

POINT OF BEGINNING
THE NORTHEAST CORNER OF SECTION 5,
TOWNSHIP 1 NORTH, RANGE 29 WEST,
SANTA ROSA COUNTY, FLORIDA
4"x4" CMF WITH
CAP (3802)

PRM-#3
N=603,679.1190
E=1,130,443.2890
EL= 145.30

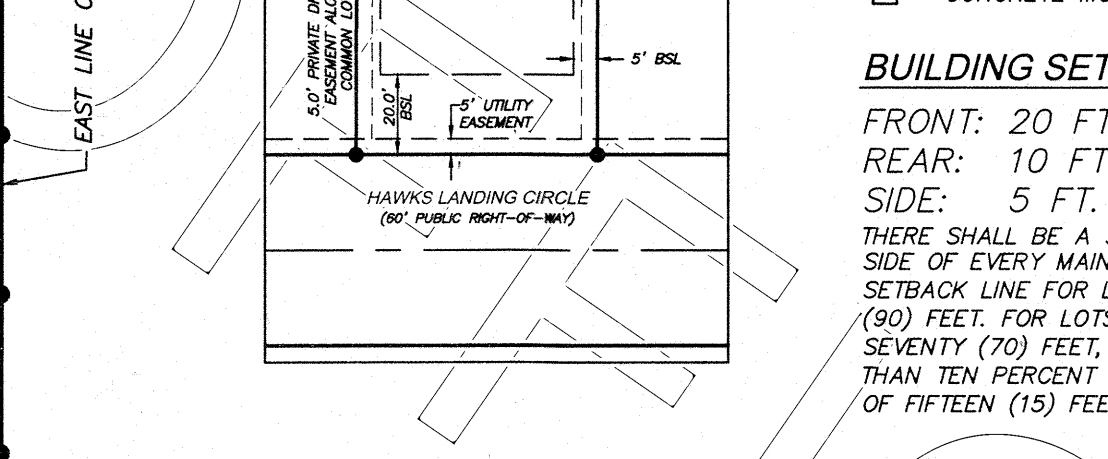
ENGINEER OF RECORD:
DAVID TILLAR
FLORIDA REG. NO. 86282
DEWBERRY
139 EAST GOVERNMENT ST.
PENSACOLA, FLORIDA 32501
PHONE: 850.760.0332

OWNER AND DEVELOPER
HAWKS LANDING (FL) 2015, L.L.C.
AN ALABAMA LIMITED LIABILITY COMPANY
32438 BROKEN BRANCH CIRCLE
SPANISH FORT, ALABAMA 36527
PHONE: 251.625.1198

SURVEYOR OF RECORD
JONATHAN H. GIBSON, P.S.M.
FLORIDA REG. NO. 6851
DEWBERRY
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.571.1183

LEGEND
ORB OFFICIAL RECORDS BOOK
PG PAGE
EL ELEVATION
CRF CAPPED REBAR FOUND
CMF CONCRETE MONUMENT FOUND
PSM PROFESSIONAL SURVEYOR & MAPPER
LB LICENSED BUSINESS
● CAPPED REBAR SET (LB 8011)
○ CONCRETE MONUMENT SET (LB 8011)
□ MAG NAIL & DISK SET (LB 8011)
□ CONCRETE MONUMENT FOUND

BUILDING SETBACKS
FRONT: 20 FT.
REAR: 10 FT.
SIDE: 5 FT. (15' ON ALL CORNER SIDES)
THERE SHALL BE A SIDE BUILDING SETBACK OF SEVEN (7) FEET ON EACH SIDE OF EVERY MAIN BUILDING WHEN MEASURED AT THE MINIMUM FRONT SETBACK LINE FOR LOTS HAVING WIDTHS BETWEEN SEVENTY (70) AND NINETY (90) FEET. FOR LOTS WIDER THAN NINETY (90) FEET AND HARNOWER THAN SEVENTY (70) FEET, THERE SHALL BE A SIDE BUILDING SETBACK OF NO LESS THAN TEN PERCENT (10%) OF THE LOT WIDTH TO A MAXIMUM REQUIREMENT OF FIFTEEN (15) FEET ON EACH SIDE OF EVERY MAIN BUILDING.



D R HORTON, INC.
36526 PROFIT DR.
DAPHNE, AL 36526
ELANDRUS, LLC
3154 TIDEWAY LN.
CANTONMENT, FL 32533
04-1N-29-3054-0000-AREA
STEEL MAGNOLIA PROPERTIES, INC.
C/O AMY HARTSFIELD
5254 JOANNA PL
PAGE, FL 32571
05-1N-29-0000-00200-0000

DESCRIPTION:
BEING A PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 29 WEST, LYING IN SANTA ROSA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE ALONG THE EAST LINE OF SAID SECTION RUN SOUTH 00°05'38" WEST, A DISTANCE OF 1285.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 5, THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 5, RUN NORTH 89°58'41" WEST, A DISTANCE OF 431.41 FEET TO THE SOUTHWEST CORNER OF HAWKS LANDING PHASE 2, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 79, CLERK OF COURT, SANTA ROSA COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH LINE AND RUNNING ALONG THE EAST LINES OF SAID HAWKS LANDING PHASE 2 THE FOLLOWING COURSES, TO WIT: NORTH 00°01'19" EAST, A DISTANCE OF 120.00 FEET; SOUTH 89°58'41" EAST, A DISTANCE OF 36.67 FEET; NORTH 00°01'19" EAST, A DISTANCE OF 60.00 FEET; SOUTH 89°58'41" EAST, A DISTANCE OF 94.97 FEET; NORTH 00°05'38" EAST, A DISTANCE OF 923.07 FEET; NORTH 89°58'41" WEST, A DISTANCE OF 89.89 FEET; NORTH 00°01'03" EAST, A DISTANCE OF 60.00 FEET; NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, A DELTA ANGLE OF 90°00'00" CHORD BEARS NORTH 44°58'57" WEST, A DISTANCE OF 35.36 FEET; NORTH 00°01'03" EAST, A DISTANCE OF 97.50 FEET TO THE NORTH LINE OF SAID SECTION 5, THENCE ALONG THE NORTH LINE OF SAID SECTION 5, RUN SOUTH 89°58'41" EAST, A DISTANCE OF 415.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN SANTA ROSA COUNTY, FLORIDA AND CONTAINING 426,503 SQUARE FEET (9.79 ACRES) MORE OR LESS.

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 3", DOES HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ROADS AND ALL DRAINAGE EASEMENTS. 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 30th DAY OF July, 2019.

WITNESS
NATHAN L. COX, MANAGER
HAWKS LANDING (FL) 2015 LLC
PRINTED NAME
July 30, 2019
DATE SIGNED

WITNESS
Whitney Watson
PRINTED NAME

ACKNOWLEDGEMENT
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 THIS PLAT OF "HAWKS LANDING PHASE 3", FOR THE PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 30th DAY OF July, 2019.
KATHRYN MCALEER HURY
My Commission Expires May 23, 2022

FINAL PLAT OF HAWKS LANDING PHASE 3 A SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA JULY 2019						
STATE PLANE COORDINATE TABLE						
STATION	NORTHING (FT)	EASTING (FT)	SCALE FACTOR	CONVERGENCE	LATITUDE	LONGITUDE
PRM-1	602589.3591	1130087.7344	0.9999809	-01° 20' 22.75"	N30°37'47.91374"	W87°09'57.01932"
PRM-2	602395.2690	1130377.9540	0.9999808	-01° 20' 21"	N30°37'46.06035"	W87°09'53.24239"
PRM-3	603679.1190	1130443.2890	0.9999744	-01° 20' 21"	N30°37'58.77930"	W87°09'53.24239"

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

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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
ALL PUBLIC DRAINAGE EASEMENTS SHALL REMAIN FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, STRUCTURES AND RETAINING WALLS.
THERE ARE NO CHAMPION TREES LOCATED UPON THE SUBJECT PARCEL.
SIDEWALKS WILL BE INSTALLED BY THE BUILDER AT COMPLETION OF THE LOTS IDENTIFIED ON THE CONSTRUCTION PLANS.
THERE ARE 52 LOTS WITHIN THE BOUNDARY OF THIS PLAT.
CURRENT ZONING: R1-A, RESIDENTIAL, SINGLE FAMILY DWELLING.

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 NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST 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 SURVEYING & MAPPING, JOB NUMBER 15749-14, DATED 01/25/2016.
3. FEMA ZONE 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. 12113C02936; 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" (NGS ID: 860240) WITH A PUBLISHED ELEVATION OF 30.61'.
5. BUILDING SETBACKS AS SHOWN HEREON ARE BASED ON ZONING REGULATIONS FOR ZONE R1-A, RESIDENTIAL PROVIDED BY SANTA ROSA COUNTY, FLORIDA.

CONSENT AND JOINDER OF MORTGAGEE:
D.R. HORTON, INC., A DELAWARE CORPORATION, "SECURED LENDER" THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY PURSUANT TO THAT CERTAIN EARNEST MONEY MORTGAGE EXECUTED BY HAWKS LANDING (FL) 2015, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY, DATED NOVEMBER 15, 2018 AND RECORDED IN OFFICIAL RECORDS BOOK 3783 PAGE 1551 OF THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA (THE "MORTGAGE"), DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATTING AS SET FORTH HEREIN AND SUBORDINATES ITS INTERESTS IN ALL RESPECTS IN AND TO THE PROPERTY DESCRIBED HEREON TO SUCH DEDICATION AND PLATTING.

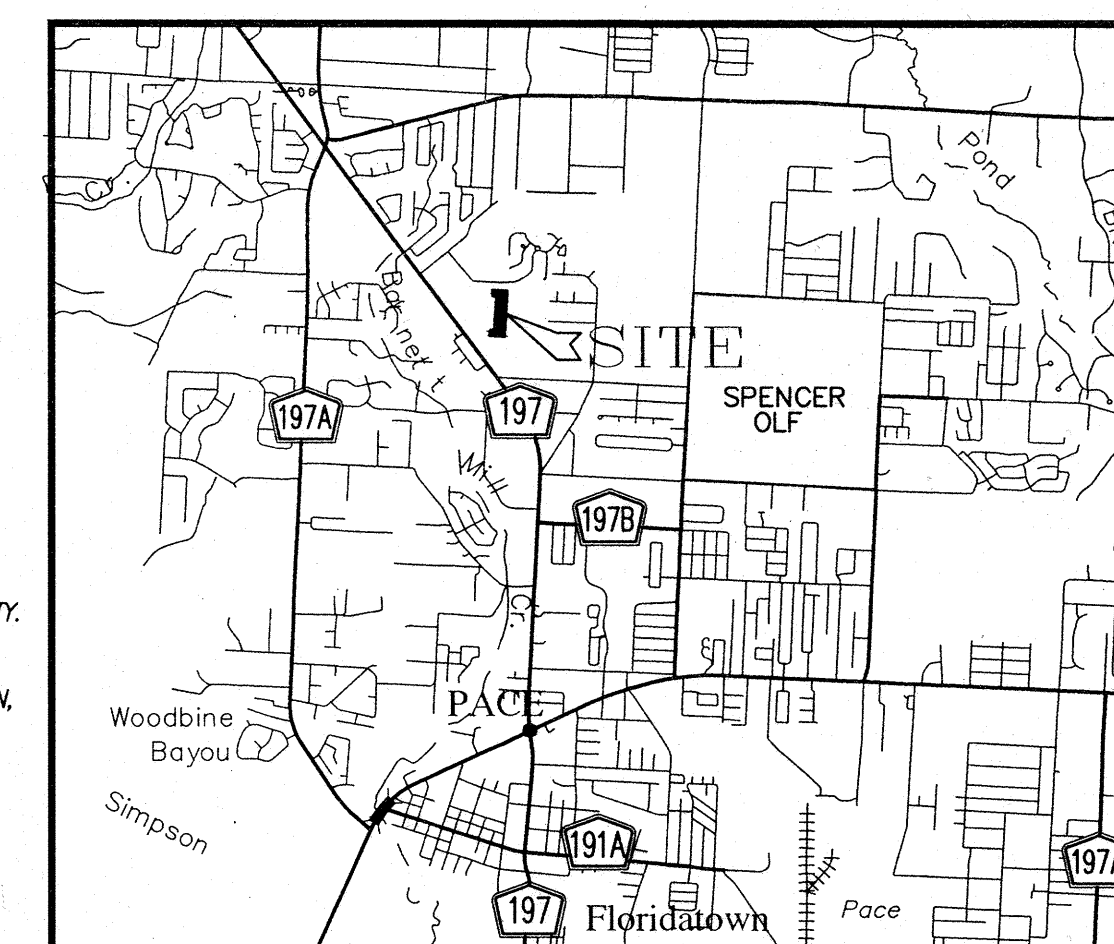
D.R. HORTON, INC., A DELAWARE CORPORATION
BY: *Russell K. Gilbert*
NAME: *Russell K. Gilbert*
AS ITS: *Assistant Secretary*
WITNESS: *Amber McClure Warner*
WITNESS: *Amber McClure Warner*

ACKNOWLEDGEMENT OF CONSENT AND JOINDER:
STATE OF ALABAMA, COUNTY OF BALDWIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2019 BY *Russell K. Gilbert* AS *Assistant Secretary* FOR D.R. HORTON, INC., A DELAWARE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED A AS IDENTIFICATION.
Amber McClure Warner
NOTARY PUBLIC, STATE OF ALABAMA
NOTARY PUBLIC PRINTED NAME

CONSENT AND JOINDER OF MORTGAGE:
CENTURY BANK, A MISSISSIPPI BANKING CORPORATION, "SECURED LENDER" THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY PURSUANT TO THAT CERTAIN MORTGAGE EXECUTED BY HAWKS LANDING (FL) 2015, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY, DATED NOVEMBER 15, 2018 AND RECORDED IN OFFICIAL RECORDS BOOK 3783, PAGE 1551 OF THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA (THE "MORTGAGE"), DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATTING AS SET FORTH HEREIN AND SUBORDINATES ITS INTERESTS IN ALL RESPECTS IN AND TO THE PROPERTY DESCRIBED HEREON TO SUCH DEDICATION AND PLATTING.

CENTURY BANK, A MISSISSIPPI BANKING CORPORATION
BY: *David Garland*
NAME: *David Garland*
AS ITS: *Vice President*
WITNESS: *Amber McClure Warner*
WITNESS: *Amber McClure Warner*

ACKNOWLEDGEMENT OF CONSENT AND JOINDER:
STATE OF ALABAMA, COUNTY OF BALDWIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2019 BY *David Garland* AS *Vice President* FOR CENTURY BANK, A MISSISSIPPI CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED A *Passport* AS IDENTIFICATION.
Amber McClure Warner
NOTARY PUBLIC, STATE OF ALABAMA
NOTARY PUBLIC PRINTED NAME



VICINITY MAP
1 Inch = 1 Mile

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 177 OF THE 1977 ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS RECORDED ON THE 30th DAY OF July, 2019 IN PLAT BOOK 12 AT PAGE 91 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY.
Donald C. Spencer by Michael Burton
DONALD C. SPENCER
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA
Chief Deputy

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 OF COMMISSIONERS OF SAID COUNTY IN THEIR MEETING HELD ON THE 25th DAY OF July, 2019 AND WAS APPROVED FOR FILING BY SAID BOARD AND I, CLERK OF THE CIRCUIT COURT WAS INSTRUCTED TO SO CERTIFY HEREON.
Donald C. Spencer by Michael Burton
DONALD C. SPENCER
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA
Chief Deputy

APPROVED BY
Roy V. Andrews
ROY V. ANDREWS
COUNTY SURVEYOR
SANTA ROSA COUNTY, FLORIDA
7-30-19
DATE

APPROVED BY
Roy O. Blaylock
ROY O. BLAYLOCK, P.E.
COUNTY ENGINEER
SANTA ROSA COUNTY, FLORIDA
7/31/19
DATE

APPROVED BY
Roy V. Andrews
ROY V. ANDREWS
COUNTY ATTORNEY
SANTA ROSA COUNTY, FLORIDA
8/1/19
DATE

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT, "HAWKS LANDING PHASE 3", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, 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 177, 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 30th DAY OF July, 2019.
BY: *Jonathan H. Gibson*
JONATHAN H. GIBSON, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS 6851

DEWBERRY
CERTIFICATE OF AUTHORIZATION No. LB 8011
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526
251.990.9950 PHONE - 251.990.9910 FAX
SHEET 1 OF 1
PLAT BOOK 12 PAGE 91