

**SUBDIVISION PLAT**

**Please Check Application Type:**

Minor Subdivision (< 4 lots)

Subdivision (> 4 lots)

Preliminary & Final Plat Submission

Preliminary Plat Submission

Final Plat Submission

Fee: \$2,000.00

Fee: \$1,000.00 + \$25/lot

Fee: \$1,500.00 + \$25/lot

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

Applicant Information

Name: Paul A Battle

Address: 2301 North 9<sup>TH</sup> AVE, Suite 300  
Pensacola, Florida 32503

Phone: 850-438-0400

Fax: N/A

Email: PaulB@Rebol-Battle.com

Owner Information (if different from applicant)

Name: Ellarose Investments LLC

Address: 2779 Gulf Breeze Parkway  
Gulf Breeze, Florida 32563

Phone: 850-438-0400

Fax: N/A

Email: PaulB@Rebol-Battle.com

Property Information

Location/Address: 2300 Block of Toni Street

Subdivision Name: Grove Park Townhomes

# of Parcels to be Subdivided: 1 Parcel ID #(s): 31-15-30-1902-000-002

# of Existing Lots: 1 # of Proposed Lots: 22 Total Acreage: 1.60

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

Type of Subdivision:  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  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.

Paul A. Battle

10/07/2022

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: \_\_\_\_\_

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
RBA PROJECT No. 2021.107

PROFESSIONAL SURVEYOR AND MAPPER

OWNER & DEVELOPER
ELLAROSE INVESTMENTS, LLC
2779 GULF BREEZE PARKWAY
GULF BREEZE, FLORIDA 32563
(850) 754-1600

CIVIL ENGINEER
PAUL A. BATTLE, P.E. No. 53126
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
(850) 438-0400

GROVE PARK TOWNHOMES

BEING A RESUBDIVISION OF LOTS 1-3 AND A PORTION OF LOT 4, BLOCK C, & LOTS 6-8, & A PORTION OF LOT 5, BLOCK B, FIRST ADDITION TO COLLEGE COURT, PLAT BOOK 6, PAGE 20, BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
NOVEMBER 2022



VICINITY MAP
SCALE: 1" = 500'

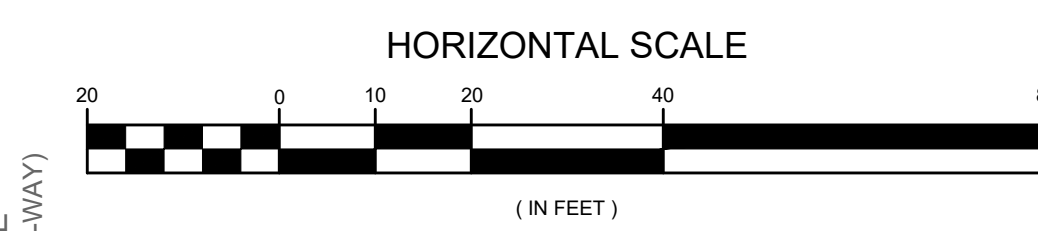
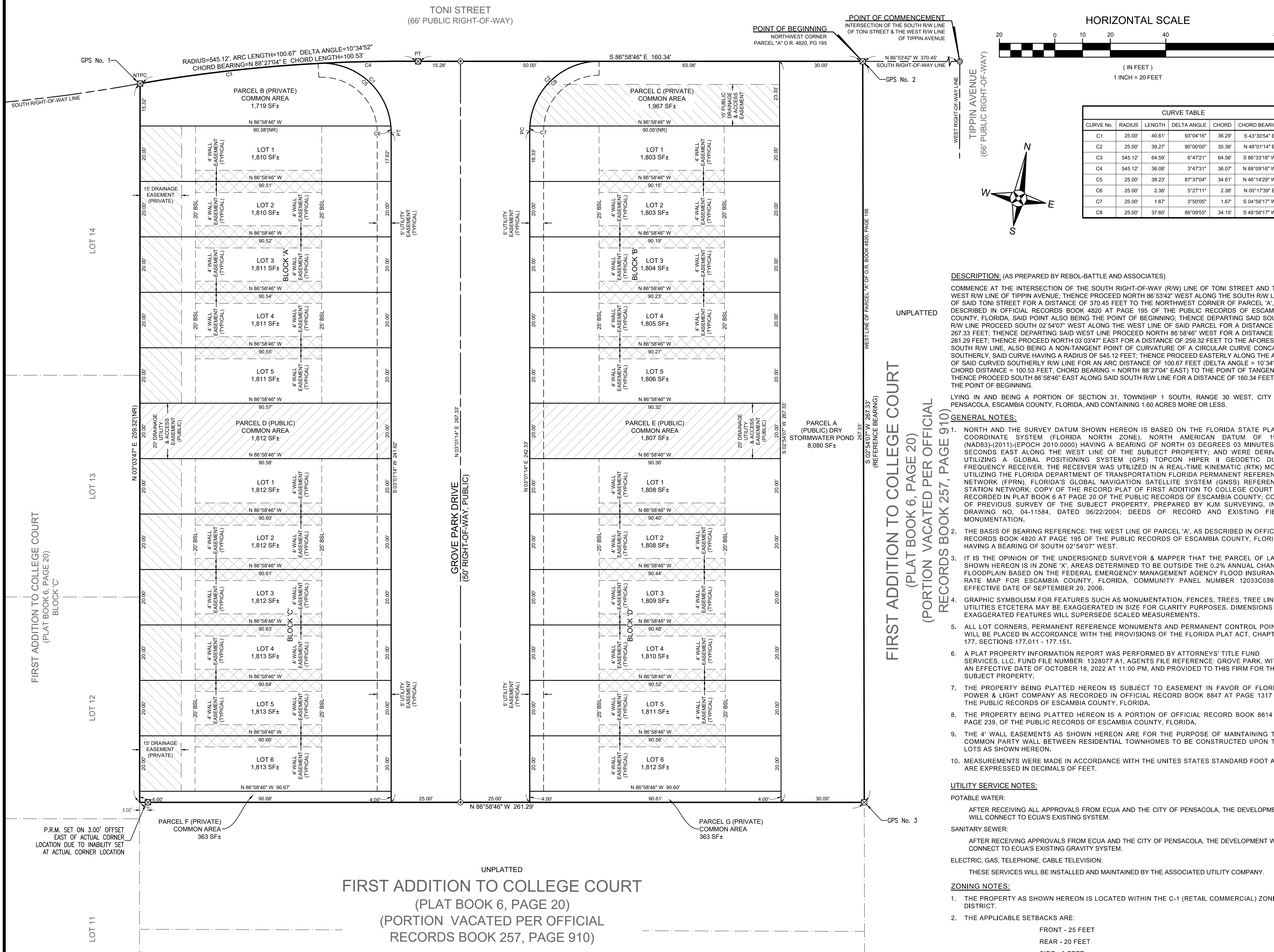
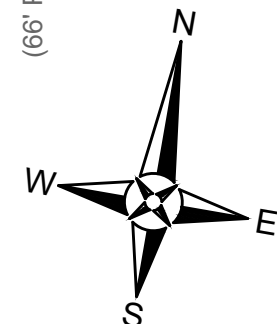


Table with 5 columns: CURVE NO., RADIUS, LENGTH, DELTA ANGLE, CHORD, CHORD BEARING. Contains data for curves C1 through C8.



FIRST ADDITION TO COLLEGE COURT
(PLAT BOOK 6, PAGE 20)
(PORION VACATED PER OFFICIAL
RECORDS BOOK 257, PAGE 910)

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE AND ASSOCIATES)
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (RW) LINE OF TONI STREET AND THE WEST RW LINE OF TIPPIN AVENUE. THENCE PROCEED NORTH 86°53'42" WEST ALONG THE SOUTH RW LINE OF SAID TONI STREET FOR A DISTANCE OF 370.45 FEET TO THE NORTHWEST CORNER OF PARCEL 'A', AS DESCRIBED IN OFFICIAL RECORDS BOOK 4820 AT PAGE 186 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RW LINE PROCEED SOUTH 02°54'07" WEST ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 267.33 FEET; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 86°58'46" WEST FOR A DISTANCE OF 261.29 FEET; THENCE PROCEED NORTH 03°04'47" EAST FOR A DISTANCE OF 259.32 FEET TO THE AFORESAID SOUTH RW LINE. ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY. SAID CURVE HAVING A RADIUS OF 545.12 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVED SOUTHERLY RW LINE FOR AN ARC DISTANCE OF 100.67 FEET (DELTA ANGLE = 10°34'52"; CHORD DISTANCE = 100.53 FEET, CHORD BEARING = NORTH 88°27'04" EAST) TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 86°58'46" EAST ALONG SAID SOUTH RW LINE FOR A DISTANCE OF 160.34 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:
1. 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) HAVING A BEARING OF NORTH 03 DEGREES 03 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF THE SUBJECT PROPERTY; 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 (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK. COPY OF THE RECORD PLAT OF FIRST ADDITION TO COLLEGE COURT AS RECORDED IN PLAT BOOK 6 AT PAGE 20 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY KJM SURVEYING, INC., DRAWING NO. 04-11584, DATED 06/22/2004; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.

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.

ZONING NOTES:
1. THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN THE C-1 (RETAIL COMMERCIAL) ZONING DISTRICT.
2. THE APPLICABLE SETBACKS ARE:
FRONT - 25 FEET
REAR - 20 FEET
SIDE - 0 FEET

LEGEND table listing symbols for monuments, easements, and utility lines with their corresponding descriptions.

STATE PLANE COORDINATES table with columns for Station, Northing, Easting, Latitude, Longitude, Scale Factor, Convergence Angle, Elevation, and Combined Scale Factor. Includes formulas for grid distance conversion.

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.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT PAUL A. BATTLE, MANAGER, ELLAROSE INVESTMENTS, LLC, OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS GROVE PARK TOWNHOMES, WHICH IS PART OF THIS PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:
A. TO THE GROVE PARK OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL B (COMMON AREA, PRIVATE), PARCEL C (COMMON AREA, PRIVATE), PARCEL D (COMMON AREA, PUBLIC), PARCEL E (COMMON AREA, PUBLIC), PARCEL F (COMMON AREA, PRIVATE) AND PARCEL G (COMMON AREA, PRIVATE); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
B. TO THE GROVE PARK OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, ALL 15' PRIVATE DRAINAGE EASEMENTS; FOR PURPOSES OF OPERATION AND MAINTENANCE.
C. TO THE CITY OF PENSACOLA, ITS SUCCESSORS AND ASSIGNS, GROVE PARK DRIVE (60' RIGHT-OF-WAY, PUBLIC), PARCEL A (DRY STORMWATER POND, PUBLIC); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
D. TO THE CITY OF PENSACOLA, ITS SUCCESSORS AND ASSIGNS, THE 20' DRAINAGE, UTILITY & ACCESS EASEMENT LOCATED OVER AND ACROSS PARCEL D (COMMON AREA, PUBLIC), THE 20' DRAINAGE, UTILITY & ACCESS EASEMENT LOCATED ON PARCEL E (COMMON AREA, PUBLIC), THE 15' DRAINAGE & ACCESS EASEMENT LOCATED OVER AND ACROSS PARCEL C (COMMON AREA/SIGN PARCEL, PRIVATE); FOR PURPOSES OF OPERATION AND MAINTENANCE.
E. TO ALL UTILITY PROVIDERS, THE 5' WIDE UTILITY EASEMENTS LOCATED ADJACENT TO GROVE PARK DRIVE (60' RIGHT-OF-WAY, PUBLIC); FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, PAUL A. BATTLE, MANAGER, ELLAROSE INVESTMENTS, 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.

PRINTED NAME: MANAGER
ELLAROSE INVESTMENTS, LLC (OWNER & DEVELOPER)
WITNESS

NOTARY PUBLIC: (OWNER & DEVELOPER)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS DAY OF 2022, BY AS MANAGER OF ELLAROSE INVESTMENTS, LLC. HE / SHE [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION.

SIGNATURE COMMISSION NO.
PRINT NAME MY COMMISSION EXPIRES:
NOTARY PUBLIC, STATE OF: SEAL

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151 OF THE FLORIDA LEGISLATURE, AS AMENDED FROM TIME TO TIME) AND THE SAME WAS FILED FOR RECORDS ON THE DAY OF 2022, AND FILED IN PLAT BOOK AT PAGES OF SAID COUNTY.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT 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 2022, 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.

LESLIE D. ODOM, PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 6520
DATE

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177.011 - 177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT THE BOUNDARY INFORMATION ON THE PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS / STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON, SIGNED THIS DAY OF 2022.

MARK A. NORRIS, PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 6211 LB No. 7916
REBOL-BATTLE & ASSOCIATES
2779 GULF BREEZE PARKWAY
GULF BREEZE, FLORIDA 32563
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK A. NORRIS, PSM, ON 11/09/2022.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DECLARATION OF RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK: PAGE(S):
PLAT BOOK: PAGE:

# PLAT PROPERTY INFORMATION REPORT

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

**Issuer: Attorneys' Title Fund Services, LLC**  
**Recipient: Schultz Law Group, P.L.L.C.**

*Fund File Number:* 1328077 A1

*Provided For:* Schultz Law Group, P.L.L.C.

*Agent's File Reference:* Grove Park

*Effective Date of Search:* October 18, 2022 at 11:00 PM

*Description of Real Property Situated in Escambia County, Florida:*

See Exhibit A

*Record Title Vested in:*

Ellarose Investments, LLC, a Florida Limited Liability Company by Warranty Deed recorded in O.R. Book 8614, Page 239, Public Records of Escambia County, Florida.

*Prepared Date:* October 25, 2022

*Attorneys' Title Fund Services, LLC*

*Prepared by:* Pamela Kelso, Senior Examiner

*Phone Number:* (800) 327-7696 x5020

*Email Address:* PKelso@TheFund.com

# PLAT PROPERTY INFORMATION REPORT

**Fund File Number:** 1328077 A1

***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. Rights of the lessees under unrecorded leases.
2. Covenants, conditions, and restrictions recorded in Warranty Deed in O.R. Book 4329, Page 1842, Public Records of Escambia County, Florida.
3. All matters contained on the Plat of Addition to College Court, as recorded in Plat Book 6, Page 20, Public Records of Escambia County, Florida, Together with Resolution vacating a portion of said plat as recorded in O.R. Book 257, Page 910, Public Records of Escambia County, Florida.
4. Covenants, conditions, and restrictions recorded in O.R. Book 82, Page 59, and amended in O.R. Book 257, Page 914, Public Records of Escambia County, Florida, which contain provisions creating easements.
5. Reciprocal Easement Agreement recorded in O.R. Book 4329, Page 1845, Public Records of Escambia County, Florida.
6. Easement in favor of Florida Power & Light Company contained in instrument recorded August 26, 2022, under O.R. Book 8847, Page 1317, Public Records of Escambia County, Florida.
7. Tax Sale Certificate No. 1314 sold for 2021.

***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.***

***This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.***

# PLAT PROPERTY INFORMATION REPORT

## Exhibit A

*Fund File Number:* 1328077

DESCRIPTION: (PREPARED BY REBOL-BATTLE & ASSOCIATES, INC.) (RBA No. 2021.107)  
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R/W) LINE OF TONI STREET AND THE WEST R/W LINE OF TIPPIN AVENUE; THENCE PROCEED NORTH 86°53'42" WEST ALONG THE SOUTH R/W LINE SAID TONI STREET FOR A DISTANCE OF 370.45 FEET TO THE NORTHWEST CORNER OF PARCEL 'A', AS DESCRIBED IN OFFICIAL RECORDS BOOK 4820 AT PAGE 195 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH R/W LINE PROCEED SOUTH 02°54'07" WEST ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 267.33 FEET; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 86°58'46" WEST FOR A DISTANCE OF 261.29 FEET; THENCE PROCEED NORTH 03°03'47" EAST FOR A DISTANCE OF 259.32 FEET TO THE AFORESAID SOUTH R/W LINE, ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 545.12 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVED SOUTHERLY R/W LINE FOR AN ARC DISTANCE OF 100.67 FEET (DELTA ANGLE = 10°34'52", CHORD DISTANCE = 100.53 FEET, CHORD BEARING = NORTH 88°27'04" EAST) TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 86°58'46" EAST ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 160.34 FEET TO THE POINT OF BEGINNING.  
LYING IN AND BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 1.60 ACRES MORE OR LESS.