

SUBDIVISION PLAT



Please Check Application Type:

Minor Subdivision (< 4 lots)

☐ Preliminary & Final Plat Submission
Fee: \$2,000.00

Subdivision (> 4 lots)

☒ 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: David A. Richbourg, Manager

Address: 209 Cevallos Street, Pensacola, FL 32502

Phone: 850.324.3200

Fax: N/A

Email: drichbourg@gmail.com

Owner Information (if different from applicant)

Name: David A. Richbourg, Manager

Address: 209 Cevallos Street, Pensacola, FL 32502

Phone: 850.324.3200

Fax: N/A

Email: drichbourg@gmail.com

Property Information

Location/Address: 120 S. Tarragona Street, Pensacola, FL 32501

Subdivision Name: Tarragona Townhomes

of Parcels to be Subdivided: 1

Parcel ID #(s): 00-0S-00-9001-003-359

of Existing Lots: 0

of Proposed Lots: 6

Total Acreage: 0.3551

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

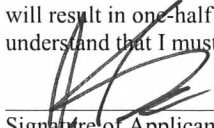
Type of Subdivision: ☒ Residential* ☐ Non-Residential

[*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.


Signature of Applicant

(Owner of Property or Official Representative of Owner)

6/23/2022
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: _____

***Sec. 12-8-6. SITES FOR PUBLIC USE.**

(B) Sites for park and recreation or open space. Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:

(1) *Dedication of land for park, recreation or open space needs.* The subdivider(s) or owner(s) shall dedicate to the city for park and recreation or open space purposes

at least five (5) percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter (1/4) acre.

(2) *Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land.* The subdivider(s) or owner(s) shall pay unto the city such sum of money equal in value to five (5) percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the city manager and the subdivider. If the city manager and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The city manager shall appoint a professional land appraiser, the subdivider shall appoint a professional land appraiser, and these two (2) shall appoint a third.

***Open Space Requirement (only applicable to residential subdivision)**

Sec. 12-8-6 requires (a) the dedication of 5% of the gross area for open space purposes, or (b) a fee in lieu of land dedication. Please calculate and check preferred method of meeting requirement:

(a) Total Land Area: +/- 0.3551 acres

5% for land dedication*: 0 acres

[*may not equal less than 1/4 acre]

(b) Value of land (Esc. Co. Tax Assessor) \$ 456,960

Fee in lieu of land dedication (5% of value) \$ 22,848

[Payable to the City of Pensacola; Due after plat approval, prior to receiving signatures]

Sec. 12-8-3. Procedure for subdivision approval.

(A) Procedure for subdivision requiring a plat.

(1) Approval of preliminary plat by the planning board.

(a) Any person desiring to divide land into three (3) or more lots shall first file with the planning board a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-8-8.

(b) Accompanying the preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities which serve or influence it. On such sketch map, the main traffic arteries, shopping centers, schools, parks, and playgrounds, principal places of employment and other principal features should be noted.

(c) Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.

(d) A master drainage plan at a scale not smaller than one inch equals two hundred (200) feet, shall be prepared. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements including but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.

(e) Eleven (11) copies of the preliminary plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting at which it is to be considered.

(f) Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, traffic engineer, energy services, Escambia County Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.

(g) When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection.

(2) Approval of final plat by the planning board and city council.

(a) The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat which he proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one year (three hundred sixty-five (365) days) of the date of the approval of the preliminary plat. If more than one year has elapsed since the approval of the preliminary plat, the preliminary plat must be resubmitted to the planning board for their review and approval prior to submission of the final plat.

(b) Eleven (11) copies of the final plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from the secretary to the planning board, the city engineer, the traffic engineer, energy services of Pensacola, the Escambia County Utilities Authority and the fire department.

(c) After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.

(3) *Approval of a combined preliminary/final plat of a subdivision by the planning board and city council.* Subdivisions containing no more than four (4) lots fronting on an existing public street, right-of-way or an access easement, not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this code or the comprehensive plan, may be reviewed and approved through an abbreviated procedure which provides for the submittal of both the preliminary and final plat concurrently. All design standards, plat information and recording requirements as set forth in this chapter shall be complied with when exercising the abbreviated minor subdivision procedure.

(B) *Procedure for division of land requiring a boundary survey.* A division of land into no more than two (2) lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this code or the comprehensive plan, may be reviewed and approved by the city engineer, city surveyor and city planner through an abbreviated procedure which provides for the submittal of a metes and bounds description and a legal boundary survey of the property.

(1) *Submission requirements.*

(a) Any person desiring to divide land into no more than two (2) lots shall first submit three (3) copies of a metes and bounds description and a legal boundary survey of the property (equal to that required by F.S. § 472.27, pertaining to minimum technical standards for surveys, and having a minimum of four (4) concrete permanent reference monuments set) to The Community Development Department. The boundary survey shall be drawn at a scale of one hundred (100) feet to the inch, or less, and shall depict all information required by section 12-8-8(a) through (j).

(b) If an access easement is required for the subdivision, this document shall be attached to each of the three (3) copies of the boundary survey.

(c) All stormwater drainage requirements set forth in this chapter shall be complied with when exercising this procedure.

(2) *Final approval.*

(a) The Community Development Department shall notify the applicant of the approval or disapproval of the subdivision boundary survey within nine (9) working days from submission.

(b) If the subdivision boundary survey is rejected The Community Development Department shall provide the applicant, in writing, a detailed list of reasons for rejection.

(c) Upon submission of the corrected subdivision boundary survey the Community Development Department shall notify the applicant of the approval or disapproval of the corrected boundary survey within nine (9) days. If the subdivision boundary survey is not approved, the minor subdivision must be resubmitted.

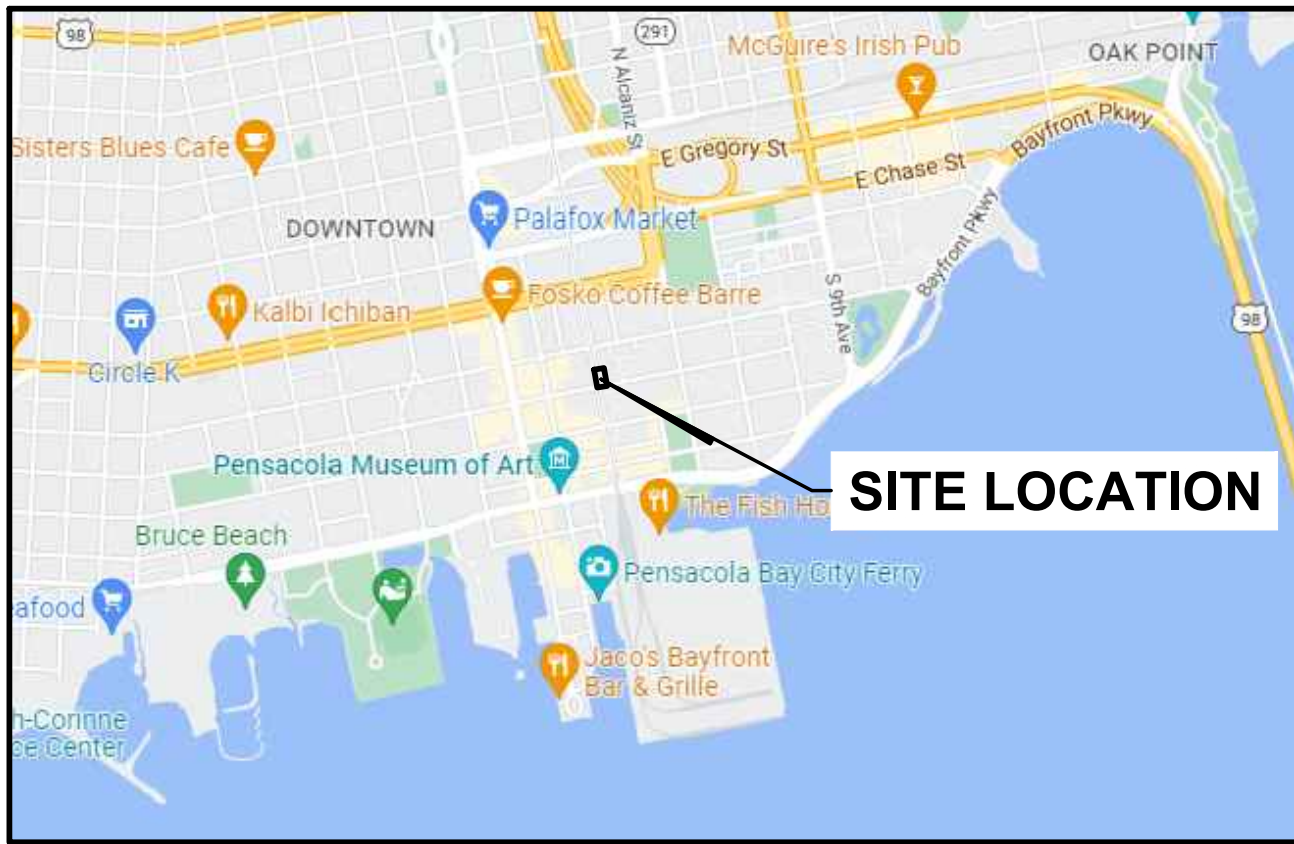
(d) After the survey has been approved by city staff fourteen (14) blueprints and one (1) mylar of the survey shall be filed with The Community Development Department. In addition, one (1) copy each of any applicable recorded access easements shall be filed with The Community Development Department.

(e) Furthermore, no building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been recorded.

PRELIMINARY PLAT OF

TERRACES AT TARRAGONA

A 6 LOT RESIDENTIAL SUBDIVISION, BEING A RE-PLAT OF LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906. BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

LEGEND:

- SET BENCHMARK
- SET NAIL & DISK (No.7917)
- FOUND 1/2" DIA CAPPED IRON ROD #7073
- FOUND 3"x3" CONCRETE MONUMENT NO IDENTIFICATION
- FOUND 3"x3" CONCRETE MONUMENT #4882
- SET 4"x4" CONCRETE MONUMENT #7917
- SET "X" CUT IN BONNET BOLT
- PK NAIL FOUND
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- TC TERRACOTTA PIPE
- EL. ELEVATION
- (F) FIELD INFORMATION
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- INV INVERT
- NTS NOT TO SCALE
- (P) PLAT INFORMATION
- PVC POLYVINYL CHLORIDE PIPE
- WOOD PANEL FENCE
- OVERHEAD UTILITIES
- SEWER LINE
- STORMWATER LINE

LEGEND CONTINUED:

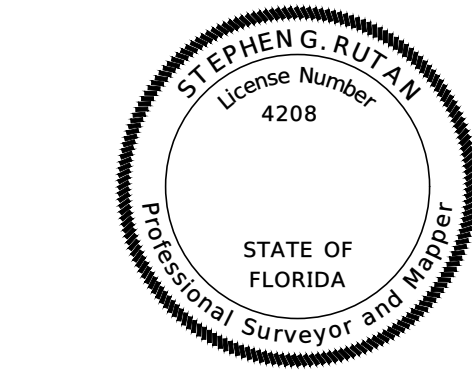
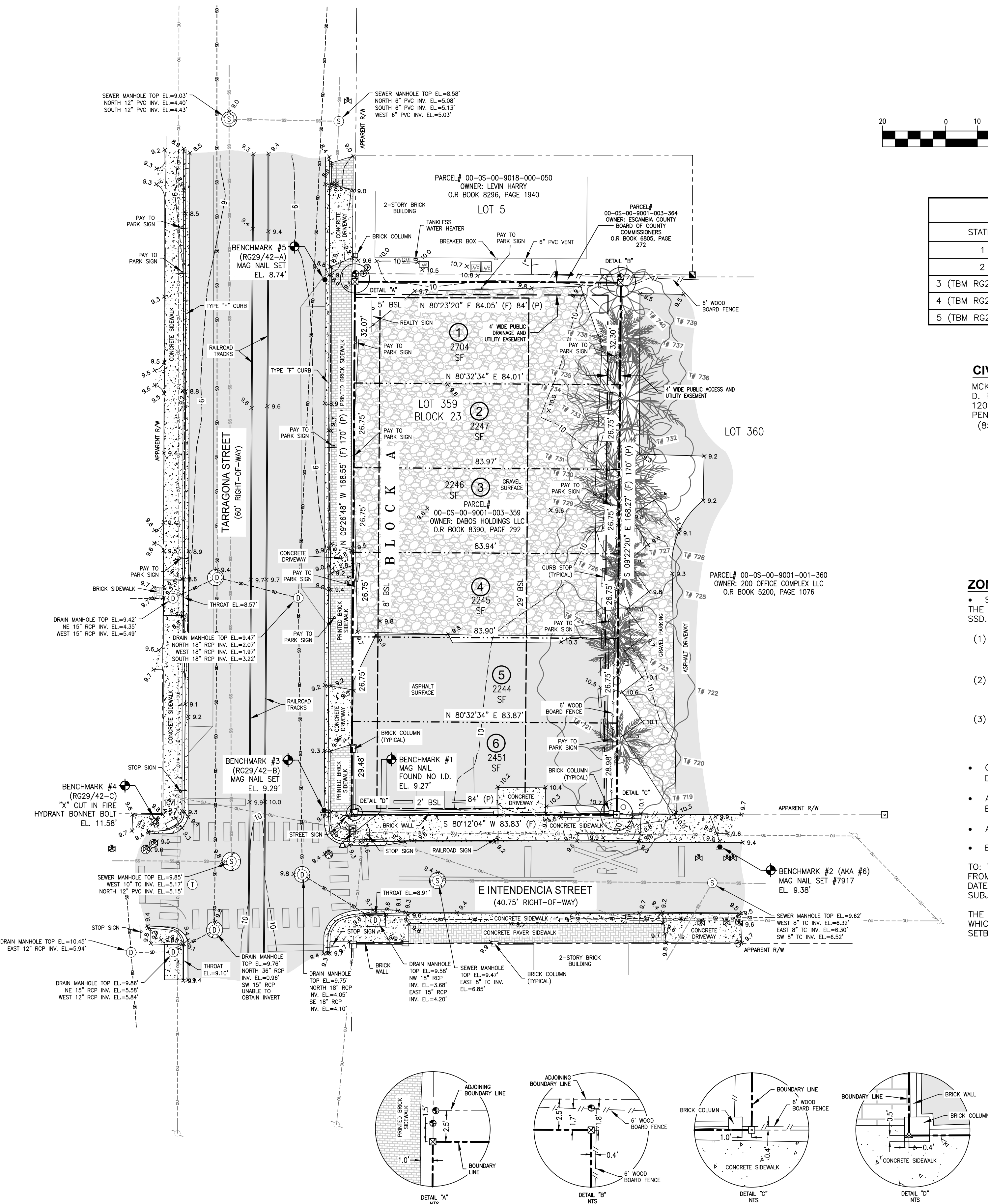
- STORMWATER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- SEWER MANHOLE
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- ELECTRIC METER
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- TELEPHONE PEDESTAL
- GUY WIRE ANCHOR
- WOOD UTILITY POLE
- SINGLE SUPPORT SIGN
- SPOT ELEVATION
- ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS

DESCRIPTION (O.R. 8390, PAGE 292)

LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000), PLATS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT 872 9840 TIDAL 11, HAVING A PUBLISHED ELEVATION OF 10.86'.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITIES ARE BASED ON VISIBLE EVIDENCE ONLY.
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- 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 12033C03906, 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.
- NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR MCKIM & CREED, INC. IS LB7917.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- THE FIELD SURVEY SHOWN HEREON WAS PERFORMED IN MARCH 2022, AND RECORDED IN FIELD BOOK RG29, PAGE 42-53.



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

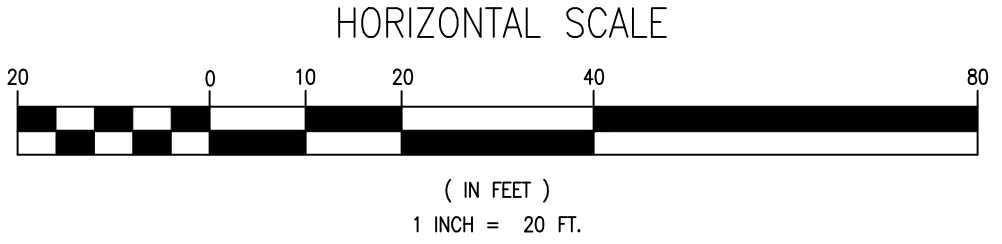
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

MCKIM & CREED, INC.
1206 N. PALAFOX STREET
PENSACOLA, FLORIDA 32501
SURVEYOR BUSINESS LICENSE LB7917
STEPHEN G. RUTAN, P.S.M. NO. 4208

THE ABOVE NAMED SURVEYOR AND MAPPER SHALL BE RESPONSIBLE FOR THIS
SHEET IN ACCORDANCE WITH RULE 5J-17.062, F.A.C.

TREE SCHEDULE			
TREE #	SPECIES	CANOPY	DIAMETER
719	OAK	30'	24"
720	OAK	40'	12"
721	PALM	20'	15"
722	OAK	50'	17"
723	PALM	20'	15"
724	PALM	20'	18"
725	OAK	40'	22"
726	PALM	15'	15"
727	PALM	15'	15"
728	OAK	40'	20"
729	PALM	30'	15"
730	PALM	30'	15"
731	UNKNOWN	40'	12"
732	OAK	20'	8"
733	SWEET BAY	30'	12"
734	PALM	40'	14"
735	OAK	30'	14"
736	OAK	40'	24"
737	PALM	20'	12"
738	PALM	20'	8"
739	OAK	30'	10"
740	SWEET BAY	20'	10"



VERTICAL AND HORIZONTAL DATA TABLE			
STATION	NORTHING (FEET)	EASTING (FEET)	ELEVATION
1	523241.535	1113635.993	9.27'
2	523261.423	1113753.530	9.38'
3 (TBM RG29/42-B)	523251.569	1113628.327	9.29'
4 (TBM RG29/42-C)	523239.605	1113576.305	11.58'
5 (TBM RG29/42-A)	523416.891	1113599.986	8.74'
DESIGNATION			
MAGNETIC NAIL AND DISK FOUND NO I.D.			
MAGNETIC NAIL AND DISK SET #7917			
MAGNETIC NAIL AND DISK SET #7917			
"X" CUT IN BONNET BOLT OF FIRE HYDRANT			
MAGNETIC NAIL AND DISK SET #7917			

CIVIL ENGINEER:

MCKIM & CREED, INC.
D. PATRICK JEHL, JR.
1206 N. PALAFOX ST.
PENSACOLA, FLORIDA 32501
(850) 994-9503

SURVEYOR:

MCKIM & CREED
STEPHEN GARY RUTAN
1206 N. PALAFOX ST.
PENSACOLA, FLORIDA 32501
(850) 994-9503

OWNER AND DEVELOPER:

DAVID A. RICHBOURG, MANAGER
DABO HOLDINGS, LLC.,
209 CEVALLOS ST.
PENSACOLA, FL 32502
(850) 324-3200

SITE DATA SUMMARY:

PROPERTY PARCEL NUMBER: PORTION OF 00-05-00-9001-003-359
STREET ADDRESS: 120 S TARRAGONA ST
PENSACOLA, FLORIDA 32502
SMALLEST LOT: 2,244 SF
LARGEST LOT: 2,704 SF
NUMBER OF LOTS: 6
TOTAL ACREAGE: 0.32

ZONING:

- SSD - SITE SPECIFIC DEVELOPMENT ZONING DISTRICT
THE REGULATIONS IN THIS SECTION SHALL BE APPLICABLE TO THE SITE SPECIFIC DEVELOPMENT ZONING DISTRICT: SSD.
- (1) PURPOSE OF DISTRICT. THIS SECTION IS ENACTED TO PROVIDE FOR THE OPTION OF AMENDING AN APPROVED FINAL DEVELOPMENT PLAN FOR ANY PARCEL OF PROPERTY THAT WAS ZONED SSD (SITE SPECIFIC DEVELOPMENT) PRIOR TO MAY 1, 1990. SUBSEQUENT TO MAY 1, 1990 NO REZONINGS TO SSD HAVE BEEN ALLOWED.
- (2) MINOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MINOR CHANGES TO A FINAL DEVELOPMENT PLAN MAY BE APPROVED BY THE MAYOR, CITY ENGINEER, THE PLANNING SERVICES DEPARTMENT AND BUILDING OFFICIAL WHEN IN THEIR OPINION THE CHANGES DO NOT MAKE MAJOR CHANGES IN THE ARRANGEMENT OF BUILDINGS OR OTHER MAJOR FEATURES OF THE FINAL DEVELOPMENT PLAN.
- (3) MAJOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MAJOR CHANGES SUCH AS, BUT NOT LIMITED TO, CHANGES IN LAND USE OR AN INCREASE OR DECREASE IN THE AREA COVERED BY THE FINAL DEVELOPMENT PLAN MAY BE MADE ONLY BY FOLLOWING THE PROCEDURES OUTLINED IN FILING A NEW PRELIMINARY DEVELOPMENT PLAN AS DESCRIBED IN SECTION 12-3-120.
- OVERLAY DISTRICTS: PHD (PENSACOLA HISTORIC DISTRICT), PHBD (PALAFOX HISTORIC BUSINESS DISTRICT), DBA (DENSE BUSINESS AREA).
- ALL DEVELOPMENT SHALL BE SUBJECT TO AN AESTHETIC REVIEW BY THE CITY'S ARCHITECTURAL REVIEW BOARD (ARB).
- AN LTU (LICENSE TO USE) WILL BE REQUIRED FOR BALCONIES AND/OR PROJECTIONS WITHIN THE ROW.
- BASED ON THE MEMORANDUM

TO: THOMAS J. BONFIELD, CITY MANAGER
FROM: KEVIN A. COOPER, COMMUNITY DEVELOPMENT DIRECTOR
DATE: JULY 10, 2006
SUBJECT: MAJOR REVISION TO SITE SPECIFIC DEVELOPMENT-120 SOUTH TARRAGONA STREET.

THE BUILDING HEIGHT WILL NOT EXCEED THE MAXIMUM ALLOWED HEIGHT FOR THE PENSACOLA HISTORIC DISTRICT, WHICH IS 35 FEET. THE SETBACKS FOR THE SITE WILL BE AS FOLLOWS: FRONT SETBACK OF 8 FEET, REAR SETBACK OF 29 FEET, NORTH SIDE YARD SETBACK 5 FEET, AND A SOUTH SIDE YARD SETBACK OF 2 FEET.

NOTE: UNLESS STATED OTHERWISE: NO TITLE SEARCH HAS BEEN FURNISHED NOR PERFORMED BY THE UNDERSIGNED TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN TITLE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. UNDERGROUND FOOTINGS OF BUILDINGS AND THE GROUND OVERLAYS THEREOF WERE NOT LOCATED. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



PRELIMINARY PLAT
TERRACES AT TARRAGONA
DABO'S HOLDINGS, LLC
209 CEVALLOS STREET
PENSACOLA, FL 32502
SECTION: 46 TOWNSHIP: 2 S RANGE: 30 W
ESCAMBIA COUNTY, FLORIDA

Valid only with
embossed seal

Revisions

Date Description

Designed By:

Drawn By:

AKP

Checked By:

SGR

Job No.:

08128-0002

Date:

6/24/22

Scale:

1" = 20'

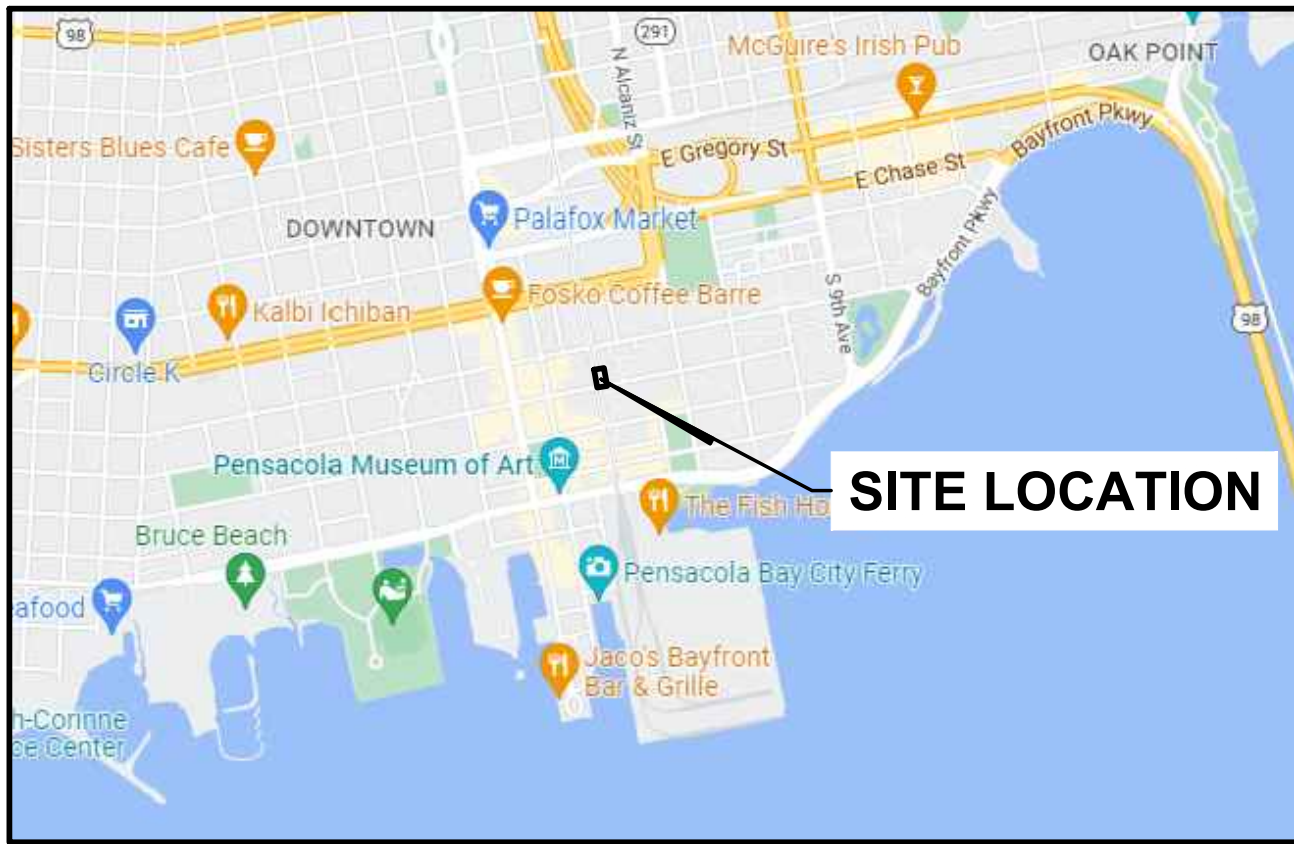
FIELD DATE: 3/21/22

CREW: RG/AS

CREW: FB RG29 PG 42-53

FB PG

BOUNDARY AND TOPOGRAPHIC SURVEY TARRAGONA TOWNHOMES SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

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- SD--- STORMWATER LINE

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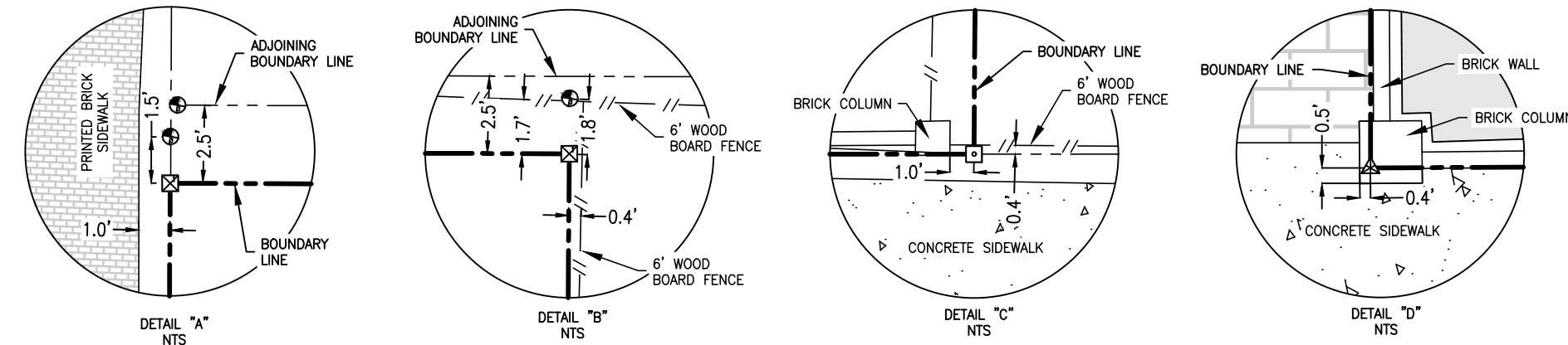
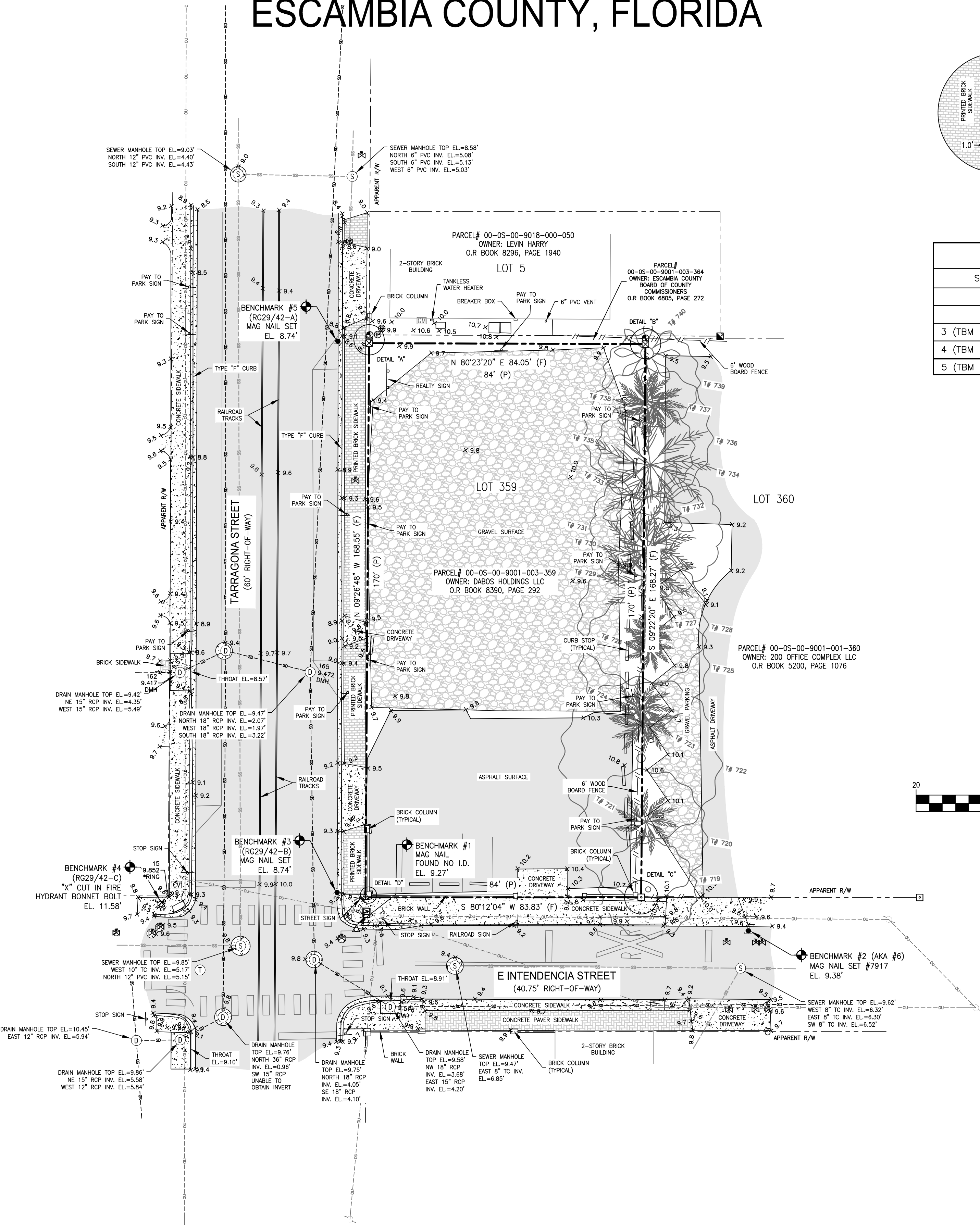
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- GAS METER
- AIR CONDITIONER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- COMMUNICATIONS VAULT
- TELEPHONE PEDESTAL
- GUY WIRE ANCHOR
- WOOD UTILITY POLE
- SINGLE SUPPORT SIGN
- SPOT ELEVATION
- ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS

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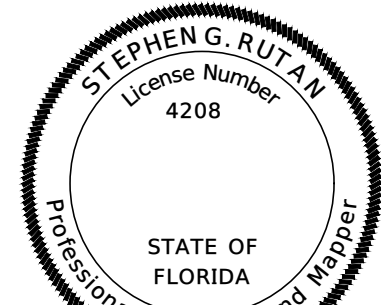
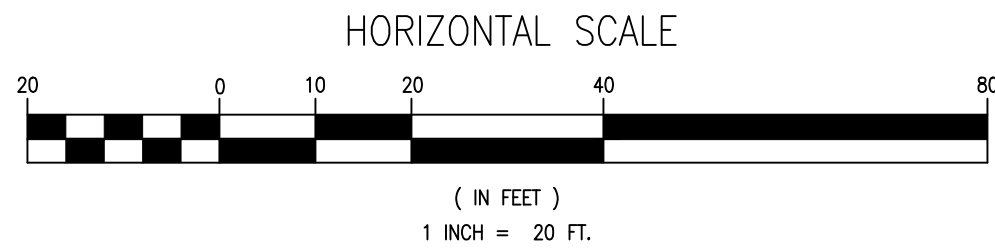
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- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C03906, 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.
- NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR MCKIM & CREED, INC. IS LB7917.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- THE FIELD SURVEY SHOWN HEREON WAS PERFORMED IN MARCH 2022, AND RECORDED IN FIELD BOOK RG29, PAGE 42-53.



VERTICAL AND HORIZONTAL DATA TABLE				
STATION	NORTHING (FEET)	EASTING (FEET)	ELEVATION	DESIGNATION
1	523241.535	1113635.993	9.27'	MAGNETIC NAIL AND DISK FOUND NO I.D.
2	523261.423	1113753.530	9.38'	MAGNETIC NAIL AND DISK SET #7917
3 (TBM RG29/42-B)	523251.569	1113628.327	9.29'	MAGNETIC NAIL AND DISK SET #7917
4 (TBM RG29/42-C)	523239.605	1113576.305	11.58'	"X" CUT IN BONNET BOLT OF FIRE HYDRANT
5 (TBM RG29/42-A)	523416.891	1113599.986	8.74'	MAGNETIC NAIL AND DISK SET #7917

TREE SCHEDULE			
TREE #	SPECIES	CANOPY	DIAMETER
719	OAK	30'	24"
720	OAK	40'	12"
721	PALM	20'	15"
722	OAK	50'	17"
723	PALM	20'	15"
724	PALM	20'	18"
725	OAK	40'	22"
726	PALM	15'	15"
727	PALM	15'	15"
728	OAK	40'	20"
729	PALM	30'	15"
730	PALM	30'	15"
731	UNKNOWN	40'	12"
732	OAK	20'	8"
733	SWEET BAY	30'	12"
734	PALM	40'	14"
735	OAK	30'	14"
736	OAK	40'	24"
737	PALM	20'	12"
738	PALM	20'	8"
739	OAK	30'	10"
740	SWEET BAY	20'	10"



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

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ELECTRONIC COPIES.

MCKIM & CREED, INC.
1206 N. PALAFOX STREET
PENSACOLA, FLORIDA 32501
SURVEYOR BUSINESS LICENSE LB7917
STEPHEN G. RUTAN, P.S.M. NO. 4208

THE ABOVE NAMED SURVEYOR AND MAPPER SHALL BE RESPONSIBLE FOR THIS
SHEET IN ACCORDANCE WITH RULE 5J-17.062, F.A.C.

NOTE: UNLESS STATED OTHERWISE: NO TITLE SEARCH HAS BEEN FURNISHED NOR PERFORMED BY THE UNDERSIGNED TO DETERMINE ANY DEFECTS OR AMBIGUITIES IN TITLE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. UNDERGROUND FOOTINGS OF BUILDINGS AND THE GROUND OVERLAYS THEREOF WERE NOT LOCATED. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL UNRECORDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BOUNDARY AND TOPOGRAPHIC SURVEY
TARRAGONA TOWNHOMES
DABO'S HOLDINGS, LLC
209 CEVALLOS STREET
PENSACOLA, FL 32502
SECTION: 46 TOWNSHIP: 2 S RANGE: 30 W
ESCAMBIA COUNTY, FLORIDA

Valid only with
embossed seal

Revisions

Date Description

Designed By:

Drawn By: ACP

Checked By: SGR

Job No.: 08128-0002

Date: 6/24/22

Scale: 1" = 20'

FIELD DATE: 3/21/22

CREW: RG/AS

FB RG29 PG 42-53

FB PG 42-53