

FINAL PLAT OF SAUFLEY FIELD TOWNHOMES

BEING A PORTION OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FL. (JULY, 2017)

SITE DATA:
TOTAL ACREAGE = 4.62 ACRES±
TOTAL LOTS = 48
SMALLEST LOT SIZE = 1,744 SQ. FT.±
PENSACOLA, ESCAMBIA COUNTY, FLORIDA

CURRENT ZONING:
HDMU - HIGH DENSITY MIXED USE

OWNER/DEVELOPER:
SAUFLEY FIELD DEVELOPMENT 2016, LLC
29891 WOODROW LANE SUITE #300
DAPHNE, AL 36527

LAND SURVEYOR:
ERIC E. GODWIN, P.S.M.
SAWGRASS CONSULTING, LLC
11143 OLD HIGHWAY 31
SPANISH FORT, AL 36527
(251)544-7900

ENGINEER:
THOMAS E. GRANGER, P.E.
SAWGRASS CONSULTING, LLC
11143 OLD HIGHWAY 31
SPANISH FORT, AL 36527
(251)544-7900
FL. LIC. NO. 46509

CURVE #	RADIUS	DELTA	CHORD	CHORD BEARING
C1	25.00	38°12'52"	16.67	N16°18'45"W
C2	25.00	9°58'31"	4.35	N42°24'26"W
C3	50.00	24°35'04"	21.45	N33°06'09"W
C4	50.00	24°35'04"	21.45	N08°46'56"W
C5	50.00	23°04'26"	20.14	N14°48'58"W
C6	50.00	9°58'06"	8.42	N31°08'43"E
C7	50.00	23°04'26"	20.14	N87°09'38"E
C8	50.00	24°05'53"	21.03	N80°44'45"E
C9	50.00	24°05'53"	21.03	S75°09'22"E
C10	50.00	23°04'26"	20.14	S51°34'13"E
C11	50.00	19°18'12"	16.85	S30°22'54"E
C12	50.00	23°04'26"	20.14	S09°11'35"E
C13	50.00	24°03'22"	20.99	S08°11'35"E
C14	50.00	24°35'04"	21.45	S14°22'19"W
C15	25.00	9°58'31"	4.35	S45°58'49"W
C16	25.00	38°12'52"	16.67	S21°54'07"W
C17	111.00	11°40'56"	22.63	N08°36'10"E
C18	100.00	11°40'56"	20.39	N08°38'10"E
C19	4.34	90°00'00"	6.82	N47°47'40"E
C20	4.34	90°00'00"	6.82	N42°12'20"W
C21	50.00	9°58'06"	8.42	N40°47'49"E
C22	25.00	48°11'23"	21.03	N21°18'00"W
C23	25.00	48°11'23"	21.03	S26°53'23"W
C24	50.00	27°6'22'46"	24.19	N87°12'20"W

LINE #	LENGTH	BEARING
L1	4.95'	N02°47'41"E
L2	18.29'	N84°32'18"W
L3	16.73'	S11°36'07"E
L4	16.73'	N17°11'51"E
L5	18.29'	N89°52'19"W
L6	4.95'	S02°47'41"W
L7	4.22'	S02°47'41"W
L8	8.36'	S14°28'38"W
L9	12.22'	S02°47'41"W
L10	12.22'	S02°47'41"W
L11	9.87'	N02°47'41"E
L12	10.83'	N14°28'38"E
L13	0.92'	N14°28'38"E
L14	18.25'	N02°47'41"E
L15	18.25'	S02°47'41"W
L16	25.18'	S30°53'58"E

SURVEYORS NOTES:

- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY ARE PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. IN ADDITION, THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS OTHER UNRECORDED INSTRUMENTS COULD ENCUMBER AND/OR AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
- BASIS OF BEARING: GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83 (2011), FLORIDA NORTH ZONE STATE PLANE COORDINATES.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83 DATUM.
- THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X (MINIMAL RISK AREAS OUTSIDE THE 1% AND 2% ANNUAL CHANCE FLOOD PLAINS, NO BASE FLOOD ELEVATIONS OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 1203300580G, MAP REVISION DATED SEPTEMBER 29, 2006.
- DATE OF FIELD WORK: SEPTEMBER, 2015 & APRIL, 2017
- ALL PRINCIPAL STRUCTURES SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION (FFE) OF 12 INCHES ABOVE THE CENTERLINE OF THE NEAREST PAVED OR PUBLIC STREET OR COMPLY WITH THE MINIMUM FFE AS REQUIRED BY THE ESCAMBIA COUNTY FLOOD PREVENTION ORDINANCE, WHICHEVER IS GREATER.
- ALL LOTS AND COMMON AREAS SHALL HAVE A 5' UTILITY EASEMENT ALONG THE FRONT LOT LINE FOR USE OF ALL UTILITIES INCLUDING CABLE TELEVISION SERVICES.
- FUTURE LAND USE = (MU-U) MIXED USE URBAN
- CURRENT SETBACKS = FRONT-20 FEET REAR-15 FEET SIDE-0 FEET
- NO HERITAGE TREES ARE PRESENT ON SITE.
- NO FENCES SHALL BE CONSTRUCTED IN THE PUBLIC DRAINAGE RIGHT OF WAYS AND/OR PUBLIC DRAINAGE/ACCESS EASEMENTS, THESE RIGHT OF WAYS AND EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES. FENCES AND ANY OTHER STRUCTURES IN PRIVATE DRAINAGE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
- ALL PLATTED EASEMENTS SHOWN HEREON 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 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 THE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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.

CERTIFICATE OF ATTORNEY

I, _____, 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 FORM AND TO MEET THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, ARTICLE IV.

DATED THIS THE _____ DAY OF _____, 2017.

NAME _____

CLERK OF THE CIRCUIT COURT CERTIFICATE OF APPROVAL

COMMISSIONERS OF ESCAMBIA COUNTY, STATE OF FLORIDA.

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.015) OF THE 1998 ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2017, AND FILED IN PLAT BOOK _____ AT PAGE _____ OF SAID COUNTY.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL

COMMISSIONERS OF ESCAMBIA COUNTY, STATE OF FLORIDA.

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE _____ DAY OF _____, 2017 WAS APPROVED FOR FILING BY THE SAID BOARD AND I, CLERK OF THE CIRCUIT COURT WAS INSTRUCTED TO SO CERTIFY HEREON.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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 ON THIS _____ DAY OF _____, 2017.

KENNETH J. MONIE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4655

ENGINEER'S CERTIFICATE

I, THOMAS E. GRANGER, AS THE ENGINEER OF RECORD FOR SAUFLEY FIELD TOWNHOMES HEREBY CERTIFY ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

THIS _____ DAY OF July, 2017.

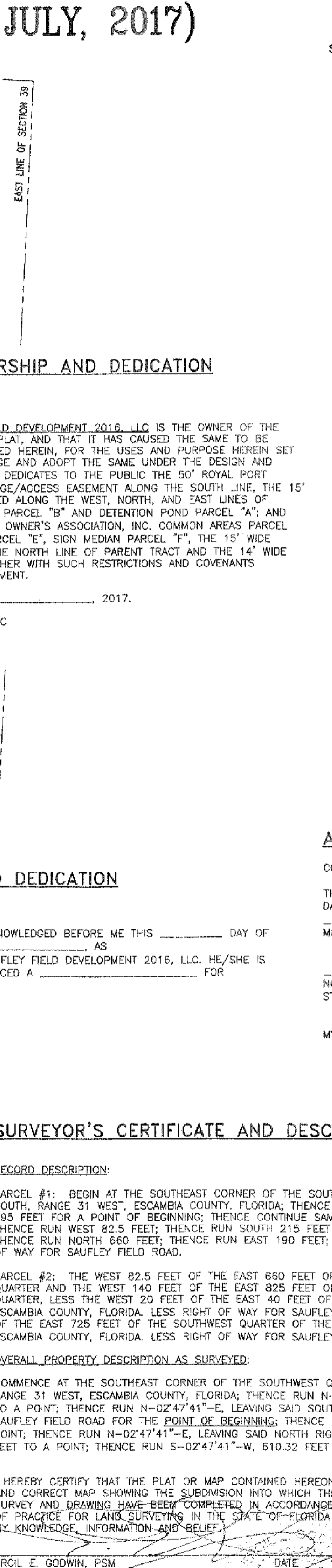
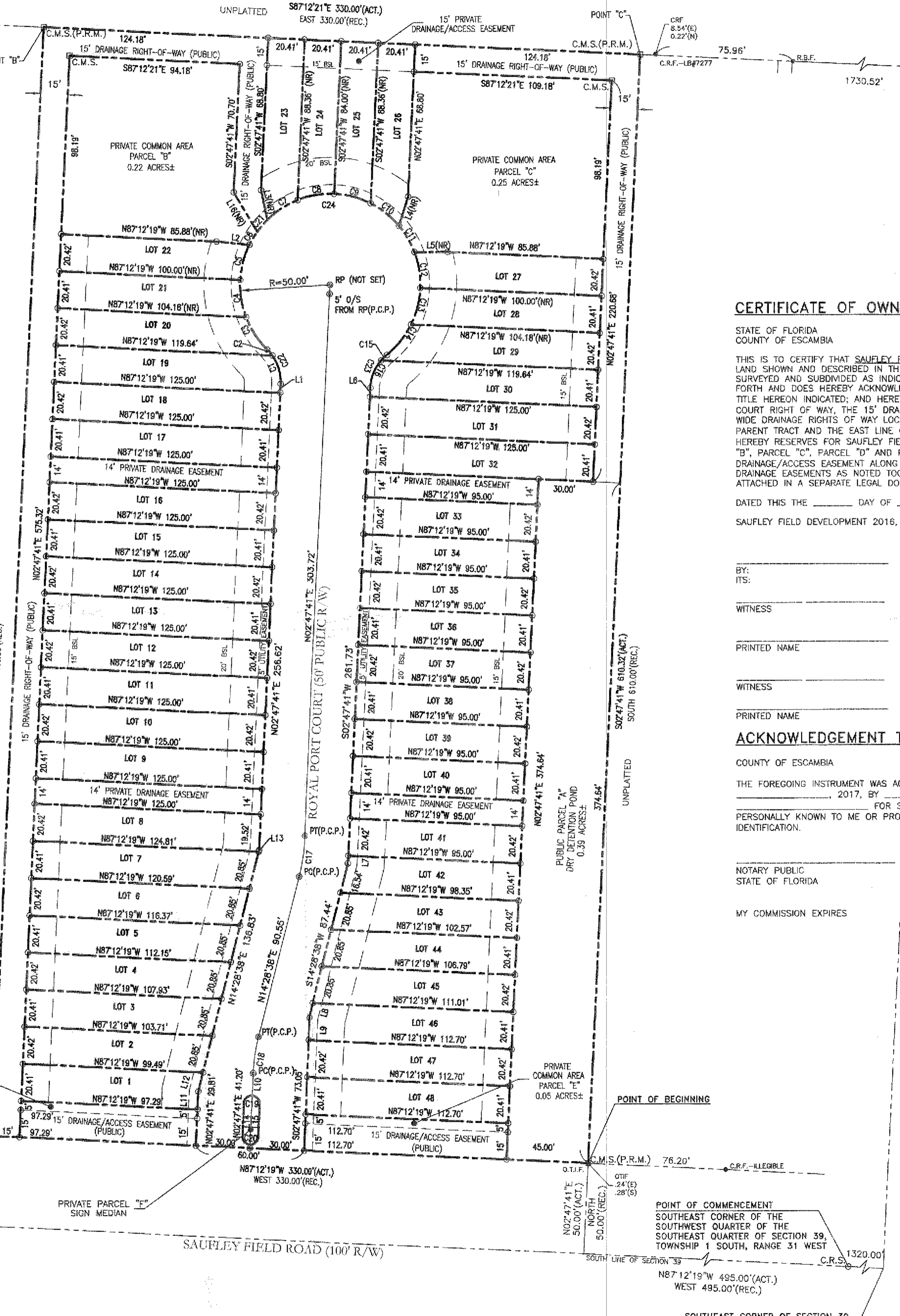
THOMAS E. GRANGER, P.E.
PROFESSIONAL ENGINEER #46509
STATE OF FLORIDA

PRIVATE COMMON AREA PARCEL "D" 0.04 ACRE±

POINT "A"

C.M.S.(P.R.M.)

SAWGRASS CONSULTING, LLC
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
11143 Old Highway 31 Spanish Fort, AL 36527
Phone: (251) 544-7900



STATION	NORTHING	EASTING	SCALE FACTOR	CONVERGENCE	NORTH	WEST	ELEVATION	COMBINED SCALE FACTOR	ELLIPSOID FACTOR
POINT "A"	54232.01	1084572.88	0.9999915	-01°24'36.93220"	30°27'40.84612"	87°18'20.83894"	72.05'	0.9999624	0.9999966
POINT "B"	542841.60	1084602.82	0.9999917	-01°24'35.84790"	30°27'48.88542"	87°18'20.86830"	72.76'	0.9999625	0.9999963
POINT "C"	542925.51	1084833.22	0.9999917	-01°24'33.95324"	30°27'46.80647"	87°18'16.89891"	73.56'	0.9999624	0.9999966

NOTE: THIS TO THE ESCAMBIA COUNTY GPS NETWORK WERE MADE IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE. ALL GEOGRAPHIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO NAD 83 DATUM.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS IS TO CERTIFY THAT SAUFLEY FIELD DEVELOPMENT 2016, LLC IS THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREIN, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND HEREBY DEDICATES TO THE PUBLIC THE 50' ROYAL PORT COURT RIGHT OF WAY, THE 15' DRAINAGE/ACCESS EASEMENT ALONG THE SOUTH LINE, THE 15' WIDE DRAINAGE RIGHTS OF WAY LOCATED ALONG THE WEST, NORTH, AND EAST LINES OF PARENT TRACT AND THE EAST LINE OF PARCEL "B" AND DETENTION POND PARCEL "A"; AND HEREBY RESERVES FOR SAUFLEY FIELD OWNER'S ASSOCIATION, INC. COMMON AREAS PARCEL "B", PARCEL "C", PARCEL "D" AND PARCEL "E", SIGN MEDIUM PARCEL "F", THE 15' WIDE DRAINAGE/ACCESS EASEMENT ALONG THE NORTH LINE OF PARENT TRACT AND THE 14' WIDE DRAINAGE EASEMENTS AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS THE _____ DAY OF _____, 2017.

SAUFLEY FIELD DEVELOPMENT 2016, LLC

BY: _____
ITS: _____

WITNESS _____
PRINTED NAME _____

WITNESS _____
PRINTED NAME _____

ACKNOWLEDGEMENT OF DEDICATION

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY _____ AS _____ FOR SAUFLEY FIELD DEVELOPMENT 2016, LLC. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED A _____ FOR IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA

MY COMMISSION EXPIRES _____

CONSENT AND JOINDER OF MORTGAGE

D.R. HORTON, INC., THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY PURSUANT TO THAT CERTAIN MORTGAGE EXECUTED BY SAUFLEY FIELD DEVELOPMENT, LLC, DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION, RESERVATION AND PLATTING AS SET FORTH HEREIN AND SUBORDINATES ITS INTERESTS IN ALL RESPECTS IN AND TO THE PROPERTY DESCRIBED HEREON TO SUCH DEDICATION, RESERVATION AND PLATTING.

D.R. HORTON, INC. SAUFLEY FIELD DEVELOPMENT, LLC

BY: _____
ITS: _____

WITNESS _____
PRINTED NAME _____

WITNESS _____
PRINTED NAME _____

ACKNOWLEDGEMENT OF CONSENT AND JOINDER

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY _____ AS _____ FOR D.R. HORTON, INC. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED A _____ FOR IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

RECORD DESCRIPTION:
PARCEL #1: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 39 A DISTANCE OF 495 FEET TO A POINT OF BEGINNING; THENCE CONTINUE A DISTANCE OF 32.5 FEET; THENCE RUN NORTH COURSE A DISTANCE OF 215 FEET; THENCE RUN SOUTH 82.5 FEET; THENCE RUN SOUTH 215 FEET TO THE SOUTH LINE OF SAID SECTION 39; THENCE RUN WEST 25 FEET; THENCE RUN NORTH 660 FEET; THENCE RUN EAST 190 FEET; THENCE RUN SOUTH 660 FEET TO THE POINT OF BEGINNING. LESS RIGHT OF WAY FOR SAUFLEY FIELD ROAD.

PARCEL #2: THE WEST 82.5 FEET OF THE EAST 660 FEET OF THE SOUTH 215 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST 140 FEET OF THE EAST 825 FEET OF THE SOUTH 660 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, LESS THE WEST 20 FEET OF THE EAST 40 FEET OF THE SOUTH 165 FEET, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, LESS RIGHT OF WAY FOR SAUFLEY FIELD ROAD. PARCEL #3: THE WEST 20 FEET OF THE SOUTH 165 FEET OF THE EAST 725 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. LESS RIGHT OF WAY FOR SAUFLEY FIELD ROAD. (WD BOOK 6506, PAGE 1430).

OVERALL PROPERTY DESCRIPTION AS SURVEYED:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN N-87°12'19"-W, ALONG THE SOUTH LINE OF SAID SECTION 39, 495.00 FEET TO A POINT; THENCE RUN N-02°47'41"-E, LEAVING SAID SOUTH LINE, 53.00 FEET TO A POINT LOCATED ON THE NORTH RIGHT OF WAY OF SAUFLEY FIELD ROAD FOR THE POINT OF BEGINNING; THENCE RUN N-87°12'19"-W, ALONG SAID NORTH RIGHT OF WAY, 330.00 FEET TO A POINT; THENCE RUN N-02°47'41"-E, LEAVING SAID NORTH RIGHT OF WAY, 610.32 FEET TO A POINT; THENCE RUN S-87°12'21"-E, 330.00 FEET TO A POINT; THENCE RUN S-02°47'41"-W, 610.32 FEET TO THE POINT OF BEGINNING, CONTAINING 4.62 ACRES±.

I HEREBY CERTIFY THAT THE PLAT OR MAP CONTAINED HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED ABOVE IS DIVIDED AND, THAT ALL PARTS OF THIS SURVEY AND DRAINAGE HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA ADMINISTRATIVE CODE, CHAPTER 177, PART 1, PLATTING, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ERIC E. GODWIN, PSM
FLORIDA PSM LICENSE NUMBER 6528
FLORIDA LB NUMBER 7997

DATE 07/21/17

SAWGRASS CONSULTING, LLC
11143 OLD HIGHWAY 31
SPANISH FORT, AL 36527

RESTRICTIVE COVENANTS OR BOOK	PAGE
PLAT BOOK	PAGE