

PLAT OF KIRKWOOD

A 42 LOT SINGLE-FAMILY RESIDENTIAL RE-PLAT OF
LOT 8, FIELD NINE SUBDIVISION,
AS RECORDED IN PLAT BOOK 4, PAGE 61
SECTION 28, TOWNSHIP 1 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
ZONED: MDR
MARCH 2021

OWNER/DEVELOPER:
KIRKWOOD DEVELOPERS, INC.
RONALD A. JOHNSON, PRESIDENT
1050 URBAN DRIVE
CANTONMENT, FL 32533
PHONE: (850) 982-9657

ENGINEER OF RECORD:
HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
(850) 434-2603

PREPARED BY:
KJM
Land Surveying, LLC.
1616 W. AVERY ST.
PENSACOLA, FL 32501
(850) 438-0202
(850) 438-1307

CLERK OF THE CIRCUIT COURT CERTIFICATE OF APPROVAL
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.151 OF THE FLORIDA LEGISLATURE) AS AMENDED FROM TIME TO TIME) AND THE SAME WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2021, AND FILED IN PLAT BOOK _____ AT PAGE _____ OF SAID COUNTY.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL
COMMISSIONERS OF ESCAMBIA COUNTY,
STATE OF FLORIDA
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA 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 _____ DAY OF _____, 2021 WAS APPROVED FOR FILING BY THE SAID BOARD AND I, CLERK OF THE CIRCUIT COURT WAS INSTRUCTED TO SO CERTIFY HEREON.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CERTIFICATE OF PLAT REVIEW:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATING BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

JOSEPH BARRETT, P.S.M., COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. L.S. 6260

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT KIRKWOOD DEVELOPERS INC., A FLORIDA CORPORATION, AS OWNER AND DEVELOPER OF THE LAND DESCRIBED HEREIN (THE "LAND"), AND PLATTED HEREON AS KIRKWOOD, HEREBY DEDICATES TO THE PUBLIC ALL PUBLIC RIGHT-OF-WAYS, INCLUDING BUT NOT LIMITED TO KIRKWOOD DRIVE, AND PARCEL "A" WET DETENTION POND, AND THE 1.0% NON-ACCESS EASEMENT TO KIRKWOOD OWNERS ASSOCIATION, INC., PRIVATE SIGNAGE EASEMENT; AND TO ALL UTILITY PROVIDERS; THE 5' AND 10' UTILITY EASEMENTS; AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

WITNESS 1 _____ KIRKWOOD DEVELOPERS INC.,
A FLORIDA CORPORATION

WITNESS 2 _____ BY: RONALD A. JOHNSON
ITS: PRESIDENT

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION ON THIS _____ DAY OF _____, 2021, BY RONALD A. JOHNSON, AS PRESIDENT OF KIRKWOOD DEVELOPERS INC., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY _____
NAME LEGIBLY PRINTED: _____ (SEAL)
TYPEWRITTEN OR STAMPED

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ATTORNEY:
I, STEPHEN R. MOORHEAD, AS A MEMBER OF THE FLORIDA BAR AND ON BEHALF OF THE OWNER, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER FORM AND TO MEET THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, CHAPTER 2, ARTICLE 8.
SIGNED THIS _____ DAY OF _____, 2021.

STEPHEN R. MOORHEAD
127 PALAFOX PLACE, SUITE 200
PENSACOLA, FLORIDA 32502

ENGINEER'S CERTIFICATE:
I, THOMAS G. HAMMOND, JR., P.E. HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR KIRKWOOD. ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

THOMAS G. HAMMOND, JR., P.E.
PROFESSIONAL ENGINEER #54574
STATE OF FLORIDA (SEAL)

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE FIELD SURVEY WAS PERFORMED AND PLAT PREPARED 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 PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS, HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED THIS 24 DAY OF MARCH, 2021.

Chad Watt

MICHAEL WATTS ALSTIN
PROFESSIONAL SURVEYOR AND MAPPER L.S. #5458
STATE OF FLORIDA
KJM LAND SURVEYING, LLC.
1616 W. AVERY ST.
PENSACOLA, FL 32501
LICENSED BUSINESS LB. #8298

PAGE 1 OF 3

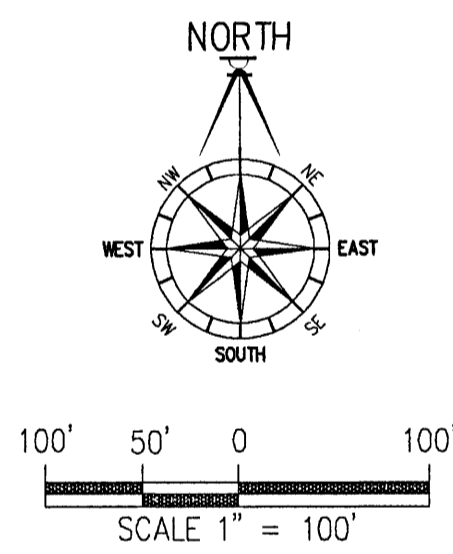
RESTRICTIVE COVENANTS FILED OFFICIAL RECORD BOOK _____ PAGE _____

PLAT BOOK _____ PAGE _____

DESCRIPTION:

A PORTION OF LOT 8, FIELD NINE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 61, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 4"x4" CONCRETE MONUMENT #1041 (NORTHING = 582120.5305, EASTING = 1082542.6252, STATE PLANE COORDINATE SYSTEM FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983) AT THE NORTHWEST CORNER OF NORTH CHESTER, AS RECORDED IN PLAT BOOK 9, PAGE 7 OF THE PUBLIC RECORDS OF SAID COUNTY;
THENCE RUN SOUTH 03 DEGREES 31 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID NORTH CHESTER, AND THE EAST LINE OF LOT 8 OF SAID FIELD NINE SUBDIVISION A DISTANCE OF 1267.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;
THENCE DEPARTING SAID WEST LINE OF NORTH CHESTER RUN NORTH 86 DEGREES 51 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 330.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF KING'S COURT, AS RECORDED IN PLAT BOOK 6, PAGE 21 OF THE PUBLIC RECORDS OF SAID COUNTY;
THENCE RUN NORTH 03 DEGREES 33 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID KING'S COURT, AND THE WEST LINE OF SAID LOT 8 A DISTANCE OF 1284.37 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KINGSFIELD ROAD (100' RIGHT-OF-WAY);
THENCE RUN SOUTH 86 DEGREES 42 MINUTES 03 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 40.48 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1364.08 FEET;
THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVED SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 209.93 FEET (DELTA ANGLE = 08°49'03", CHORD BEARING = S82°17'31"E, CHORD DISTANCE = 209.72') TO A POINT OF TANGENCY;
THENCE RUN SOUTH 86 DEGREES 42 MINUTES 03 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 79.97 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTION 28, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.



LEGEND:

- FOUND PLAIN 4"x4" CONCRETE MONUMENT LS #1041
- FOUND PLAIN 5/8" IRON ROD
- FOUND PLAIN 1" IRON PIPE
- SET (PRM) 4"x4" CONCRETE MONUMENT LB #8298
- SET (PCP) ALLOY CAPPED IRON ROD LB #8298

ABBREVIATIONS:

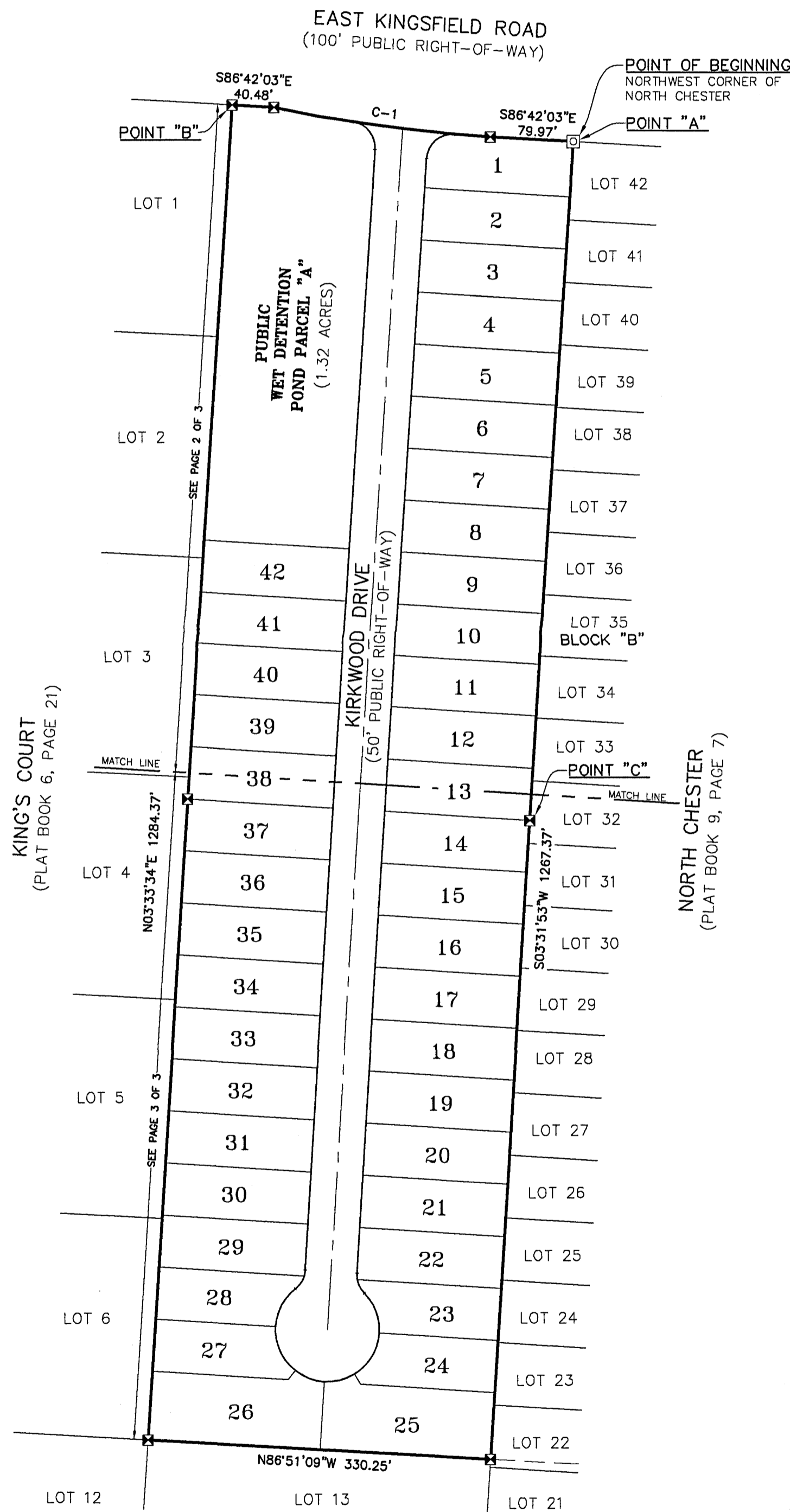
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- LS - LICENSED SURVEYOR
- LB - LICENSED BUSINESS
- BSL - BUILDING SETBACK LINE
- R/W - RIGHT-OF-WAY
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- RP - RADIUS POINT
- PT - POINT OF TANGENCY
- PC - POINT OF CURVATURE
- PRC - POINT OF REVERSE CURVATURE
- APD - A PORTION OF (N.R.)-NON RADIAL (R.)-RADIAL (F.)-FIELD
- SPF - STATE PLANE FIELD
- C-1 - CURVE NUMBER
- PCP - PERMANENT CONTROL POINT
- PRM - PERMANENT REFERENCE MONUMENT
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- FRM - FLORIDA PERMANENT REFERENCE NETWORK
- CORS - CONTINUOUSLY OPERATING REFERENCE STATION
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NAD - NORTH AMERICAN DATUM
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- NGS - NATIONAL GEODETIC SURVEY
- OPUS - ONLINE POSITIONING USER SERVICE

GEODESY NOTE:

TIES TO THE ESCAMBIA COUNTY GPS NETWORK WERE MADE IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE. ALL GEOGRAPHIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO REF FRAME NAD 83 DATUM (NGS 2011) (EPOCH 2010.0000). VERTICAL DATA IS BASED ON GPS/GNSS STATIC OBSERVATIONS THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK, CONTINUOUSLY OPERATING REFERENCE STATION NETWORK, PROCESSED, COMPUTED AND REDUCED UTILIZING THE NGS OPUS SOLUTION SOFTWARE IN CONFORMANCE WITH THE GEOID 18 MODEL. ELEVATIONS ARE RELATIVE TO NAVD 88 AND ARE ACCURATE TO 2-3 CM.

STATE PLANE COORDINATE TABLE						
STATION	NORTHING	EASTING	LATITUDE (N)	LONGITUDE (W)	SCALE FACTOR	ELEVATION
POINT "A"	582120.46	1082542.46	30°34'14.0624"	87°18'55.2523"	0.999973	-01°24'53.23"
POINT "B"	582155.52	1082214.55	30°34'14.3291"	87°18'59.0138"	0.999973	-01°24'55.12"
POINT "C"	581468.40	1082502.38	30°34'07.6004"	87°18'55.5283"	0.999973	-01°24'53.37"

TO CONVERT GRID DISTANCE TO GROUND DISTANCES MULTIPLY GROUND DISTANCE BY AVERAGE COMBINED SCALE FACTOR



SURVEYORS NOTES:

- BASIS OF BEARINGS: GRID NORTH AND THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE GRID BEARING OF S86°42'03"E ALONG THE SOUTH R/W LINE OF KINGSFIELD ROAD AS MONUMENTED. THE SURVEY DATA AS SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE) - (NAD83) - (2011) - (EPOCH 2010.0000)
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.
- THE SURVEY ERROR OF CLOSURE MEETS THE SURVEY STANDARDS OF PRACTICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND SURVEYING, LLC., IS L.B. 8298.

BUILDING SETBACK REQUIREMENTS:

FRONT AND REAR: TWENTY FEET IN THE FRONT AND REAR.

SIDES: FIVE FEET OR TEN PERCENT OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.

FLOOD STATEMENT:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY NAME ESCAMBIA COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120080, FIRM MAP PANEL NUMBER 12033C 0280 G, MAP REVISION DATED SEPTEMBER 28, 2006.

NOTES:

1. 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.
2. ALL PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF FLORIDA STATUTES 177.091 (28).
3. FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENTS (PUBLIC OR PRIVATE). THESE SHALL BE ACCESSIBLE AT ALL TIMES.
4. NO BUILDING ON LOTS WITH PERMANENT WATER TABLE LESS THAN 2 FEET.
5. THERE ARE 10 FOOT PRIVATE DRAINAGE EASEMENTS ALONG EACH LOT PROPERTY LINES, BEING 5 FOOT ON EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
6. TOTAL NUMBER OF LOTS = 42.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C-1	1364.08'	08°49'03"	209.93'	209.72'
				S82°17'31"E

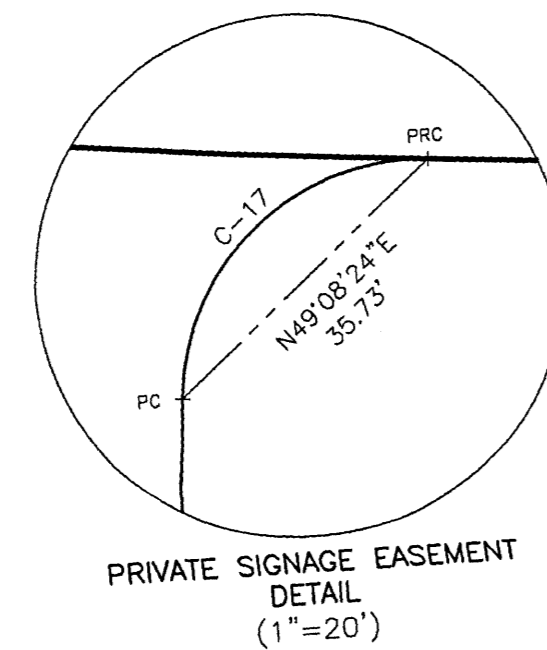
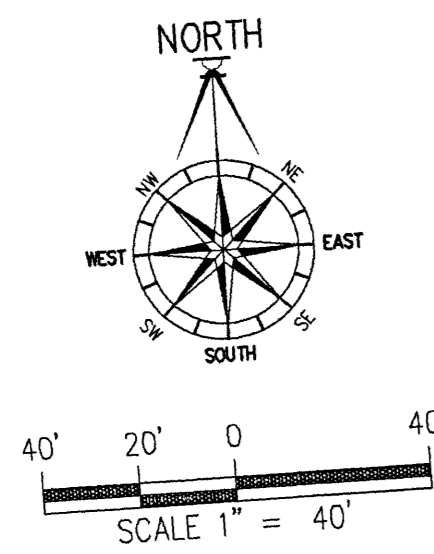
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AS RECORDED IN PLAT BOOK 4, PAGE 61
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ESCAMBIA COUNTY, FLORIDA
ZONED: MDR
MARCH 2021

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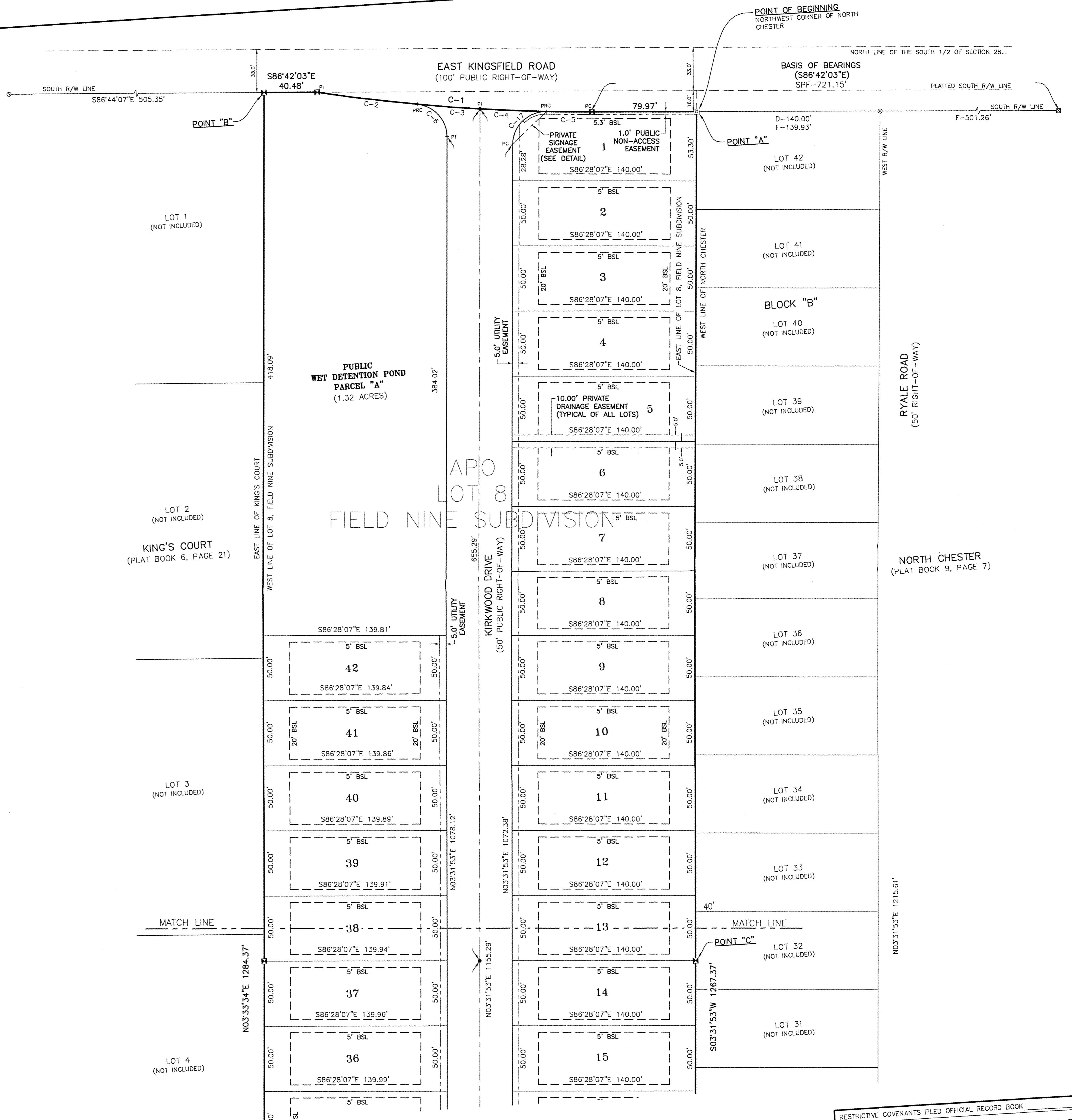
ENGINEER OF RECORD:
HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1	1364.08'	08°49'03"	209.93'	209.72'	S82°17'31"E
C-2	1364.08'	03°14'09"	77.04'	77.03'	S79°30'04"E
C-3	1364.08'	02°00'29"	47.81'	47.81'	S82°07'23"E
C-4	1364.08'	02°07'27"	50.57'	50.57'	S84°11'22"E
C-5	1364.08'	01°26'57"	34.50'	34.50'	S85°58'34"E
C-6	25.00'	84°39'02"	36.94'	33.67'	N38°47'38"W
C-17	25.00'	91°13'02"	39.80'	35.73'	S49°08'24"W

LEGEND:
 ■ - FOUND PLAIN 4"x4" CONCRETE MONUMENT LS #1041
 ⊙ - FOUND PLAIN 3/8" IRON ROD
 ⊙ - FOUND PLAIN 1" IRON PIPE
 ● - SET (PRM) 4"x4" CONCRETE MONUMENT LB #2298
 ● - SET (PCP) ALLOY CAPPED IRON ROD LB #2298

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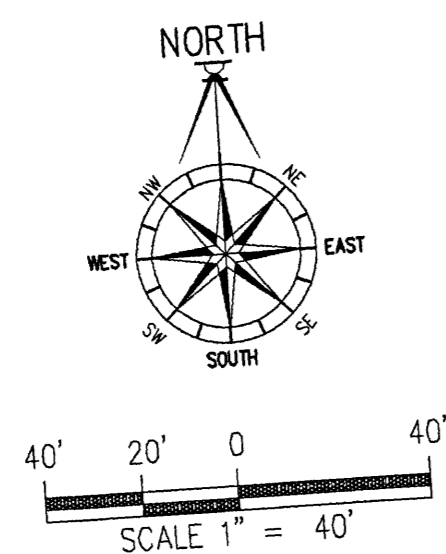
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CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-7	25.00'	13°39'17"	5.96'	5.94'	N10°21'31"E
C-8	25.00'	34°32'06"	15.07'	14.84'	N34°27'13"E
C-9	50.00'	48°11'23"	42.05'	40.82'	S27°37'34"W
C-10	50.00'	55°00'29"	48.00'	46.18'	S23°58'21"E
C-11	50.00'	34°59'31"	30.54'	30.06'	S68°58'21"E
C-12	50.00'	34°59'31"	30.54'	30.06'	N76°02'07"E
C-13	50.00'	55°00'29"	48.00'	46.18'	N31°02'07"E
C-14	50.00'	48°11'23"	42.05'	40.82'	N20°33'48"W
C-15	25.00'	34°32'06"	15.07'	14.84'	S27°23'27"E
C-16	25.00'	13°39'17"	5.96'	5.94'	S03°17'45"E

LEGEND:
 4x4 CONCRETE MONUMENT LS #1041
 5/8" IRON ROD
 1" IRON PIPE
 4x4 CONCRETE MONUMENT LB #8298
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