

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

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

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. ✓

LEGEND:

- ~ 1/2" PLAIN 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
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- ~ 65' ~ CONTOUR LINE
- ~ ~ OVERHEAD UTILITY LINES
- QU ~ UTILITY POLE
- ~ VET A-3 ~ JURISDICTIONAL WETLAND FLAG
- ~ ~ INDICATES NOT TO SCALE

THE NORTHWEST QUARTER
OF THE SOUTHEAST
QUARTER OF SECTION 6

Parcel ID: 061N314201000001
Account: 112571000
Owners: PONDER NANCY
Mail: 6136 KEATING RD
PENSACOLA, FL 32504
Situs: 1034 RIVER ANNEX RD 32533

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

BUILDING SETBACK REQUIREMENTS:

----- DENOTES BUILDING SETBACK LINES

40' FRONT SETBACK - ALL LOTS

15' SIDE SETBACK - ALL LOTS

40' REAR SETBACK - ALL LOTS

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
Mail: 1001 JACKS BRANCH ROAD
CANTONMENT, FL 32533
Situs: 900 JACKS BRANCH RD BLK 32533

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
FOR A DISTANCE OF 155.18 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH 87 DEGREES 00
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 67
CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, FOR A DISTANCE OF 760.98 FEET; THENCE
DEPARTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 6, GO NORTH 17 DEGREES 26 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 155.18
FEET; THENCE GO NORTH 17 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF
52.05 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 505.69 FEET TO A POINT ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER
OF SECTION 6, FOR A DISTANCE OF 315.32 FEET TO THE POINT OF BEGINNING, THE TOTAL
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, ESCALABA COUNTY, FLORIDA; THENCE GO NORTH 67 DEGREES 00 MINUTES 11 SECONDS WEST, 172.00 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 21 DEGREES 26 MINUTES 00 SECONDS WEST, 138.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCALABA COUNTY, FLORIDA; THENCE GO SOUTH 21 DEGREES 26 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 138.00 FEET; THENCE GO SOUTH 67 DEGREES 00 MINUTES 11 SECONDS EAST, 172.00 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 21 DEGREES 26 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 138.00 FEET; THENCE GO NORTH 67 DEGREES 00 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED EASEMENT IS PART OF A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCALABA 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 50.99 FEET TO THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 48 SECONDS WEST 50.99 FEET TO THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 31 WEST, 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 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 86 DEGREES 54 MINUTES 36 SECONDS WEST 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 SOUTHWEST QUARTER OF SECTION 6; THENCE GO NORTH 02 DEGREES 52 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, FOR A DISTANCE OF 301.59 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 1.79 ACRES, MORE OR LESS, 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 OF THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 3 WEST, ESCAMBA COUNTY, FLORIDA; THENCE GO NORTH 79 DEGREES 00 MINUTES 11 SECONDS WEST 82 FEET TO A POINT WITH LINE THEREOF BEING TOP OF CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE CONCRETE QUARTER OF SECTION 6; THENCE GO NORTH 03 DEGREES 52 MINUTES 48 SECONDS EAST 138.00 FEET TO A POINT WITH LINE THEREOF BEING TOP OF CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 6, FOR A DISTANCE OF 12.50 FEET FOR THE POINT OF BEGINNING; THENCE GO NORTH 15 DEGREES 00 MINUTES 00 SECONDS EAST 138.00 FEET TO A POINT OF BEGINNING; THENCE GO NORTH 21 DEGREES 26 MINUTES 01 SECOND EAST FOR A DISTANCE OF 138.00 FEET; THENCE GO SOUTH 68 DEGREES 00 MINUTES 00 SECONDS WEST 138.00 FEET TO A POINT OF BEGINNING; THENCE GO NORTH 15 DEGREES 00 MINUTES 00 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 3 WEST.

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

PARCEL 3:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 6, FOR A DISTANCE OF 1235.64 FEET; 04' ROUND CONCRETE MONUMENT, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THENCE GO NORTH 02 DEGREES 55 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 6, FOR A DISTANCE OF 1235.64 FEET; 04' ROUND CONCRETE MONUMENT, AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, FOR A DISTANCE OF 616.91 FEET FOR THE POINT OF BEGINNING; 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 350.61 FEET; THENCE GO NORTH 14 DEGREES 25 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 69.76 FEET TO THE FORESAID EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6; THENCE GO SOUTH 02 DEGREES 52 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, FOR A DISTANCE OF 391.25 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS 1235.64 FEET NORTH AND 1235.64 FEET WEST OF THE FORESAID CORNER OF RANGE 31 WEST, ESCAMBIA COUNTY, AND CONTAINS 500 ACRES MORE OR LESS.

O.R. BOOK 4032,
PAGE 634

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

O.R. BOOK 8179,
PAGE 1980

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

FLOOD STATEMENT:

FLOOD DETERMINATION:
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 SR FLOOD WITHIN THESE ZONES), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY LOCAL INSURANCE RATE OF ESCAMBIA COUNTY FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C02060, MAP REVISION DATE SEPTEMBER 29, 2006, PRELIMINARY MAPS JANUARY 27, 2017, MAP PANEL NUMBER 12033C0310Q LOCATED IN FLOOD ZONE X.

SIGN NOTE:

SIGN NOTE.
NO ENTRANCE SIGN HAS BEEN
PROPOSED FOR THIS DEVELOPMENT.

Parcel ID: 071N311100000000
Account: 112574000
Owners: INTERNATIONAL PAPER COMPANY
Mail: 6400 POPLAR AVE
ATTN NETA LATHAM
MEMPHIS, TN 38197
Situs: RIVER ANNEX RD 32533

MERRILL PARKER SHAW, INC.

1928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL LAND SURVEYING SERVICES
FLORIDA CORPORATION NUMBER 7174

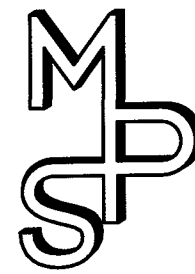
THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

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

E 26. P. 12/6/23

E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 717
STATE OF FLORIDA

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



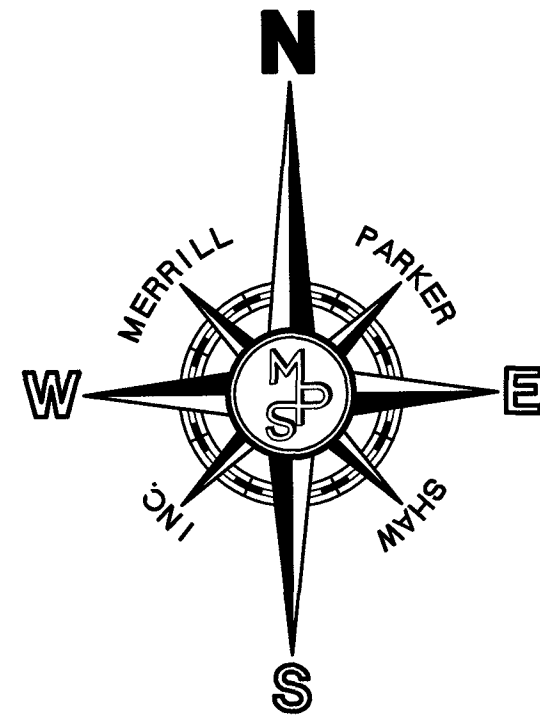
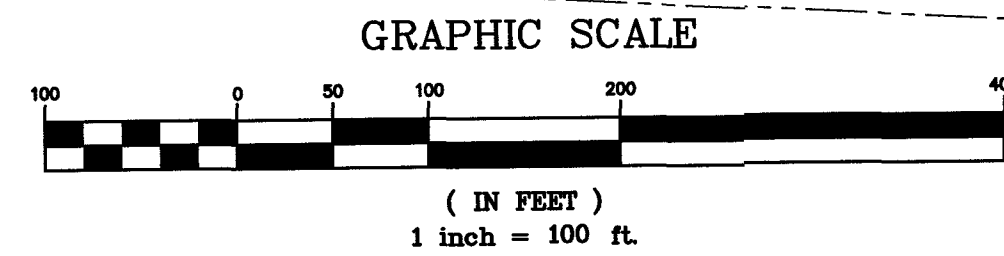
THE NORTHWEST QUARTER
OF THE SOUTHEAST
QUARTER OF SECTION 6

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

DAVIS ACRES SUBDIVISION

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION

(LOT GRADING PLAN)



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.

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

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:

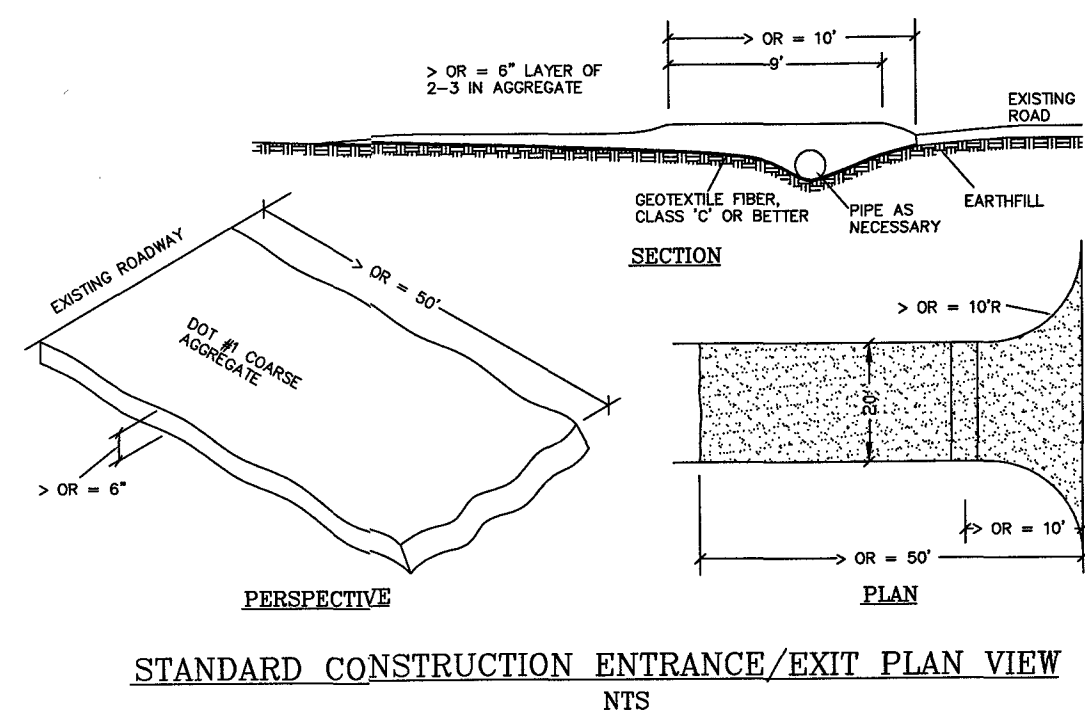
PROPERTY REFERENCE NUMBER:
06-1N-31-4300-000-000

OVERALL ACRAGE: 20.21 ACRES

NUMBER OF PROPOSED LOTS: 4

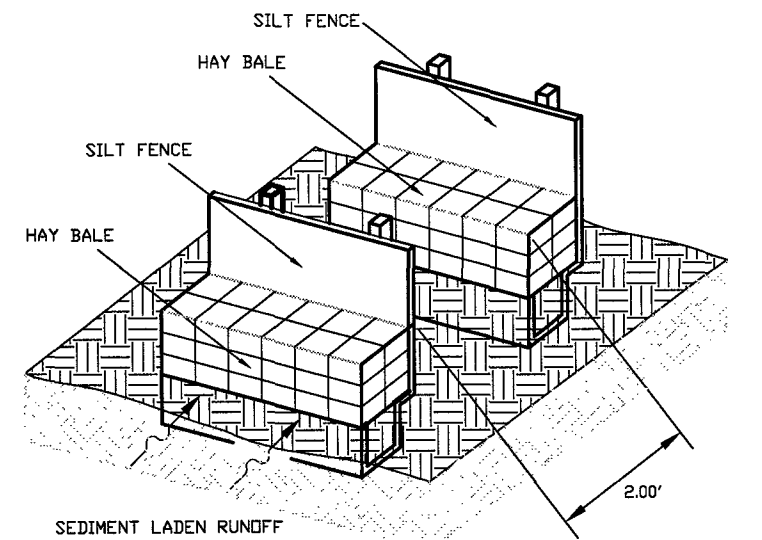
FUTURE LAND USE: RC
ZONING: RMU

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



STANDARD ENGINEERED DETAIL TYPICAL LOTLINE SWALE X-SECTION

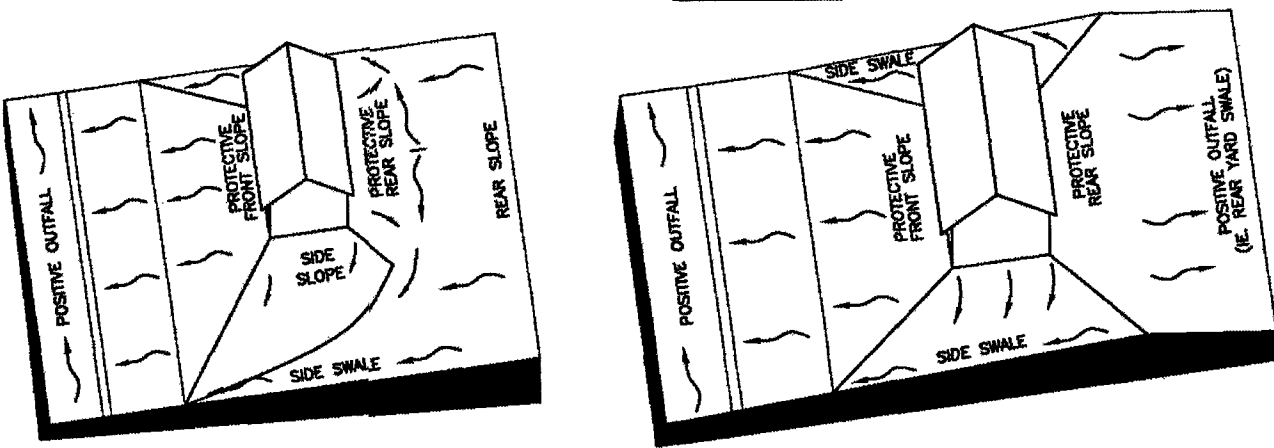
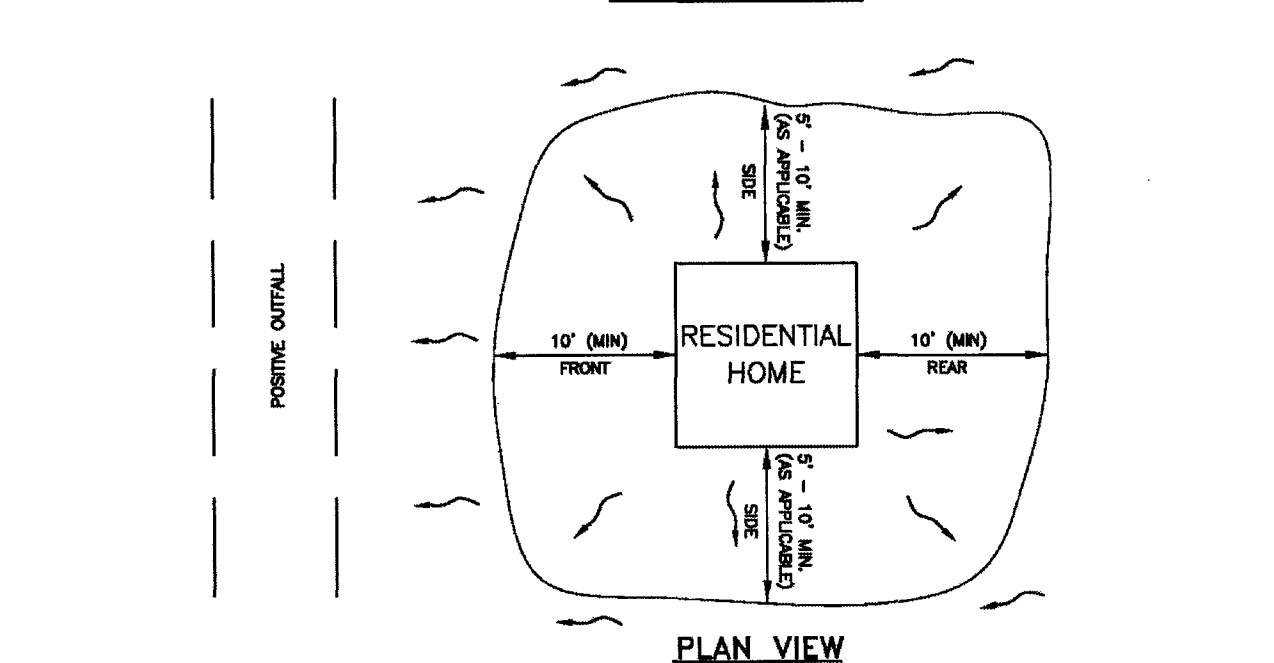
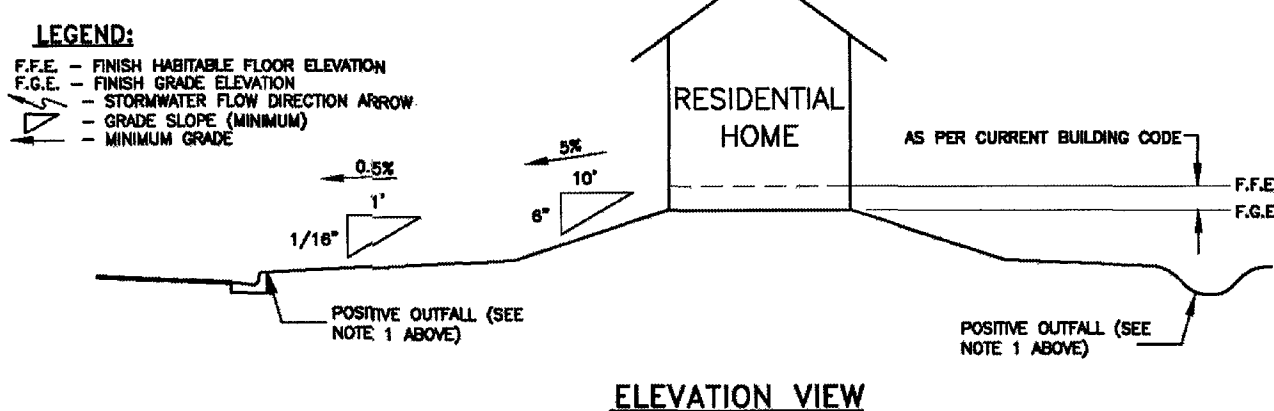
NTS
NOTE: DRAINAGE CONVEYANCE SWALES ARE TO BE BUILT BY THE
CONTRACTOR. SIDE YARD EASEMENTS ARE TO BE BUILT BY THE HOMEOWNER.
NOTE: PRIVATE SIDE YARD EASEMENTS SHALL NOT BE BLOCKED BY ANYTHING
THAT MAY HINDER THE FLOW OF STORMWATER (E.G. A/C UNITS, ETC.).



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 OTHER) 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 DEEMED 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).



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.

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.

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.