

LYING IN AND BEING A PORTION OF WORE OR LESS.

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Juney Barr SIGNATURE Jennifer J. Bass

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF SANTA ROSA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF APACITY

2021, BY CHRISTOPHER K. WALTERS, AS MANAGING MEMBER OF TIMBERLAND CONTRACTORS, LLC, A PLORIDA LIMITED LIABILITY COMPANY, WHO D IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

AS IDENTIFICATION.

COMMISSION NO.

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287907

Notary Public - :
Commission /
Comm. Expir
Bonded through Natic

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF SANTA ROSA

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ONLINE NOTARIZATION ON THIS

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MY COMMISSION EXPIRES: 2-15-23
NOTARY PUBLIC, STATE OF FLORIDA

IN WITNESS WHEREOF, THE MAGNOLIA GLEN PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN AND THE SAME AS STATED HEREON, DATED THIS **27** DAY OF **2** 

A NOT-FOR-PROFIT CORPORATION, HEREBY OWN HEREON, AND HEREBY ACCEPTS ITS 2021.

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ACCEPTANCE OF RESERVATIONS: STATE OF FLORIDA, COUNTY OF SANTA ROSA

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MY COMMISSION EXPIRES: V
NOTARY PUBLIC, STATE OF FLORIDA

2-15-23

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COMMISSION NO.

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- BASIS OF BEARING REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) HAVING A BEARING OF SOUTH 03°26'40" WEST ALONG THE EAST LINE OF SECTION 19; COPY OF ROSEBUD ACRES (PLAT BOOK "G", PAGE 11); COPY OF COUNTRY SQUIRE ESTATES (PLAT BOOK "C", PAGE 4); COPY OF EVERGREEN ESTATES (UNRECORDED SUBDIVISION DATED 1965); CERTIFIED CORNER RECORDS DOCUMENTS, 17382, 42531, 17081, 17384, 42532, 63132, 64516, 62079, 71551, 62078, 51973 & 17082; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ALL UTILITIES AS PROVIDED BY GULF POWER COMPANY, ENERGY SERVICES OF PENSACOLA, EMERALD COAST UTILITIES AUTHORITY, COX COMMUNICATIONS OR OTHER APPLICABLE UTILITY COMPANIES SERVICING THIS AREA AND ALL SUCCESSORS AND ASSIGNS OF THE AFOREMENTIONED UTILITY PROVIDERS.

  IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SANTA ROSA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12113C0312G, NO PANEL WAS PRINTED.
- 4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE THE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE, WITH THEIR PRIORITIES DETERMINED BY USE RIGHTS GRANTED

  5. ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO SERVE AS 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 STATUTES.

  6. THE SIGN REGULATIONS SET FORTH IN ARTICLE 8 OF THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE SHALL APPLY TO ALL SIGNS ERECTED WITHIN SANTA ROSA COUNTY. SUBDIVISION SIGNS MUST BE PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT. THEY SHALL NOT BE ALLOWED ON THE COUNTY RIGHT-OF-WAY.

  7. ALL LANDSCAPING, FENCING, RETAINING WALLS OR OTHER STRUCTURES MAINTAINED OR CONSTRUCTED WITHIN THE PRIVATE DRAINAGE EASEMENTS.

  8. A PROPERTY INFORMATION REPORT WAS FURNISHED AND USED IN PREPARING THIS PLAT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 1084-4873827, DATED AUGUST 4, 2020.

  9. ALL PUBLIC DRAINAGE EASEMENTS SHALL REMAIN FREE OF OBSTRUCTIONS INCLUDING, BUT NOT LIMITED TO FENCES, LANDSCAPING, STRUCTURES, AND RETAINING WALLS.

  10. FENCES AND WALLS WITHIN RESIDENTIAL ZONES SHALL BE REGULATED BY ARTICLE 6 AND 7 OF THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF ALL LOT LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED AS (N.R.) NON-RADIAL.

  MAGNOLIA GLEN, PHASE ONE IS A 68 LOT SUBDIVISION, CURRENTLY ZONES RR1 (RURAL RESIDENTIAL SINGLE FAMILY), USE SFR (SINGLE FAMILY RESIDENTIAL).

  NO HERITAGE OR CHAMPION TREES EXIST ON SITE.

		HORIZON	TAL DATUM: NO	HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE	DATUM 83	(2011) FLORIDA	NORTH ZC	) NE		
STATION	STATION NORTHING	EASTING	LATITUDE (NORTH)	LONGITUDE (WEST)	SCALE FACTOR	CONVERGENCE ANGLE	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR	
GPS No. 1	617851.1674	1157152.0683	N030° 40' 25.0944"	GPS No. 1 617851.1674 1157152.0683 N030° 40' 25.0944" W087° 04' 51.2845" 0.99998736 -001° 17' 49.11"	0.99998736	-001° 17' 49.11"	154.06'	0.99999694	0.99998430	
GPS No. 2	618539.9310	1157186.0038	N030° 40' 31.9174"	GPS No. 2 618539.9310 1157186.0038 N030° 40' 31.9174" W087° 04' 51.0745" 0.99998765 -001° 17' 49.01"	0.99998765	-001° 17' 49.01"	148.80'	0.99999720	0.99998485	
GPS No. 3	618417.7043	1155799.8453	N030° 40' 30.3972"	GPS No. 3 618417.7043 1155799.8453 N030° 40' 30.3972" W087° 05' 06.9115" 0.99998759	0.99998759	-001° 17' 56.96"	153.35'	0.99999698	0.99998457	

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.

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

OWNER & DEVELOPER
TIMBERLAND CONTRACTORS LLC
6478 HWY 90 STE G
MILTON, FL 32570
PHONE NO. (850) 626-6536

SIONAL SURVEYOR AND MAPPER RICKY B. SEARS P.S.M. No.4511

CIVIL ENGINEER
SOUTHERN SITE & UTILITY DESIGN, INC.
FLORIDA CERTIFICATE OF AUTHORITY NO. 8983
PAUL A. MCLEOD, JR.
FLORIDA P.E. 58697
6555 CAROLINE STREET
MILTON, FL 32570
PHONE NO. (850) 572-3724

CHRISTOPHER K. WALTERS, MANAGING I

THE 5' AND 10' PRIVATE WIDE UTILITY EASEMENTS AS SHOWN ADJOINING AND PARALLEL WITH THE ALL OF THE PRIVATE STREET RIGHTS-OF-WAYS AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC UTILITIES FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO, POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, RELATED APPURTENANCES. IF OTHERWISE APPROVED BY SANTA ROSA COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE SANTA ROSA COUNTY BOARD OF COUNTY COMMISSIONERS. THESE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MAGNOLIA GLEN HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT MAINTENANCE TO SANTA ROSA COUNTY.

HEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS

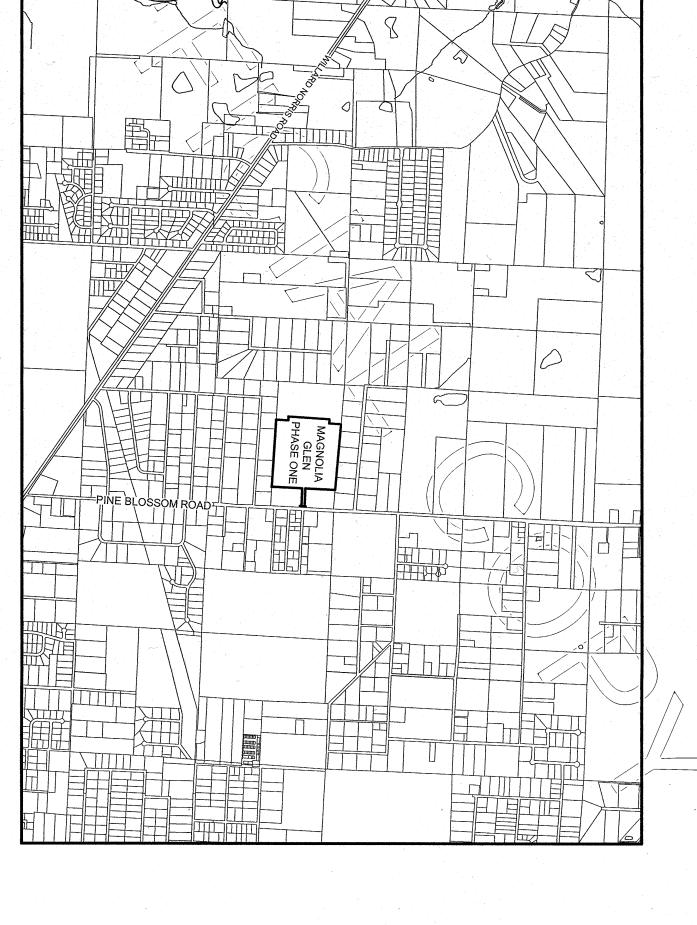
SING MEMBERS THIS 27 DAY

real real

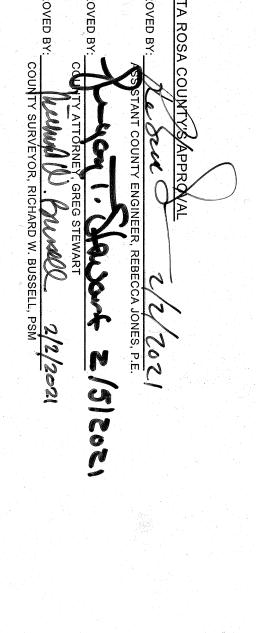
5' WIDE PRIVATE DRAINAGE EASEMENTS ADJOINING AND ALONG EACH LOT LINE; THE "10' WIDE PRIVATE DRAINAGE/ACCESS EASEMENTS" AS WN ON THE REAR LOT LINE OF LOTS 1 THROUGH 7, AND 10 THROUGH 16, INCLUSIVE, BLOCK D; THE "20' WIDE PRIVATE DRAINAGE/ACCESS EMENT" ADJOINING THE SOUTH LINE OF LOTS 1 AND 16, BLOCK D, AND ADJOINING THE EAST LINE OF LOT 1, BLOCK F; THE "10' WIDE PRIVATE INAGE/ACCESS EASEMENT" ADJOINING THE NORTH LINE ON LOT 1, BLOCK F; THE "30' WIDE PRIAVTE DRAINAGE/ACCESS EASEMENT" DINING THE SOUTH LINE OF LOTS 6 THROUGH 11, INCLUSIVE BLOCK B; THE "1' WIDE PRIVATE NON-ACCESS EASEMENTS" ON LOT 1, BLOCK A, LOT 1, BLOCK B, AND AS RECORDED IN OFFICIAL RECORDS BOOK 3867, PAGE 1 AND IN OFFICIAL RECORDS BOOK 4014, PAGE 799; THE "SIGN LOT 1, BLOCK B, AND AS RECORDED IN OFFICIAL RECORDS BOOK 3867, PAGE 1 AND OFFICIAL RECORDS BOOK 4014, PAGE 799, AS SHOWN HEREON, ARE EBUR RESERVED FOR THE USE OF THE MAGNOLIA GLEN HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE "SIGN NATA" COSA NATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE "SIGN NATA" COSA NATION.

RINTED NAME: Lindsky mahancy

ED NAME: Lindsly mahony







CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

I, DONALD C. SPENCER, CLERK OF THE CIRCUIT COURT OF SANTA ROSA OF REQUIREMENTS OF THE PLAT ACT (CHAPTER 177 SECTIONS 177 911 THROUGH THE SAME WAS FILED FOR RECORDS ON THE \_\_\_\_\_\_, DAY OF \_\_\_\_\_\_\_\_, COUNTY.

NTY, FLORIDA, HEREBY CERTIFY 7,151 OF THE FLORIDA LEGISLATU , 2021, AND FILED IN PLAT BC

Y THAT TH

Colla

MENL.
ATT.
COUNTY

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE SU ADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA HAPTER 177, SECTION 177.011 - 177.151, FLORIDA STATUES; THAT LOT CORNER MONUMENTATION, PERMANENT RÉFERÈNCE MONUM RMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF SANTA ROSA COUNTY, FLORIDA; ID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

S 27TH DAY OF JANUARY, 2021

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

I, DONALD C. SPENCER, CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA, HEREBY CALL THAT THE WITHIN PLAT BEING PRESENTED TO THE BOARD OF THE COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE DAY OF DAY OF HEREON, UNITY HERE

MY COMMISSION EXPIRES: 2-

15-23

Notary Public - State of Fiorious Go 287907
Commission # GG 287907
OF TO My Comm. Expires Feb 15, 202
Bonded through National Notary Ass

STATE OF FLORIDA, COUNTY OF SANTA ROSA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ZOPHYSICAL PRESENCE OR 
ONLINE NOTARIZATION ON THIS

A FLORIDA NOT-FOR-PROFIT FORPORATION, WHO ZOTS PERSONALLY KNOWN TO ME OR 
HAS PRODUCED

AS

IDENTIFICATION.

A

COMMISSION NO.

66287907

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY

TURE

Jone Base

J. Bass

CINDSHY MAHONY

PRINTED NAME

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SHEET INDEX
SHEET 1 SITE INFORMATION, DESCRIPTION, GENERAL NOTES
SHEET 2 FINAL PLAT, LEGEND, CURVE & LINE TABLES

SHEET

1 OF N

DECLARATION OF RESTRICTIVE COVENANTS, OFFICIAL RECORDS BOOK: 4069, PAGE(S) 243

PLAT BOOK: 13 ,PAGE:

