



**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: PAUL BATTLE

Address: 2301 N. 9TH AVE.  
PENSACOLA, FL 32503

Phone: 438-0400

Fax: 438-0448

Email: PAULB@REBOL-BATTLE.COM

Owner Information (if different from applicant)

Name: CARL SPEAR FOR SPETTO PROPERTIES

Address: 5113 N. DAVID HWY.  
PENSACOLA, FL 32503

Phone: 393-6953

Fax: \_\_\_\_\_

Email: CHSPRAR@GMAIL.COM

Property Information

Location/Address: \_\_\_\_\_

Subdivision Name: JAVELIN LANDING

# of Parcels to be Subdivided: 3 Parcel ID #(s): 31-15-30-1401, 062-003, 015-003, 060-003

# of Existing Lots: 3 # of Proposed Lots: 30 Total Acreage: 2.87

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.

P. Battle  
 Signature of Applicant  
 (Owner of Property or Official Representative of Owner)

MAY 7, 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: \_\_\_\_\_

PRELIMINARY PLAT OF  
**JAVELIN LANDING**

A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF THE NORTH 300' OF THE WEST 105' OF THE EAST 243' OF SOUTH 652' OF BLOCK 3, ABB SUBDIVISION AND THE WEST 105' OF THE EAST 348' OF THE SOUTH 652' OF BLOCK 3, ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 82, BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA  
MAY 2021

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

OWNER AND DEVELOPER  
ANDREWS PROPERTY LLC  
113 N PALAFOX ST  
PENSACOLA, FL 32502

CIVIL ENGINEER  
PAUL A. BATTLE, P.E.

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

SITE INFORMATION	
PROPERTY ZONING:	COMMERCIAL (C-1) PER ORDINANCE NO.
FUTURE LAND USE:	COMMERCIAL (C) PER ORDINANCE NO.
PROPERTY REFERENCE ID:	31-15-30-1901-015-003 31-15-30-1901-046-003 APO 31-15-30-1901-000-003
PROPERTY AREA:	1.874 ACRES
FLOOD MAP & ZONE:	ZONE "X" MAP 12033C0380G DATED 09-29-06
EXISTING BUILDING SETBACKS:	FRONT YARD - 0 FEET SIDE YARD - 0 FEET REAR YARD - 0 FEET
PROPOSED BUILDING SETBACKS:	FRONT YARD - 20 FEET SIDE YARD - 0 FEET REAR YARD - 10 FEET
MAXIMUM DENSITY:	35 UNITS PER ACRE
MAX. BUILDING HEIGHT:	45 FEET
No. OF PROPOSED LOTS:	30

**DESCRIPTION:**

PARCEL 1

THE NORTH 300' OF THE WEST 105' OF THE EAST 243' OF SOUTH 652' OF BLOCK 3, ABB SUBDIVISION AND THE NORTH 475' OF THE WEST 105' OF THE SOUTH 348' OF THE SOUTH 652' OF BLOCK 3, ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 82, BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R/W) LINE OF LANIER DRIVE (66' PUBLIC R/W) AND THE SOUTH R/W LINE OF LANSING DRIVE (66' PUBLIC R/W); THENCE PROCEED NORTH 86°57'06" WEST ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 105.71 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH R/W LINE, PROCEED SOUTH 03°06'39" WEST FOR A DISTANCE OF 300.13 FEET; THENCE PROCEED NORTH 87°22'00" WEST FOR A DISTANCE OF 104.77 FEET; THENCE PROCEED SOUTH 03°04'28" WEST FOR A DISTANCE OF 173.46 FEET; THENCE PROCEED NORTH 87°27'16" WEST FOR A DISTANCE OF 104.98 FEET; THENCE PROCEED NORTH 03°05'18" EAST FOR A DISTANCE OF 475.27 FEET TO THE AFOREMENTIONED SOUTH R/W LINE OF LANSING DRIVE; THENCE PROCEED SOUTH 86°57'06" EAST FOR A DISTANCE OF 209.83 FEET TO THE POINT OF BEGINNING.

LYING AND BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 1.87 ACRES MORE OR LESS.

**GENERAL NOTES:**

- 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 SOUTH 86 DEGREES 57 MINUTES 06 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY (R/W) LINE OF LANSING DRIVE (66' PUBLIC R/W); 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 BOUNDARY SURVEY OF AN EASTERLY ADJUTING PARCEL AS PREPARED BY THIS FIRM, PROJECT NUMBER 2020.081, DATED 6/10/2020, COPY OF THE RECORD PLAT OF ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 82 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; COPY OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MAPS, SECTION NO. 48013-2507, SR 742 (CREIGHTON ROAD) FROM SR 291 (DAVIS HIGHWAY) TO SR 289 (NINTH AVENUE), REVISED 08/17/2011; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- BASIS OF BEARINGS REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE BEARING OF SOUTH 86 DEGREES 57 MINUTES 06 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY (R/W) LINE OF LANSING DRIVE (66' PUBLIC R/W).
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK 48-11-E04V HAVING A PUBLISHED ELEVATION OF 110.19 FEET (LOCATED RBA PROJECT NO. 2017.208).
- 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 12033C0380G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT 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.
- 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.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

**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 SYSTEM.

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:  
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
LESLIE D. ODOM, P.S.M. No. 6520

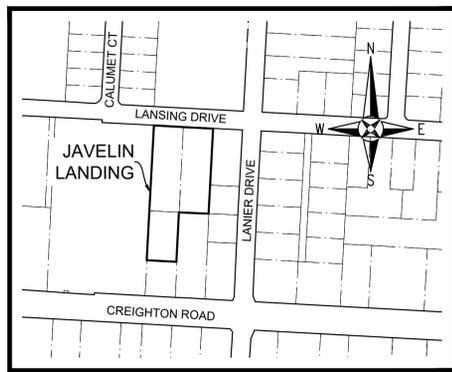
**SURVEYOR'S CERTIFICATE:**  
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT SECTION 177.011-177.151 FLORIDA STATUTES.

BY: MARK A. NORRIS  
FLORIDA REGISTRATION No. 6211

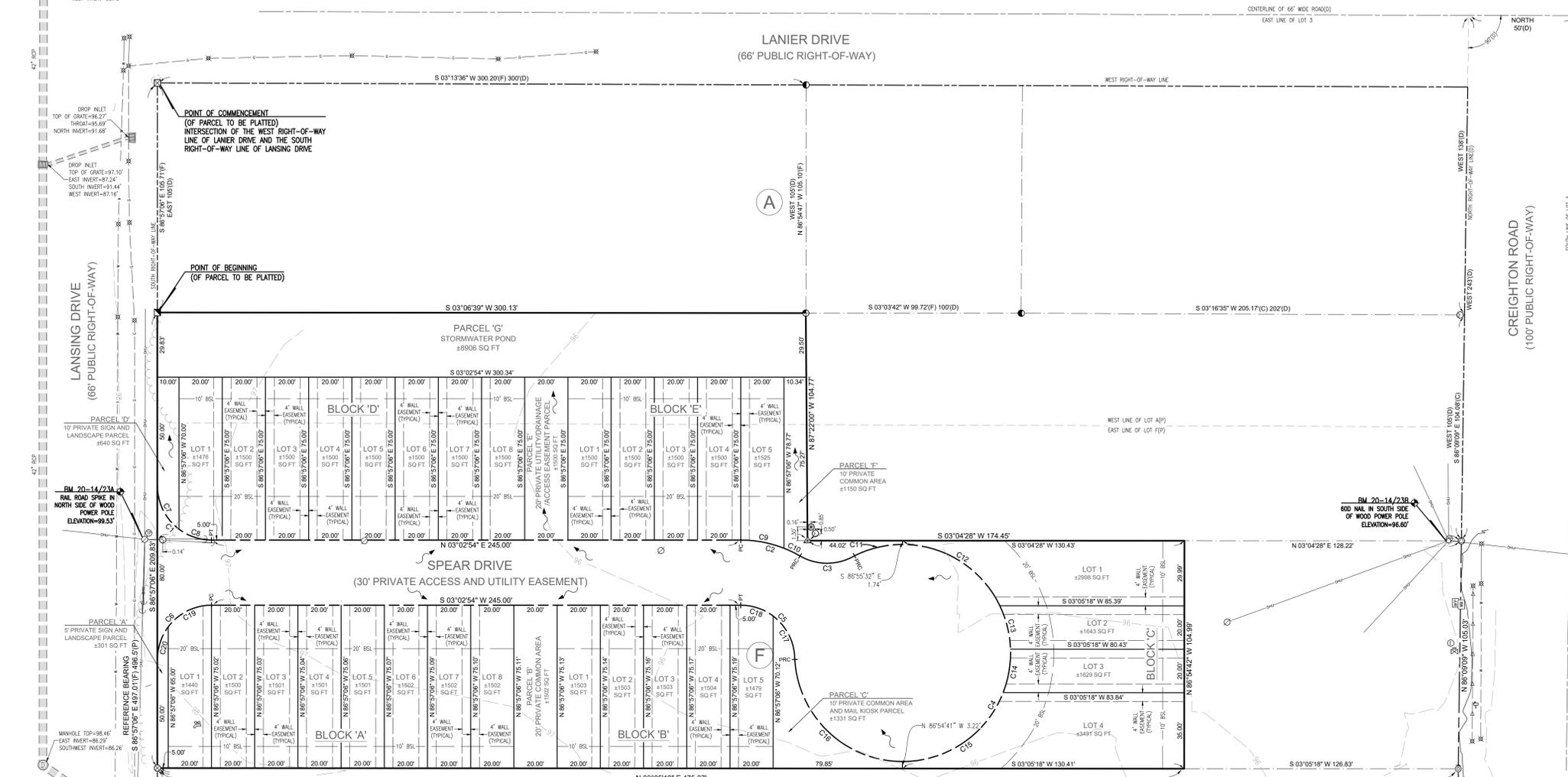
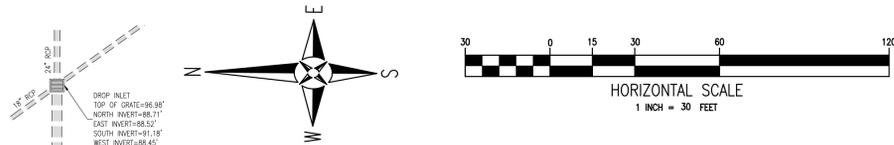
DATE \_\_\_\_\_

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

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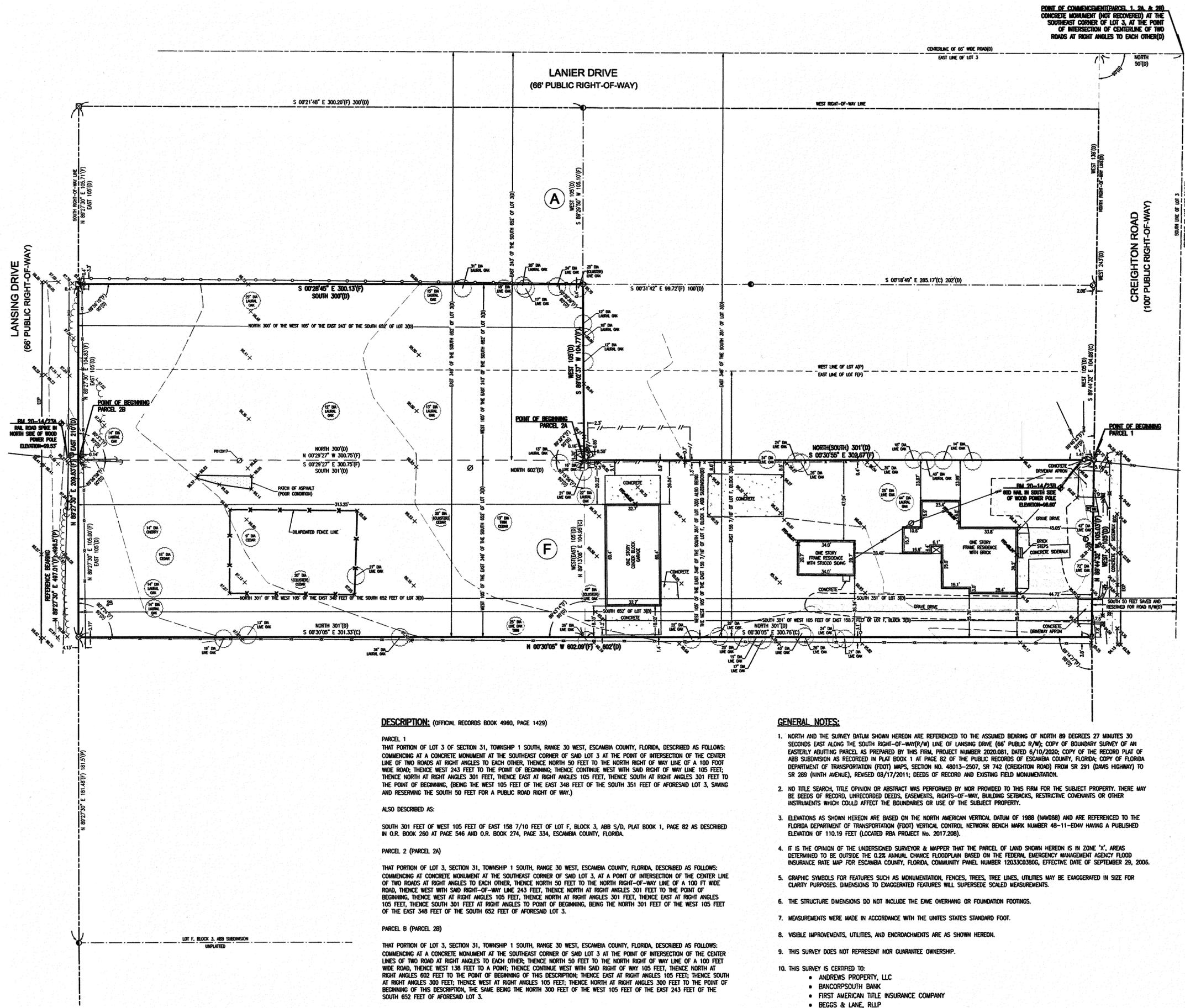


**VICINITY MAP**  
SCALE: 1" = 300'



Curve Table					Curve Table						
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing	Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	39.27	25.00	90°00'00"	35.36	S 48°02'54" W	C11	23.03	50.00	282°33'55"	22.87	S 10°08'34" E
C2	28.77	25.00	29°58'06"	28.44	S 18°01'57" W	C12	56.03	50.00	64°12'40"	53.14	S 35°09'34" W
C3	26.45	25.00	67°54'01"	25.21	S 02°46'22" W	C13	20.75	50.00	234°7'05"	20.61	S 7°09'27" W
C4	255.65	50.00	292°58'13"	55.21	S 58°51'14" E	C14	20.43	50.00	232°45'05"	20.29	S 7°14'38" W
C5	39.27	25.00	90°00'00"	35.36	N 41°57'06" W	C15	59.90	50.00	68°38'49"	56.38	S 31°12'52" W
C6	39.27	25.00	90°00'00"	35.36	N 41°57'06" W	C16	75.50	50.00	86°31'19"	68.53	N 49°22'13" E
C7	23.18	25.00	53°07'48"	22.36	N 69°29'00" E	C17	23.18	25.00	53°07'48"	22.36	S 69°29'00" W
C8	16.09	25.00	36°52'12"	15.81	S 21°29'00" E	C18	16.09	25.00	36°52'12"	15.81	S 21°29'00" W
C9	20.47	55.00	21°19'25"	20.35	N 13°42'37" E	C19	23.18	25.00	53°07'48"	22.36	S 23°31'00" E
C10	8.30	55.00	8°36'41"	8.29	N 28°14'00" E	C20	16.09	25.00	36°52'12"	15.81	S 68°31'00" E

- LEGEND:**
- ▲ SET NAIL & DISK (No. 7916)
  - ⊙ FOUND 1/2" DIA CAPPED IRON ROD (No. 7916)
  - ⊙ FOUND 1/2" DIA RED CAPPED IRON ROD (No. 2499)
  - ⊙ FOUND 1/2" DIA CAPPED IRON ROD (No. 4882)
  - ⊙ FOUND 1/2" DIA CAPPED IRON ROD (ILLEGIBLE)
  - ⊙ FOUND 5/8" DIA CAPPED IRON ROD "FOOT"
  - ⊙ FOUND 1/2" DIA CRIMPED TOP IRON PIPE (UNNUMBERED)
  - FOUND 1/2" DIA IRON ROD (UNNUMBERED)
  - FOUND 5/8" DIA IRON ROD (UNNUMBERED)
  - ⊠ FOUND 4"x4" CONCRETE MONUMENT (UNNUMBERED)
  - ⊠ FOUND 4"x4" CONCRETE MONUMENT (No. 7916)
  - ⊙ FOUND NAIL & DISK (No. 4082)
  - ⊙ DENOTES PLATTED LOT NUMBER
  - ⊙ DENOTES BENCHMARK
  - ⊙ DENOTES LINE NOT SHOWN TO SCALE
  - ⊙ DENOTES PROPOSED DRAINAGE FLOW ARROW
  - ⊙ DENOTES WOOD UTILITY POLE
  - ⊙ DENOTES GUY WIRE ANCHOR
  - ⊙ DENOTES WOOD LIGHT POLE
  - ⊙ DENOTES MAIL BOX
  - ⊙ DENOTES HOSE BIB
  - ⊙ DENOTES UTILITY SPOT LOCATION (PAINT OR FLAG)
  - ⊙ DENOTES BACK FLOW PREVENTER
  - ⊙ DENOTES ELECTRIC OUTLET
  - ⊙ DENOTES IRRIGATION CONTROL VALVE
  - ⊙ DENOTES TELEPHONE PEDESTAL
  - ⊙ DENOTES WATER METER
  - ⊙ DENOTES OVERHEAD UTILITIES
  - ⊙ DENOTES BURIED WATER LINE
  - ⊙ DENOTES BURIED SEWER LINE
  - ⊙ DENOTES BENCHMARK
  - ⊙ DENOTES BUILDING SETBACK LINE
  - ⊙ DENOTES CURVE NUMBER (SEE TABLE)
  - (D) DENOTES DEED INFORMATION
  - ∅ DENOTES DIAMETER
  - (F) DENOTES FIELD INFORMATION
  - No. DENOTES NUMBER
  - (P) DENOTES PLAT INFORMATION
  - PC DENOTES POINT OF CURVATURE
  - PRC DENOTES POINT OF REVERSE CURVATURE
  - PT DENOTES POINT OF TANGENCY
  - RCP DENOTES REINFORCED CONCRETE PIPE
  - R/W DENOTES RIGHT-OF-WAY
  - SO FT DENOTES SQUARE FEET



- LEGEND:**
- ▲ SET NAIL & DISK (No. 7916)
  - FOUND 1/2" DIA CAPPED IRON ROD (No. 7916)
  - FOUND 1/2" DIA RED CAPPED IRON ROD (No. 2499)
  - FOUND 1/2" DIA CAPPED IRON ROD (No. 4882)
  - FOUND 1/2" DIA CAPPED IRON ROD (No. 6832)
  - FOUND 1/2" DIA CAPPED IRON ROD (ILLEGIBLE)
  - FOUND 5/8" DIA CAPPED IRON ROD "FOOT"
  - FOUND 1/2" DIA CRIMPED TOP IRON PIPE (NO ID)
  - FOUND 5/8" DIA IRON ROD (NO ID)
  - FOUND 5/8" DIA IRON ROD (NO ID)
  - FOUND 4"x4" CONCRETE MONUMENT (NO ID)
  - FOUND 4"x4" CONCRETE MONUMENT (No. 7916)
  - DENOTES PLATTED LOT NUMBER
  - DENOTES BENCHMARK
  - DENOTES WOOD UTILITY POLE
  - DENOTES GUY WIRE ANCHOR
  - DENOTES WOOD LIGHT POLE
  - DENOTES MAIL BOX
  - DENOTES HOSE BIB
  - DENOTES TREE (SIZE AND TYPE NOTED)
  - DENOTES UTILITY SPOT LOCATION (PAINT OR FLAG)
  - DENOTES BACK FLOW PREVENTER
  - DENOTES ELECTRIC OUTLET
  - DENOTES IRRIGATION CONTROL VALVE
  - DENOTES TELEPHONE PEDESTAL
  - DENOTES WATER METER
  - DENOTES SPOT ELEVATION
  - DENOTES CONTOUR ELEVATION LINES AT ONE FOOT INTERVALS
  - DENOTES CHAIN LINK FENCE
  - DENOTES WOOD PANEL FENCE
  - DENOTES CHAIN LINK FENCE WITH BARBED WIRE
  - DENOTES WELDED WIRE FENCE
  - DENOTES TREE LINE
  - DENOTES OVERHEAD UTILITIES
  - DENOTES BURIED WATER LINE
  - DENOTES BURIED SEWER LINE
  - BOC DENOTES BACK OF CURB
  - BM DENOTES BENCHMARK
  - (D) DENOTES DEED INFORMATION
  - DIA DENOTES DIAMETER
  - EOP DENOTES EDGE OF PAVEMENT
  - (F) DENOTES FIELD INFORMATION
  - FFE DENOTES FINISH FLOOR ELEVATION
  - ID DENOTES IDENTIFICATION
  - No. DENOTES NUMBER
  - (P) DENOTES PLAT INFORMATION
  - P#### DENOTES POWER POLE NUMBER
  - R/W DENOTES RIGHT-OF-WAY

**DESCRIPTION:** (OFFICIAL RECORDS BOOK 4960, PAGE 1429)

**PARCEL 1**  
 THAT PORTION OF LOT 3 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 3 AT THE POINT OF INTERSECTION OF THE CENTER LINE OF TWO ROADS AT RIGHT ANGLES TO EACH OTHER, THENCE NORTH 50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A 100 FOOT WIDE ROAD; THENCE WEST 243 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST WITH SAID RIGHT OF WAY LINE 105 FEET; THENCE NORTH AT RIGHT ANGLES 301 FEET, THENCE EAST AT RIGHT ANGLES 105 FEET, THENCE SOUTH AT RIGHT ANGLES 301 FEET TO THE POINT OF BEGINNING, (BEING THE WEST 105 FEET OF THE EAST 348 FEET OF THE SOUTH 351 FEET OF AFORESAID LOT 3, SAVING AND RESERVING THE SOUTH 50 FEET FOR A PUBLIC ROAD RIGHT OF WAY.)

ALSO DESCRIBED AS:  
 SOUTH 301 FEET OF WEST 105 FEET OF EAST 158 7/10 FEET OF LOT F, BLOCK 3, ABB S/O, PLAT BOOK 1, PAGE 82 AS DESCRIBED IN O.R. BOOK 260 AT PAGE 546 AND O.R. BOOK 274, PAGE 334, ESCAMBA COUNTY, FLORIDA.

**PARCEL 2 (PARCEL 2A)**  
 THAT PORTION OF LOT 3, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 3, AT A POINT OF INTERSECTION OF THE CENTER LINE OF TWO ROADS AT RIGHT ANGLES TO EACH OTHER, THENCE NORTH 50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A 100 FOOT WIDE ROAD, THENCE WEST WITH SAID RIGHT-OF-WAY LINE 243 FEET, THENCE NORTH AT RIGHT ANGLES 301 FEET TO THE POINT OF BEGINNING, THENCE WEST AT RIGHT ANGLES 105 FEET, THENCE NORTH AT RIGHT ANGLES 301 FEET, THENCE EAST AT RIGHT ANGLES 105 FEET, THENCE SOUTH 301 FEET AT RIGHT ANGLES TO POINT OF BEGINNING, BEING THE NORTH 301 FEET OF THE WEST 105 FEET OF THE EAST 348 FEET OF THE SOUTH 652 FEET OF AFORESAID LOT 3.

**PARCEL B (PARCEL 2B)**  
 THAT PORTION OF LOT 3, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 3 AT THE POINT OF INTERSECTION OF THE CENTER LINES OF TWO ROADS AT RIGHT ANGLES TO EACH OTHER; THENCE NORTH 50 FEET TO THE NORTH RIGHT OF WAY LINE OF A 100 FEET WIDE ROAD, THENCE WEST 138 FEET TO A POINT, THENCE CONTINUE WEST WITH SAID RIGHT OF WAY 105 FEET, THENCE NORTH AT RIGHT ANGLES 602 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EAST AT RIGHT ANGLES 105 FEET; THENCE NORTH AT RIGHT ANGLES 300 FEET; THENCE WEST AT RIGHT ANGLES 105 FEET; THENCE NORTH AT RIGHT ANGLES 300 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THE SAME BEING THE NORTH 300 FEET OF THE WEST 105 FEET OF THE EAST 243 FEET OF THE SOUTH 652 FEET OF AFORESAID LOT 3.

**GENERAL NOTES:**

- NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 89 DEGREES 27 MINUTES 30 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY(R/W) LINE OF LANSING DRIVE (66' PUBLIC R/W); COPY OF BOUNDARY SURVEY OF AN EASTERLY ABUTTING PARCEL AS PREPARED BY THIS FIRM, PROJECT NUMBER 2020.081, DATED 6/10/2020; COPY OF THE RECORD PLAT OF ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 82 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA; COPY OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MAPS, SECTION NO. 48013-2507, SR 742 (CREIGHTON ROAD) FROM SR 291 (DAVIS HIGHWAY) TO SR 289 (NINTH AVENUE), REVISED 08/17/2011; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT 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.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-11-ED4V HAVING A PUBLISHED ELEVATION OF 110.19 FEET (LOCATED RBA PROJECT No. 2017.208).
- 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 ESCAMBA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033003006, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- GRAPHIC SYMBOLS FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
- MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITS STATES STANDARD FOOT.
- VISIBLE IMPROVEMENTS, UTILITIES, AND ENCROACHMENTS ARE AS SHOWN HEREON.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- THIS SURVEY IS CERTIFIED TO:
  - ANDREWS PROPERTY, LLC
  - BANCORPSOUTH BANK
  - FIRST AMERICAN TITLE INSURANCE COMPANY
  - BEGGS & LANE, RLP

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ricky B. Sears*  
 RICKY B. SEARS - PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION No. 4511

DATE: 01/29/2021

**REBOL-BATTLE & ASSOCIATES**  
 Civil Engineers and Surveyors  
 2201 N. Ninth Avenue, Suite 300  
 Pensacola, Florida 32503  
 Telephone 850.438.6400 Fax 850.438.0448  
 E# 00098587 LB 1916

---

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

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**LANSING TOWNHOMES-SOUTH**  
 1765 & 1700 BLOCK OF LANSING DRIVE  
 AND 1730 CREIGHTON ROAD

A PORTION OF  
 SECTION 31 TOWNSHIP 1 SOUTH RANGE 30 WEST  
 COUNTY: ESCAMBA STATE: FLORIDA

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NO.	DATE	APPR.	REVISION/TAKEN

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<p>PROJECT NO.: 2020.193                  DRAWN BY: ANC                  CHD BY: RBS                  SCALE: 1" = 60'                  F.S.: 20-16-20-14                  PGS.: 1-2, 6, 12, 23                  DATE: 1/29/2021</p>	<p><b>BOUNDARY AND TOPOGRAPHIC SURVEY</b>                  SPETTO PROPERTIES, INC.                  DR. CARL GREAR                  SPETTO PROPERTIES, INC.</p>
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1 of 1

Department:	Comments:
FIRE	No comments
PW/E	No comments
InspSvcs	No comments
ESP	No comments
ECUA	No comments
GPW	No comments
ATT	No comments
Surveyor	No comments
Planning	No comments