

DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 87°22'02" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 35, A DISTANCE OF 2422.59 FEET TO THE WEST RIGHT-OF-WAY OF COUNTY ROAD 95A; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY OF COUNTY ROAD 95A THE FOLLOWING FIVE (5) COURSES: (1) NORTH 25°55'40" EAST, A DISTANCE OF 14.90 FEET; (2) NORTH 12°34'33" EAST, A DISTANCE OF 100.04 FEET; (3) NORTH 14°17'39" EAST, A DISTANCE OF 99.50 FEET; (4) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,111.68 FEET, AN ARC LENGTH OF 931.64 FEET (CHORD BEARS NORTH 09°42'51" WEST, A DISTANCE OF 904.62 FEET); (5) NORTH 33°43'21" WEST, A DISTANCE OF 438.05 FEET TO THE POINT OF BEGINNING. CONTINUE THENCE NORTH 33°43'21" WEST, ALONG SAID WEST RIGHT-OF-WAY OF COUNTY ROAD 95A, A DISTANCE OF 1472.35 FEET TO A POINT ON THE NORTH LINE OF SECTION 35; THENCE RUN NORTH 87°32'18" WEST, ALONG THE NORTH LINE OF SECTION 35, A DISTANCE OF 225.89 FEET TO THE EAST RIGHT-OF-WAY OF STACEY ROAD; THENCE RUN SOUTH 02°52'27" WEST, ALONG THE EAST RIGHT-OF-WAY, A DISTANCE OF 1260.87 FEET; THENCE RUN NORTH 88°00'46" EAST, DEPARTING THE EAST RIGHT-OF-WAY OF SAID STACEY ROAD, A DISTANCE OF 91.35 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 19.78 FEET (CHORD BEARS SOUTH 73°05'49" EAST, A DISTANCE OF 19.43 FEET); THENCE RUN SOUTH 54°12'25" EAST, A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 80°42'17" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 45°51'22" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 72°12'11" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 16°19'46" WEST, A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 75°41'45" EAST, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 69°33'34" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 38°41'40" EAST, A DISTANCE OF 80.00 FEET; THENCE RUN NORTH 77°45'54" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 27°15'59" EAST, A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 80°03'19" EAST, A DISTANCE OF 129.17 FEET; THENCE RUN SOUTH 60°52'57" EAST, A DISTANCE OF 346.66 FEET; THENCE RUN NORTH 64°38'44" EAST, A DISTANCE OF 50.10 FEET TO THE TO THE POINT OF BEGINNING.

TRACT CONTAINS 17.31 ACRES, MORE OR LESS, AND LIES IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

GENERAL NOTES:

- "THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER."
- "THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION."
- "RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION."
- "ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD." "IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS."
- "ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS."
- "DEVELOPER/CONTRACTOR/HOMEOWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2- YEAR WARRANTY PERIOD."
- "CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION."
- "THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595- 3475. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL."
- "NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W." 1-800-432- 4770."
- "ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION."
- "NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS."
- "THE CONTRACTOR SHALL NOTIFY FOOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY."
- "TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP."

UTILITY PROVIDERS:

SEWER – EMERALD COAST UTILITIES AUTHORITY  
MR. MIKE HAMLIN  
P.O. BOX 15311  
PENSACOLA, FL. 32514 PH: (850) 969–3310

NATURAL GAS – PENSACOLA ENERGY  
MR. SHAWN HARRIS  
1625 ATWOOD DRIVE  
PENSACOLA, FL. 32514 PH: (850) 474–5310

TELEPHONE – AT&T FLORIDA  
MR. HAL HINOTE  
2221 INDUSTRIAL DRIVE  
PANAMA CITY, FL. 32405 PH: (850) 913–3709

TRAFFIC DEPARTMENT – ESCAMBIA COUNTY PUBLIC WORKS  
MRS. JOHNNY COX  
3363 WEST PARK PLACE  
PENSACOLA, FL. 32505 PH: (850) 595–3404

WATER – COTTAGE HILL WATER WORKS  
16 WILLIAMS DITCH ROAD  
CANTONMENT, FL. 32533 PH: (850) 968–5485

ELECTRIC – GULF POWER  
MR. CHAD SWAILS  
5120 DOGWOOD DRIVE  
MILTON, FL. 32570 PH: (850) 429–2446

CABLE – SPECTRUM  
MR. JOSEPH PRIDGEN  
94 WALTON ROAD  
DEFUNIAK SPRINGS, FL. 32433 PH: (205) 209–2028

SUNSHINE STATE ONE–CALL  
7200 LAKE ELLENOR DRIVE, SUITE 200  
ORLANDO, FL. 32809 PH: (800) 432–4770

UTILITY NARRATIVE:

POTABLE WATER:

AFTER RECEIVING COTTAGE HILL WATER APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING ADJACENT SYSTEM CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM, WITHIN THE RIGHT OF WAY AND EASEMENTS, WILL THEN BE TURNED OVER TO COTTAGE HILL WATER FOR ACCEPTANCE AND MAINTENANCE.

SEWER SYSTEM (SANITARY):

AFTER RECEIVING ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING ECUA GRAVITY MAIN VIA CONSTRUCTION OF A GRAVITY AND FORCEMAIN SYSTEM. LOTS 22–36 WILL BE SERVED BY A FORCEMAIN AND GRINDER PUMP SYSTEM. UPON COMPLETION THE ENTIRE SYSTEM WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE. GRINDER PUMPS WITH CONNECTION TO ECUA FORCE MAIN SERVICE LINES WILL BE HOMEOWNER'S RESPONSIBILITY.

STORM SEWER:

AFTER RECEIVING ERP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER INFRASTRUCTURE. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE DEDICATED AS PUBLIC, OWNED AND MAINTAINED.

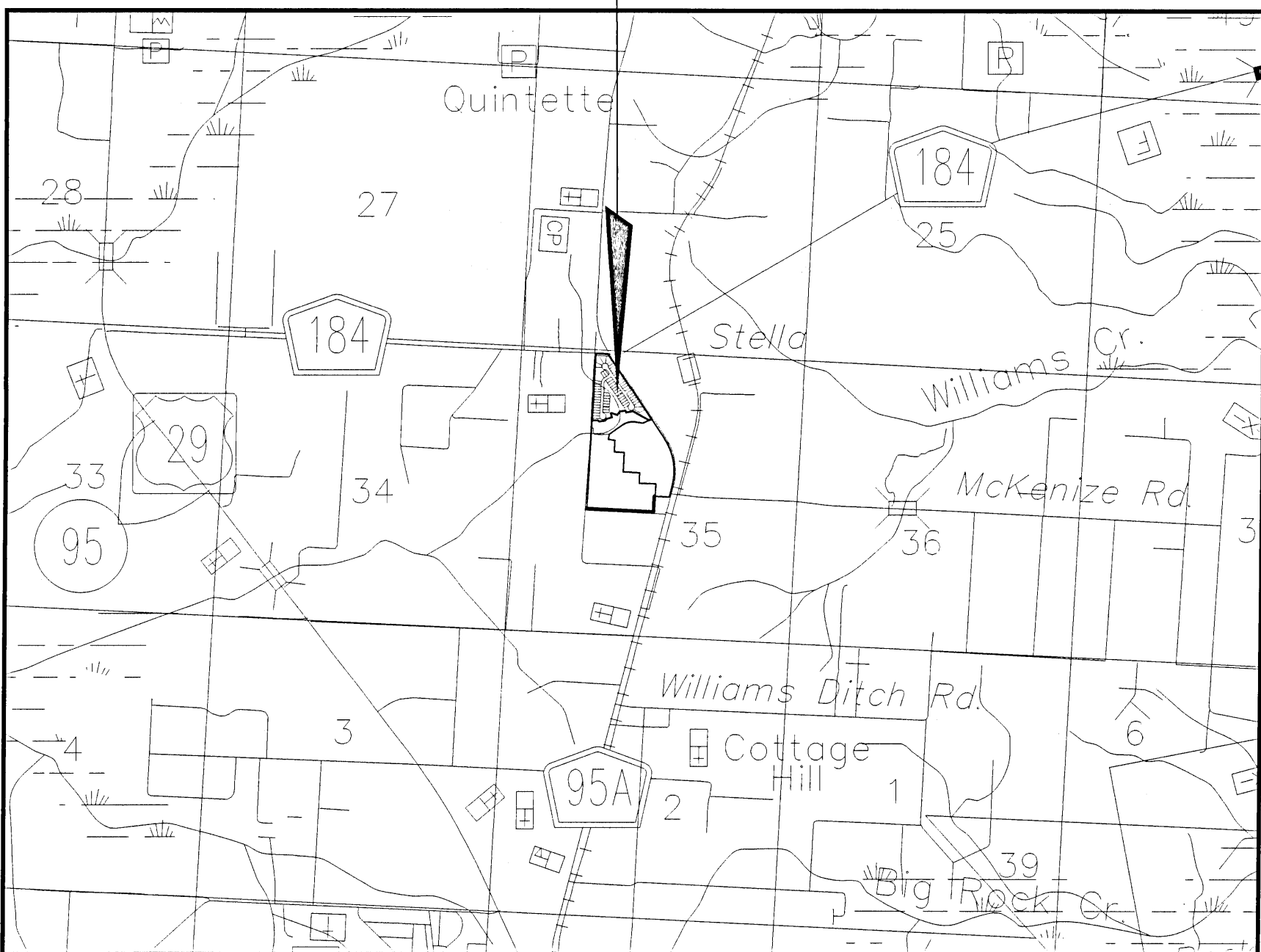
ELECTRIC, GAS, TELEPHONE & TV CABLE:

THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

PRELIMINARY PLAT OF  
**SANCTUARY**  
(PHASE 3)

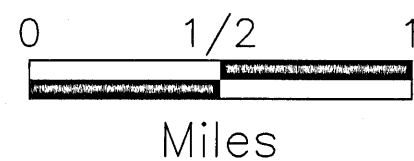
A 53 LOT SUBDIVISION OF A PORTION OF  
SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST,  
ESCAMBIA COUNTY, FLORIDA  
ZONED: HC/LI - FUTURE LAND USE: MU-S  
PROPERTY REFERENCE #35-2N-31-2101-000-000  
DECEMBER 2021

PROJECT SITE



LOCATION MAP

SCALE: 1" = 1/2 MILE



OWNER/DEVELOPER:

D.R. HORTON, INC.  
2450 S HWY 29 #1  
CANTONMENT, FL 32533  
PHONE: 850.937.0445

ENGINEER:

DAVID B. TILLAR, PE  
FLORIDA REG. NO. 86282  
DEWBERRY  
139 EAST GOVERNMENT  
STREET  
PENSACOLA, FL 32502–5801  
850.760.0332

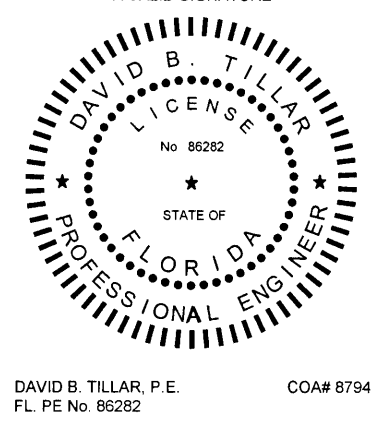
SURVEYOR:

VICTOR L. GERMAIN, PSM  
FLORIDA REG. NO. 7281  
DEWBERRY  
25353 FRIENDSHIP ROAD  
DAPHNE, AL 36526  
PHONE: 251.929.9803

Signature: *David Tillar* Date: 7 JAN 22

DAVID B. TILLAR  
PROJECT ENGINEER REGULATION NO. 86282

NOT APPROVED UNLESS ACCOMPANIED WITH  
A VALID SIGNATURE



DAVID B. TILLAR, P.E.  
FL. PE NO. 86282

COA# 8794

ENGINEERS STATEMENT:

I, DAVID B. TILLAR, ENGINEER OF RECORD FOR SANCTUARY SUBDIVISION, PHASE 3, CERTIFY THAT ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

SITE DATA:

PARCEL I.D.: #35–2N–31–2101–000–000  
CURRENT ZONING: HC/LI  
FUTURE LAND USE: MU–S, MIXED–USE SUBURBAN  
TOTAL AREA: 17.31 ACRES.

BUILDING SETBACK 'S:

FRONT: 15 FT.  
REAR: 15 FT.  
SIDE: 10 FT. OR 10% OF THE LOT WIDTH  
AT THE STREET RIGHT-OF-WAY,  
WHICHEVER IS LESS, BUT AT LEAST  
5 FEET.  
CORNER SIDE: 15 FT. FOR ALL CORNER SIDE STREET.

GEODETIC 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.

REQUIREMENTS:

PHASE 3 IMPROVEMENTS INCLUDE STREET LIGHTING AND SIDEWALKS ON BOTH SIDES OF STREET.

SPECIAL NOTE:

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

FIVE FOOT CONCRETE SIDEWALKS WILL BE CONSTRUCTED BY THE INDIVIDUAL HOME BUILDER ALONG THE PRIVATE RESIDENTIAL LOT LINES. SIDEWALKS ALONG COMMON AREAS AND POND PARCEL SHALL BE CONSTRUCTED BY THE CONTRACTOR.

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.

NO GAS IS PLANNED FOR THIS SUBDIVISION.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 1983 (2011) U.S. SURVEY FEET, PER FOOT COR'S "PCLA". THE BASIS OF BEARINGS IS THE EAST RIGHT OF WAY OF STACEY ROAD AS BEING N02°52'27"E ~ S02°52'27"W.
- SOURCE OF INFORMATION: FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP (ROAD P.B. 2, PG. 1, 1A, 1B AND 1C); SPECIFIC PURPOSE SURVEY FOR "WEST QUINTETTE ROAD MAINTENANCE MAP" BY THE ENGINEERING DEPARTMENT, ESCAMBIA COUNTY, FLORIDA, PROJECT NO. 20170035, DATED APRIL 26TH; 2017; CERTIFIED CORNER RECORDS 020964, 085627, 085619 AND 048339; 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 WETLAND SCIENCES ON JANUARY 2020.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE X (UNSHADED), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR ESCAMBIA COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120080 0240 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.
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988, PER FOOT COR'S "PCLA" USING GEOID18.
- THE DEVELOPER WILL WORK WITH THE UNITED STATES POSTAL SERVICE TO PLACE MAIL KIOSKS IN APPROVED LOCATIONS AND BE INSTALLED PER THE USPS REQUIREMENTS.
- DESCRIPTION COMPOSED BY VICTOR L. GERMAIN, P.S.M. #LS 7281.

FLOOD CERTIFICATE:

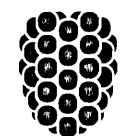
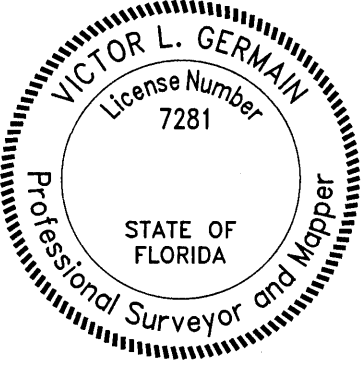
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, MAP NUMBER 1203300240G, COMMUNITY NUMBER 120080, PANEL NUMBER 0240, SUFFIX G, MAP REVISED DATE SEPTEMBER 29, 2006.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, "PRELIMINARY PLAT OF SANCTUARY SUBDIVISION PHASE 3", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET PRIOR TO RECORDING OF THE PLAT.

SIGNED ON THIS THE 17TH DAY OF DECEMBER, 2021.

BY: *Victor Germain*  
VICTOR L. GERMAIN, PSM  
FLORIDA LIC. NO. 7281  
DEWBERRY ENGINEERS INC. (LB 8011)  
25353 FRIENDSHIP ROAD  
DAPHNE, AL 36526  
PHONE: 251–929–9803



**Dewberry**

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

SHEET  
NO.

1 of 4



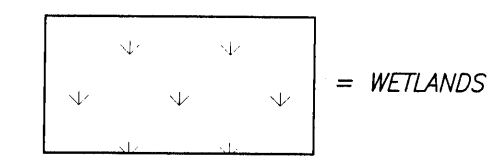
PRELIMINARY PLAT OF  
**SANCTUARY**  
(PHASE 3)

A 53 LOT SUBDIVISION OF A PORTION OF  
SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST,  
ESCAMBIA COUNTY, FLORIDA  
ZONED: HC/LI - FUTURE LAND USE: MU-S  
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DECEMBER 2021

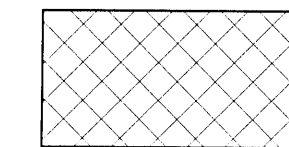
**SYMBOLS & ABBREVIATIONS:**

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  
P.T. = POINT OF TANGENCY  
P.I. = POINT OF INTERSECTION  
P.C.C. = POINT OF COMPOUND CURVE  
P.R.C. = POINT OF REVERSE CURVATURE  
R/W = RIGHT OF WAY  
C = CENTERLINE  
O.R.B. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
B.S.L. = BUILDING SETBACK LINE  
S.W.M.F. = STORMWATER MANAGEMENT FACILITY  
P.C.A. = PRIVATE COMMON AREA  
U.E. = UTILITY EASEMENT  
P.D.A.E. = PUBLIC DRAINAGE/ACCESS EASEMENT  
P.D.E. = PRIVATE DRAINAGE EASEMENT  
H.O.A. = HOMEOWNERS ASSOCIATION  
A = ARC DISTANCE  
R = RADIUS  
D = DELTA ANGLE  
CB = CHORD BEARING  
CD = CHORD DISTANCE

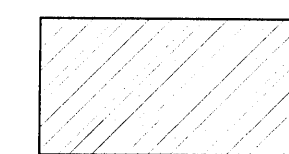
D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION  
ECUA = EMERALD COAST UTILITY AUTHORITY  
N.T.S. = NOT TO SCALE  
R.P. = RADIUS POINT  
A.C.O.E. = ARMY CORPS OF ENGINEERS  
F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY  
USPS = UNITED STATES POSTAL SERVICE  
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
D.B. = DEED BOOK  
P.C.P. = PERMANENT CONTROL POINT  
P.R.M. = PERMANENT REFERENCE MONUMENT  
ID. = IDENTIFICATION  
INC. = INCORPORATED  
DWG = DRAWING  
(RAD) = RADIAL  
(NR) = NON-RADIAL  
S.F. = SQUARE FEET  
AC. = ACRES  
D.E. = DRAINAGE EASEMENT  
P.D.R.O.W. = PUBLIC DRAINAGE RIGHT-OF-WAY  
C = CALCULATED BEARING AND DISTANCE  
(P1) = RECORD MAP OR PLAT BEARING AND DISTANCE  
(FLORIDA DEPARTMENT OF TRANSPORTATION, MAINTENANCE MAP, PLAT BOOK 2 PAGES 1, 1A, 1B AND 1C)  
(M) = MEASURED BEARING AND DISTANCE  
(R) = RECORD DEED BEARING AND DISTANCE  
(F) = FOUND 4" X 4" CONCRETE MONUMENT  
○ = FOUND CAPPED REBAR  
△ = FOUND NAIL AND DISK  
□ = SET 4" BY 4" CONCRETE MONUMENT STAMPED P.R.M. (L.B. #8011)  
○ = 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)



= WETLANDS



= 30' WETLAND BUFFER



= PRESCRIPTIVE EASEMENT AS SHOWN ON  
SPECIFIC PURPOSE SURVEY BY THE ENGINEERING  
DEPARTMENT, ESCAMBIA COUNTY, FLORIDA.

**SOIL SURVEY MAP UNITS:**  
(SEE SOIL REPORT FOR COMPLETE DETAILS)

25 - POARCH SANDY LOAM, 2 TO 5 PERCENT SLOPES  
43 - ALBANY SAND, 0 TO 5 PERCENT SLOPES  
54 - TROUP-POARCH COMPLEX, 8 TO 12 PERCENT SLOPES  
60 - NOTCHER FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES

LINE	BEARING	DISTANCE
L2	N88°00'46"E	191.35'
L3	N80°42'17"E	100.00'
L4	N72°12'11"E	100.00'
L5	N16°19'46"W	75.00'
L7	N80°03'19"E	128.17'
L14	S54°12'25"E	35.00'
L15	N45°51'22"E	50.00'
L25	N64°38'44"E	50.10'
L65	N75°41'45"E	25.00'
L86	S69°33'34"E	100.00'
L87	N38°41'40"E	60.00'
L88	N77°45'54"E	100.00'
L89	S27°15'59"E	40.00'

**NOTE:**

SOURCE OF SOIL DATA: UNITED STATES DEPARTMENT OF AGRICULTURE (USDA)  
NATURAL RESOURCES CONSERVATION SERVICE (NRCS) CUSTOM SOIL  
RESOURCE REPORT FOR ESCAMBIA COUNTY, FLORIDA.

**ADJACENT OWNERS:**

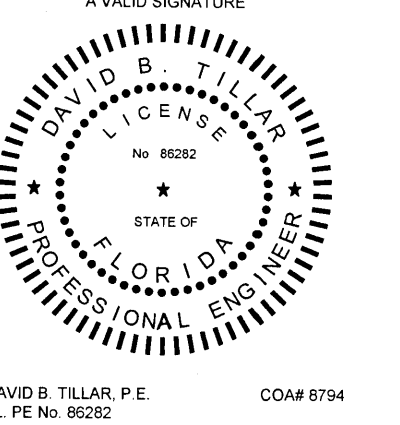
(1) TRUITT, MICHAEL P. & LARREN P.  
1999 HIGHWAY 55A NORTH  
CANTONMENT, FL 32533  
(O.R.B. 4526 PG 605)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.78'	130.00'	37°46'49"	S73°05'49"E	119.43'

*David Tillar* 7 JAN 22  
Signature Date

DAVID B. TILLAR  
PROJECT ENGINEER REGULATION NO. 86282

NOT APPROVED UNLESS ACCOMPANIED WITH  
A VALID SIGNATURE



DAVID B. TILLAR, P.E.  
FL. P.E. NO. 86282

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

SHEET  
NO.

2 of 4



A 53 LOT SUBDIVISION OF A PORTION OF  
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PROPERTY REFERENCE #35-2N-31-2101-000-000  
DECEMBER 2021

5' BUILDING SETBACK (SIDE YARD) & PRIVATE DRAINAGE EASEMENT

15' BUILDING SETBACK (REAR YARD)

5

5' BUILDING SETBACK (SIDE YARD) & PRIVATE DRAINAGE EASEMENT

5' BUILDING SETBACK (SIDE YARD) & PRIVATE DRAINAGE EASEMENT

5' BUILDING SETBACK (SIDE YARD) & PRIVATE DRAINAGE EASEMENT

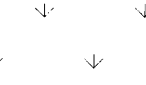
15' BUILDING SETBACK (FRONT YARD)

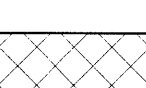
5' UTILITY EASEMENT


(50' PRIVATE RIGHT OF WAY)

**ALBATROSS STREET**

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  
P.T. = POINT OF TANGENCY  
P.I. = POINT OF INTERSECTION  
P.C.C. = POINT OF COMPOUND CURVE  
P.R.C. = POINT OF REVERSE CURVATURE  
R/W = RIGHT OF WAY  
℄ = CENTERLINE  
O.R.B. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
B.S.L. = BUILDING SETBACK LINE  
S.W.M.F. = STORMWATER MANAGEMENT FACILITY  
P.C.A. = PRIVATE COMMON AREA  
U.E. = UTILITY EASEMENT  
P.D.A.E. = PUBLIC DRAINAGE/ACCESS EASEMENT  
P.D.E. = PRIVATE DRAINAGE EASEMENT  
H.O.A. = HOMEOWNERS ASSOCIATION

 = WETLANDS

 = 30' WETLAND BUFFER

 = *PRESCRIPTIVE EASEMENT AS SHOWN ON SPECIFIC PURPOSE SURVEY BY THE ENGINEERING DEPARTMENT, ESCAMBIA COUNTY, FLORIDA.*

REGULATION NO. 86282



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

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