

SITE DATA:
PROPERTY REFERENCE NUMBER:
06-1N-31-4300-000-000
OVERALL ACRAGE: 20.21 ACRES
NUMBER OF PROPOSED LOTS: 4
FUTURE LAND USE: RC
ZONING: RMU
OWNER/DEVELOPER:
CHARLES ARNOLD
34110 DUCK ROAD
ROBERTSDALE, AL 36567

UNRECORDED PLAT OF DAVIS ACRES SUBDIVISION

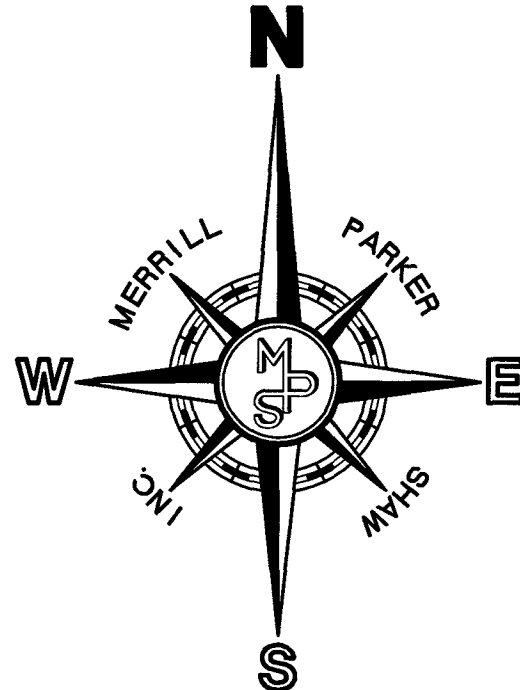
A SINGLE-FAMILY RESIDENTIAL SUBDIVISION
OF A PORTION OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA.
OCTOBER 2023

LEGEND:

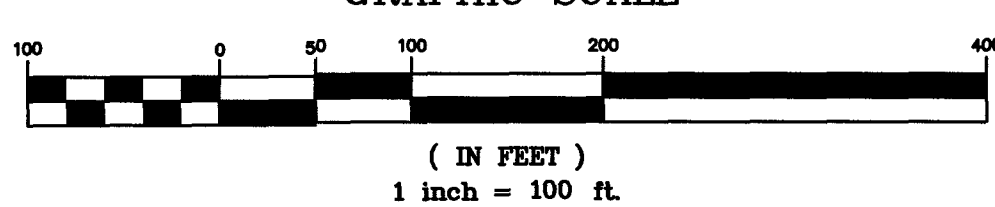
- ~ 1/2" FLAT IRON ROD (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 3286 (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 7277 (FOUND)
- ~ 4" ROUND CONCRETE MONUMENT, UNNUMBERED (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- (*) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- ~ CONTOUR LINE
- ~ OVERHEAD UTILITY LINES
- ~ UTILITY POLE
- ~ JURISDICTIONAL WETLAND FLAG
- ~ INDICATES NOT TO SCALE

THE NORTHWEST QUARTER
OF THE SOUTHEAST
QUARTER OF SECTION 6

Parcel ID: 061N314201000001
Account: 112571000
Owners: FOWLER NANCY
Moll: 6136 KEATING RD
PENSACOLA, FL 32504
Situe: 1034 RIVER ANNEX RD 32533



GRAPHIC SCALE



BUILDING SETBACK REQUIREMENTS:

- DENOTES BUILDING SETBACK LINES
- 40' FRONT SETBACK - ALL LOTS
- 15' SIDE SETBACK - ALL LOTS
- 40' REAR SETBACK - ALL LOTS

RIVER ANNEX ROAD
APPARENT COUNTY MAINTAINED R/W

25' WIDE BURIED
WATERLINE EASEMENT
(PROPOSED)

THE SOUTHWEST QUARTER
OF THE SOUTHEAST
QUARTER OF SECTION 6

THE SW CORNER OF THE
SE QUARTER OF SECTION 6

FLOOD STATEMENT:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT-ANNUAL-CHANCE FLOODPLAINS. NO BFEs OR BASE FLOOD DEPTHS ASR SHOWN WITHIN THESE ZONES). AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C02606, MAP REVISION DATE SEPTEMBER 29, 2006. PRELIMINARY MAPS JANUARY 27, 2017, MAP PANEL NUMBER 12033C0310J LOCATED IN FLOOD ZONE X.

SIGN NOTE:

NO ENTRANCE SIGN HAS BEEN
PROPOSED FOR THIS DEVELOPMENT.

Parcel ID: 071N311000000000
Account: 112574000
Owners: INTERNATIONAL PAPER COMPANY
Moll: 6400 POPLAR AVE
MEMPHIS, TN 38197
Situe: RIVER ANNEX RD 32533

Parcel ID: 061N314101000003
Account: 112569080
Owners: KEY TROY L &
KEY CHERYL A TRUSTEES FOR
KEY CHERYL A REVOCABLE LIVING TRUST
09/23/1997
KEY TROY L & More
Moll: 1001 JACKS BRANCH ROAD
CANTONMENT, FL 32533
Situe: 900 JACKS BRANCH RD BLK 32533

Parcel ID: 061N314101001001
Account: 112569060
Owners: ARNOLD CHARLES E JR &
HILDA J TRUSTEES
Moll: 34110 DUCK RD
ROBERTSDALE, AL 36567
Situe: 1011 JACKS BRANCH RD 32533

Parcel ID: 061N314101002001
Account: 112569075
Owners: PIGOU CYNTHIA LYNN
Moll: 1021 JACKS BRANCH RD
CANTONMENT, FL 32533
Situe: 1021 JACKS BRANCH RD 32533

MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503
PROFESSIONAL LAND SURVEYING SERVICES
FLORIDA CORPORATION NUMBER 7174



DESCRIPTION: (OVERALL, O.R. BOOK 4032, PAGE 630)

The Southwest Quarter (SW1/4) of the Southeast Quarter (SE 1/4) and the South 156 feet of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) lying East of the River Annex Road (dirt road) in Section 6, Township 1 North, Range 31 West, Escambia County, Florida.

DESCRIPTION: (AS PREPARED BY MERRILL PARKER SHAW, INC.)

PARCEL 1
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, GO NORTH 21 DEGREES 26 MINUTES 01 SECOND EAST FOR A DISTANCE OF 155.16 FEET; THENCE GO NORTH 17 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 124.37 FEET; THENCE GO SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 143.02 FEET; THENCE GO SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 505.99 FEET TO A POINT IN THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 6, FOR A DISTANCE OF 315.32 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 4.79 ACRES MORE OR LESS.

SUBJECT TO A 25' WIDE UTILITY EASEMENT LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, GO NORTH 21 DEGREES 26 MINUTES 01 SECOND EAST FOR A DISTANCE OF 155.16 FEET; THENCE GO NORTH 17 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 124.37 FEET; THENCE GO SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 143.02 FEET; THENCE GO SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 505.99 FEET TO A POINT IN THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 6, FOR A DISTANCE OF 315.32 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

DESCRIPTION: (AS PREPARED BY MERRILL PARKER SHAW, INC.)

PARCEL 2
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, GO NORTH 21 DEGREES 26 MINUTES 01 SECOND EAST FOR A DISTANCE OF 155.16 FEET; THENCE GO NORTH 17 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 124.37 FEET; THENCE GO SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 143.02 FEET; THENCE GO SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 505.99 FEET TO A POINT IN THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 6, FOR A DISTANCE OF 315.32 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 4.79 ACRES MORE OR LESS.

SUBJECT TO A 25' WIDE UTILITY EASEMENT LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, GO NORTH 21 DEGREES 26 MINUTES 01 SECOND EAST FOR A DISTANCE OF 155.16 FEET; THENCE GO NORTH 17 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 124.37 FEET; THENCE GO SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 143.02 FEET; THENCE GO SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 505.99 FEET TO A POINT IN THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 6, FOR A DISTANCE OF 315.32 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

DESCRIPTION: (AS PREPARED BY MERRILL PARKER SHAW, INC.)

PARCEL 3
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, GO NORTH 21 DEGREES 26 MINUTES 01 SECOND EAST FOR A DISTANCE OF 155.16 FEET; THENCE GO NORTH 17 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 124.37 FEET; THENCE GO SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 143.02 FEET; THENCE GO SOUTH 88 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 505.99 FEET TO A POINT IN THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 6, FOR A DISTANCE OF 315.32 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 4.79 ACRES MORE OR LESS.

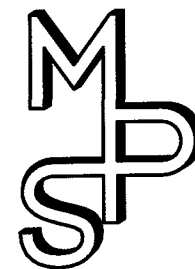
POINT OF COMMENCEMENT
THE SE CORNER OF SECTION 6
4" ROUND CM

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO CHAPTER 472.02, FLORIDA STATUTES.

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL 32503

E. Wayne Parker 12/8/23
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

NOT VALID WITHOUT
THE SIGNATURE AND
ORIGINAL RAISED
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER



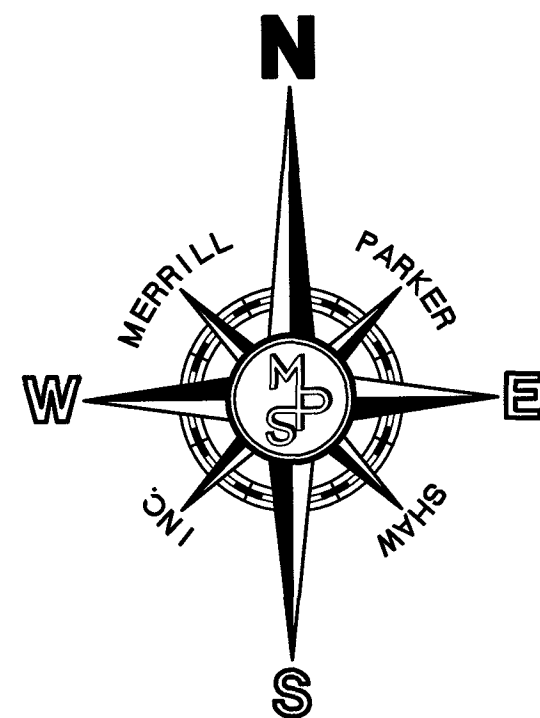
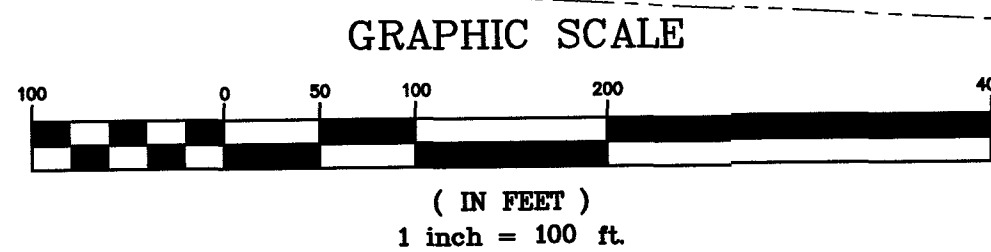
THE NORTHWEST QUARTER
OF THE SOUTHEAST
QUARTER OF SECTION 6

Owners: PONDER NANCY
Moll: 6136 KEATING RD
PENSACOLA, FL 32504
Situs: 1034 RIVER ANNEX RD 32533

DAVIS

ACRES SUBDIVISION

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION



RIVER ANNEX ROAD
APPARENT COUNTY MAINTAINED R/W

THE SOUTHWEST QUARTER
OF THE SOUTHEAST
QUARTER OF SECTION 6

Parcel ID: 071N31110000000
Account: 112574000
Owners: INTERNATIONAL PAPER COMPANY
Moll: 6400 POPLAR AVE
ATTN: NETA LATHAM
MEMPHIS, TN 38197
Situs: RIVER ANNEX RD 32533

TOPOGRAPHY NOTE:

THE CONTOURS AS SHOWN HEREON ARE FROM THE
ESCAMBIA COUNTY GEOGRAPHIC INFORMATION SYSTEM.
AND HAVE NOT BEEN FIELD VERIFIED.

FINISHED FLOOR ELEVATION NOTE:

THE FINISHED FLOOR ELEVATION OF EACH RESIDENTIAL
STRUCTURE SHALL BE A MINIMUM
OF 1.5' ABOVE HIGHEST ADJACENT GRADE.

IMPERVIOUS AREA TABLE		
PARCEL	TOTAL AREA	MAXIMUM IMPERVIOUS AREA
PARCEL 1	208,652 SQ.FT.	10,432 SQ.FT.
PARCEL 2	208,652 SQ.FT.	10,890 SQ.FT.
PARCEL 3	217,800 SQ.FT.	11,746 SQ.FT.
PARCEL 4	217,800 SQ.FT.	11,746 SQ.FT.

A STORMWATER MANAGEMENT PLAN WILL BE NEEDED IF IMPERVIOUS
AREAS ARE TO EXCEED THE ABOVE MAXIMUM COVERAGE.

DRIVEWAY NOTES:

- 1.) A SEPARATE ESCAMBIA COUNTY DRIVEWAY PERMIT WILL BE REQUIRED FOR EACH LOT.
Contact Jason Walters for specifics at: jwalters@myescambia.com or 850-595-3422

BUILDING SETBACK REQUIREMENTS:

----- DENOTES BUILDING SETBACK LINES

40' FRONT SETBACK - ALL LOTS

15' SIDE SETBACK - ALL LOTS

40' REAR SETBACK - ALL LOTS

(LOT GRADING PLAN)

Parcel ID: 061N31410100003
Account: 112569080
Owners: KEY TROY L &
KEY CHERYL A TRUSTEES FOR
KEY CHERYL A REVOCABLE LIV
09/23/1997
KEY TROY L & More
Moll: 1001 JACKS BRANCH RD
CANTONMENT, FL 32533
Situs: 900 JACKS BRANCH RD

O.R. BOOK 4032,
PAGE 634

Parcel ID: 061N314101001001
Account: 112569060
Owners: ARNOLD CHARLES E JR &
HILDA J TRUSTEES
Moll: 34110 DUCK RD
ROBERTSDALE, AL 36567
Situs: 1011 JACKS BRANCH RD 32533

O.R. BOOK 8179,
PAGE 1980

Parcel ID: 061N314101002001
Account: 112569075
Owners: PICOU CYNTHIA LYNN
Moll: 1021 JACKS BRANCH RD
CANTONMENT, FL 32533
Situs: 1021 JACKS BRANCH RD 32533

SITE DATA:

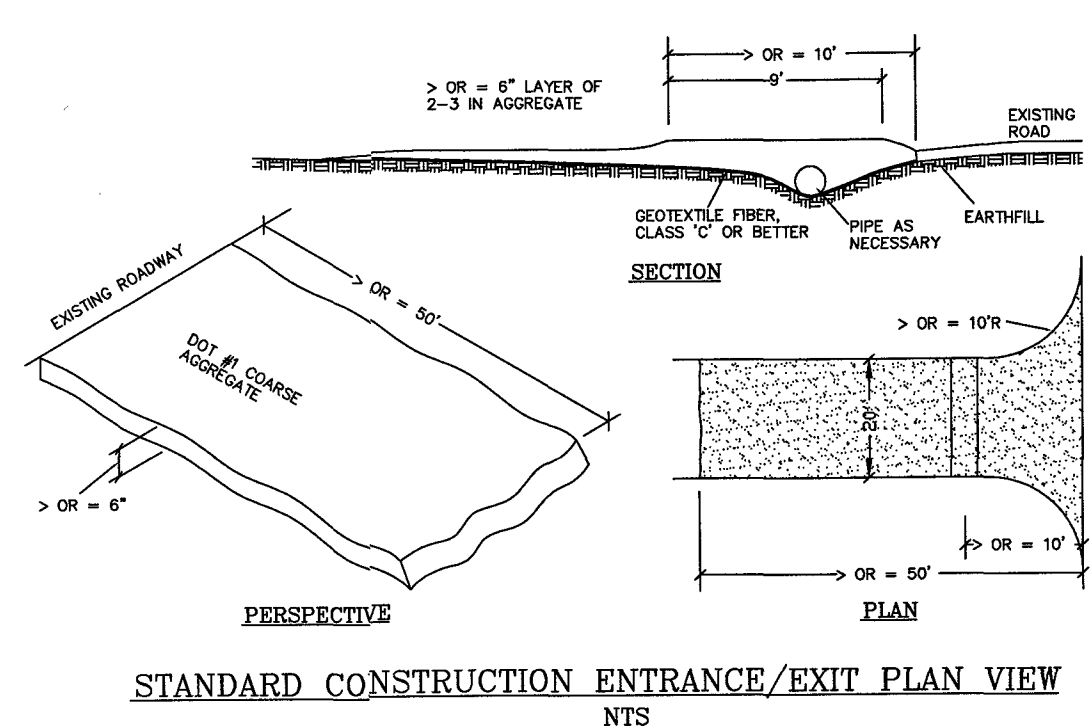
PROPERTY REFERENCE NUMBER:
06-1N-31-4300-000-000

OVERALL ACRAGE: 20.21 ACRES

NUMBER OF PROPOSED LOTS: 4

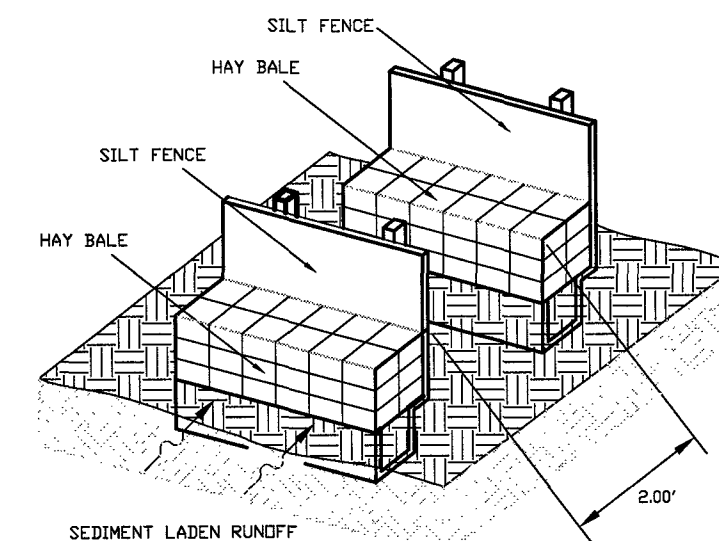
FUTURE LAND USE: RC
ZONING: RMU

OWNER/DEVELOPER:
CHARLES ARNOLD
34110 DUCK ROAD
ROBERTSDALE, AL 36567



STANDARD ENGINEERED DETAIL TYPICAL LOTLINE SWALE X-SECTION

NTS
NOTE: DRAINAGE CONVEYANCE SWALES ARE TO BE BUILT BY THE
CONTRACTOR. SIDE YARD EASEMENTS ARE TO BE BUILT BY THE HOMEOWNER.
NOTE: PRIVATE SIDE YARD EASEMENTS SHALL NOT BE BLOCKED BY ANYTHING
THAT MAY HINDER THE FLOW OF STORMWATER (I.E. A/C UNITS, ETC.).



STANDARD ENGINEERED DETAIL OF DOUBLE INSTALLED HAY BALE & SILT FENCE

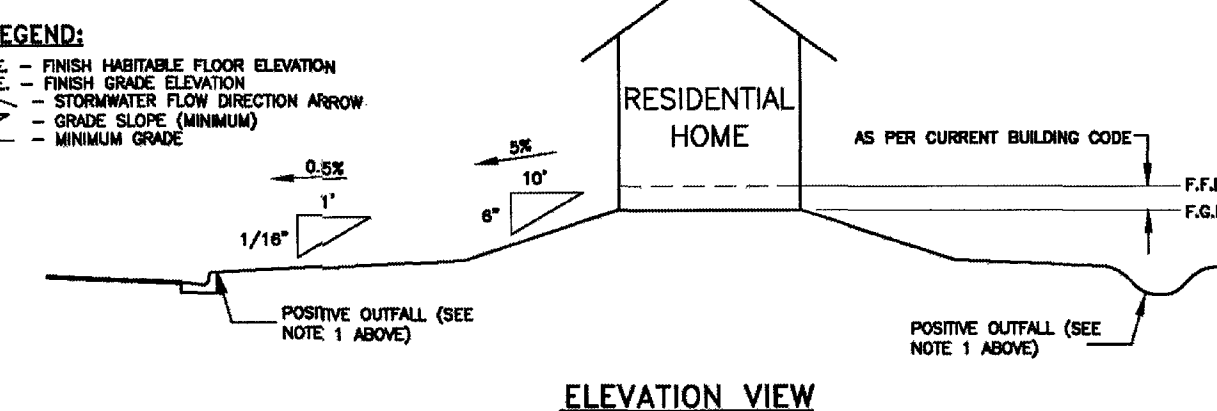
MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN

NOTES:

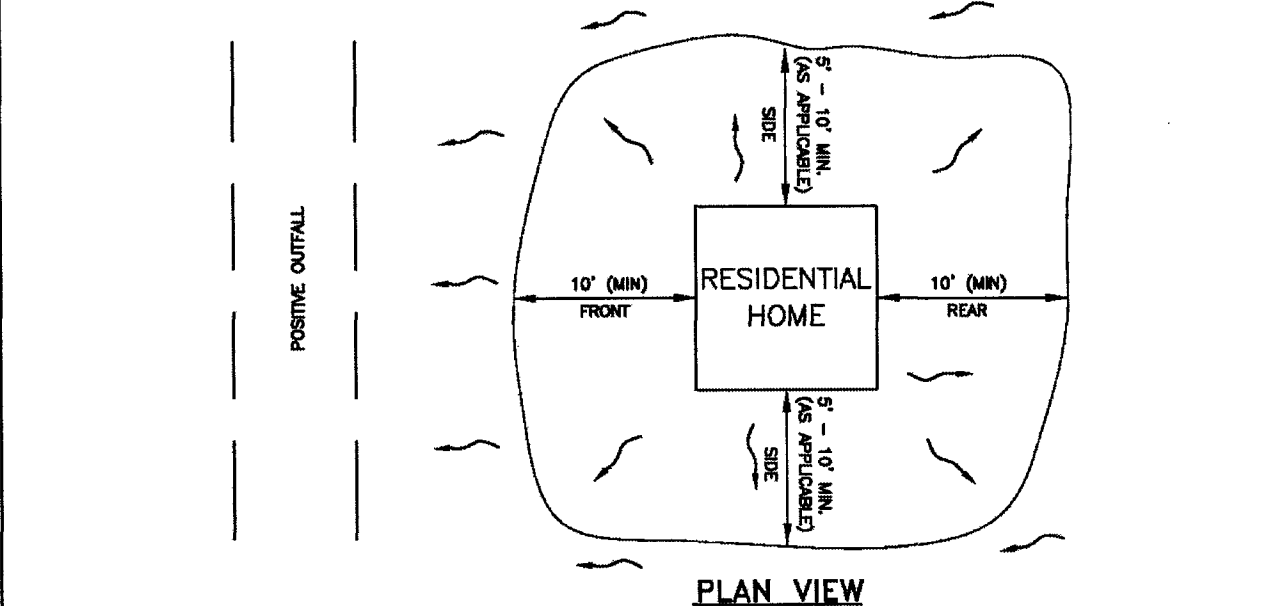
1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM - CURB & GUTTER, OR
CUTS) WHICH CONTAINS, CONTROLS, AND TRANSPORTS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN, OR OTHER
WATERS OF THE STATE, OR WATERS OF THE UNITED STATES, OR TO ANY FUNCTIONING ESCAMBIA COUNTY OR STATE DRAINAGE SYSTEM.
2. FINISH FLOOR ELEVATION SHALL BE AS SPECIFIED BY BUILDING CODE.
3. THESE ARE MINIMUM REQUIREMENTS. THE HOMEOWNER SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL GRADING TO DIRECT STORMWATER TO A
POSITIVE DRAINAGE SYSTEM AND ELIMINATE NEGATIVE IMPACTS TO ADJACENT LOTS AND PROPERTIES.
4. DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOD, IF THE HOME IS CONSTRUCTED, STABILIZE THE FIRST 10'
WITH SOD AND SOD AND/OR SEED AND MULCH THE REMAINDER OF THE LOT.
5. THE HOMEOWNER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE AND SMALL CONSTRUCTION SITES.
SPECIFICALLY THE IMPROVEMENTS WHICH REQUIRE A DETAILED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING
AVAILABLE ON SITE FOR REVIEW DURING ALL PHASES OF CONSTRUCTION.
6. LOT CLEARING ACTIVITIES SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THOSE LOTS EXCLUDING CLEARING REQUIRED
FOR CONSTRUCTION OF CONVEYANCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.
7. ALL NEW RUNOFF, DOWNSPOUTS, AND GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO THE ROADS OR SWALES THAT LEAD TO
THE RETENTION POND OR APPROVED DRAINAGE SYSTEM.
8. PROVIDE EROSION CONTROL MEASURES TO ENSURE ALL SEDIMENTS SHALL BE RETAINED ON EACH INDIVIDUAL LOT.
9. WETLANDS SHALL BE PROTECTED WITH FABRIC SILT FENCING AND BURIED HAYBALE SYSTEMS (DOUBLE ROWS AS NECESSARY).

LEGEND:

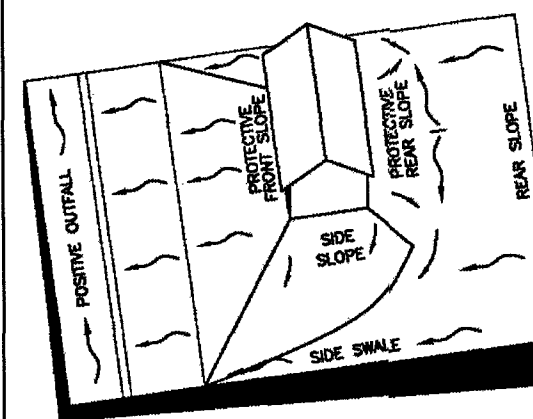
F.F.E. - FINISH HABITABLE FLOOR ELEVATION
F.G.E. - FINISH GRADE ELEVATION
S.F. - STORMWATER FLOW DIRECTION ARROW
G.S. - GRADE SLOPE (MINIMUM)
M.G. - MINIMUM GRADE



ELEVATION VIEW

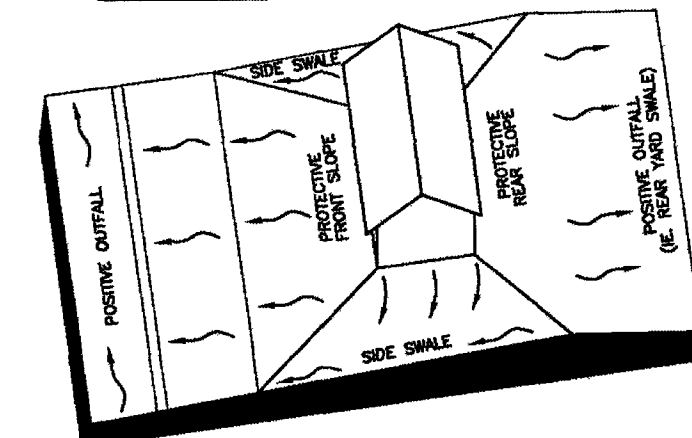


PLAN VIEW



LOT GRADING - TYPE "A"

ALL DRAINAGE TO STREET



LOT GRADING - TYPE "B"

DRAINAGE TO STREET & TO REAR LOT LINE

REVISED 08/15/2008

NOTE: VARIATIONS IN GRADING ARE ACCEPTABLE IF
GRADING DRAINS TO A POSITIVE OUTFALL.

ESCAMBIA COUNTY CONSTRUCTION NOTES:

- 1.) THE HOME BUILDER SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING
CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENT ON THE SITE.
IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
- 2.) ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE HOME BUILDER
PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
- 3.) ALL LOTS SHALL REQUIRE A CERTIFIED BOUNDARY SURVEY AT THE TIME OF PURCHASE.
- 4.) ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND
MULCH, HYDROSEED AND/OR SOD.
- 5.) NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAYS
1-800-432-4700
- 6.) NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT
PRIOR APPROVAL FROM ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A
CERTIFICATE OF OCCUPANCY.
- 7.) HOME BUILDER SHALL CONTROL STORM WATER DURING ALL PHASES OF CONSTRUCTION.
- 8.) HOME EQUIPMENT (I.E. A/C UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTION OF
SIDE YARD SWALES.
- 9.) ALL FENCES IN PRIVATE DRAINAGE EASEMENTS ALONG LOT PROPERTY LINES SHALL BE INSTALLED NOT TO
IMPEDE STORMWATER FLOW.

LAND CLEARING AND TREE NOTE:

- 1.) NO HERITAGE OR CHAMPION TREES EXIST ON THE SUBJECT
PROPERTY.
- 2.) NO LAND DISTURBANCE ACTIVITIES SHALL OCCUR UNTIL SUCH TIME
AS BUILDING PERMITS FROM ESCAMBIA COUNTY ARE ISSUED FOR THE
DWELLINGS.
- 3.) THERE SHALL BE NO DISTURBANCE OF PROTECTED TREES PRIOR TO
ISSUANCE OF BUILDING PERMITS.

UTILITY NOTES:

- 1.) THE HOME BUILDER SHALL BE RESPONSIBLE FOR PERMITTING AND
CONNECTIONS TO POTABLE WATER SERVICES.
- 2.) THE HOME BUILDER SHALL BE RESPONSIBLE FOR PERMITTING AND
CONSTRUCTION OF A SEPTIC SYSTEM FOR EACH PROPOSED RESIDENCE.
- 3.) THE HOME BUILDER SHALL BE RESPONSIBLE FOR PERMITTING AND
CONSTRUCTION OF STORM WATER RETENTION.



MERRILL PARKER SHAW, INC.
4928 N. DAVIS HWY
PENSACOLA, FL 32503
PROFESSIONAL LAND SURVEYING SERVICES
FLORIDA CORPORATION NUMBER 7174
PH: (850) 478-4923
FAX: (850) 478-4924



PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR THE POINT OF BEGINNING; THENCE GO NORTH 87 DEGREES 33 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 760.58 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, GO NORTH 21 DEGREES 26 MINUTES 01 SECOND EAST FOR A DISTANCE OF 155.16 FEET; THENCE GO NORTH 17 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 52.05 FEET; THENCE GO SOUTH 86 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 124.37 FEET; THENCE GO NORTH 31 DEGREES 11 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 143.02 FEET; THENCE GO SOUTH 86 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 505.99 FEET TO A POINT ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO SOUTH 02 DEGREES 52 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 315.32 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 4.79 ACRES MORE OR LESS.

SUBJECT TO A 25' WIDE UTILITY EASEMENT LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 12.50 FEET FOR THE POINT OF BEGINNING; THENCE GO NORTH 87 DEGREES 33 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 743.15 FEET; THENCE GO NORTH 21 DEGREES 26 MINUTES 01 SECOND EAST FOR A DISTANCE OF 138.08 FEET; THENCE GO NORTH 17 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 155.13 FEET; THENCE GO NORTH 15 DEGREES 44 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 62.20 FEET TO THE POINT OF TERMINUS. THE ABOVE DESCRIBED EASEMENT IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 2

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 315.32 FEET FOR THE POINT OF BEGINNING; THENCE GO NORTH 86 DEGREES 54 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 505.99 FEET; THENCE GO SOUTH 31 DEGREES 11 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 143.02 FEET; THENCE GO NORTH 86 DEGREES 54 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 124.37 FEET; THENCE GO NORTH 17 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 102.46 FEET; THENCE GO NORTH 15 DEGREES 44 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 336.61 FEET; THENCE GO SOUTH 86 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 597.67 FEET TO THE AFORESAID EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO SOUTH 02 DEGREES 52 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 301.59 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 4.79 ACRES MORE OR LESS.

SUBJECT TO A 25' WIDE UTILITY EASEMENT LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 12.50 FEET FOR THE POINT OF BEGINNING; THENCE GO NORTH 87 DEGREES 33 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 743.15 FEET; THENCE GO NORTH 21 DEGREES 26 MINUTES 01 SECOND EAST FOR A DISTANCE OF 138.08 FEET; THENCE GO NORTH 17 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 155.13 FEET; THENCE GO NORTH 15 DEGREES 44 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 62.20 FEET TO THE POINT OF TERMINUS. THE ABOVE DESCRIBED EASEMENT IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 3

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 616.91 FEET FOR THE POINT OF BEGINNING; THENCE GO NORTH 86 DEGREES 54 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 597.67 FEET; THENCE GO NORTH 15 DEGREES 44 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 48.45 FEET; THENCE GO NORTH 14 DEGREES 25 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 350.81 FEET; THENCE GO SOUTH 86 DEGREES 54 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 516.69 FEET TO THE AFORESAID EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO SOUTH 02 DEGREES 52 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 391.25 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 5.00 ACRES MORE OR LESS.

PARCEL 4

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 1008.16 FEET FOR THE POINT OF BEGINNING; THENCE GO NORTH 86 DEGREES 54 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 516.69 FEET; THENCE GO NORTH 14 DEGREES 25 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 473.28 FEET TO THE NORTH LINE OF THE SOUTH 156 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO SOUTH 86 DEGREES 54 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTH 156 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 421.99 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO SOUTH 02 DEGREES 52 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, AND EAST LINE OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 464.05 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 5.00 ACRES MORE OR LESS.

RIGHT OF WAY DONATION: (RIVER ANNEX ROAD)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 1325.49 FEET TO 4" ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 87 DEGREES 33 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 760.58 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, GO NORTH 21 DEGREES 26 MINUTES 01 SECOND EAST FOR A DISTANCE OF 155.16 FEET; THENCE GO NORTH 17 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 154.51 FEET; THENCE GO NORTH 15 DEGREES 44 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 385.06 FEET; THENCE GO NORTH 14 DEGREES 25 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 824.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 156 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE GO NORTH 86 DEGREES 54 MINUTES 36 SECONDS WEST ALONG SAID NORTH LINE OF THE SOUTH 156 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, FOR A DISTANCE OF 18.36 FEET TO AN INTERSECTION WITH THE EASTERLY EDGE OF RIVER ANNEX ROAD; THENCE GO SOUTH 14 DEGREES 25 MINUTES 19 SECONDS WEST ALONG SAID EASTERLY EDGE OF ROAD, FOR A DISTANCE OF 820.28 FEET; THENCE GO SOUTH 15 DEGREES 44 MINUTES 08 SECONDS WEST ALONG SAID EASTERLY EDGE OF ROAD, FOR A DISTANCE OF 386.58 FEET; THENCE GO SOUTH 17 DEGREES 22 MINUTES 36 SECONDS WEST ALONG SAID EASTERLY EDGE OF ROAD, FOR A DISTANCE OF 151.63 FEET; THENCE GO SOUTH 21 DEGREES 26 MINUTES 01 SECOND WEST ALONG SAID EASTERLY EDGE OF ROAD, FOR A DISTANCE OF 160.71 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTH LINE OF SECTION 6; THENCE GO SOUTH 87 DEGREES 33 MINUTES 17 SECONDS EAST ALONG SAID SOUTH LINE OF SECTION 6, FOR A DISTANCE OF 19.04 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 27,338 SQ FT.