

CIVIL ENGINEER

PATRICK JEHL, JR.
PROFESSIONAL ENGINEER,
LICENSE NO. 71528

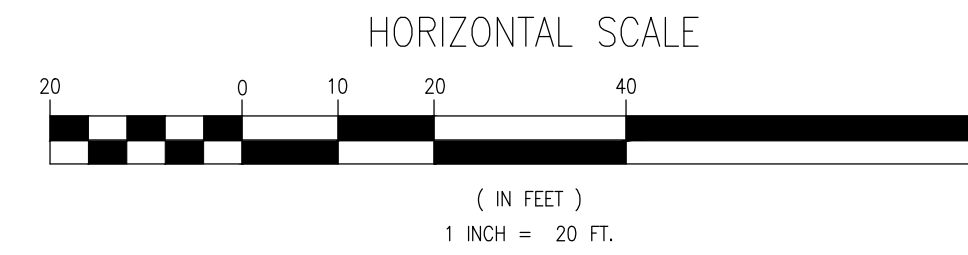
SURVEYOR

STEPHEN GARY RUTAN
PROFESSIONAL SURVEYOR AND
MAPPER,
LICENSE NO. 4208

OWNER & DEVELOPER

NORTHWEST FLORIDA COMMUNITY
HOUSING DEVELOPMENT CORPORATION
300 LEONARD STREET
PENSACOLA, FL 32501

FINAL PLAT OF
GLADES SUBDIVISION
A SUBDIVISION OF A PORTION OF
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 30 WEST
CITY OF PENSACOLA
ESCAMBIA COUNTY, FLORIDA
DECEMBER 2017



VICINITY MAP
1" = 2000'

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT NORTHWEST FLORIDA COMMUNITY HOUSING DEVELOPMENT CORPORATION, OWNER OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS GLADES SUBDIVISION, HEREBY AUTHORIZES AND REQUESTS THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

RESERVATION:
RESERVING UNTO NORTHWEST FLORIDA COMMUNITY HOUSING DEVELOPMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS, THE 74 FOOT WIDE INGRESS, EGRESS AND PARKING EASEMENT, THE STORM WATER SYSTEM, CONSISTING OF STRUCTURES AND PIPES AND LOT 4, FOR THE PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, NORTHWEST FLORIDA COMMUNITY HOUSING DEVELOPMENT CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE MADE IN ITS NAME BY ITS AUTHORIZED AGENT.

WITNESSES: _____
SIGNATURE: _____
PRINT: _____
SIGNATURE: _____
PRINT: _____

OWNER: _____
TIMOTHY H. EVANS CHAIRMAN OF THE BOARD OF DIRECTORS
NORTHWEST FLORIDA COMMUNITY HOUSING DEVELOPMENT CORPORATION

SEAL

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: _____

SEAL

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, FLORIDA

SEAL

CITY OF PENSACOLA SURVEYOR'S CERTIFICATE:
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 AND MAPPER
LICENSE NO. 5605

SEAL

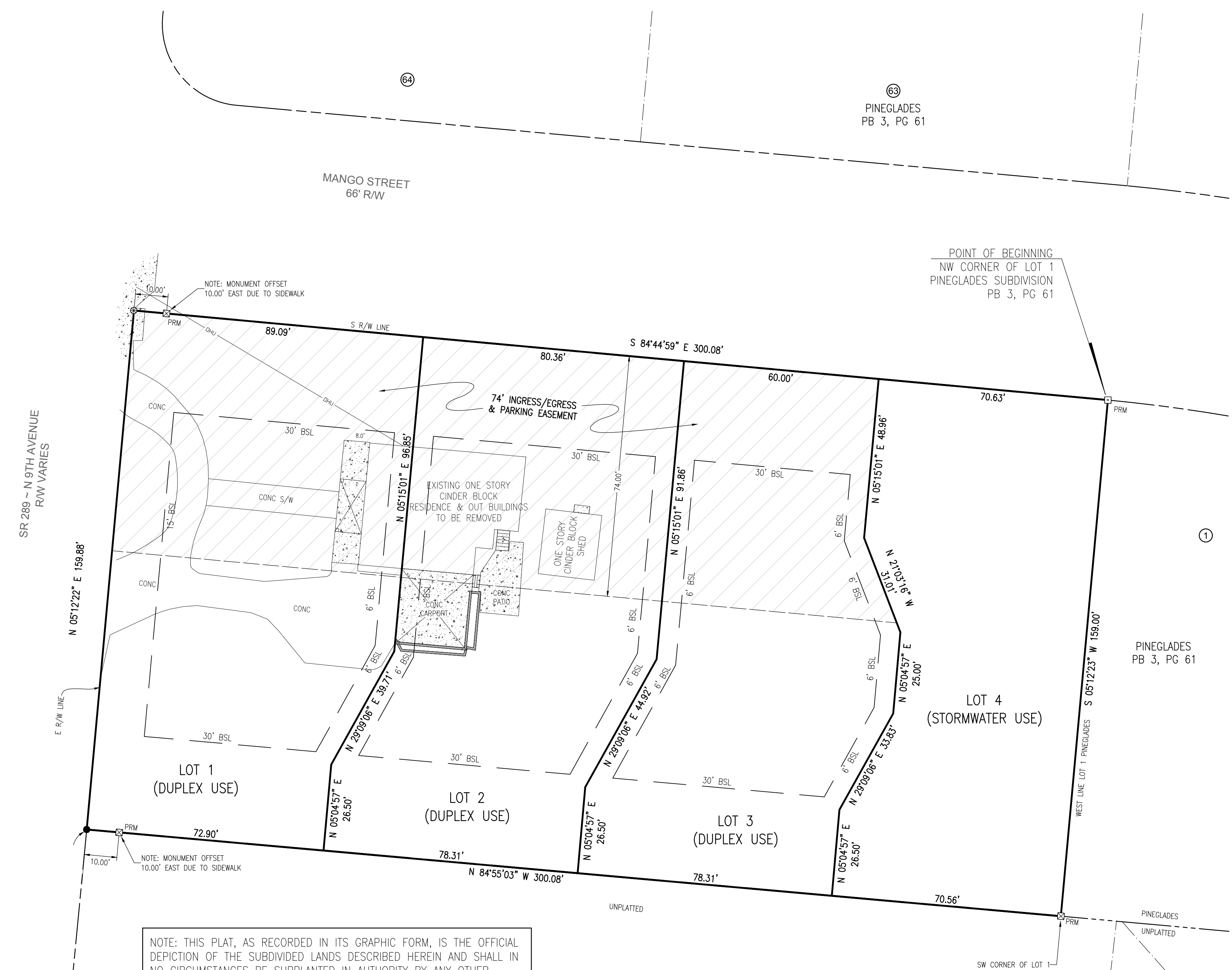
SURVEYOR'S CERTIFICATE
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE 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 ADMINISTRATIVE CODE.

STEPHEN GARY RUTAN
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 4208
JEHL-HALSTEAD, INC.
5414 HIGHWAY 90
MILTON, FLORIDA 32570

SEAL

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

PLAT BOOK _____, PAGE _____.



NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL 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 ESCAMBIA COUNTY, FLORIDA.

DESCRIPTION: (AS PREPARED BY JEHL-HALSTEAD, INC.)
THAT PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING PERMANENT REFERENCE MARKER (4" x 4" UNNUMBERED CONCRETE MONUMENT) MARKING THE NORTHWEST CORNER OF LOT 1, PINEGLADES, A SUBDIVISION IN THE PABLO PALMES GRANT, AS RECORDED IN PLAT BOOK 3, AT PAGE 61, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 05 DEGREES 12 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 158.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 84 DEGREES 55 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 300.08 FEET TO THE EAST RIGHT-OF-WAY (R/W) LINE OF STATE ROAD 289 (S.R. 289), ALSO KNOWN AS NORTH 9TH AVENUE (R/W WIDTH VARIES); THENCE PROCEED NORTH 05 DEGREES 12 MINUTES 22 SECONDS EAST ALONG SAID R/W LINE FOR A DISTANCE OF 159.88 FEET TO THE INTERSECTION OF SAID R/W OF S.R. 289 AND THE SOUTH R/W LINE OF MANGO STREET (66' R/W); THENCE DEPARTING SAID R/W OF S.R. 289 PROCEED SOUTH 84 DEGREES 44 MINUTES 59 SECONDS EAST ALONG SAID SOUTH R/W LINE OF MANGO STREET FOR A DISTANCE OF 300.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN AND BEING A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 1.10 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES:**
- NORTH AND THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE GRID BEARING OF N 05°12'22" E ALONG THE EAST R/W LINE OF STATE ROAD 289 (9TH AVENUE - R/W WIDTH VARIES) AS SHOWN ON A COPY OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY (R/W) MAP OF STATE ROAD 289 SECTION NUMBER 48003, SHEET 11 OF 14, DATED 12/02/1994; COPY OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY (R/W) MAP OF STATE ROAD 289 SECTION NUMBER 48003-2524, SHEET 2 OF 4, DATED 2/07/1996; COPY OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY (R/W) MAP OF STATE ROAD 289 SECTION NUMBER 48003-2518, SHEET 2 OF 5, DATED 4/12/1993; A COPY OF PINEGLADES, AS RECORDED IN PLAT BOOK 3, AT PAGE 61, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; DEEDS OF RECORD, AND EXISTING FIELD MONUMENTATION.
 - PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS WILL BE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011-177.151 FLORIDA STATUTES.
 - 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 SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR JEHL-HALSTEAD, INC. IS LB7483.
 - THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
 - THE FIELD SURVEY WAS COMPLETED ON DECEMBER 4, 2017 AND RECORDED IN FIELD BOOK RG7, AT PAGES 53-54 AND FIELD BOOK RG8, AT PAGES 70-72.
 - PERMANENT REFERENCE MARKERS ARE INDICATED THUSLY (⊗) WITH CORPORATION NUMBER 7483 STAMPED THEREON.
 - FLOOD ZONE INFORMATION: THE PARCEL SHOWN IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:

FLOOD ZONE	NFP COMMUNITY NUMBER*	MAP NUMBER*	PANEL NUMBER(S)	MAP SUFFIX*	MAP REVISION DATE*
X	120080	12033C	0380	G	SEPTEMBER 29, 2006

SITE DATA SUMMARY

PROP. REF. NO.	05-25-30-7003-000-000
PARCEL AREA PER BOUND. SVY.	1.10± ACRE
STREET ADDRESS	4020 N. 9TH AVE PENSACOLA, FLORIDA 32548
CURRENT USE	SINGLE FAMILY
ZONING	R-1AA
FLU	MDR
SETBACKS	
BUILDING	
FRONT	30'
REAR	30'
SIDE	6'
PROPOSED BUILDING USE	MULTI-FAMILY DUPLEX
PROPOSED LOT AREAS	
LOT 1	13,505.5 SF (0.31 AC)
LOT 2	12,679.9 SF (0.29 AC)
LOT 3	11,166.9 SF (0.26 AC)
LOT 4	10,491.4 SF (0.24 AC)
TOTAL AREA	47,843.7 SF (1.10 AC)

NOTE: INGRESS/EGRESS TO LOT 1 WILL BE VIA MANGO STREET.

- LEGEND:**
- ⊗ SET 4"x4" CONCRETE MONUMENT (No. 7483)
 - ⊕ FOUND 4"x4" CONCRETE MONUMENT (UNNUMBERED)
 - ⊙ SET 1/2" DIA CAPPED IRON ROD (No. 7483)
 - FOUND 1/2" DIA IRON ROD (UNNUMBERED)
 - ⊙ FOUND RED PAINT DOT ON CONCRETE SIDEWALK
 - ① LOT NUMBER
 - BSL BUILDING SETBACK LINE
 - DIA DIAMETER
 - No. NUMBER
 - PB PLAT BOOK
 - PG PAGE
 - PRM PERMANENT REFERENCE MONUMENT
 - R/W RIGHT OF WAY
 - SR STATE ROAD