



HAWKS LANDING FL 2015 LLC
05-1N-29-0000-00104-0000
OR 3492, PG 672
(UNPLATTED)

- Dewberry | PREBLE-RISH

9949 BELLATON AVENUE

251.990.9950 PHONE - 251.990.9910 FAX

SHEET 2 OF 2

PLAT BOOK

46 PAGE

FINAL PLAT OF
HAWKS LANDING PHASE 1
A SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 29 WEST,
SANTA ROSA COUNTY, FLORIDA
JANUARY 2017

DESCRIPTION:
A PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 29 WEST LYING IN SANTA ROSA COUNTY, FLORIDA
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 29 WEST AND RUN
THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 5,
A DISTANCE OF 722.63 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE
RUN SOUTH 00 DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE OF 122.50 FEET; THENCE RUN
SOUTH 89 DEGREES 58 MINUTES 57 SECONDS EAST, A DISTANCE OF 27.35 FEET; THENCE RUN SOUTH 00
DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 89 DEGREES
58 MINUTES 57 SECONDS EAST, A DISTANCE OF 95.03 FEET; THENCE RUN SOUTH 00 DEGREES 05
MINUTES 38 SECONDS WEST, A DISTANCE OF 923.04 FEET; THENCE RUN SOUTH 89 DEGREES 58 MINUTES
57 SECONDS WEST, A DISTANCE OF 94.97 FEET; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 19
SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 89 DEGREES 58 MINUTES 41 SECONDS
WEST, A DISTANCE OF 36.67 FEET; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, A
DISTANCE OF 120.00 FEET TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST
ONE-QUARTER OF SAID SECTION 5; THENCE ALONG SAID SOUTH LINE RUN NORTH 89 DEGREES 58
MINUTES 41 SECONDS WEST, A DISTANCE OF 268.31 FEET TO THE EASTERLY RIGHT-OF-WAY OF
CHUMUCKIA HIGHWAY (COUNTY ROAD NO. 197, 100' WIDE RIGHT-OF-WAY); THENCE ALONG SAID EASTERLY
RIGHT-OF-WAY LINE RUN NORTH 39 DEGREES 04 MINUTES 22 SECONDS WEST, A DISTANCE OF 1817.38
FEET TO THE WESTERMOST SOUTHWEST CORNER OF PACE MILL CREEK, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 11, AT PAGES 31 AND 32 OF THE PUBLIC RECORDS OF SANTA ROSA
COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PLAT OF PACE MILL CREEK RUN NORTH 89
DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 435.88 FEET; THENCE RUN NORTH 00 DEGREES
02 MINUTES 56 SECONDS WEST, A DISTANCE OF 30.03 FEET TO THE NORTH LINE OF SAID SECTION 5;
THENCE ALONG SAID NORTH LINE RUN SOUTH 89 DEGREES 58 MINUTES 57 SECONDS EAST, A DISTANCE
OF 862.79 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 25.95 ACRES, MORE OR LESS, AND LIES IN SECTION 5, TOWNSHIP 1 NORTH, RANGE 29
WEST, SANTA ROSA COUNTY, FLORIDA.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT HAWKS LANDING (FL) 2015 LLC, AN ALABAMA LIMITED
LIABILITY COMPANY, THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON, PLATTED AS HAWKS
LANDING PHASE 1, DOES HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ROADS, TRACT "D" (PUBLIC WET
RETENTION POND) ALL DRAINAGE EASEMENTS AND THE "I" NON-ACCESS EASEMENTS. THE OWNER HEREBY
RESERVES TRACTS "A", "B", AND "C" (PRIVATE COMMON AREAS). THE OWNER AND DEVELOPER REQUESTS THE
FILING OF THIS PLAT IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA AND HAS EXECUTED THIS
DEDICATION THIS 25 DAY OF January 2017.

WITNESS
BY: [Signature]
NATHAN L. COX
HAWKS LANDING (FL) 2015 LLC
PRINTED NAME
DATE SIGNED 01-25-17
WITNESS
[Signature]
Susan C. Riley
PRINTED NAME

ACKNOWLEDGMENT
STATE OF ALABAMA, COUNTY OF BALDWIN

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED NATHAN L. COX OF HAWKS LANDING
(FL) 2015 LLC, THE OWNER IN FEE SIMPLE, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID
DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS
PLAT OF HAWKS LANDING PHASE 1, FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 25 DAY OF January, 2017.



GENERAL NOTES

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED
HEREON AND UNDER NO CIRCUMSTANCES SHALL 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 SANTA ROSA COUNTY.
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 AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
ALL PUBLIC DRAINAGE EASEMENTS SHALL REMAIN FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCES,
LANDSCAPING, STRUCTURES AND REMAINING WALLS.

SURVEYORS' NOTES

1. NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE RECORD
PLAT OF PACE MILL CREEK AS BEING SOUTH 89 DEGREES 57 SECONDS EAST SAID LINE ALSO
BEING THE NORTH LINE OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY,
FLORIDA.
2. SOURCE OF INFORMATION: PREVIOUS SURVEY BY RUBEN SURINEN & MAPPING.
3. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONE X AS PER
THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR SANTA ROSA COUNTY,
FLORIDA. SEE COMMUNITY PANEL NO. 12713C0293C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 19,
2006.
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND
BASED ON STATION "T165" (NCS ID: B0240) WITH A PUBLISHED ELEVATION OF 30.61' AND REFERENCED
ON THE PRELIMINARY PLAT OF HAWKS LANDING.

INDEX OF SHEETS:
1. DEDICATION AND CERTIFICATE SHEET
2. PLAT BOUNDARY INFORMATION

FILE # 201705684, PLAT BK 12, Pages 46-48, Recorded
02/13/2017 at 03:28 PM
Santa Rosa County, Florida, Deputy Clerk TK
Trans # 700558

SURVEYOR OF RECORD
GEORGE D. GIBSON, P.S.M.
FLORIDA REG. NO. 8530
DEWBERRY / PREBLE RISH
9949 BELLATON AVENUE
DAPHNE, ALABAMA 36526

ENGINEER OF RECORD:
MICHAEL JONES, P.E.
FLORIDA REG. NO. 64629
DEWBERRY / PREBLE RISH
23 W. CEDAR STREET, SUITE 110
PENSACOLA, FLORIDA 32502

OWNER AND DEVELOPER
HAWKS LANDING FL 2015 LLC
32728 BROKEN BRANCH CIRCLE
SPANISH FORT, ALABAMA 36527

CERTIFICATE OF APPROVAL

COMMISSIONERS OF SANTA ROSA COUNTY
STATE OF FLORIDA

I, DONALD C. SPENCER, CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA,
HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THIS BOARD COMMISSIONERS OF
SAID COUNTY IN THEIR MEETING HELD ON THE 9 DAY OF February 2017, AND
WAS APPROVED FOR FILING BY SAID BOARD AND I, CLERK OF THE CIRCUIT COURT, WAS
INSTRUCTED TO SO CERTIFY HEREON.

[Signature]
DONALD C. SPENCER
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA
DATE 2/13/17

APPROVED BY
[Signature]
RICK B. SEARS, P.S.M.
COUNTY SUPERVISOR
SANTA ROSA COUNTY, FLORIDA
DATE 2-9-17

APPROVED BY
[Signature]
ROGER BLANTLOCK, P.E.
COUNTY ENGINEER
SANTA ROSA COUNTY, FLORIDA
DATE 2/10/17

APPROVED BY
[Signature]
ROY L. ANDREWS
COUNTY ATTORNEY
SANTA ROSA COUNTY, FLORIDA
DATE 2/10/17

CLERK OF THE CIRCUIT COURT CERTIFICATE

I, DONALD C. SPENCER, CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA,
HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT
(CHAPTER 172 OF THE 1977 ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS RECORDED
ON THE 13 DAY OF February, 2017 IN PLAT BOOK 12 AT PAGE 4596 OF
THE PUBLIC RECORDS OF SANTA ROSA COUNTY.

[Signature]
DONALD C. SPENCER
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, HAWKS LANDING PHASE 1, IS A TRUE AND CORRECT
REPRESENTATION OF THE LANDS SURVEYED, AND THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION
AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS
OF CHAPTER 172, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT
CONTROL HAVE BEEN PLACED AND THEIR LOCATION SIZE AND MATERIAL ARE CORRECTLY SHOWN.

SIGNED ON THIS THE 25 DAY OF January, 2017.

BY: [Signature]
GEORGE D. GIBSON, P.S.M.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LB 8630

Dewberry | PREBLE-RISH
CERTIFICATE OF AUTHORIZATION NO. LB 8011
9949 BELLATON AVENUE
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