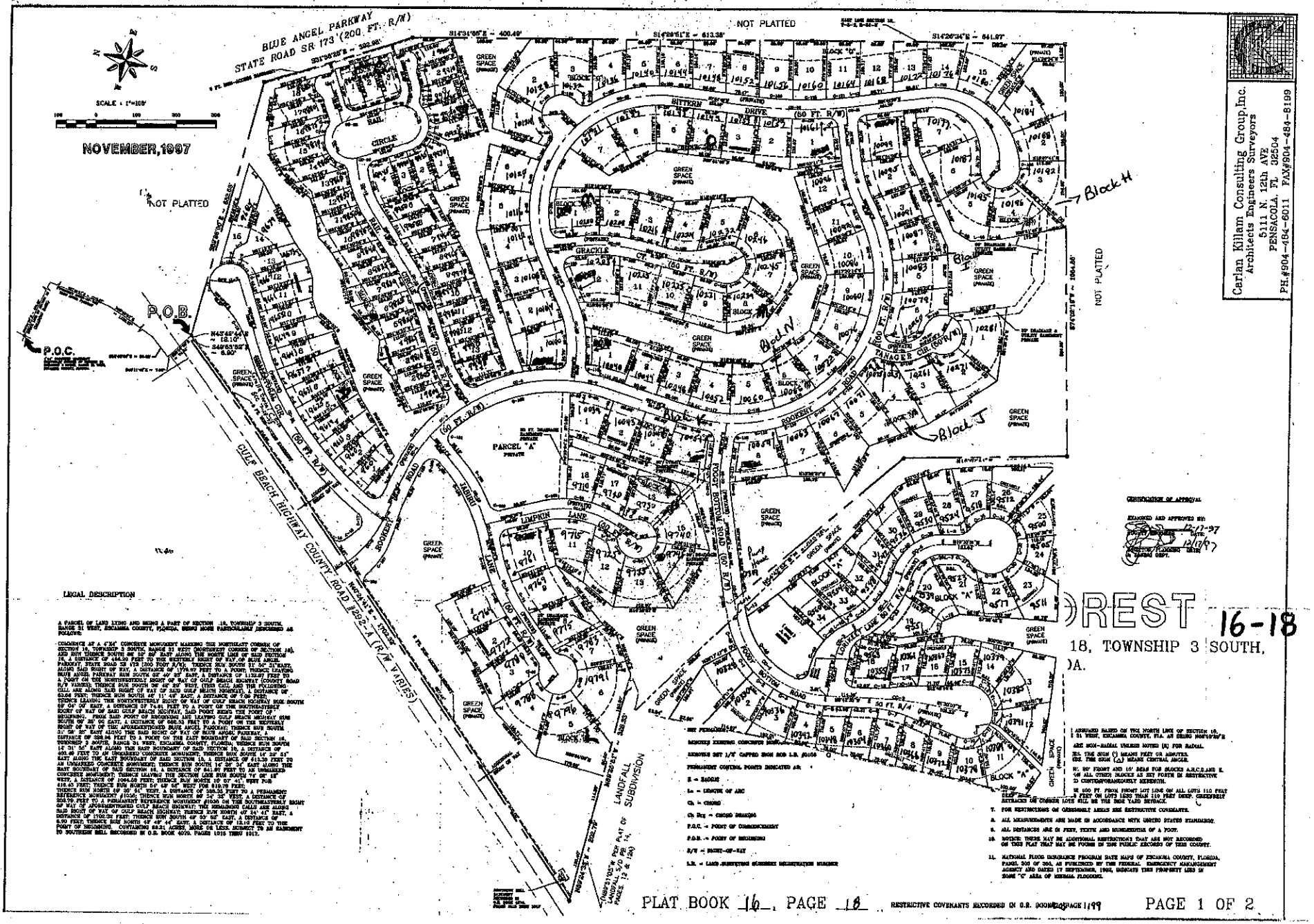

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CERTIFICATION OF APPROVAL

EXAMINED AND APPROVED BY:

12/1/97

12/19/97

LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING A PART OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 31 WEST; THENCE RUN SOUTH 00°-34'-40" EAST ALONG THE EAST BOUNDARY OF SAID SECTION 16, A DISTANCE OF 1,454.58 FEET TO THE WESTERLY RIGHT OF WAY OF BLUE ANGEL PARKWAY, STATE ROAD SR 173 (200 FOOT R/W); THENCE RUN SOUTH 51° 56' 51" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 1,796.97 FEET TO A POINT; THENCE LEAVING BLUE ANGEL PARKWAY RUN SOUTH 65° 49' 39" EAST, A DISTANCE OF 1,150.83 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF GULF BEACH HIGHWAY (COUNTY ROAD R/S VARIES); THENCE RUN SOUTH 29° 49' 30" WEST, (THIS CALL AND THE FOLLOWING CALL ARE ALONG SAID RIGHT OF WAY OF SAID GULF BEACH HIGHWAY), A DISTANCE OF 63.64 FEET; THENCE RUN SOUTH 48° 11' 49" EAST, A DISTANCE OF 7.00 FEET; THENCE LEAVING THE SOUTHWESTERLY RIGHT OF WAY OF GULF BEACH HIGHWAY RUN SOUTH 29° 49' 30" WEST, A DISTANCE OF 74.81 FEET TO A POINT OF THE NORTHEASTERLY RIGHT OF WAY OF SAID GULF BEACH HIGHWAY, SAID POINT BEING THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, AND LEAVING GULF BEACH HIGHWAY RUN SOUTH 60° 10' 30" EAST, A DISTANCE OF 648.54 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE AFOREMENTIONED BLUE ANGEL PARKWAY; THENCE RUN SOUTH 31° 56' 20" EAST ALONG THE SAID RIGHT OF WAY OF BLUE ANGEL PARKWAY, A DISTANCE OF 359.86 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN SOUTH 14° 31' 50" EAST ALONG THE EAST BOUNDARY OF SAID SECTION 16, A DISTANCE OF 400.40 FEET TO AN UNMARKED CONCRETE MONUMENT; THENCE RUN SOUTH 14° 32' 51" EAST ALONG THE EAST BOUNDARY OF SAID SECTION 16, A DISTANCE OF 613.38 FEET TO AN UNMARKED CONCRETE MONUMENT; THENCE RUN SOUTH 14° 26' 34" EAST ALONG THE EAST BOUNDARY OF SAID SECTION 16, A DISTANCE OF 641.07 FEET TO AN UNMARKED CONCRETE MONUMENT; THENCE LEAVING SECTION LINE RUN SOUTH 74° 08' 18" WEST, A DISTANCE OF 1064.58 FEET; THENCE RUN NORTH 10° 57' 41" WEST FOR 418.43 FEET; THENCE RUN NORTH 43° 49' WEST FOR 810.78 FEET; THENCE RUN NORTH 19° 35' 51" WEST, A DISTANCE OF 349.53 FEET TO A PERMANENT REFERENCE MONUMENT #1040; THENCE RUN NORTH 66° 24' 32" WEST, A DISTANCE OF 808.99 FEET TO A PERMANENT REFERENCE MONUMENT #1038 ON THE SOUTHEASTERLY RIGHT OF WAY OF AFOREMENTIONED GULF BEACH HIGHWAY; THENCE RUN NORTH 60° 10' 30" EAST ALONG SAID RIGHT OF WAY OF GULF BEACH HIGHWAY, THENCE RUN NORTH 48° 54' 41" EAST, A DISTANCE OF 1026.79 FEET; THENCE RUN SOUTH 48° 11' 49" EAST, A DISTANCE OF 6.90 FEET; THENCE RUN NORTH 48° 49' 44" EAST, A DISTANCE OF 12.10 FEET TO THE POINT OF BEGINNING, CONTAINING 69.21 ACRES, MORE OR LESS. SUBJECT TO AN EASEMENT TO SOUTHERN BELL RECORDED IN O.R. BOOK 4008 PAGE 1018 THRU 1017.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE NORTH LINE OF SECTION 16, T 3 S, R 31 W, ESCAMBIA COUNTY, FLA. AS BEING N89°49'W
2. ARE NON-RADIAL UNLESS NOTED (R) FOR RADIAL.
3. THE SIGN (') MEANS FEET OR MINUTES.
4. THE SIGN (△) MEANS CENTRAL ANGLE.
5. 60' FRONT AND 10' REAR FOR BLOCKS A,B,C,D,AND E. ON ALL OTHER BLOCKS AS SET FORTH IN RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 4008 PAGE 1018 THRU 1017.
6. 25 CONTIGUOUSLY HEREWITH.
7. IN 100 FT. FROM FRONT LOT LINE ON ALL LOTS 110 FEET OR LESS IN DEPTH AND 120 FEET OR LESS IN DEPTH ON LOTS LESS THAN 110 FEET DEEP. GREENBELT SETBACKS ON CORNER LOTS WILL BE THE SIDE YARD SETBACK.
8. FOR RESTRICTIONS OF GREENBELT AREAS SEE RESTRICTIVE COVENANTS.
9. ALL MEASUREMENTS ARE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
10. ALL DISTANCES ARE IN FEET, TENTHS AND HUNDREDTHS OF A FOOT.
11. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
12. NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS OF ESCAMBIA COUNTY, FLORIDA, PANEL 500 OF 700, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED 17 SEPTEMBER, 1986, INDICATE THIS PROPERTY LIES IN ZONE "C" AREA OF MINIMAL FLOODING.

BONDED KERRING CONCRETE MONUMENT
SET 1/2" CAPPED IRON ROD L.B. #6106
PERMANENT CONTROL POINTS INDICATED AS
R = RADIUS
La = LENGTH OF ARC
Ch. = CHORD
Ch. Brg = CHORD BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
L.B. = LAND SURVEYING BUSINESS REGISTRATION NUMBER

DREST

16-18

18, TOWNSHIP 3 SOUTH,

)A.

PLAT BOOK 16, PAGE 18 RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 4008 PAGE 1/99