



RECORD PLAT OF

SCHOONER LANDING

OWNER/DEVELOPER:

HOLIDAY BUILDERS, INC.
2293 W. EAU GALIE BLVD.
MELBOURNE, FL 32935
(407) 745-3733

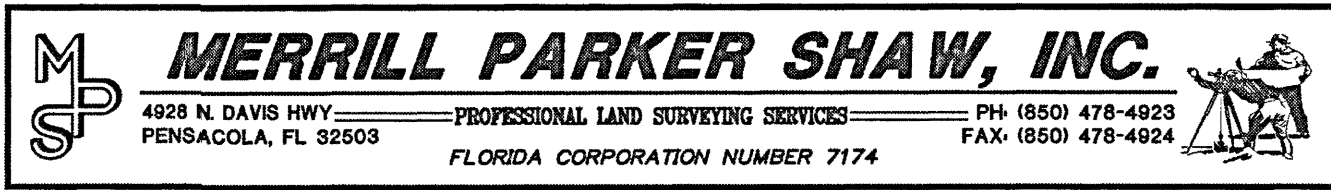
SURVEYOR:

E. WAYNE PARKER
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

ENGINEER:

HAMMOND ENGINEERING, INC.
THOMAS G. HAMMOND, JR.
PROFESSIONAL ENGINEER
3802 NORTH "S" STREET
PENSACOLA, FL 32505
(850) 434-2603

A 25 LOT PUBLIC RESIDENTIAL SUBDIVISION, BEING A REPLAT OF
LOTS 26, 29, AND 31-36, BLOCK 29 OF A PORTION OF "GULF BEACH MANOR SECTION ONE" PLAT BOOK 1, PAGE 16A
ALSO BEING A PORTION OF LOTS 38, 50 AND 51 "MAP OF BAYREUTH" PLAT DEED BOOK 74, PAGE 100
BEING A PORTION OF SECTION 4, TOWNSHIP-3-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA
ZONED: MDR, FUTURE LAND USE: MU-U
JULY 2021



LEGAL DESCRIPTION:

LOTS 26 AND 29, BLOCK 29, (LESS AND EXCEPT THE EAST 44 FEET OF THE SOUTH 100 FEET OF BLOCK 29),
GULF BEACH MANOR SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE
16A, OF THE PUBLIC RECORDS OF SAID COUNTY.
AND ALSO
LOTS 31, 32, 33, 34, 35 AND 36, BLOCK 29, GULF BEACH MANOR SECTION ONE, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 16A, OF THE PUBLIC RECORDS OF SAID COUNTY.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 4, TOWNSHIP-3-SOUTH,
RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 20' SETBACK
REAR YARD: 20' SETBACK
SIDE YARD: ON EACH SIDE, FIVE FEET OR 10 PERCENT OF
THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER
IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.
ADDITIONALLY, SIDE YARD SETBACKS SHALL NOT OVERLAP
DRAINAGE/ACCESS EASEMENTS.

NOTE:

WETLANDS AND WETLAND BUFFERS SHALL
REMAIN IN THEIR NATURAL, VEGETATED STATE.
ALL STRUCTURES, LAND DISTURBING ACTIVITIES
OR OTHER FEATURES SHALL REMAIN OUTSIDE OF
THESE JURISDICTIONAL AREAS.

Approved ESCAMBIA-COUNTY D&C PLAN REVIEW
DRG Chairman Signature <i>[Signature]</i> 7-7-21 Printed Name: <i>Sanjiv Kumar Hampton</i> Development Services Director for Escambia
This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval 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 state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.

CERTIFICATE OF ATTORNEY:

I, STEPHEN MOORHEAD, AS A MEMBER OF THE FLORIDA BAR, AND ON BEHALF
OF THE OWNER, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON 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
CHAPTER 2, ARTICLE 5 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS
AMENDED.

SIGNED THIS ____ DAY OF ____, 2021.

STEPHEN MOORHEAD

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.

ENGINEER'S CERTIFICATE:

I, THOMAS HAMMOND JR., HEREBY CERTIFY THAT I AM THE ENGINEER OF
RECORD FOR SCHOONER LANDING, THAT ALL CONSTRUCTED ROADWAYS,
DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL
APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

THOMAS HAMMOND, P.E.
FLORIDA REGISTRATION NO. 54574
FLORIDA C.A. NO. 9130

SEAL

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 COUNTY SURVEYOR
OF ESCAMBIA COUNTY, FLORIDA ON THIS ____ DAY OF ____, 2021.

JOSEPH BARRETT, P.S.M., COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION NO. 6260

SEAL

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HOLIDAY BUILDERS, INC., (OWNER),
AND FIFTH THIRD BANK (MORTGAGEE) OF THE LAND HEREIN DESCRIBED AND
PLATTED HEREON, KNOWN AS SCHOONER LANDING, HEREBY DEDICATE TO THE
PUBLIC: ALL PUBLIC RIGHT-OF-WAYS, PUBLIC PARCEL "A" (WET DETENTION
POND), PUBLIC PARCEL "B" (WET DETENTION POND), PUBLIC RIGHT-OF-WAY
PARCEL "C", AND ALL PUBLIC DRAINAGE AND ACCESS EASEMENTS; AND FURTHER
DEDICATE UTILITY EASEMENTS TO ALL UTILITY PROVIDERS; AND FURTHER DEDICATE
TO THE SCHOONER LANDING OF PENSACOLA HOMEOWNERS ASSOCIATION, INC.;;
PRIVATE PARCEL "D" (MAIL KIOSK), PRIVATE PARCEL "E" (WETLANDS AND
WETLANDS BUFFER), PRIVATE PARCEL "F" (WETLANDS AND WETLANDS BUFFER) AND
ALL SIGN EASEMENTS, AS DESIGNATED ON THIS PLAT, AND HEREBY REQUEST THE
FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

HOLIDAY BUILDERS, INC.	WITNESS: _____	SEAL
RICHARD FADIL, EVP. CFO.	PRINT NAME: _____	
	WITNESS: _____	
	PRINT NAME: _____	
FIFTH THIRD BANK	WITNESS: _____	SEAL
	PRINT NAME: _____	
TALLEY MANNE, SENIOR VICE PRESIDENT	WITNESS: _____	
	PRINT NAME: _____	

STATE OF FLORIDA
COUNTY OF ESCAMBIA
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF ____, 2021, BY RICHARD FADIL, EXECUTIVE VICE PRESIDENT, CHIEF
FINANCIAL OFFICER OF HOLIDAY BUILDERS, A FLORIDA CORPORATION, ON
BEHALF OF THE CORPORATION.

(SEAL) SIGNATURE OF NOTARY PUBLIC
PRINT NAME: _____
COMMISSION NO. _____
MY COMMISSION EXPIRES _____
NOTARY PUBLIC, STATE OF FLORIDA

PERSONALLY KNOWN: _____
OF PRODUCED IDENTIFICATION: _____
TYPE OF IDENTIFICATION PRODUCED: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF ____, 2021, BY TALLEY MANNE, SENIOR VICE PRESIDENT OF FIFTH
THIRD BANK, AN OHIO BANKING CORPORATION, ON BEHALF OF THE
CORPORATION.

(SEAL) SIGNATURE OF NOTARY PUBLIC
PRINT NAME: _____
COMMISSION NO. _____
MY COMMISSION EXPIRES _____
NOTARY PUBLIC, STATE OF _____

PERSONALLY KNOWN: _____
OF PRODUCED IDENTIFICATION: _____
TYPE OF IDENTIFICATION PRODUCED: _____

CERTIFICATE OF APPROVAL OF
CLERK OF THE CIRCUIT COURT:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA,
HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF
THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151) OF THE FLORIDA
LEGISLATURE, 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

SEAL

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSIONERS:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA,
HEREBY CERTIFY THAT THIS PLAT BEING PRESENTED TO THE BOARD OF 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

SEAL

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 THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS / STANDARDS OF
PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO
CHAPTER 5J-17.050, 5J-17.051 AND 5J-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 CHAPTER 177, FLORIDA STATUTES AND THE LAND
DEVELOPMENT CODE OF ESCAMBIA FLORIDA, AS AMENDED FROM TIME TO TIME; AND
THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED THIS 7TH DAY OF JULY, 2021.

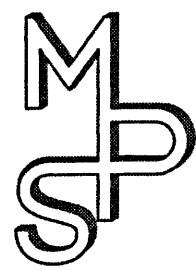
[Signature]
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
(FLORIDA LICENSE REGISTRATION NO. 3683, L.B. NO. 7174)
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923



SHEET 1 OF 2 SHEETS

RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK ____, PAGE(S) ____

PLAT BOOK ____, PAGE ____



RECORD PLAT OF SCHOONER LANDING

OWNER/DEVELOPER:

HOLIDAY BUILDERS, INC.
2293 W. EAU GALIE BLVD.
MELBOURNE, FL 32935
(407) 745-3733

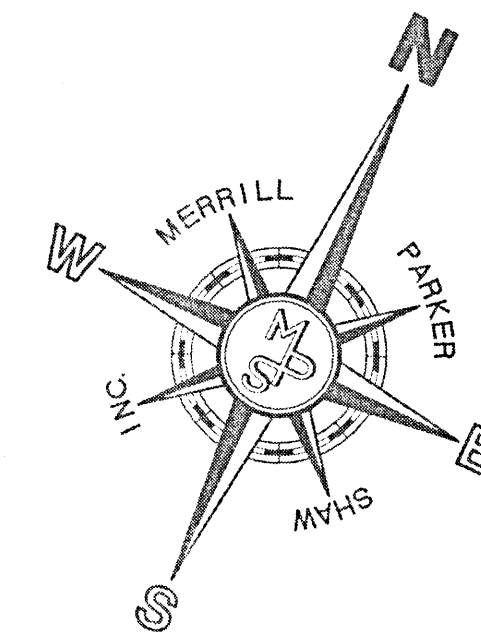
SURVEYOR:

E. WAYNE PARKER
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

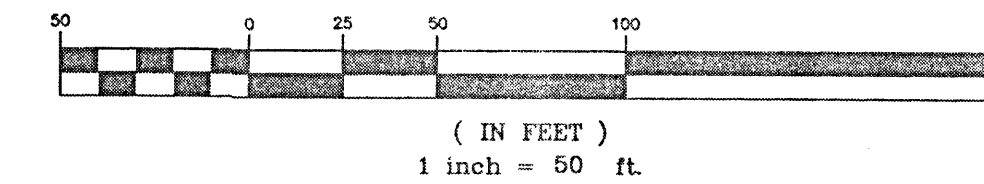
ENGINEER:

HAMMOND ENGINEERING, INC.
THOMAS C. HAMMOND, JR.
PROFESSIONAL ENGINEER
3802 NORTH "S" STREET
PENSACOLA, FL 32505
(850) 434-2603

A 25 LOT PUBLIC RESIDENTIAL SUBDIVISION, BEING A REPLAT OF
LOTS 26, 29, AND 31-36, BLOCK 29 OF A PORTION OF "GULF BEACH MANOR SECTION ONE" PLAT BOOK 1, PAGE 16A
ALSO BEING A PORTION OF LOTS 38, 50 AND 51 "MAP OF BAYREUTH" PLAT DEED BOOK 74, PAGE 100
BEING A PORTION OF SECTION 4, TOWNSHIP-3-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA
ZONED: MDR, FUTURE LAND USE: MU-U
JULY 2021



GRAPHIC SCALE



LEGAL DESCRIPTION:

LOTS 26 AND 29, BLOCK 29, (LESS AND EXCEPT THE EAST 44 FEET OF THE SOUTH 100 FEET OF BLOCK 29),
GULF BEACH MANOR SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE
16A, OF THE PUBLIC RECORDS OF SAID COUNTY;
AND ALSO
LOTS 31, 32, 33, 34, 35 AND 36, BLOCK 29, GULF BEACH MANOR SECTION ONE, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 16A, OF THE PUBLIC RECORDS OF SAID COUNTY.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 4, TOWNSHIP-3-SOUTH,
RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

LINE	BEARING	LENGTH
L1	N81°44'00"E	42.91'
L2	S82°11'47"E	30.29'
L3	N82°23'58"E	40.12'
L4	S75°30'11"E	56.56'
L5	N71°54'03"E	37.57'
L6	N49°48'20"E	17.60'
L7	N36°40'25"E	19.03'
L8	N02°05'22"W	60.15'
L9	N16°34'04"E	22.44'
L10	N79°31'13"E	26.22'
L11	N60°22'20"E	25.10'
L12	N81°40'19"E	27.92'
L13	S79°12'19"E	31.93'
L14	N86°15'19"E	28.16'
L15	N81°55'57"E	30.40'
L16	S71°30'36"E	29.97'
L17	S69°31'48"E	13.62'
L18	N84°11'32"E	25.48'
L19	S25°14'10"E	42.56'
L20	N26°25'52"E	22.47'
L21	N40°33'34"E	23.60'
L22	N82°49'40"E	40.00'
L23	S32°48'33"E	7.63'
L24	N02°05'22"W	30.29'
L25	N86°15'19"E	9.80'
L26	N86°15'19"E	5.47'
L27	N81°55'57"E	27.43'
L28	S71°30'36"E	29.97'
L29	N81°44'00"E	33.67'
L30	S69°31'48"E	29.65'
L31	N82°23'58"E	37.57'
L32	S75°30'11"E	34.37'
L33	N71°54'03"E	37.57'
L34	N49°48'20"E	17.60'
L35	N36°40'25"E	19.03'
L36	N26°25'52"E	54.28'
L37	N82°49'40"E	23.60'
L38	N82°49'40"E	59.62'
L39	N64°40'16"E	13.40'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.13	25.00	89°41'11"	S70°29'09"E	35.26
C2	39.41	25.00	90°18'49"	S19°30'51"W	35.45
C3	36.14	75.00	7°45'34"	N63°17'23"E	3.61
C4	36.14	75.00	29°09'13"	N47°20'35"E	37.73
C5	37.34	75.00	28°31'38"	N18°30'39"E	36.96
C6	32.87	75.00	25°06'41"	N08°18'30"W	32.61
C7	6.30	75.00	4°48'56"	N23°16'19"W	6.30
C8	78.85	50.00	90°21'02"	N19°29'45"E	70.93
C9	39.42	25.00	90°21'02"	N19°29'45"E	35.46
C10	6.45	75.00	4°03'56"	S23°35'58"E	5.44
C11	102.85	75.00	78°34'18"	S17°45'59"W	94.98
C12	10.50	75.00	8°01'11"	S61°03'54"W	10.50
C13	79.20	50.00	90°45'28"	S19°41'57"W	71.18
C14	39.60	25.00	90°45'28"	S19°41'57"W	35.50
C15	39.44	25.00	90°23'44"	N19°52'47"E	35.48
C16	7.52	15.00	28°44'35"	S78°14'04"E	7.45
C17	8.40	15.00	32°05'36"	N87°56'51"E	8.39
C18	5.74	15.00	21°50'42"	N69°58'11"E	5.71
C19	10.15	15.00	38°45'36"	N17°17'37"E	9.95
C20	10.06	25.00	23°03'42"	S38°01'43"W	9.99
C21	14.52	25.00	33°16'07"	S66°11'37"W	14.31

LEGEND:

- 4" x 4" CONCRETE MONUMENT, NUMBERED, 7174L-B, P.R.M.
- NAL AND DISK, NUMBERED 7174L-B, P.C.P.
 APD1 ~ AIRFIELD INFLUENCE PLANNING DISTRICT 1 | APD2 ~ AIRFIELD INFLUENCE PLANNING DISTRICT 2 | APZ2 ~ AIRFIELD POTENTIAL ZONE 2 | P.T. ~ POINT OF TANGENCY | P.C.P. ~ PERMANENT CONTROL POINT | P.T. ~ POINT OF TANGENCY | P.C. ~ POINT OF CURVATURE | B.S.L. ~ BUILDING SETBACK LINE | GPS ~ GLOBAL POSITIONING SYSTEM | (P) ~ PLATTED INFORMATION | C1 ~ CURVE NUMBER | R/W ~ RIGHT-OF-WAY | P.R.M. ~ PERMANENT REFERENCE MONUMENT | L.B. ~ LICENSED BUSINESS | (NR) ~ NON-RADIAL | (R) ~ RADIAL | C.A. ~ CERTIFICATE OF AUTHORIZATION | EVP ~ EXECUTIVE VICE PRESIDENT | CFO ~ CHIEF FINANCIAL OFFICER | OBS ~ OBSERVATION |

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 20' SETBACK

REAR YARD: 20' SETBACK

SIDE YARD: ON EACH SIDE, FIVE FEET OR 10 PERCENT OF
THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER
IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.
ADDITIONALLY, SIDE YARD SETBACKS SHALL NOT OVERLAP
DRAINAGE/ACCESS EASEMENTS.

HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE

STATION	NORTHING (FT)	EASTING (FT)	LATITUDE NORTH	LONGITUDE WEST	SCALE FACTOR (COMBINED)	CONVERGENCE	ELEVATION	SOURCE
GPS-1	509721.7215	1075216.0048	30°22'15.8661"	87°19'58.4590"	0.99995473	-01°25'24.99"	21.23'	GPS OBS
GPS-2	510025.8906	1075069.9930	30°22'18.8400"	87°20'00.2141"	0.99995478	-01°25'25.87"	22.34'	GPS OBS
GPS-3	510214.4813	1074485.4391	30°22'20.8042"	87°19'55.7179"	0.99995482	-01°25'23.61"	21.79'	GPS OBS

LOCATION ESTABLISHED FROM TRIMBLE VRS NETWORK GPS OBSERVATION.

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



RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK _____, PAGE(S) _____

SHEET 2 OF 2 SHEETS

PLAT BOOK _____, PAGE _____