File # 200727112, PLAT BK 10 Page 83 - 83 Recorded 06/11/2007 at 02:48 PM,
Mary M. Johnson, Clerk Santa Rosa County, Florida Deputy Clerk GP Trans #
360525

RECORD PLAT OF

ASHLEY PLACE PHASE TWO

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION

BEING A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA

MAY 2007

OWNER/DEVELOPER:
PACE PROPERTY HOLDINGS, LLC
607 S. LINDBERGH BLVD.
FRONTENAC, MISSOURI 63130
PHONE: 314-983-0610

ENGINEER:
WILLIAM L. MERRILL
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

SURVEYOR:
E. WAYNE PARKER
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HWY. PROFESSIONAL & SURVEYING SERVICES PH: (850) 478-4923
PENSACOLA, FL 32503 FLORIDA CORPORATION NUMBER 7174 FAX: (850) 478-4927

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 43 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 14, FOR A DISTANCE OF 2643.90 FEET TO NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE GO SOUTH 01 DEGREES 38 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, FOR A DISTANCE OF 46.99 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 90 (150' R/W); THENCE CONTINUE SOUTH 01 DEGREES 38 MINUTES 44 SECONDS WEST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, FOR A DISTANCE OF 268.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 38 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, FOR A DISTANCE OF 1315.66 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14; THENCE GO NORTH 88 DEGREES 55 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, FOR A DISTANCE OF 569.18 FEET TO THE SOUTHEAST CORNER OF ASHLEY PLACE PHASE ONE, AS RECORDED IN PLAT BOOK 10 AT PAGE 64 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14 GO NORTH 01 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID ASHLEY PLACE PHASE ONE FOR A DISTANCE OF 95.26 FEET TO POINT OF CURVATURE OF CURVE HAVING A RADIUS OF 25.00 FEET; THENCE GO ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, BEING CONCAVE SOUTHEAST AND BEING THE EAST LINE OF SAID ASHLEY PLACE PHASE ONE, THROUGH A CENTRAL ANGLE OF 88 DEGREES 25 MINUTES 18 SECONDS FOR AN ARC DISTANCE OF 39.02 (CHORD BEARING NORTH 46 DEGREES 21 MINUTES 23 SECONDS EAST, CHORD DISTANCE 35.18 FEET); THENCE DEPARTING SAID CURVE HAVING A RADIUS OF 25.00 FEET GO NORTH 01 DEGREES 04 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID ASHLEY PLACE PHASE ONE FOR A DISTANCE OF 50.00 FEET; THENCE GO NORTH 88 DEGREES 55 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID ASHLEY PLACE PHASE ONE FOR A DISTANCE OF 44.43 FEET; THENCE GO NORTH 01 DEGREES 35 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF SAID ASHLEY PLACE PHASE ONE FOR A DISTANCE OF 1028.81 FEET; THENCE GO NORTH 88 DEGREES 48 MINUTES 54 SECONDS WEST ALONG THE EAST LINE OF SAID ASHLEY PLACE PHASE ONE FOR A DISTANCE OF 99.50 FEET; THENCE GO NORTH 01 DEGREES 50 MINUTES 18 EAST ALONG THE EAST LINE OF SAID ASHLEY PLACE PHASE ONE FOR A DISTANCE OF 120.01 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14; THENCE GO SOUTH 88 DEGREES 48 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14 FOR A DISTANCE OF 589.53 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 17.98 ACRES.

GENERAL NOTES:

1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 88 DEGREES 43 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA.

2.) SOURCES OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.

3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHTS-OF-WAY, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.

5.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.

6.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.

7.) THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOOD PLAIN, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF SANTA ROSA COUNTY, FLORIDA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 12113C 0490 G, REVISED DECEMBER 19, 2006.

8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

10.) THERE SHALL BE A 10' PRIVATE DRAINAGE EASEMENT ON ALL COMMON LOT LINE (5' EACH SIDE OF LOT LINE - TYPICAL)

11.) THERE SHALL BE NO BUILDINGS ON LOTS IN WHICH THE PERMANENT WATER TABLE IS LESS THAN 2 FEET.

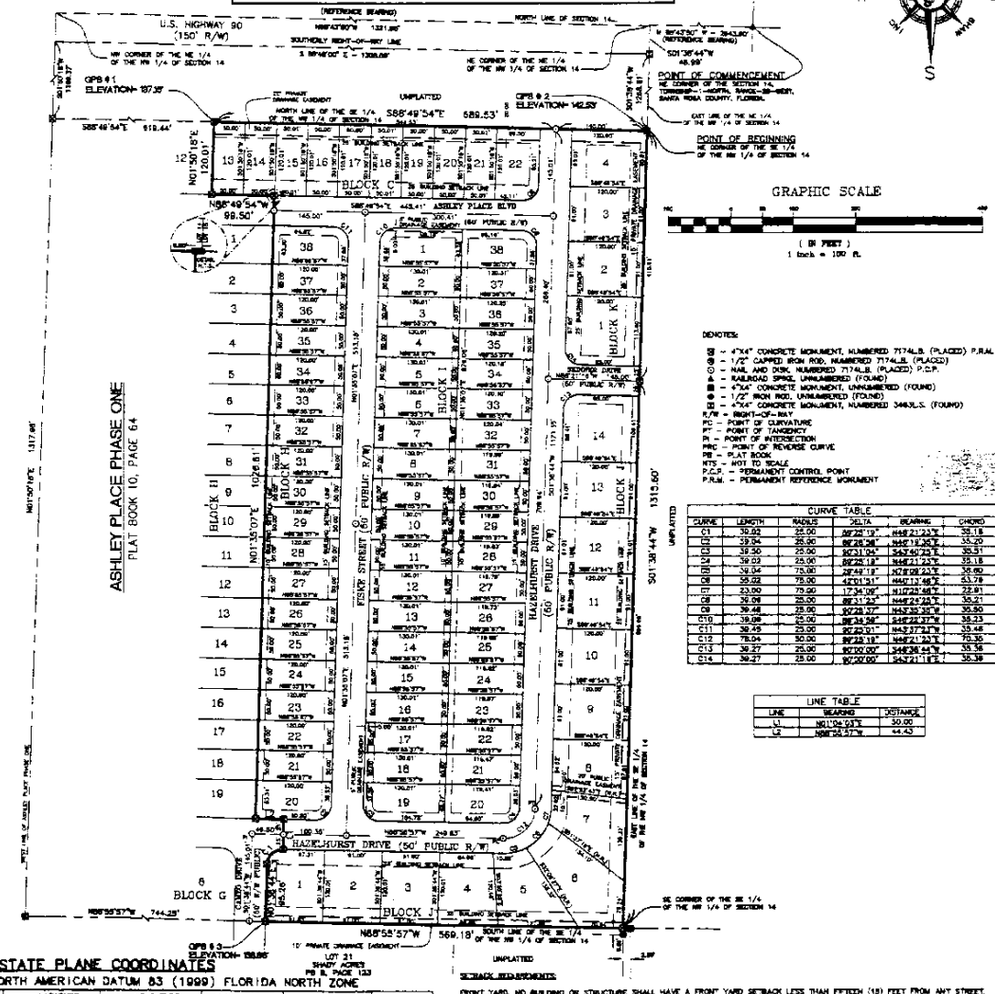
12.) ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF SECTION 177.091 (28) FLORIDA STATUES.

13.) THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, FROM THE UNITED STATES COASTAL AND GEODETIC SURVEY BENCHMARK S 302, HAVING A PUBLISHED ELEVATION OF 29.45 FEET.

14.) ALL PUBLIC DRAINAGE EASEMENTS ARE TO REMAIN FREE FROM OBSTRUCTIONS, INCLUDED BUT NOT LIMITED TO: FENCES, LANDSCAPING, STRUCTURES AND RETAINING WALLS SO NOT TO OBSTRUCT THE FLOW OF WATER.

15.) THE SIGN REGULATIONS SET FORTH IN ARTICLE 8 SHALL APPLY TO ALL SIGNS ERECTED WITHIN SANTA ROSA COUNTY. SUBDIVISION SIGNS MUST BE PERMITTED SEPARATELY THROUGH THE PLANNING AND ZONING DEPARTMENT. THE REGULATIONS ARE AS FOLLOWS: TWO SIGNS PER RESIDENTIAL SUBDIVISION ENTRANCE, IDENTIFYING SAID SUBDIVISION, OF NOT MORE THAN 32 SQUARE FEET OF ADVERTISING SURFACE. THEY SHALL NOT EXCEED 8 FEET IN HEIGHT. THEY SHALL NOT BE ALLOWED ON THE COUNTY RIGHT-OF-WAY.

16.) FENCES AND WALLS IN RESIDENTIAL ZONES SHALL BE PERMITTED TO A MAXIMUM HEIGHT OF SIX (6) FEET. IN ALL DISTRICTS THERE SHALL BE NO FENCES, WALLS, PLANTINGS OR OTHER STRUCTURES OR OBSTRUCTIONS ERECTED OR MAINTAINED WITHIN TWENTY (20) FEET OF ANY STREET INTERSECTION WHICH MAY OBSTRUCT THE VIEW OF THE MOTORIST OR OTHERWISE CAUSE AN OBSTRUCTION TO TRAFFIC FLOW.



DENOTES:
- ⊠ - 4"X4" CONCRETE MONUMENT, NUMBERED 7174-LB, (PLACED) P.R.M.
- ⊕ - 1/2" CAPPED IRON ROD, NUMBERED 7174-LB, (PLACED)
- ⊙ - NAIL AND DISK, NUMBERED 7174-LB, (PLACED) P.C.P.
- ▲ - RAILROAD SPIKE, UNNUMBERED (FOUND)
- ■ - 4"X4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- ● - 1/2" IRON ROD, UNNUMBERED (FOUND)
- ⊞ - 4"X4" CONCRETE MONUMENT, NUMBERED 3463-L.S. (FOUND)

R/W - RIGHT-OF-WAY
PC - POINT OF CURVATURE
PT - POINT OF TANGENCY
PI - POINT OF INTERSECTION
PRC - POINT OF REVERSE CURVE
PB - PLAT BOOK
NTS - NOT TO SCALE
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.02	25.00	89°25'19"	N46°21'23"E	35.18
C2	39.04	25.00	89°26'38"	N43°18'34"E	35.20
C3	39.30	25.00	90°03'04"	S43°40'29"E	35.37
C4	39.02	25.00	89°25'18"	N46°21'23"E	35.18
C5	39.04	25.00	89°49'19"	N78°08'23"E	35.16
C6	55.02	75.00	42°01'51"	N40°13'46"E	53.78
C7	23.09	75.00	17°38'06"	N12°28'46"E	22.81
C8	39.09	25.00	89°31'25"	N46°24'28"E	35.21
C9	39.48	25.00	90°28'17"	N43°39'39"W	35.50
C10	39.09	25.00	89°36'56"	S46°21'37"W	35.23
C11	39.45	25.00	90°20'31"	N43°27'47"W	35.48
C12	78.04	50.00	89°28'18"	N46°21'23"E	70.36
C13	39.27	25.00	90°00'00"	S46°38'44"W	35.36
C14	39.27	25.00	90°00'00"	S43°21'16"E	35.36

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°04'03"E	50.00
L2	N88°55'57"W	44.43

STATE PLANE COORDINATES

HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (1999) FLORIDA NORTH ZONE

STATION	NORTHING (FT)	EASTING (FT)	LATITUDE	LONGITUDE	SCALE FACTOR (SF)	CONVERGENCE	SOURCE
REFERENCE MONUMENTS							
PRC 1031	550812.1584	1181279.8581	30°33'4.74253"	87°16'30.81125"	0.99997522	-01°18'13.90"	PUBLISHED
PRC 1024	550095.0668	1183803.5109	30°32'57.41455"	87°08'53.49811"	0.99996814	-01°18'30.70"	PUBLISHED

FORMULA TO CONVERT GRID DISTANCE TO GROUND (GEODETIC) DISTANCE:

MEAN SCALE FACTOR (MSF) = $\frac{SF_1 + SF_2}{2}$

GROUND (GEODETIC) DISTANCE = $\frac{\text{GRID DISTANCE}}{MSF}$

APPROVALS:

ROGER A. BLAYLOCK, P.E.
COUNTY ENGINEER
ENGINEERING DIRECTOR

ELLIOTT L. WHITNEY, P.S.M.
COUNTY SURVEYOR

THOMAS V. DANNHEISSER
COUNTY ATTORNEY

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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PACE PROPERTY HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY (OWNER), AND LaSALLE BANK N.A. (MORTGAGEE) OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, KNOWN AS ASHLEY PLACE PHASE TWO, HEREBY DEDICATE TO THE PUBLIC ALL RIGHT-OF-WAYS, AND PUBLIC DRAINAGE EASEMENTS, AND DO HEREBY DEDICATE TO ASHLEY PLACE HOMEOWNERS ASSOCIATION OF SANTA ROSA COUNTY, INC. ALL PRIVATE DRAINAGE EASEMENTS AS DESIGNATED ON THIS PLAT, AND HEREBY REQUEST THE PLING OF THIS PLAT IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

JOSEPH A. MALONEY
MANAGING MEMBER
PACE PROPERTY HOLDINGS, LLC
(CORPORATE SEAL)

WITNESS: Jean L. Maddrey
PRINT NAME: Jean L. Maddrey
WITNESS:
PRINT NAME:

MARK BEAUDOIN, V.P.
LaSALLE BANK N.A.
(BANK SEAL)

WITNESS: Kimberly K. Bernaix
PRINT NAME: Kimberly K. Bernaix
WITNESS:
PRINT NAME:

NOTARY PUBLIC:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED JOSEPH A. MALONEY MANAGING MEMBER OF PACE PROPERTY HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 30 DAY OF MAY, 2007.

SIGNATURE: Jean L. Maddrey
PRINT NAME: Jean L. Maddrey
COMMISSION NO. 00038800
MY COMMISSION EXPIRES 2/27/2009
NOTARY PUBLIC, STATE OF FLORIDA

SEAL

NOTARY PUBLIC:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED MARK BEAUDOIN, VICE PRESIDENT OF LaSALLE BANK N.A. KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 1 DAY OF June, 2007.

SIGNATURE: Yvonne C. Merriott
PRINT NAME:
COMMISSION NO.
MY COMMISSION EXPIRES 7/30/07
NOTARY PUBLIC, STATE OF Missouri

"NOTARY SEAL" Yvonne C. Merriott, Notary Public St. Louis County, State of Missouri My Commission Expires 7/30/2007

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

I, MARY M. JOHNSON, CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.081 THROUGH 177.151 OF THE 1998 ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS FILED FOR RECORD ON THE 11th DAY OF June, 2007, AND FILED IN PLAT BOOK 10 AT PAGES 83 OF SAID COUNTY.

Mary M. Johnson 6/11/07
MARY M. JOHNSON
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA

SEAL

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

I, MARY M. JOHNSON, CLERK OF THE CIRCUIT COURT OF SANTA ROSA 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 7th DAY OF June, 2007, WAS APPROVED FOR FILING BY SAID BOARD, AND I, AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HEREON.

Mary M. Johnson 6/11/07
MARY M. JOHNSON
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA

SEAL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177.091 - 177.151, FLORIDA STATUES; THAT THE BOUNDARY INFORMATION ON THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027, FLORIDA STATUES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF SANTA ROSA COUNTY, FLORIDA; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN.

SIGNED THIS 30th DAY OF MAY, 2007.

E. Wayne Parker
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
(FLORIDA REGISTRATION NO. 3853. CORPORATE NO. 7174)
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

SEAL

RESTRICTIVE COVENANTS, OFFICIAL RECORDS BOOK _____, PAGE(S) _____

PLAT BOOK 10, PAGE 83