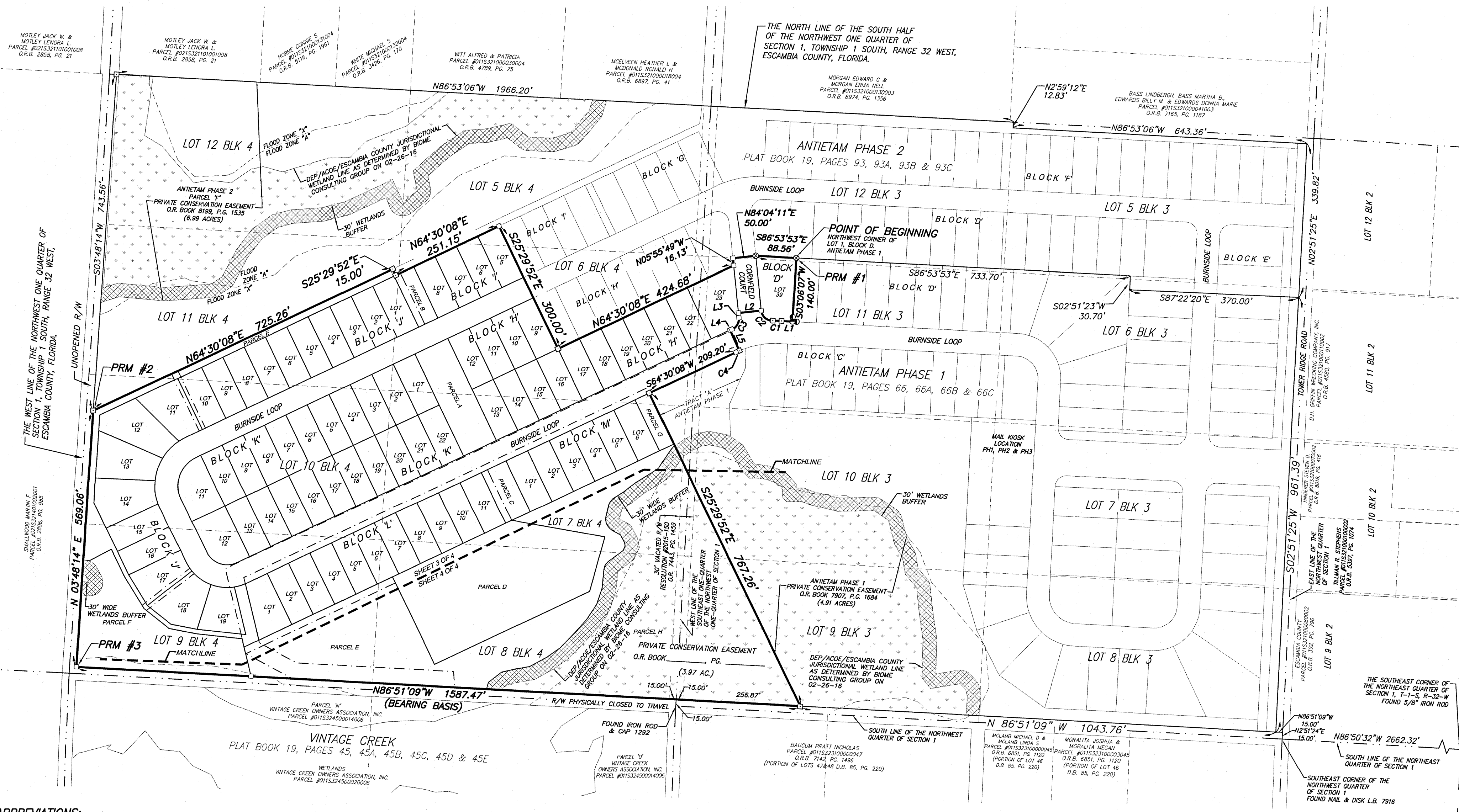


ANTIETAM

(PHASE 3)

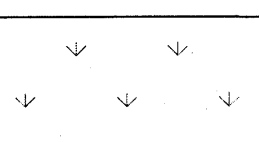
A 78 LOT SUBDIVISION OF A PORTION OF
SECTION 01, TOWNSHIP 1 SOUTH, RANGE 32 WEST, BEING A SUBDIVISION OF A PORTION OF
LOTS 9, 10, 11 & 12 OF BLOCK 3 AND LOTS 7, 8 & 9 OF BLOCK 4 AND A PORTION OF
LOTS 5, 6, 10 & 11 OF BLOCK 4 AND THAT PORTION OF RIGHT-OF-WAY LYING BETWEEN
BLOCKS 3 & 4, AND BEING A REPLAT OF A PORTION OF THE NATIONAL LAND SALES
COMPANY'S SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600
A PLANNED UNIT DEVELOPMENT
ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021

0' 150' 300'
1 INCH = 150 FEET

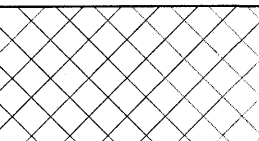


SYMBOLS & ABBREVIATIONS:

No. = NUMBER
= NUMBER
- = DISTANCE NOT TO SCALE
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
O.R. = OFFICIAL RECORDS
± = MORE OR LESS
P.C. = POINT OF CURVATURE
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= WETLANDS



= 30' WETLAND BUFFER

PE = PROFESSIONAL ENGINEER
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D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION
ECUA = EMERALD COAST UTILITY AUTHORITY
N.T.S. = NOT TO SCALE
R.P. = RADIUS POINT
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F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
USPS = UNITED STATES POSTAL SERVICE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
CORS = CONTINUOUSLY OPERATING REFERENCE STATION
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
D.B. = DEED BOOK
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
ID. = IDENTIFICATION
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DWG. = DRAWING
(RAD) = RADIAL
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S.F. = SQUARE FEET
AC. = ACRES
D.E. = DRAINAGE EASEMENT
□ = FOUND 4" X 4" CONCRETE MONUMENT STAMPED P.R.M. (L.B. #8011)
○ = FOUND 5/8" CAPPED REBAR (L.B. #8011)
⊗ = FOUND NAIL AND DISK P.R.M. (L.B. #8011)
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ALL OTHERS ARE L.B. #8011)
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○ = FOUND 1/2" CAPPED REBAR (BUTLER)
■ = FOUND 4" X 4" CONCRETE MONUMENT (L.B. #8011)

LINE	BEARING	DISTANCE
L1	N86°53'06"W	1966.20'
L2	S84°04'11"W	50.00'
L3	S05°55'49"E	10.34'
L4	S86°46'07"W	3.77'
L5	S23°13'53"E	50.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.22'	25.00'	85°22'23"	N48°37'01"W	33.90'
C2	37.25'	25.00'	85°22'23"	N30°32'42.9580"	73.85'
C3	32.10'	25.00'	73°33'45"	S30°51'03"W	29.94'
C4	7.91'	200.00'	2°15'59"	S85°38'08"W	7.91'

STATE PLANE COORDINATE TABLE HORIZONTAL AND VERTICAL DATUMS: (SEE SURVEY NOTES #1 AND #7)							
STATION	NORTHING (FT)	EASTING (FT)	SCALE FACTOR	CONVERGENCE	LATITUDE	LONGITUDE	ELEVATION
PRM-1	574036.01	1052743.48	0.9999702	-01°27'43"	N30°32'46.6636"	W87°24'33.6461"	104.68'
PRM-2	573700.77	1051206.73	0.9999701	-01°27'52"	N30°32'42.9580"	W87°24'51.1165"	73.85'
PRM-3	573132.96	1051169.00	0.9999699	-01°27'52"	N30°32'37.3301"	W87°24'51.3819"	50.01'

TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983 (2011) U.S. SURVEY FEET, PER FDOT CORS "PCLA".
- SOURCE OF INFORMATION: SUBDIVISION PLAT OF NATIONAL LAND SALES COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST AND THE SOUTH 160 ACRES OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 32 WEST, ACCORDING TO SUBDIVISION PLAT (D.B. 102, PAGE 600); SUBDIVISION PLAT OF 80 ACRES, EAST 1/2 OF THE SOUTHEAST QUARTER OF THE WEST ONE HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA (D.B. 85, PAGE 220); BOUNDARY SURVEY BY REBOL-BATTLES & ASSOCIATES, PROJECT #2015.006, DATED 2-19-15; CERTIFIED CORNER RECORDS 063750, 0012471, 061329, 068255, 068254, 0006146 AND 0037632; DEEDS AND PLATS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS SHOWN HEREON.
- DEP/ACOE/ESCAMBIA COUNTY JURISDICTIONAL ENVIRONMENTAL WETLAND LINES SHOWN HEREON HAVE BEEN DETERMINED BY BIOME CONSULTING GROUP ON 02/26/2016.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE X AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR ESCAMBIA COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120080 0270 G; WHICH BEARS A MAP REVISED DATE OF SEPTEMBER 29, 2006.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- CURRENT ZONING: LDR
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988, PER FDOT CORS "PCLA" USING GEOID12B.
- THE DEVELOPER WILL WORK WITH THE UNITED STATES POSTAL SERVICE TO PLACE MAIL KIOSKS IN APPROVED LOCATIONS AND BE INSTALLED PER THE USPS REQUIREMENTS.
- EASEMENT AGREEMENT BY AND BETWEEN DEVELOPER AND ANTIETAM OWNER'S ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 8199, PAGE 1543, OF THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA, SHALL BE DEEMED TERMINATED AND OF NO FURTHER FORCE OR EFFECT, AT TIME OF PLAT RECORDING.
- UNDERGROUND DISTRIBUTION EASEMENT TO GULF POWER COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7625, PAGE 1007, OF THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA; EXISTS ALONG, UNDER AND ACROSS THE PUBLIC/PRIVATE STREETS, RIGHTS OF WAY, DRAINAGE, ACCESS, AND UTILITY EASEMENTS, AND COMMON ELEMENTS AND ALSO THE FRONT FIVE FEET (5') OF ALL PLATTED LOTS.

SPECIAL NOTE:

FENCING RESTRICTION: NO FENCES OR OTHER STRUCTURES SHALL BE CONSTRUCTED IN THE PRIVATE DRAINAGE ACCESS EASEMENTS. EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.

FIVE FOOT CONCRETE SIDEWALKS WILL BE CONSTRUCTED BY THE INDIVIDUAL HOME BUILDER.

THERE ARE 10-FOOT PRIVATE DRAINAGE EASEMENTS ALONG EACH LOT PROPERTY LINES, BEING 5-FOOT ON EACH LOT.

FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDED STORMWATER FLOW.

ALL WETLANDS, WETLAND BUFFERS AND CONSERVATION EASEMENT AREAS SHALL REMAIN UNIMPACTED AND IN THEIR NATURAL STATE AT ALL TIMES.

NO SIGNAGE IS PROPOSED WITH THIS PHASE OF SUBDIVISION.

GEODETTIC NOTE:

ALL GEOGRAPHIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO NAD 83 (2011) DATUM. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, ESTABLISHED BY RTK GPS SYSTEMS, TOGETHER WITH eGPS SOLUTIONS REAL TIME VRS NETWORK.

PUD REQUIREMENTS:

PHASE 3 IMPROVEMENTS INCLUDE FITNESS TRAIL, PARK, STREET LIGHTING AND SIDEWALKS ON BOTH SIDES OF STREET.



CERTIFICATE OF AUTHORIZATION No. LB 8011
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526

SURVEYOR:

VICTOR L. GERMAIN, PSM
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9803

COVENANTS & RESTRICTIONS RECORDED IN
OFFICIAL RECORDS BOOK _____, PAGE _____

PLAT BOOK _____ PAGE _____

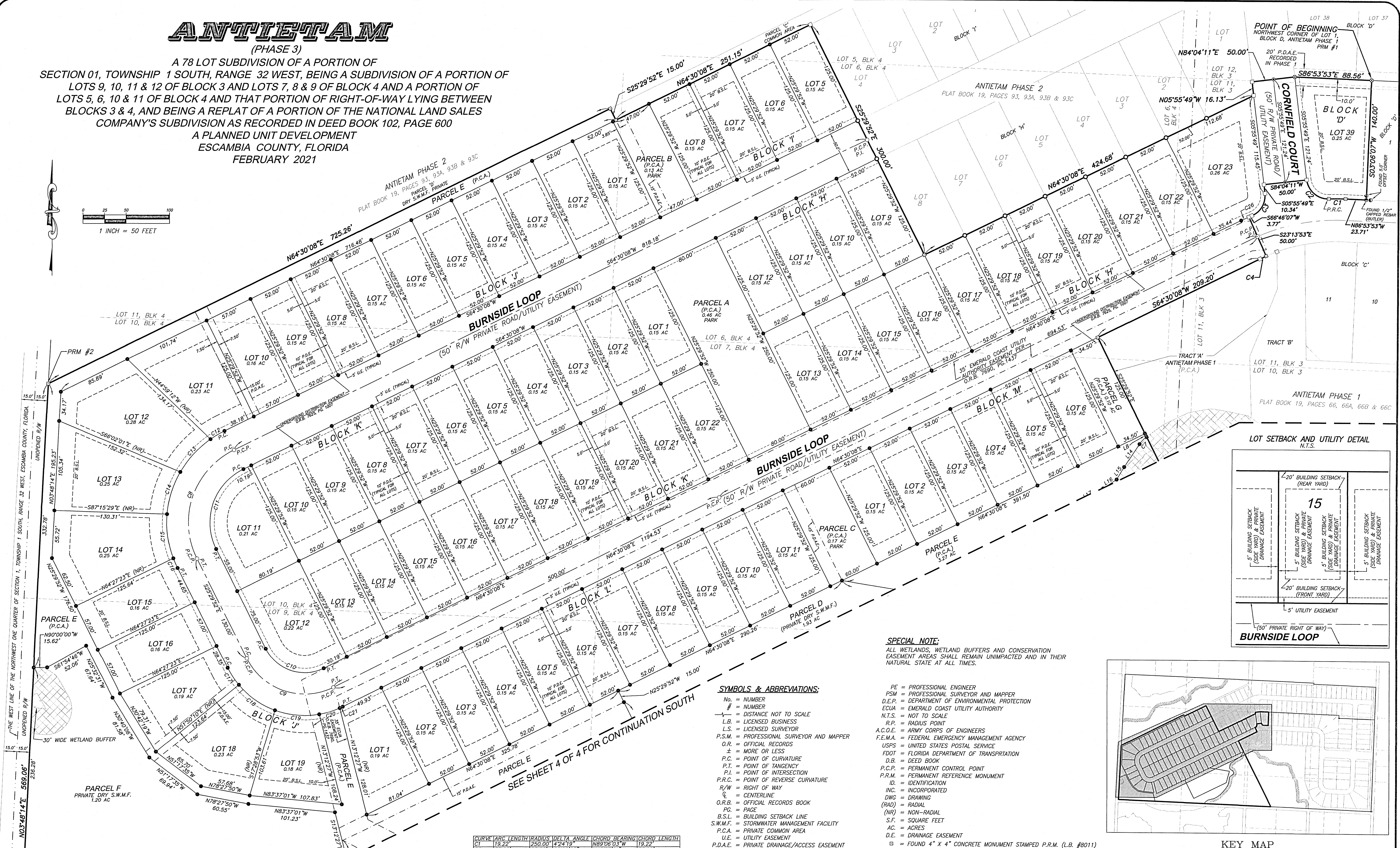
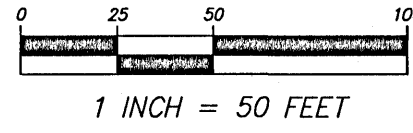
SHEET 2 OF 4

ANTIETAM

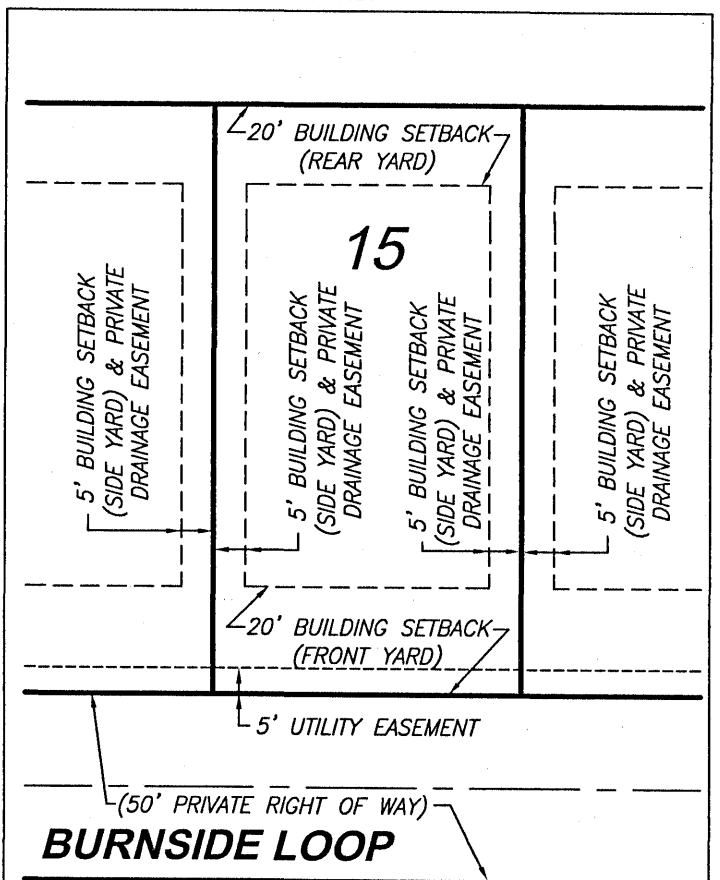
(PHASE 3)

A 78 LOT SUBDIVISION OF A PORTION OF SECTION 01, TOWNSHIP 1 SOUTH, RANGE 32 WEST, BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10, 11 & 12 OF BLOCK 3 AND LOTS 7, 8 & 9 OF BLOCK 4 AND A PORTION OF LOTS 5, 6, 10 & 11 OF BLOCK 4 AND THAT PORTION OF RIGHT-OF-WAY LYING BETWEEN BLOCKS 3 & 4, AND BEING A REPLAT OF A PORTION OF THE NATIONAL LAND SALES COMPANY'S SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600

A PLANNED UNIT DEVELOPMENT
ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021



LOT SETBACK AND UTILITY DETAIL
N.T.S.

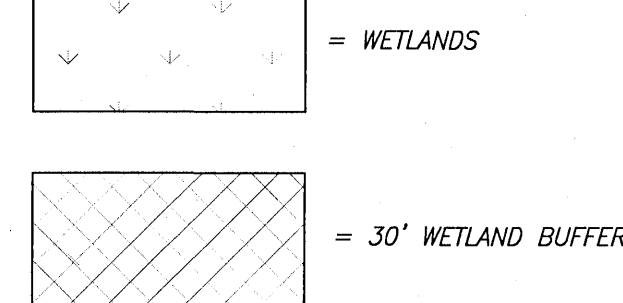


SPECIAL NOTE:

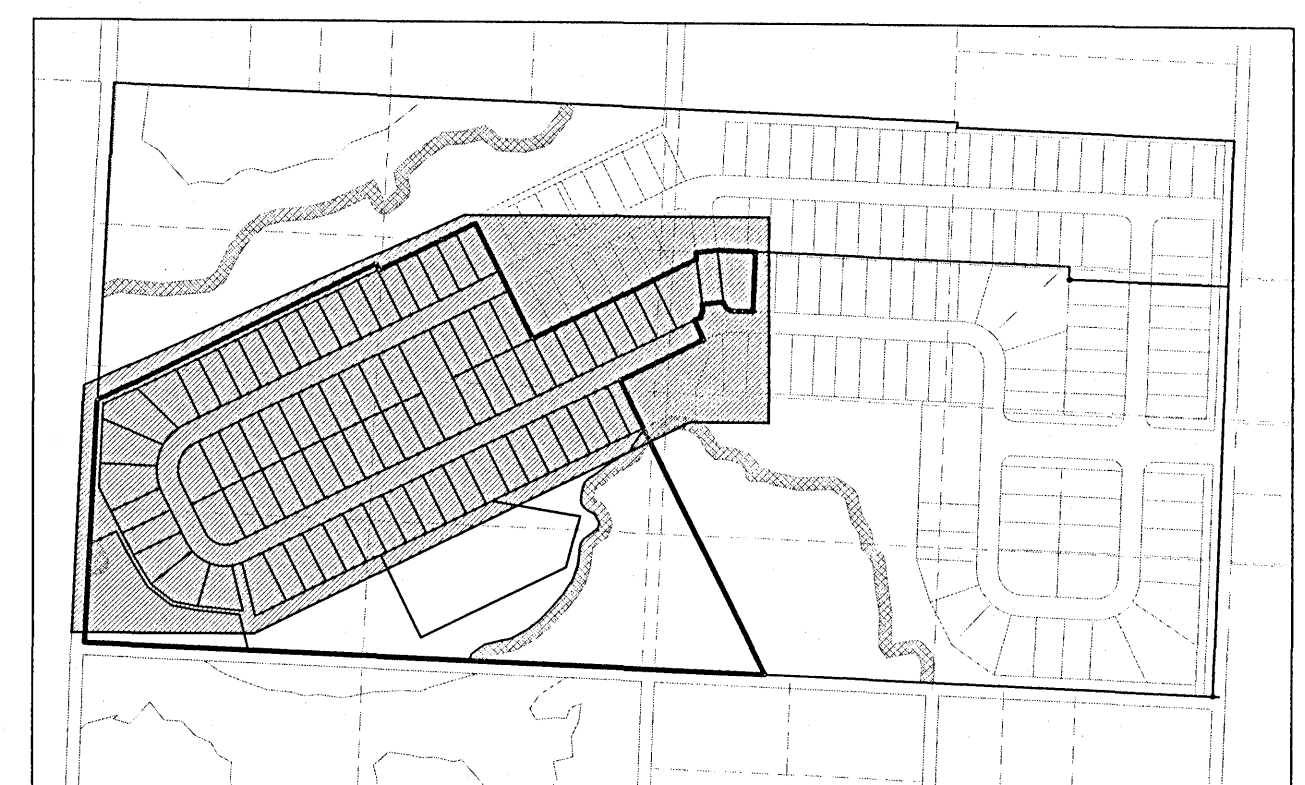
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KEY MAP
N.T.S.

Dewberry

CERTIFICATE OF AUTHORIZATION No. LB 0011
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526

COVENANTS & RESTRICTIONS RECORDED IN
OFFICIAL RECORDS BOOK _____, PAGE _____

SURVEYOR:
VICTOR L. GERMAIN, PSM
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9803

SHEET 3 OF 4

PLAT BOOK

PAGE

NOTICE: 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.

NOTICE: FLORIDA STATUTE 177.091 (27)

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

NOTICE: FLORIDA STATUTE 177.091 (28)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.22'	250.00'	424.19°	N89°06'03"W	19.22'
C2	37.22'	250.00'	852.38°	N48°37'01"W	33.90'
C3	37.01'	250.00'	213.13°	S30°57'03"W	29.94'
C4	7.91'	200.00'	215.58°	S65°38'08"W	7.91'
C5	11.82'	30.00'	22°33'59"	S45°04'14"W	11.74'
C6	149.23'	95.00'	90°00'00"	S19°30'08"W	134.35'
C7	117.81'	75.00'	90°00'00"	S70°29'52"E	106.07'
C8	78.54'	50.00'	90°00'00"	S70°29'52"E	70.71'
C9	109.96'	70.00'	90°00'00"	S19°30'08"W	98.94'
C10	16.88'	120.00'	610.54°	S89°49'41"W	18.66'
C11	52.42'	120.00'	250°13'36"	S42°58'25"W	52.00'
C12	52.42'	120.00'	250°13'36"	S17°56'50"W	52.00'
C13	52.42'	120.00'	250°13'36"	S70°04'46"E	52.00'
C14	12.37'	100.00'	554°19'	S22°32'43"E	12.36'
C15	23.86'	100.00'	134°06'	S32°19'55"E	23.80'
C16	52.08'	100.00'	29°50'17"	S54°05'07"E	51.49'
C17	25.10'	100.00'	29°50'17"	S63°57'19"E	51.60'
C18	25.10'	100.00'	142°22'48"	N73°54'13"E	25.03'
C19	3.86'	100.00'	212°42'	N65°36'29"E	3.86'
C20	9.89'	250.00'	215.59°	N65°38'07"E	9.89'

ANTIETAM

(PHASE 3)

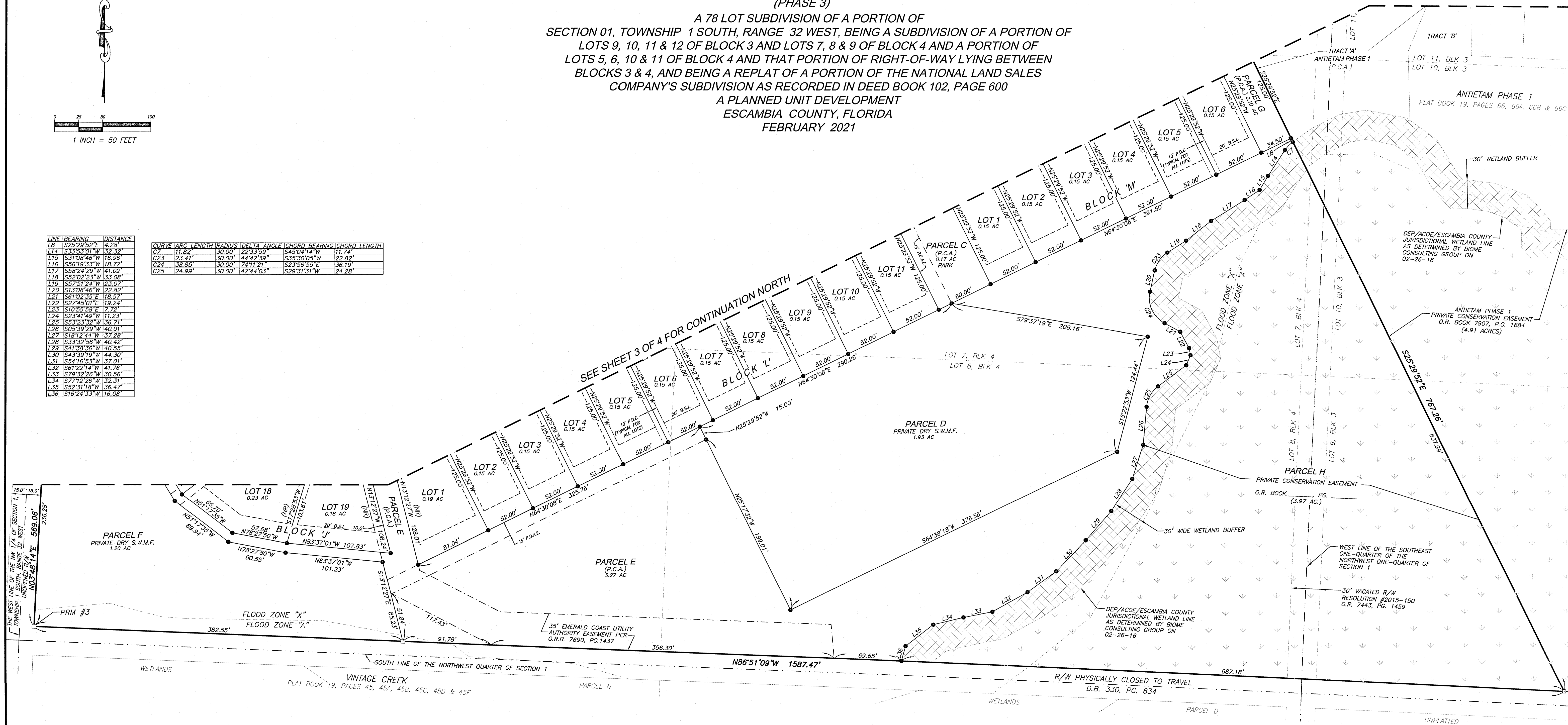
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ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021

0 25 50 100
1 INCH = 50 FEET

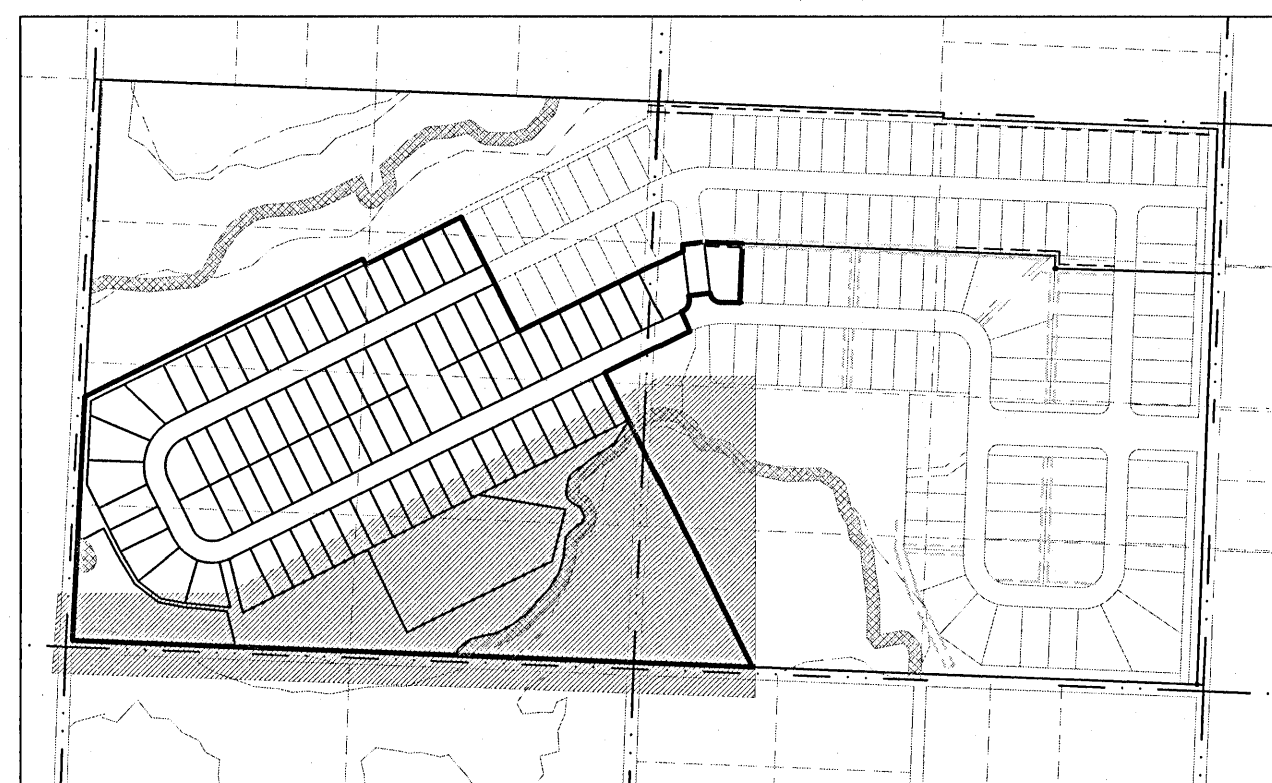
LINE	BEARING	DISTANCE
L1	S21°29'52"E	4.28'
L14	S31°53'01"W	32.32'
L15	S31°08'46"W	16.96'
L16	S56°12'13"W	16.72'
L17	S58°24'29"W	41.02'
L18	S52°02'23"W	33.08'
L19	S57°51'24"W	23.07'
L20	S1°08'46"W	22.82'
L21	S61°02'35"E	18.57'
L22	S27°45'01"E	19.24'
L23	S10°55'58"E	17.72'
L24	S23°41'49"W	11.23'
L25	S53°23'32"W	36.71'
L26	S05°39'29"W	40.01'
L27	S18°12'44"W	37.28'
L28	S33°32'56"W	40.42'
L29	S41°38'36"W	40.55'
L30	S43°59'19"W	44.30'
L31	S54°16'53"W	37.01'
L32	S61°22'14"W	41.76'
L33	S70°13'26"W	30.56'
L34	S77°12'26"W	32.31'
L35	S52°31'18"W	36.47'
L36	S16°24'33"W	16.08'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	11.82'	30.00'	22°33'56"	S45°04'14"W	11.74'
C23	23.41'	30.00'	44°42'39"	S35°30'08"W	22.82'
C24	38.85'	30.00'	74°11'21"	S23°58'55"E	36.19'
C25	24.99'	30.00'	47°44'03"	S29°31'31"W	24.28'



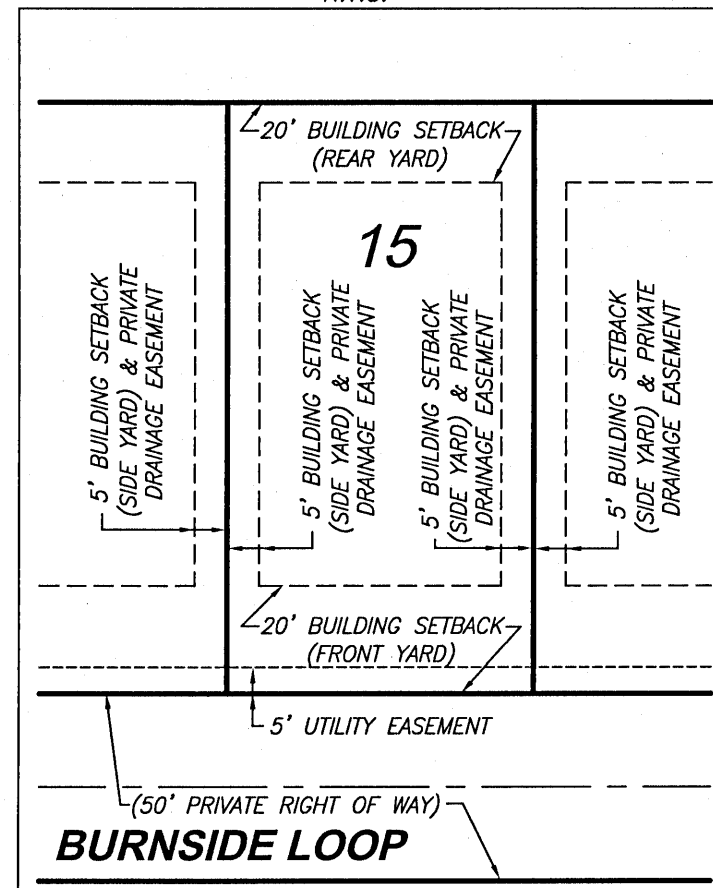
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KEY MAP
N.T.S.

LOT SETBACK AND UTILITY DETAIL N.T.S.



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○ = SET NAIL AND DISK (L.B. #8011)
(NAILS AND DISKS SET IN THE CENTERLINE ARE STAMPED P.C.P. ALL OTHERS ARE L.B. #8011)
● = SET 5/8" CAPPED REBAR (L.B. #8011)
⊙ = FOUND 1/2" CAPPED REBAR (BUTLER)
■ = FOUND 4" X 4" CONCRETE MONUMENT (L.B. #8011)

NOTICE:
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.
NOTICE: FLORIDA STATUTE 177.091 (27)

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO
BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION
OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL
INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR
OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE
FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
NOTICE: FLORIDA STATUTE 177.091 (28)

Dewberry
CERTIFICATE OF AUTHORIZATION No. LB 8011
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526

SURVEYOR:
VICTOR L. GERMAIN, PSM
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9803

COVENANTS & RESTRICTIONS RECORDED IN
OFFICIAL RECORDS BOOK _____, PAGE _____

SHEET 4 OF 4

PLAT BOOK

PAGE