

PREPARED BY



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

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OWNER AND DEVELOPER

DON HENDRIX
D & D REAL ESTATE INVESTMENTS, LLC
2551 W. KINGSFIELD RD.
CANTONMENT, FL 32533

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.
REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE., SUITE 300
PENSACOLA, FL 32503

CIVIL ENGINEER

PAUL A. BATTLE, P.E.
REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE., SUITE 300
PENSACOLA, FL 32503

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 GRAVITY SYSTEM.

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

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS REFERENCED THE PLAT BEARING OF N 18°49'00" E ALONG THE EAST LINE OF LOTS 25-27, BLOCK 16, SCENIC HEIGHTS UNIT No. 4, PLAT BOOK 5, PAGE 90, ESCAMBIA COUNTY, FLORIDA, DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 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 12033C0385G, 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.
- A TITLE COMMITMENT WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 1054-4009210, WITH AN EFFECTIVE DATE OF MAY 07, 2018 AT 8:00 AM, AND WAS PROVIDED TO THIS FIRM FOR THE PREPARATION OF THIS PLAT.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- 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.

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE AND ASSOCIATES):

THAT PORTION OF LOTS TWENTY-FIVE (25), TWENTY-SIX (26) AND TWENTY-SEVEN (27), BLOCK SIXTEEN (16), SCENIC HEIGHTS, UNIT #4, A SUBDIVISION OF A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 90, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CHERRY-LAUREL DRIVE (60' RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF SAN GABRIEL DRIVE (60' RIGHT OF WAY) AND ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2354.08 FEET AND A CENTRAL ANGLE OF 2°26'06"; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVED RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 100.05 FEET (CHORD = 100.04 FEET, CHORD BEARING = SOUTH 13°48'29" WEST); TO THE NORTHWEST CORNER OF AFORESAID LOTS 25-27 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVED RIGHT OF WAY LINE PROCEED SOUTHWESTERLY FOR AN ARC DISTANCE OF 182.94 FEET (CHORD = 182.89, CHORD BEARING = SOUTH 17°13'58" WEST, CENTRAL ANGLE = 4°27'09"); THENCE DEPARTING SAID CURVED RIGHT OF WAY LINE PROCEED SOUTH 69°48'15" EAST FOR A DISTANCE OF 123.86 FEET TO THE EASTERLY LINE OF THE AFORESAID LOTS 25-27; THENCE PROCEED NORTH 19°59'17" EAST ALONG THE EASTERLY LINES OF SAID LOTS 25-27 FOR A DISTANCE OF 50.32 FEET; THENCE PROCEED NORTH 18°49'00" EAST ALONG SAID EASTERLY LINE OF LOTS 25-27 FOR A DISTANCE OF 144.02 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LOTS 25-27; THENCE PROCEED NORTH 74°56'18" WEST ALONG NORTH LINES OF SAID LOTS 25-27 FOR A DISTANCE OF 130.19 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 0.55 ACRES MORE OR LESS.

SITE INFORMATION:

PROPERTY ZONING: R-2

PROPERTY REFERENCE No.'S: 11-15-29-1000-250-016

PROPERTY AREA: 0.55± ACRES

FLOOD MAP: FLOOD ZONE "X" MAP 12033C0385G DATED 09-29-06

REQUIRED BUILDING SETBACKS OEHC-1: FRONT YARD - 15 FT.
SIDE YARD - 5 FT.
REAR YARD - 15 FT.

DENSITY: 7.14 UNITS PER ACRE

MAX. BUILDING HEIGHT: 100 FT.

No. OF PROPOSED LOTS: 4

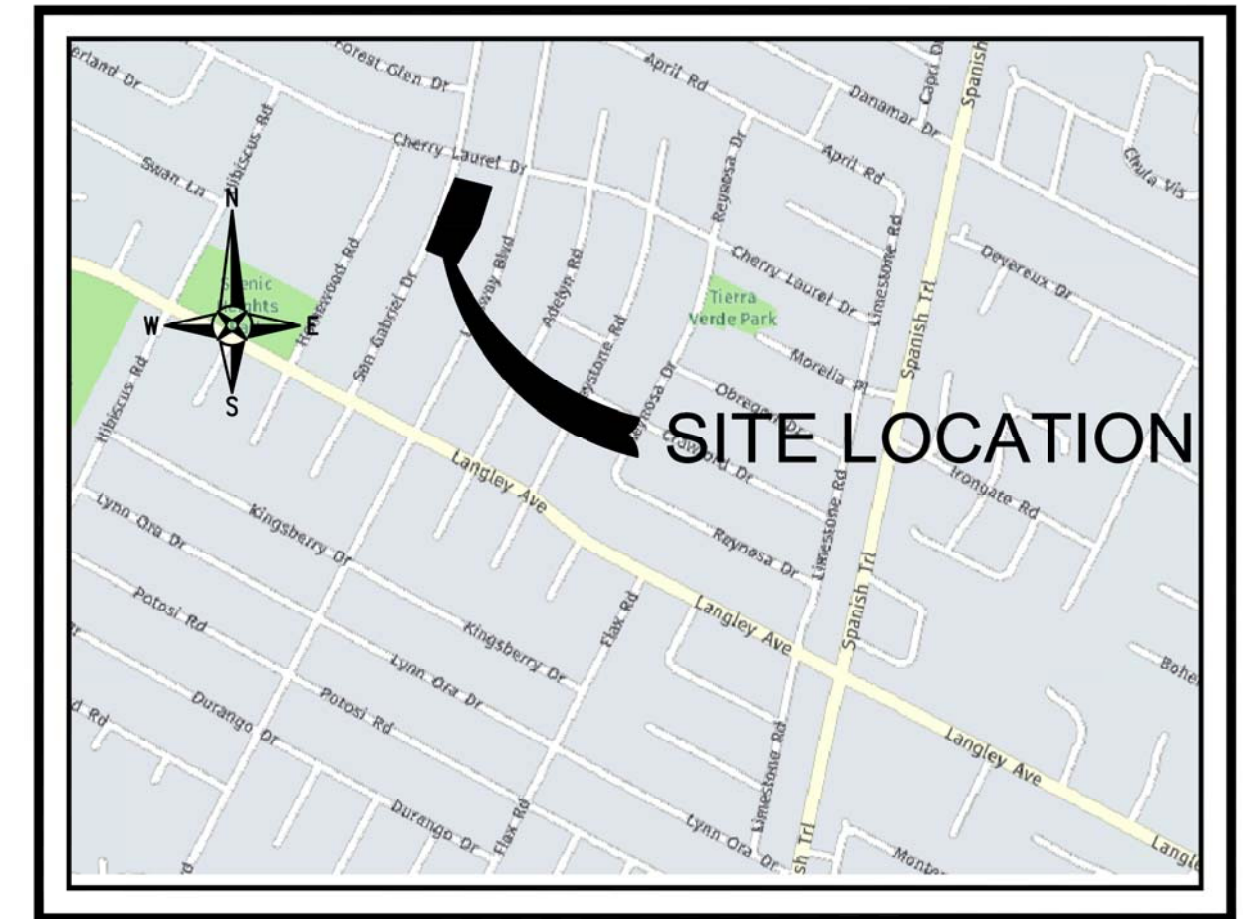
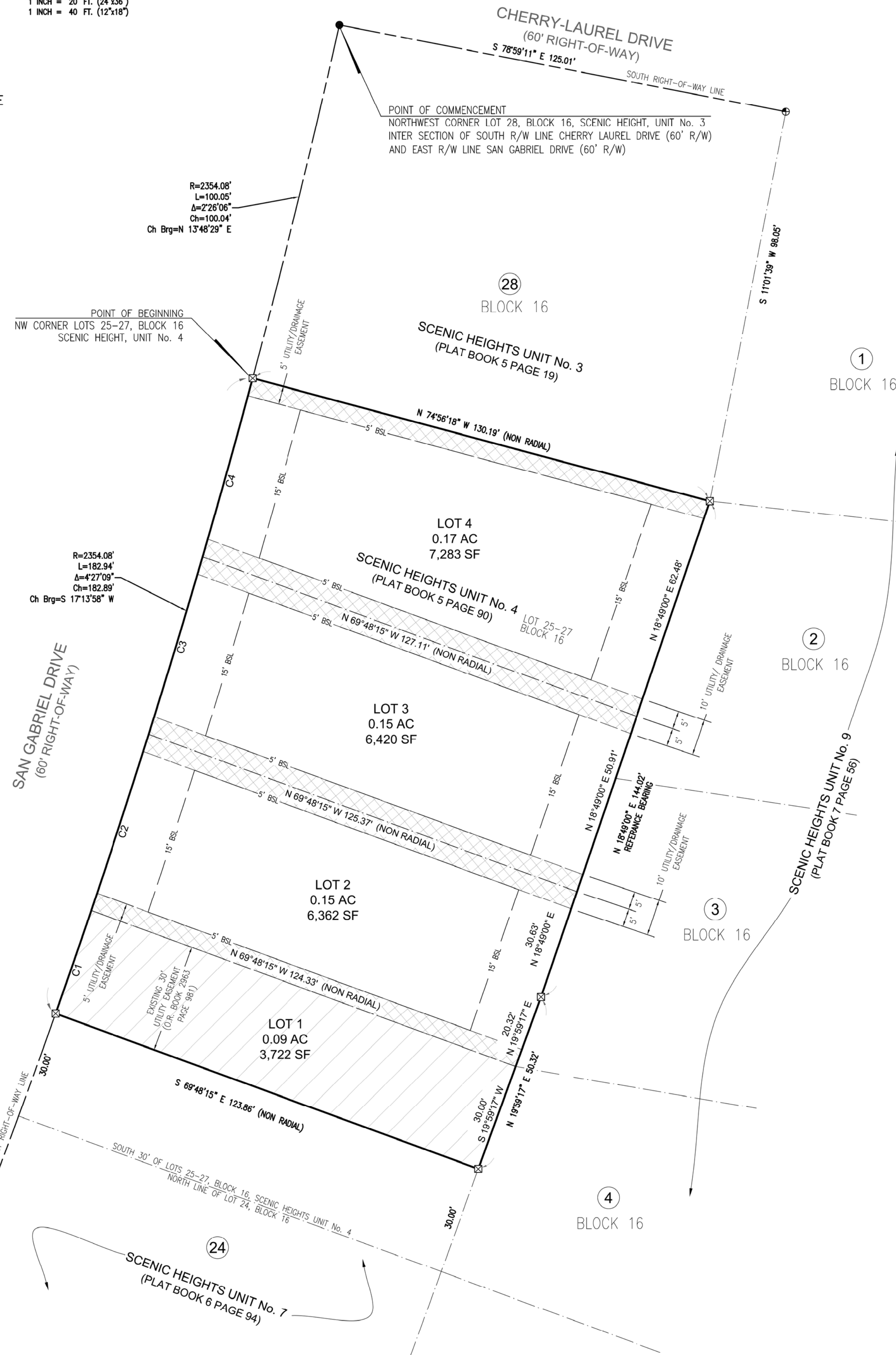
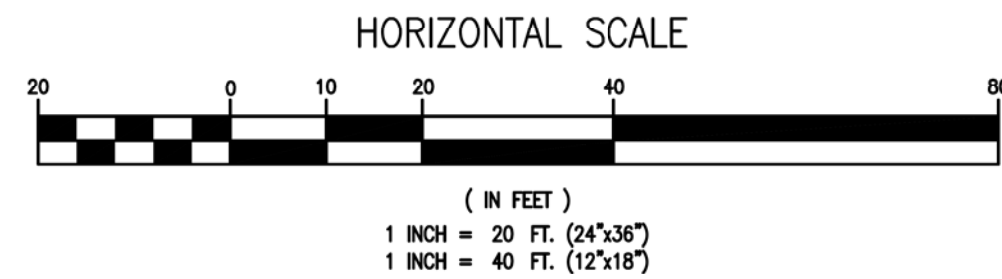
TYPICAL PROPOSED LOT SIZE: 0.15 ACRES

LEGEND:

- FOUND 1/2" DIA CAPPED IRON ROD (No. 1748)
- FOUND 1/2" DIA IRON ROD (UNNUMBERED)
- SET 4"x4" CONCRETE PRM (No. 7916)
- C1 DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
- DIA DENOTES DIAMETER
- No. DENOTES NUMBER
- O.R. DENOTES OFFICIAL RECORDS
- PRM DENOTES PERMANENT BENCH MARK
- R/W DENOTES RIGHT-OF-WAY

- ▨ DENOTES UTILITY EASEMENT
- ▩ DENOTES STORMWATER TREATMENT AREA

PARCEL CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	30.00	2354.08	0°43'49"	30.00	S 19°05'38" W
C2	50.98	2354.08	1°14'27"	50.98	S 18°06'30" W
C3	50.98	2354.08	1°14'27"	50.98	S 16°52'04" W
C4	50.98	2354.08	1°14'27"	50.98	S 15°37'37" W



VICINITY MAP
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT DON HENDRIX, AUTHORIZED AGENT, D & D REAL ESTATE INVESTMENTS, LLC, OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS SAN GABRIEL ESTATES, HEREBY DEDICATE THE DRAINAGE AND UTILITY EASEMENTS TO THE DEVELOPER OR THEIR ASSIGNS, AND AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

IN WITNESS WHEREOF, DON HENDRIX, AUTHORIZED AGENT, D & D REAL ESTATE INVESTMENTS, 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: DON HENDRIX, AUTHORIZED AGENT, D & D REAL ESTATE INVESTMENTS, LLC

SIGNATURE: _____

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 _____, 2018.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION NUMBER: _____

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 _____, 2018 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 _____, 2018, 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.

DAVID D. GLAZE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5605

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 61B17-6, FLORIDA ADMINISTRATION CODE, SIGNED ON THE 31st DAY OF AUGUST, 2018.

MARK A. NORRIS, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 6211, LB 7916
REBOL-BATTLE & ASSOCIATES, LLC
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PENSACOLA, FL 32503

