File # 201805376, PLAT BK 12 Pages 68 - 68, Recorded
02/12/2018 at 03:34 PM,
Donald C. Spencer, Clerk
Santa Rosa County, Florida Deputy Clerk GP
Trans # 737961

RECORD PLAT OF

HEATHERS PLACE PHASE ONE

BEING A PORTION OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA
A 60 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
ZONED: R1, FUTURE LAND USE: SFR
JANUARY, 2018

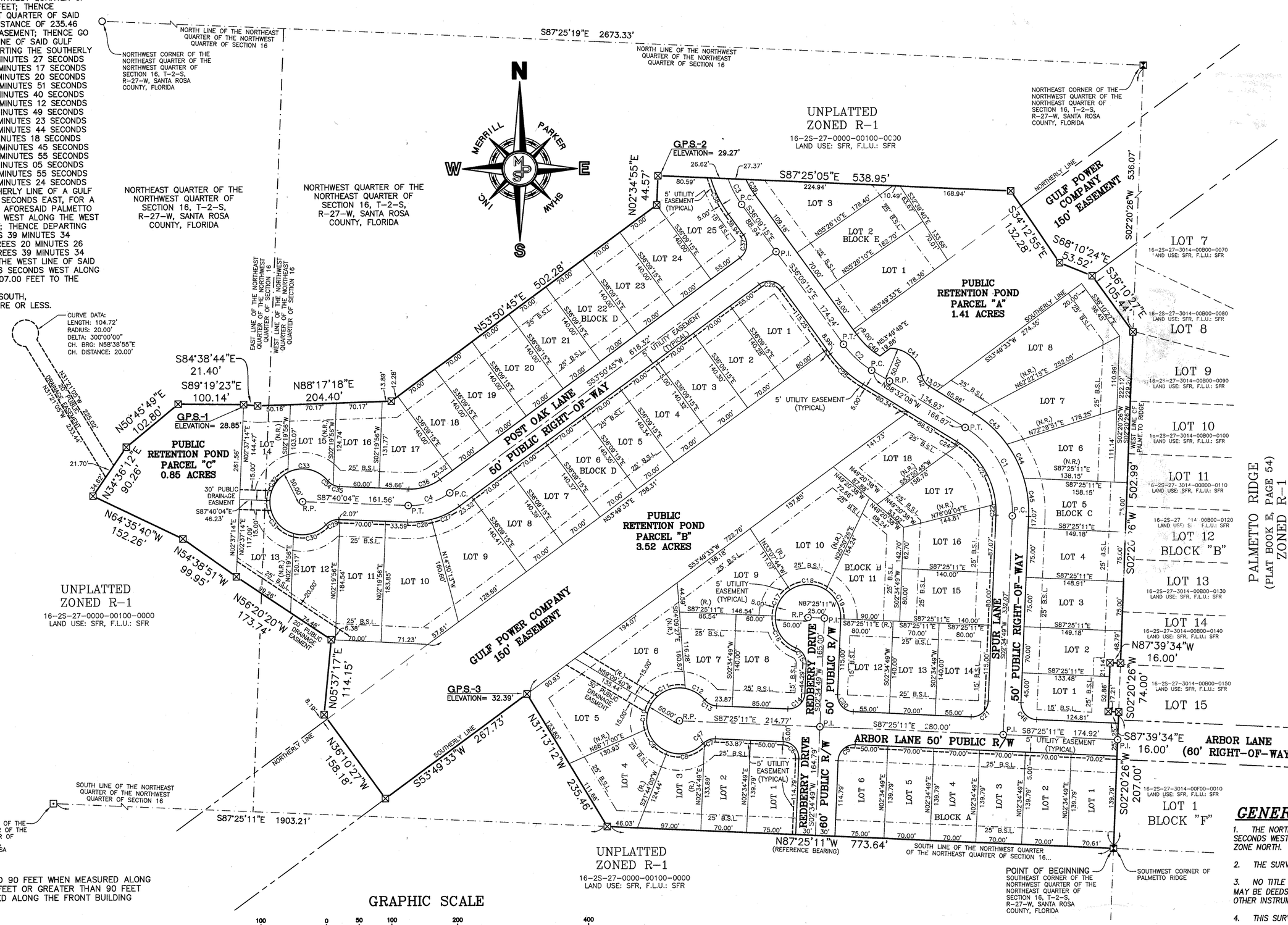
OWNER/DEVELOPER:
EDWIN HENRY
c/o SRC DEVELOPMENT, LLC
PACE, FLORIDA 32571
PHONE: 850-994-0984

ENGINEER:
DAVID FITZPATRICK, P.E. # 47818
10250 N PALAFOX ST
PENSACOLA, FL 32534
(850) 476-8677

SURVEYOR:
E. WAYNE PARKER P.L.S. #3683
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

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

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP-2-SOUTH, RANGE-27-WEST, SANTA ROSA COUNTY, FLORIDA; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PALMETTO RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK "E" AT PAGE 54 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA. THENCE GO NORTH 87 DEGREES 25 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, FOR A DISTANCE OF 773.64 FEET; THENCE DEPARTING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, GO NORTH 31 DEGREES 13 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 235.46 FEET TO THE SOUTHERLY LINE OF A 150 FOOT WIDE GULF POWER COMPANY EASEMENT; THENCE GO SOUTH 53 DEGREES 49 MINUTES 33 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID GULF POWER COMPANY EASEMENT, FOR A DISTANCE OF 267.73 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID GULF POWER COMPANY EASEMENT, GO NORTH 36 DEGREES 10 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 158.18 FEET; THENCE GO NORTH 05 DEGREES 37 MINUTES 17 SECONDS EAST, FOR A DISTANCE OF 114.15 FEET; THENCE GO NORTH 56 DEGREES 20 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 173.74 FEET; THENCE GO NORTH 54 DEGREES 38 MINUTES 51 SECONDS WEST, FOR A DISTANCE OF 99.95 FEET; THENCE GO NORTH 64 DEGREES 35 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 152.26 FEET; THENCE GO NORTH 34 DEGREES 36 MINUTES 12 SECONDS EAST, FOR A DISTANCE OF 90.26 FEET; THENCE GO NORTH 50 DEGREES 45 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 102.80 FEET; THENCE GO SOUTH 89 DEGREES 19 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 100.14 FEET; THENCE GO SOUTH 84 DEGREES 38 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 21.40 FEET; THENCE GO NORTH 88 DEGREES 17 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 204.40 FEET; THENCE GO NORTH 53 DEGREES 50 MINUTES 45 SECONDS EAST, FOR A DISTANCE OF 502.28 FEET; THENCE GO NORTH 02 DEGREES 34 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 44.57 FEET; THENCE GO SOUTH 87 DEGREES 25 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 538.95 FEET; THENCE GO SOUTH 34 DEGREES 12 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 132.28 FEET; THENCE GO SOUTH 68 DEGREES 10 MINUTES 24 SECONDS EAST, FOR A DISTANCE OF 53.52 FEET TO A POINT ON THE AFORESAID SOUTHERLY LINE OF A GULF POWER COMPANY EASEMENT; THENCE GO SOUTH 36 DEGREES 10 MINUTES 27 SECONDS EAST, FOR A DISTANCE OF 105.44 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE AFORESAID PALMETTO RIDGE SUBDIVISION; THENCE GO SOUTH 02 DEGREES 20 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID PALMETTO RIDGE SUBDIVISION, FOR A DISTANCE OF 502.99 FEET; THENCE DEPARTING THE WEST LINE OF SAID PALMETTO RIDGE SUBDIVISION, GO NORTH 87 DEGREES 39 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 16.00 FEET; THENCE GO SOUTH 02 DEGREES 20 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 74.00 FEET; THENCE GO SOUTH 87 DEGREES 39 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 16.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID PALMETTO RIDGE SUBDIVISION; THENCE GO SOUTH 02 DEGREES 20 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID PALMETTO RIDGE SUBDIVISION, FOR A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP-2-SOUTH, RANGE-27-WEST, SANTA ROSA COUNTY, FLORIDA, CONTAINS 25.30 ACRES MORE OR LESS.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	160.00	150.00	61°08'57"	N27°58'40"W	152.52
C2	58.59	150.00	22°22'53"	S47°20'42"E	58.22
C3	44.39	150.00	16°57'15"	S27°40'38"E	44.22
C4	67.17	100.00	38°29'11"	N73°05'20"E	65.92
C5	39.27	25.00	89°59'57"	S47°34'50"W	35.36
C6	39.27	25.00	90°00'03"	N42°25'10"W	35.36
C7	17.54	25.00	40°11'21"	S72°29'08"W	17.18
C8	58.77	50.00	67°20'35"	N78°03'43"E	55.44
C9	47.65	50.00	54°36'02"	S40°57'59"E	45.87
C10	38.84	50.00	44°30'18"	S08°35'11"W	37.87
C11	60.77	50.00	69°38'26"	S65°39'33"W	57.10
C12	35.16	50.00	40°17'26"	N59°22'32"W	34.44
C13	21.03	25.00	48°11'23"	S63°19'30"E	20.41
C14	39.27	25.00	90°00'00"	N47°34'49"E	35.36
C15	30.77	25.00	70°31'44"	N32°41'03"W	28.87
C16	61.55	50.00	70°31'44"	S32°41'03"E	57.74
C17	47.38	50.00	54°17'27"	S29°43'32"W	45.63
C18	57.77	50.00	66°12'09"	S89°58'21"W	54.61
C19	51.93	50.00	59°30'23"	N27°10'23"W	49.63
C20	39.27	25.00	90°00'00"	S42°25'11"E	35.36
C21	39.27	25.00	90°00'00"	N47°34'49"E	35.36
C22	16.64	125.00	7°37'30"	N01°13'57"W	16.62
C23	110.70	125.00	50°44'33"	N30°24'59"W	107.12
C24	6.00	125.00	2°44'53"	N57°08'42"W	5.99
C25	68.36	175.00	22°22'53"	S47°20'42"E	67.93
C26	39.27	25.00	90°00'00"	N81°09'15"W	35.36
C27	47.23	125.00	21°39'02"	N64°40'16"E	46.95
C28	36.73	125.00	16°50'09"	N83°54'51"E	36.60
C29	21.03	25.00	48°11'23"	S68°14'14"W	20.41
C30	54.20	50.00	62°08'36"	N75°11'51"E	51.59
C31	66.39	50.00	76°04'47"	S35°42'28"E	61.62
C32	53.39	50.00	61°11'10"	S32°55'31"W	50.89
C33	67.20	50.00	77°00'13"	N77°58'48"W	62.25
C34	10.74	25.00	24°36'41"	S51°47'02"E	10.66
C35	10.29	25.00	23°34'41"	S75°52'44"E	10.22
C36	50.38	75.00	38°29'11"	N73°05'20"E	49.44
C37	39.27	25.00	90°00'00"	N08°50'45"E	35.36
C38	61.67	175.00	20°11'24"	S26°03'33"E	61.35
C39	26.82	125.00	12°17'39"	S30°00'26"E	26.77
C40	48.33	125.00	22°09'03"	S47°13'46"E	48.02
C41	68.10	50.00	78°02'16"	N49°21'53"W	62.96
C42	21.03	25.00	48°11'23"	S34°28'27"E	20.41
C43	69.64	175.00	22°48'01"	N47°08'08"W	69.18
C44	57.98	175.00	18°59'04"	N26°14'36"W	57.72
C45	59.04	175.00	19°19'53"	N07°05'08"W	58.76
C46	39.27	25.00	90°00'00"	S42°25'11"E	35.36
C47	3.49	25.00	08°00'02"	S48°23'27"E	3.49

SETBACK REQUIREMENTS:

FRONT YARD: 25 FEET

SIDE YARD: 7 FEET FOR ALL LOTS MEASURING BETWEEN 70 FEET AND 90 FEET WHEN MEASURED ALONG THE FRONT BUILDING SETBACK LINE. FOR LOTS NARROWER THAN 70 FEET OR GREATER THAN 90 FEET THE SIDE SETBACK SHALL BE 10% OF THE LOT WIDTH WHEN MEASURED ALONG THE FRONT BUILDING SETBACK LINE NOT TO EXCEED 15 FEET.

SIDE STREET YARD: 15 FEET.

REAR YARD: 25 FEET.

ZONED: R-1
FLU: SFR

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 177.011 – 177.151, FLORIDA STATUES, 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 SANTA ROSA COUNTY FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.
SIGNED THIS 31st DAY OF JANUARY, 2018.

E. Wayne Parker

E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
(FLORIDA REGISTRATION NO. 3683, CORPORATE NO. 7174)
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

SEAL

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

DENOTES:

- ⊠ – 4"X4" CONCRETE MONUMENT, NUMBERED 7174L.B., P.R.M. (PLACED)
- ⊙ – NAIL AND DISK, NUMBERED 7174L.B., P.C.P. (PLACED)
- ⊡ – 4"X4" CONCRETE MONUMENT, NUMBERED 6769L.B., P.R.M. (FOUND)
- ⊞ – 4"X4" CONCRETE MONUMENT, NUMBERED 3987L.S., P.R.M. (FOUND)
- ○ – 1" PLAIN IRON PIPE, UNNUMBERED (FOUND)

R/W – RIGHT-OF-WAY
P.C. – POINT OF CURVATURE
P.T. – POINT OF TANGENCY
P.I. – POINT OF INTERSECTION
R.P. – RADIUS POINT
P.C.P – PERMANENT CONTROL POINT
P.R.M. – PERMANENT REFERENCE MONUMENT
(R.) – RADIAL
(N.R.) – NON-RADIAL
G.P.S. – GLOBAL POSITIONING SYSTEM

STATE PLANE COORDINATES

HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2007) FLORIDA NORTH ZONE

STATION	NORTHING (FT)	EASTING (FT)	LATITUDE	LONGITUDE	SCALE FACTOR (SF)	CONVERGENCE	SOURCE
GPS-1	526384.2037	1193553.5118	30°25'27.8724"	86°57'35.2870"	0.99995846	-01°14'10.02"	GPS OBS
GPS-2	526729.1645	1193895.6862	30°25'31.4213"	86°57'28.1516"	0.99995854	-01°14'06.43"	GPS OBS
GPS-3	525943.3484	1193693.4625	30°25'23.6017"	86°57'30.2673"	0.99995837	-01°14'07.49"	GPS OBS

REFERENCE MONUMENTS

TRIMBLE VRS NOW G.P.S. NETWORK

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

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

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

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.

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

PLAT BOOK 12, PAGE 68

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SRC DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (OWNER) OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, KNOWN AS HEATHERS PLACE PHASE ONE, HEREBY DEDICATE TO THE PUBLIC: ALL PUBLIC RIGHT-OF-WAYS, PUBLIC DRAINAGE EASEMENTS, PUBLIC UTILITY EASEMENTS, PUBLIC PARCEL "A" (RETENTION POND), PUBLIC PARCEL "B" (RETENTION POND), PUBLIC PARCEL "C" (RETENTION POND) AND HEREBY REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

EDWIN HENRY, MANAGER
SRC DEVELOPMENT, LLC.
A FLORIDA LIMITED LIABILITY COMPANY
(CORPORATE SEAL)

WITNESS: Joni Maddrey
PRINT NAME: Joni Maddrey
WITNESS: Sharon Dosen
PRINT NAME: Sharon Dosen

NOTARY PUBLIC:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED EDWIN HENRY, MANAGER, SRC DEVELOPMENT, LLC, A FLORIDA 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 8 DAY OF Feb., 2018.

SIGNATURE: Joni L. Maddrey
PRINT NAME: Joni L. Maddrey
COMMISSION NO. CG 743666
MY COMMISSION EXPIRES 2/5/2021
NOTARY PUBLIC, STATE OF FLORIDA

SEAL

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

I, DONALD C. SPENCER, 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 177.011 THROUGH 177.151 OF THE ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS FILED FOR RECORD ON THE 12 DAY OF February, 2018, AND FILED IN PLAT BOOK 12 AT PAGES 68 OF SAID COUNTY.

Donald C. Spencer
DONALD C. SPENCER
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA

SEAL

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

I, DONALD C. SPENCER, 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 5 DAY OF February, 2018, WAS APPROVED FOR FILING BY SAID BOARD, AND I, AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HEREON.

Donald C. Spencer
DONALD C. SPENCER
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA

SEAL

APPROVALS:

Roger A. Blaylock 2/9/18
ROGER A. BLAYLOCK, P.E.
COUNTY ENGINEER

2-9-18
RICKY B. SEARS, P.S.M.
COUNTY SURVEYOR

ROY V. ANDREWS
COUNTY ATTORNEY

GENERAL NOTES:

1. THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF NORTH 87 DEGREES 25 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY ACCORDING TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE NORTH.

2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD, EXISTING FIELD MONUMENTATION.

3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY MERRILL PARKER SHAW, INC., INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.

5. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.

6. 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 TRANSACTIONS. 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.

7. FENCES AND WALLS WITHIN RESIDENTIAL ZONES SHALL BE REGULATED BY ARTICLES 6 AND 7 OF THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE.

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

9. 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.

10. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, FROM THE UNITED STATES COASTAL AND GEODETIC SURVEY BENCHMARK K-26 RESET, HAVING A PUBLISHED ELEVATION OF 26.60 FEET.

11. ALL 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.

12. THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY-PANEL NUMBER 12113C0562G, EFFECTIVE DATE DECEMBER 19, 2006.