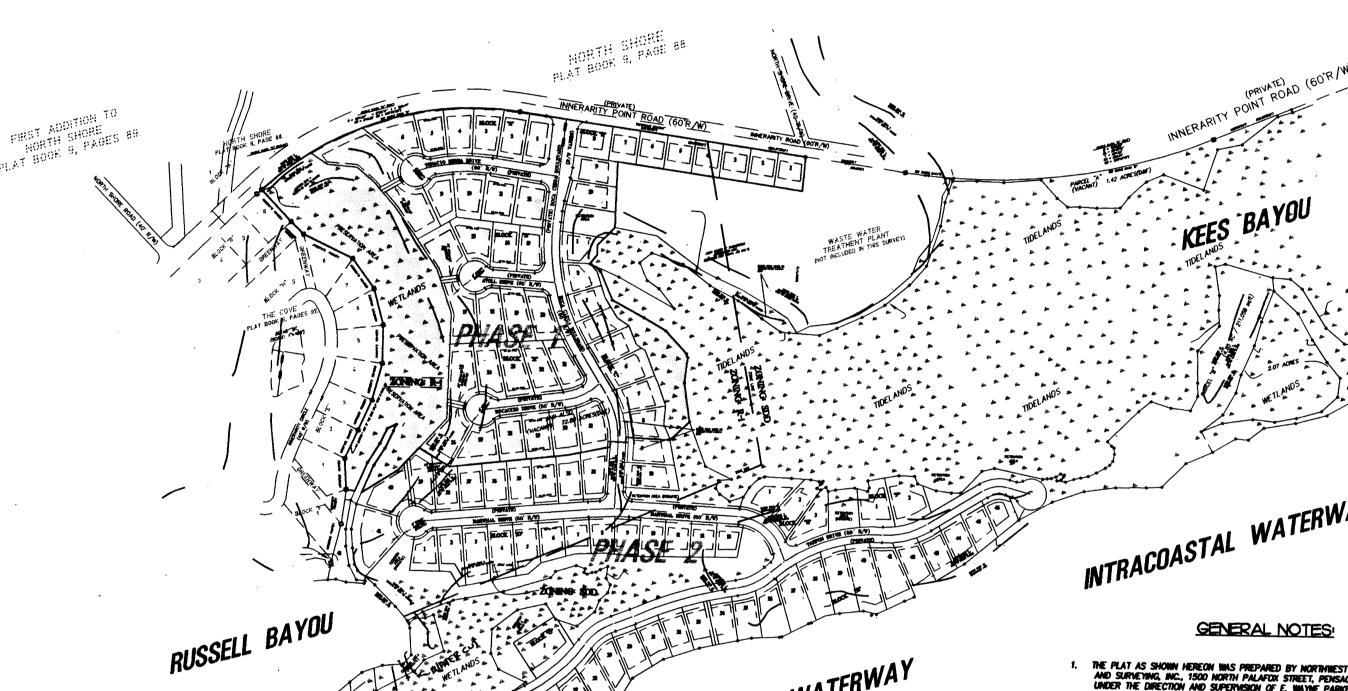
A RECORD PLAT OF

RUSSELL BAYOU AT INNERARITY ISLAND PHASE 1

OWNER & DEVELOPER
RUSSELL BAYOU CORPORATION
4300 BAYOU BOULEVARD, SUITE 21
PENSACOLA FLORIDA, 32503
PHONE: (850)932-9790 FAX: (850)932-9791

A SUBDIVISION IN A PORTION OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 32 WEST, JUAN INNERARITY GRANT; ESCAMBIA COUNTY, FLORIDA. APRIL 2001



OVERALL NOT TO SCALE

JURISDICTION LINE TABLE

LAND SURVEYOR MO. 3883.

ANY L BAYNES, P.E. MO. 40871, FOR NORTHWEST FLORIDA ENGINEERING AND SURVEYING, INC., 1500 M. PALAFOX STREET, PENSACOLA, FL. 32501, IS THE ENGINEER OF RECORD. THE MORTH ABROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 86 DECRRES 30 MINUTES OD SECONDS EAST ALONG THE MORTH LINE OF THE PROPERTY AS SHOWN HEREON.

THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE RECORD PLAT OF THE COME AS RECORDED IN PLAT BOOK 9 AT PAGE 92 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDADEEDS OF RECORD, AND TO EUSTING FIELD MOMLMENTATION.

THE PARCEL AS SHOWN HEREON IS A NEW PARCEL CREATED PER THE CLIENT'S REQUEST. THE MEASUREMENTS AS SHOWN HEREON MERE MADE TO UNITED STATES STANDARDS.

THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-MAYS, STATE AND/OR FEDERAL JURISDICTIONAL OR OTHER RISTRIMENTS WHICH COULD AFFECT THE BUNDARIES OF THE SUBJECT PROPERTY.

THE OWNER AND DEVELOPER OF THE PROPERTY AS SHOWN HEREON IS RUSSELL BAYOU CORPORATION, 4300 BAYOU BLVD, SUITE 21, PENSACOLA FL. (850) 932-9790.

ALL LOTS SHALL HAVE A 25 FOOT FRONT BUILDING SETBACK REAR SETBACKS ARE TO BE 25'. SIDE BUILDING SETBACK LINE SHALL BE 108' OF THE LOT WIDTH OR 15' WHICH EVER IS THE LESS. A PORTION OF THIS DEVELOPMENT IS LOCATED IN "SHORELINE PROTECTION ZONE 2'.

MEASURED FROM THE MEAN HIGH WATER LINE TO 5' LANDWARD OF THAT LINE. ON PROPERTY ABUTTING PERDIDO BAY OR RUSSELL BAYOU THE SETBACK SHALL BE 30' FEET (25' FROM THE LANDWARD BOUNDARY OF SHORELINE PROTECTION ZONE 2).

NO FILL TO BE PLACED ON ANY LOT OTHER THAN PERMITTED FILL AREAS.

THE PROPERTY SHOWN HEREON IS LOCATED IN:

FLOOD ZONE X — AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD ZONE X — AREA DETERMINED TO BE FLOOD WITH LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVES FROM THE LANDWARD BOUNDARY OF SHORELINE PROTECTION ZONE 2).

THE PLAT AS SHOWN HEREON COMPARE FLOOD COMPY, FLORIDA (UNINCORPORATED AREAS), COMMANTY PANEL NUMBERS: 12000 0505 F, EFFECTIVE FEBRUARY 23, 2000.

120000 0511 F, EFFECTIVE FEBRUARY 23, 2000. 1. THE SIGN (*) MEANS DEGREES, THE SIGN (*) MEANS FEET OR MINUTES, THE SIGN (*) MEANS SECONDS.

1. ALL LOT CORNERS, P.R.M.'S AND P.C.P.'S WILL BE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT CHAPTER 177, SECTIONS 177.011—177.151, FLORIDA STATUTES AND MINIMALM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA, RULE GIGT-0.

1. THE ELEVATIONS AS SHOWN HEREON ARE REFFERENCED TO NATIONAL GEODETIC MERTICAL DATUM OF 1929 FROM UNITED STATES COASTAL AND GEODETIC SURVEY BENCHMARK STAMPED "CMP JB 1965" HAVING A PUBLISHED ELEVATION OF 12.04 FEET.

7. THE ENCROCHMENTS ARE AS SHOWN.

1. PHASE 1 AS SHOWN HEREON CONTAINS 25.60 ACRES LOCATED IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AND IS SUBDIVIDED INTO 49 LOTS.

1. THE PROPERTY AS SHOWN HEREON CONTAINS 25.60 ACRES LOCATED IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AND IS SUBDIVIDED INTO 49 LOTS.

1. THE PROPERTY AS SHOWN HEREON IS CURRENTLY ZONED R-1 AND SOD. THE FUTURE LAND USE IS "R" " RESIDENTIAL BUILDING HEIGHT OF 35 FEET FOR ZONE R-1 SHALL NOT BE EXCEEDED.

1. MANIMAL BENSTLY OF OVERALL SUBDIVISION:

(R-1) 4 DINELLING UNITS PER ACRE ~ 65 LOTS / 38.73 ACRES = 1.88 PROPOSED (SDD) 3 DINELLING UNITS PER ACRE ~ 65 LOTS / 38.73 ACRES = 1.88 PROPOSED LOT WIDTH BO FEET AT BUILDING SETBACK LINE (R-1/SDD) — (AT FANAT IS.S.L.)

50 FEET AT RW (R-1)

20 FEET ON CUL-DE-SAC (R-1)

LOT COVERAGE: 30 PERCENT PERVOUS (70 PERCENT MAX IMPERMOUS) (R-1/SDD)

21 THE MEAN HIGH WATER SURVEY DEPRETED HEREON COMPILES WITH CHAPTER 177, PART IL FLORIDA STATUES, AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, MEAN HIGH WATER SURVEY PER DEPRET OF SURVEY FOR SURVEY FOR WISHAL PURPOSES ONLY THE ARMY CORPS OF ENGINEERING JURISDICTION LINES ARE SHOWN ON THIS SURVEY FOR WISHAL PURPOSES ONLY THE ARMY CORPS OF ENGINEERING JURISDICTION LINES ARE SHOWN ON THIS SURVEY FOR WISHAL PURPOSES ONLY THE ARMY CORPS OF ENGINEERING JURISDICTION LINES ARE SHOWN ON THIS SURVEY FOR

28. PERMANENT CONTROL POINT (P.C.P.) 1/2" IRON ROD WITH ALUMINUM ALLOY CAP STAMPEL

RESTRICTIVE COVENANTS,

I, ERNIE LEE MAGAHA, 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 3rd DAY OF 1. AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HERECON ENGINEER'S CERTIFICATE: I, JAY L. BAYNES Jr., P.E., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR RUSSELL BAYOU AT INNERARITY ISLAND PHASE 1.

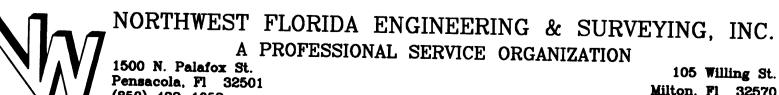
SIGNED THIS DAY OF April , 2001. NORTHWEST FLORIDA ENGINEERING AND SURVEYING INC. 1500 N. PALAFOX STREET, PENSACOLA, FLORIDA 32501 SURVEYOR'S CERTIFICATE: THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177,011 – 177.151, FLORIDA STATUTES; THAT THE BOUNDARY INFORMATION ON THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 61G17—6, FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY ARTICLE 4 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN. SIGNED THIS 17TH DAY OF APRIL

WAYNE PARKED ELECTRICATION

WAYNE PARKED ELECTRICATIO E. WAYNE PARKER, FLORIDA LICENSED PROFESSIONAL SURVEYOR P.S.M. NO. 3683, FLORIDA CORPORATION NO. 4882 NORTHWEST FLORIDA ENGINEERING AND SURVEYING INC. 1500 N. PALAFOX STREET, PENSACOLA, FLORIDA 32501 CERTIFICATE OF ATTORNEY:

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

CERTIFICATE OF APPROVALS.



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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

OFFICIAL RECORDS BOOK 47/9, PAGE(S) 480

RUSSELL BAYOU AT INNERARITY ISLAND PHASE

No. CC 858474

* ()

PLAT BOOK 17, PAGE 21

"MWFEAS CORP. MOR2 RLS 3083" (PLACED) INDICATED THUSLY O DIRECTOR, DEPARTMENT OF GROWTH MANAGEMENT NANCY STUPARICH