CERTIFICATION OF OWNERSHIP AND DEDICATION

BRELAND HOMES COASTAL, LLC, THE OWNER OF THE PROPERTY SHOWN HEREON, HEREBY DEDICATES THIS PLAT OF KISSIMMEE POINTE, IN ACCORDANCE WITH FLORIDA STATUTE 177.081 (3), PARCELS 'D' & 'F'(WET STORMWATER FACILITY AND DRAINAGE RIGHT OF WAY) AND ALL PUBLIC DRAINAGE/ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC. THE BELOW SIGNED ALSO DEDICATES ALL PUBLIC RIGHT OF WAYS, INCLUDING WINDSOR DRIVE & BLUEFISH COURT TO THE PUBLIC.

THE BELOW SIGNED ALSO DEDICATES TO ALL UTILITY PROVIDERS 5' & 10' UTILITY EASEMENTS THE BELOW SIGNED ALSO DEDICATES, TO THE KISSIMMEE POINTE HOMEOWNERS' ASSOCIATION, INC. PARCELS 'A', 'B', 'C', 'E' AND 'G', FOR USE SOLELY BY THE HOMEOWNERS REFERENCED HEREON. MAINTENANCE OF ALL AREAS DEDICATED TO THE KISSIMMEE POINTE HOMEOWNERS' ASSOCIATION, INC. SHALL BE THE RESPONSIBILITY OF

TODD McCRORY, PRESIDENT BRELAND HOMES COASTAL, LLC.		
WITNESS 1	WITNESS 2	
DRINT NAME		

ACKNOWLEDGEMENT TO DEDICATION

STATE OF FLORIDA COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me by means of ___ physical presence or ___ online notorization on this _____day of _____, 2021, by Todd McCrory as President of Breland Homes Coastal, LLC, a Delaware limited liability company, who _ is personally known to me or _ has produced ______, as

SIGNATURE OF NOTARY	
NAME, LEGIBLY PRINTED, TYPEWRITTEN OR STAMPED	

(SEAL)

My Commission Expires:____

CERTIFICATE OF ATTORNEY

AS A MEMBER OF THE FLORIDA BAR ASSOCIATION, AND ON BEHALF OF THE OWNERS, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

signed on this the	DAY OF	, 2021.

ENGINEERS CERTIFICATE:

I, ERIC LANE, HEREBY CERTIFY THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR KISSIMMEE POINTE(SUBDIVISION).

			_
ERIC LANE, P.E	., FLORIDA P.E. # 86920	DATE	

SITE DATA

Gross Project Area: 21.63 Acres (16.35 Buildable) 5.28 Acres Wetland Area: Wetland and Wetland Buffer Area Impacts: 2.31 Acres / Acre (Residential) Gross Density: Current Zoning: Type of Subdivision: Single-Family Number of Lots: 50 Lots Florida North NAD1983 & NGVD88 1,975 L.F. Street Length: Public Type of Streets: R/W Width:

Pavement Width: 26' B.O.C. To B.O.C. Street Maintainance: Stormwater Maintainance: 52.00' x 128.4' (6,675 SF) Min. Lot Area:

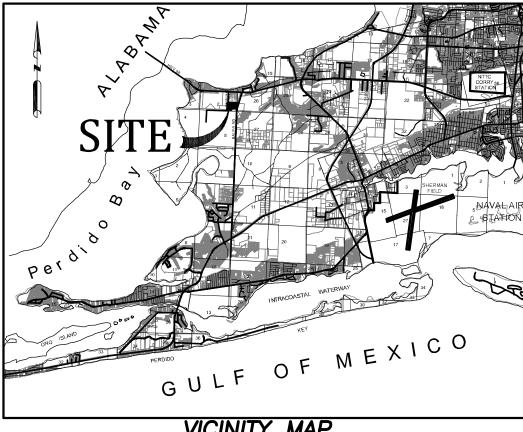
Min. Lot Width at Building Line: 50.00' 20.00' Min. Depth of Front Yard: Min. Depth of Rear Yard: 15.00'

Ten feet(10') or ten percent(10%) of the lot width Min. Width of Each Side Yard: at the street right-of-way, whichever is less, but at least five feet(5').

Lot Coverage: Max. 80% Impervious Lot Width at R/W: Min. 40.00' Max. 120.00' above highest adjacent grade Max. Building Height (feet):

KISSIMMEE POINTE

A Replat of Lots 15-20, Block C and Lots 15-16, Block D, According to Plat of Resubdivision of Subdivision Number 1 to Perdido Heights Recorded in Plat Book 1, Page 3 Situated in Fractional Section 2, Township-2-South, Range-32-West **Escambia County, Florida** 50 Lots, Zoning: HDR, Future Land Use: MU-SU



AND OTHER STRUCTURES SHALL NOT IMPEDE STORMWATER FLOW.

DRAINAGE/ACCESS EASEMENTS. THESE EASEMENTS SHALL REMAIN

4. WETLANDS, WETLAND BUFFERS, AND GREEN SPACE AREAS SHALL

REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES.

GENERAL NOTES:

ACCESSIBLE AT ALL TIMES.

801 W. ROMANA STREET, SUITE A PENSACOLA, FLORIDA 32502 TODD McCRORY - PRESIDENT

MULLINS, LLC

801 W. ROMANA STREET, SUITE A PENSACOLA, FLORIDA 32502 J. KEVIN GARDNER, PLS FLORIDA LICENSE NO. 7258 BUSINESS CERTIFICATE NO. LB8349

SURVEY NOTES

1. THERE IS DEDICATED HEREWITH A 5 FOOT UTILITY EASEMENT ON ALL 1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC LOT LINES ADJACENT TO RIGHTS-OF-WAY UNLESS OTHERWISE SPECIFIED. GPS OBSERVATIONS (GRID NORTH) (FLORIDA NORTH NAD1983) (FDOT FPRN). 2. THERE SHALL BE A 10 FOOT PRIVATE DRAINAGE EASEMENT ALONG ALL 2. DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BENCHMARK COMMON LOT LINES, BEING 5 FOOT ON EACH SIDE OF SAID LINE, FENCES UTILIZED: FLORIDA DOT PERMANENT REFERENCE NETWORK. BASIS OF BEARINGS BEING N 87°09' 04" W ALONG THE SOUTH LINE OF SUBJECT PROPERTY. 3. FENCE OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN PUBLIC 3. REFERENCES USED IN THIS SURVEY: OR BOOK 4305 PAGE 212, OR BOOK 6404 PAGE 61, OR BOOK 4812 PAGE 396, OR BOOK 7239 PAGE 1998, OR BOOK 7296 PAGE 585, OR BOOK 4305 PAGE 211, DEED BOOK 102 PAGE 250, PLAT BOOK 1 PAGE 3, PLAT BOOK 18 PAGE 36, PLAT BOOK 19 PAGE 72, ALL FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA, RIGHT OF WAY MAP PROJECT NUMBER 5538, RIGHT OF WAY MAP FOR STATE ROAD S-293, RIGHT OF WAY MAPS PROVIDED BY ESCAMBIA COUNTY ENGINEERING DEPARTMENT.

VICINITY MAP NOT TO SCALE

801 W. ROMANA STREET, SUITE A PENSACOLA, FLORIDA 32502 ERIC LANE, PE NO. 86920 BUSINESS LICENSE NO. 32689

SURVEYOR'S CERTIFICATE

NOTICE:

CERTIFICATE OF COUNTY CLERK

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

FLORIDA ON THIS ______ DAY OF _____, 2021.

JOSEPH BARRETT, P.S.M., COUNTY SURVEYOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

FLORIDA STATUTE 177.091 (27)

PUBLIC RECORDS OF THIS COUNTY.

DIGITAL FORM OF THE PLAT.

CERTIFICATE OF PLAT REVIEW:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURTS OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177,

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE

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

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE

PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT

THEIR MEETING HELD ON THE _____ DAY OF _____, 2021, WAS APPROVED FOR AND I AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HEREON.

___ OF THE PUBLIC RECORDS OF SAID COUNTY.

, 2021, WAS APPROVED FOR FILING BY SAID BOARD,

PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH

177.151 OF THE FLORIDA LEGISLATIVE STATUTES) AND THE SAME WAS RECORDED

PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY,

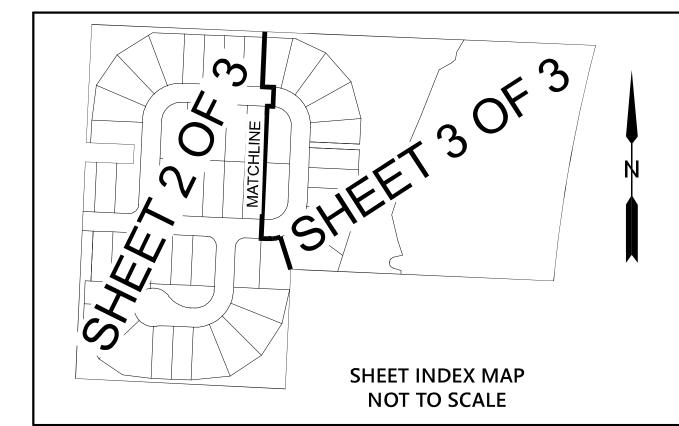
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION No. 6260

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS

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 177.011 - 177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT THE BOUNDARY INFORMATION ON THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS / STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF ESCAMBIA FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED ON THIS THE	DAY OF	, 2021.

J. KEVIN GARDNER, P.S.M. FLORIDA LICENSE NO. 7258 MULLINS, LLC 801 W. ROMANA STREET SUITE A PENSACOLA, FLORIDA 32502 BUSINESS CERTIFICATE NO. LB 8349



SHEET 1 OF 3 SHEETS

INDEX OF SHEETS: 1. DEDICATION AND CERTIFICATE SHEET 2-3. PLAT BOUNDARY INFORMATION

RESTRICTIVE COVENANTS, OFFICIAL RECORDS BOOK PAGE(S) **PLAT BOOK** PAGE

LEGAL DESCRIPTION KISSIMMEE POINTE

COMMENCE AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 2 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF FRACTIONAL SECTION 2 N 87°43'26" W A DISTANCE OF 772.50 FEET TO A 3 1/2" IRON PIPE FOUND, SAID POINT FURTHER DESCRIBED AS THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING N 87°09'04" W A DISTANCE OF 546.73 FEET TO A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349" ON THE EASTERLY RIGHT OF WAY OF BRONSON ROAD;

THENCE ALONG SAID EASTERLY RIGHT OF WAY N 02°35'59" E A DISTANCE OF 564.84 FEET TO A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349"; THENCE LEAVING SAID EASTERLY RIGHT OF WAY S 87°38'17" E A DISTANCE OF 125.00 FEET TO A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE N 02°35'59" E A DISTANCE OF 50.00 FEET TO A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE N 87°38'17" W A DISTANCE OF 125.00 FEET TO A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349" ON THE EASTERLY RIGHT OF WAY OF BRONSON ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY N 02°35'59" E A DISTANCE OF 308.00 FEET TO A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349"; THENCE LEAVING SAID EASTERLY RIGHT OF WAY S 87°38'14" E A DISTANCE OF 547.44 FEET TO

A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349"; THENCE S 87°21'33" E A DISTANCE OF 31.91 FEET TO A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

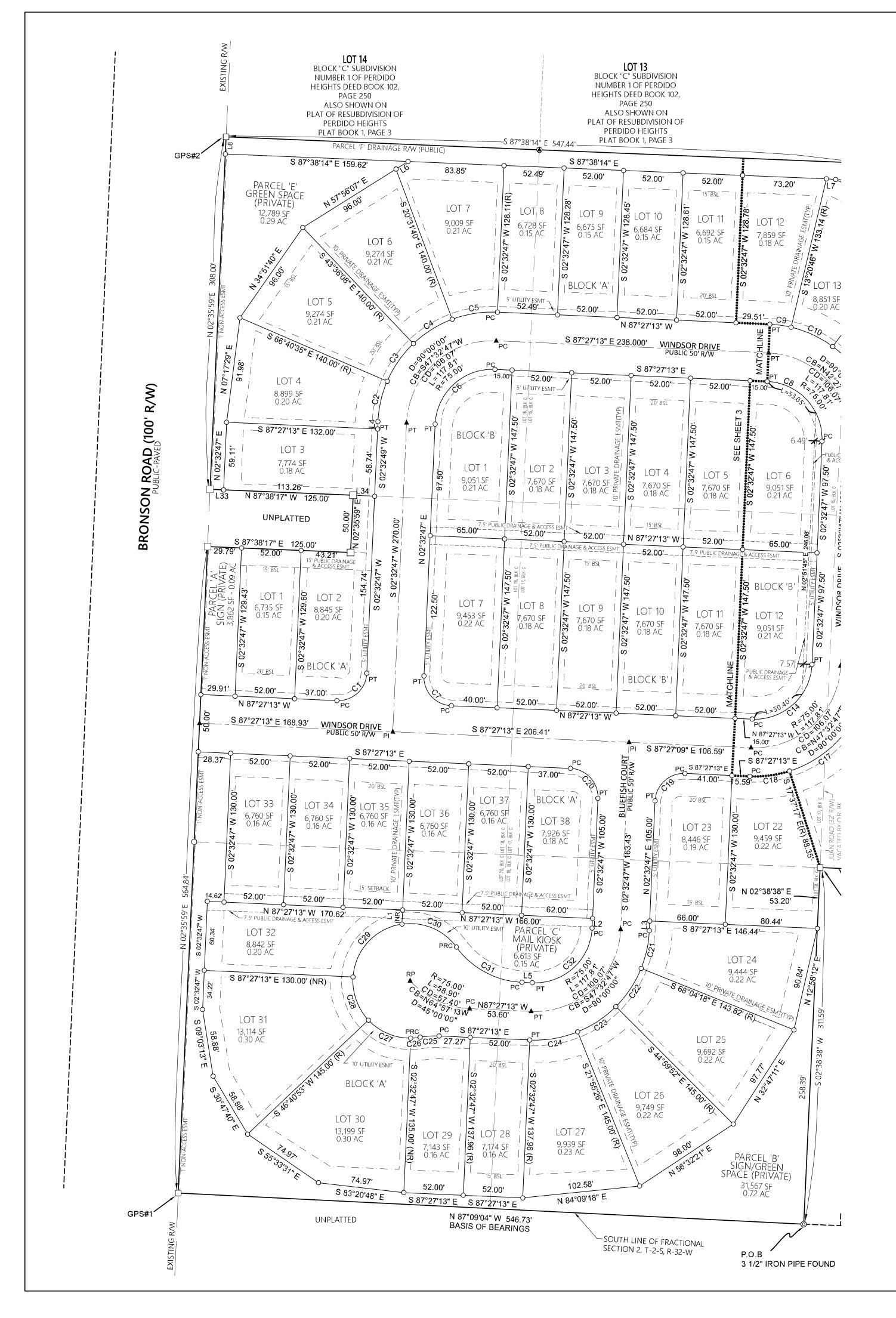
THENCE S 87°37'17" E A DISTANCE OF 734.79 FEET TO A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349" ON THE WESTERLY RIGHT OF WAY OF BAUER FIELD ROAD(STATE ROAD NO. S-293);

THENCE ALONG SAID WESTERLY RIGHT OF WAY AND WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 624.08 FEET, A RADIUS OF 3,833.76 FEET, A CHORD BEARING OF S 10°08'17" W, AND A CHORD LENGTH OF 623.39 FEET TO A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349":

THENCE LEAVING SAID WESTERLY RIGHT OF WAY N 87°27'03" W A DISTANCE OF 653.49 FEET TO A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349"; THENCE N 87°37'27" W A DISTANCE OF 31.89 FEET TO A 3 ½" x 3 ½" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349";

THENCE S 02°38'38" W A DISTANCE OF 311.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.63 ACRES, MORE OR LESS.



KISSIMMEE POINTE

A Replat of Lots 15-20, Block C and Lots 15-16, Block D, According to Plat of Resubdivision of Subdivision Number 1 to Perdido Heights Recorded in Plat Book 1, Page 3 Situated in Fractional Section 2, Township-2-South, Range-32-West **Escambia County, Florida** 50 Lots, Zoning: HDR, Future Land Use: MU-SU

SETBACK REQUIREMENTS CORNER LOTS: WILL HAVE ONE FRONT SETBACK (20') AND A FIFTEEN FEET SETBACK (15') ALONG THE OTHER RIGHT-OF-WAY.

PARCEL 'F' - DRAINAGE RIGHT-OF-WAY - PUBLIC

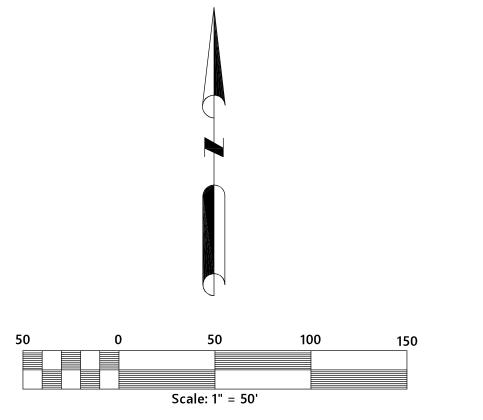
PARCEL 'G' - GREEN SPACE - PRIVATE H.O.A.

NOTE

WETLANDS, WETLAND BUFFERS, AND GREEN SPACE AREAS SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES.

CLIDY (E	I D A DILLIC	ADGLENIGELL	CHORD LENGTH	CHORD DEADING	IDELTA ANIGLE
CURVE		ARC LENGTH	CHORD LENGTH	CHORD BEARING	Delta angle
C1	25.00'	39.27'	35.36'	S 47°32'47" W	90°00'00.00"
C2	100.00'	36.26'	36.07'	S 12°56'08" W	20°46'41.67"
C3	100.00'	40.27'	40.00'	S 34°51'42" W	23°04'26.05"
C4	100.00'	40.27'	40.00'	S 57°56'08" W	23°04'26.11"
C5	100.00'	40.27'	40.00'	S 81°00'34" W	23°04'26.12"
C6	50.00'	78.54'	70.71'	S 47°32'47" W	90°00'00.00"
C7	25.00'	39.27'	35.36'	S 42°27'13" E	90°00'00.00"
C18	100.00'	35.20'	35.02'	N 82°27'45" E	20°10'04.44"
C19	25.00'	39.27'	35.36'	N 47°32'47" E	90°00'00.00"
C20	25.00'	39.27'	35.36'	S 42°27'13" E	90°00'00.00"
C21	100.00'	33.83'	33.67'	N 12°14'15" E	19°22'54.54"
C22	100.00'	40.27'	40.00'	N 33°27'55" E	23°04'26.13"
C23	100.00'	40.27'	40.00'	N 56°32'21" E	23°04'26.18"
C24	100.00'	42.71'	42.38'	N 80°18'41" E	24°28'13.26"
C25	75.00'	16.56'	16.52'	N 86°13'22" E	12°38'50.67"
C26	50.00'	8.40'	8.39'	N 84°42'44" E	9°37'33.49"
C27	50.00'	41.15'	40.00'	S 66°53'48" E	47°09'22.77"
C28	50.00'	41.15'	40.00'	S 19°44'25" E	47°09'22.79"
C29	50.00'	67.99'	62.87'	S 42°47'41" W	77°54'50.05"
C30	50.00'	54.25'	51.63'	N 67°09'54" W	62°09'59.57"
C31	75.00'	67.25'	65.02'	N 61°46'03" W	51°22'18.51"
C32	50.00'	78.54'	70.71'	S 47°32'47" W	90°00'00.00"

LINE	BEARING	DISTANCE
L1	N 02°32'47" E	12.35'
L2	S 02°32'47" W	8.43'
<u> </u>	N 02°32'47" E	8.43'
L4	S 02°32'36" W	6.52'
L5	N 87°27'13" W	8.98'
L6	N 57°56'07" E	12.40'
L7	N 85°54'13" W	8.10'
L8	N 02°35'59" E	15.00'
L33	S 87°38'17" E	11.74'
L34	N 87°27'13" W	18.74'



LEGEND		
		3-1/2" X 3-1/2" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349"
Ò		CAPPED 1/2" REBAR SET, STAMPED "MULLINS LB 8349"
		PK NAIL AND WASHER SET, STAMPED "P.C.P. LB 8349"
P.R.M.		PERMANENT REFERENCE MONUMENT
P.C.P.		PERMANENT CONTROL POINT
CRF		CAPPED REBAR FOUND
BSL		BUILDING SETBACK LINE
R/W		RIGHT OF WAY
H.O.A.		HOME OWNERS ASSOCIATION
AC		ACRES
SF		SQUARE FEET
ESMT		EASEMENT POINT OF COMMENCEMENT
P.O.C.		POINT OF REGINNING
P.O.B. P.C.		POINT OF BEGINNING
P.T.		POINT OF CURVATURE POINT OF TANGENCY
P.I.		POINT OF INTERSECTION
P.R.C.		POINT OF REVERSE CURVATURE
R.P.		RADIUS POINT
(R)		RADIAL
(NR)		NON-RADIAL
PSM		PROFESSIONAL SURVEY AND MAPPER
P.L.S.		PROFESSIONAL LAND SURVEYOR
P.E.		PROFESSIONAL ENGINEER
LB		LICENSED BUSINESS
FDOT		FLORIDA DEPARTMENT OF TRANSPORTATION
FPRN		FLORIDA PERMANENT REFERENCE NETWORK
NAD		NORTH AMERICAN DATUM
B.O.C.	~	BACK OF CURB
HDR	~	HIGH DENSITY RESIDENTIAL
MU-S	~	MIXED USED - SUBURBAN
LLC	~	LIMITED LIABILITY COMPANY
O.R. B K .	~	OFFICIAL RECORDS BOOK
NWFWMD	~	Northwest florida water management district
GPS	~	GLOBAL POSTIONING SYSTEM
USACE	~	United states army corps of engineers
R	~	RADIUS LENGTH
L		ARC LENGTH
CD		CHORD DISTANCE
СВ		CHORD BEARING
D	~	DELTA ANGLE
<u> </u>		

801 W. ROMANA STREET, SUITE A PENSACOLA, FLORIDA 32502 (850) 462-8412 J. KEVIN GARDNER, PLS FLORIDA LICENSE NO. 7258 BUSINESS CERTIFICATE NO. LB8349

SURVEYOR:

STATE PLANE COORDINATES

HORIZONTAL DATUM: NORTH AMERICAN DATUM 83(2011) FLORIDA NORTH ZONE

STATION	NORTHING (FT)	EASTING (FT)	LATITUDE NORTH	LONGITUDE WEST	SCALE FACTOR	CONVERGENCE (SF)	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR
GPS-1	517373.5082	1052292.9860	N 30°23'25.87"	W 87°24'22.28"	.99995599	-01°27'37.57"	24.82	1.00000314	.99995913
GPS-2	518295.3831	1052334.8266	N 30°23'35.00"	W 87°24'22.07"	.99995617	-01°27'37.46"	26.90	1.00000304	.99995921
GPS-3	517657.5858	1052853.3729	N 30°23'28.82"	W 87°24'15.96"	.99995605	-01°27'34.39"	26.07	1.00000308	.99995913

LOCATION ESTABLISHED FROM GPS OBSERVATIONS. TO CONVERT A GROUND DISTANCE TO A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR.

SHEET 2 OF 3 SHEETS

1. DEDICATION AND CERTIFICATE SHEET 2-3. PLAT BOUNDARY INFORMATION

INDEX OF SHEETS:

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

PAGE

PLAT BOOK

