

# FINAL PLAT OF LA FELICIANA

A RE-PLAT OF A PORTION OF BLOCK 3, DONELSON AND 19TH ARPENT TRACT, CITY OF PENSACOLA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, BEING A PORTION OF SECTION 42 AND 44, TOWNSHIP 2 SOUTH, RANGE 30 WEST, , ESCAMBIA COUNTY, FLORIDA

MAY 2017

**SITE DATA:**

PARCEL I.D. 00-05-00-9070-109-003  
 SITE ADDRESS: 520 WEST INTENDENCIA STREET  
 ZONING: C-3 (COMMERCIAL)  
 ADJACENT ZONING (USE):  
 NORTH - C-3 (SINGLE FAMILY RESIDENCE & VACANT)  
 EAST - C-3 (OFFICE, 1 STORY)  
 WEST - SOUTH DONELSON STREET (CITY RIGHT-OF-WAY)  
 SOUTH - WEST INTENDENCIA STREET (CITY RIGHT-OF-WAY)  
 TOTAL ACREAGE OF SITE: 0.258 ACRES  
 ALLOWABLE DENSITY - 35 UNITS PER ACRE X .258 ACRES = 9 UNITS  
 PROPOSED DENSITY - FOUR (4) UNITS  
 EXISTING USE - VACANT COMMERCIAL - IMPROVED  
 PROPOSED USE - FOUR (4) SINGLE FAMILY RESIDENCES

**DEVELOPER/OWNER**

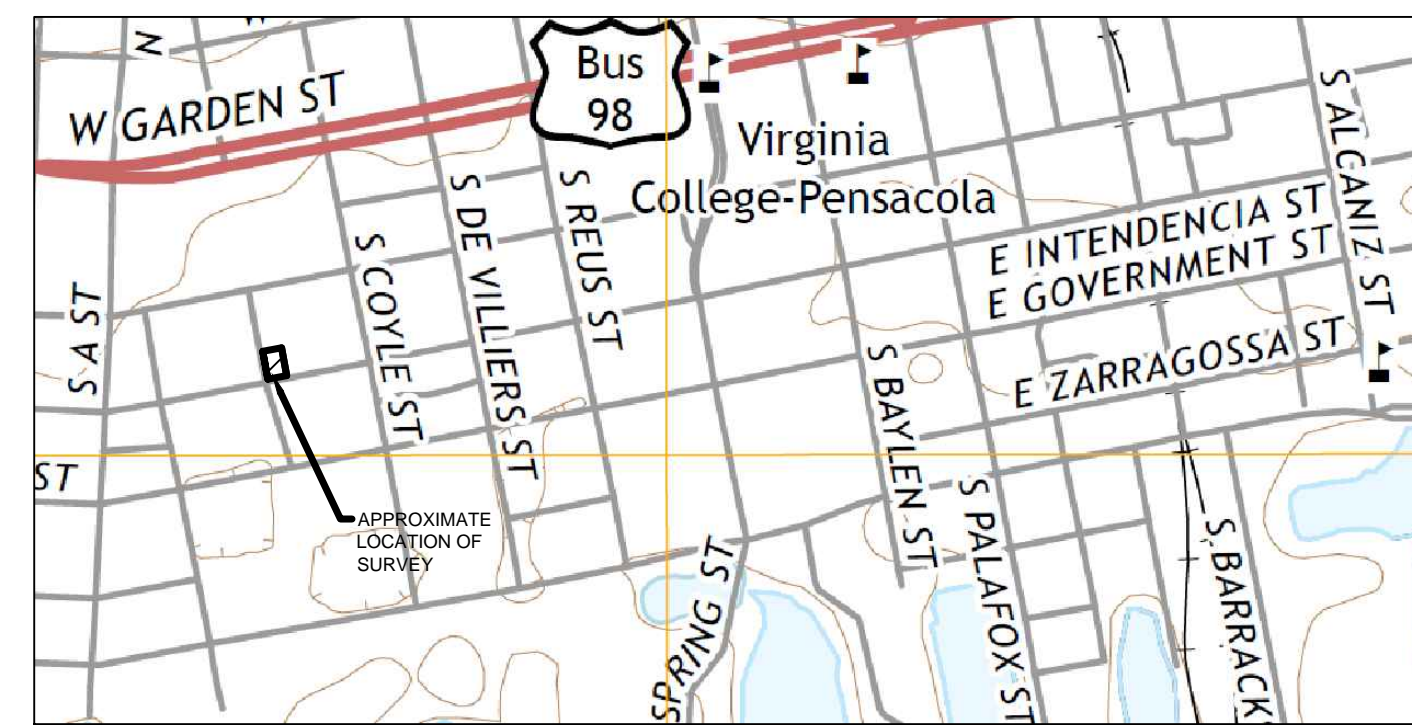
D12 CAPITAL, INC.  
 5101 N 12TH AVE, SUITE A  
 PENSACOLA, FL 32504

**PROFESSIONAL LAND SURVEYOR**

ROB L. WORKING, P.S.M. 5878  
 360 SURVEYING SERVICES  
 1801 CREGGHTON ROAD  
 PENSACOLA, FLORIDA 32504

**REQUIRED BUILDING SETBACKS C-3:**

FRONT YARD - 0 FEET  
 REAR YARD - 0 FEET  
 SIDE YARD - 0 FEET  
 MAXIMUM BUILDING HEIGHT - 100 FEET



VICINITY MAP  
 N.T.S.



**UTILITY SERVICE NOTES**

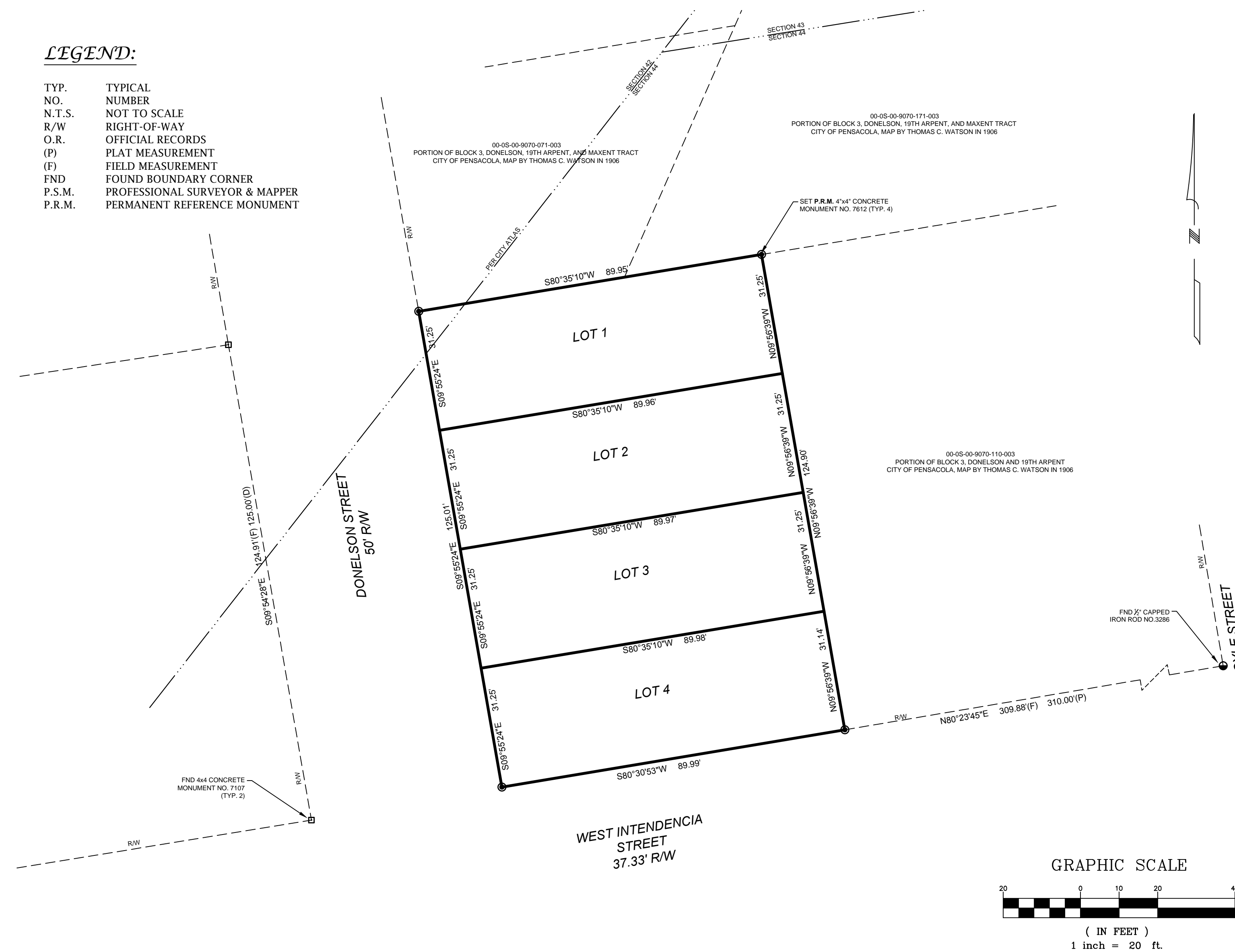
POTABLE WATER  
 AFTER RECEIVING ALL APPROVALS FROM E.C.U.A. AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO E.C.U.A.'S EXISTING SYSTEM.  
 SANITARY SEWER  
 AFTER RECEIVING ALL APPROVALS FROM E.C.U.A. AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO E.C.U.A.'S EXISTING SYSTEM.  
 ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION  
 THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

**LEGAL DESCRIPTION:**

THE WEST 90 FEET OF THE SOUTH 125 FEET OF BLOCK 3, DONELSON AND 19TH ARPENT, SECTIONS 43 AND 44, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA.

**LEGEND:**

TYP. TYPICAL  
 NO. NUMBER  
 N.T.S. NOT TO SCALE  
 R/W RIGHT-OF-WAY  
 O.R. OFFICIAL RECORDS  
 (P) PLAT MEASUREMENT  
 (F) FIELD MEASUREMENT  
 FND FOUND BOUNDARY CORNER  
 P.S.M. PROFESSIONAL SURVEYOR & MAPPER  
 P.R.M. PERMANENT REFERENCE MONUMENT



**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 TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE MARCH 8, 2017, FUND FILE NUMBER: 424485, ISSUING AGENT: EDSEL F. MATTHEWS JR., AGENT NO.: 1241400, AGENT'S FILE REFERENCE: 17-017, 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 NORTH RIGHT OF WAY LINE OF INTENDENCIA STREET AS S80°30'53"W (ASSUMED).
- 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 SURVEYED PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 7.0', 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: 12033C0390 G.

**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.

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

MARK NORRIS P.S.M., FLORIDA REGISTRATION NO. 6211 DATE

**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.S.M., FLORIDA REGISTRATION NO. 5878 DATE

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

COVENANT AND RESTRICTIONS RECORDED IN  
 O.R. BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_