

JUNCTION AT WEST HILL

**A RESUBDIVISION OF A PORTION OF LOTS 1, 2, & 3, BLOCK 3, MAXENT TRACT
AND A PORTION OF LOTS 15, 16, & 17, BLOCK 3, WEST KING TRACT, BELMONT NUMBERING
SECTION 28 & 42, TOWNSHIP 2 SOUTH, RANGE 30 WEST
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA**

MARCH 2017
PROFESSIONAL LAND SURVEYOR

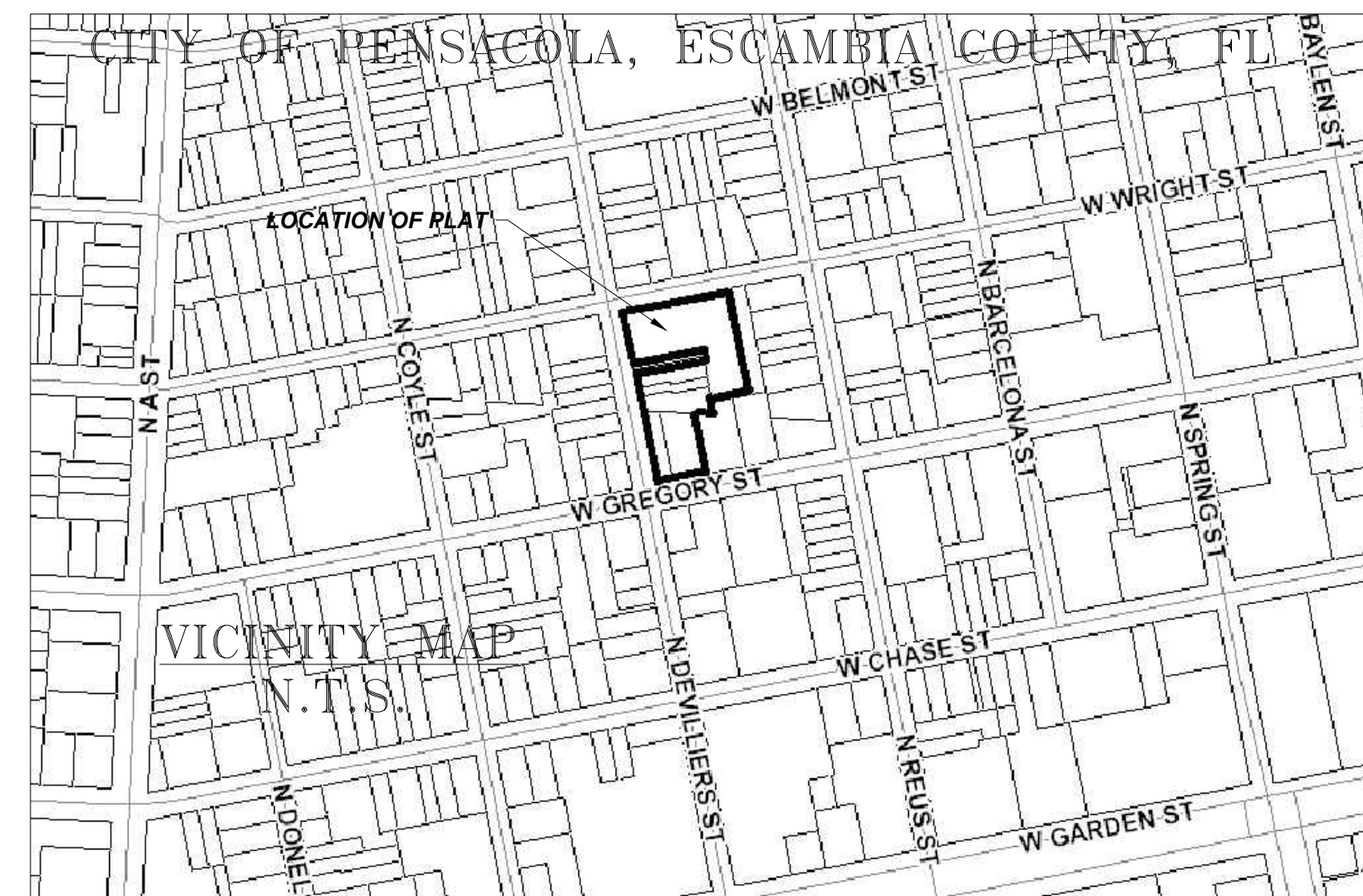
ROB L. WORKING, PLS #5878
1801 CREIGHTON ROAD
PENSACOLA, FLORIDA 32504
(850) 857-4400

CIVIL ENGINEER
DAVID S. LAMAR, P.E.
3298 SUMMIT BLVD., SUITE 32
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(850) 434-0057



DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 3, BELMONT TRACT, CITY OF PENSACOLA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906; THENCE S80°22'54"W ALONG THE NORTH LINE OF SAID BLOCK 154.98 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID BLOCK, AND THE POINT OF BEGINNING; THENCE S9°41'32"E ALONG THE EAST LINE OF SAID LOT 234.19 FEET; THENCE S80°19'01"W FOR 43.94 FEET; THENCE N9°44'15"W FOR 5.60 FEET; THENCE S80°15'45"W FOR 49.80 FEET; THENCE S9°44'15"E FOR 27.00 FEET; THENCE N86°43'25"W FOR 31.00 FEET; THENCE S9°44'15"E FOR 135.84 FEET; THENCE S80°27'17"W ALONG WEST GREGORY STREET (58' R/W) FOR 121.18 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY OF WEST GREGORY STREET AND THE EAST RIGHT OF WAY OF NORTH DE VILLIERS STREET (50' R/W); THENCE N9°39'00"W ALONG THE SAID EAST RIGHT OF WAY 251.15 FEET; THENCE N80°40'33"E FOR 157.01 FEET; THENCE N9°42'07"W FOR 6.64 FEET; THENCE S80°16'29"W FOR 157.00 FEET TO SAID EAST RIGHT OF WAY; THENCE N9°39'00"W ALONG SAID RIGHT OF WAY 127.40 FEET TO THE NORTHWEST CORNER OF SAID BLOCK; THENCE N80°17'00"E ALONG THE NORTH LINE OF SAID BLOCK FOR 244.72 FEET TO THE POINT OF BEGINNING.



DEVELOPER/OWNER

JUNCTION AT WEST HILL, LLC
17 E MAIN STREET SUITE 200
PENSACOLA, FLORIDA 32502
(850) 375-9244

DEDICATION

I, JUSTIN WITKIN, THE MANAGER OF JUNCTION AT WEST HILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE PROPERTY SHOWN HEREON, HEREBY DEDICATE THIS PLAT OF JUNCTION AT WEST HILL IN ACCORDANCE WITH FLORIDA STATUTE 177.061(5); AND FURTHER DEDICATE JUNCTION AVENUE, A PRIVATE RIGHT-OF-WAY, PARCELS F AND G (COMMON AREAS AND RETENTION PONDS), AND ALL PRIVATE DRAINAGE EASEMENTS TO THE JUNCTION AT WEST HILL OWNERS ASSOCIATION, INC., FOR USE BY THE MEMBERS OF JUNCTION AT WEST HILL OWNERS ASSOCIATION, INC., AND THEIR GUESTS. MAINTENANCE OF ALL AREAS DEDICATED TO THE JUNCTION AT WEST HILL OWNERS ASSOCIATION, INC., SHALL BE THE RESPONSIBILITY OF SAID ASSOCIATION. THE DEVELOPER HEREBY DEDICATES A PERPETUAL EASEMENT TO THE CITY OF PENSACOLA, FLORIDA FOR INGRESS AND EGRESS BY SANITATION, POSTAL, FIRE, LAW ENFORCEMENT, EMERGENCY MEDICAL SERVICES AND CITY PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION OVER, ACROSS AND THROUGH ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY AND RETENTION PONDS. THE DEVELOPER FURTHER DEDICATES THE PRIVATE RIGHT-OF-WAY, JUNCTION AVENUE, AND THE ADJACENT UTILITY EASEMENTS TO THE EMERALD COAST UTILITIES AUTHORITY FOR THE PURPOSE OF OPERATING AND MAINTAINING ITS WATER AND SEWER INFRASTRUCTURE.

JUNCTION AT WEST HILL, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: JUSTIN WITKIN, ITS MANAGER

WITNESS 1: _____ WITNESS 2: _____
PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGEMENT OF DEDICATION

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JUSTIN WITKIN, THE MANAGER OF JUNCTION AT WEST HILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH, GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

LEGEND

(F)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
C1-C13	CURVE NUMBER (SEE TABLE)
L1-L2	LINE NUMBER (SEE TABLE)
B.S.L.	BUILDING SETBACK LINE
FND	FOUND BOUNDARY CORNER
N.R.	NOT RADIAL
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INFLATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.T.	POINT OF TANGENCY
P.R.M.	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
N/T	NON-TANGENT
N.B.M.	NON-BENCHMARK
TYP.	TYPICAL
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
#	NUMBER

INDEX

PAGE 1: DEDICATION AND SIGNATURE PAGE
PAGE 2: PLAT MAP AND DESCRIPTION

NOTES:

- 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.
- THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
- ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE SURVEYOR UTILIZED -PLAT CERTIFICATE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED FEBRUARY 13, 2017, ORDER NUMBER: 6216564, CUSTOMER REFERENCE: JUNCTION, ADDRESSEE: BEGGS & LANE; DEEDS OF RECORD; EXISTING FIELD MONUMENTATION; A COPY OF THE MAP OF PENSACOLA FLA, PUBLISHED BY THOM. C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AND THE SOUTH RIGHT-OF-WAY LINE OF WRIGHT STREET BEARING N 80°17'00" E.
- ONLY ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED, UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- SECTION LINES ARE APPROXIMATE BASED ON MEASUREMENTS SHOWN ON A COPY OF THE MAP OF PENSACOLA FLA, PUBLISHED BY THOM. C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION NOT APPLICABLE, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, AND INCORPORATED AREAS, DATED SEPTEMBER 29, 2006, COMMUNITY MAP PANEL NUMBER: 120080 0330 G.
- ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH AND SUBJECT TO THE PROVISION OF SECTION 177.091 (28) FLORIDA STATUTES.
- PARCEL A-E ARE TO BE USED AS PARKING SPACES; PARCEL A WILL BE CONVEYED WITH THE PURCHASE OF LOT 6, BLOCK A; PARCEL B WITH BE CONVEYED WITH THE PURCHASE OF LOT 7, BLOCK A; PARCEL C WITH BE CONVEYED WITH THE PURCHASE OF LOT 8, BLOCK A; PARCEL D WITH BE CONVEYED WITH THE PURCHASE OF LOT 9, BLOCK A; PARCEL E WITH BE CONVEYED WITH THE PURCHASE OF LOT 10, BLOCK A.

CERTIFICATE OF COUNTY CLERK:
I, PAM CHILDERS, CLERK OF COURTS OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT CHAPTER 177 FLORIDA STATUTES AND THE SAME WAS RECORDED ON THE ____ DAY OF _____, 2017 IN PLAT BOOK ____ AT PAGE ____ OF THE PUBLIC RECORDS OF SAID COUNTY.

PAM CHILDERS - CLERK OF COURTS OF ESCAMBIA COUNTY, FLORIDA

CITY COUNCIL CERTIFICATE:

I, ERICKA L. BURNETT, CITY 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 _____, 2017, AND WAS APPROVED BY SAID COUNCIL.

ERICKA L. BURNETT - CITY CLERK OF THE CITY OF PENSACOLA

CERTIFICATE OF ATTORNEY:

I, DAVID B. TAYLOR, III, AS A MEMBER OF THE FLORIDA BAR ASSOCIATION, AND ON BEHALF OF THE OWNERS, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND THE ACCOMPANYING DOCUMENTS AN HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND ALL PROVISIONS OF ARTICLE 4 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED. SIGNED THIS ____ DAY OF FEBRUARY, 2017.

DAVID D. TAYLOR, III

CITY SURVEYOR'S CERTIFICATE:

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

MARK A. NORRIS P.S.M. FLORIDA REGISTRATION NO. 6211 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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 THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177.011- 177.151 FLORIDA STATUTES, AND THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61617-6, FLORIDA ADMINISTRATION CODE, SIGNED ON THE ____ DAY OF _____, 2017.

ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 5878 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

COVENANT AND RESTRICTIONS RECORDED IN
O.R. _____ PAGE _____
PLAT BOOK _____ PAGE _____
SHEET 1 OF 2

DEVELOPER/OWNER
 JUNCTION AT WEST HILL, LLC
 17 E MAIN STREET SUITE 200
 PENSACOLA, FLORIDA 32502

JUNCTION AT WEST HILL

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 AND A PORTION OF LOTS 15, 16, & 17, BLOCK 3, WEST KING TRACT, BELMONT NUMBERING
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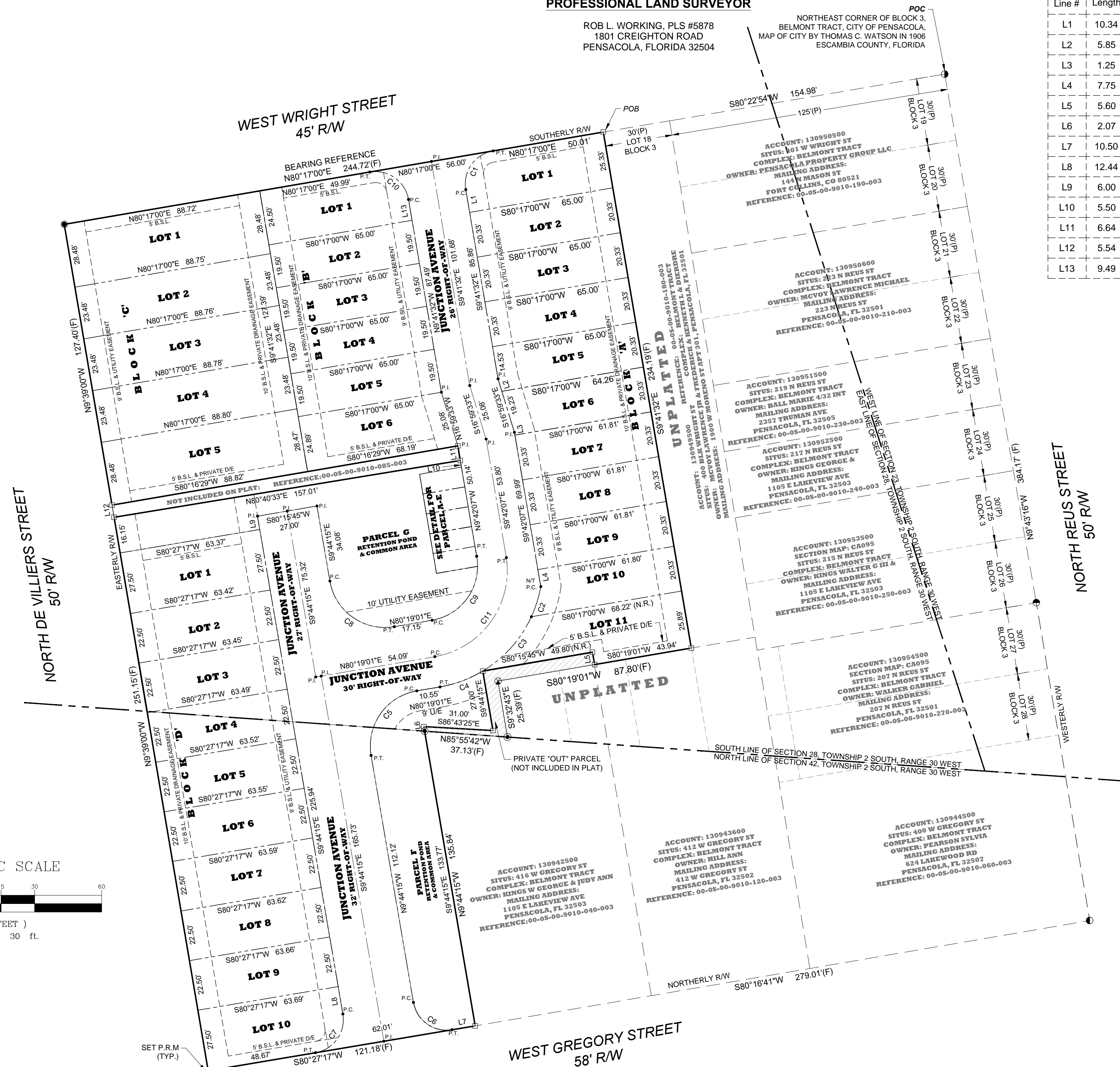
ENGINEER
 DAVID S. LAMAR, P.E.
 3298 SUMMIT BLVD., SUITE 32
 PENSACOLA, FL 32503

MARCH 2017
 PROFESSIONAL LAND SURVEYOR

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 1801 CREIGHTON ROAD
 PENSACOLA, FLORIDA 32504

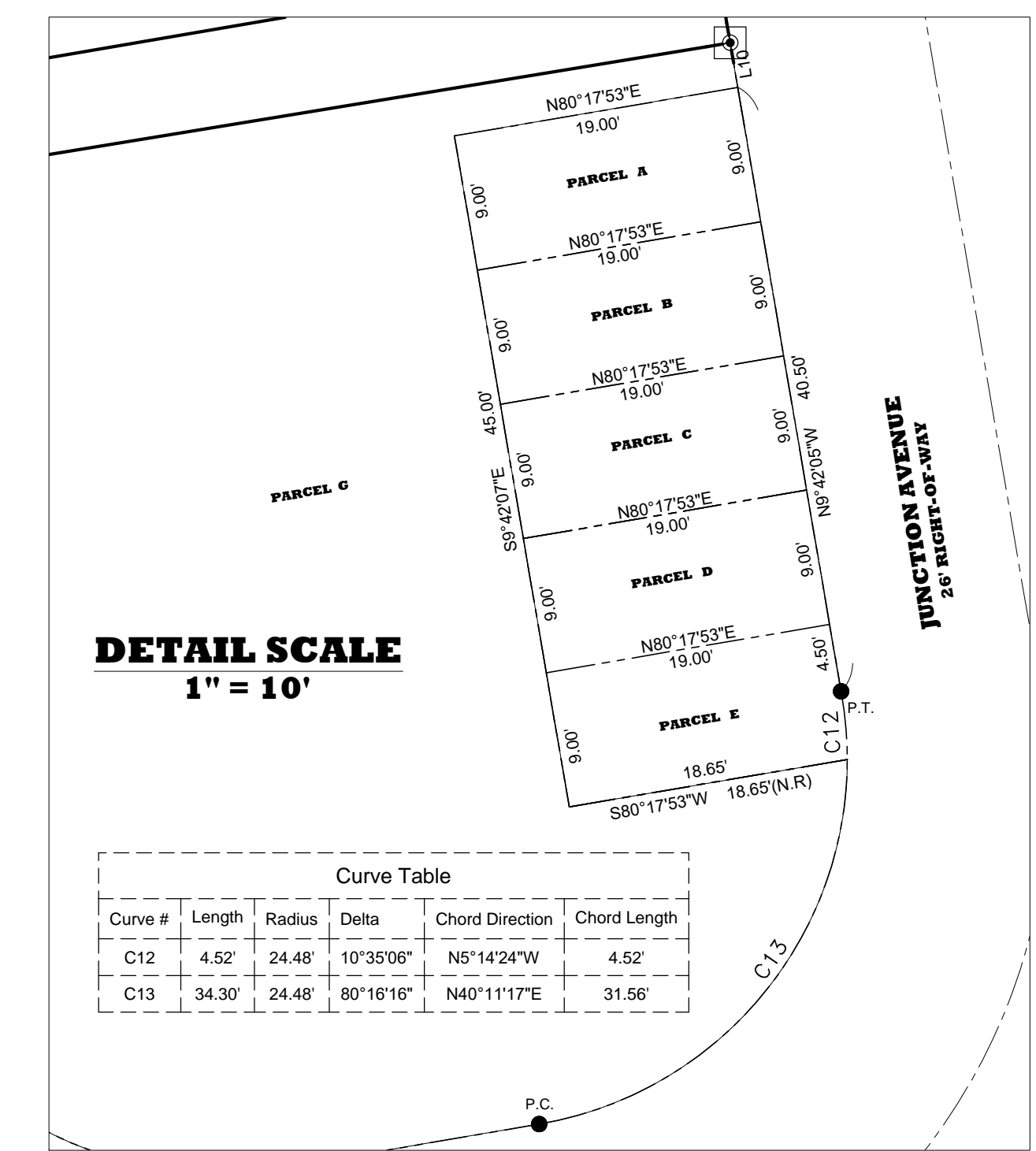
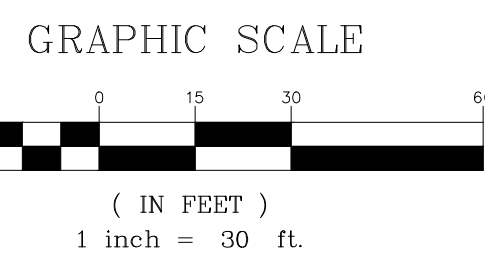
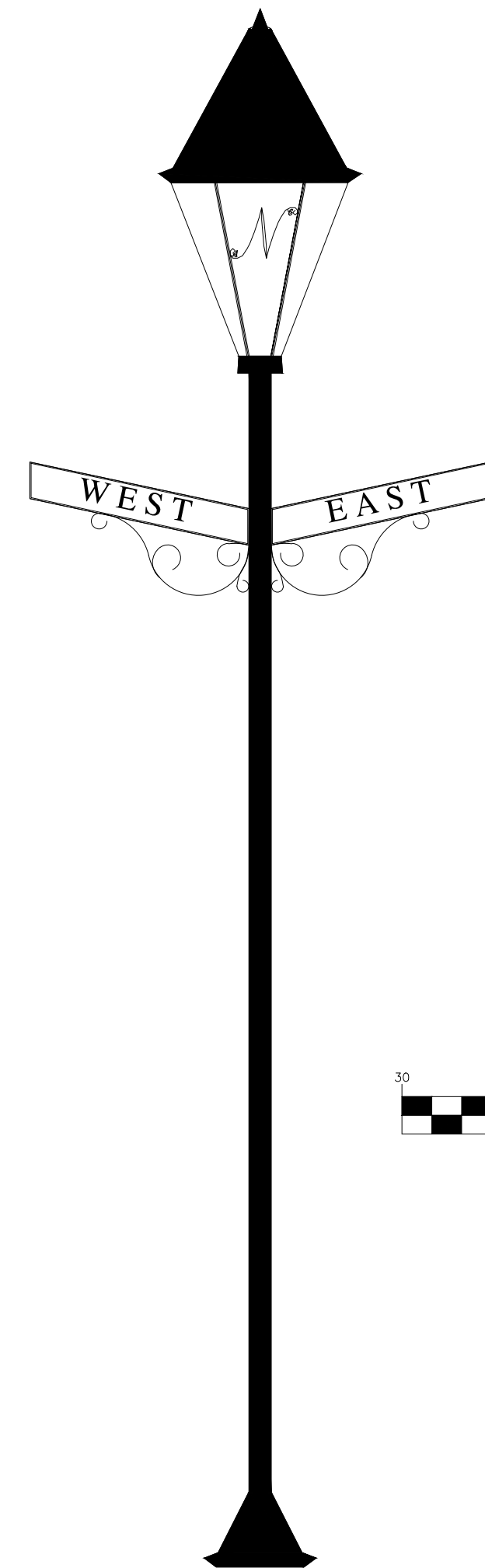
Parcel Line Table		
Line #	Length	Direction
L1	10.34	S9°41'32"E
L2	5.85	N16°59'33"W
L3	1.25	N9°42'07"W
L4	7.75	N9°41'18"E
L5	5.60	S9°44'15"E
L6	2.07	S9°44'15"E
L7	10.50	S80°27'17"W
L8	12.44	N9°44'15"W
L9	6.00	S9°44'15"E
L10	5.50	S9°42'07"E
L11	6.64	S9°42'07"E
L12	5.54	S9°39'00"E
L13	9.49	N9°41'32"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	89°58'29"	N35°17'44"E	21.21'
C2	14.17	55.22	14°41'52"	N17°18'36"E	14.13'
C3	33.10	55.22	34°20'45"	N41°49'54"E	32.61'
C4	20.54	55.22	21°18'45"	N69°39'39"E	20.42'
C5	39.29	25.00	90°03'16"	N35°17'23"E	35.37'
C6	23.47	15.00	89°38'31"	N54°43'27"W	21.15'
C7	23.63	15.00	90°14'34"	S35°23'02"W	21.26'
C8	39.25	25.00	89°56'44"	S54°42'37"E	35.34'
C9	38.82	24.48	90°51'22"	N34°53'44"E	34.88'
C10	23.57	15.00	90°01'26"	N54°42'17"W	21.22'
C11	60.54	39.07	88°47'24"	S35°50'13"W	54.66'



PROPERTY CORNER LEGEND

- FND 1" IRON PIPE
- FND 1/2" IRON ROD
- FND 1/2" CAPPED IRON ROD #1748
- FND 1/2" CAPPED IRON ROD #5063
- FND PREVIOUSLY SET 1/2" CAPPED IRON ROD #7612
- REPLACE NAIL & DISK #6112 WITH NAIL & DISK #7612 (P.R.M.)
- SET 4" x 4" CONCRETE MONUMENT #7612 (P.R.M.)
- SET 1/2" CAPPED IRON ROD #7612 (P.C.P.)



BUILDING SETBACK REQUIREMENTS
 FRONT: 9 FEET / UTILITY EASEMENT
 REAR: 10 FEET / PRIVATE DRAINAGE EASEMENT
 SIDE (STREET): 5 FEET (APPLIES TO END LOTS ONLY)

COVENANT AND RESTRICTIONS RECORDED IN
 O.R. _____ PAGE _____
 PLAT BOOK _____ PAGE _____
 SHEET 2 OF 2