

REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

DESCRIPTION: COMMENCE AT THE NORTHWEST CORNER OF NORTHEAST 14 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA...

TITLE CERTIFICATION: I, STEPHEN MOORHEAD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERETO DESCRIBED PROPERTY...

STEPHEN MOORHEAD

GENERAL NOTES:

- 1. COORDINATE REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE)...

SUBDIVISION ENTRANCE MARKER SIGN NOTE:

THESE ARE TWO(2) SUBDIVISION ENTRANCE MARKER SIGN PROPOSED FOR THE MAGNOLIA GLEN PHASE ONE SUBDIVISION...

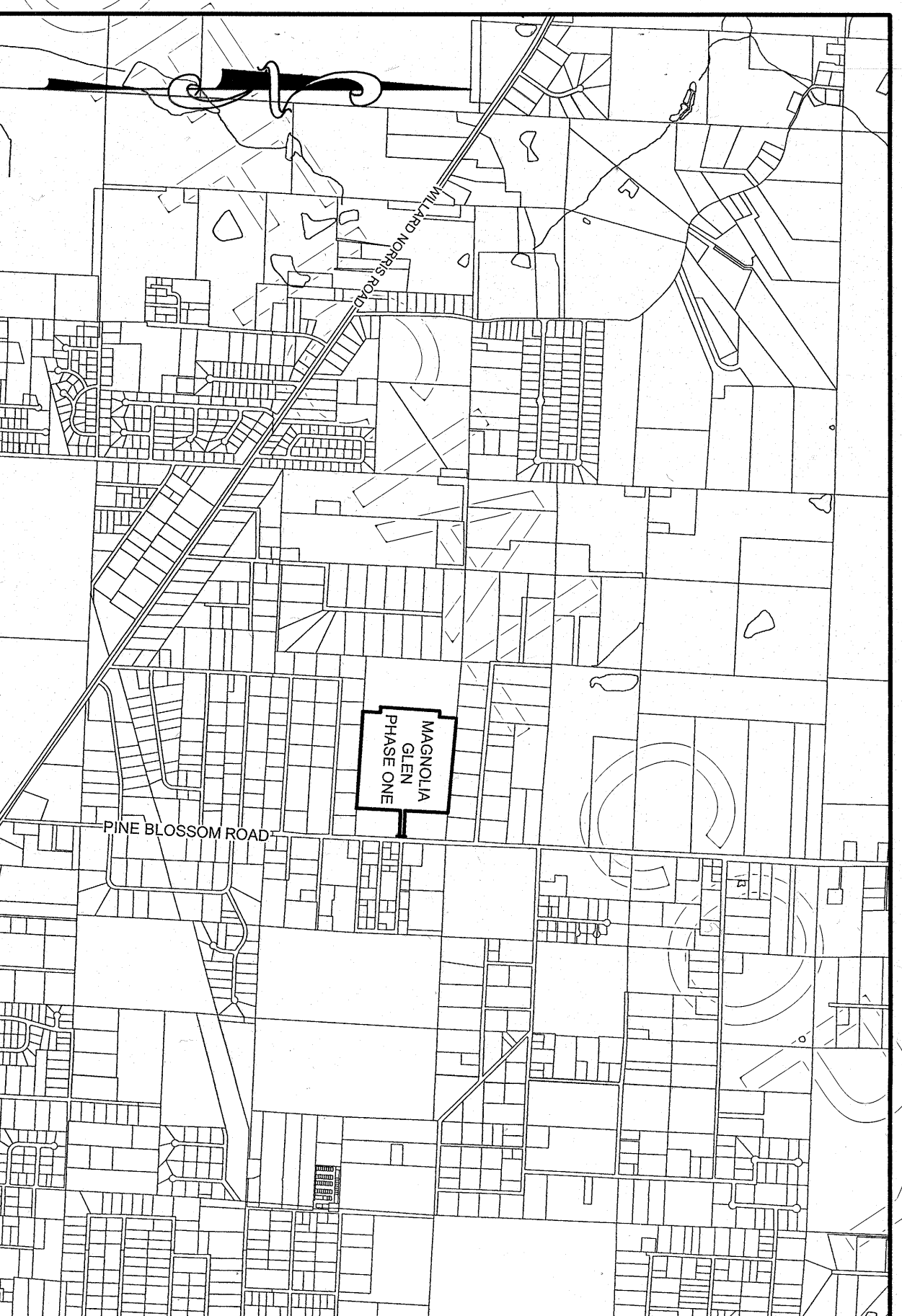
Table with 7 columns: STATION, NORTHING, EASTING, LATITUDE (NORTH), LONGITUDE (WEST), SCALE FACTOR, CONVERSION ANGLE, ELEVATION, ELEVATION FACTOR, COMBINED SCALE FACTOR

MAGNOLIA GLEN PHASE ONE BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER SECTION 19, TOWNSHIP 2 NORTH, RANGE 28 WEST SANTA ROSA COUNTY, FLORIDA

OWNER & DEVELOPER: TIMBERLAND CONTRACTORS LLC, 6478 HWY 90 STE G, MILTON, FL 32570

PROFESSIONAL SURVEYOR AND MAPPER: RORY B. SEARS P.S.M., NO.4517 REBOL-BATTLE & ASSOCIATES

CIVIL ENGINEER: SOUTHERN SITE & UTILITY DESIGN, INC., 2301 N. NINTH AVENUE, SUITE 300



SANTA ROSA COUNTY APPROVAL: APPROVED BY: [Signature], 2/1/2021

APPROVED BY: [Signature], 2/1/2021

APPROVED BY: [Signature], 2/1/2021

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN...

DEDICATIONS AND RESERVATIONS: MAGNOLIA GLEN PHASE ONE BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA...

ACKNOWLEDGEMENT: 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 THE COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE 17th DAY OF FEBRUARY 2021...

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DECLARATION OF RESTRICTIVE COVENANTS: PLAT BOOK 13, PAGE 63

BUILDING SETBACK REQUIREMENTS

FRONT: 25 FEET

REAR: 30 FEET ON LOTS 1-11, BLOCK B; 25 FEET ON ALL OTHER LOTS

OTHER: THERE SHALL BE A SIDE BUILDING SETBACK OF SEVEN (7) FEET FROM EACH SIDE OF EVERY MAIN BUILDING WHEN MEASURED AT THE MINIMUM FRONT SETBACK LINE FOR LOTS HAVING WIDTHS BETWEEN SEVENTY (70) AND NINETY (90) FEET FOR LOTS WIDER THAN SEVENTY (70) FEET. THE MINIMUM FRONT SETBACK SHALL BE THE MINIMUM FRONT SETBACK OF NO LESS THAN TEN PERCENT (10%) OF THE SIDE WIDTH OF THE BUILDING. THE MINIMUM FRONT SETBACK SHALL BE THE MINIMUM FRONT SETBACK OF NO LESS THAN TEN PERCENT (10%) OF THE SIDE WIDTH OF THE BUILDING. THE MINIMUM FRONT SETBACK SHALL BE THE MINIMUM FRONT SETBACK OF NO LESS THAN TEN PERCENT (10%) OF THE SIDE WIDTH OF THE BUILDING. THE MINIMUM FRONT SETBACK SHALL BE THE MINIMUM FRONT SETBACK OF NO LESS THAN TEN PERCENT (10%) OF THE SIDE WIDTH OF THE BUILDING.

EASEMENTS:

- 10 FOOT PRIVATE NON-ACCESS EASEMENT BEING THE SOUTH 1 FOOT OF LOT 1, BLOCK A AND THE NORTH 1 FOOT OF LOT 1, BLOCK B
- 5 FOOT PRIVATE DRAINAGE EASEMENT ON EAST SIDE OF COMMON LOT 1
- 10 FOOT PUBLIC DRAINAGE EASEMENT BEING THE WEST 10 FEET OF LOT 14, BLOCK D, THE EAST 10 FEET OF LOT 14, BLOCK D, AND THE NORTH 10 FEET OF LOT 1, BLOCK D. THERE IS A 20 FOOT SIDE SETBACK ON THE SOUTH LINE OF LOT 1 AND 16, BLOCK D.
- 20 FOOT PUBLIC DRAINAGE EASEMENT BEING THE SOUTH 20 FEET OF LOT 1 AND 16, BLOCK D AND ON THE EAST LINE OF LOT 1, BLOCK D.
- 10 FOOT PUBLIC DRAINAGE EASEMENT BEING THE SOUTH 30 FEET OF LOTS 6-11, BLOCK B.

BOUNDARY CURVE TABLE

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	38.28	25.01	89°52'24"	35.36	N 47°19'11" E
C2	39.27	25.02	89°55'34"	35.36	N 42°10'45" W

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C3	39.27	25.00	90°00'00"	35.36	S 48°47'00" W
C4	17.45	25.00	40°00'00"	17.10	S 18°13'03" E
C5	152.57	50.00	174°49'56"	99.90	N 51°11'59" E
C6	56.31	50.00	64°31'22"	53.36	S 03°57'18" E
C7	61.75	50.00	70°42'07"	57.97	S 63°41'02" W
C8	34.51	50.00	39°32'29"	33.53	N 61°10'03" W
C9	18.24	25.00	44°06'17"	18.77	N 63°28'57" W
C10	133.51	65.00	89°59'52"	120.20	S 41°12'59" E
C11	77.82	65.00	52°27'24"	75.13	N 59°59'10" W
C12	30.32	65.00	20°26'19"	30.15	N 23°32'26" W
C13	25.37	65.00	17°06'17"	25.28	N 04°45'28" W
C14	38.27	25.00	90°00'00"	35.36	N 41°13'00" W
C15	38.27	25.00	90°00'00"	35.36	N 48°47'00" E
C16	133.52	65.00	90°00'00"	120.23	N 48°47'00" E
C17	25.37	65.00	17°06'15"	25.28	N 12°20'02" E
C18	84.10	65.00	66°07'25"	92.75	N 53°57'05" E
C19	10.04	65.00	6°46'08"	10.04	S 89°33'59" E
C20	39.27	25.00	90°00'00"	35.36	S 48°47'00" W
C21	39.27	25.00	90°00'00"	35.36	S 41°13'00" E
C22	19.19	25.00	43°58'42"	18.72	N 71°49'11" W
C23	152.58	50.00	174°49'44"	99.90	N 42°42'22" W
C24	41.71	50.00	47°42'27"	40.51	S 73°42'02" W
C25	62.65	50.00	71°47'25"	58.63	N 48°30'29" W
C26	48.33	50.00	59°22'41"	48.47	N 17°04'39" E
C27	17.88	25.00	40°59'01"	17.59	N 24°16'51" E
C28	39.27	25.00	90°00'00"	35.36	S 48°47'00" W
C29	39.27	25.00	90°00'00"	35.36	S 41°13'00" E
C30	39.27	25.00	90°00'00"	35.36	N 48°47'00" E
C31	39.27	25.00	90°00'00"	35.36	N 41°13'00" W
C32	39.27	25.00	90°00'00"	35.36	N 03°47'00" E
C33	6.28	2.00	180°00'00"	4.00	N 03°47'00" E
C34	6.28	2.00	180°00'00"	4.00	S 02°49'15" W

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1-00	86.39	55.00	49°00'00"	42.10	N 83°33'00" W
C1-01	43.20	55.00	90°00'00"	43.20	N 41°13'00" W
C1-02	86.39	55.00	49°00'00"	42.10	N 48°47'00" E
C1-03	43.24	55.00	90°00'00"	44.00	N 27°33'00" E
C1-04	86.39	55.00	90°00'00"	77.78	S 41°13'00" E
C1-05	86.39	55.00	90°00'00"	77.78	S 48°47'00" W

LINE TABLE

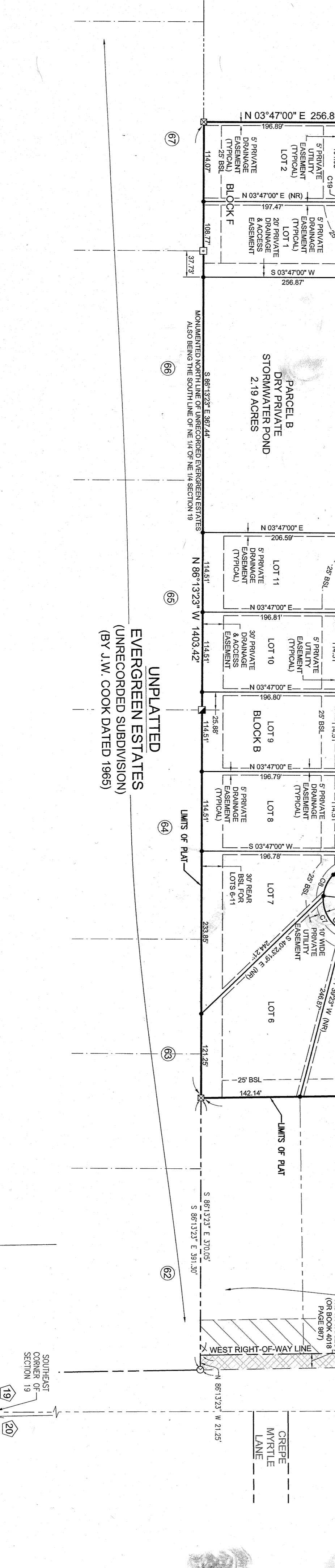
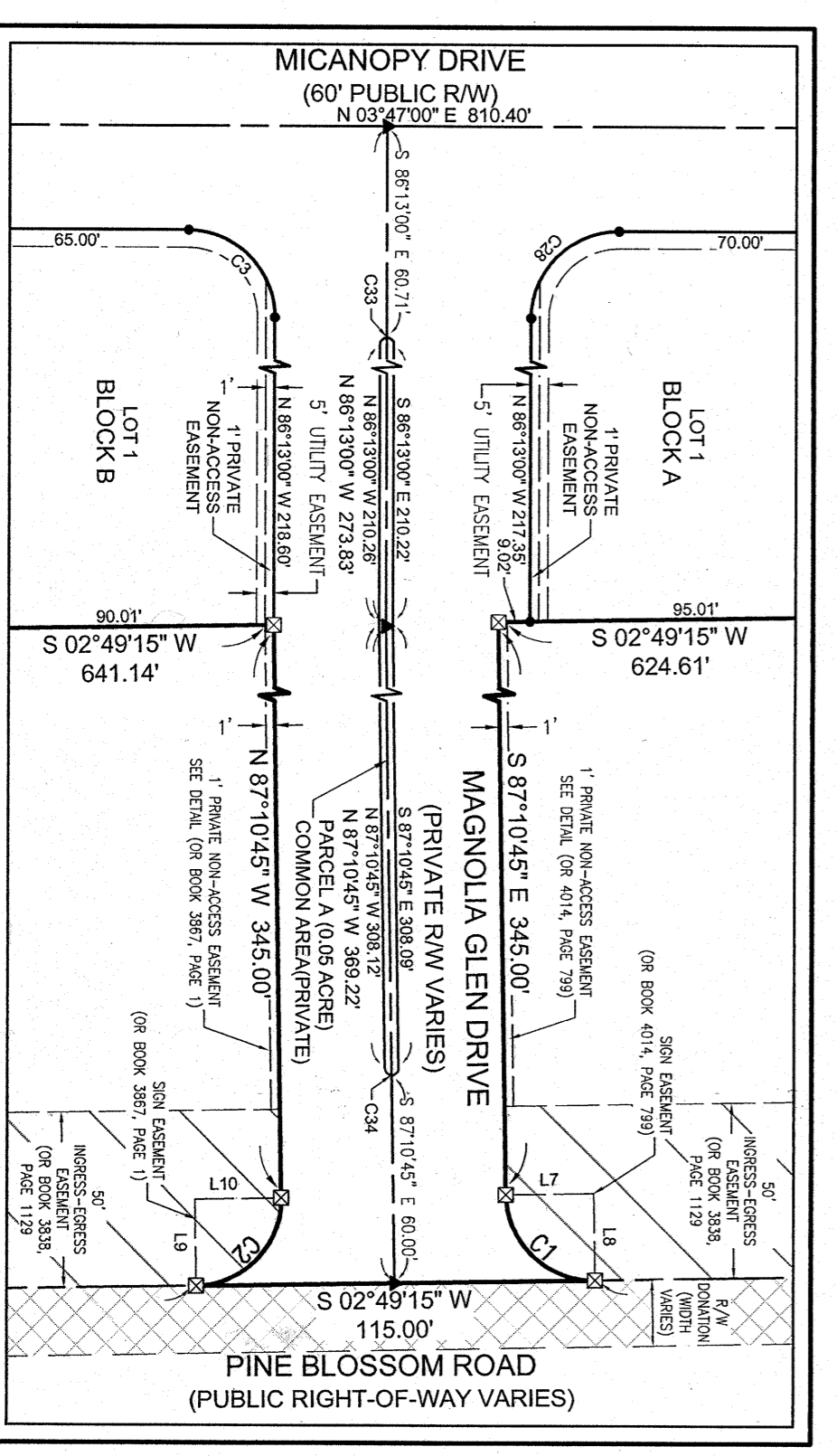
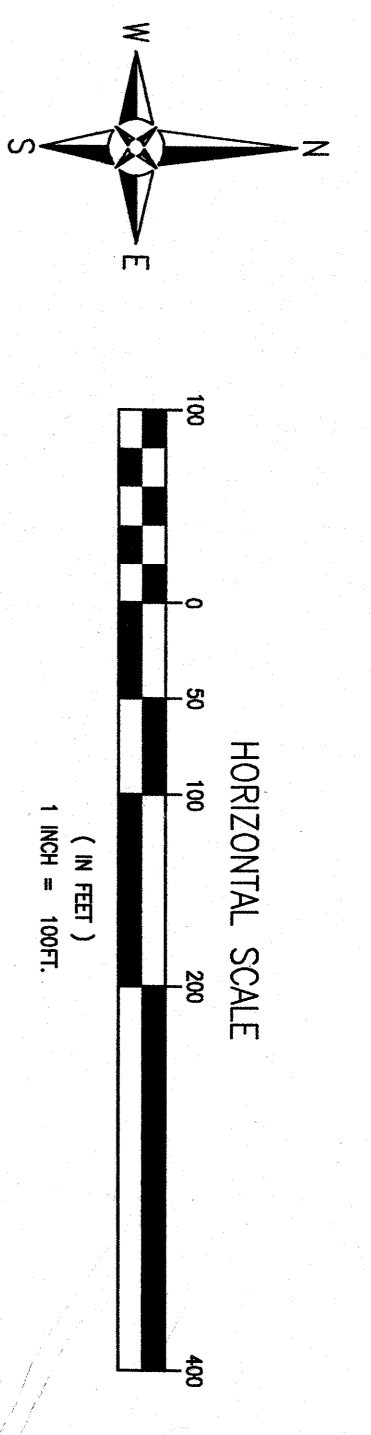
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	22.38	N 89°29'21" W	L6	50.00	N 79°23'15" E
L2	50.00	S 61°14'39" E	L7	25.00	N 2°44'15" E
L3	50.00	N 9°03'45" E	L8	25.00	S 87°10'45" E
L4	22.44	S 44°05'15" W	L9	25.00	S 87°10'45" E
L5	50.00	S 7°54'41" W	L10	25.00	S 24°49'15" W

LEGEND:

- SET 4"x4" CONCRETE PAV. (NO. 7916)
- FOUND 4"x4" CONCRETE MONUMENT (NO. 0330)
- FOUND 4"x4" CONCRETE MONUMENT (NO. 2027)
- FOUND 4"x4" CONCRETE MONUMENT (1/4" DIA. IRON ROD)
- FOUND 3" DIA. CONCRETE MONUMENT (UNNUMBERED)
- FOUND 1/2" DIA. COPPER IRON ROD (NO. 4023)
- FOUND 1/2" DIA. COPPER IRON ROD (NO. 5170)
- SET 2" DIA. AND (NO. 7918)
- SET 2" DIA. AND (NO. 7919)
- SET 1" DIA. CONCRETE 1/2" DIA. COPPER IRON ROD (NO. 7916)
- SET LINE SHOWN NOT TO SCALE
- DENOTES SECTION NUMBER
- DENOTES LOT NUMBER
- DENOTES BUILDING SETBACK LINE
- DENOTES CURVE NUMBER (SEE CURVE TABLE)
- DIA. DENOTES DIAMETER
- FLM DENOTES FLOOR DEPARTMENT OF TRANSPORTATION
- FLM DENOTES FUTURE LAND USE MAP
- GPS DENOTES GLOBAL POSITIONING SYSTEM
- NR DENOTES NUMBER
- NR DENOTES NOT RADIAL
- PPC DENOTES PERMANENT CONTROL POINT
- PPC DENOTES POINT OF REVERSE CURVATURE
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- RW DENOTES RIGHT-OF-WAY

MAGNOLIA GLEN PHASE ONE

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DECLARATION OF RESTRICTIVE COVENANTS, PLAT BOOK 13 PAGE 293

SHEET 2 OF 2