

SUBDIVISION PLAT

Preliminary Plat

Fee: \$1,000.00 + \$25/lot

Final Plat

Fee: \$1,500.00 + \$25/lot

1. *Applicable Parks/Open Space Fees are due prior to recording the Final Plat;*
2. *Resubmittal: 1/2 the initial fee;*
3. *Rescheduling of Planning Board/City Council: \$250.00*

<u>Applicant Information</u>	<u>Owner Information</u> (If Different from Applicant)
Name: <u>aDoor Development LLC</u>	Name: <u>See Applicant</u>
Address: <u>401 E Chase Street</u>	Address: _____
<u>Pensacola, Florida 32502</u>	_____
Phone: <u>(850) 637-1880</u>	Phone: _____
Email: <u>austin.tenpenny@adoorproperties.com</u>	Email: _____

Property Information

Location Address: 555 South G Street, Pensacola, FL 32502

Subdivision Name: Main Street Crossings

Parcel ID #: 0 0 - 0 S - 0 0 - 9 0 8 0 - 0 0 1 - 1 3 9

of EXISTING Parcels to be Subdivided: 1 # of PROPOSED Lots: 32 Total Acreage: 1.61

Type of Subdivision: Residential Non-Residential/Commercial

Legal Description: Attached a full legal description from deed or survey

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-7-7)? YES NO

If YES, Please specify the 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 upon non-compliance with the 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 Owner: _____ Date: _____

<u>For Office Use Only</u>		
Zoning: _____	FLUM: _____	Council District: _____
Date Received: _____	Case Number: _____	
Application Fee: _____	Receipt #: _____	
Open Space Requirement (acres or \$): _____	Receipt #: _____	
Planning Board date: Prelim: _____	FINAL: _____	Recommendation: _____
City Council date: _____	Council Action: _____	
Recording Date: _____	Map BK/PG: _____	

Planning Services

222 W. Main Street, Pensacola, Florida 32502

(850) 435-1670

Email: PlanningApplications@CityOfPensacola.com

Mail to: P.O. Box 12910 * Pensacola, Florida 32521



GECI & ASSOCIATES, INC.
E N G I N E E R S

March 2nd, 2023

Mr. Gregg Harding
Planning Department
City of Pensacola
222 W Main Street
Pensacola, Florida 32502

RE: **Main Street Crossings**
Final Plat Submittal
G&A Reference No. 28808

Dear Gregg:

On behalf of aDoor Development, LLC, we are submitting the revised Final Plat for Main Street Crossings. Please note the following response to comments:

Zoning Review

1. Remove the first comment under “Minimum Yard Requirements”. [This note has been removed from the Plat.](#)
2. Amend the second to state the following: In addition to the C-3 zoning district, this property is located within the CRA Urban Design Overlay District. The development standards which apply can be found within Sec. 12-3-31, specifically Table 12-3-31.5. The standards within Sec. 12-3-7 do NOT apply to this development. Additionally, the property is being proposed for single-family attached (townhouse) development only. [This note has been amended accordingly.](#)
3. Please be advised the Open Space/Recreation fee is due with the recording of the Final Plat. This amount is derived from the value of the land per ESCPA. Per the ESCPA data, this equals \$20,160.00. [Acknowledged.](#)

Public Works Review

1. It was noted that the Engineer submitted plans and stormwater calculations. Please ensure the Engineer understands our approval of the plat is in no way approval of the plans or calcs. They will still need to go through the MGO permitting process. [Acknowledged.](#)
2. A boundary survey must accompany the final plat per F.S. Chapter 177.041(1). [A signed & sealed copy of the Boundary Survey is provided with this submittal.](#)



GECI & ASSOCIATES, INC.
E N G I N E E R S

3. Monumentation shall be set at all lot corners per F.S. Chapter 177.091(9). Monumentation will be set after Final Plat approval, and after infrastructure has been constructed; it is understood that monumentation is required before Final Plat recording.

4. Along the north line of Main Street being the south portion of the platted area, how can a 1.0' Non-Access Easement (Public) overlap a 19' and 25' Utility & Access Easement (Public)? The non-access easement will restrict future driveway connections to Main Street. The Plat labeling implies that the Utility Easement gives rights to access the utility easement for maintenance; to avoid confusion, the word "access" was removed from the utility easement labeling.

With this letter, please find the following items:

1. One (1) pdf copy of the Final Plat
2. One (1) signed & sealed pdf copy of the Boundary Survey

If you need any additional information, please feel free to give us a call.

Sincerely,

GECI AND ASSOCIATES ENGINEERS, INC.

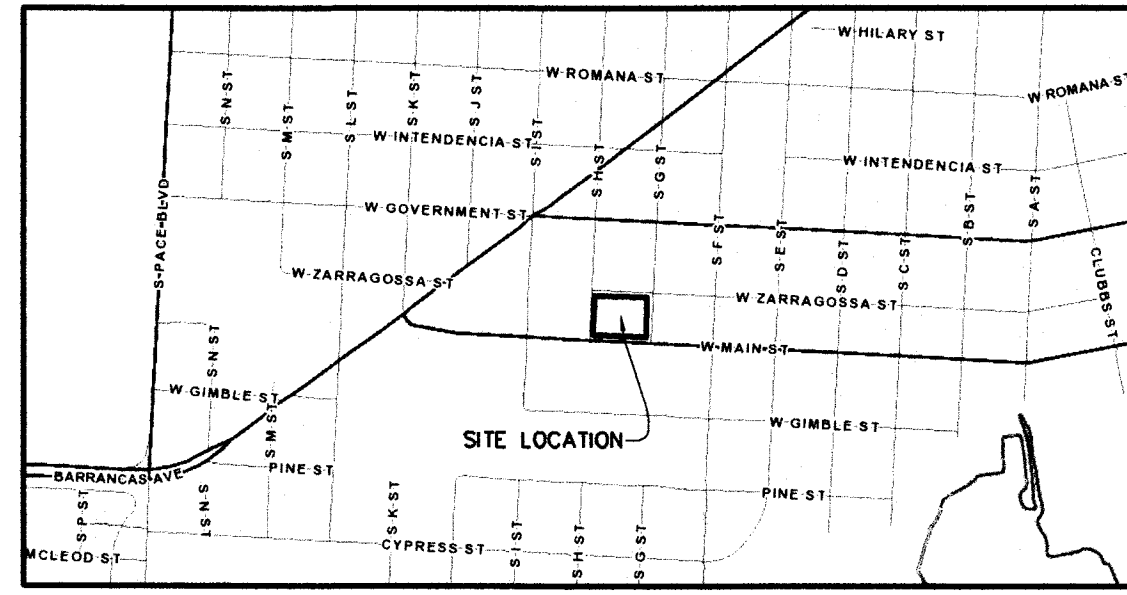
A handwritten signature in blue ink, appearing to read 'Clint Geel', is written over the company name.

Clint Geel, PE
Vice President

Cc: Mr. Joe Yohn

FINAL PLAT OF MAIN STREET CROSSINGS

A 32 LOT RESIDENTIAL SUBDIVISION RE-PLAT OF BLOCK 139, MAXENT TRACT SECTION 19, TOWNSHIP 2 SOUTH, RANGE 30 WEST CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA ZONED: C-3 MARCH 2023



VICINITY MAP
(NOT TO SCALE)

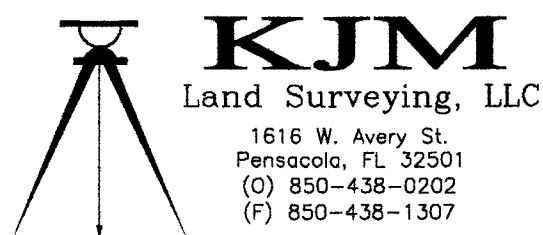
OWNER / DEVELOPER

ADDOOR DEVELOPMENT, LLC
401 EAST CHASE STREET
PENSACOLA, FL 32502
PHONE: (850) 637-1880

ENGINEER OF RECORD

GECI & ASSOCIATES
2950 NORTH 12th AVENUE
PENSACOLA, FL 32503
PHONE: (850) 432-2424

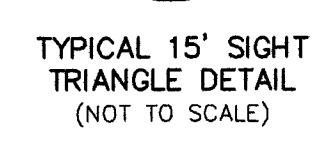
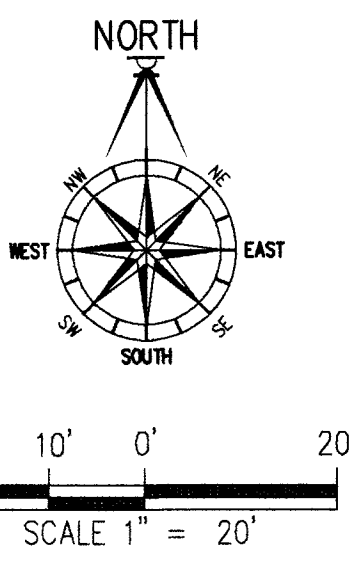
PREPARED BY:



1616 W. Avery St.
Pensacola, FL 32501
(O) 850-438-0022
(F) 850-438-1307

SURVEYORS NOTES:

- BASIS OF BEARINGS: GRID NORTH AND THOSE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE GRID BEARING OF N85°45'09"W ALONG THE NORTH R/W LINE OF MAIN STREET AS MONUMENTED. THE SURVEY DATA AS SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE) - (NAD83) - (2011) - (EPOCH 2010.0000).
- REFERENCE SOURCE: IN FIELD DATA GATHERING OF EXISTING PROJECT SITE FIELD MONUMENTATION; COPY OF PENSACOLA CITY ATLAS SHEET No. 102.
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.
- THE SURVEY AS SHOWN HEREON WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 2022-3549, AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2022.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
- UNLESS OTHERWISE NOTED RECORD AND MEASURED CALLS AGREE.
- THE SURVEY ERROR OF CLOSURE MEETS THE SURVEY STANDARDS OF PRACTICE.
- ENCROACHMENTS ARE AS SHOWN.
- FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.
- THE CERTIFICATE OF AUTHORIZATION NUMBERS FOR KJM LAND SURVEYING, LLC, IS L.B. 8298.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER SJ-17.050, SJ-17.051 AND SJ-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- NFP COMMUNITY NAME: CITY OF PENSACOLA
- NFP COMMUNITY NUMBER: 120082
- ZONE: "C"
- PANEL NUMBER: 12033C 0390 C
- ELEVATION: N/A
- AS DATED: 09/29/2008

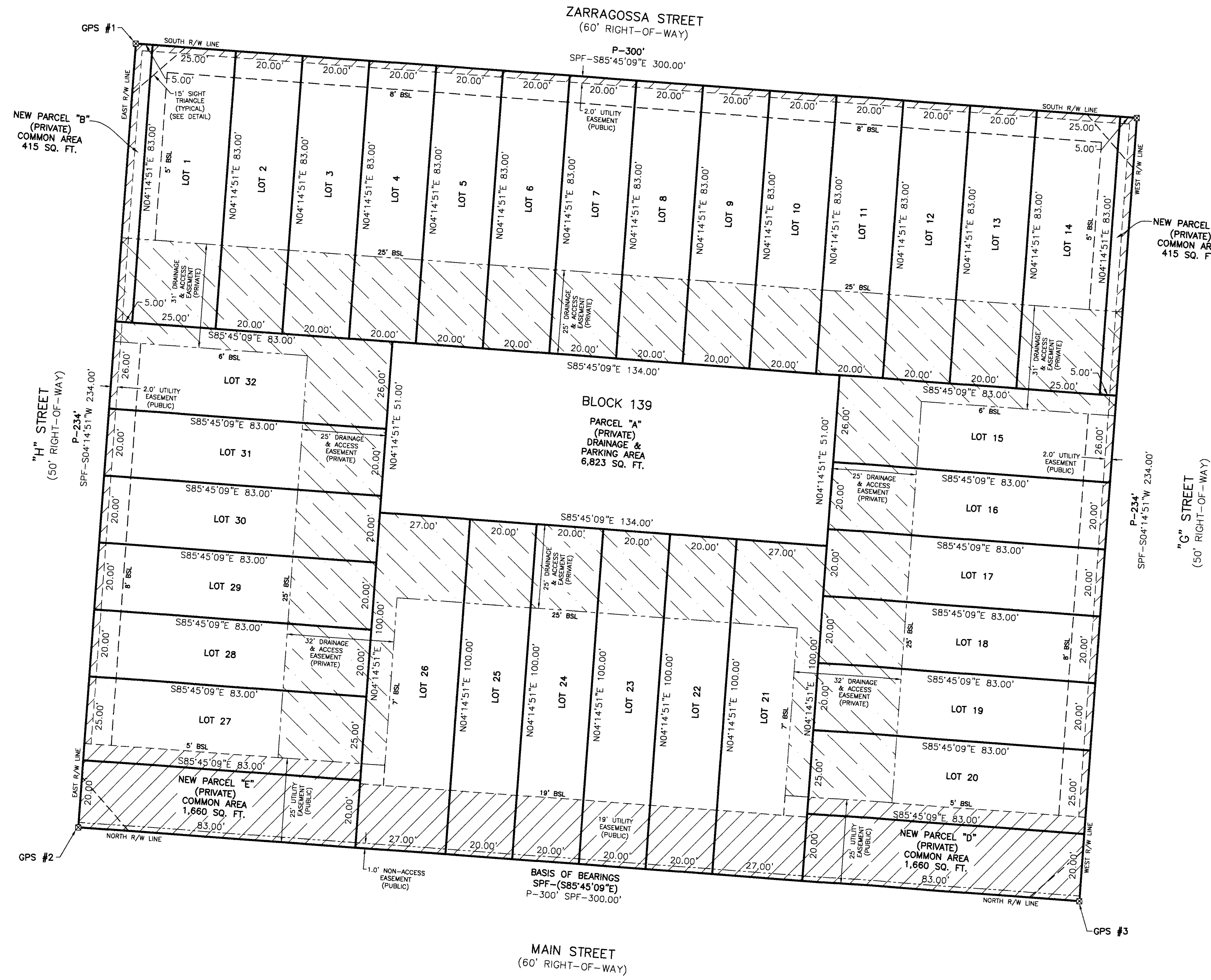


GENERAL NOTES:

- THIS PLAT, AS DESCRIBED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLIED 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.
- NO HERITAGE TREES WERE LOCATED ON SITE, 11/21/22, AS PER SEC. 12-2-2, NO MITIGATION WILL BE REQUIRED TO REMOVE THE TREES AND PALMS CURRENTLY ON SITE.
- ALL IMPERVIOUS AREAS SHALL TO BE ROUTED TO THE PROPOSED STORMWATER TREATMENT AND ATTENUATION AREA.
- A REDUCTION TO THE SIGHT TRIANGLE HAS BEEN AUTHORIZED BY ENGINEERING AND PLANNING STAFF BASED UPON THE EXISTING TRAFFIC CONDITIONS.

MINIMUM YARD REQUIREMENTS:

IN ADDITION TO THE C-3 ZONING DISTRICT, THIS PROPERTY IS LOCATED WITHIN THE CRA URBAN DESIGN OVERLAY DISTRICT. THE DEVELOPMENT STANDARDS WHICH APPLY CAN BE FOUND WITHIN SEC. 12-3-31, SPECIFICALLY TABLE 12-3-31.5, THE STANDARDS WITHIN SEC. 12-3-7 DO NOT APPLY TO THIS DEVELOPMENT. ADDITIONALLY, THE PROPERTY IS BEING PROPOSED FOR SINGLE-FAMILY ATTACHED (TOWNHOUSE) DEVELOPMENT ONLY.



LEGEND:

- SET 4"x4" CONCRETE MONUMENT LB #8298
- UTILITY EASEMENT
- DRAINAGE AND ACCESS EASEMENT

ABBREVIATIONS:

- PSM -PROFESSIONAL SURVEYOR AND MAPPER
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- R/W -RIGHT-OF-WAY
- P -PLAT
- SPF -STATE PLANE FIELD
- BSL -BUILDING SETBACK LINE
- GPS -GLOBAL POSITIONING SYSTEM
- SQ. FT. -SQUARE FEET
- NFIP -NATIONAL FLOOD INSURANCE PROGRAM
- NAVD '88 -NORTH AMERICAN VERTICAL DATUM OF 1988

GEODESY NOTE:

TIES TO THE ESCAMBIA COUNTY GPS NETWORK WERE MADE IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE. ALL GEODESIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO REF FRAME AND 83 DATUM, (NAD 83) (EPOCH 2010.0000). VERTICAL DATA IS BASED ON GPS/GNSS STATIC OBSERVATIONS THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK, CONTINUOUSLY OPERATING REFERENCE STATION NETWORK, PROCESSED, COMPUTED AND REDUCED UTILIZING THE NGS ORUS SOLUTION SOFTWARE IN CONFORMANCE WITH THE GEOD 18 MODEL. ELEVATIONS ARE RELATIVE TO NAVD '88 AND ARE ACCURATE TO 2-3 CM.

STATE PLANE COORDINATE TABLE						
STATION	NORTHING	EASTING	LATITUDE (N)	LONGITUDE (W)	SCALE FACTOR	CONVERGENCE
GPS #1	521809.39'	1106649.73'	30°24'23.075"	87°14'03.035"	0.99995711	-01°22'26.38"
GPS #2	521576.03'	1106632.40'	30°24'20.762"	87°14'03.169"	0.99995706	-01°22'26.44"
GPS #3	521553.81'	1106631.58'	30°24'20.613"	87°13'59.747"	0.99995706	-01°22'24.73"

TO CONVERT GRID DISTANCE TO GROUND DISTANCES MULTIPLY GROUND DISTANCE BY AVERAGE COMBINED SCALE FACTOR

DESCRIPTION:

LOTS 1-20 INCLUSIVE, BLOCK 139, (BEING ALL OF SAID BLOCK 139), OF THE MAXENT TRACT, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

DEDICATION:

- KNOW ALL MEN BY THESE PRESENTS THAT ADDOOR DEVELOPMENT, LLC, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS "MAIN STREET CROSSINGS" HEREBY DEDICATE AS FOLLOWS:
- 1. THE 1.0' NON-ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PENSACOLA, FLORIDA FOR PERPETUAL USE BY THE PUBLIC.
- 2. PARCEL "A" DRAINAGE & PARKING AREA, PARCELS "B", "C", "D" AND "E" COMMON AREAS, THE 25', 31', AND 32' DRAINAGE & ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED AND CONVEYED TO THE MAIN STREET CROSSINGS OWNER'S ASSOCIATION.
- 3. THE 19' AND 25' UTILITY EASEMENTS AND THE 2' UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO EMERALD COAST UTILITIES AUTHORITY AND THE CITY OF PENSACOLA, FLORIDA FOR PERPETUAL USE BY THE PUBLIC.

ADDOOR DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: JUSTIN G. WITKIN, MANAGER WITNESS
PRINT NAME
WITNESS

MAIN STREET CROSSINGS
OWNER'S ASSOCIATION
BY: _____ WITNESS
PRINT NAME
WITNESS

NOTARY PUBLIC:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED JUSTIN G. WITKIN, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR USES AND PURPOSES HEREIN SET FORTH, AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, GIVEN UNDER MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 2023.

SIGNATURE _____
PRINT NAME _____
COMMISSION No. _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR USES AND PURPOSES HEREIN SET FORTH, AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, GIVEN UNDER MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 2023.

SIGNATURE _____
PRINT NAME _____
COMMISSION No. _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION:

I, ADAM COBB, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, AM DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND TITLE TO BE VESTED IN THE NAME OF ADDOOR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THE ENCUMBRANCE OF RECORD DOES NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ADAM COBB DATE: _____
EMMANUEL SHEPPARD & CONDON

COUNTY CLERK CERTIFICATE:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT 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 _____, 2023 IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF SAID COUNTY.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

CITY COUNCIL CERTIFICATE:

I, ERICKA BURNETT, CITY CLERK OF THE CITY OF PENSACOLA, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF PENSACOLA AT ITS MEETING ON THE _____ DAY OF _____, 2023 AND WAS APPROVED BY SAID CITY COUNCIL.

ERICKA L. BURNETT
CITY CLERK OF THE CITY OF PENSACOLA

APPROVAL OF CITY OF PENSACOLA SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF PENSACOLA.

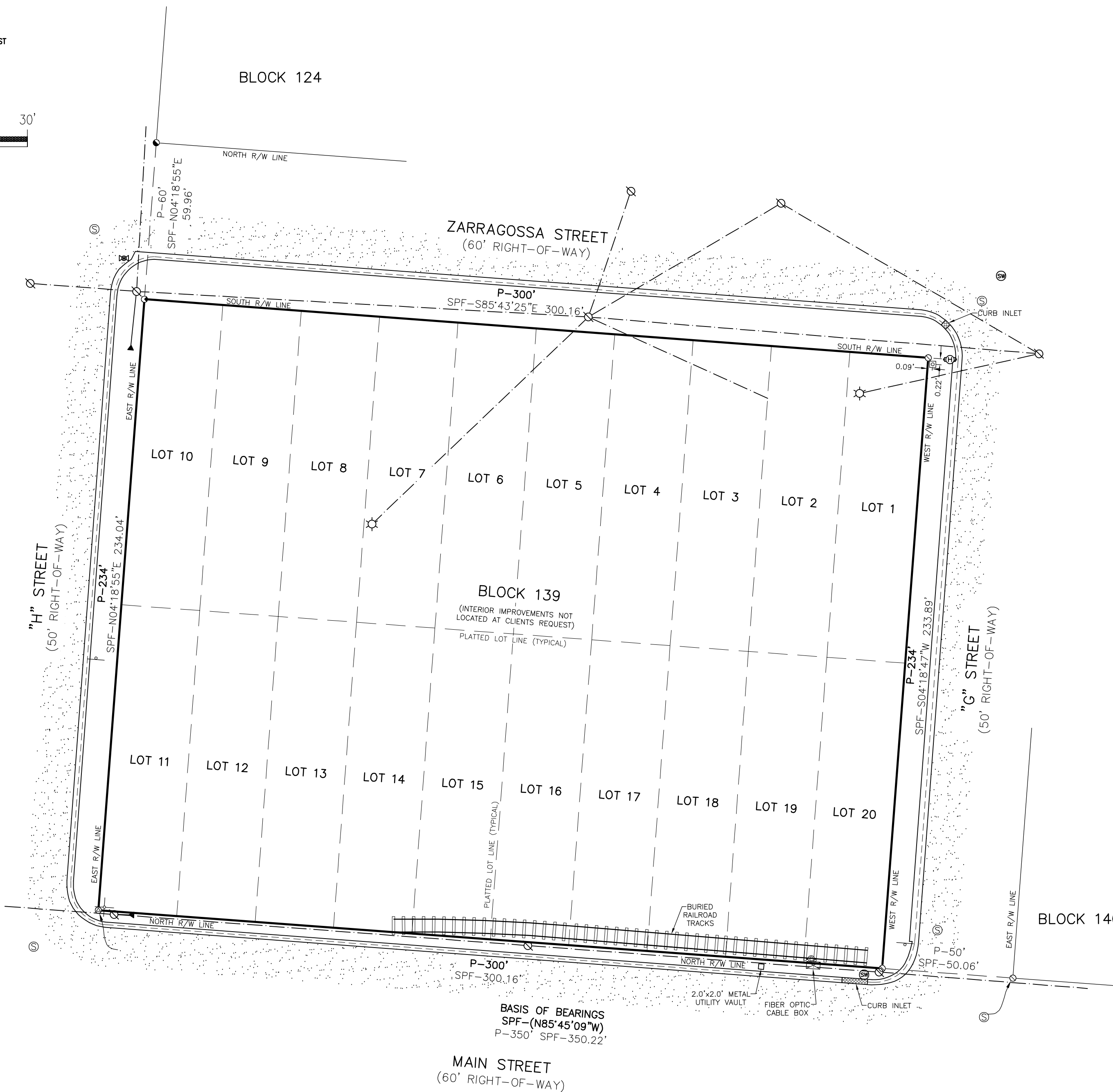
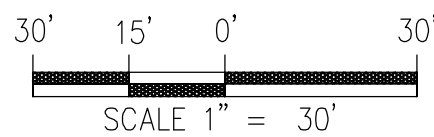
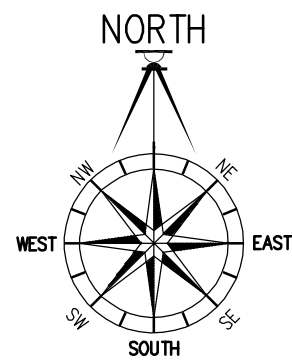
LESLIE D. ODOM THIS SURVEY MAP AND REPORT
PROFESSIONAL SURVEYOR AND MAPPER PSM #6520 OR COPIES THEREOF
STATE OF FLORIDA ARE NOT VALID WITHOUT
THE ORIGINAL SIGNATURE
AND RASED SEAL OF A
FLORIDA LICENSED
SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED THAT THE FIELD SURVEY WAS PERFORMED AND PLAT PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011 - 177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT PERMANENT REFERENCE MONUMENTS, AND PERMANENT CONTROL POINTS, HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED THIS 2nd DAY OF March, 2023.
Michael Watts
MICHAEL WATTS AUSTIN
PROFESSIONAL SURVEYOR AND MAPPER L.S. #5458
STATE OF FLORIDA

KJM LAND SURVEYING, LLC
1616 W. AVERY ST.
PENSACOLA, FL 32501
LICENSED BUSINESS LB #8298



DESCRIPTION: (AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)
 LOTS 1-20, BOTH INCLUSIVE, BLOCK 139, (BEING ALL OF SAID BLOCK 139), OF THE MAXENT TRACT, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906.

SURVEYORS NOTES:

- THE MAP OF SURVEY AS SHOWN HEREON IS A BOUNDARY SURVEY FOR WHICH PURPOSE IS TO DEFINE THE RECORD BOUNDARY ON THE GROUND BY RETRACEMENT OF THE RECORD PLATTED LOTS AND BLOCK PER THE RECORDED PLAT OF THE ABOVE REFERENCED SUBDIVISION, RECOVERY, AND/OR PLACEMENT OF MONUMENTATION OF SAID BOUNDARY, PREPARED FOR THE CLIENT AS SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
- BASIS OF STATE PLANE FIELD BEARINGS: GRID NORTH AND THOSE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE GRID BEARING OF N85°45'09"W ALONG THE NORTH R/W LINE OF MAIN STREET AS MONUMENTED. THE SURVEY DATA AS SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE)-(NAD83) - (2011) - (EPOCH 2010.0000).
- REFERENCE SOURCE: IN FIELD DATA GATHERING OF EXISTING PROJECT SITE FIELD MONUMENTATION; COPY OF CITY ATLAS SHEET No. 102.
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.
- THE SURVEY AS SHOWN HEREON WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 2022-5549, AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2022.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAYS, AND/OR OWNERSHIPS WERE PROVIDED TO THIS SURVEYOR; EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED; EXCEPT AS SHOWN.
- UNLESS OTHERWISE NOTED RECORD AND MEASURED CALLS AGREE.
- THE SURVEY ERROR OF CLOSURE MEETS THE SURVEY STANDARDS OF PRACTICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS MAP.
- ENCROACHMENTS ARE AS SHOWN.
- FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND SURVEYING, LLC, IS L.B. 8298.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CLIENT AS PREPARED FOR, AND ANY ENTITIES AS DECLARED TO HEREON ONLY, AND IN NO WAY TRANSFERS CERTIFICATION TO THEIR SUCCESSORS OR ANY OTHER ENTITIES NOT REFERRED TO HEREIN.
- IT IS OF THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION IS AS FOLLOWS:
 NFIP COMMUNITY NAME: CITY OF PENSACOLA
 NFIP COMMUNITY NUMBER: 120082
 ZONE: "X"
 ELEVATION: N/A
 PANEL NUMBER: 12033C 0390 G
 AS DATED: 09/29/2006

- LEGEND:**
- - FOUND PLAIN 4"x4" CONCRETE MONUMENT
 - - FOUND 1/2" CAPPED IRON ROD LB #7073
 - - FOUND 1/2" CAPPED IRON ROD LB #6679
 - - FOUND 1/2" CAPPED IRON ROD LB #0340
 - - FOUND PLAIN 1/2" IRON ROD
 - ⊙ - POWER POLE WITH GUY ANCHOR
 - - OVERHEAD UTILITY LINES
 - ⊙ - LAMP POST
 - ⊙ - TRAFFIC SIGN
 - ⊙ - STREET SIGN
 - ⊙ - BURIED FIBEROPTIC CABLE MARKER
 - ⊙ - FIRE HYDRANT
 - ⊙ - STORM WATER MANHOLE
 - ⊙ - SEWER MANHOLE
- ABBREVIATIONS:**
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
 - LS - LICENSED SURVEYOR
 - LB - LICENSED BUSINESS
 - R/W - RIGHT-OF-WAY
 - P - PLAT
 - SPF - STATE PLANE FIELD
 - NFIP - NATIONAL FLOOD INSURANCE PROGRAM
 - N/A - NOT APPLICABLE

BASIS OF BEARINGS
 SPF-(N85°45'09"W)
 P-350' SPF-350.22'



ADDRESS: 555 SOUTH "G" STREET							
REQUESTED BY: ADOOR							
TYPE: BOUNDARY SURVEY							
SECTION 42, TOWNSHIP-- 2 -- SOUTH, RANGE-- 30 -- WEST, ESCAMBIA COUNTY, FLORIDA							
SCALE: 1"=30'	FIELD BOOK	PAGE	CREW	FIELD DATE	DRAWN BY:	CHECKED BY:	
DATE: 01/26/22	743	62	NS	01/22/22	JSP		
NO.:	DATE:	REVISIONS:		APPROVED BY:			
1	02/07/2022	REVISED LEGAL DESCRIPTION - JSP					
THIS SURVEY REPORT AND REPORT ORIGINATES HEREON ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER.							
MICHAEL WATTS AUSTIN, PSM #5458 CORPORATE NO. LB 0008298 STATE OF FLORIDA							
							DRAWING NUMBER
							22-20885