

PREPARED BY
RBA
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

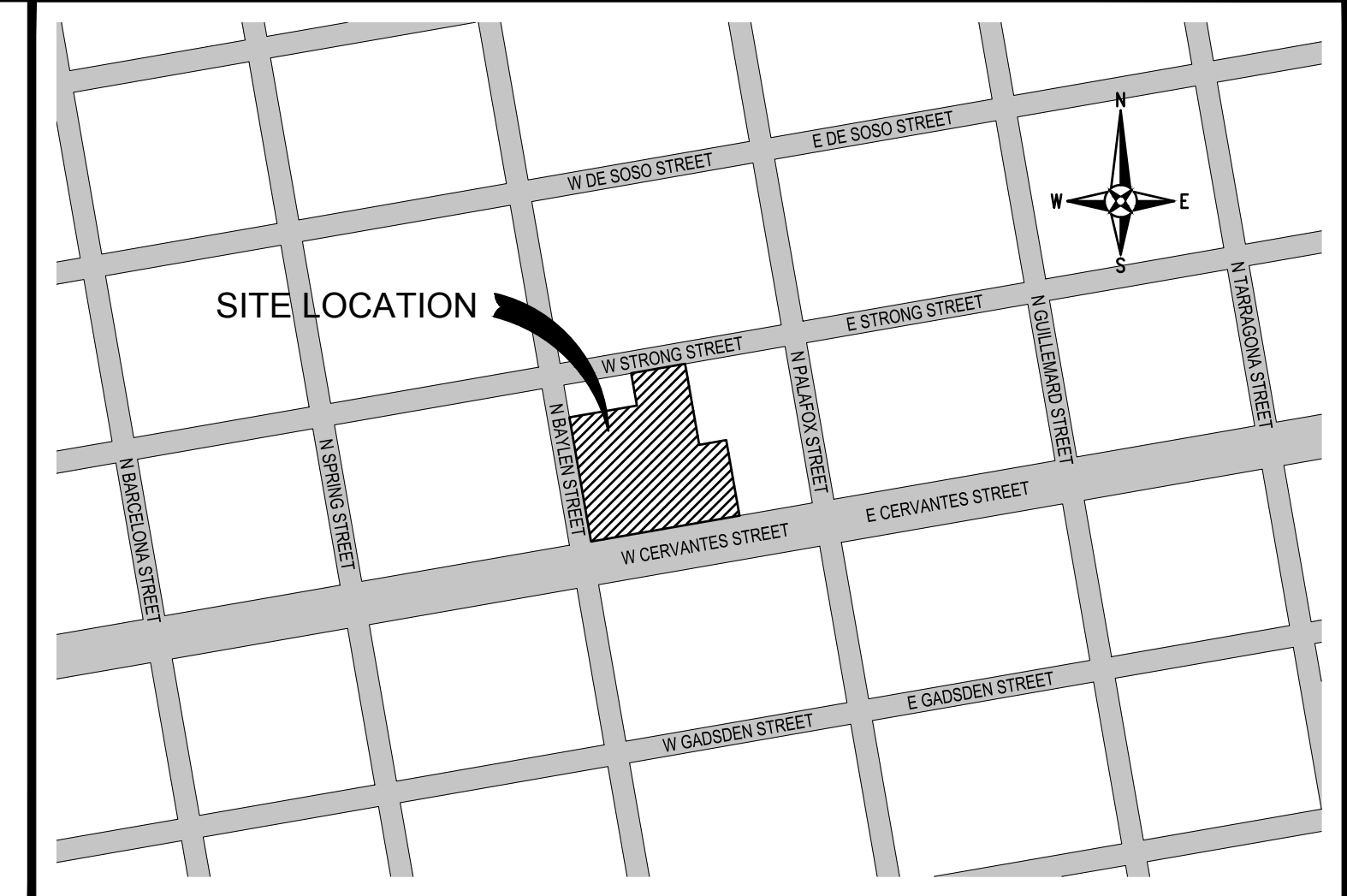
OWNER AND DEVELOPER
 CHARLES LIBERIS
 212 W. INTENDENCIA STREET
 PENSACOLA, FL 32502

CIVIL ENGINEER
 PAUL A. BATTLE, P.E.

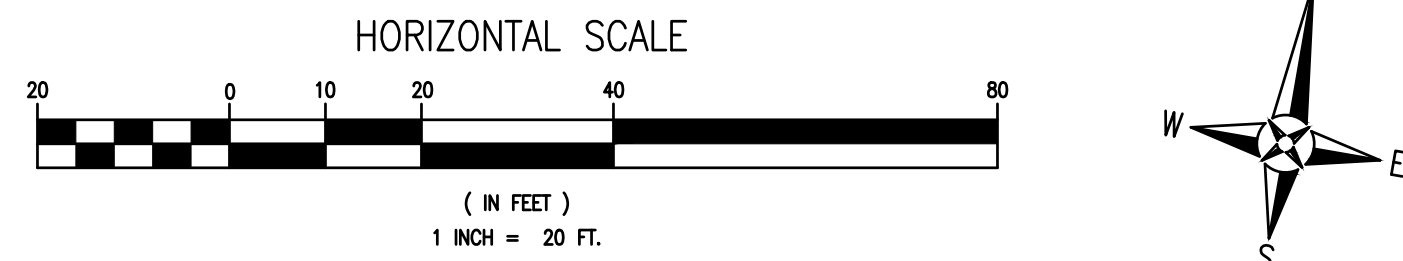
PROFESSIONAL SURVEYOR AND MAPPER
 MARK A. NORRIS, P.S.M.

FINAL PLAT OF COVINGTON PLACE

A RESIDENTIAL SUBDIVISION BEING
 A RE-SUBDIVISION OF A PORTION OF LOTS 1, 14, 26, 27, 28, 29 & 30 AND ALL OF
 LOTS 2, 3, 4, 5, 6, 7, 8, 11, 12 & 13, BLOCK 35, OF THE BELMONT TRACT, CITY OF
 PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS
 C. WATSON IN 1906, A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30
 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
 FEBRUARY, 2018



VICINITY MAP
 SCALE: 1" = 300'



CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING
C1	2824.93'	18.46'	0°22'28"	S 83°03'40" W
C2	2904.93'	185.29'	3°39'16"	S 82°05'46" W
C3	2904.93'	17.22'	0°20'23"	S 83°45'13" W
C4	2904.93'	42.54'	0°50'21"	S 83°09'51" W
C5	2904.93'	36.92'	0°43'41"	S 82°22'50" W
C6	2904.93'	65.11'	1°17'02"	S 81°22'28" W
C7	2904.93'	13.25'	0°15'41"	S 80°36'06" W
C8	2904.93'	10.25'	0°12'08"	S 80°22'12" W

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 2010.0000) 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 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 KJM LAND PLANNING, L.L.C., (DRAWING No. 98-5688, DATED JUNE 23, 2017); DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- BASIS OF BEARINGS REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE BEARING OF N 09°52'31" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BAYLEN STREET.
- A TITLE SEARCH WAS PERFORMED BY CHICAGO TITLE INSURANCE COMPANY, POLICY NUMBER: 7230709-212688258, WITH AN EFFECTIVE DATE OF OCTOBER 02, 2017 AT 9:00 AM, AND 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.
- 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 12033003906, 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 SUPERSIDE SCALED MEASUREMENTS.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- 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.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPORTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ALL UTILITIES AS PROVIDED BY GULF POWER COMPANY, ENERGY SERVICES OF PENSACOLA, EMERALD COAST UTILITIES AUTHORITY, BELLSOUTH, COX COMMUNICATIONS OR OTHER APPLICABLE UTILITY COMPANIES SERVICING THIS AREA AND ALL SUCCESSORS AND ASSIGNS OF THE AFOREMENTIONED UTILITY PROVIDERS.
- THE 4" WALL EASEMENTS AS SHOWN HEREON ARE FOR THE PURPOSE OF MAINTAINING THE COMMON PARTY WALL BETWEEN RESIDENTIAL TOWNHOMES TO BE CONSTRUCTED UPON THE LOTS AS SHOWN HEREON.

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

ALL OF LOTS 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, THE WEST 10' OF LOT 14 AND A PORTION OF LOTS 1, 26, 27, 28, 29 & 30 LYING NORTH OF CERVANTES STREET, BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA; ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER LOT 16, BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA; ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, THENCE PROCEED SOUTH 80°10'22" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY (R/W) LINE OF STRONG STREET (50' R/W) FOR A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH R/W LINE PROCEED SOUTH 09°48'20" EAST FOR A DISTANCE OF 150.01 FEET TO THE NORTH LINE OF LOT 27 OF SAID BLOCK 35; THENCE PROCEED NORTH 80°14'46" EAST ALONG SAID NORTH LINE OF LOT 27 FOR A DISTANCE OF 49.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 10°09'43" EAST ALONG THE EAST LINE OF SAID LOT 26 FOR A DISTANCE OF 142.10 FEET TO A POINT ON THE CURVED NORTHERLY R/W LINE OF CERVANTES STREET (80' R/W); THENCE PROCEED WESTERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR A DISTANCE OF 18.46 FEET (DELTA ANGLE = 0°22'28", CHORD DISTANCE = 18.46 FEET; CHORD BEARING = SOUTH 83°03'40" WEST) TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONVEX SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2824.93 FEET; THENCE PROCEED WESTERLY ALONG THE ARC OF SAID CURVED NORTHERLY R/W LINE FOR A DISTANCE OF 185.29 FEET (DELTA ANGLE = 3°39'16", CHORD DISTANCE = 185.29 FEET; CHORD BEARING = SOUTH 82°05'46" WEST) TO A POINT OF TANGENCY; THENCE PROCEED SOUTH 79°50'46" WEST ALONG SAID NORTHERLY R/W LINE FOR A DISTANCE OF 65.70 FEET; THENCE DEPARTING SAID NORTHERLY R/W LINE PROCEED NORTH 51°16'13" WEST FOR A DISTANCE OF 11.16 FEET TO THE EASTERLY R/W LINE OF BAYLEN STREET (50' R/W); THENCE PROCEED NORTH 09°52'31" WEST ALONG SAID EASTERLY R/W LINE FOR A DISTANCE OF 216.92 FEET TO THE NORTHWEST CORNER OF LOT 8 OF THE AFORESAID BLOCK 35; THENCE DEPARTING SAID EASTERLY R/W LINE PROCEED NORTH 80°25'26" EAST ALONG THE NORTH LINE OF SAID LOT 8 FOR A DISTANCE OF 125.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE DEPARTING SAID NORTH LINE PROCEED NORTH 09°51'16" WEST ALONG THE WEST LINE OF LOT 11 FOR A DISTANCE OF 59.94 FEET TO THE NORTHWEST CORNER OF LOT 11; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 80°10'22" EAST ALONG THE AFORESAID SOUTHERLY R/W LINE FOR A DISTANCE OF 101.21 FEET TO THE POINT OF BEGINNING.

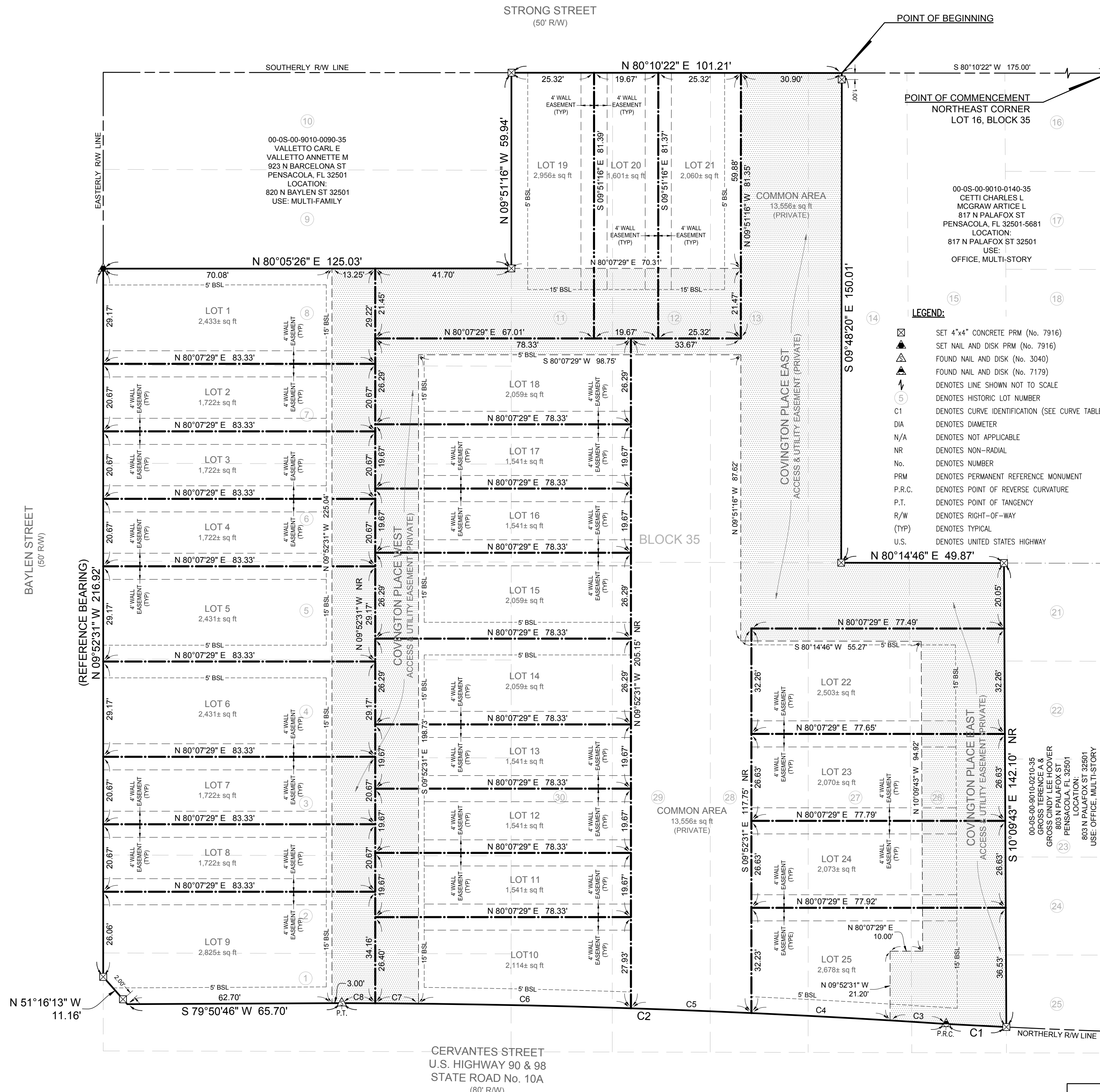
LYING IN AND BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 1.47 ACRES, MORE OR LESS.

SITE INFORMATION:

PROPERTY ZONING: PC-1
 FUTURE LAND USE:
 PROPERTY REFERENCE No. S: 00-05-00-9010-001-035
 PROPERTY AREA: 1.474± ACRES
 FLOOD MAP: ZONE "X" MAP 12033003906, DATE 09-29-06
 REQUIRED BUILDING SETBACKS C-2: FRONT YARD - 0 FT. SIDE YARD - 5 FT. REAR YARD - 15 FT.
 DENSITY: 16.28 UNITS PER ACRE
 MAX. BUILDING HEIGHT: 48 FT.
 No. OF PROPOSED LOTS: 24

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.



DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT CHARLES S. LIBERIS, AUTHORIZED AGENT, OLDE CITY DEVELOPERS, LLC, OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS COVINGTON PLACE, HEREBY DEDICATE THE ACCESS 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, CHARLES S. LIBERIS, AUTHORIZED AGENT, OLDE CITY DEVELOPERS, 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

OWNER

SIGNATURE

CHARLES S. LIBERIS
 AUTHORIZED AGENT
 OLDE CITY DEVELOPERS, LLC.

PRINT

SIGNATURE

PRINT

NOTARY PUBLIC:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED CHARLES S. LIBERIS, 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 THIS _____ DAY OF _____, 2018.

SIGNATURE

PRINT NAME

COMMISSION NO.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF FLORIDA

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

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 61617-6, FLORIDA ADMINISTRATION CODE, SIGNED ON THE _____ DAY OF _____, 2018.

MARK NORRIS, PSM
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 6211, LB 7916
 REBOL-BATTLE & ASSOCIATES, L.L.C.
 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

DECLARATION OF RESTRICTIVE COVENANTS,
 OFFICIAL RECORDS BOOK: _____, PAGE(S): _____

SHEET 1 OF 1

PLAT BOOK: _____, PAGE: _____