

Approved

ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *[Signature]* Date: 4-21-21

Printed Name: *[Signature]* Development Director or Designee

This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a final plat or the issuance of a building permit.

DESCRIPTION: (PREPARED BY REBOL-BATTLE & ASSOCIATES)

A PORTION OF PARCELS C-3, C-5 AND D-3 OF BRIDLEWOOD, AS RECORDED IN PLAT BOOK 19, PAGES 21, 21A - 21H, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BRIDLEWOOD, AS RECORDED IN PLAT BOOK 19, PAGES 21, 21A - 21H, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED NORTH 87°10'23" WEST ALONG THE NORTH LINE OF SAID BRIDLEWOOD FOR A DISTANCE OF 3000.16 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 02°49'37" WEST FOR A DISTANCE OF 1486.47 FEET TO THE SOUTHWEST LINE OF PARCEL A-4 ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; SAID CURVE HAVING A RADIUS OF 820.00 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVED SOUTHWEST LINE FOR AN ARC DISTANCE OF 100.31 FEET (DELTA ANGLE = 7°00'22"; CHORD DISTANCE = 100.25 FEET, CHORD BEARING = SOUTH 34°33'23" EAST) TO THE CURVED NORTHWEST LINE OF BLOCK "C" ALSO BEING A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; SAID CURVE HAVING A RADIUS OF 770.00 FEET; THENCE DEPARTING SAID SOUTHWEST LINE PROCEED SOUTHWESTERLY ALONG THE CURVED NORTHWEST LINE OF SAID BLOCK "C" FOR AN ARC DISTANCE OF 334.58 FEET (DELTA ANGLE = 24°53'47"; CHORD DISTANCE = 331.96 FEET, CHORD BEARING = SOUTH 47°12'57" WEST) TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; SAID CURVE HAVING A RADIUS OF 370.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVED NORTHWEST LINE OF BLOCK "B" FOR AN ARC DISTANCE OF 126.34 FEET (DELTA ANGLE = 19°33'51"; CHORD DISTANCE = 125.73 FEET, CHORD BEARING = SOUTH 25°12'27" WEST) TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY; SAID CURVE HAVING A RADIUS OF 400.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVED NORTHWEST LINE OF BLOCK "B" FOR AN ARC DISTANCE OF 544.70 FEET (DELTA ANGLE = 78°01'20"; CHORD DISTANCE = 503.58 FEET, CHORD BEARING = SOUTH 54°10'39" WEST) TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 86°51'40" WEST ALONG THE NORTH LINE OF SAID BLOCK "B" FOR A DISTANCE OF 180.05 FEET TO THE NORTHWEST CORNER OF SAID BLOCK "B"; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 03°07'55" WEST ALONG THE WEST LINE OF SAID BLOCK "B" FOR A DISTANCE OF 94.81 FEET TO THE NORTH RIGHT-OF-WAY (RW) LINE OF STEEPLECHASE BOULEVARD (50' WIDE PUBLIC RW); THENCE PROCEED NORTH 86°51'40" WEST ALONG SAID NORTH RW LINE FOR A DISTANCE OF 50.00 FEET TO THE WEST RW LINE OF SAID STEEPLECHASE BOULEVARD; THENCE DEPARTING SAID NORTH RW LINE PROCEED SOUTH 03°07'55" WEST ALONG SAID WEST RW LINE FOR A DISTANCE OF 128.57 FEET; THENCE DEPARTING SAID WEST RW LINE PROCEED NORTH 62°06'25" WEST ALONG THE SOUTH LINE OF PARCEL D-3 FOR A DISTANCE OF 131.41 FEET TO THE WEST LINE OF PARCEL D-3; THENCE DEPARTING SAID SOUTH LINE PROCEED NORTH 03°07'55" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 770.19 FEET TO THE SOUTH LINE OF PARCEL D-3; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 86°39'07" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 800.61 FEET; THENCE DEPARTING SAID SOUTH LINE PROCEED NORTH 03°20'53" EAST FOR A DISTANCE OF 170.00 FEET; THENCE PROCEED SOUTH 86°39'07" EAST FOR A DISTANCE OF 346.11 FEET; THENCE PROCEED NORTH 03°20'53" EAST FOR A DISTANCE OF 96.87 FEET; THENCE PROCEED NORTH 41°38'56" EAST FOR A DISTANCE OF 29.47 FEET; THENCE PROCEED SOUTH 86°39'07" EAST FOR A DISTANCE OF 101.73 FEET; THENCE PROCEED SOUTH 03°20'53" WEST FOR A DISTANCE OF 95.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWEST; SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.27 FEET (DELTA ANGLE = 90°00'00"; CHORD DISTANCE = 35.36 FEET, CHORD BEARING = SOUTH 48°20'53" WEST); THENCE PROCEED SOUTH 86°39'07" EAST FOR A DISTANCE OF 95.00 FEET; THENCE PROCEED SOUTH 86°39'07" EAST FOR A DISTANCE OF 360.00 FEET; THENCE PROCEED NORTH 17°30'05" EAST FOR A DISTANCE OF 164.37 FEET; THENCE PROCEED NORTH 02°49'37" EAST FOR A DISTANCE OF 238.52 FEET; THENCE PROCEED NORTH 72°17'01" EAST FOR A DISTANCE OF 472.41 FEET; THENCE PROCEED NORTH 38°28'58" WEST FOR A DISTANCE OF 670.13 FEET; THENCE PROCEED NORTH 02°49'37" EAST FOR A DISTANCE OF 214.63 FEET TO THE FORESAID NORTH LINE OF BRIDLEWOOD; THENCE PROCEED SOUTH 87°10'23" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 826.53 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 43.25 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, RECORDED PLAT OF BRIDLEWOOD (PLAT BOOK 19, PAGES 21-21H), DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
 - THE BASIS OF BEARING REFERENCE: THE NORTH LINE OF BRIDLEWOOD (PLAT BOOK 19, PAGES 21-21H) HAVING A BEARING OF SOUTH 87°10'23" EAST.
 - A TITLE SEARCH REPORT WAS FURNISHED AND USED IN THE PREPARATION OF THIS PLAT, ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, AND DATED MARCH 31, 2021, FILE NUMBER 20022667.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO SERVE AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF SECTION 177.091 (28) FLORIDA STATUTES.
 - 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 SERVING THIS AREA AND ALL SUCCESSORS AND ASSIGNS OF THE FOREMENTIONED UTILITY PROVIDERS.
 - ALL LANDSCAPING, FENCING, RETAINING WALLS OR OTHER STRUCTURES MAINTAINED OR CONSTRUCTED WITHIN THE PRIVATE DRAINAGE EASEMENTS MUST NOT OBSTRUCT THE FLOW OF WATER ACROSS OR THROUGH SAID DRAINAGE EASEMENTS.
 - AS PER THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, DSM 21-3(D) SIGHT TRIANGLE REQUIREMENTS:
 - AT A MINIMUM, A SITE TRIANGLE SHALL BE PROVIDED 35' FROM EDGE OF PAVEMENT TO 35' EDGE OF PROPOSED ROAD OR DRIVEWAY.
 - ALL LOT LINES THAT ADJOIN A CURVED LINE ARE RADIAL UNLESS NOTED AS NON-RADIAL (NR).
 - FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN PUBLIC OR PRIVATE DRAINAGE / ACCESS EASEMENTS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
 - THERE ARE 10 FOOT PRIVATE DRAINAGE EASEMENTS ALONG EACH PROPERTY LINE, BEING 5 FEET ON EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
 - THERE IS NO SIGN PROPOSED FOR THIS SUBDIVISION.
 - 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, AREAS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "AE" BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C022905, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
 - FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C022905, EFFECTIVE DATE OF SEPTEMBER 29, 2006, AND ARE APPROXIMATE ONLY.
 - THE ENVIRONMENTAL JURISDICTIONAL WETLANDS LINES AS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY WETLAND SCIENCES, INC. (WSI) 1629 BAINBRIDGE AVE., PENSACOLA, FLORIDA, 850-453-4700. WETLANDS LINES WERE FIELD VERIFIED BY LOCATING JURISDICTIONAL WETLANDS FLAGGING.
 - THIS PROPERTY IS SUBJECT TO RESERVATION AFFECTING RIGHTS IN OIL, GAS OR ANY OTHER MINERAL RIGHTS AS RECORDED IN OFFICIAL RECORDS BOOK 554, AT PAGE 281, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
 - THIS PROPERTY BENEFITS FROM A TEMPORARY INGRESS EASEMENT OVER A PORTION OF PARCELS C-2 & D-3 OF BRIDLEWOOD AND IS RECORDED IN OFFICIAL RECORDS BOOK 554, AT PAGE 281, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
 - THE ENVIRONMENTAL JURISDICTIONAL WETLANDS LINES AS SHOWN HEREON WERE DELINEATED BY WETLANDS SCIENCES, INC. (WSI) IN FEBRUARY 2018 AND SUPERSEDES ANY AND ALL WETLANDS AND THE ASSOCIATED BUFFER SHOWN ON ANY PRIOR RECORDED DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE PLAT OF BRIDLEWOOD, AS RECORDED IN PLAT BOOK 19, AT PAGES 21, 21A-21H, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
 - THIS PROPERTY IS SUBJECT TO RESERVATION AFFECTING RIGHTS IN OIL, GAS OR ANY OTHER MINERAL RIGHTS AS RECORDED IN OFFICIAL RECORDS BOOK 5493, AT PAGE 281, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
 - THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC SERVICES AS RECORDED IN OFFICIAL RECORDS BOOK 8482, AT PAGE 438, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT BEING PRESENTED TO THE BOARD OF THE COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE _____ DAY OF _____, 2021, WAS APPROVED FOR FILING BY SAID BOARD, AND I, AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HEREON.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151 OF THE FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME) AND THE SAME WAS FILED FOR RECORDS ON THE _____ DAY OF _____, 2021, AND FILED IN PLAT BOOK _____, AT PAGES _____, OF SAID COUNTY.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

ENGINEER'S CERTIFICATE:

I, JEREMY KING, P.E., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR BRIDLEWOOD 1st ADDITION, AND THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS. SIGNED THIS 21st DAY OF April, 2021.

JEREMY KING, PROFESSIONAL ENGINEER
STATE OF FLORIDA P.E. LICENSE No. 76144

STATE PLANE COORDINATES									
HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE									
STATION	NORTHING	EASTING	LATITUDE (NORTH)	LONGITUDE (WEST)	SCALE FACTOR	CONVERGENCE ANGLE	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR
GPS No. 1	562314.8651	1068946.2311	N03° 30' 54.7388"	W087° 21' 25.0526"	0.999996680	-001° 28' 08.5054"	74.49'	1.00000077	0.999996957
GPS No. 2	561469.6244	1068011.1733	N03° 30' 46.1431"	W087° 21' 35.4968"	0.999996676	-001° 28' 13.7538"	95.76'	0.99999976	0.99999631
GPS No. 3	562346.8986	1067137.8737	N03° 30' 54.6068"	W087° 21' 45.7290"	0.999996680	-001° 28' 18.8958"	94.86'	0.99999980	0.999996680

LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK.

FORMULA TO CONVERT GRID DISTANCE TO GROUND DISTANCE: $GROUND\ DISTANCE = GRID\ DISTANCE \times MGSF$

FORMULA TO CONVERT GROUND DISTANCE TO GRID DISTANCE: $GRID\ DISTANCE = GROUND\ DISTANCE \div MGSF$

MEAN COMBINED SCALE FACTOR (MGSF) = $\frac{CSF1 + CSF2}{2}$ GROUND DISTANCE = $\frac{GRID\ DISTANCE}{MGSF}$ GRID DISTANCE = GROUND DISTANCE x MGSF

BRIDLEWOOD 1ST ADDITION

AN 87 LOT SUBDIVISION, A RE-PLAT OF A PORTION OF PARCELS C-3, C-5, & D-3, OF BRIDLEWOOD (PLAT BOOK 19, PAGES 21, 21A-21H), SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

APRIL, 2021

CIVIL ENGINEER
JEREMY KING, P.E. No. 76144
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
(850) 438-0400

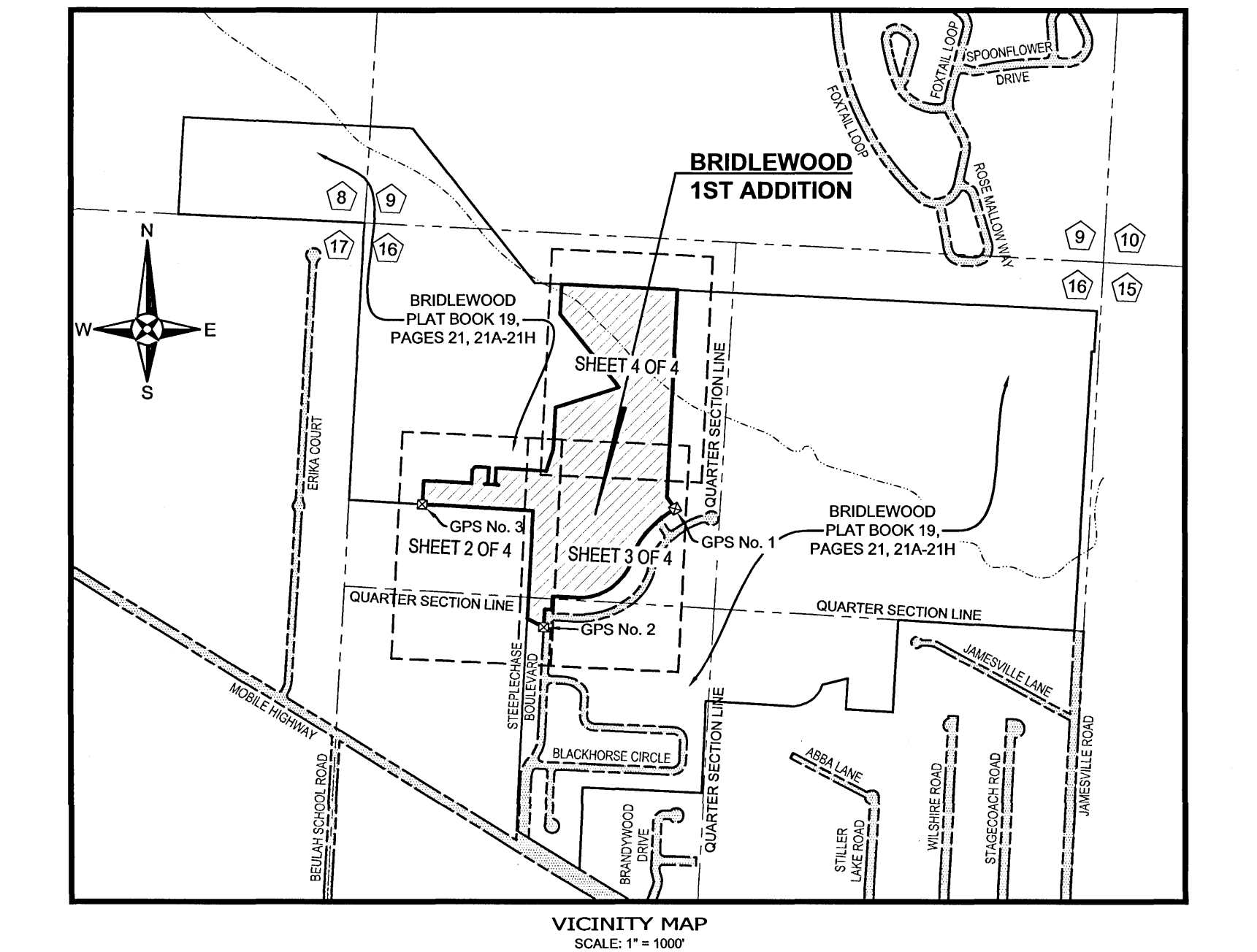
OWNER AND DEVELOPER
68V BRIDLEWOOD (FL) 2019, LLC
NATHAN COX, MANAGER
28891 WOODROW LANE, SUITE 300
SPANISH FORT, ALABAMA 36527
(251) 625-1198

PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS P.S.M. No. 6211
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
(850) 438-0400

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
RBA PROJECT No. 2017.274



SITE INFORMATION

PROPERTY ZONING: LDR
FUTURE LAND USE: MU-S
PROPERTY REFERENCE No's: 16-15-31-2000-535-005
TOTAL SITE AREA: 43.25 ACRES
REQUIRED BUILDING SETBACKS:
FRONT YARD - 25 FEET
SIDE YARD - 25 FEET
REAR YARD - 10% OF LOT WIDTH (5' MIN. - 15' MAX.)
ONSITE WETLANDS & WETLANDS BUFFER SHALL REMAIN IN THEIR NATURAL STATE, UNLESS ALL ACTIVITIES ARE PROPERLY PERMITTED BY THE APPROPRIATE JURISDICTIONAL AGENCIES.

No. OF PROPOSED LOTS: 87

SHEET INDEX

SHEET 1 SITE INFORMATION, DESCRIPTION, GENERAL NOTES, DEDICATION & CERTIFICATES
SHEET 2 FINAL PLAT, LEGEND, & CURVE TABLE
SHEET 3 FINAL PLAT, LEGEND, & CURVE TABLE
SHEET 4 FINAL PLAT, LEGEND, & CURVE TABLE

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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 68V BRIDLEWOOD (FL) 2019, LLC, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, (OWNER AND DEVELOPER), CENTURY BANK (MORTGAGEE), & D.R. HORTON, INC. (MORTGAGEE) HEREBY STATE AND DECLARE THEY ARE THE FEE SIMPLE OWNERS OF THE LANDS REFERRED TO AS BRIDLEWOOD, 1ST ADDITION, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

- TO THE BRIDLEWOOD II OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL A (MAIL KIOSK, PRIVATE), AND PARCEL D (COMMON AREA, PRIVATE); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO THE BRIDLEWOOD II OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, ALL 5' PRIVATE DRAINAGE EASEMENTS; FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO 68V BRIDLEWOOD (FL) 2019, LLC, ITS SUCCESSORS AND ASSIGNS, PARCEL F (WETLANDS & WETLANDS BUFFER, PRIVATE); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, SECRETARIAT WAY (50' RIGHT-OF-WAY, PUBLIC), ALYDAR LOOP (50' RIGHT-OF-WAY, PUBLIC), STEEPLECHASE BOULEVARD (50' RIGHT-OF-WAY), SMARTY JONES WAY (50' RIGHT-OF-WAY, PUBLIC), PARCEL B (DRAINAGE RIGHT-OF-WAY, PUBLIC), PARCEL C (DRAINAGE RIGHT-OF-WAY, PUBLIC), AND PARCEL E (DRY STORMWATER POND, PUBLIC); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO ESCAMBIA COUNTY, ITS SUCCESSORS AND ASSIGNS, ALL PUBLIC DRAINAGE & ACCESS EASEMENTS DESIGNATED ON THE PLAT; FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO EMERALD COAST UTILITY AUTHORITY (ECUA), ITS SUCCESSORS AND ASSIGNS, THE 15' ECUA EASEMENTS LOCATED ACROSS LOTS 5 & 6, BLOCK F; FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ALL UTILITY PROVIDERS, THE 5' WIDE UTILITY EASEMENTS LOCATED ADJACENT TO SECRETARIAT WAY (50' RIGHT-OF-WAY, PUBLIC), ALYDAR LOOP (50' RIGHT-OF-WAY, PUBLIC), STEEPLECHASE BOULEVARD (50' RIGHT-OF-WAY), AND SMARTY JONES WAY (50' RIGHT-OF-WAY, PUBLIC); FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, 68V BRIDLEWOOD (FL) 2019, LLC, 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.

NATHAN COX, MANAGER 68V BRIDLEWOOD (FL) 2019, LLC. OWNER AND DEVELOPER	CENTURY BANK MORTGAGEE	CRAIN ROGERS, VICE PRESIDENT D.R. HORTON, INC. MORTGAGEE
PRINTED NAME: WITNESS 1	PRINTED NAME: WITNESS 1	PRINTED NAME: WITNESS 1
PRINTED NAME: WITNESS 2	PRINTED NAME: WITNESS 2	PRINTED NAME: WITNESS 2

NOTARY PUBLIC: (OWNER AND DEVELOPER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY NATHAN COX AS MANAGER OF 68V BRIDLEWOOD (FL) 2019, LLC. HE ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE _____ COMMISSION NO. _____

PRINT NAME _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF ALABAMA

SEAL

NOTARY PUBLIC: (MORTGAGEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____ AS VICE PRESIDENT OF CENTURY BANK HE / SHE ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE _____ COMMISSION NO. _____

PRINT NAME _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF _____

SEAL

NOTARY PUBLIC: (MORTGAGEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY CRAIN ROGERS AS VICE PRESIDENT OF D.R. HORTON, INC. HE ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE _____ COMMISSION NO. _____

PRINT NAME _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF _____

SEAL

CERTIFICATE OF ATTORNEY:

I, _____, ESQUIRE, AS MEMBER OF THE FLORIDA BAR, AND ON BEHALF OF THE OWNER HEREBY CERTIFY THAT I HAVE EXAMINED THE FLORIDA PLAT ACT AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

SIGNED THIS _____ DAY OF _____, 2021.

PRINTED NAME: _____

CERTIFICATE OF PLAT REVIEW:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA.

SIGNED THIS _____ DAY OF _____, 2021.

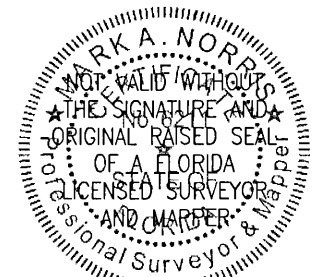
JOSEPH E. BARRETT, PROFESSIONAL SURVEYOR AND MAPPER
FOR ESCAMBIA COUNTY, FLORIDA
STATE OF FLORIDA REGISTRATION No. 6260

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177.011 - 177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT THE BOUNDARY INFORMATION ON THE PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS (STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS, PURSUANT TO CHAPTER 6S-17.050, 6S-17.051 AND 6S-17.052 FLORIDA ADMINISTRATIVE CODE, AND SECTION 472.027, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

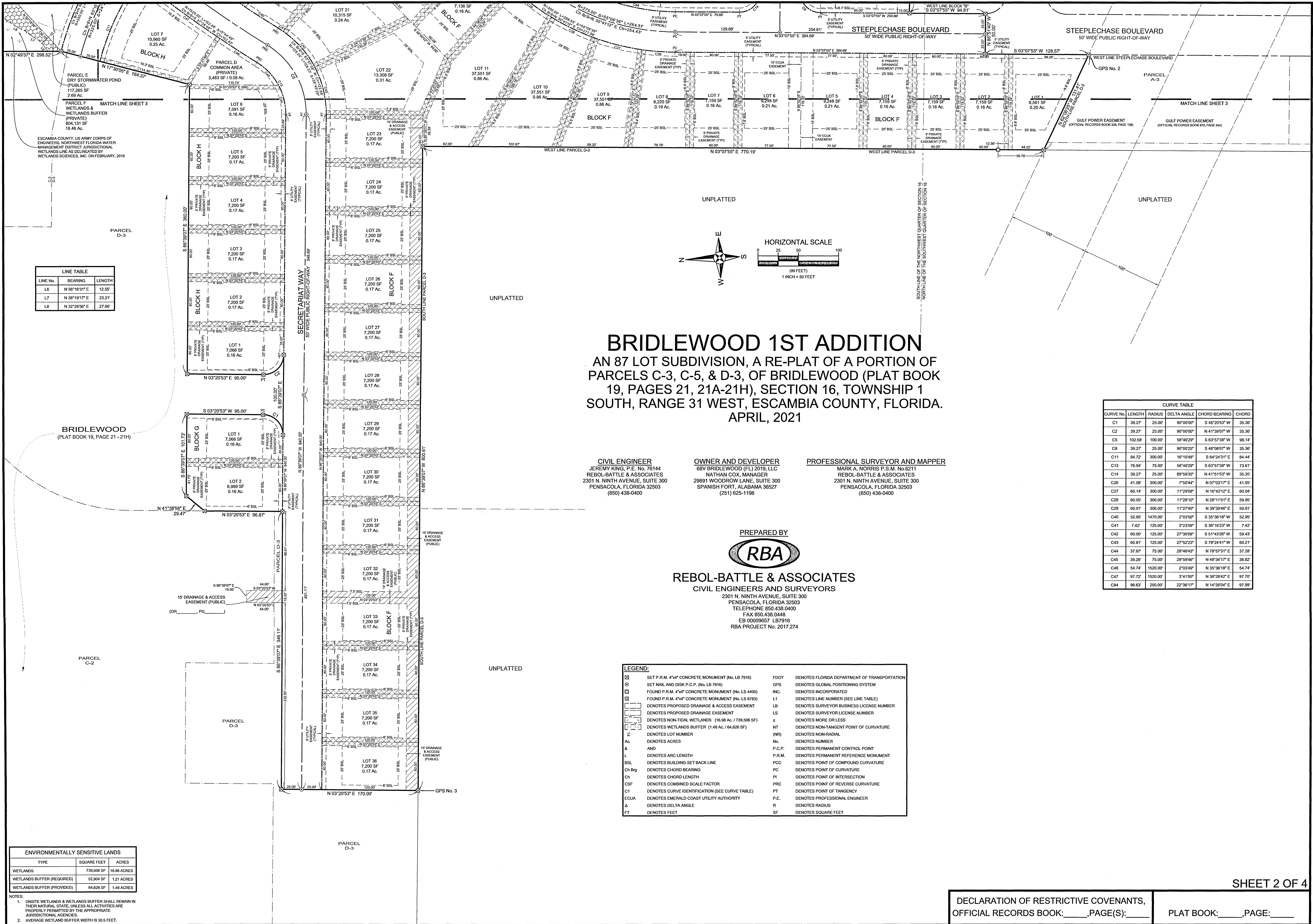
SIGNED THIS 21st DAY OF April, 2021.

Mark A. Norris
MARK A. NORRIS, PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 6211 LB No. 7916
REBOL-BATTLE & ASSOCIATES
2301 NORTH NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503



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

PLAT BOOK: _____, PAGE: _____



LINE TABLE		
LINE No.	BEARING	LENGTH
L6	N 96°16'31" E	12.59'
L7	N 38°19'17" E	23.21'
L8	N 32°26'56" E	27.66'

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	S 48°20'53" W	35.36'
C2	39.27'	25.00'	90°00'00"	N 41°39'07" W	35.36'
C5	102.58'	100.00'	58°46'29"	S 63°57'38" W	98.14'
C8	39.27'	25.00'	90°00'25"	S 48°08'07" W	35.36'
C11	84.72'	300.00'	16°10'48"	S 64°24'31" E	84.44'
C13	76.94'	75.00'	58°46'29"	S 63°57'38" W	73.61'
C14	39.27'	25.00'	89°59'59"	N 41°51'53" W	35.35'
C26	41.08'	300.00'	7°50'44"	N 07°03'17" E	41.05'
C27	60.14'	300.00'	11°29'08"	N 16°43'12" E	60.04'
C28	60.05'	300.00'	11°28'10"	N 28°11'51" E	59.95'
C29	60.01'	300.00'	11°27'40"	N 39°39'46" E	59.91'
C40	52.95'	1470.00'	2°03'50"	S 35°36'18" W	52.95'
C41	7.42'	125.00'	3°23'59"	S 36°16'23" W	7.42'
C42	60.00'	125.00'	27°30'08"	S 51°43'26" W	59.43'
C43	60.81'	125.00'	27°52'23"	S 79°24'41" W	60.21'
C44	37.67'	75.00'	28°46'43"	N 78°57'31" E	37.28'
C45	39.26'	75.00'	29°59'46"	N 49°34'17" E	38.82'
C46	54.74'	1520.00'	2°03'49"	N 35°36'16" E	54.74'
C47	97.72'	1520.00'	3°41'00"	N 38°28'42" E	97.70'
C84	98.63'	250.00'	22°36'17"	N 14°25'04" E	97.99'

LEGEND:		
	SET P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916)	FDOT DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
	SET NAIL AND DISK P.C.P. (No. LB 7916)	GPS DENOTES GLOBAL POSITIONING SYSTEM
	FOUND P.R.M. 4"x4" CONCRETE MONUMENT (No. LS 4400)	INC. DENOTES INCORPORATED
	FOUND P.R.M. 4"x4" CONCRETE MONUMENT (No. LS 6783)	L1 DENOTES LINE NUMBER (SEE LINE TABLE)
	DENOTES PROPOSED DRAINAGE & ACCESS EASEMENT	LB DENOTES SURVEYOR BUSINESS LICENSE NUMBER
	DENOTES NON-TIDAL WETLANDS (16.98 Ac. / 739,596 SF)	LS DENOTES SURVEYOR LICENSE NUMBER
	DENOTES WETLANDS BUFFER (1.48 Ac. / 64,626 SF)	+ DENOTES MORE OR LESS
	DENOTES LOT NUMBER	NT DENOTES NON-TANGENT POINT OF CURVATURE
	DENOTES ACRES	(NR) DENOTES NON-RADIAL
	DENOTES ARC LENGTH	No. DENOTES NUMBER
	DENOTES BUILDING SET BACK LINE	P.C.P. DENOTES PERMANENT CONTROL POINT
	DENOTES CHORD BEARING	P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
	DENOTES CHORD LENGTH	PCC DENOTES POINT OF COMPOUND CURVATURE
	DENOTES COMBINED SCALE FACTOR	PC DENOTES POINT OF CURVATURE
	DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)	PI DENOTES POINT OF INTERSECTION
	DENOTES EMERALD COAST UTILITY AUTHORITY	PRC DENOTES POINT OF REVERSE CURVATURE
	DENOTES DELTA ANGLE	PT DENOTES POINT OF TANGENCY
	DENOTES FEET	P.E. DENOTES PROFESSIONAL ENGINEER
		R DENOTES RADIUS
		SF DENOTES SQUARE FEET

ENVIRONMENTALLY SENSITIVE LANDS		
TYPE	SQUARE FEET	ACRES
WETLANDS	739,596 SF	16.98 ACRES
WETLANDS BUFFER (REQUIRED)	52,904 SF	1.21 ACRES
WETLANDS BUFFER (PROVIDED)	64,626 SF	1.48 ACRES

- NOTES:
- ON-SITE WETLANDS & WETLANDS BUFFER SHALL REMAIN IN THEIR NATURAL STATE, UNLESS ALL ACTIVITIES ARE PROPERLY PERMITTED BY THE APPROPRIATE JURISDICTIONAL AGENCIES.
 - AVERAGE WETLAND BUFFER WIDTH IS 30.5 FEET.

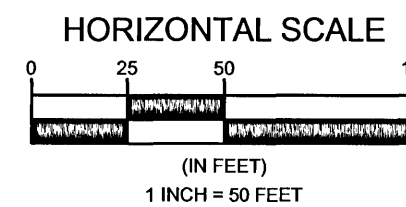
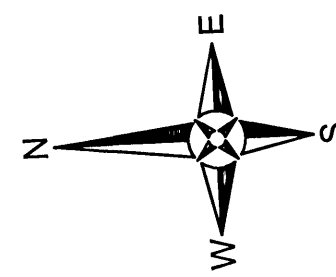
DECLARATION OF RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK: _____, PAGE(S): _____

PLAT BOOK: _____, PAGE: _____

BRIDLEWOOD 1ST ADDITION

AN 87 LOT SUBDIVISION, A RE-PLAT OF A PORTION OF PARCELS C-3, C-5, & D-3, OF BRIDLEWOOD (PLAT BOOK 19, PAGES 21, 21A-21H), SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA.

APRIL, 2021



PREPARED BY
REBOL-BATTLE & ASSOCIATES
CIVIL ENGINEERS AND SURVEYORS
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
TELEPHONE 850.438.0400
FAX 850.438.0449
EB 0000657 LB7916
RBA PROJECT No. 2017.274

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C3	108.53	75.00	62°54'50"	N 82°19'55" E	99.31
C4	102.13	1075.00	5°26'38"	S 53°29'22" E	102.09
C5	102.58	100.00	58°46'29"	S 63°53'38" W	98.14
C6	38.43	25.00	88°04'28"	N 03°58'17" W	34.76
C7	40.00	25.00	91°40'20"	S 86°09'19" W	35.87
C8	39.27	25.00	90°00'25"	S 58°08'07" W	35.36
C9	41.60	25.04	95°10'58"	N 89°20'27" W	36.88
C10	38.05	25.00	87°12'28"	S 88°23'15" W	34.48
C11	84.72	300.00	16°10'48"	S 64°24'31" E	84.44
C12	42.17	25.00	96°38'20"	S 07°59'57" E	37.34
C13	76.94	75.00	58°46'29"	S 63°53'38" W	73.61
C14	39.27	25.00	89°59'35"	N 41°51'53" W	35.36
C15	72.36	50.00	82°54'50"	N 82°19'55" E	66.21
C16	40.06	25.03	91°42'49"	S 02°51'23" E	35.82
C17	33.25	620.00	2°19'23"	N 36°53'57" W	33.25
C18	67.06	620.00	4°19'08"	N 33°23'41" W	67.04
C19	121.30	770.00	9°01'33"	S 55°09'04" W	121.17
C20	26.33	770.00	1°53'06"	S 49°41'45" W	26.33
C21	25.53	770.00	1°54'00"	S 47°48'12" W	25.53
C22	162.42	770.00	12°05'08"	S 40°48'38" W	162.12
C23	168.76	785.00	12°19'07"	S 40°59'37" W	168.45
C24	131.46	384.97	19°33'56"	S 25°01'21" W	130.82
C25	524.28	385.00	78°01'25"	S 54°10'30" W	484.70
C26	41.68	300.00	7°50'44"	N 07°03'17" E	41.05
C27	60.14	300.00	11°29'08"	N 16°43'12" E	60.04
C28	60.05	300.00	11°28'10"	N 28°11'51" E	59.95
C29	60.01	300.00	11°27'40"	N 39°39'46" E	59.91
C30	60.41	300.00	11°32'13"	N 51°09'43" E	60.31
C31	6.87	300.00	1°18'41"	N 57°35'10" E	6.87
C32	61.75	310.00	11°24'45"	N 52°32'08" E	61.65
C33	60.10	310.00	11°06'28"	N 41°16'32" E	60.00
C34	7.51	310.00	1°23'20"	N 35°01'38" E	7.51
C35	26.95	1230.00	1°15'20"	N 34°57'38" E	26.95
C36	60.24	1230.00	2°48'21"	N 36°59'29" E	60.23
C37	35.88	1230.00	1°40'17"	N 39°13'48" E	35.88
C38	34.30	1470.00	1°20'13"	S 39°39'02" W	34.30
C39	60.16	1470.00	2°20'42"	S 37°48'39" W	60.16
C40	52.95	1470.00	2°03'50"	S 35°36'18" W	52.95
C41	7.42	125.00	3°23'59"	S 38°16'23" W	7.42
C42	60.00	125.00	27°30'08"	S 51°43'28" W	59.43
C43	60.81	125.00	27°52'23"	S 79°24'41" W	60.21
C44	37.67	75.00	28°46'43"	N 78°57'31" E	37.28
C45	39.26	75.00	29°59'46"	N 49°34'17" E	38.62
C46	54.74	1520.00	2°03'49"	N 35°38'18" E	54.74
C47	97.72	1520.00	3°41'00"	N 38°28'42" E	97.70
C48	34.29	100.00	19°38'49"	N 54°36'25" E	34.12
C49	60.00	100.00	34°22'30"	N 61°37'04" E	59.10
C50	43.60	100.00	24°59'01"	S 68°42'10" E	43.26
C51	16.40	1100.00	0°51'16"	S 55°47'02" E	16.40
C52	60.00	1100.00	3°07'30"	S 53°47'38" E	59.99
C53	50.18	1100.00	1°27'49"	S 51°29'59" E	50.10
C54	28.10	500.00	5°45'02"	S 47°53'33" E	50.16
C55	60.00	500.00	6°52'30"	S 41°34'47" E	59.96

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C56	60.00	500.00	6°52'30"	S 34°42'17" E	59.96
C57	27.64	360.00	4°23'59"	S 89°03'39" E	27.64
C58	61.39	360.00	9°46'12"	N 83°51'19" E	61.31
C59	61.39	360.00	9°46'12"	N 74°10'04" E	61.31
C60	61.39	360.00	9°46'12"	N 64°18'53" E	61.31
C61	61.39	360.00	9°46'12"	N 54°32'41" E	61.31
C62	61.39	360.00	9°46'12"	N 44°42'29" E	61.31
C63	61.39	360.00	9°46'12"	N 35°00'18" E	61.31
C64	61.39	360.00	9°46'12"	N 25°14'06" E	61.31
C65	86.22	505.00	9°46'54"	N 25°14'22" E	86.11
C66	40.52	505.00	4°35'51"	N 32°25'50" E	40.51
C67	47.00	905.00	2°58'32"	N 38°13'01" E	46.99
C68	71.29	905.00	4°30'40"	N 39°57'37" E	71.24
C69	12.79	905.00	0°48'25"	N 42°37'15" E	12.79
C70	95.95	450.00	12°13'00"	S 38°12'15" E	95.77
C71	66.73	785.00	4°52'14"	S 44°39'04" E	66.71
C72	61.81	785.00	4°30'40"	S 39°57'37" E	61.79
C73	40.24	785.00	2°56'13"	N 34°14'10" W	40.24
C74	31.42	384.97	4°40'34"	S 32°28'03" W	31.41
C75	65.73	384.97	9°46'57"	S 25°14'17" W	65.69
C76	34.31	384.97	5°06'25"	S 17°47'38" W	34.30
C77	48.92	385.00	7°16'51"	S 18°48'19" W	48.89
C78	84.91	385.00	12°38'09"	S 28°45'49" W	84.73
C79	85.78	385.00	12°45'47"	S 41°27'47" W	85.58
C80	86.69	373.74	13°11'55"	S 54°15'00" W	86.50
C81	85.86	387.00	12°23'27"	S 67°02'41" W	85.69
C82	85.12	373.61	13°03'16"	S 79°46'03" W	84.94
C83	47.62	407.25	6°42'00"	S 89°38'41" W	47.60
C84	98.63	250.00	22°36'17"	N 14°26'04" E	97.99
C85	88.89	250.00	20°22'19"	N 35°59'21" E	88.42
C86	52.94	250.00	12°09'00"	N 52°10'31" E	52.84
C87	9.40	360.00	1°29'45"	N 57°29'38" E	9.40
C88	61.95	360.00	9°51'36"	N 51°48'58" E	61.88
C89	60.25	360.00	9°35'20"	N 42°05'29" E	60.18
C90	16.62	360.00	2°57'51"	N 35°48'54" E	16.62
C91	15.43	1180.00	0°44'57"	N 34°42'27" E	15.43
C92	60.02	1180.00	2°54'51"	N 36°32'21" E	60.01
C93	59.29	1180.00	2°52'44"	N 39°28'08" E	59.28
C94	73.92	1050.00	4°02'01"	S 41°11'39" E	73.91
C95	25.83	1050.28	1°24'32"	S 51°28'20" E	25.83
C96	51.79	955.00	3°06'28"	S 41°28'20" W	51.78
C97	60.01	955.00	3°36'02"	S 38°07'06" W	60.00
C98	26.48	955.00	1°35'20"	S 35°31'25" W	26.48
C99	33.65	555.00	3°28'28"	S 32°59'31" W	33.65
C100	60.88	555.00	6°17'04"	S 28°06'45" W	60.84
C101	44.76	555.00	4°37'13"	S 22°39'37" W	44.74
C102	17.44	310.00	3°13'22"	S 21°57'41" W	17.44
C103	75.40	310.00	13°56'10"	S 30°32'27" W	75.22
C104	83.67	309.99	15°27'52"	S 45°14'27" W	83.41
C105	85.26	309.99	15°45'30"	S 60°51'04" W	84.99
C106	82.44	310.00	15°14'12"	S 76°20'55" W	82.19
C107	49.63	310.00	9°10'20"	S 88°33'10" W	49.57
C108	15.33	450.00	1°57'07"	S 31°07'12" E	15.33

LEGEND:		DEFINITIONS:	
SET P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916)	FDOT	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION	
SET NAIL AND DISK P.C.P. (No. LB 7916)	GPS	DENOTES GLOBAL POSITIONING SYSTEM	
FOUND P.R.M. 4"x4" CONCRETE MONUMENT (No. LS 4400)	INC.	DENOTES INCORPORATED	
FOUND P.R.M. 4"x4" CONCRETE MONUMENT (No. LS 6783)	L1	DENOTES LINE NUMBER (SEE LINE TABLE)	
---	LB	DENOTES SURVEYOR BUSINESS LICENSE NUMBER	
---	LS	DENOTES SURVEYOR LICENSE NUMBER	
---	+	DENOTES MORE OR LESS	
---	NT	DENOTES NON-TANGENT	
---	NR	DENOTES NON-RADIAL	
---	No.	DENOTES NUMBER	
---	P.C.	DENOTES PERMANENT CONTROL POINT	
---	P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT	
---	PCC	DENOTES POINT OF COMPOUND CURVATURE	
---	PC	DENOTES POINT OF CURVATURE	
---	PI	DENOTES POINT OF INTERSECTION	
---	PRC	DENOTES POINT OF REVERSE CURVATURE	
---	PT	DENOTES POINT OF TANGENCY	
---	P.E.	DENOTES PROFESSIONAL ENGINEER	
---	R	DENOTES RADIUS	
---	SF	DENOTES SQUARE FEET	

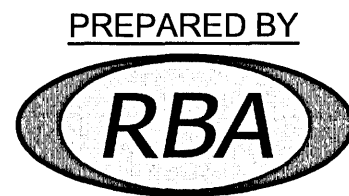
PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS P.S.M. No.6211
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
(850) 438-0400

CIVIL ENGINEER
JEREMY KING, P.E. No. 76144
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
(850) 438-0400

OWNER AND DEVELOPER
68V BRIDLEWOOD (FL) 2019, LLC
NATHAN COK, MANAGER
29891 WOODROW LANE, SUITE 300
SPANISH FORT, ALABAMA 36527
(251) 625-1198

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

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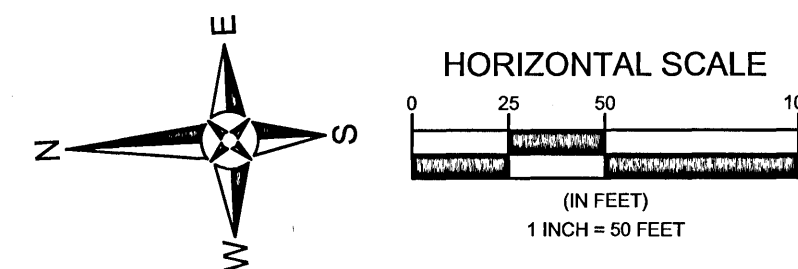


REBOL-BATTLE & ASSOCIATES
CIVIL ENGINEERS AND SURVEYORS
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
TELEPHONE 850.438.0400
FAX 850.438.0448
EB 00009657 LB7916
RBA PROJECT No. 2017.274

CIVIL ENGINEER
JEREMY KING, P.E. No. 76144
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
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PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS P.S.M. No.6211
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
(850) 438-0400



CURVE TABLE				
CURVE No.	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C7	40.00'	25.00'	91°40'20"	S 86°09'19" W
C11	84.72'	300.00'	16°10'48"	S 64°24'31" E
C12	42.17'	25.00'	96°38'20"	S 07°59'51" E
C38	34.30'	1470.00'	1°20'13"	S 39°39'02" W
C47	97.72'	1520.00'	3°41'00"	N 38°28'42" E

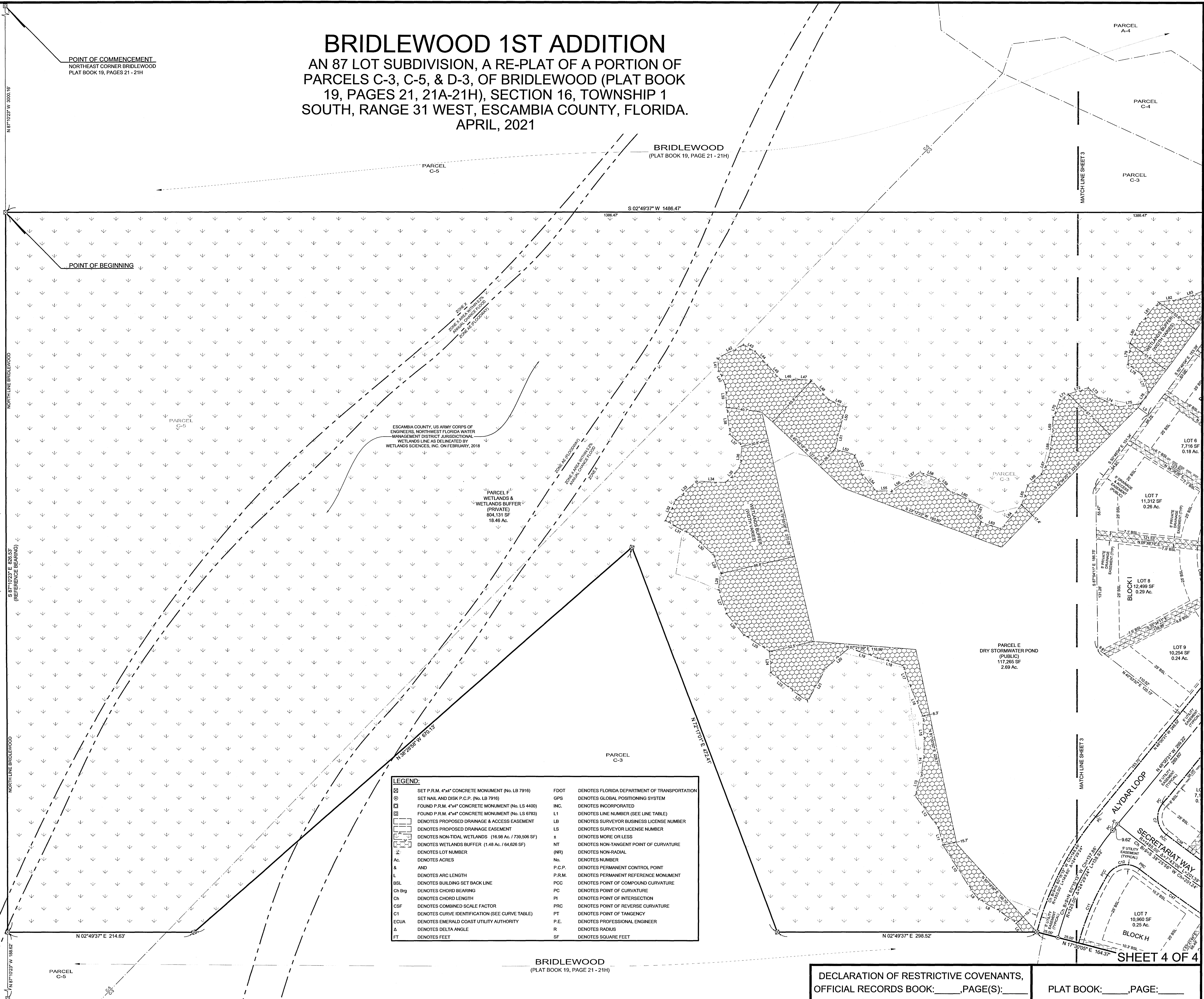
LINE TABLE			LINE TABLE		
LINE No.	BEARING	LENGTH	LINE No.	BEARING	LENGTH
L5	S 39°13'56" W	15.00'	L45	S 50°07'13" W	23.27'
L6	N 56°16'31" E	12.55'	L46	S 00°22'25" W	17.33'
L7	N 38°19'17" E	23.21'	L47	S 08°13'48" W	18.28'
L8	N 32°26'56" E	27.66'	L48	S 51°32'37" W	30.11'
L9	N 53°46'20" E	14.47'	L49	S 25°12'47" W	21.38'
L10	N 60°34'35" E	60.74'	L50	N 71°10'54" W	22.69'
L11	N 78°39'45" E	20.06'	L51	N 73°56'29" W	27.17'
L12	N 56°41'22" E	46.45'	L52	S 19°55'19" W	23.80'
L13	S 70°51'21" E	27.59'	L53	S 70°34'20" W	24.67'
L14	S 80°36'45" E	26.84'	L54	S 52°19'22" W	24.36'
L15	N 89°56'28" E	38.21'	L55	S 00°26'29" W	17.14'
L16	N 70°12'04" E	37.81'	L56	S 29°41'58" E	19.92'
L17	N 72°52'54" E	24.88'	L57	S 31°02'59" E	19.07'
L18	N 19°35'34" E	29.85'	L58	S 24°00'33" W	22.83'
L19	N 21°54'48" E	34.39'	L59	S 52°16'57" W	15.25'
L20	N 37°23'48" W	34.90'	L60	S 28°31'31" W	40.64'
L21	N 58°23'32" W	44.21'	L61	N 62°45'04" W	12.48'
L22	N 38°36'34" E	21.15'	L62	S 51°59'48" W	10.84'
L23	N 42°11'28" E	32.71'	L63	S 22°22'16" W	23.74'
L24	S 89°20'33" E	24.40'	L64	S 45°56'51" E	36.69'
L25	N 35°42'38" E	35.08'	L65	S 69°45'01" E	23.50'
L26	N 54°06'05" E	31.96'	L66	S 35°48'10" E	20.21'
L27	N 74°24'30" E	28.89'	L67	S 63°42'59" E	21.04'
L28	S 78°50'53" E	18.77'	L68	S 78°47'00" E	24.19'
L29	N 70°26'09" E	23.72'	L69	S 84°01'55" E	21.92'
L30	N 45°28'20" E	30.28'	L70	S 66°54'52" E	21.66'
L31	N 31°55'42" E	35.53'	L71	S 30°02'50" E	12.03'
L32	S 60°23'20" E	26.69'	L72	S 15°25'15" E	23.85'
L33	S 39°04'00" E	32.23'	L73	S 47°36'47" W	16.66'
L34	S 05°30'13" W	32.57'	L74	S 26°57'07" W	25.17'
L35	S 43°06'08" E	22.85'	L75	S 05°49'30" E	25.13'
L36	S 80°20'22" E	24.94'	L76	S 53°25'37" E	16.29'
L37	N 47°25'13" E	19.86'	L77	N 72°28'41" E	21.55'
L38	N 68°05'53" E	31.29'	L78	N 37°22'38" E	19.70'
L39	N 89°28'50" E	26.58'	L79	S 81°27'50" E	24.58'
L40	N 68°13'20" E	17.22'	L80	S 60°47'11" E	24.92'
L41	N 68°27'30" E	15.09'	L81	S 46°37'39" E	32.61'
L42	S 24°42'04" E	33.22'	L82	S 05°08'08" E	25.51'
L43	S 32°47'44" W	15.33'	L83	S 15°39'38" E	25.50'
L44	S 50°47'56" W	20.81'			

ENVIRONMENTALLY SENSITIVE LANDS		
TYPE	SQUARE FEET	ACRES
WETLANDS	739,506 SF	16.86 ACRES
WETLANDS BUFFER (REQUIRED)	52,904 SF	1.21 ACRES
WETLANDS BUFFER (PROVIDED)	64,826 SF	1.48 ACRES

NOTES:
1. ON-SITE WETLANDS & WETLANDS BUFFER SHALL REMAIN IN THEIR NATURAL STATE, UNLESS ALL ACTIVITIES ARE PROPERLY PERMITTED BY THE APPROPRIATE JURISDICTIONAL AGENCIES.
2. AVERAGE WETLAND BUFFER WIDTH IS 30.5 FEET.

BRIDLEWOOD 1ST ADDITION

AN 87 LOT SUBDIVISION, A RE-PLAT OF A PORTION OF PARCELS C-3, C-5, & D-3, OF BRIDLEWOOD (PLAT BOOK 19, PAGES 21, 21A-21H), SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA.
APRIL, 2021



LEGEND:			
SET P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916)	FDOT	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION	
SET NAIL AND DISK P.C.P. (No. LB 7916)	GPS	DENOTES GLOBAL POSITIONING SYSTEM	
FOUND P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 4400)	INC.	DENOTES INCORPORATED	
FOUND P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 8783)	L1	DENOTES LINE NUMBER (SEE LINE TABLE)	
DENOTES PROPOSED DRAINAGE & ACCESS EASEMENT	LB	DENOTES SURVEYOR BUSINESS LICENSE NUMBER	
DENOTES SURVEYOR LICENSE NUMBER	LS	DENOTES SURVEYOR LICENSE NUMBER	
DENOTES NON-TIDAL WETLANDS (16.98 AC. / 739,506 SF)	+	DENOTES MORE OR LESS	
DENOTES WETLANDS BUFFER (1.48 AC. / 64,826 SF)	NT	DENOTES NON-TANGENT POINT OF CURVATURE	
DENOTES LOT NUMBER	(NR)	DENOTES NON-RADIAL	
DENOTES ACRES	No.	DENOTES NUMBER	
& AND	P.C.P.	DENOTES PERMANENT CONTROL POINT	
DENOTES ARC LENGTH	P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT	
DENOTES BUILDING SET BACK LINE	PCC	DENOTES POINT OF COMPOUND CURVATURE	
DENOTES CHORD BEARING	PC	DENOTES POINT OF CURVATURE	
DENOTES CHORD LENGTH	PI	DENOTES POINT OF INTERSECTION	
DENOTES COMBINED SCALE FACTOR	PRC	DENOTES POINT OF REVERSE CURVATURE	
DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)	PT	DENOTES POINT OF TANGENCY	
DENOTES EMERALD COAST UTILITY AUTHORITY	P.E.	DENOTES PROFESSIONAL ENGINEER	
DENOTES RADIUS	R	DENOTES RADIUS	
DENOTES DELTA ANGLE	SF	DENOTES SQUARE FEET	

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

PLAT BOOK: _____, PAGE: _____

SHEET 4 OF 4