



# 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

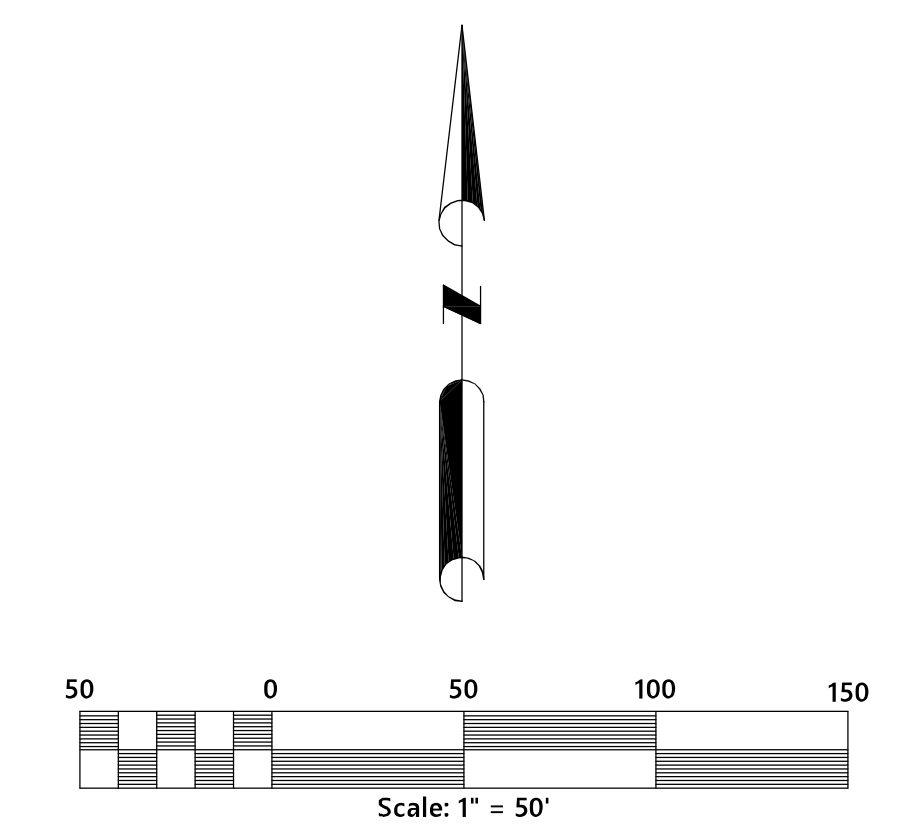
### 50 Lots, Zoning: HDR, Future Land Use: MU-SU



**SETBACK REQUIREMENTS:**  
**FRONT SETBACK:** TWENTY FEET (20')  
**REAR SETBACK:** FIFTEEN FEET (15')  
**SIDES:** TEN FEET (10') OR TEN PERCENT (10%) OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST FIVE FEET (5').  
**CORNER LOTS:** WILL HAVE ONE FRONT SETBACK (20') AND A FIFTEEN FEET SETBACK (15') ALONG THE OTHER RIGHT-OF-WAY.

**OWNERSHIP:**  
**LOTS - INDIVIDUAL OWNERSHIP**  
**STREET RIGHT-OF-WAYS - PUBLIC**  
**PARCEL 'A' - COMMON AREA - SIGN - PRIVATE H.O.A.**  
**PARCEL 'B' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.**  
**PARCEL 'C' - COMMON AREA - MAIL KIOSK - PRIVATE H.O.A.**  
**PARCEL 'D' - COMMON AREA - STORMWATER FACILITY/GREEN SPACE - PUBLIC**  
**PARCEL 'E' - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.**  
**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.**



CURVE	RADIUS	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°31'02" 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"
C8	100.00'	35.20'	35.02'	N 82°27'45" E	20°10'02.44"
C9	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	22°28'15.26"
C25	75.00'	16.56'	16.52'	N 86°13'22" E	12°38'50.61"
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°00'59.57"
C31	75.00'	67.25'	65.02'	N 61°26'03" 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'
L3	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	8.30'
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"
- ~ CAPPED 1/2" REBAR SET, STAMPED "MULLINS LB 8349"
- △ ~ PK NAIL AND WASHER SET, STAMPED "P.C.R. 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
- P.O.C. ~ POINT OF COMMENCEMENT
- P.O.B. ~ POINT OF BEGINNING
- P.C. ~ POINT OF CURVATURE
- P.T. ~ 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
- FRN ~ 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. BK. ~ OFFICIAL RECORDS BOOK
- NWFWMD ~ NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- GPS ~ GLOBAL POSITIONING SYSTEM
- USACE ~ UNITED STATES ARMY CORPS OF ENGINEERS
- L ~ RADIUS LENGTH
- R ~ ARC LENGTH
- CD ~ CHORD DISTANCE
- CB ~ CHORD BEARING
- D ~ DELTA ANGLE

**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.

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

**SHEET 2 OF 3 SHEETS**

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

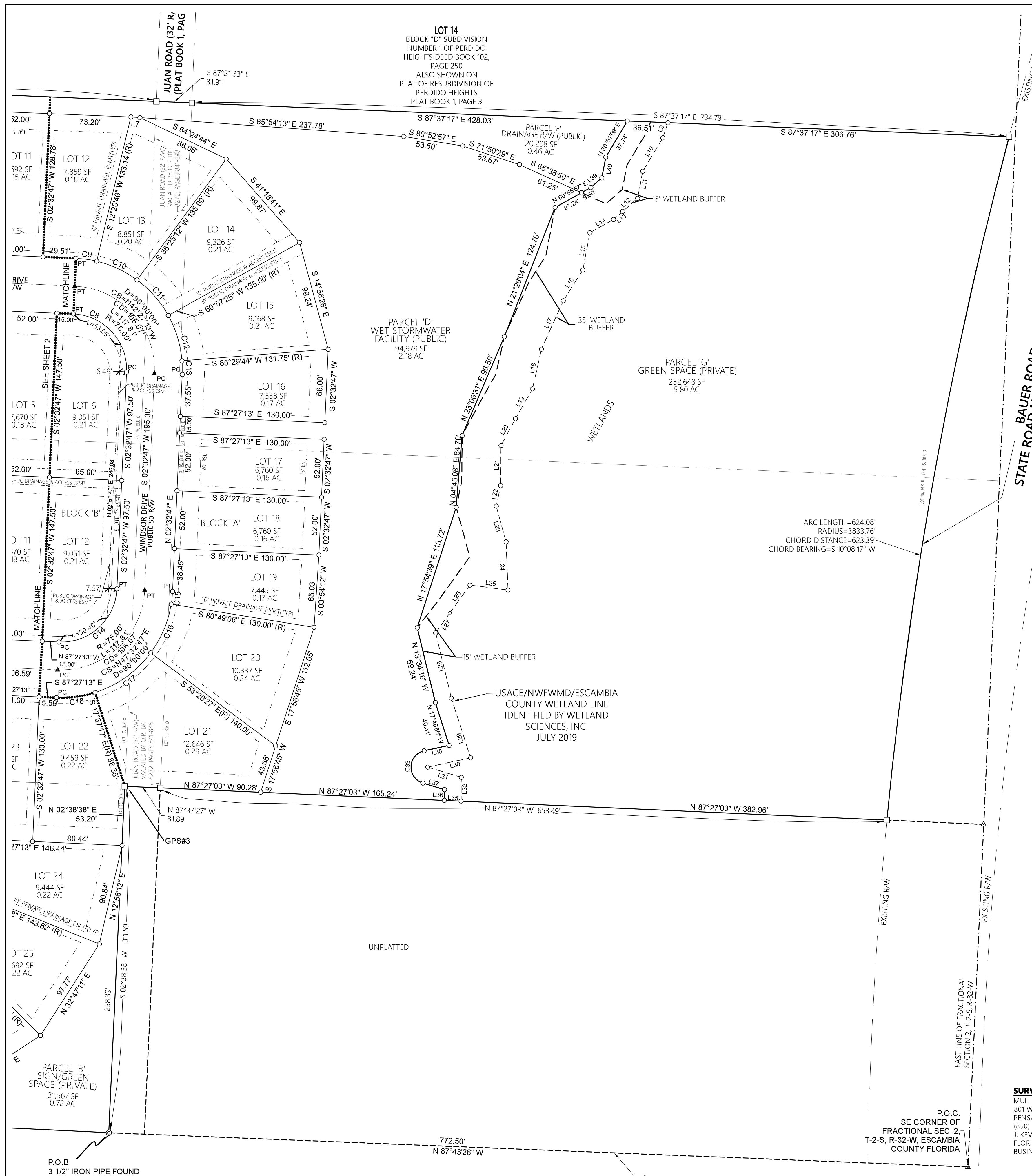
**INDEX OF SHEETS:**  
 1. DEDICATION AND CERTIFICATE SHEET  
 2-3. PLAT BOUNDARY INFORMATION

**PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_**

# 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

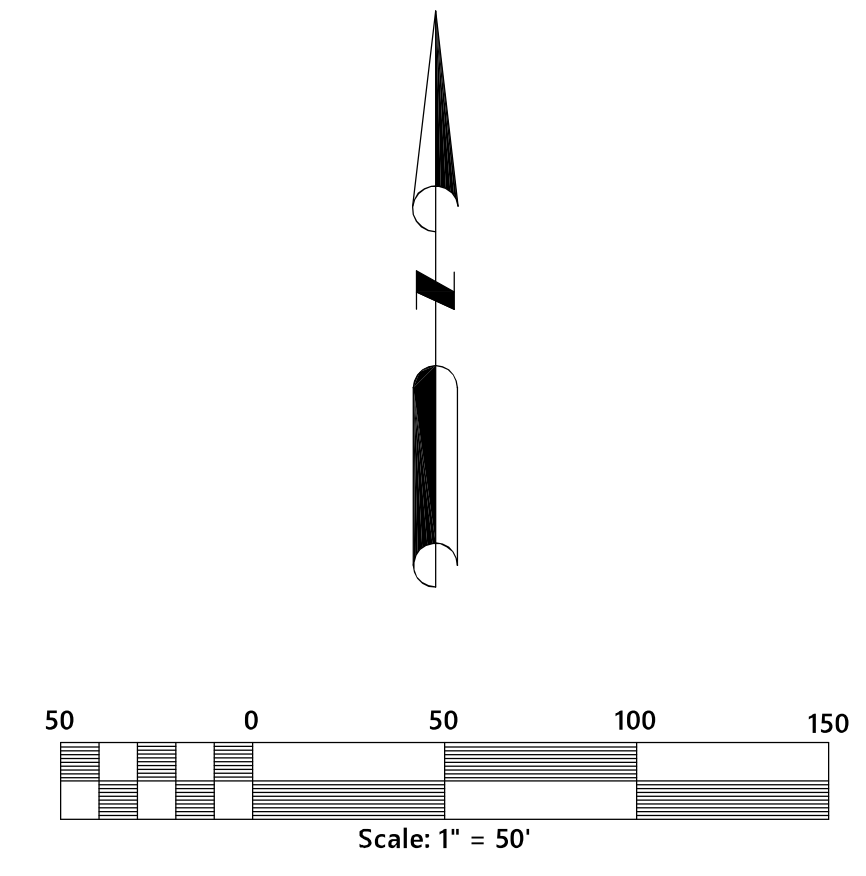


**SETBACK REQUIREMENTS:**  
 FRONT SETBACK: TWENTY FEET (20')  
 REAR SETBACK: FIFTEEN FEET (15')  
 SIDES: TEN FEET (10') OR TEN PERCENT (10%) OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST FIVE FEET (5').  
 CORNER LOTS: WILL HAVE ONE FRONT SETBACK (20') AND A FIFTEEN FEET SETBACK (15') ALONG THE OTHER RIGHT-OF-WAY.

**OWNERSHIP:**  
 LOTS - INDIVIDUAL OWNERSHIP  
 STREET RIGHT-OF-WAYS - PUBLIC  
 PARCEL 'A' - COMMON AREA - SIGN - PRIVATE H.O.A.  
 PARCEL 'B' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.  
 PARCEL 'C' - COMMON AREA - MAIL KIOSK - PRIVATE H.O.A.  
 PARCEL 'D' - COMMON AREA - STORMWATER FACILITY/GREEN SPACE - PUBLIC  
 PARCEL 'E' - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.  
 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C8	50.00'	78.54'	70.71'	S 42°27'13" E	90°00'00.00"
C9	100.00'	18.85'	18.82'	N 82°03'13" W	10°47'58.72"
C10	100.00'	40.27'	40.00'	N 65°07'01" W	23°04'26.13"
C11	100.00'	42.83'	42.50'	N 31°18'40" W	24°32'16.09"
C12	100.00'	42.83'	42.50'	N 16°46'24" W	22°32'16.11"
C13	100.00'	12.31'	12.30'	N 00°58'44" W	7°03'03.03"
C14	50.00'	78.54'	70.71'	S 47°32'47" W	90°00'00.00"
C15	100.00'	11.58'	11.57'	N 05°51'25" E	6°37'55.93"
C16	100.00'	47.96'	47.50'	N 22°55'04" E	27°28'41.02"
C17	100.00'	62.35'	61.34'	N 54°31'04" E	35°43'18.73"
C18	15.00'	139.52'	29.04'	N 02°20'43" E	150°57'49.9"



**LEGEND**

□	~ 3-1/2" X 3-1/2" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349"
○	~ 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
B.S.L.	~ BUILDING SETBACK LINE
R/W	~ RIGHT OF WAY
H.O.A.	~ HOME OWNERS ASSOCIATION
AC	~ ACRES
SF	~ SQUARE FEET
E.S.M.T.	~ EASEMENT
P.O.C.	~ POINT OF COMMENCEMENT
P.O.B.	~ POINT OF BEGINNING
P.C.	~ POINT OF CURVATURE
P.T.	~ 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
FRN	~ 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. BK	~ OFFICIAL RECORDS BOOK
NWFWMMD	~ NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
GPS	~ GLOBAL POSITIONING SYSTEM
USACE	~ UNITED STATES ARMY CORPS OF ENGINEERS
R	~ RADIUS LENGTH
L	~ ARC LENGTH
CD	~ CHORD DISTANCE
CB	~ CHORD BEARING
Δ	~ DELTA ANGLE

**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	1052334.8286	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.

**SURVEYOR:**  
 MULLINS, LLC  
 801 W. ROMANA STREET, SUITE A  
 PENSACOLA, FLORIDA 32502  
 (850) 462-9412  
 J. KEVIN GARDNER, PLS  
 FLORIDA LICENSE NO. 7258  
 BUSINESS CERTIFICATE NO. LB8349

**SHEET 3 OF 3 SHEETS**

<b>RESTRICTIVE COVENANTS,</b> <b>OFFICIAL RECORDS BOOK</b>	<b>, PAGE(S)</b>	<b>PLAT BOOK</b>	<b>, PAGE</b>
---	------------------	------------------	---------------

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