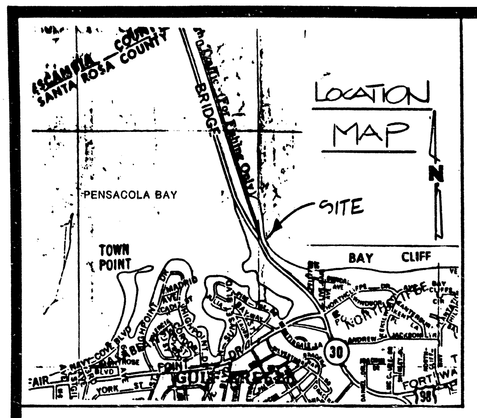
BAYBRIDGE VILLAS

A SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP-3-SOUTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

PREPARED BY:
BASKERVILLE-DONOVAN, INC.
104 WILLING STREET
MILTON, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT P.R.I. INVESTMENTS, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER AND DEVELOPER OF THE PROPERTY HEREON DESCRIBED AND PLATTED AS BAYBRIDGE VILLAS, AND THAT THE COMMON AREAS OF THE SUBDIVISION INCLUDE THE ACCESS EASEMENT OVER AND ACROSS LOTS 1 THROUGH 6, AS SHOWN ON THE PLAT, AS WELL AS THE EASEMENT FOR THE BOARDWALK, AND SAID COMMON AREAS ARE HEREBY RESERVED FOR THE PRIVATE AND EXCLUSIVE USE OF THE OWNERS OF LOTS 1 THROUGH 6, THEIR GUESTS, INVITEES, SERVANTS AND AGENTS FOR ACCESS, ENJOYMENT AND MAINTENANCE. THE EASEMENTS DESCRIBED HEREON ARE FURTHER EXTENDED TO UTILITY CONCERNS, BOTH PUBLIC AND PRIVATE, FOR REASONS OF ACCESS, MAINTENANCE AND OTHER ITEMS OF NECESSITY, IN ORDER TO ASSURE SAFE AND RELIABLE SERVICES.

P.R.I. INVESTMENTS, INC.

WITNESS — CHARLES F. FADDIS, PRESIDENT

WITNESS

(NOTARY ACKNOWLEDGMENT)

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF SANTA ROSA, BEFORE THE UNDERSIGNED PERSONALLY APPEARED CHARLES F. FADDIS AND RICHARD P. LOCKWOOD (P.R.I. INVESTMENTS), KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGE AND EXECUTED THE SAME FOR THE USES AND PURPOSES SET FORTH, GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF JANUARY, ~~1991~~ 1992

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 5/13/94

SEAL

LEGEND

°	DENOTES DEGREES
'	DENOTES FEET OR MINUTES
"	DENOTES SECONDS
'N.R.'	DENOTES NON RADIAL
◪	DENOTES FOUND PERMANENT CONTROL MONUMENTS (P.R.M. #3724)
■	DENOTES PLACED PERMANENT CONTROL MONUMENTS (P.R.M. #0340)
R	DENOTES RADIUS
LA	DENOTES LENGTH OF ARC
△	DENOTES DELTA ANGLE
CH	DENOTES CHORD
CH. BRG	DENOTES CHORD BEARING
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.O.B.	DENOTES POINT OF BEGINNING
P.C.	DENOTES POINT OF CURVATURE
P.T.	DENOTES POINT OF TANGENCY
P.C.C.	DENOTES POINT OF COMPOUND CURVATURE
⊙	DENOTES FOUND NAIL AND DISC #3724

ACREAGE TABLE (UPLAND)

LOT	ACREAGE
1	0.228 ACRES ±
2	0.225 ACRES ±
3	0.221 ACRES ±
4	0.235 ACRES ±
5	0.254 ACRES ±
6	0.290 ACRES ±

DESCRIPTION (PREPARED BY BASKERVILLE DONOVAN, INC.)

COMMENCE AT THE SOUTHEAST CORNER OF U.S. GOVERNMENT LOT 1 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA;
THENCE PROCEED NORTH 06 DEGREES 07 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 1393.11 FEET;
THENCE PROCEED NORTH 87 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 464.11 FEET;
THENCE PROCEED SOUTH 06 DEGREES 07 MINUTES 40 SECONDS EAST, A DISTANCE OF 268.27 FEET TO A POINT ON THE CURVED EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 30 (U.S. 98, R/W VARIES) SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1796.48 FEET, A CENTRAL ANGLE OF 10 DEGREES 37 MINUTES 30 SECONDS;
THENCE PROCEED NORTHWESTERLY ALONG THE AFORESAID CURVED RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 333.14 FEET, (CH. = 332.66 FEET, CH.BRG. = N 64 03'55" I) TO THE POINT OF TANGENCY;
THENCE PROCEED NORTH 69 DEGREES 22 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 127.59 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2088.79 FEET, A CENTRAL ANGLE OF 14 DEGREES 23 MINUTES 53 SECONDS;
THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 524.89 FEET (CH. = 523.52 FEET, CH.BRG. = N 62 10'44" W) TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2772.09, A CENTRAL ANGLE OF 09 DEGREES 42 MINUTES 44 SECONDS;
THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 469.90 FEET, (CH. 469.34 FEET, CH.BRG. N 46 40'00" W) TO THE NORTHWESTERLY CORNER OF BAYBRIDGE CONDOMINIUM PHASE 3 AS RECORDED IN CONDOMINIUM PLAT BOOK 1 AT PAGE 16 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA AND THE POINT OF BEGINNING;
THENCE CONTINUE NORTHWESTERLY ALONG SAID CURVE AND THE AFORESAID EASTERLY RIGHT-OF-WAY LINE, SAID CURVE HAVING A RADIUS OF 2772.09 FEET, A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 54 SECONDS, AN ARC DISTANCE OF 28.14 FEET, (CH. 28.14 FEET, CH.BRG. = N 41 31'11" W) TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2073.79 FEET, A CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 20 SECONDS;
THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 399.55 FEET, (CH. = 398.93 FEET, CH.BRG. N 35 42'34" W) TO A POINT ON SAID CURVE;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE GO NORTH 59 DEGREES 37 MINUTES 10 SECONDS EAST, A DISTANCE OF 130.06 FEET TO A SET BASKERVILLE-DONOVAN, INC. CONCRETE MONUMENT #0340;
THENCE CONTINUE NORTH 59 DEGREES 37 MINUTES 10 SECONDS EAST, A DISTANCE OF 144.94 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1798.79 FEET, A CENTRAL ANGLE OF 10 DEGREES 03 MINUTES 12 SECONDS;
THENCE PROCEED SOUTHEASTERLY ALONG THE [illegible] OF SAID CURVE, A DISTANCE OF 315.62 FEET, (CH. = 315.22 FEET, CH.BRG. S 35 11'16" E) TO A POINT ON SAID CURVE AND THE NORTHEASTERLY CORNER OF THE AFORESAID BAYBRIDGE CONDOMINIUM PHASE 3;
THENCE PROCEED SOUTH 32 DEGREES 07 MINUTES 49 SECONDS WEST ALONG THE NORTHERLY BOUNDARY LINE OF THE AFORESAID BAYBRIDGE CONDOMINIUM, A DISTANCE OF 97.04 FEET TO A FOUND NAIL AND DISC #3724 AND TO THE SHORELINE OF THE AFORESAID PENSACOLA BAY;
THENCE CONTINUE SOUTH 32 DEGREES 07 MINUTES 49 SECONDS WEST ALONG THE AFORESAID NORTHERLY BOUNDARY LINE OF BAYBRIDGE CONDOMINIUM PHASE 3, A DISTANCE OF 77.44 FEET;
THENCE PROCEED SOUTH 43 DEGREES 28 MINUTES 00 SECONDS WEST ALONG THE AFORESAID NORTHERLY BOUNDARY LINE OF BAYBRIDGE CONDOMINIUM PHASE 3, A DISTANCE OF 108.43 FEET TO THE POINT OF BEGINNING;
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 5, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 2.389 ACRES, MORE OR LESS, INCLUDING 0.935 ACRES, MORE OR LESS, OF SUBMERGED LANDS IN PENSACOLA BAY.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE BEARING OF SOUTH 43°28'00" WEST ALONG THE NORTH LINE OF BAYBRIDGE CONDOMINIUM PHASE 3 ACCORDING TO THE RECORD PLAT OF BAYBRIDGE CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGE 16, PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.
2. THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE RECORD PLAT OF BAYBRIDGE CONDOMINIUM PHASE 3 AS RECORDED IN CONDOMINIUM PLAT BOOK 1 AT PAGE 16 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, TO EXISTING FIELD MONUMENTATION AND TO A PREVIOUS SURVEY BY BASKERVILLE-DONOVAN, INC., PROJECT NO. 146202, DATED 4/10/91, REVISED 6/6/91.
3. NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THE FIRM OF BASKERVILLE-DONOVAN ENGINEERS, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
4. IT IS THE OPINION OF UNDERSIGNED SURVEYOR THAT THE PROPERTY DESCRIBED AND PLATTED HEREON IS LOCATED IN FLOOD ZONE B, BASE FLOOD ELEVATION: N/A FEET, AND ZONE A-5, BASE FLOOD ELEVATION 5.0 FEET, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS OF THE CITY OF GULF BREEZE, SANTA ROSA COUNTY, FLORIDA PANEL NO. 120274 0015 C, MAP REVISED 11/1/85.
5. ENCROACHMENTS ARE AS SHOWN.
6. THE MEAN-HIGH-WATER LINE (M.H.W.L.) SHOWN HEREON WAS BASED ON SHORELINE LOCATIONS AS MEASURED FROM THE MEANDER LINE SHOWN, TO THE FACE OF THE EXISTING VERTICAL WALL AND REVETMENT LYING BENEATH THE EXISTING 12 FOOT WIDE BOARDWALK.
7. THE EASTERLY RIGHT-OF-WAY LINE OF U.S HIGHWAY 98 WAS ESTABLISHED BY USING EXISTING FIELD MONUMENTATION AND DRAWINGS BY OTHERS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MAPS OF STATE ROAD 30, SECTION NO. 5803-202 SHEET 2 OF 2, LAST REVISED 3/25/82.
8. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. BUILDING SETBACKS SHOWN HEREON ARE TO THE EAVE OVERHANG, NOT THE VERTICAL WALL OF THE BUILDING.
10. CURRENT ZONING IS "RC" PER CITY OF GULF BREEZE,
11. PROPOSED LOWEST FINISHED FLOOR ELEVATION TO BE 8.0 FEET FOR ALL LOTS SHOWN ON THIS PLAT, AS PER CITY OF GULF BREEZE BUILDING CODES.
12. A DRAINAGE WIDTH VARIANCE OF 13 FEET BETWEEN EAVE OVERHANGS OF BUILDINGS HAS BEEN GRANTED FOR THIS PROJECT.
13. A WAIVER OF THE REQUIREMENT FOR A WELL SITE ON THIS PROPERTY HAS BEEN GRANTED FOR THIS PROJECT.

EASEMENT NOTE

THERE EXISTS A BLANKET EASEMENT OVER, ACROSS AND UNDER THE UPLANDS DESCRIBED AND PLATTED HEREIN FOR THE PURPOSES OF INGRESS AND EGRESS, UTILITIES AND DRAINAGE, EXCLUDING FROM SAID EASEMENT HOWEVER, THOSE PORTIONS OF LOTS 1 THROUGH 6 (INCLUSIVE) DENOTED AND PLATTED AS "BUILDING SITES".

CERTIFICATE OF APPROVAL, CITY COUNCIL, CITY OF GULF BREEZE

THE CITY COUNCIL OF GULF BREEZE, SANTA ROSA COUNTY, FLORIDA, HAVING EXAMINED THIS PLAT DURING ITS REGULAR MEETING HELD ON THE 21st DAY OF October, 1991, AND APPROVED THE SAME FOR RECORDING.

MARITA RHODES
CITY CLERK — SEAL

COUNTY COMPTROLLER'S CERTIFICATE, COUNTY OF SANTA ROSA

I, GERALD F. BARNES, CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA, HEREBY CERTIFY THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON THE 16 DAY OF JANUARY, 1991, IN PLAT BOOK F, PAGE 16 & 16A

CLERK OF CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA — SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR: BASKERVILLE-DONOVAN, INC.
LAND SURVEYOR BOARD NO. 0340

DENNIS E. BLANKENSHIP, P.L.S.
REGISTERED FLORIDA LAND SURVEYOR NO. 3292 — DATE October 8, 1991

NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL

UNOFFICIAL DOCUMENT