

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:

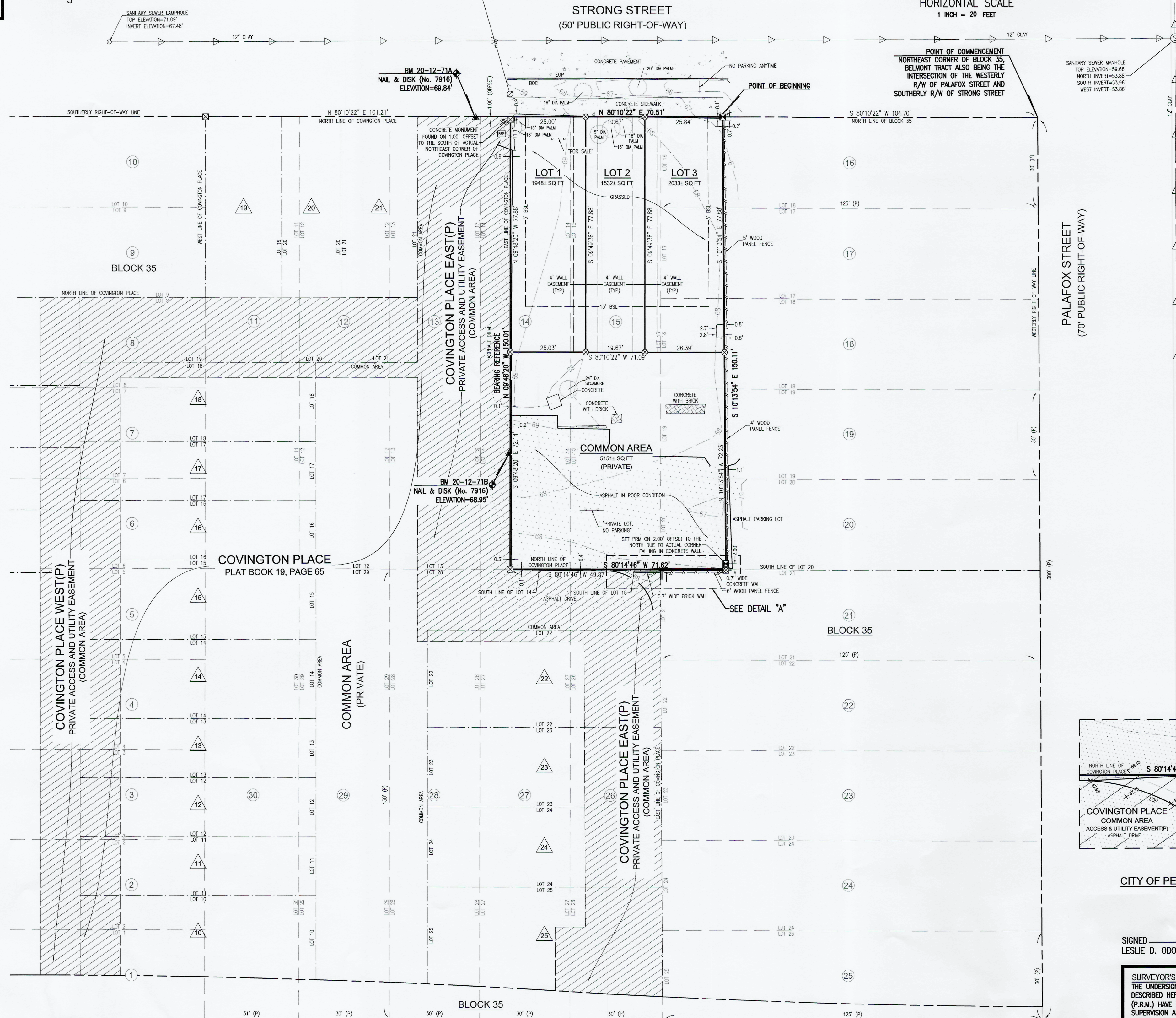
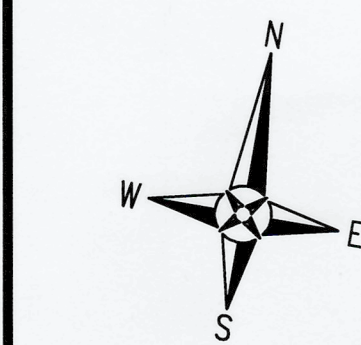
- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER 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 PLAT CERTIFICATION LETTER WAS PERFORMED BY WESTCOT LAND TITLE INSURANCE COMPANY, FILE NUMBER: 90-80-20, DATED OF MARCH 3, 2021 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 (NAV88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-55-5094V 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.



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

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

CIVIL ENGINEER

PAUL A. BATTLE, P.E.

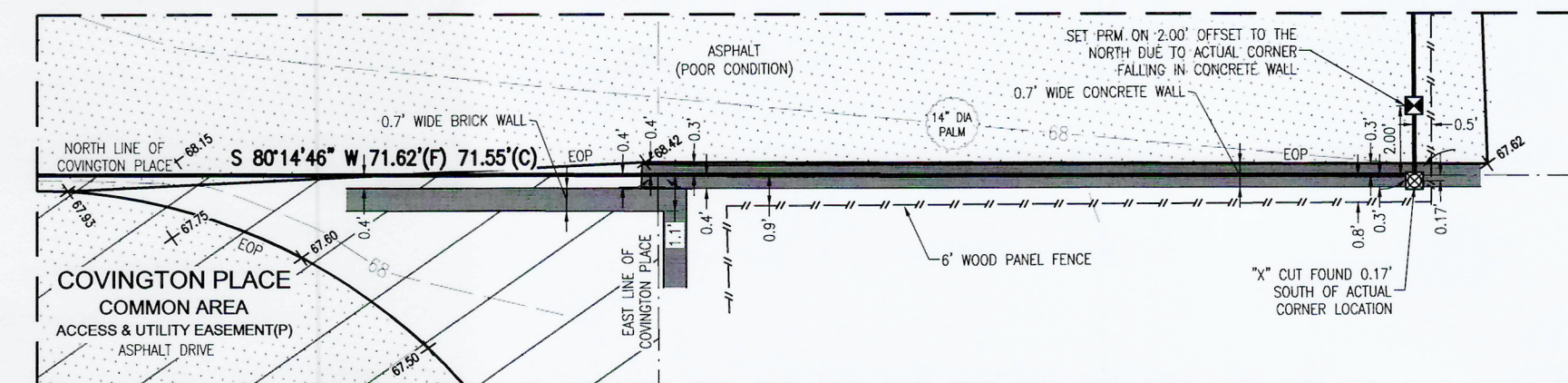
PROFESSIONAL SURVEYOR AND MAPPER  
MARK A. NORRIS, P.S.M.

SITE INFORMATION

PROPERTY ZONING:	PC-1
FUTURE LAND USE:	H.P. (HISTORIC LAND USE)
OVERLAY DISTRICTS:	NHPD (NORTH HILL PRESERVATION DISTRICT)
PROPERTY REFERENCE ID:	00-05-00-9010-014-035
PROPERTY AREA:	0.24+ 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:	35 DU PER ACRE
MAX. BUILDING HEIGHT:	45 FEET
No. OF PROPOSED LOTS:	3

LEGEND:

- ▲ SET NAIL & DISK (No. 7916)
- ⊗ SET 1/2" CAPPED IRON ROD (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
- ① DENOTES HISTORIC PLATTED LOT NUMBER (THOMAS WATSON MAP)
- ② 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
- 100 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  
LESLIE D. ODUM, 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  
March 4, 2021

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SIGNATURE AND SEAL  
OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER

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