

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

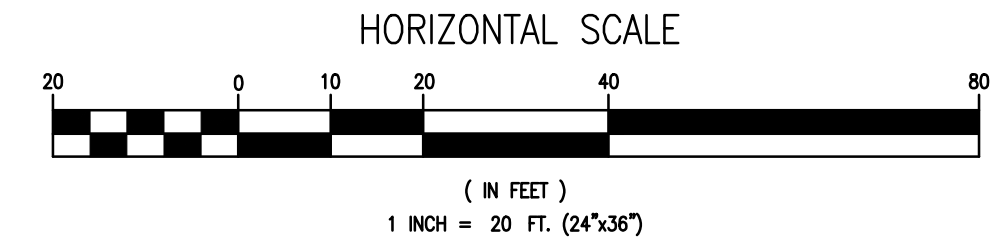
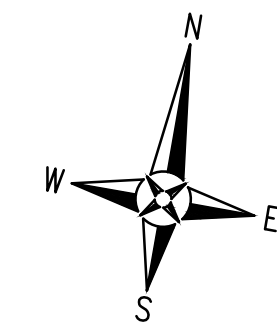
SEGEN VENTURES LLC
720 OAK CIRCLE DRIVE
MOBILE, ALABAMA 36609

CIVIL ENGINEER
PAUL A. BATTLE, P.E.

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

FINAL PLAT OF GIRARD PLACE - PHASE I

A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF A PORTION OF LOTS 25, 32, 33 & ALL OF LOT 31, BLOCK 55, BEING A PORTION OF MAXENT TRACT, DONELSON, AND 19TH ARPENT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, A PORTION OF SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AUGUST 2017

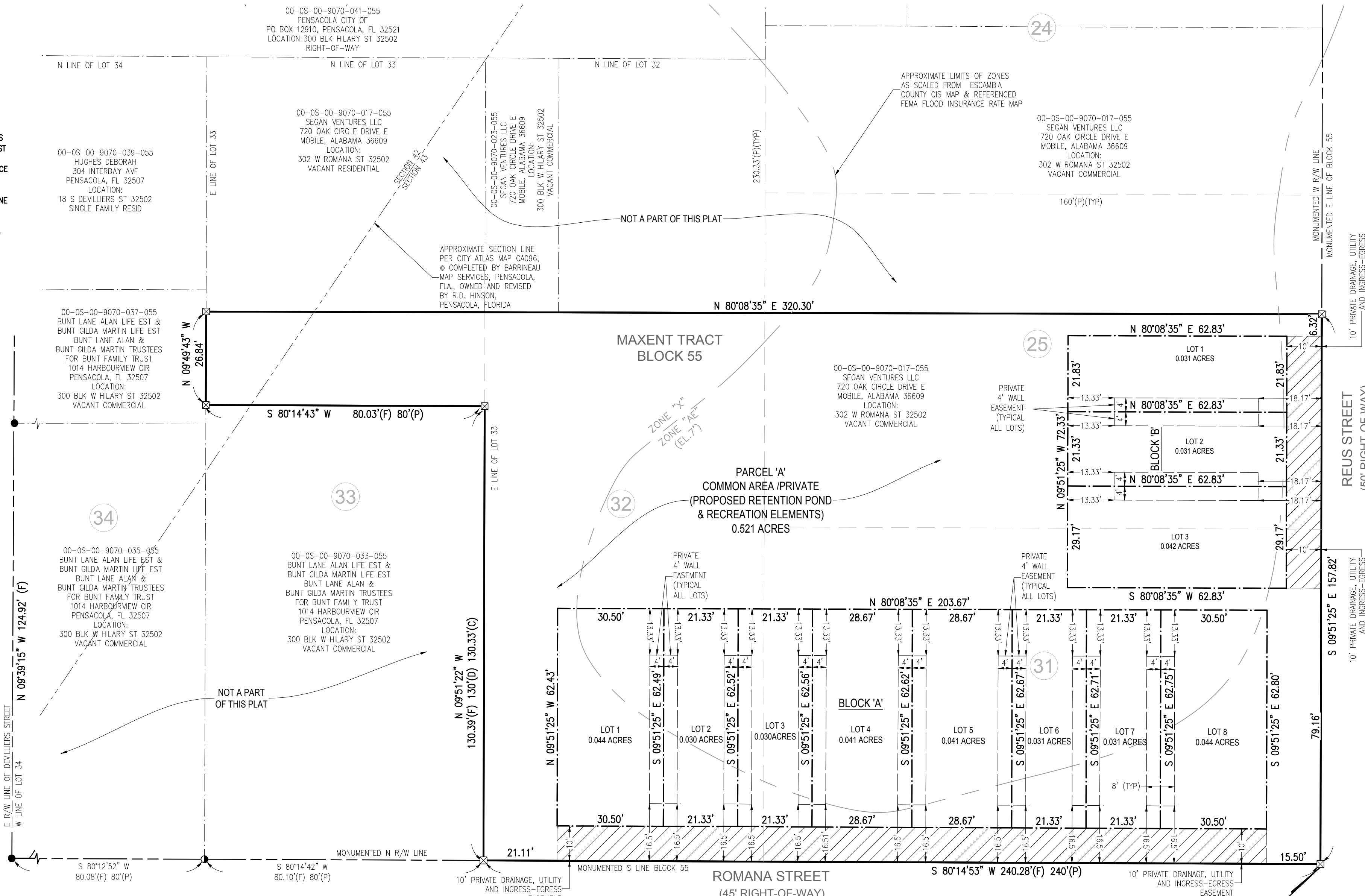


DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 55, WHICH LIES PARTLY IN 19TH ARPENT, DONELSON, AND MAXENT TRACT IN THE CITY OF PENSACOLA, ACCORDING TO DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 80°14'53" WEST ALONG THE SOUTH LINE OF SAID BLOCK FOR A DISTANCE OF 240.28 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED NORTH 09°51'22" WEST FOR A DISTANCE OF 130.39 FEET; THENCE SOUTH 80°14'43" WEST FOR A DISTANCE OF 80.03 FEET TO A POINT ON THE WEST LINE OF LOT 33 OF THE AFOREMENTIONED BLOCK; THENCE PROCEED NORTH 09°49'43" WEST ALONG SAID WEST LINE OF LOT 33 FOR A DISTANCE OF 26.84 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED NORTH 80°08'35" EAST FOR A DISTANCE OF 320.30 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED BLOCK 55; THENCE PROCEED SOUTH 09°51'22" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 157.82 FEET TO THE POINT OF BEGINNING, LYING IN AND BEING A PORTION OF SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 0.919 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 2010.000) 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; A COPY OF THE MAP OF PENSACOLA FLA., PUBLISHED BY THOS. C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; A COPY OF A PREVIOUS SURVEY BY OTHERS; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ALL LOT CORNERS, PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011 - 177.151.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- 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, AND ZONE "AE (L)", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, 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, TREE LINES, UTILITIES ETCETERA MAY BE ENLARGED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO ENLARGED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED 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 ESCAMBIA COUNTY, FLORIDA.
- COMMON AREA "A" IS TO BE USED FOR RECREATIONAL AND STORMWATER MANAGEMENT FACILITIES PURPOSES INCLUDING BUT NOT LIMITED TO: SWIMMING POOLS, PLAYGROUNDS, WALKING PATHS, SPORTS FIELDS, PARKS, STORMWATER PONDS, STORMWATER STRUCTURES, STORMWATER PIPING AND ANY OTHER RECREATIONAL ACTIVITY OR STRUCTURE COMMONLY ASSOCIATED WITH A RECREATIONAL AREA.
- ALL ROADS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE PUBLIC AND ARE SUBJECT TO MAINTENANCE BY THE CITY OF PENSACOLA.
- THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENTS ARE ANTICIPATED.
- THE 4.00' WALL EASEMENTS (PRIVATE) AS SHOWN HEREON ARE FOR THE PURPOSE OF MAINTAINING THE COMMON PARTY WALL BETWEEN RESIDENTIAL TOWNHOMES TO BE CONSTRUCTED UPON THE LOTS.
- FENCING SHALL BE INSTALLED IN SUCH A MANNER SO AS NOT TO IMPED THE FLOW OF STORMWATER RUNOFF WITHIN DRAINAGE EASEMENTS AS SHOWN HEREON. NO STRUCTURES AND/OR IMPROVEMENTS WILL BE ALLOWED WITHIN SAID EASEMENTS THAT MAY RESTRICT OR PROHIBIT STORMWATER FLOW. ALL SAID EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DEAN N. PARKER JR., MANAGING PARTNER, SEGEN VENTURES, LLC., OWNER OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS GIRARD PLACE - PHASE I, HEREBY AUTHORIZES AND REQUESTS THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

DEDICATING UNTO GIRARD PLACE HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL 'A', AND THE 10' WIDE PRIVATE DRAINAGE AND INGRESS-EGRESS EASEMENTS AS SHOWN HEREON FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, DEAN N. PARKER JR., MANAGING PARTNER, SEGEN VENTURES, LLC., 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	OWNER
SIGNATURE	DEAN N. PARKER JR. MANAGING PARTNER SEGEN VENTURES, LLC.
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 _____, 2017.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES: _____
	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 _____, 2017 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 _____, 2017, 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 61617-6, FLORIDA ADMINISTRATION CODE, SIGNED ON THE ____ DAY OF _____, 2017.

MARK NORRIS, PSM PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 6211, LB 7916 REBOL-BATTLE & ASSOCIATES, LLC. 2301 N. 9TH AVENUE, SUITE 300 PENSACOLA, FL 32503	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
--	--

SITE INFORMATION

PROPERTY ZONING:	C-2
FUTURE LAND USE:	C
PROPERTY REFERENCE No.'S:	00-05-00-9070-023-055 00-05-00-9070-017-055
PROPERTY AREA:	0.919± ACRES
FLOOD MAP:	FLOOD ZONE "X" FLOOD ZONE "AE" WITH A BFE OF 7.0' MAP 12033C03906, DATE 09-29-06
REQUIRED BUILDING SETBACKS C2:	FRONT YARD - 0 FT. SIDE YARD - 0 FT. REAR YARD - 0 FT.
REQUIRED BUILDING SETBACKS DENSE BUSINESS AREA:	MAXIMUM ALLOWED FRONT YARD SETBACK SHALL NOT EXCEED 10'
DENSITY:	11.97 UNITS PER ACRE
MAX. BUILDING HEIGHT:	100 FT.
No. OF PROPOSED LOTS:	11

LEGEND

- ☒ SET (P.R.M.) 4"x4" CONCRETE MONUMENT (No. 7916)
- FOUND 1/2" DIA CAPPED IRON ROD (No. 6112)
- FOUND 1/2" DIA IRON ROD (UNNUMBERED)
- (00) DENOTES LOT NUMBER
- (D) DENOTES DEED INFORMATION
- (F) DENOTES FIELD INFORMATION
- (P) DENOTES PLAT INFORMATION
- (C) DENOTES CALCULATED MEASUREMENT PER DEED AND FIELD MONUMENTATION
- POB DENOTES POINT OF BEGINNING
- R/W DENOTES RIGHT OF WAY
- (TYP) DENOTES TYPICAL
- N.T.S. DENOTES NOT TO SCALE



VICINITY MAP
NOT TO SCALE