

SUBDIVISION PLAT



Please Check Application Type:

Minor Subdivision (< 4 lots)

Subdivision (> 4 lots)

Preliminary & Final Plat Submission
Fee: \$2,000.00

Preliminary Plat Submission
Fee: \$1,000.00 + \$25/lot

Final Plat Submission
Fee: \$1,500.00 + \$25/lot

[Resubmittal: 1/2 the initial fee; Rescheduling to Planning Board / City Council: \$250.00]

Applicant Information

Name: A BAYOU CHIROPRACTIC CENTER, P.A.

Address: 1018 E. La Rua St.
Pensacola, FL 32501

Phone: (850) 982-0105

Fax: _____

Email: jcdc20@aol.com

Owner Information (if different from applicant)

Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Property Information

Location/Address: 117, 119, 121 E. La Rua St. Pensacola, FL 32501

Subdivision Name: 'A' Village

of Parcels to be Subdivided: 3 Parcel ID #(s): 00-0S-00-9010-011-086, 00-0S-00-9010-012-086, 00-0S-00-9010-014-086

of Existing Lots: 0 #of Proposed Lots: 5 Total Acreage: 0.31

Legal Description: Please attach a full legal description from deed or survey

Type of Subdivision: X Residential* _____ Non-Residential
[*If residential, see reverse for open space requirement]

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-8-7)? YES X NO
If yes, specify exact variance requested: _____

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based on non-compliance with City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning and subdivision requirements and understand that I must be present on the date of the Planning Board meeting.

Signature of Applicant
(Owner of Property or Official Representative of Owner)

Date

FOR OFFICE USE ONLY

Zone: _____ District: _____

Date Received: _____ Case Number: _____

Application Fee: _____ Receipt #: _____

Open Space Requirement (acres or \$): _____ Receipt #: _____

Planning Board Date: _____ Recommendation: _____

Council Date: _____ Action: _____

Recording Date: _____ Map Bk/Pg: _____

***Sec. 12-8-6. SITES FOR PUBLIC USE.**

(B) Sites for park and recreation or open space. Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:

(1) *Dedication of land for park, recreation or open space needs.* The subdivider(s) or owner(s) shall dedicate to the city for park and recreation or open space purposes

at least five (5) percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter (1/4) acre.

(2) *Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land.* The subdivider(s) or owner(s) shall pay unto the city such sum of money equal in value to five (5) percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the city manager and the subdivider. If the city manager and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The city manager shall appoint a professional land appraiser, the subdivider shall appoint a professional land appraiser, and these two (2) shall appoint a third.

***Open Space Requirement (only applicable to residential subdivision)**

Sec. 12-8-6 requires (a) the dedication of 5% of the gross area for open space purposes, or (b) a fee in lieu of land dedication. Please calculate and check preferred method of meeting requirement:

(a) Total Land Area: _____ acres

5% for land dedication*: _____ acres

[*may not equal less than 1/4 acre]

(b) Value of land (Esc. Co. Tax Assessor) \$ \$68,400

Fee in lieu of land dedication (5% of value) \$ \$3,420

[Payable to the City of Pensacola; Due after plat approval, prior to receiving signatures]

Sec. 12-8-3. Procedure for subdivision approval.

(A) Procedure for subdivision requiring a plat.

(1) *Approval of preliminary plat by the planning board.*

(a) Any person desiring to divide land into three (3) or more lots shall first file with the planning board a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-8-8.

(b) Accompanying the preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities which serve or influence it. On such sketch map, the main traffic arteries, shopping centers, schools, parks, and playgrounds, principal places of employment and other principal features should be noted.

(c) Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.

(d) A master drainage plan at a scale not smaller than one inch equals two hundred (200) feet, shall be prepared. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements including but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.

(e) Eleven (11) copies of the preliminary plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting at which it is to be considered.

(f) Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, traffic engineer, energy services, Escambia County Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.

(g) When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection.

(2) *Approval of final plat by the planning board and city council.*

(a) The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat which he proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one year (three hundred sixty-five (365) days) of the date of the approval of the preliminary plat. If more than one year has elapsed since the approval of the preliminary plat, the preliminary plat must be resubmitted to the planning board for their review and approval prior to submission of the final plat.

Prepared by:

Kay LaMontagne, an employee of
Anchor Title & Escrow, LLC
95 Bay Bridge Drive
Gulf Breeze, FL 32561

General Warranty Deed

Made this 12/08/15 A.D. By Allen Chapel African Methodist Episcopal of Pensacola FL Inc., a Florida Non-Profit Corporation, f/k/a Allen Chapel A.M.E. Church, a/k/a Allen Chapel Methodist Church, the unincorporated predecessor operated by the Board of Trustees, whose address is , 500 N. Guillemard Street, Pensacola, FL 32501, hereinafter called the grantor, to A Bayou Chiropractic Center PA, A Profit Sharing Plan, whose address is, 1018 E. LaRue Street, Pensacola, FL 32501, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

PARCEL 1:

THE EAST 6 FEET OF LOT 11 AND THE WEST 15 FEET OF LOT 12, BLOCK 86, EAST KING TRACT, BELMONT NUMBERING, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, ESCAMBIA COUNTY, FLORIDA.

PARCEL 2:

Lot 13 and the East 15 feet of Lot 12, Block 86, East King Tract, Belmont Numbering, City of Pensacola, Escambia County, Florida, according to a map of said City copyrighted by Thomas C. Watson in 1906.

PARCEL 3:

THE WEST THIRTY (30) FEET OF LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK EIGHTY-SIX (86), EAST KING TRACT, BELMONT NUMBERING, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, ESCAMBIA COUNTY, FLORIDA.

Parcel ID Number: 000S00-9010-014-086, 000S00-9010-012-086, 000S00-9010-011-086

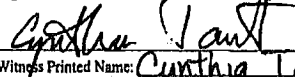
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

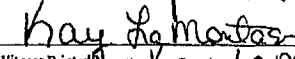
To Have and to Hold, the same in fee simple forever.

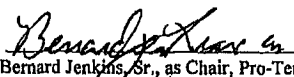
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

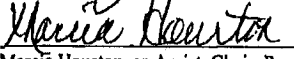
In Witness Whereof, the said grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in our presence:


Witness Printed Name: Cynthia Lant

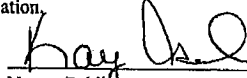

Witness Printed Name: Kay LaMontagne

 (Seal)
Bernard Jenkins, Sr., as Chair, Pro-Tem

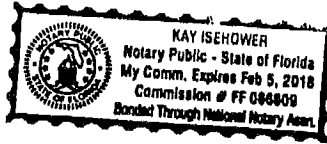
 (Seal)
Marcia Houston, as Assist. Chair, Pro-Tem

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 8th day of December, 2015, by Bernard Jenkins, Sr., as Chair, Pro-Tem and Marcia Houston, as Assist. Chair, Pro-Tem for Allen Chapel African Methodist Episcopal of Pensacola FL Inc., a Florida Non-Profit Corporation, f/k/a Allen Chapel A.M.E. Church, a/k/a Allen Chapel Methodist Church, the unincorporated predecessor operated by the Board of Trustees, who is/are personally known to me or who has produced driver license as identification.



Notary Public
Print Name: _____
My Commission Expires: _____



**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. This disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure to be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by county employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

Name of Roadway: Barcelona Street

Legal Name of Roadway:

1304 N. Barcelona Street, Pensacola, FL 32501

The County () has accepted (X) has not accepted the above abutting roadway for maintenance at the above address.

This form completed by: Anchor Title
95 Bay Bridge Drive
Gulf Breeze, FL 32561

AS TO SELLER(S)

Barbara Jenkins Sr
Seller: Barbara Jenkins Sr

Marcia D. Houston
Seller: MARCIA D. HOUSTON

Gerald S. Chernekoff
Buyer: Gerald S. Chernekoff

Erin Currier
Buyer: Erin Currier

Christina Lant
Witness: Christina Lant

Kay LaMontagne
Witness: Kay LaMontagne

Amber Lynch
Witness: Amber Lynch

Kay LaMontagne
Witness: Kay LaMontagne

PLAT SEARCH

Showing Information Required by F.S. 177.041 Prior to Platting Lands

Fund File Number: 338890

Provided For: Fountain Schultz & Associates Pl **Agent's File Reference:** Bayou Chiropractic Center PA

Effective Date of Search: July 15, 2016 at 11:00 PM

Description of Real Property Situated in Escambia County, Florida:

See Exhibit A

Record Title Vested in:

A Bayou Chiropractic Center PA, a Profit Sharing Plan, by Warranty Deed recorded in O.R. Book 7448, Page 1108, Escambia County, Florida

Prepared Date: July 19, 2016

Attorneys' Title Fund Services, LLC

Prepared by: Donna Sorrells, Senior Examiner

Phone Number: (800) 327-7696 x5009

Email Address: DSorrells@TheFund.com

PLAT SEARCH

Fund File Number: 338890

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Nothing Found

Other encumbrances affecting the title:

1. Nothing Found

This search is provided pursuant to the requirements of section 177.041, F.S. for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

The information contained herein is furnished for information only. Maximum liability for incorrect information is \$1,000.

PLAT SEARCH

Exhibit A

Fund File Number: 338890

Parcel 1:

The East 6 feet of Lot 11 and the West 15 feet of Lot 12, Block 86, East King Tract, Belmont Numbering, City of Pensacola, according to the map of said City copyrighted by Thomas C. Watson in 1906, Escambia County, Florida .

Parcel 2:

The West 30 feet of Lots 14, 15, 16 and 17, Block 86, East King Tract, Belmont Numbering, City of Pensacola, according to map of said City copyrighted by Thomas C. Watson in 1906, Escambia County, Florida

Parcel 3:

Lot 13 and the East 15 feet of Lot 12, Block 86, East King Tract, Belmont Numbering, City of Pensacola, Escambia County, Florida, according to a map of said City copyrighted by Thomas C. Watson in 1906.