

A RECORD PLAT OF LEEWARD SUBDIVISION PHASE 1

LOCATED IN A PORTION OF SECTION 19,
TOWNSHIP 3 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
OCTOBER, 2005

NW NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
5800 N. W. St. Pensacola, FL 32506 (850) 432-1058

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING,

BEGIN AT A CONCRETE MONUMENT NUMBERED 7277 MARKING THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 01 DEGREES 20 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 1358.61 FEET TO A PLACED CONCRETE MONUMENT NUMBERED 7277 BEING 26.86 FEET NORTH ALONG SAID WEST LINE FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE GO SOUTH 88 DEGREES 15 MINUTES 30 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 533.56 FEET TO A PLACED CONCRETE MONUMENT NUMBERED 7277; THENCE GO NORTH 88 DEGREES 07 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 157.86 FEET; THENCE GO SOUTH 01 DEGREES 52 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 19.81 FEET; THENCE GO SOUTH 01 DEGREES 52 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 220.00 FEET; THENCE GO SOUTH 01 DEGREES 52 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 12.73 FEET; THENCE GO SOUTH 01 DEGREES 52 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 85.00 FEET; THENCE GO SOUTH 01 DEGREES 52 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 116.00 FEET; THENCE GO SOUTH 01 DEGREES 52 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 135.00 FEET; THENCE GO SOUTH 01 DEGREES 52 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 8.71 FEET; THENCE GO SOUTH 01 DEGREES 52 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 85.00 FEET; THENCE GO NORTH 88 DEGREES 07 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 80.22 FEET; THENCE GO SOUTH 01 DEGREES 52 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 14.92 FEET; THENCE GO SOUTH 01 DEGREES 52 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 22.00 FEET; THENCE GO SOUTH 88 DEGREES 07 MINUTES 53 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 02 DEGREES 21 MINUTES 46 SECONDS, A DISTANCE OF 330.23 FEET, (A CHORD BEARING OF NORTH 10 DEGREES 21 MINUTES 46 SECONDS EAST, A CHORD DISTANCE OF 330.20 FEET); TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 102 DEGREES 45 MINUTES 16 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 44.84 FEET, (A CHORD BEARING OF NORTH 63 DEGREES 11 MINUTES 11 SECONDS EAST, A CHORD DISTANCE OF 39.06 FEET); TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 60 DEGREES 40 MINUTES 51 SECONDS; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 158.86 FEET, (A CHORD BEARING OF SOUTH 35 DEGREES 05 MINUTES 45 SECONDS EAST, A CHORD DISTANCE OF 151.54 FEET); TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 59 DEGREES 01 MINUTES 15 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 25.75 FEET, (A CHORD BEARING OF SOUTH 24 DEGREES 45 MINUTES 17 SECONDS WEST, A CHORD DISTANCE OF 24.63 FEET); TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 74 DEGREES 11 MINUTES 15 SECONDS; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 64.74 FEET, (A CHORD BEARING OF SOUTH 17 DEGREES 10 MINUTES 17 SECONDS WEST, A CHORD DISTANCE OF 60.31 FEET); THENCE GO SOUTH 09 DEGREES 35 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 157.87 FEET; THENCE GO SOUTH 88 DEGREES 08 MINUTES 12 SECONDS EAST, FOR A DISTANCE OF 265.92 FEET; THENCE GO SOUTH 08 DEGREES 53 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 170.03 FEET TO THE SOUTH LINE OF AFORESAID SECTION 19; THENCE GO NORTH 88 DEGREES 07 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 276.28 FEET TO THE EAST LINE OF VIZCAYA SUBDIVISION, AS RECORDED IN PLAT BOOK 17 AT PAGE 91, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 01 DEGREES 49 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE OF VIZCAYA SUBDIVISION FOR A DISTANCE OF 1.74 FEET TO THE NORTHEAST CORNER OF SAID VIZCAYA SUBDIVISION; THENCE GO NORTH 88 DEGREES 13 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF SAID VIZCAYA SUBDIVISION FOR A DISTANCE OF 400.07 FEET TO THE NORTHWEST CORNER OF SAID VIZCAYA SUBDIVISION; THENCE GO SOUTH 01 DEGREES 50 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF SAID VIZCAYA SUBDIVISION A DISTANCE OF 1.12 FEET TO THE AFORESAID SOUTH LINE OF SECTION 19; THENCE GO NORTH 88 DEGREES 07 MINUTES 53 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 19 FOR A DISTANCE OF 648.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 19, TOWNSHIP-3-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 902,129 SQUARE FEET OR 20.71 ACRES, MORE OR LESS.

GENERAL NOTES:

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 01 DEGREES 20 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF THE PROPERTY AS PER DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD, THE RECORD PLAT OF THE ESTATES AT EMERALD SHORES AS RECORDED IN PLAT BOOK 15 AT PAGE 92 OF THE PUBLIC RECORD OF ESCAMBIA COUNTY, FLORIDA, THE RECORD PLAT OF SHOREWOOD AS RECORDED IN PLAT BOOK 14 AT PAGE 79 OF SAID PUBLIC RECORDS AND TO EXISTING FIELD MONUMENTATION.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
- THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 12033C 0528 F, REVISED FEBRUARY 23, 2000.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- ALL BEARINGS AND DISTANCES AS SHOWN HEREON ARE AS PER DESCRIPTION AND FIELD INFORMATION, UNLESS OTHERWISE NOTED.
- THE PLAT AS SHOWN HEREON WAS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC., 5800 NORTH "N" STREET, PENSACOLA, FL 32506, (850) 432-1052 UNDER THE DIRECTION AND SUPERVISION OF FRED R. THOMPSON, FLORIDA, PROFESSIONAL LAND SURVEYOR NO. 3027.
- MANUEL R. LLAHUES, P.E. NO. 56223, FOR VAIL ENGINEERING AND ENVIRONMENTAL, INC., 928 N.W. 16TH AVENUE #2, GAINESVILLE FLORIDA, 32601, TELEPHONE: (352) 367-0775, FAX: (352) 373-5916 IS THE ENGINEER OF RECORD.
- THE WATER TABLE IS MORE THAN TWO FEET (2') BELOW EXISTING GRADE IN ALL AREAS TESTED.
- THE SURVEY AS SHOWN HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT WILL NOT BE RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- ALL LOT CORNERS, P.R.M.'S AND P.C.P.'S WILL BE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT CHAPTER 177, SECTIONS 177.011-177.151, FLORIDA STATUTES AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA, RULE 61G17-6.
- UTILITY EASEMENTS AS SHOWN HEREON ARE TO INCLUDE CABLE TELEVISION IN ACCORDANCE WITH PLAT ACT CHAPTER 177.091(28).
- ALL SIDEWALKS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE PARCEL OF LAND SHOWN HEREON CONTAINS 20.72 ACRES AND IS BEING SUBDIVIDED INTO 71 LOTS.
- THE PROPERTY AS SHOWN HEREON IS OWNED AND BEING DEVELOPED BY SIMPATCO AT LEEWARD ESTATES PHASE 1 LLC, 928 N.W. 16TH AVENUE, GAINESVILLE FLORIDA 32601.
- AV-DRC-2003-4 AUTHORIZES A 10% ADMINISTRATIVE VARIANCE FOR THE REQUIRED FRONT AND REAR SETBACKS ON ALL LOTS WITHIN LEEWARD SUBDIVISION PHASE 1, THE ADMINISTRATIVE VARIANCE WAS GRANTED ON 6/23/03.

UTILITY NOTE:

A BLANKET EASEMENT EXISTS OVER ALL ROADWAYS, LANDSCAPE PARCELS AND UTILITY EASEMENTS FOR THE USE BY UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO: GULF POWER, PEOPLE'S WATER, ECULA, ESP GAS, COX COMMUNICATIONS, BELLSOUTH.

TYPICAL BUILDING SETBACKS

- FRONT - 22.5'
- REAR - 22.5'
- SIDE - 10% OF LOT WIDTH
- SIDE STREET - 10% OF LOT WIDTH OR 10.0', WHICHEVER IS LEAST

STATE PLANE COORDINATES

STATION	NORTHING	EASTING	LATITUDE	LONGITUDE	SCALE FACTOR (SF)	CONVERGENCE
GPS-1	495525.187711	1063418.811211	30°19'52.4857"	87°22'09.0110"	0.9999525	-01°26'30.80"
GPS-2	496683.792911	1063421.141211	30°20'05.9043"	87°22'08.3744"	0.9999527	-01°21'30.78"
GPS-3	496684.201611	1063353.879911	30°20'05.7501"	87°22'03.2887"	0.9999527	-01°26'27.72"
REFERENCE MONUMENTS						
ESC 4121	495151.480211	1067509.328211	30°19'48.7842"	87°21'22.2418"	0.9999525	-01°26'07.09"

FORMULA TO CONVERT GRID DISTANCE TO GROUND (GEODETTIC) DISTANCE:

$$\text{MEAN SCALE FACTOR (MSF)} = \frac{SF + SF}{2}$$

$$\text{GROUND (GEODETTIC) DISTANCE} = \frac{\text{GRID DISTANCE}}{\text{MSF}}$$

NOTE:

THE COORDINATES AS SHOWN ABOVE WERE ESTABLISHED BY G.P.S. OBSERVATION USING THE ESCAMBIA COUNTY CONTROL MONUMENT ESC 4125, THE COORDINATE ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 USING THE LAMBERT PROJECTION OF ZONE "FLORIDA NORTH 0903".

ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT I AM THE "ENGINEER" OF RECORD FOR LEEWARD SUBDIVISION PHASE 1.

Manuel R. Llahues 10-13-2005
MANUEL R. LLAHUES, P.E. NO. 56223,
FOR VAIL ENGINEERING AND ENVIRONMENTAL, INC.,
928 N.W. 16TH AVENUE #2, GAINESVILLE, FLORIDA, 32601,
(352) 367-0775.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT CHAPTER 177, SECTIONS 177.011-177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME, AND THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Fred R. Thompson 10-18-05
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA REGISTRATION NUMBER: 3027
NORTHWEST FLORIDA LAND SURVEYING, INC.
STATE OF FLORIDA CORPORATION NUMBER: 7277

COUNTY CLERK'S CERTIFICATE

COUNTY OF ESCAMBIA
I, ERNIE LEE MAGAHA, 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, SECTIONS 177.011 THROUGH 177.151) OF THE LEGISLATURE OF FLORIDA AND THE SAME WAS FILED FOR RECORD IN PLAT BOOK 18 AT PAGE 23, 23A OF THE PUBLIC RECORDS OF SAID COUNTY ON THIS 26th DAY OF OCTOBER, 2005.

Ernie Lee Magaha
ERNIE LEE MAGAHA

CERTIFICATE OF ATTORNEY:

I, AS A MEMBER OF THE FLORIDA BAR ASSOCIATION, AND ON BEHALF OF THE OWNER, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.

Melissa Tapanes Llahues, Esq.
PRINT NAME

MEL 10-13-05
SIGNATURE

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT ROBERT C. VAIL, PRESIDENT OF SIMPATCO AT LEEWARD ESTATES PHASE 1, LLC., OWNER OF THE LAND HEREBY DESCRIBED AND PLATTED HEREON AS LEEWARD SUBDIVISION PHASE 1, JOINED BY FIRST NATIONAL BANK OF FLORIDA, OWNER OF A MORTGAGE ENCUMBERING THE LAND DESCRIBED HEREIN, DO NOT DEDICATE TO THE PUBLIC ANY ROADS, STORM WATER PARCELS, LANDSCAPE PARCELS, SIDEWALK EASEMENTS OR ANY OTHER EASEMENTS AS THEY ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AND DO HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 10th DAY OF OCTOBER, 2005.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Anna Steadman
WITNESS - PRINT
Anna Steadman
WITNESS - SIGN

Robert C. Vail
BY: ROBERT C. VAIL, PRESIDENT OF SIMPATCO AT LEEWARD ESTATES PHASE 1, LLC. SEAL

Mr. Ben Otis
BY: MR. BEN OTIS, SENIOR VICE PRESIDENT FIRST NATIONAL BANK OF FLORIDA SEAL

ACKNOWLEDGMENT OF DEDICATION
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF OCTOBER, 2005 BY ROBERT C. VAIL, PRESIDENT OF SIMPATCO AT LEEWARD PHASE 1 LLC., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES AS SET FORTH HEREIN.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 10th DAY OF OCTOBER, 2005.

Wanda Joy Wallace
SIGNATURE
Wanda Joy Wallace
PRINT NAME

COMMISSION NUMBER
MY COMMISSION EXPIRES

ACKNOWLEDGMENT OF DEDICATION
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF OCTOBER, 2005 BY BEN OTIS, SENIOR VICE PRESIDENT OF FIRST NATIONAL BANK OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES AS SET FORTH HEREIN.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 10th DAY OF OCTOBER, 2005.

Wanda Joy Wallace
SIGNATURE
Wanda Joy Wallace
PRINT NAME

COMMISSION NUMBER
MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL
BOARD OF COUNTY COMMISSION OF ESCAMBIA COUNTY
THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA AND WAS APPROVED BY SAID BOARD FOR PLACING IN THE PUBLIC RECORDS OF SAID COUNTY, AT THEIR MEETING HELD ON THE 20th DAY OF OCTOBER, 2005.

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT ERNIE LEE MAGAHA
Richard Duane 10/21/05
COUNTY ENGINEER, DIRECTOR OF ENGINEERING
RICHARD DUANE, P.E.
Rob Working 10/21/05
COUNTY SURVEYOR
ROB WORKING, P.S.M.
Peter Aluotto 10-26-05
DIRECTOR OF PLANNING AND ZONING
PETER ALUOTTO, AICP

NOTICE:
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 ESCAMBIA COUNTY, FLORIDA.