

WINIFRED MINOR SUBDIVISION

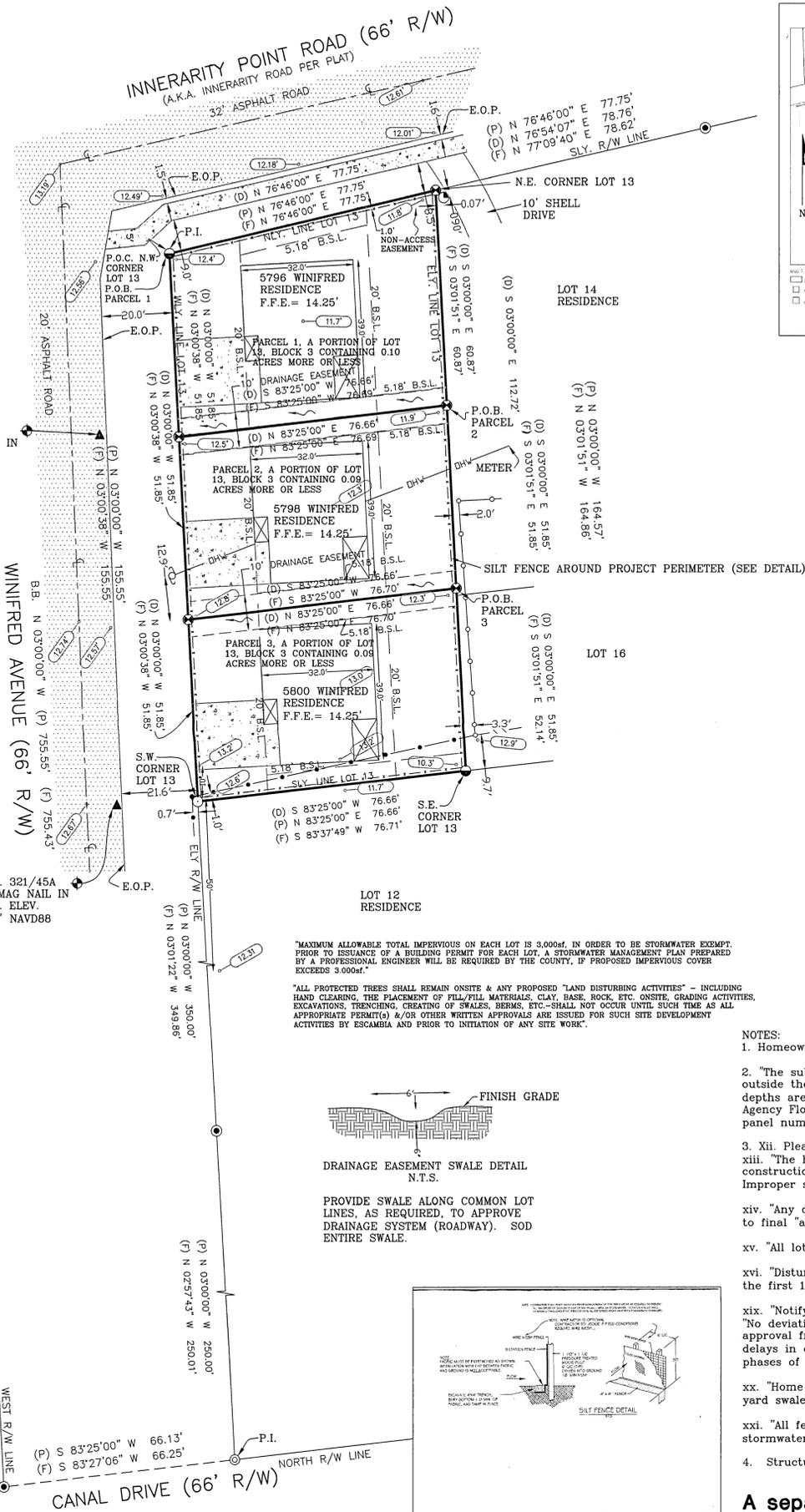
ELEVATION REFERENCE DATUM FDOT 48-02-D03HV, ELEVATION 13.77' NAVD 1988

LEGEND

- - SET 1/2" CAPPED IRON ROD #7092
- - FOUND 1/2" CAPPED IRON ROD #2843
- - FOUND 1/2" CAPPED IRON ROD #6832
- - FOUND 1/2" IRON ROD
- - FOUND 1/2" CAPPED IRON ROD #3774
- - FOUND 1" IRON PIPE
- ▲ - SET MAG NAIL
- ▲ - ALSO KNOWN AS
- E.O.P. - EDGE OF PAVEMENT
- P.I. - POINT OF INTERSECTION
- (P) - PLAT
- (F) - FIELD
- R/W - RIGHT-OF-WAY
- B.B. - BASE BEARING
- N - NORTH
- W - WEST
- E - EAST
- S - SOUTH
- NLY. - NORTHERLY
- N.E. - NORTHEAST
- E.LY. - EASTERLY
- W.LY. - WESTERLY
- S.E. - SOUTHEAST
- S.W. - SOUTHWEST
- N.W. - NORTHWEST
- DHW - OVER HEAD WIRE
- - UTILITY POLE
- 6" WOODEN FENCE
- 4" CHAIN LINK FENCE
- 4" WOODEN FENCE
- EROSION CONTROL SILT FENCE
- CONCRETE
- ASPHALT
- TEMPORARY BENCH MARK (T.B.M.)
- SPOT ELEVATIONS
- ELEV. - ELEVATION
- DRAINAGE FLOW

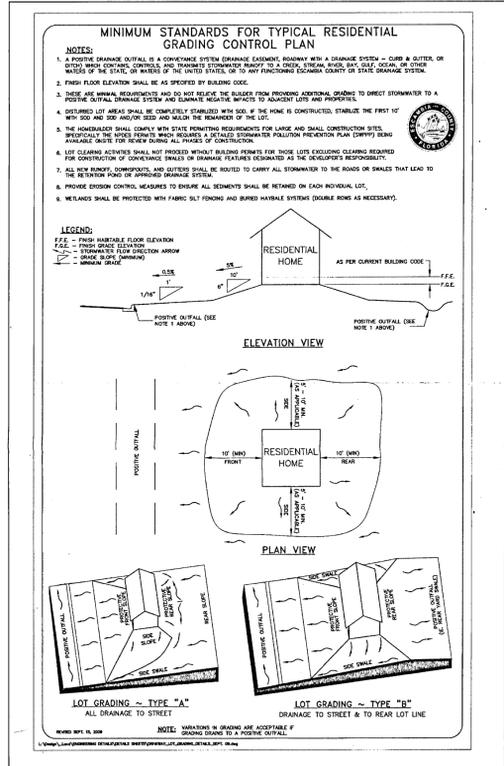
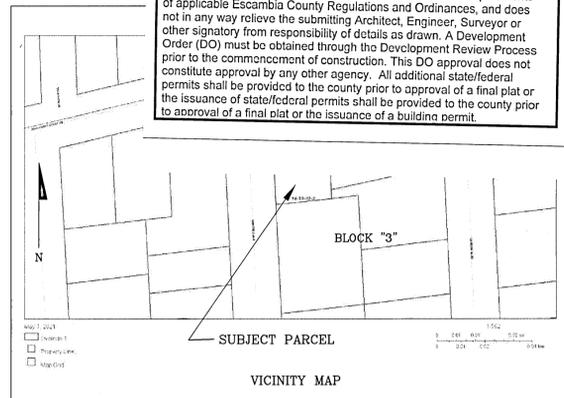
T.B.M. 321/45
SET MAG NAIL IN
E.O.P. ELEV.
12.50' NAVD88

T.B.M. 321/45A
SET MAG NAIL IN
E.O.P. ELEV.
12.62' NAVD88



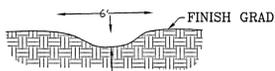
Approved
ESCAMBIA COUNTY DRC PLAN REVIEW
DRC Chairman Signature: *[Signature]*
Printed Name: *John P. Hampton*
Development Services Director

This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.

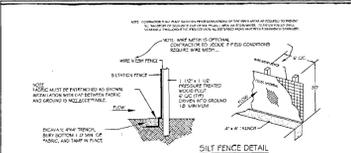


"MAXIMUM ALLOWABLE TOTAL IMPERVIOUS ON EACH LOT IS 3,000sq. ft. IN ORDER TO BE STORMWATER EXEMPT. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT A STORMWATER MANAGEMENT PLAN PREPARED BY A PROFESSIONAL ENGINEER WILL BE REQUIRED BY THE COUNTY, IF PROPOSED IMPERVIOUS COVER EXCEEDS 3,000sq. ft."

"ALL PROTECTED TREES SHALL REMAIN ON SITE AND ANY PROPOSED 'LAND DISTURBING ACTIVITIES' - INCLUDING HAND CLEARING, THE PLACEMENT OF FILL/FILL MATERIALS, CLAY, BASE, ROCK, ETC. ON SITE, GRADING ACTIVITIES, EXCAVATIONS, TRENCHING, CHANGING OF SWALES, BERMS, ETC. - SHALL NOT OCCUR UNTIL SUCH TIME AS ALL APPROPRIATE PERMITS (S) &/OR OTHER WRITTEN APPROVALS ARE ISSUED FOR SUCH SITE DEVELOPMENT ACTIVITIES BY ESCAMBIA COUNTY AND PRIOR TO INITIATION OF ANY SITE WORK."



PROVIDE SWALE ALONG COMMON LOT LINES, AS REQUIRED, TO IMPROVE DRAINAGE SYSTEM (ROADWAY). SOD ENTIRE SWALE.



- ### NOTES:
- Homeowner will be responsible for grinder pump.
 - The subject property as shown hereon is located in flood zone X (Minimal risk areas outside the 1-percent and .2 percent-annual-flood floodplains. No BFEs or base flood depths are shown within the zone(s)), as determined from the Federal Emergency Management Agency Flood Insurance Rate Map of Escambia County, Florida, Community 120080, FIRM map panel numbers 12033C0508G, map revision dated September 29, 2006.
 - Xii. Please add the following notes to the general notes:
xiii. "The homeowner shall install prior to the start of construction and maintain during construction all sediment control measures as required to retain all sediments on the site. Improper sediment control measures may result in Code Enforcement Violation."
xiv. "Any damage to existing roads during construction will be repaired by the homeowner prior to final "as-built" sign off from the county."
xv. "All lots shall require a certified boundary survey at the time of purchase."
xvi. "Disturbed lot areas shall be completely stabilized with sod. If home is constructed, stabilize the first 10' with sod and sod and/or seed and mulch the perimeter of the lot." xvii.
xix. "Notify Sunshine utilities 48 hours in advance prior to digging within R/W; 1-800-432-4770." "No deviations or revisions from these plans by the contractor shall be allowed without prior approval from both the design engineer and the Escambia County. Any deviations may result in delays in obtaining a certificate of occupancy." "Homebuilder shall control stormwater during all phases of construction."
xx. "Home equipment (i.e. AC units) shall not hinder the proper installation and/or function of side yard swales."
xxi. "All fences in private drainage easements along lot property lines shall be installed not to impede stormwater flow."
 - Structure height. a maximum structure height of 45 feet. see height definition.

DESCRIPTION: (AS PREPARED BY UNDERSIGNED)

PARCEL 1
A PORTION OF LOT 13, BLOCK 3, SUN AND SAND SUBDIVISION, BEING A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 35, OF THE PUBLIC RECORDS OF SAID COUNTY.
DESCRIBED AS FOLLOWS:
FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 76 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF INNERARITY POINT ROAD (66' RIGHT-OF-WAY), ALSO BEING THE NORTHERLY LINE OF SAID LOT 13 A DISTANCE OF 77.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 13 A DISTANCE OF 60.87 FEET; THENCE SOUTH 83 DEGREES 25 MINUTES 00 SECONDS WEST A DISTANCE OF 76.66 FEET TO THE WESTERLY LINE OF SAID LOT 13, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF WINIFRED AVENUE (66' RIGHT-OF-WAY); THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE OF SAID LOT 13 AND EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 51.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.10 ACRES MORE OR LESS.

PARCEL 2
A PORTION OF LOT 13, BLOCK 3, SUN AND SAND SUBDIVISION, BEING A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 35, OF THE PUBLIC RECORDS OF SAID COUNTY.
DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 76 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF INNERARITY POINT ROAD (66' RIGHT-OF-WAY), ALSO BEING THE NORTHERLY LINE OF SAID LOT 13 A DISTANCE OF 77.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 13 A DISTANCE OF 60.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 51.85 FEET; THENCE SOUTH 83 DEGREES 25 MINUTES 00 SECONDS WEST A DISTANCE OF 76.66 FEET TO THE WESTERLY LINE OF SAID LOT 13, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF WINIFRED AVENUE (66' RIGHT-OF-WAY); THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE OF SAID LOT 13 AND EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 51.85 FEET; THENCE NORTH 83 DEGREES 25 MINUTES 00 SECONDS EAST A DISTANCE OF 76.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.09 ACRES MORE OR LESS.

PARCEL 3
A PORTION OF LOT 13, BLOCK 3, SUN AND SAND SUBDIVISION, BEING A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 35, OF THE PUBLIC RECORDS OF SAID COUNTY.

DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 76 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF INNERARITY POINT ROAD (66' RIGHT-OF-WAY), ALSO BEING THE NORTHERLY LINE OF SAID LOT 13 A DISTANCE OF 77.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 13 A DISTANCE OF 112.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 51.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 83 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 76.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 13 ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF WINIFRED AVENUE (66' RIGHT-OF-WAY) A DISTANCE OF 51.85 FEET; THENCE NORTH 83 DEGREES 25 MINUTES 00 SECONDS EAST A DISTANCE OF 76.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.09 ACRES MORE OR LESS.

SURVEYORS NOTES:

THIS SURVEY WAS PERFORMED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES OR TRANSACTIONS WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.

ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES FOOT. NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.

NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF THE CITY/COUNTY/STATE, THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.

IMPROVEMENT LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

IT IS THE RECOMMENDATION OF THIS SURVEYOR TO CHECK WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR ANY WETLAND ISSUES THAT COULD POSSIBLY AFFECT THIS PROPERTY THAT MAY OR MAY NOT BE SHOWN ON THE FACE OF THIS PLAT.

BASIS OF BEARING: **N 03°00'00" W FOR THE EAST RIGHT-OF-WAY LINE OF WINIFRED AVENUE PER PLAT.**

REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION, COUNTY PROPERTY APPRAISER'S TAX MAP, COPY OF OR BOOK 5742, PAGE 1833, COPY OF PLAT BOOK 4, PAGE 35.

SWINNEY & ASSOCIATES, INC.

3603 SUNNYSIDE ST.
PENSACOLA, FLORIDA 32507
(850) 453-4261 FAX: (850) 458-2630
swinney@cox.net
LICENSE BUSINESS NO. 7092

ADDRESS: 14000 BLOCK OF INNERARITY POINT ROAD	REQUESTED BY: THOMAS WESTERHEIM
TYPE: BOUNDARY SURVEY/TOPOGRAPHICAL SURVEY/WINIFRED MINOR SUBDIVISION	SECTION: 14 TOWNSHIP: 3 SOUTH RANGE: 32 WEST COUNTY: ESCAMBIA
SCALE: 1"=20'	DRAWN BY: REM FIELD DATE: 03/18/2021
DATE: 03/22/2021	CREW: MS/ZL FIELD BOOK: 321 PAGE: 14
REVISION DATE: 05/28/2021 CORRECT COUNTY MARKUPS	
SURVEYORS CERTIFICATE	
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.	
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	DRAWING NUMBER: 21-17104
DAVID MARK SWINNEY PROFESSIONAL SURVEYOR AND MAPPER NO. 5641 STATE OF FLORIDA	

A separate Escambia County Driveway Permit will be required for each lot.