

PREPARED BY



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB7916

OWNER AND DEVELOPER

OUR FAMILY PROPERTY LLC
6847 N 9TH AVE A181
PENSACOLA, FL 32504

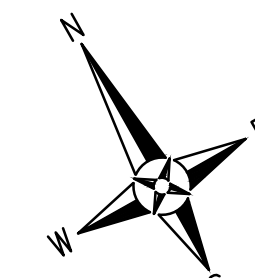
CIVIL ENGINEER
PAUL A. BATTLE, P.E.

PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS, P.S.M.

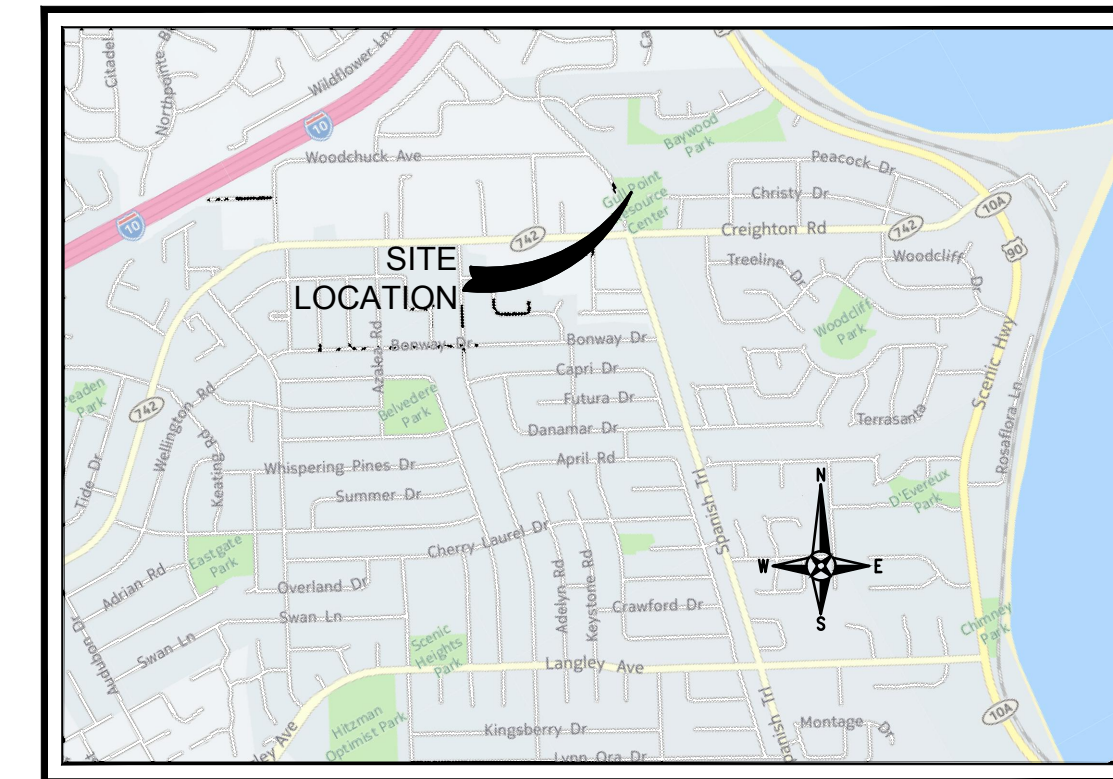
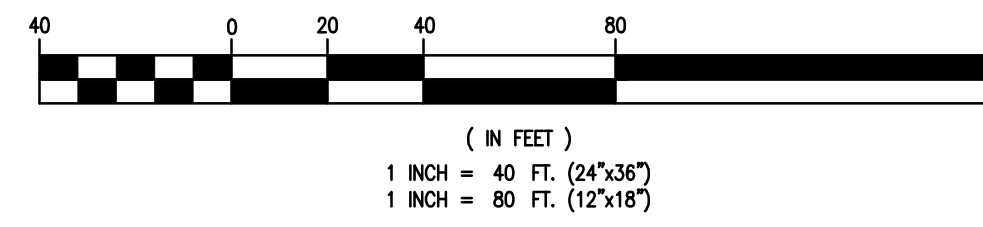
FINAL PLAT OF RIVER BIRCH

A RESIDENTIAL SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST CITY OF PENSACOLA ESCAMBIA COUNTY, FLORIDA

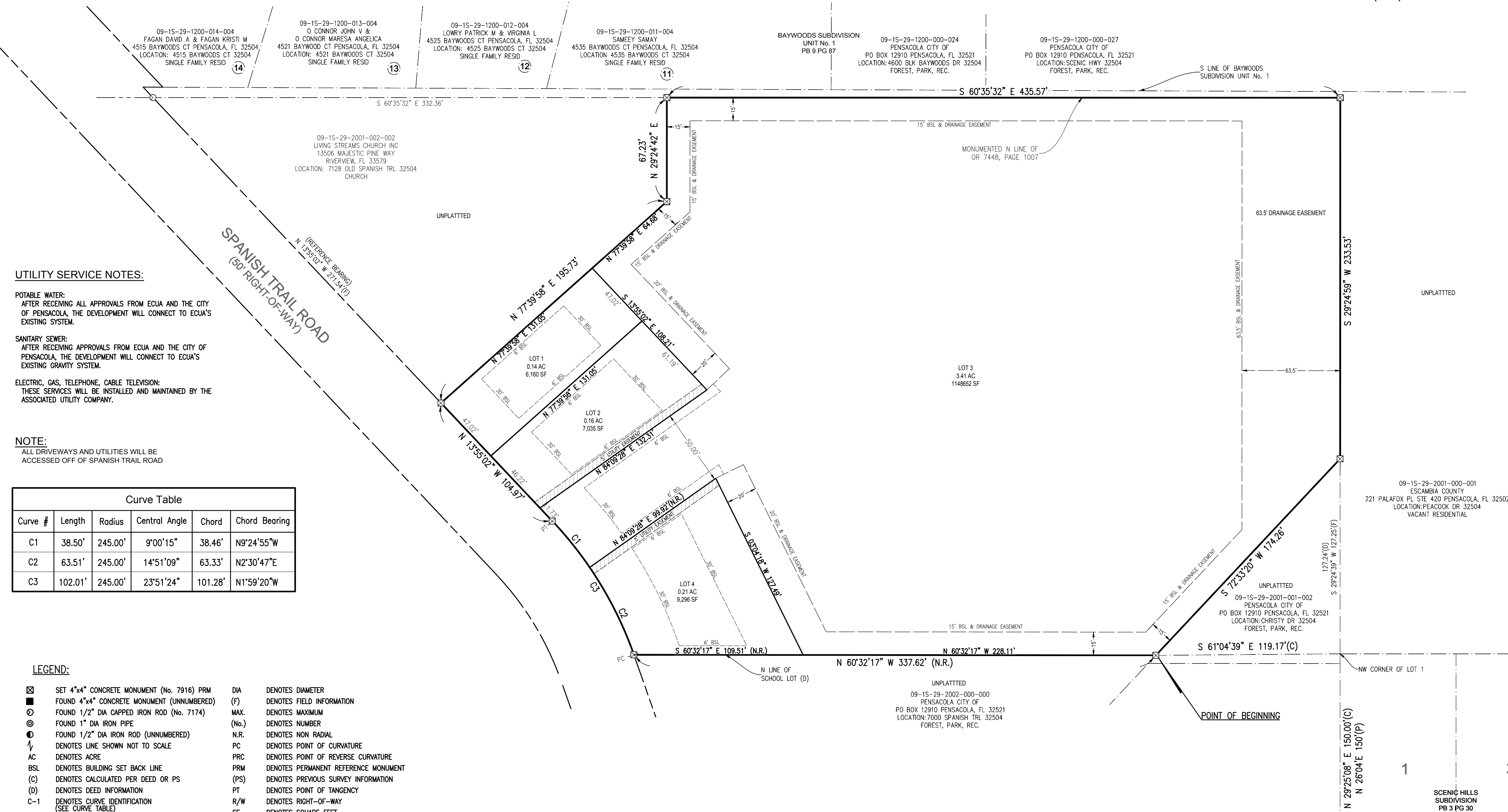
JULY 2017



HORIZONTAL SCALE



VICINITY MAP
SCALE: 1" = 1000'



UTILITY SERVICE NOTES:

POTABLE WATER:
AFTER RECEIVING ALL APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING SYSTEM.

SANITARY SEWER:
AFTER RECEIVING APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING GRAVITY SYSTEM.

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

NOTE:

ALL DRIVEWAYS AND UTILITIES WILL BE ACCESSED OFF OF SPANISH TRAIL ROAD.

Curve Table					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	38.50'	245.00'	9'00"15"	38.46'	N9'24'55"W
C2	63.51'	245.00'	14'51"09"	63.33'	N2'30'47"E
C3	102.01'	245.00'	23'51"24"	101.28'	N1'59'20"W

LEGEND:

- SET 4"x4" CONCRETE MONUMENT (No. 7916) FRM DIA DENOTES DIAMETER
- FOUND 4"x4" CONCRETE MONUMENT (UNNUMBERED) (F) DENOTES FIELD INFORMATION
- FOUND 1/2" DIA CAPPED IRON ROD (No. 7174) MAX. DENOTES MAXIMUM
- FOUND 1" DIA IRON PIPE (No.) DENOTES NUMBER
- FOUND 1/2" DIA IRON ROD (UNNUMBERED) N.R. DENOTES NON RADIAL
- ⋄ DENOTES LINE SHOWN NOT TO SCALE PC DENOTES POINT OF CURVATURE
- AC DENOTES ACRE PRC DENOTES POINT OF REVERSE CURVATURE
- BSL DENOTES BUILDING SET BACK LINE PRM DENOTES PERMANENT REFERENCE MONUMENT
- (C) DENOTES CALCULATED PER DEED OR PS (PS) DENOTES PREVIOUS SURVEY INFORMATION
- (D) DENOTES DEED INFORMATION PT DENOTES POINT OF TANGENCY
- C-1 DENOTES CURVE IDENTIFICATION R/W DENOTES RIGHT-OF-WAY (SEE CURVE TABLE) SF DENOTES SQUARE FEET

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FRPN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; A PREVIOUS BOUNDARY SURVEY BY REBOL-BATTLE AND ASSOCIATES DATES 5/18/16; DEED AS RECORDED IN O.R. 7448, PG 1007, SCENIC HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 30 OF THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C03856, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- ALL LOT CORNERS, PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011 - 177.151.
- 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 ESCAMBIA COUNTY, FLORIDA.
- LOTS 2 AND 4, AS SHOWN HEREON, HAVE A 5.00' UTILITY EASEMENT FOR THE PURPOSE OF CONVEYING FUTURE UTILITIES TO LOT 3.
- LOT 3, AS SHOWN HEREON, HAS A 20.00' WIDE DRAINAGE EASEMENT TO THE WEST AND 15.00' WIDE DRAINAGE EASEMENT TO THE NORTH AND SOUTH FOR THE PURPOSE OF CONVEYING STORM WATER AND PROVIDED ACCESS TO A 63.5' WIDE DRAINAGE EASEMENT ALONG THE EAST SIDE OF RIVER BIRCH THAT WILL CONTAIN A STORM WATER RETENTION POND THAT WILL BE CONSTRUCTED PRIOR TO DEVELOPING LOT 3. PRIOR TO THE DEVELOPMENT OF LOT 3, STORMWATER RETENTION FACILITIES WILL BE CONSTRUCTED BEHIND LOTS 1, 2, AND 4 WITHIN THE 20.00' WIDE DRAINAGE EASEMENT PRIOR TO THE CONSTRUCTION OF SAID LOTS. THESE RETENTION FACILITIES WILL BE ABANDONED ONCE THE RETENTION FACILITY IS CONSTRUCTED WITHIN THE 63.5' WIDE DRAINAGE EASEMENT AT THE EAST SIDE OF RIVER BIRCH.
- DURING AND POST CONSTRUCTION LOT 3 SHALL MAINTAIN POSITIVE STORM WATER DRAINAGE ACROSS SAID LOT FOR LOTS 1, 2, AND 4 STORM WATER CONVEYANCE TO THE 63.5' WIDE DRAINAGE EASEMENT ALONG THE EAST SIDE OF RIVER BIRCH THAT WILL CONTAIN A STORM WATER RETENTION POND.

SITE INFORMATION

PROPERTY ZONING: R-1AA
 PROPERTY REFERENCE No's: 09-15-29-2001-000-002
 PROPERTY AREA: 3.93± ACRES
 FLOOD MAP: FLOOD ZONE "X", MAP 12033C03856 DATE 09-29-06
 REQUIRED BUILDING SETBACKS R-1AA: FRONT YARD - 30 FT. SIDE YARD - 6 FT. REAR YARD - 30 FT.
 MAX. DENSITY: 8.7 UNITS PER ACRE
 MAX. BUILDING HEIGHT: 35 FT.
 No. OF PROPOSED LOTS: 4

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 10, SCENIC HILLS SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3 AT PAGE 30, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED NORTH 29°25'08" EAST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE DEPARTING SAID SUBDIVISION PROCEED NORTH 61°04'39" WEST FOR A DISTANCE OF 119.17 FEET TO THE POINT OF BEGINNING; THENCE PROCEED NORTH 60°32'17" WEST ALONG SAID SCHOOL LOT FOR A DISTANCE OF 337.62 FEET TO A NON TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY (R/W) OF SPANISH TRAIL ROAD (R/W WIDTH VARIES), SAID CURVE HAVING A RADIUS OF 245.00 FEET; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVED EASTERLY R/W LINE FOR AN ARC DISTANCE OF 102.01 FEET (DELTA ANGLE = 23°51'24", CHORD DISTANCE = 101.28 FEET, CHORD BEARING = NORTH 01°59'20" EAST) TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 13°55'02" WEST ALONG SAID EASTERLY R/W FOR A DISTANCE OF 104.97 FEET; THENCE DEPARTING SAID EASTERLY R/W PROCEED NORTH 77°39'58" EAST FOR A DISTANCE OF 195.73 FEET; THENCE PROCEED NORTH 29°24'42" EAST FOR A DISTANCE OF 67.23 FEET; THENCE PROCEED SOUTH 60°35'32" EAST FOR A DISTANCE OF 435.57 FEET; THENCE PROCEED SOUTH 29°24'59" WEST FOR A DISTANCE OF 233.53 FEET; THENCE PROCEED SOUTH 72°33'20" WEST FOR A DISTANCE OF 174.26 FEET TO THE POINT OF BEGINNING.
 LYING IN AND BEING A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 3.93 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CONNIE E. BOWMAN, AUTHORIZED AGENT, OUR FAMILY PROPERTY LLC, OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS RIVER BIRCH, DEDICATE THE DRAINAGE AND UTILITY EASEMENTS TO THE DEVELOPER OR THEIR ASSIGNS, AND AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

IN WITNESS WHEREOF, CONNIE E. BOWMAN, AUTHORIZED AGENT, OUR FAMILY PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS AUTHORIZED AGENT.

WITNESSES	OWNER
SIGNATURE _____	CONNIE E. BOWMAN
PRINT _____	AUTHORIZED AGENT
SIGNATURE _____	OUR FAMILY PROPERTY LLC.
PRINT _____	

STATE OF FLORIDA, COUNTY OF ESCAMBIA:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING AND 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 _____, 2017.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION NUMBER: _____

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
 ESCAMBIA COUNTY, FLORIDA SEAL

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

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER 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.

DAVID D. GLAZE
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 5605

NOT VALID WITHOUT THE SIGNATURE AND THE 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.

MARK NORRIS, PSM
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 6211, LB 7916
 REBOL-BATTLE & ASSOCIATES, LLC.
 2301 N. 9TH AVENUE, SUITE 300
 PENSACOLA, FL 32503

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

RESTRICTIVE COVENANTS FILED IN OFFICIAL RECORDS BOOK ____ PAGE ____.