



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

February 5, 2021

Ms. Cynthia Cannon, AICP
Assistant Planning Director
City of Pensacola
222 W Main Street
Pensacola, FL 32502

**Re: Preliminary and Final Plat Submittal
Covington First Addition
RBA Project No.: 2017.201**

Dear Cynthia:

Please find enclosed the Subdivision Application Package for the above referenced project. The following items are included in the package for your review:

1. One (1) Completed Application
2. One (8) Sets of the preliminary and final plat
3. One (1) Check made out to The City of Pensacola in the amount of \$2,000.00
4. A copy of the submittal has been emailed to ccannon@cityofpensacola.com

If you have any questions or need any additional information, please do not hesitate to call our office.

Sincerely,

Rebol-Battle & Associates, LLC

Jason Rebol

Enclosures

SUBDIVISION PLAT



Please Check Application Type:

Minor Subdivision (< 4 lots)

Subdivision (> 4 lots)

☒ Preliminary & Final Plat Submission
Fee: \$2,000.00

☐ Preliminary Plat Submission
Fee: \$1,000.00 + \$25/lot

☐ Final Plat Submission
Fee: \$1,500.00 + \$25/lot

[Resubmittal: 1/2 the initial fee; Rescheduling to Planning Board / City Council: \$250.00]

Applicant Information

Name: REBOL-BATTLE & ASSOCIATES

Address: 2301 N. 9TH AVE., SUITE 300
PENSACOLA, FL 32503

Phone: 438-0400

Fax: 438-0448

Email: JASON@REBOL-BATTLE.COM

Owner Information (if different from applicant)

Name: Older City Developers, LLC

Address: 212 W. INTENDENCIA ST.
PENSACOLA, FL 32502

Phone: 438-9647

Fax: 0

Email: CLIBERIS@LIBERISLAW.COM

Property Information

Location/Address: PARCEL ID 00-05-00-9010-014-035

Subdivision Name: _____

of Parcels to be Subdivided: 1 Parcel ID #(s): SEE APP002

of Existing Lots: 2 # of Proposed Lots: 3 Total Acreage: 0.25

Legal Description: Please attach a full legal description from deed or survey

Type of Subdivision: ☒ Residential* ☐ Non-Residential
[*If residential, see reverse for open space requirement]

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-8-7)? ☐ YES ☒ NO

If yes, specify exact variance requested: _____

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based on non-compliance with City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning and subdivision requirements and understand that I must be present on the date of the Planning Board meeting.

Signature of Applicant
(Owner of Property or Official Representative of Owner)

Date

FOR OFFICE USE ONLY

Zone: _____ District: _____

Date Received: _____ Case Number: _____

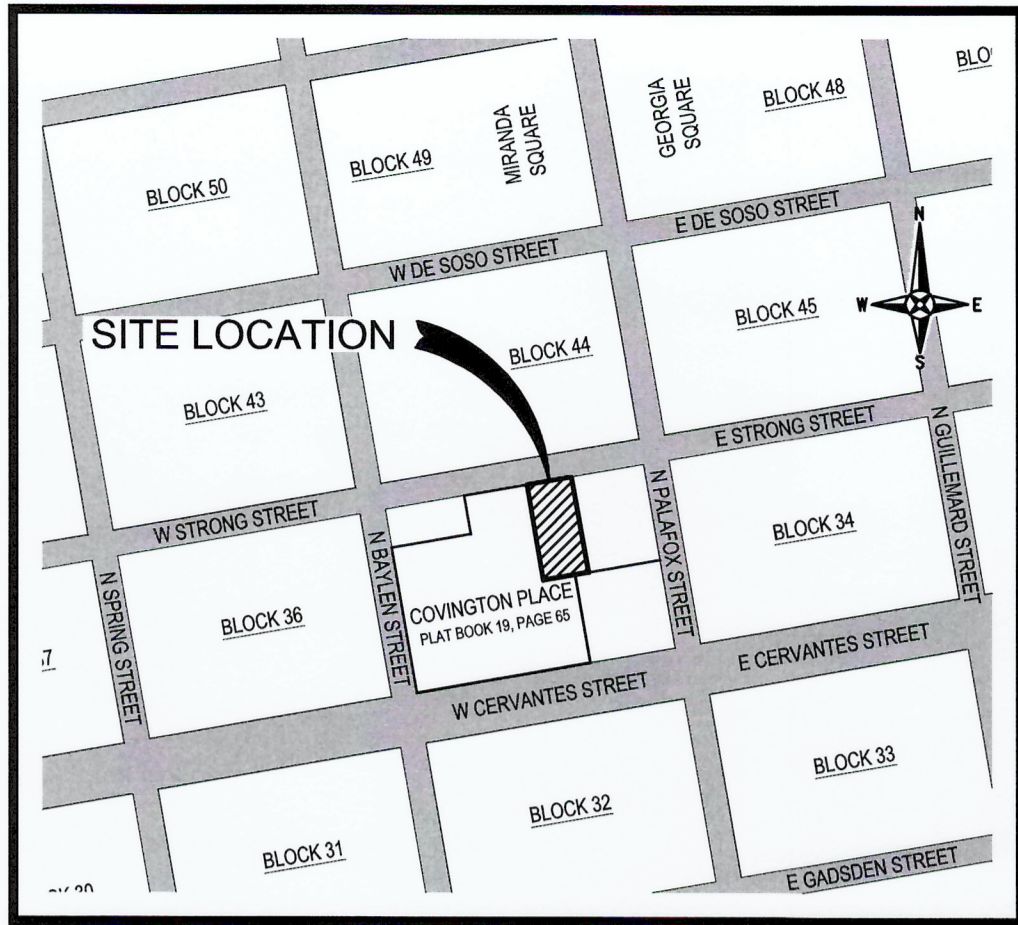
Application Fee: _____ Receipt #: _____

Open Space Requirement (acres or \$): _____ Receipt #: _____

Planning Board Date: _____ Recommendation: _____

Council Date: _____ Action: _____

Recording Date: _____ Map Bk/Pg: _____



VICINITY MAP
SCALE: 1" = 300'

DESCRIPTION:

THE EAST 20 FEET OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE PROCEED SOUTH 80°10'22" WEST ALONG THE NORTH LINE OF SAID BLOCK FOR A DISTANCE OF 104.70 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 101°13'54" EAST FOR A DISTANCE OF 150.11 FEET TO A POINT ON THE SOUTH LINE OF LOT 20 OF SAID BLOCK 35; THENCE PROCEED SOUTH 80°14'46" WEST ALONG THE SAID SOUTH LINE OF LOT 20 AND OF LOTS 14 AND 15, OF SAID BLOCK, FOR A DISTANCE OF 71.62 FEET TO THE EAST LINE OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65, OF SAID PUBLIC RECORDS; THENCE PROCEED NORTH 09°48'20" WEST ALONG THE AFORESAID EAST LINE FOR A DISTANCE OF 150.01 FEET TO THE NORTHEAST CORNER OF SAID COVINGTON PLACE, BEING ON THE NORTH LINE OF AFORESAID BLOCK 35; THENCE PROCEED NORTH 80°10'22" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 70.51 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 0.24 ACRES MORE OR LESS.

GENERAL NOTES:

1. 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 THOMAS C. WATSON, 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 OF WHAT IS NOW KNOWN AS COVINGTON PLACE, AS PREPARED BY KJM LAND PLANNING, LLC., (DRAWING NO. 98-5698, DATED JUNE 23, 2017); COPY OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; A COPY OF PREVIOUS SURVEY OF WHAT IS NOW KNOWN AS COVINGTON PLACE, AS PREPARED BY THIS FIRM (PROJECT NUMBER 2017.201); DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. BASIS OF BEARINGS REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE BEARING OF N 09°48'20" W ALONG THE EASTERLY LINE OF COVINGTON PLACE.
3. 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.
4. A TITLE SEARCH WAS PERFORMED BY WESTCOOR LAND TITLE INSURANCE COMPANY, PLANT FILE NUMBER: 20-48976, AGENT FILE NUMBER: 90-80-20, WITH AN EFFECTIVE DATE OF JANUARY 8, 2021 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE PREPARATION OF THIS PLAT.
5. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-55-509HV HAVING A PUBLISHED ELEVATION OF 63.55 FEET.
6. VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKET WAS ISSUED FOR THIS PROJECT: STRONG STREET - 007102199
7. 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.
8. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

UTILITY SERVICE NOTES:

POTABLE WATER:

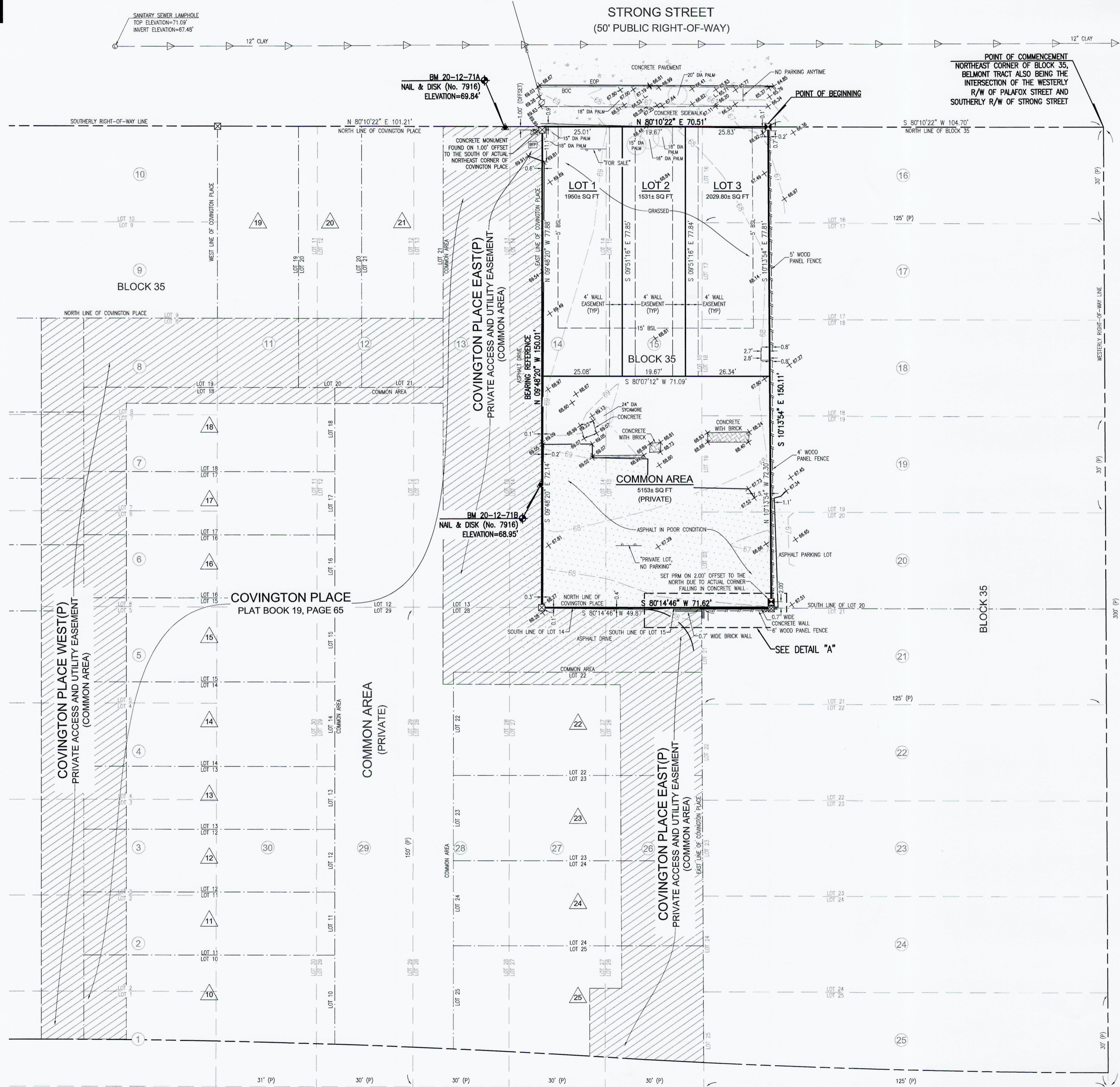
AFTER RECEIVING ALL APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING SYSTEM.

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.



CERVANTES STREET
U.S. HIGHWAY 98-HIGHWAY 90
STATE ROAD 10A
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

PRELIMINARY PLAT OF

COVINGTON PLACE - FIRST ADDITION

A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF A PORTION OF LOT 14,
ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35,
BELMONT TRACT, MAP OF THE CITY OF PENSACOLA BY THOMAS C. WATSON
BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST,
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021

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

OLD CITY DEVELOPERS, LLC

212 W. INTENDENCIA STREET

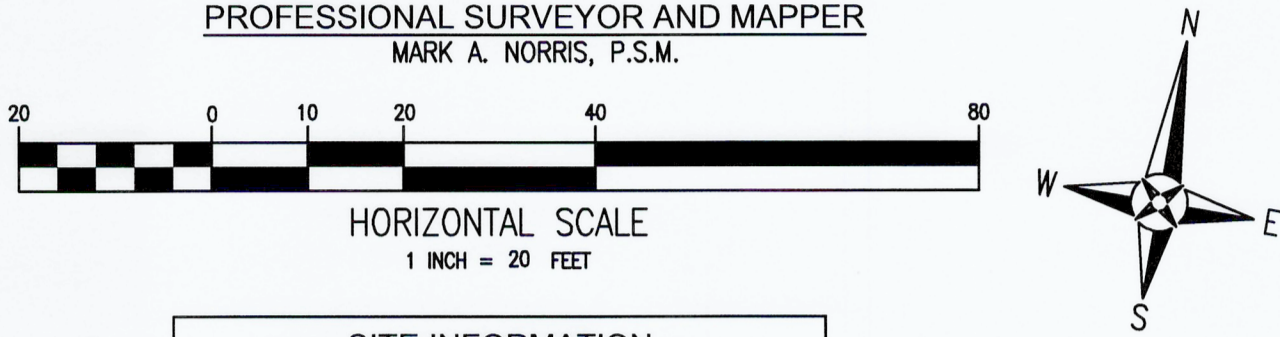
PENSACOLA, FL 32502

CIVIL ENGINEER

PAUL A. BATTLE, P.E.

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.

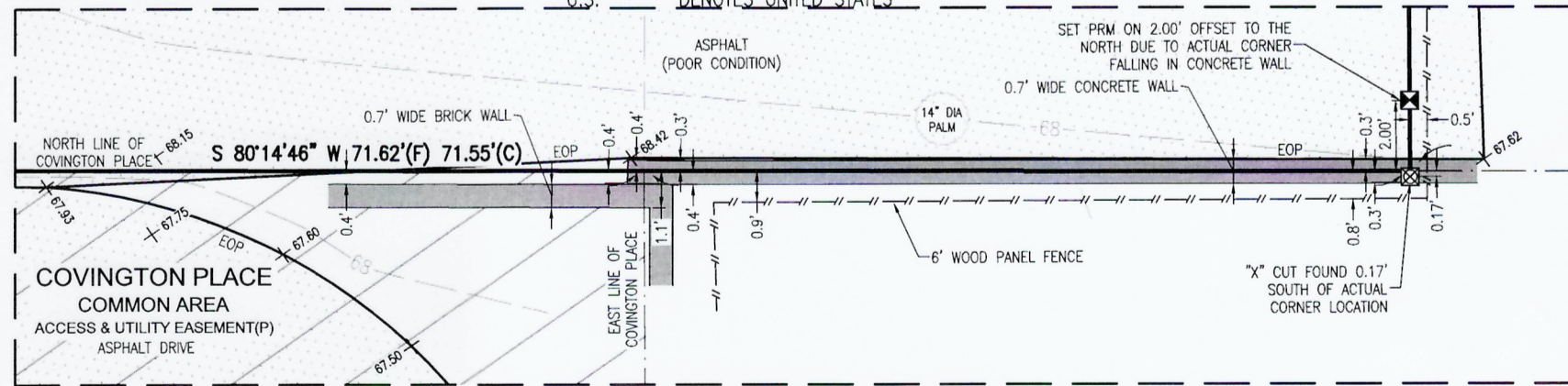


SITE INFORMATION

PROPERTY ZONING:	PC-1
FUTURE LAND USE:	
PROPERTY REFERENCE ID:	00-05-00-9010-014-035
PROPERTY AREA:	0.25± ACRES
FLOOD MAP & ZONE:	ZONE "X", MAP 12033C0390G, DATED 09-29-06
REQUIRED BUILDING SETBACKS:	FRONT YARD - 0 FEET SIDE YARD - 5 FEET REAR YARD - 15 FEET
DENSITY:	4 UNITS PER ACRE
MAX. BUILDING HEIGHT:	48 FEET
No. OF PROPOSED LOTS:	3

LEGEND:

- ▲ SET NAIL & DISK (No. 7916)
- SET 4"x4" CONCRETE PRM (No. 7916)
- FOUND 4"x4" CONCRETE PRM (No. 7916)
- FOUND "X" CUT IN TOP OF CONCRETE WALL
- ◆ SET BENCHMARK
- DENOTES HISTORIC PLATTED LOT NUMBER (THOMAS WATSON MAP)
- DENOTES PLATTED LOT NUMBER (COVINGTON PLACE SUBDIVISION)
- DENOTES WOOD UTILITY POLE
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES TREE (SIZE AND TYPE NOTED)
- DENOTES BACK FLOW PREVENTER
- DENOTES SANITARY SEWER LAMPHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES WATER VALVE
- DENOTES SPOT ELEVATION
- DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS
- || DENOTES WOOD PANEL FENCE
- || DENOTES OVERHEAD UTILITIES
- DENOTES BURIED SANITARY SEWER LINE
- ± DENOTES MORE OR LESS
- BM DENOTES BENCHMARK
- BOC DENOTES BACK OF CURB
- BSL DENOTES BUILDING SETBACK LINE
- DIA DENOTES DIAMETER
- EOP DENOTES EDGE OF PAVEMENT
- (F) DENOTES FIELD INFORMATION
- No. DENOTES NUMBER
- (P) DENOTES PLAT INFORMATION
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- R/W DENOTES RIGHT-OF-WAY
- SQ FT DENOTES SQUARE FEET
- U.S. DENOTES UNITED STATES



DETAIL A
SCALE: 1" = 5'

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

SIGNED
LES ODOM, P.S.M. No. 6520

DATE

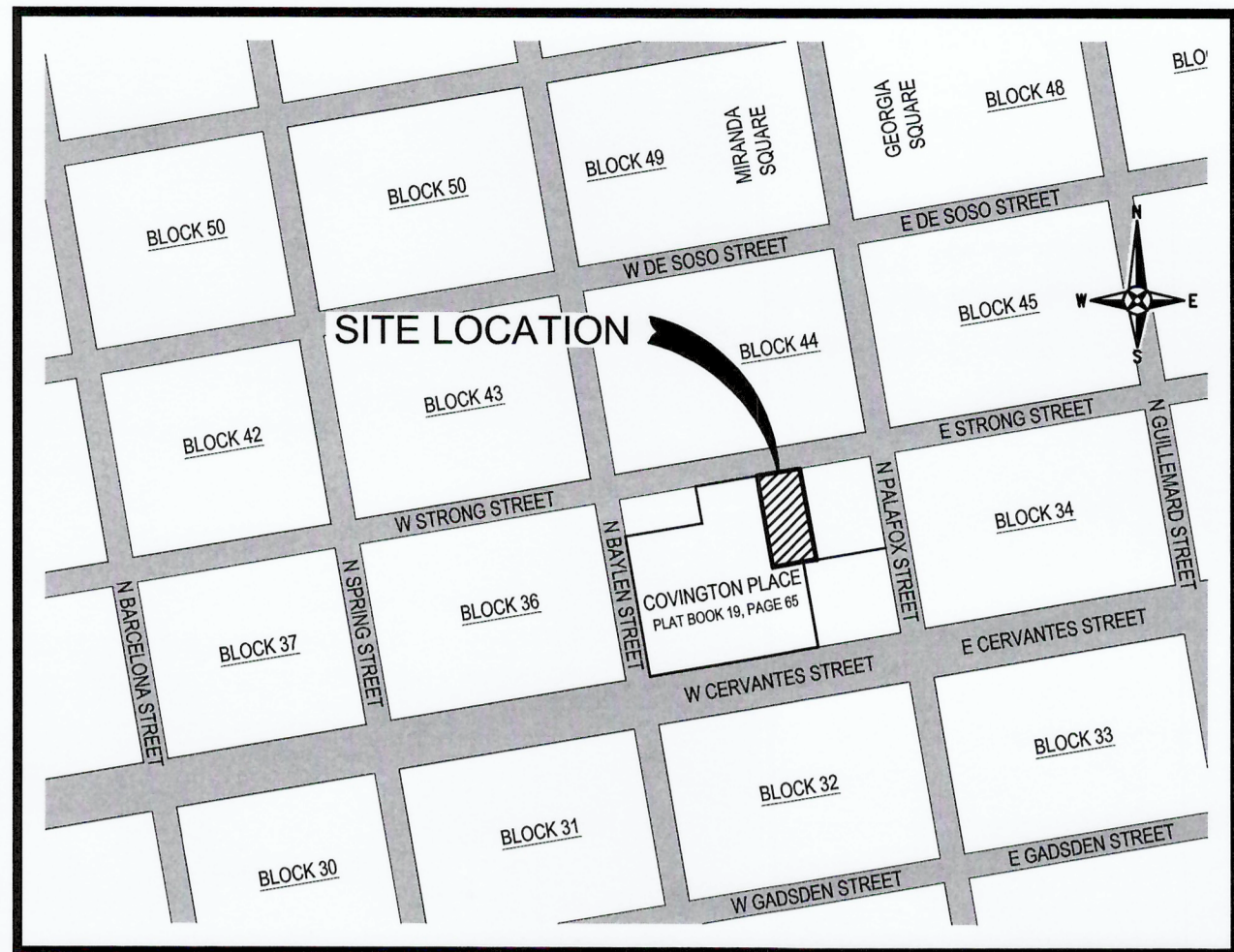
SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177.011-177.151 FLORIDA STATUTES.

BY: MARK A. NORRIS
FLORIDA REGISTRATION No. 6211

DATE
Feb 5, 2021

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

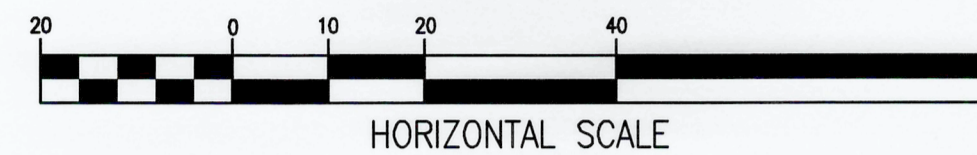
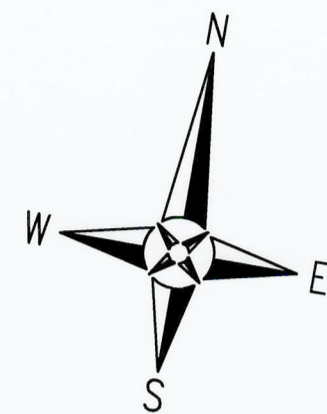
NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER



VICINITY MAP
SCALE: 1" = 300'

FINAL PLAT OF COVINGTON PLACE - FIRST ADDITION

A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF A PORTION OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, MAP OF THE CITY OF PENSACOLA BY THOMAS C. WATSON BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021



DESCRIPTION:

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GENERAL NOTES:

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- BASIS OF BEARINGS REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE BEARING OF N 09°48'20" W ALONG THE EASTERLY LINE OF COVINGTON PLACE.
- 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.
- 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.
- 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.
- 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.
- A TITLE SEARCH WAS PERFORMED BY WESTCOOR LAND TITLE INSURANCE COMPANY, PLANT FILE NUMBER: 20-48976, AGENT FILE NUMBER: 90-80-20, WITH AN EFFECTIVE DATE OF JANUARY 8, 2021 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE PREPARATION OF THIS PLAT.
- 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.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

UTILITY SERVICE NOTES:

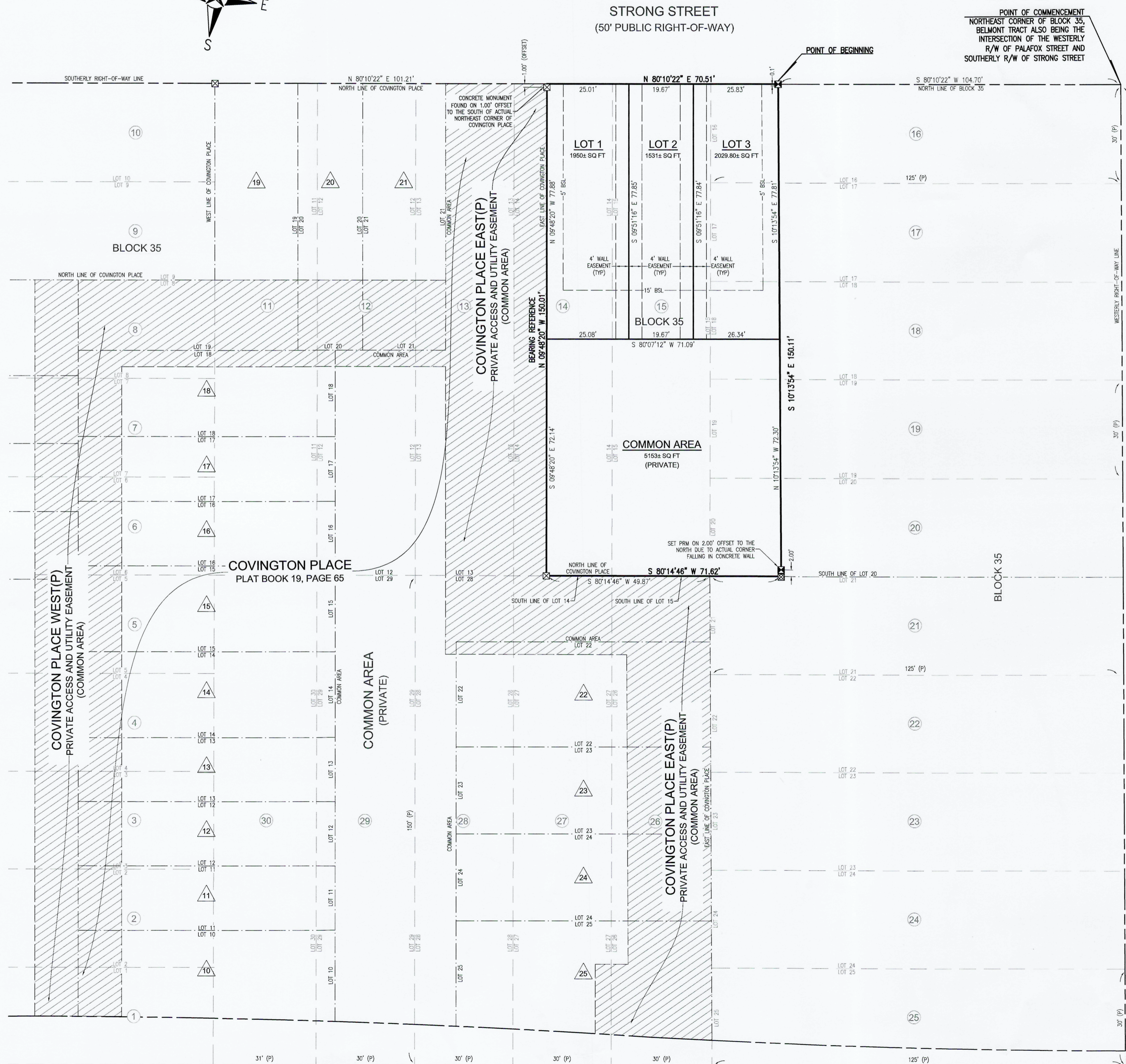
POTABLE WATER:
AFTER RECEIVING ALL APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING SYSTEM.

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.

LEGEND:

- SET 4"x4" CONCRETE PRM (No. 7916)
- FOUND 4"x4" CONCRETE PRM (No. 7916)
- FOUND "X" CUT IN TOP OF CONCRETE WALL
- ⊙ DENOTES HISTORIC LOT NUMBER
- ⊙ DENOTES COVINGTON PLACE LOT NUMBER
- ± DENOTES MORE OR LESS
- BSL DENOTES BUILDING SETBACK LINE
- No. DENOTES NUMBER
- (P) DENOTES INFORMATION TAKEN FROM PLAT
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- SQ FT DENOTES SQUARE FEET
- (TYP) DENOTES TYPICAL



CERVANTES STREET
U.S. HIGHWAY 98-HIGHWAY 90
STATE ROAD 10A
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

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

OLDE CITY DEVELOPERS, LLC
212 W. INTENDENCIA STREET
PENSACOLA, FL 32502

CIVIL ENGINEER
PAUL A. BATTLE, P.E.

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

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CHARLES S. LIBERIS, AUTHORIZED AGENT, OLDE CITY DEVELOPERS, LLC, OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS COVINGTON PLACE - FIRST ADDITION, HEREBY DEDICATE THE COMMON AREA TO COVINGTON PLACE HOME OWNERS ASSOCIATION, INC. 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 HE 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 _____, 2021.

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 _____, 2021 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 _____, 2021, 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.

LES ODOM
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 6520

DATE _____
THE ORIGINAL
SIGNATURE AND 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, SIGNED ON THE _____ DAY OF _____, 2021.

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

THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

Project: Strong St. Conginton PL First Addition

Department:

Comments:

FIRE	No comments.
PW/E	No comments.
Insp Svcs	No comments.
ESP	Pensacola Energy installed gas main within Covington as shown on the attached map. Can this area be included on the plat as a recorded utility easement. If not, we will have to have a separate easement signed and recorded for that section. (Comments were addressed. See attached.)
ECUA	Projects that propose subdividing land in which the resulting new parcels will abut existing right-of-way should contact ECUA Engineering to evaluate if existing water and sewer facilities are present/sufficient to accommodate the newly created parcels. It is possible the property owner may be required to install new water and sewer facilities to serve the new parcels should the existing facilities not be present or sufficient in size. Please contact the ECUA Engineering Map Room at 850-969-3311 for more information.
GPW	No comments.
ATT	No comments.
Surveyor	See attached.
Planning	See attached.

Cynthia Cannon

From: Jason Rebol <jasonr@rebol-battle.com>
Sent: Monday, March 1, 2021 10:10 AM
To: Cynthia Cannon; Diane Moore
Cc: Sherry Morris
Subject: RE: [EXTERNAL] RE: Strong St. - Covington Place Subdivision Preliminary/Final Plat

This gas main in question is not within the limits of the proposed subdivision. We are preparing an easement for PE for the gas main they have over the original Covington subdivision. There is nothing to resolve for the first addition.

Jason Rebol

Rebol-Battle & Associates, LLC

Civil Engineers & Surveyors

2301 N. 9th Avenue, Suite 300
Pensacola, Florida 32503
850.438.0400

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Monday, March 1, 2021 9:48 AM
To: Jason Rebol <jasonr@rebol-battle.com>; Diane Moore <DMoore@cityofpensacola.com>
Cc: Sherry Morris <SMorris@cityofpensacola.com>
Subject: RE: [EXTERNAL] RE: Strong St. - Covington Place Subdivision Preliminary/Final Plat

Good Morning All,

I'm following up to see how this issue is being resolved. I'll need to brief the Planning Board Chair on Thursday, as such, having this information in advance if the meeting would be very helpful.

Thank you,

Cynthia Cannon, AICP

Assistant Planning Director

Visit us at <http://cityofpensacola.com>

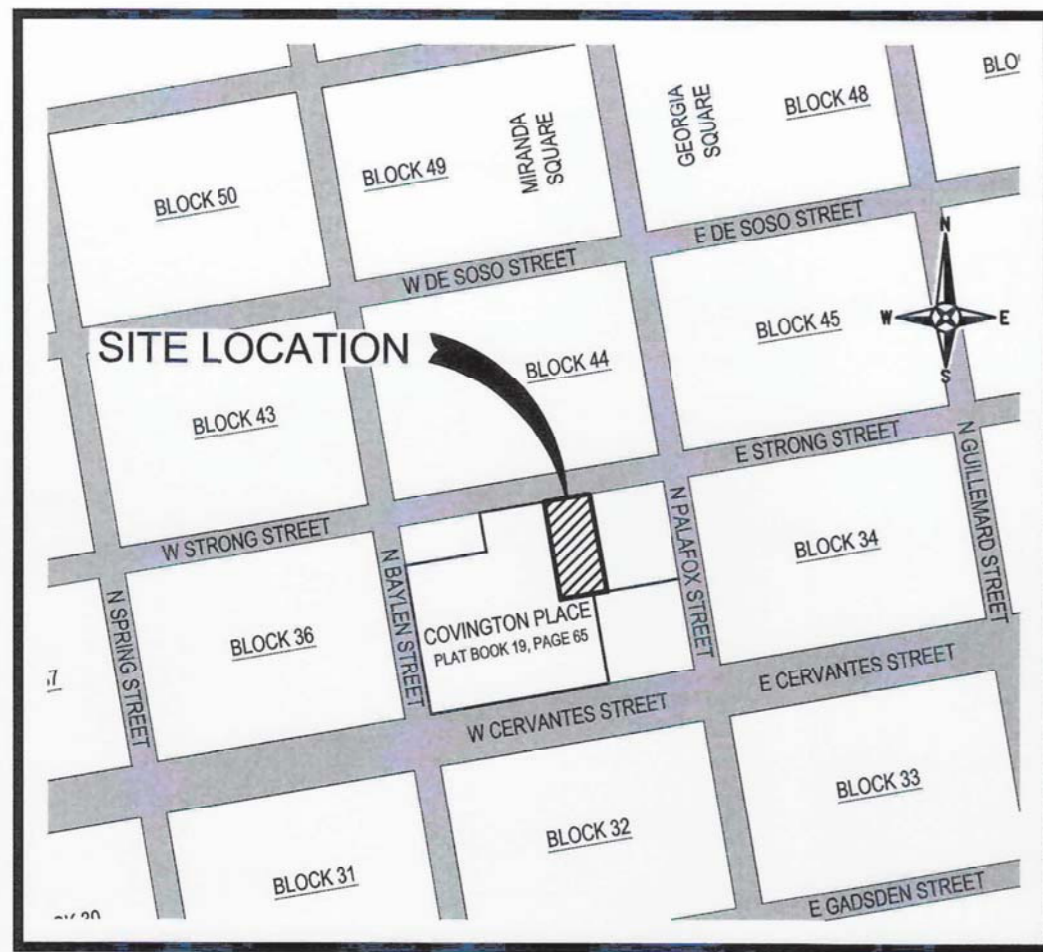
222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com





VICINITY MAP
SCALE: 1" = 300'

DESCRIPTION:

THE EAST 20 FEET OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE PROCEED SOUTH 80°10'22" WEST ALONG THE NORTH LINE OF SAID BLOCK FOR A DISTANCE OF 104.70 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 10°13'54" EAST FOR A DISTANCE OF 150.11 FEET TO A POINT ON THE SOUTH LINE OF LOT 20 OF SAID BLOCK 35; THENCE PROCEED SOUTH 80°14'46" WEST ALONG THE SAID SOUTH LINE OF LOT 20 AND OF LOTS 14 AND 15, OF SAID BLOCK, FOR A DISTANCE OF 71.62 FEET TO THE EAST LINE OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65, OF SAID PUBLIC RECORDS; THENCE PROCEED NORTH 09°48'20" WEST ALONG THE AFORESAID EAST LINE FOR A DISTANCE OF 150.01 FEET TO THE NORTHEAST CORNER OF SAID COVINGTON PLACE, BEING ON THE NORTH LINE OF AFORESAID BLOCK 35; THENCE PROCEED NORTH 80°10'22" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 70.51 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 0.24 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 2010.0000) 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 THOMAS C. WATSON, 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 OF WHAT IS NOW KNOWN AS COVINGTON PLACE, AS PREPARED BY KJM LAND PLANNING, LLC., (DRAWING NO. 98-5698, DATED JUNE 23, 2017); COPY OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; A COPY OF PREVIOUS SURVEY OF WHAT IS NOW KNOWN AS COVINGTON PLACE, AS PREPARED BY THIS FIRM (PROJECT NUMBER 2017.201); 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°48'20" W ALONG THE EASTERLY LINE OF COVINGTON PLACE.
- 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.
- A TITLE SEARCH WAS PERFORMED BY WESTCOT LAND TITLE INSURANCE COMPANY, PLANT FILE NUMBER: 20-48976, AGENT FILE NUMBER: 90-80-20, WITH AN EFFECTIVE DATE OF JANUARY 8, 2021 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE PREPARATION OF THIS PLAT.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-55-509HV HAVING A PUBLISHED ELEVATION OF 63.55 FEET.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKET WAS ISSUED FOR THIS PROJECT: STRONG STREET - 007102199
- 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.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

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.

PRELIMINARY PLAT OF COVINGTON PLACE - FIRST ADDITION

A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF A PORTION OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, MAP OF THE CITY OF PENSACOLA BY THOMAS C. WATSON BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021

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

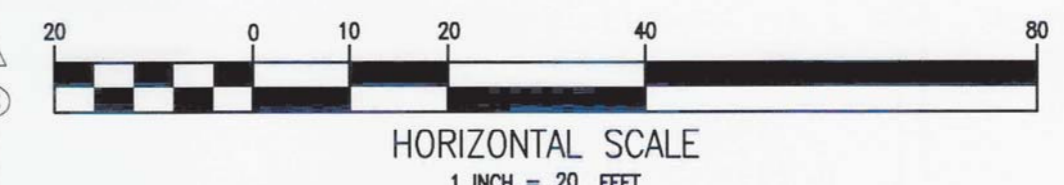
OLD CITY DEVELOPERS, LLC
212 W. INTENDENCIA STREET
PENSACOLA, FL 32502

CIVIL ENGINEER

PAUL A. BATTLE, P.E.

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.

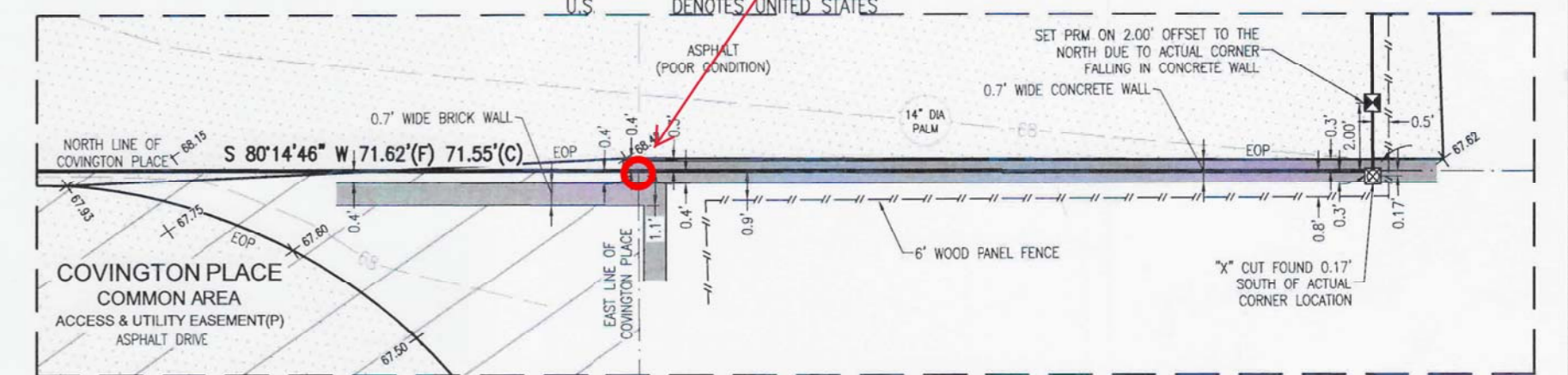


SITE INFORMATION	
PROPERTY ZONING:	PC-1
FUTURE LAND USE:	
PROPERTY REFERENCE ID:	00-05-00-9010-014-035
PROPERTY AREA:	0.25+/- ACRES
FLOOD MAP & ZONE:	ZONE "X", MAP 12033C0390G, DATED 09-29-06
REQUIRED BUILDING SETBACKS:	FRONT YARD - 0 FEET SIDE YARD - 5 FEET REAR YARD - 15 FEET
DENSITY:	4 UNITS PER ACRE
MAX. BUILDING HEIGHT:	48 FEET
No. OF PROPOSED LOTS:	3

LEGEND:

- SET NAIL & DISK (No. 7916)
- SET 4"x4" CONCRETE PRM (No. 7915)
- FOUND 4"x4" CONCRETE PRM (No. 7916)
- FOUND "X" CUT IN TOP OF CONCRETE WALL
- SET BENCHMARK
- DENOTES HISTORIC PLATTED LOT NUMBER (THOMAS WATSON MAP)
- DENOTES PLATTED LOT NUMBER (COVINGTON PLACE SUBDIVISION)
- DENOTES WOOD UTILITY POLE
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES TREE (SIZE AND TYPE NOTED)
- DENOTES BACK FLOW PREVENTER
- DENOTES SANITARY SEWER LAMPHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES WATER VALVE
- DENOTES SPOT ELEVATION
- DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS
- DENOTES WOOD PANEL FENCE
- DENOTES OVERHEAD UTILITIES
- DENOTES BURIED SANITARY SEWER LINE
- DENOTES MORE OR LESS
- DENOTES BENCHMARK
- DENOTES BACK OF CURB
- DENOTES BUILDING SETBACK LINE
- DENOTES DIAMETER
- DENOTES EDGE OF PAVEMENT
- DENOTES FIELD INFORMATION
- DENOTES NUMBER
- DENOTES PLAT INFORMATION
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- R/W DENOTES RIGHT-OF-WAY
- SQ FT DENOTES SQUARE FEET
- U.S. DENOTES UNITED STATES

did your field crew find and locate the PRM at this location?



DETAIL A
SCALE: 1" = 5'

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

Leslie D. Odom

SIGNED
LES ODOM, P.S.M. No. 6520

DATE

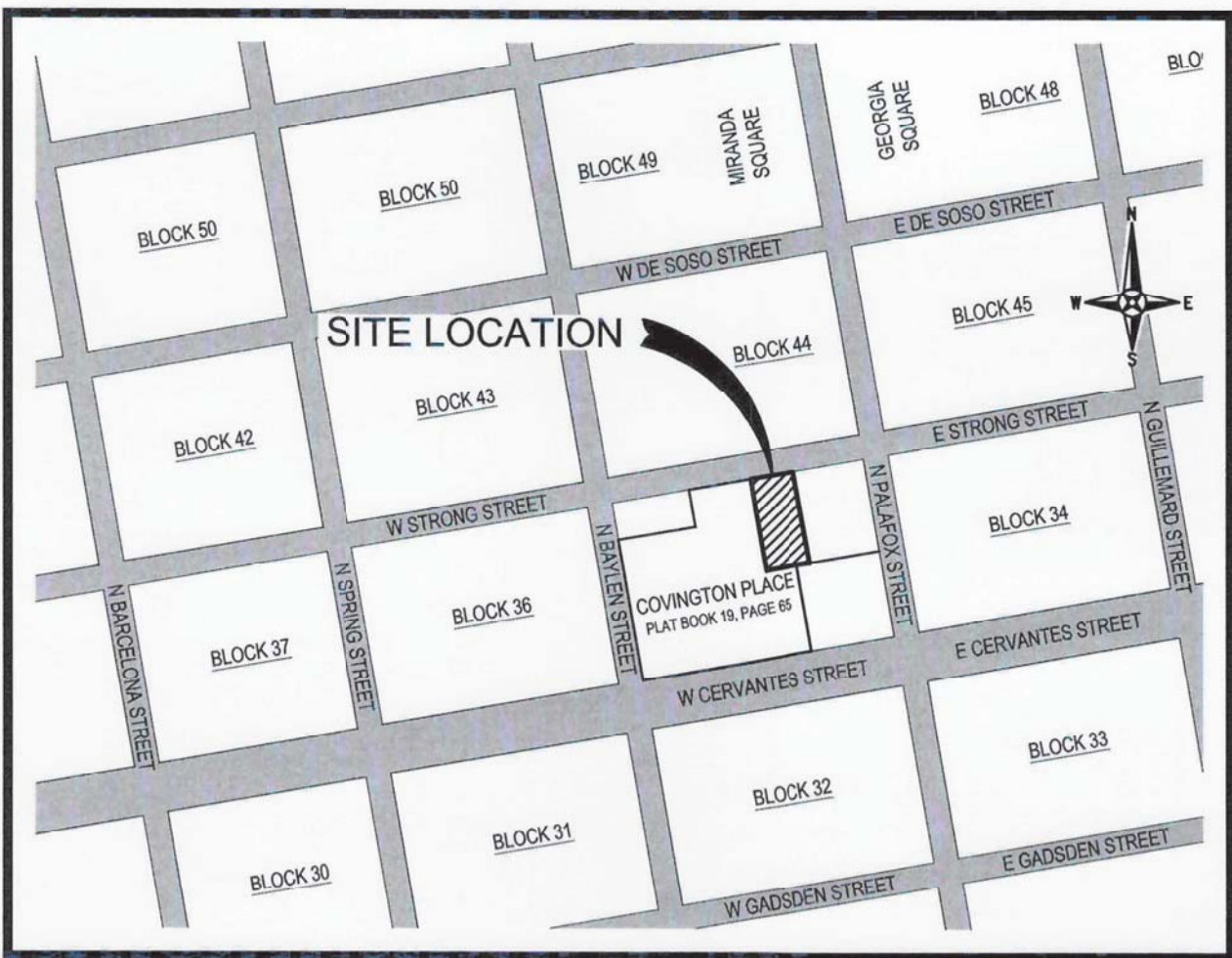
SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREON, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEYING EQUIPMENT AND ALL MEASUREMENTS OF THE PLAT ARE CORRECT.

BY: Mark A. Norris
FLORIDA REGISTRATION No. 6211

DATE
Feb 5, 2021

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

CERVANTES STREET
U.S. HIGHWAY 98-HIGHWAY 90
STATE ROAD 10A
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)



VICINITY MAP
SCALE: 1" = 300'

DESCRIPTION:

THE EAST 20 FEET OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE PROCEED SOUTH 80°10'22" WEST ALONG THE NORTH LINE OF SAID BLOCK FOR A DISTANCE OF 104.70 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 10°13'54" EAST FOR A DISTANCE OF 150.11 FEET TO A POINT ON THE SOUTH LINE OF LOT 20 OF SAID BLOCK 35; THENCE PROCEED SOUTH 80°14'46" WEST ALONG THE SAID SOUTH LINE OF LOT 20 AND OF LOTS 14 AND 15, OF SAID BLOCK, FOR A DISTANCE OF 71.62 FEET TO THE EAST LINE OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65; OF SAID PUBLIC RECORDS; THENCE PROCEED NORTH 09°48'20" WEST ALONG THE AFORESAID EAST LINE FOR A DISTANCE OF 150.01 FEET TO THE NORTHEAST CORNER OF SAID COVINGTON PLACE, BEING ON THE NORTH LINE OF AFORESAID BLOCK 35; THENCE PROCEED NORTH 80°10'22" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 70.51 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 0.24 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 2010.0000) 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, LLC., (DRAWING NO. 98-5698, DATED JUNE 23, 2017); COPY OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; COPY OF PREVIOUS SURVEY BY THIS FIRM OF SAID COVINGTON PLACE; 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°48'20" W ALONG THE EASTERLY LINE OF COVINGTON PLACE.
- 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, 2008.
- 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.
- 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.
- 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.
- A TITLE SEARCH WAS PERFORMED BY WESTCOT LAND TITLE INSURANCE COMPANY, PLANT FILE NUMBER: 20-48976, AGENT FILE NUMBER: 90-80-20, WITH AN EFFECTIVE DATE OF JANUARY 8, 2021 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE PREPARATION OF THIS PLAT.
- 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.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

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:

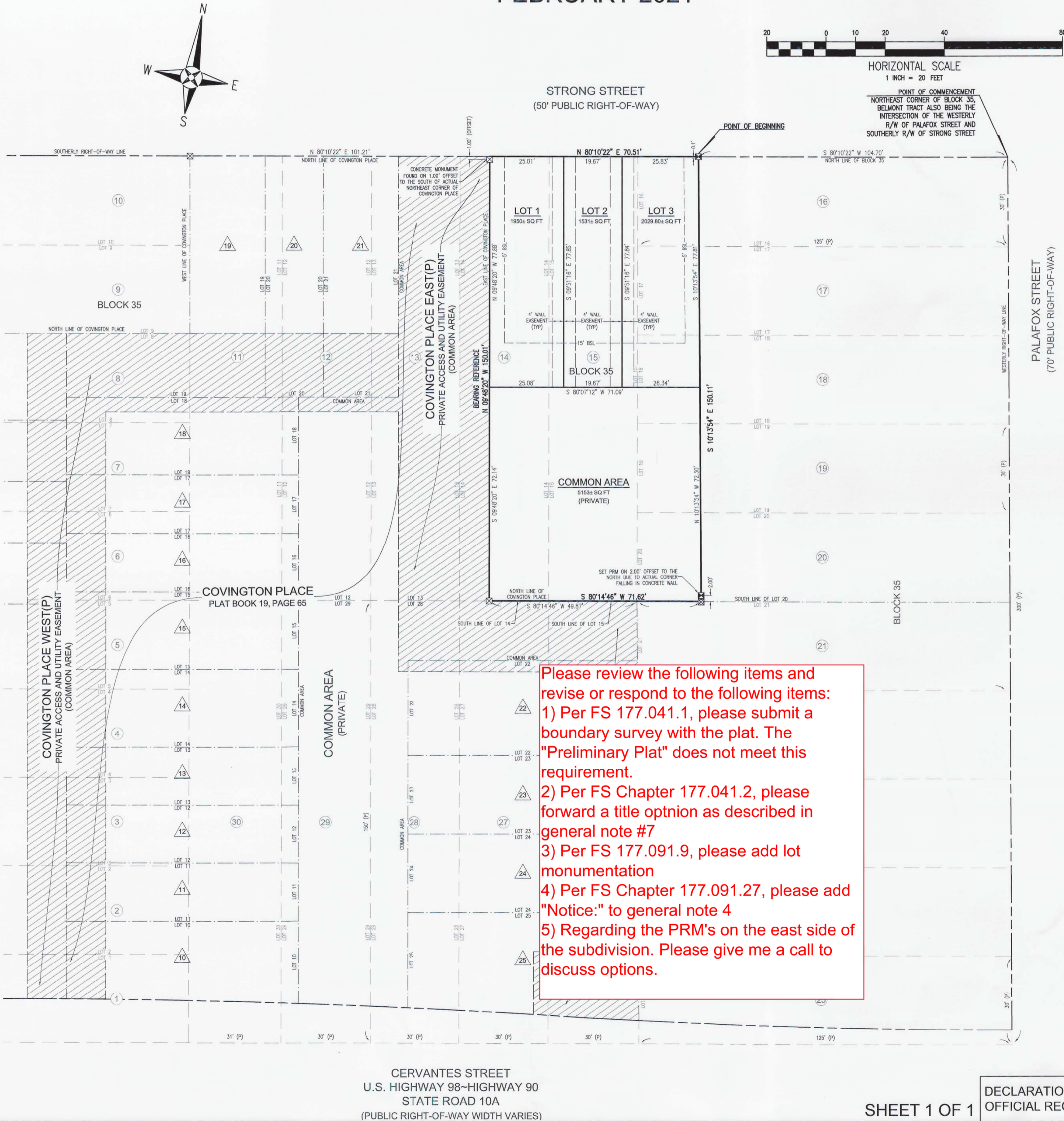
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

LEGEND:

- SET 4"x4" CONCRETE PRM (No. 7916)
- FOUND 4"x4" CONCRETE PRM (No. 7916)
- FOUND "X" CUT IN TOP OF CONCRETE WALL
- DENOTES HISTORIC LOT NUMBER
- DENOTES COVINGTON PLACE LOT NUMBER
- DENOTES MORE OR LESS
- DENOTES BUILDING SETBACK LINE
- No. DENOTES NUMBER
- (P) DENOTES INFORMATION TAKEN FROM PLAT
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- SQ FT DENOTES SQUARE FEET
- (TYP) DENOTES TYPICAL

FINAL PLAT OF COVINGTON PLACE - FIRST ADDITION

A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF A PORTION OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, MAP OF THE CITY OF PENSACOLA BY THOMAS C. WATSON BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021



Please review the following items and revise or respond to the following items:

- 1) Per FS 177.041.1, please submit a boundary survey with the plat. The "Preliminary Plat" does not meet this requirement.
- 2) Per FS Chapter 177.041.2, please forward a title option as described in general note #7
- 3) Per FS 177.091.9, please add lot monumentation
- 4) Per FS Chapter 177.091.27, please add "Notice:" to general note 4
- 5) Regarding the PRM's on the east side of the subdivision. Please give me a call to discuss options.

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 0009857 LB7916

OWNER AND DEVELOPER

OLDE CITY DEVELOPERS, LLC
212 W. INTENDENCIA STREET
PENSACOLA, FL 32502

CIVIL ENGINEER

PAUL A. BATTLE, P.E.

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.

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 - FIRST ADDITION, HEREBY DEDICATE THE COMMON AREA TO COVINGTON PLACE HOME OWNERS ASSOCIATION, INC. 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 HE 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 _____, 2021.

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 _____, 2021 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 _____, 2021, 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.

LES ODOM

PROFESSIONAL SURVEYOR & MAPPER

LICENSE NO. 6520

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, SIGNED ON THE _____ DAY OF _____, 2021.

MARK A. NORRIS

PROFESSIONAL SURVEYOR & MAPPER

LICENSE NO. 6211, LB 7916

REBOL-BATTLE & ASSOCIATES, LLC.

2301 N 9TH AVENUE, SUITE 300

PENSACOLA, FL 32503

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

PLAT BOOK: _____, PAGE: _____

***Planning Services Division
Zoning Review***

SUBDIVISION: COVINGTON PLACE – FIRST ADDITION, PRELIMINARY PLAT

Address: 0-99 BLK W STRONG STREET
Zoning: PC-1 / NHPD
Reviewed: 2-24-2021

1. Please correct/amend the following within the “SITE INFORMATION” table:
 - a) Future Land Use: This is missing. The applicable category is H.P. (Historic Preservation)
 - b) Density: This is incorrect for the maximum density ALLOWED. The maximum density ALLOWED is 35 DU/acre.
 - c) Maximum Building Height: This is incorrect. Per Sec. 12-3-10(2)h and Table 12-3.9 of the City's Code of Ordinances, the maximum building height is 45 feet.

2. Please add the following to the “SITE INFORMATION”:

Overlay Districts: NHPD (North Hill Preservation District)

***Planning Services Division
Zoning Review***

SUBDIVISION: COVINGTON PLACE – FIRST ADDITION, FINAL PLAT

Address: 0-99 BLK W STRONG STREET
Zoning: PC-1 / NHPD
Reviewed: 2-24-2021

1. Please include the following Zoning District information within the notes on the Final plat. It can be a separate "Zoning Notes" section or within the "General Notes".
 1. These properties are located within the PC-1 zoning district and the North Hill Preservation District (NHPD).
 2. All development is subject to aesthetic review by the City's Architectural Review Board.
 3. The applicable setbacks are: FY= 0.0'; RY= 15'; SY= 5'.
2. Please be advised the Open Space/Recreation fee is due with the recording of the Final Plat. The value of the land per ESCPA is \$106,400. The applicable fees per Sec. 12-7-6(b) are \$5,320.00.