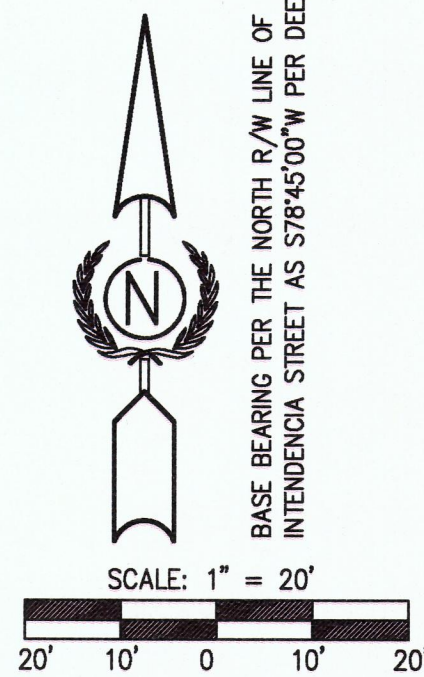


AGUADA CREEK FIRST AMENDED

A REPLAT OF A PORTION OF LOT 352, BLOCK 1, DONELSON TRACT, SECTION 44, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA.

JULY 2021



OWNER/DEVELOPER

AHI ESTA, LLC
PO BOX 832, PASS CHRISTIAN, MS
PHONE: (601) 951-3981

LAND SURVEYOR

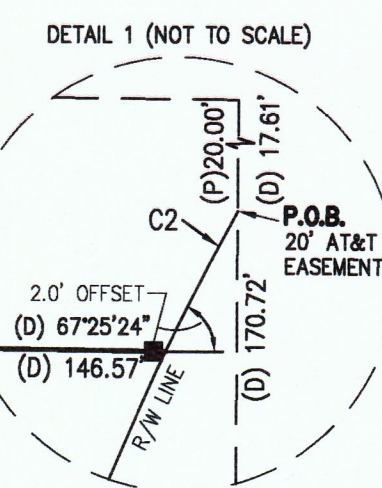
WILLIAM T. BUTLER
PROFESSIONAL LAND SURVEYOR NO. 3774
BUTLER & ASSOCIATES OF PENSACOLA, INC.
2420 EAST OLIVE ROAD, SUITE "A"
PENSACOLA, FL 32515
PHONE: (850) 476-4768

DESIGNER:

ARCHITECT BRUCE B. TOLLAR, P.A.
607 COTTAGE SQUARE LANE
OCEAN SPRINGS, MS 39564
PHONE: (228) 875-3806

CIVIL & ENVIRONMENTAL ENGINEER

TABOR KRAFT, E.I.
2510 14-TH STREET, SUITE 1
GULFPORT, MS 39501
PHONE: (228) 396-0486



LINE TABLE COMMON AREAS

L1 (P) N78°49'21"E 102.53'
L2 (P) S11°52'31"E 20.00'
L3 (P) S78°49'21"W 63.75'
L4 (P) S03°15'00"E 89.02'
L5 (P) N86°45'00"E 45.31'
L6 (P) S11°15'00"E 23.13'
L7 (P) S78°45'00"W 128.25'
L8 (P) N11°15'00"W 24.00'
L9 (P) N78°45'00"E 58.00'
L10 (P) N11°15'00"W 116.40'
L11 (P) N78°49'21"E 63.53'
L12 (P) N11°15'00"W 35.65'
L13 (P) S78°45'00"W 50.00'
L14 (P) N11°15'00"W 80.75'
L15 (P) S78°45'00"W 8.00'
L16 (P) S11°15'00"E 72.00'
L17 (P) S78°45'00"W 5.00'
L18 (P) N11°24'41"W 188.48'
L19 (P) S11°35'44"E 54.17'
L20 (P) S78°45'00"W 16.13'
L21 (P) N11°15'00"W 48.00'
L22 (P) N75°45'00"E 7.00'
L23 (P) N86°45'00"E 5.69'
L24 (P) N03°15'00"W 80.75'
L25 (P) S86°45'00"W 51.00'
L26 (P) N03°15'00"W 8.27'

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 THIS COUNTY.

LEGAL DESCRIPTION:

(NEW LEGAL AT CLIENT'S REQUEST)

EXHIBIT "A"

A PARCEL OF LAND IN BLOCK 1, DONELSON TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE GO SOUTH 78 DEGREES 45 MINUTES 00 SECONDS WEST ALONG SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 25.20 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SPRING STREET (80 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 78 DEGREES 45 MINUTES 00 SECONDS WEST AND ALONG THE SOUTH LINE OF SAID BLOCK 1 A DISTANCE OF 142.38; THENCE GO NORTH 11 DEGREES 24 MINUTES 41 SECONDS WEST A DISTANCE OF 188.48 FEET; THENCE GO NORTH 78 DEGREES 49 MINUTES 21 SECONDS EAST A DISTANCE OF 84.44 FEET; THENCE GO SOUTH 11 DEGREES 24 MINUTES 41 SECONDS EAST A DISTANCE OF 22.78 FEET; THENCE GO NORTH 78 DEGREES 49 MINUTES 21 SECONDS EAST A DISTANCE OF 80.55 FEET, TO AN INTERSECTION WITH THE AFORESAID WESTERLY RIGHT OF WAY LINE OF SPRING STREET; SAID RIGHT OF WAY LINE BEING A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 278.76 FEET, A CENTRAL ANGLE OF 23 DEGREES 30 MINUTES 40 SECONDS, A CHORD BEARING SOUTH 00 DEGREES 09 MINUTES 35 SECONDS WEST AND A CHORD DISTANCE OF 113.59 FEET; THENCE GO SOUTHERLY ALONG THE SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 114.39 FEET TO A POINT OF TANGENCY; THENCE GO SOUTH 11 DEGREES 35 MINUTES 48 SECONDS EAST ON A TANGENT TO THE CURVE LAST DESCRIBED AND ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 54.17 FEET TO THE POINT OF BEGINNING.

DEED OF EASEMENTS TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY PER OR. BK. 3058, PAGE 536)

20'X20' EASEMENT

A PARCEL OF LAND IN LOT 352, BLOCK 1, DONELSON TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, CONTAINING 0.01 ACRES, MORE OR LESS, AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 1 FOR A DISTANCE OF 168.33 FEET; THENCE WESTERLY DEFLECTING 89°36'33" TO THE WESTERLY RIGHT OF WAY LINE OF SPRING STREET (80 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE WESTERLY ALONG AN EXTENSION OF THE LINE LAST TRAVELED FOR A DISTANCE OF 20.00 FEET; THENCE NORTHERLY DEFLECTING 89°36'33" TO THE RIGHT FOR A DISTANCE OF 20.00 FEET TO THE NORTHERLY LINE OF SAID LOT 352; THENCE DEFLECTING 90°23'27" TO THE RIGHT ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 20.00 FEET; THENCE SOUTHERLY DEFLECTING 89°36'33" TO THE RIGHT FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND IN LOT 352, BLOCK 1, DONELSON TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, CONTAINING 0.07 ACRES, MORE OR LESS, AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 1 FOR A DISTANCE OF 170.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID EASTERLY LINE FOR A DISTANCE OF 17.81 FEET TO THE NORTHERLY LINE OF SAID LOT 352; THENCE WESTERLY DEFLECTING 89°36'33" TO THE LEFT FOR A DISTANCE OF 147.58 FEET; THENCE SOUTHERLY DEFLECTING 90°23'27" TO THE LEFT FOR A DISTANCE OF 20.00 FEET; THENCE WESTERLY DEFLECTING 89°36'33" TO THE LEFT FOR A DISTANCE OF 146.57 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BARCELONA STREET AND A POINT ON A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 278.76 FEET AND A DELTA ANGLE OF 0°03'14"; THENCE NORTHEASTERLY DEFLECTING 67°25'24" ALONG SAID WESTERLY RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 2.58 FEET (CHORD = 2.58") TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 6234113, EFFECTIVE DATE: FEBRUARY 27, 2017.

2. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SCHEDULE B, SECTION II OF SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY, AS SHOWN ON THE BOUNDARY SURVEY, ORDER NO. 16-11-020 PREPARED BY WILLIAM T. BUTLER, P.L.S. NO. 3774, ON BEHALF OF BUTLER & ASSOCIATES OF PENSACOLA, INC.

3. ELEVATIONS BASED ON REFERENCE BENCHMARK BG 1731, ELEVATION 13.06' (NAVD 88), ESCAMBIA COUNTY, FLORIDA.

4. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

5. ALL SUBDIVISION CORNERS, PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS SET IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011-177.151.

6. BASE BEARING PER THE NORTH RIGHT OF WAY LINE OF INTENDENCIA STREET AS N89°27'19"W PER DEED AS FURNISHED.

7. ACCESS TO THE PROPERTY FROM SPRING STREET IS A PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT DEDICATED ONLY TO AGUADA CREEK HOME OWNER'S ASSOCIATION INC. FOR INGRESS & EGRESS FROM ALL LOTS AND ALSO FOR AT&T TECHNICIANS FOR PROVIDING MAINTENANCE AND REPAIR OF THE EQUIPMENT INSTALLED IN 20'X20' AT&T EASEMENT AT THE NORTHWEST CORNER OF THE PROPERTY.

8. PRIVATE COMMON AREA "A" IS DESIGNATED FOR INGRESS, EGRESS AND UTILITIES. PRIVATE COMMON AREAS "B" AND "C" DESIGNATED FOR LANDSCAPING AND UTILITIES.

LEGEND

- FOUND 1/2" IRON ROD
- SET 5/8" ALLOY CAPPED IRON ROD NUMBER 6112 IN PAVEMENT
- SET 4"X4" CONCRETE MONUMENT NO. 6112
- FOUND 1/2" CAPPED IRON ROD NO. 1748
- FOUND NAIL AND DISC NO. 7277
- FOUND 1/2" CAPPED IRON ROD (MUTILATED)
- E DENOTES EAST
- W DENOTES WEST
- N DENOTES NORTH
- S DENOTES SOUTH
- (D) DENOTES DEED
- (F) DENOTES FIELD
- (P) DENOTES PLAT
- CALC. DENOTES CALCULATED
- OR/BK. DENOTES OFFICIAL RECORD BOOK AND PAGE
- R/W DENOTES RIGHT OF WAY

DEDICATION

KNOW ALL MEN BY THIS PRESENT THAT AHI ESTA, LLC, OWNER OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, KNOWN AS AGUADA CREEK FIRST AMENDED, HEREBY DEDICATE TO AGUADA CREEK HOMEOWNERS ASSOCIATION, INC. ALL COMMON AREAS AND PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT AND DO HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

WITNESS:

OWNER: AHI ESTA, LLC

SIGNATURE

SIGNATURE

PRINT

PRINT

WITNESS:

TITLE

SIGNATURE

PRINT

STATE OF MISSISSIPPI, COUNTY OF HARRISON

BEFORE THE SUBSCRIBER PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE INDIVIDUAL HEREIN AFTER AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, THEY ARE PERSONALLY KNOWN TO ME AND THEY DID NOT TAKE AN OATH GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

PRINT

MY COMMISSION EXPIRES: _____

SIGNATURE

MY COMMISSION NUMBER: _____

CERTIFICATE OF ESCAMBIA COUNTY CLERK

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 COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.151 OF THE 1998 ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS FILED FOR THE RECORD ON THE _____ DAY OF _____, 2021, AND FILED IN PLAT BOOK _____ AT PAGE _____ OF SAID COUNTY.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CITY COUNCIL APPROVAL

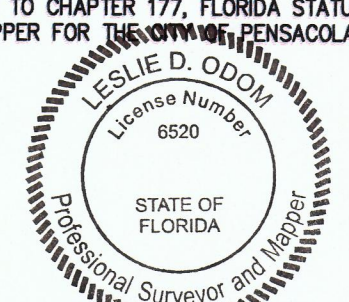
I, ERICKA BURNETT, CLERK OF THE CITY OF PENSACOLA, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON THE _____ DAY OF _____, 2021 AND WAS APPROVED BY SAID COUNCIL.

ERICKA BURNETT, CITY CLERK, PENSACOLA, FLORIDA

CITY SURVEYOR STATEMENT

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF PENSACOLA.

Leslie D. Odom 4/14/2021
LESLIE D. ODOM
REGISTERED LAND SURVEYOR NO. 6520



ZONING

1. THE PROPERTY AREA IS LOCATED WITHIN C-2 ZONING DISTRICT AND THE DENSE BUSINESS AREA. THE DENSE BUSINESS DISTRICT HAS A MAXIMUM FRONT YARD SETBACK OF 10 FEET PER SEC. 12-3-8.
2. THE PROPERTY LIES WITHIN THE GOVERNMENTAL CENTER DISTRICT AND IS SUBJECT TO THE PROVISIONS WITHIN SEC. 12-3-28, INCLUDING AESTHETIC REVIEW BY THE CITY'S ARCHITECTURAL REVIEW BOARD.

FLOOD ZONE DESIGNATION

THE PROPERTY IS LOCATED IN ZONE: "AE" (AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN) WITH A BASE FLOOD ELEVATION OF 7.0 FEET AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 1203303030 Q. COMMUNITY NAME: CITY OF PENSACOLA - COMMUNITY NUMBER: 120082, MAP REVISED: 9/29/2006 (INDEX DATE: 9/29/2006) ESCAMBIA COUNTY, FL AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NATIONAL FLOOD INSURANCE PROGRAM).

GENERAL NOTES:

1. NO SITES TO BE RESERVED OR DEDICATED FOR PARKS, PLAYGROUNDS OR OTHER PUBLIC USE WITHIN THE BOUNDARIES OF THE PARCEL TO BE SUBDIVIDED.
2. THE PROPERTY IS LOCATED IN C-2 DENSE BUSINESS AREA WHICH HAS A MAXIMUM FRONT YARD SETBACK OF 10 FEET (LDC SECTION 12-2-8).
3. UNDERGROUND RETENTION SYSTEM WILL BE DESIGNED AND CONSTRUCTED ON SITE FOR STORM WATER TREATMENT.
4. ADJACENT PROPERTIES TO THE DESCRIBED PARCEL TO THE NORTH AND TO THE WEST ARE CONTIGUOUS WITH THE BOUNDARIES OF THE DESCRIBED PROPERTY.
5. THE PURPOSE OF THE 20' EASEMENT AS PER OR. BK. 3058, PAGE 536 IS FOR INSTALLATION AND MAINTENANCE OF TELECOMMUNICATION LINES AND EQUIPMENT.
6. THERE ARE NO ENCUMBRANCES THAT WILL ADVERSELY AFFECT THE PROPOSED DESIGN ON THE DESCRIBED PROPERTY.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177, SECTIONS 177.011 - 177.151 FLORIDA STATUTES, AND THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 34, 17, 002, FLORIDA ADMINISTRATION CODE SIGNED ON THE _____ DAY OF _____, 2021.

William T. Butler
WILLIAM T. BUTLER
PROFESSIONAL SURVEYOR AND MAPPER NO. 3774, LB NO. 6112
BUTLER & ASSOCIATES OF PENSACOLA, INC.
2420 EAST OLIVE ROAD, SUITE "A"
PENSACOLA, FL 32514

RESTRICTIVE COVENANTS FILED IN O.R. BOOK _____ PAGE _____
PLAT BOOK _____ PAGE _____