



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: Robert C. Krasnosky, PE

Address: 7201 N. 9th Avenue, Suite 6

Pensacola, FL 32504

Phone: 850-471-9005

Fax: 850-471-0093

Email: charlie@kh-a.com

Owner Information (if different from applicant)

Name: Nathan Mansfield

Address: 5512 Timber Creek Drive

Pace, FL 32571

Phone: 850-232-2798

Fax: _____

Email: nmtile@msn.com

Property Information

Location/Address: East side of De Villiers St. between La Rua St. and Jackson St. 514 North De Villiers St.

Subdivision Name: West King Tract

of Parcels to be Subdivided: 6 Parcel ID #(s): See attached

of Existing Lots: 5 #of Proposed Lots: 12 Total Acreage: 0.77

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: _____

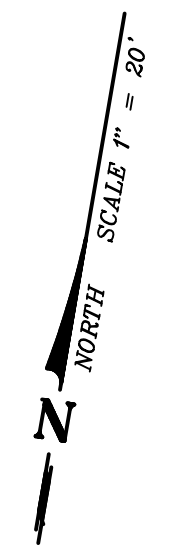
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based on non-compliance with City subdivision and/or development requirements will result in one-half (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.

Robert C. Krasnosky
Signature of Applicant
(Owner of Property or Official Representative of Owner)

12/8/2021
Date

FOR OFFICE USE ONLY

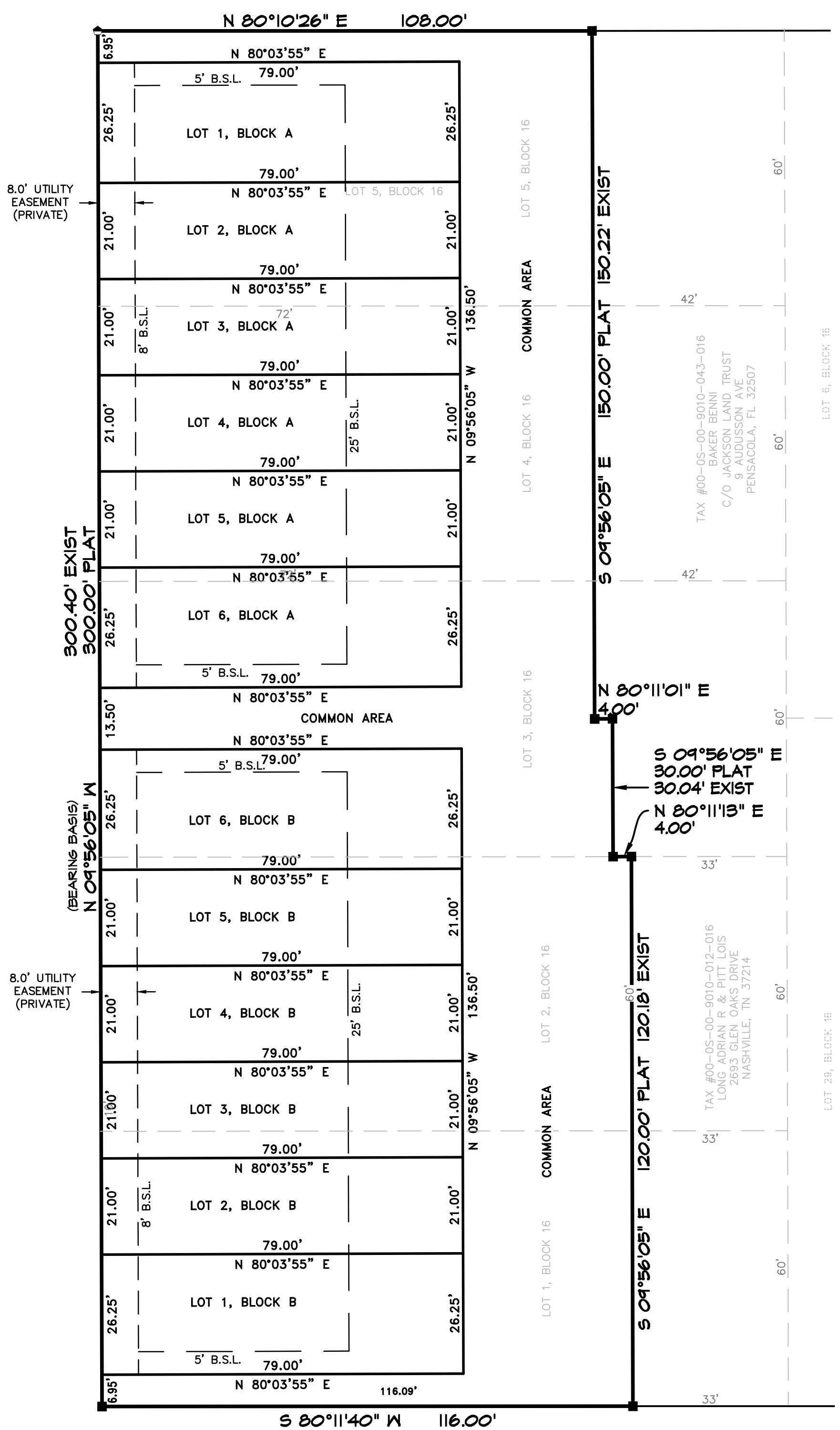
Zone: _____ District: _____
Date Received: _____ Case Number: _____
Application Fee: _____ Receipt #: _____
Open Space Requirement (acres or \$): _____ Receipt #: _____
Planning Board Date: _____ Recommendation: _____
Council Date: _____ Action: _____
Recording Date: _____ Map Bk/Pg: _____



JACKSON STREET 50' R/W (PUBLIC)

DeVILLIERS STREET 50' R/W (PUBLIC)

LA RUA STREET 50' R/W (PUBLIC)



LEGAL DESCRIPTION:

The West 108 feet of Lots 4 and 5 and of the North Half of Lot 3, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

SURVEYOR'S NOTES:

- 1) FB Denotes Plat Book
2) PG Denotes Page
3) PI Denotes point of Intersection
4) ■ Denotes Permanent Referenced Monument Set #T07B
5) ● Denotes 1/2" Capped Iron Rod Set #T07B
6) ▲ Denotes Permanent Control Point (PCP) LB #T07B
7) The sign (°) means degrees, The sign (') means feet or minutes, The sign (") means seconds.
8) Measurements made in accordance to United States Standards.
9) All dimensions on curves are arc distances.
10) Subject to setbacks, easements and restrictions of record.
11) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
12) Bearings are based upon the the east right of way DeVilliers Street as North 04°56'05" West (grid north)
13) Utility easements as shown hereon are to include cable television in accordance with Plat Act Chapter 177.091(2B).
14) There are entrance marker or subdivision signs proposed.

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 may be found in the public records of this County.

AVIGATION EASEMENT

The overall plat is subject to an Avigation Easement.

CABLE TELEVISION NOTE:

All platted utility easements as shown hereon shall also be easements for the construction, installation, maintenance, and operations of cable television in accordance with and subject to the provisions of Section 177.091 (2B) Florida Statutes.

ZONING INFORMATION

- As furnished by City of Pensacola, Planning Services Division
1. Current zoning: R-NCB
2. Overlay District: CRA Urban Design Overlay
3. Future Land Use: C, Commercial
4. Density: The maximum density is 35 DU/acre.
Parking: One space is required per DU.

FLOOD STATEMENT:

I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12033C04B906. Effective September 29, 2006.

BUILDING SETBACK LINES:

- Front = 8 feet
Rear = 25 feet
Side = 0 feet or 5 feet, as depicted

DEDICATION

Know all men by these present that Mansfield Home Properties, LLC owner of the land herein described and platted hereon, known as the Landing at DeVilliers, hereby dedicate to and hereby authorize and request the filing of this plat in the Public Records of Escambia County, Florida. And hereby further dedicate to The Landing at DeVilliers Homeowners Association, Inc., the common area and private utility easement.

Witness Owners Mansfield Home Properties, LLC
Print By: Nathan Mansfield
Signature Position
Print
Signature

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 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.

Notary Public, State of Florida
My commission expires
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 2021 in Plat Book at Page of the public records of said County.

Pam Childers, Clerk of Courts

CITY COUNCIL CERTIFICATE

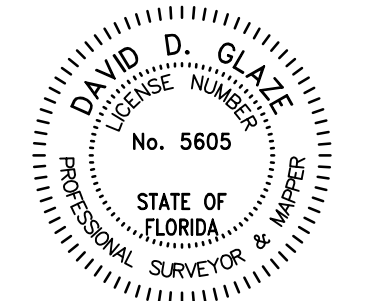
I, Ericka L. Burnett, City Clerk of the City of Pensacola, Florida hereby certify that this plat was presented to the City Council at its meeting held on the day of 2021 and was approved by said Council.

Pam Childers, Clerk of Courts

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies that this plat is a true and correct presentation 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 Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050 to 5J-17.026, Florida Administration Code, Signed this 7th day of December, 2021.

David D. Glaze
Registered Land Surveyor No. 5605, LB No. 707B
Pittman, Glaze & Associates
700 North 9th Avenue
Pensacola, FL 32501

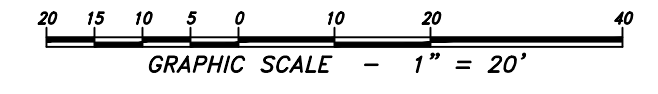


CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, by the undersigned Surveyor and Mapper for the City of Pensacola on this day of 2021.

Leslie D. Odum
Professional Surveyor and Mapper
Florida Certification No. 6520

THE LANDING AT DeVILLIERS
A PLANNED UNIT DEVELOPMENT BEING
A RE-SUBDIVISION OF A PORTION OF BLOCK 16,
WEST KING TRACT, BELMONT NUMBERING,
IN THE CITY OF PENSACOLA, SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 30, WEST
ESCAMBIA COUNTY, FLORIDA
DECEMBER 2021



SURVEYOR
David D. Glaze PSM#5605
Pittman, Glaze & Associates
5700 North Davis Highway
Suite 2
Pensacola, FL 32503
Phone: 850-434-6666

ENGINEER
Robert C. Kasnosky, Jr. PE#44444
Kenneth Horne & Associates, Inc.
7201 North Ninth Avenue
Suite 6
Pensacola, FL 32504
Phone: 850-471-9005

DEVELOPER
Nathan Mansfield
Mansfield Home Properties, LLC
5512 Timber Creek Drive
Pace, FL 32571
Phone: 850-232-2798

RESTRICTIVE COVENANTS FILED IN OFFICIAL RECORDS BOOK PAGE
PLAT BOOK PAGE