

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

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OWNER AND DEVELOPER
349 LLC
PO BOX 670
PENSACOLA, FLORIDA 32591

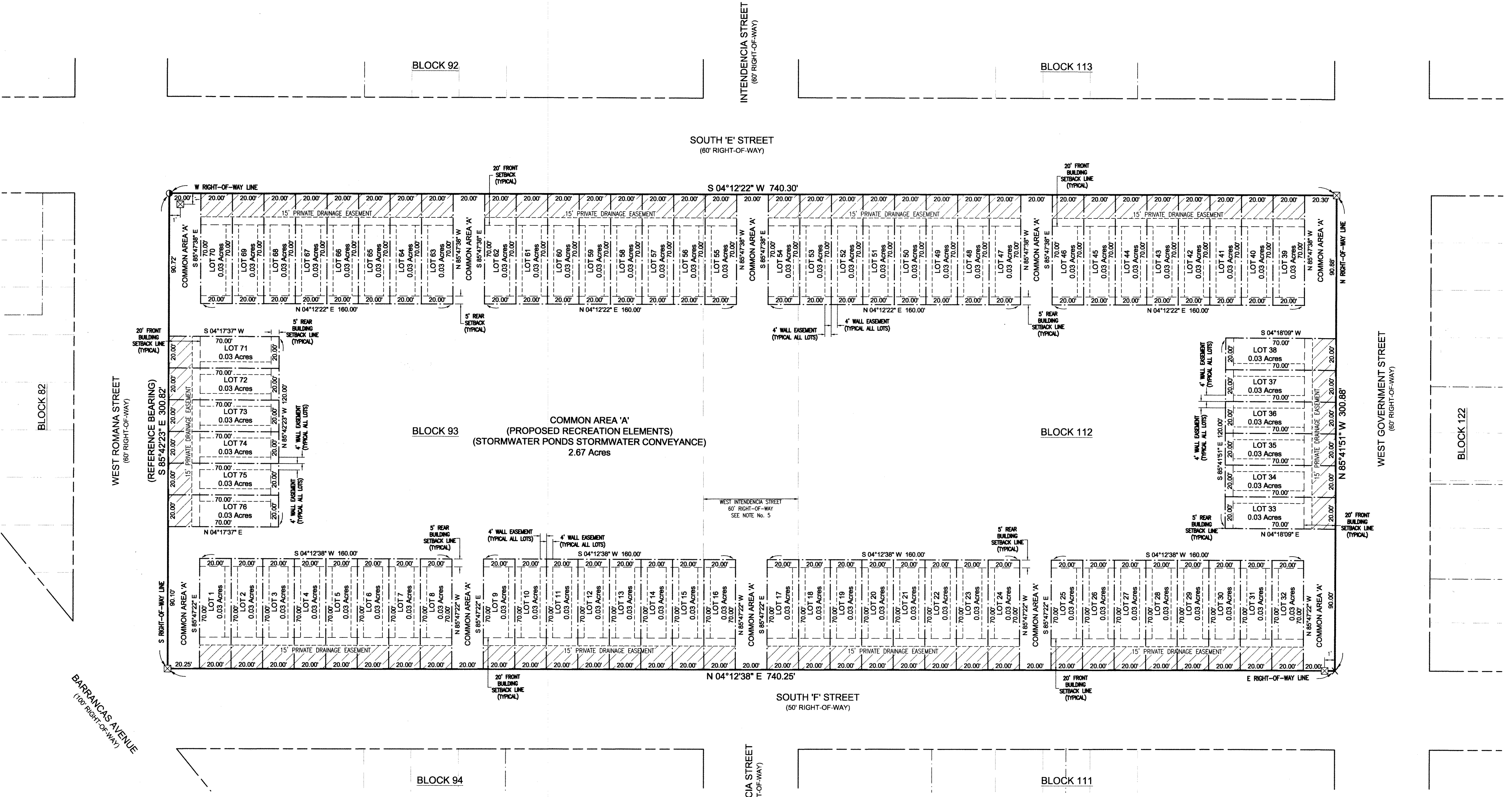
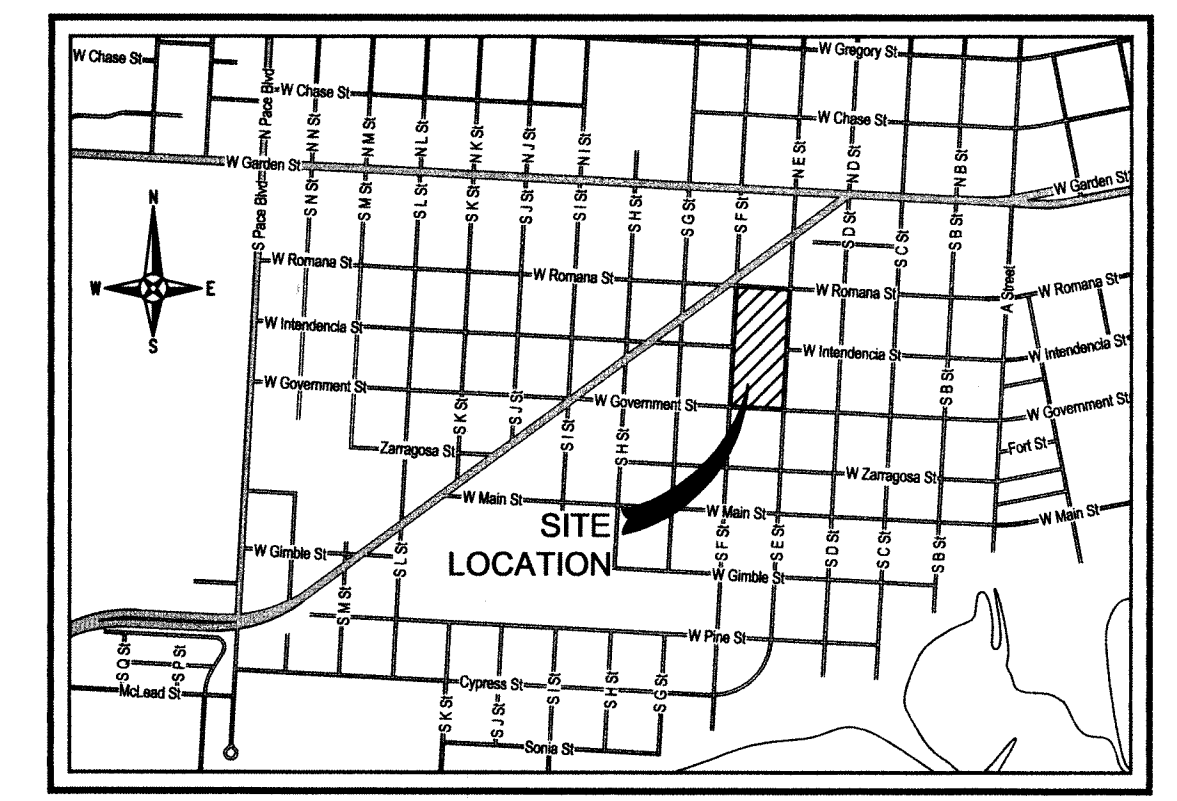
CIVIL ENGINEER
JEREMY R KING, P.E.

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

SITE INFORMATION
PROPERTY ZONING: C-3
FUTURE LAND USE: C
PROPERTY REFERENCE NO'S: 00-05-00-9080-001-093
PROPERTY AREA: 5.09± ACRES
FLOOD MAP: FLOOD ZONE "X", MAP 12033C03900
DATE 09-29-06
REQUIRED BUILDING SETBACKS C-3:
FRONT YARD - 0 FT.
SIDE YARD - 0 FT.
REAR YARD - 0 FT.
DENSITY: 14.93 UNITS PER ACRE
MAX. BUILDING HEIGHT: 100 FT.
No. OF PROPOSED LOTS: 76

FINAL PLAT OF HALLMARK SUBDIVISION

A RE-SUBDIVISION OF BLOCK 93, BLOCK 112 AND THAT PORTION OF THE VACATED WEST INTENDENCIA STREET RIGHT-OF-WAY BETWEEN SAID BLOCKS, MAXENT TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOS. C. WATSON IN 1906, A PORTION OF SECTION 42, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA ESCAMBIA COUNTY, FLORIDA
MAY 2017



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT 349 LLC, OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS HALLMARK SUBDIVISION, HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

RESERVATION:
RESERVING UNTO THE HALLMARK TOWNHOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 15' WIDE PRIVATE DRAINAGE EASEMENT FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, 349 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: FRED WOODSKY

PRINT

SIGNATURE

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 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 ATTORNEY:
I, AS MEMBER OF THE FLORIDA BAR ASSOCIATION, AND ON BEHALF OF THE OWNER HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREIN AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED. SIGNED THIS ____ DAY OF _____, 2016.

PRINT ATTORNEY
SIGN ATTORNEY

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.

ROB L. WORKING
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5878

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

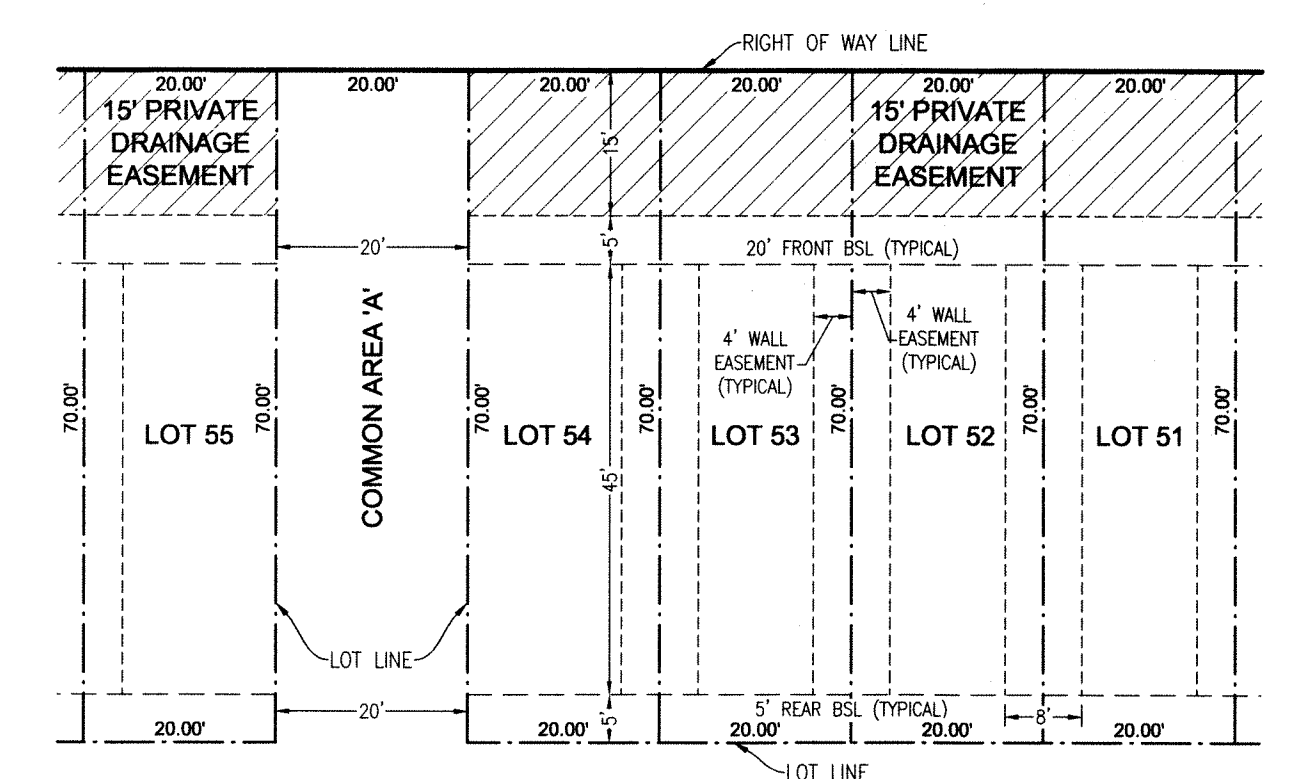
SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE 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 MORRIS, P.S.M.
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

- GENERAL NOTES:**
- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE BEARING OF S 85°42'23" E ALONG THE NORTH LINE OF BLOCK 93 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 (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; A PREVIOUS SURVEY OF GOVERNMENT STREET BY THIS FIRM, PROJECT NO. 2014.038, DATED 4-19-2014, A COPY OF THE "MAP OF PENSACOLA FLA., PUBLISHED BY THOS. C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
 - 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.
 - MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
 - A TITLE SEARCH WAS PERFORMED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, FILE NO. FL2010-1611894, WITH AN EFFECTIVE DATE OF NOVEMBER 06, 2016 AT 06:00 AM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
 - INTENDENCIA STREET WAS VACATED BY ORDINANCE NO. 35-49, "AN ORDINANCE VACATING AND ABANDONING INTENDENCIA STREET BETWEEN 'E' AND 'F' STREETS IN THE CITY OF PENSACOLA FOR THE USE OF A PUBLIC SCHOOL," DATED AUGUST 9, 1949.
 - 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 12033C03900, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
 - GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREE LINES, UTILITIES ETCETERA MAY BE ENLARGED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO ENLARGED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.

- DESCRIPTION:**
- ALL OF BLOCK 93 (LOTS 1 THROUGH 26), AND ALL OF BLOCK 112 (LOTS 1 THROUGH 26), MAXENT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, AND THAT PORTION OF INTENDENCIA STREET AS VACATED BY CITY OF PENSACOLA ORDINANCE NO. 35-49, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOS. C. WATSON IN 1906.
 - THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLACED 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.
 - COMMON AREA 'A' IS TO BE USED FOR RECREATIONAL AND STORMWATER MANAGEMENT FACILITIES PURPOSES INCLUDING BUT NOT LIMITED TO: SWIMMING POOLS, PLAYGROUNDS, WALKING PATHS, SPORTS FIELDS, PARKS, STORMWATER PONDS, STORMWATER STRUCTURES, STORMWATER PIPING AND ANY OTHER RECREATIONAL ACTIVITY OR STRUCTURE COMMONLY ASSOCIATED WITH A RECREATIONAL AREA.



- LEGEND:**
- SET 4"x4" CONCRETE MONUMENT (No. 7916)
 - SET "X" OUT IN CONCRETE SIDEWALK
 - ⊗ FOUND 1/2" DIA CAPPED IRON ROD ("SOUTHERN")
 - BSL DENOTES BUILDING SET BACK LINE
 - ∅ DENOTES DIAMETER
 - No. DENOTES NUMBER
 - N.T.S. DENOTES NOT TO SCALE
 - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT