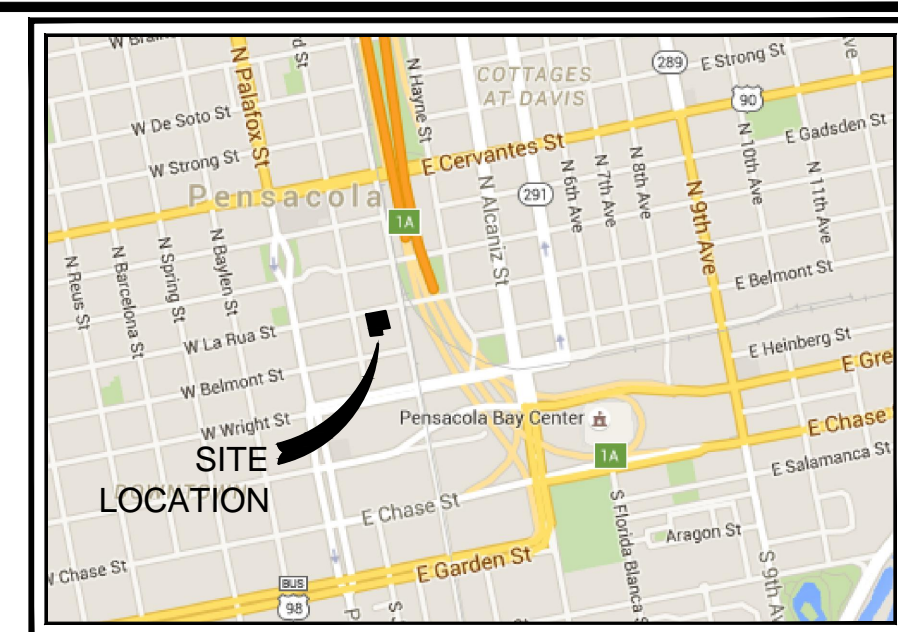
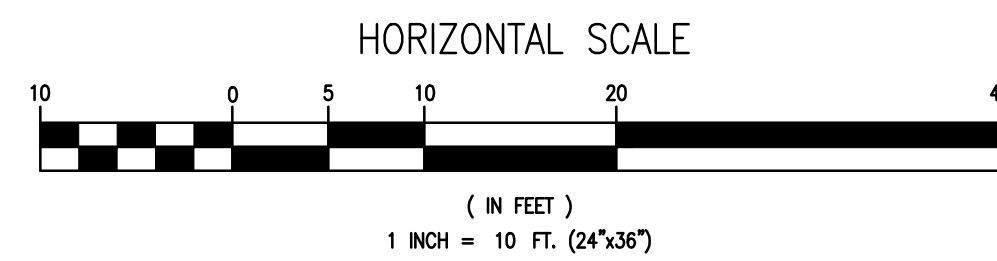
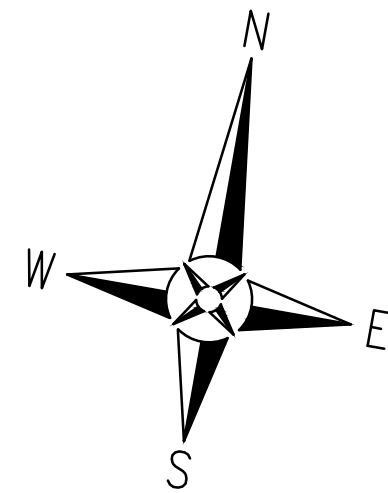


FINAL PLAT OF "A" VILLAGE

A RESUBDIVISION OF LOTS 12 AND 13, AND A PORTION OF LOTS 11, 14, 15, 16 AND 17, ALL IN BLOCK 86, EAST KING TRACT, BELMONT NUMBERING, BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST
CITY OF PENSACOLA
ESCAMBIA COUNTY, FLORIDA
JULY 2016



VICINITY MAP
SCALE: 1" = 200'

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
A BAYOU CHIROPRACTIC CENTER, P.A.
1018 EAST LA RUA STREET
PENSACOLA, FLORIDA 32501
850-982-0105

CIVIL ENGINEER
PAUL A. BATTLE, P.E.

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

SITE INFORMATION

PROPERTY ZONING: C-3
FUTURE LAND USE: VACANT COMMERCIAL
PROPERTY REFERENCE NO'S: 00-05-00-9010-011-086,
00-05-00-9010-012-086,
& 00-05-00-9010-014-086
PROPERTY AREA: 0.31± ACRES
FLOOD MAP: FLOOD ZONE "X", MAP 12033C0390G
DATE 09-29-06
REQUIRED BUILDING SETBACKS C-3: FRONT YARD - 0 FT.
SIDE YARD - 0 FT.
REAR YARD - 0 FT.
DENSITY: 16.1 UNITS PER ACRE
MAX. BUILDING HEIGHT: 45 FT.
No. OF PROPOSED LOTS: 5

SURVEYOR'S NOTES:

- THE SURVEY DATA SHOWN HEREON IS BASED ON A COPY OF CITY OF PENSACOLA ATLAS SHEET NUMBER 76, COPY OF MAP OF PENSACOLA FLORIDA PUBLISHED BY THE WATSON AGENCY, INC. BY C.H. OVERMAN, C.E. & ASSOCIATES AND COPYRIGHTED BY THE WATSON AGENCY IN 1949, COPY OF MAP OF THE CITY OF PENSACOLA, FLORIDA WITHIN THE CITY LIMITS AS ESTABLISHED IN 1921 BY ANDREW JACKSON, DRAWN IN 1947 BY OLIVER J. SEMMES JR. CITY ENGINEER AND REVISED BY ROBERT D. HINSON PROFESSIONAL ENGINEER AND LAND SURVEYOR IN 1975 AND COPYRIGHTED BY ROBERT D. HINSON IN 1976, MAP OF THE CITY OF PENSACOLA, FLORIDA COPYRIGHTED BY THOMAS C. WATSON AS RECORDED IN DEED BOOK 126 AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, PREVIOUS SURVEYS BY OTHERS AS PROVIDED BY CLIENT, DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- NORTH AND BEARINGS AS SHOWN HEREON ARE ON AN ASSUMED BEARING BASE AND REFERENCED TO THE ASSUMED BEARING OF NORTH 80°00'00" EAST ALONG THE NORTH LINE OF THE SUBJECT PROPERTY.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- 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 STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
- 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 12033C0390G, 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.
- 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.

LEGEND:

- SET 4"x4" CONCRETE MONUMENT No.7916
- ⊙ SET NAIL AND DISK P.C.P. No. 7916 (PLACED)
- FOUND ½" CAPPED IRON ROD No.7073
- ↖ DENOTES LINE SHOWN NOT TO SCALE
- ⊙ DENOTES LOT NUMBER
- (D) DENOTES DEED INFORMATION
- (F) DENOTES FIELD INFORMATION
- (P) DENOTES PLAT INFORMATION
- P.C.P. DENOTES PERMANENT CONTROL POINT
- TYP DENOTES TYPICAL

DESCRIPTION: (OFFICIAL RECORDS BOOK 7448, PAGE 1108)
PARCEL 1:

THE EAST 6 FEET OF LOT 11 AND THE WEST 15 FEET OF LOT 12, BLOCK 86, EAST KING TRACT, BELMONT NUMBERING, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, ESCAMBIA COUNTY, FLORIDA.

PARCEL 2:

LOT 13 AND THE EAST 15 FEET OF LOT 12, BLOCK 86, EAST KING TRACT, BELMONT NUMBERING, CITY OF PENSACOLA, ACCORDING TO A MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

PARCEL 3:

THE WEST THIRTY (30) FEET OF LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK EIGHTY-SIX (86), EAST KING TRACT, BELMONT NUMBERING, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, ESCAMBIA COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT A BAYOU CHIROPRACTIC CENTER PA, A PROFIT SHARING PLAN, OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS "A" VILLAGE, HEREBY DEDICATE TO "A" VILLAGE HOMEOWNERS ASSOCIATION, LLC, ALL RIGHTS OF WAY, UTILITY EASEMENTS AND DRAINAGE EASEMENTS AND DO HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

WITNESSES

OWNER

SIGNATURE

ERIN CURRIER

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 AND 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 _____, 2016.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION NUMBER: _____

CERTIFICATE OF COUNTY CLERK:

I, ERNIE LEE MAGANA, 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 _____, 2016 IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF SAID COUNTY.

ERNE LEE MAGANA, 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 _____, 2016, AND WAS APPROVED BY SAID COUNCIL.

ERICKA L. BURNETT
CITY CLERK OF THE CITY OF PENSACOLA

CITY SURVEYOR'S 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.

ROBIN 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:

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 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, SIGNED THIS _____ DAY OF _____, 2016.

MARK NORRIS, PSM
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 6211, LB 7916
REBOL-BATTLE & ASSOCIATES, LLC.
2301 N 9TH AVENUE, SUITE 300
PENSACOLA, FL 32503

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SURVEYOR AND MAPPER

RESTRICTIVE COVENANTS FILED IN OFFICIAL RECORDS BOOK _____, PAGE _____.

PLAT BOOK _____, PAGE _____.