A RECORD PLAT OF

LEEWARD SUBDIVISION PHASE 2A & 2B

A SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA FEBRUARY, 2006

NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
5800 N. "J" St. Pensacola, Fl 32505 (850) 432-1062

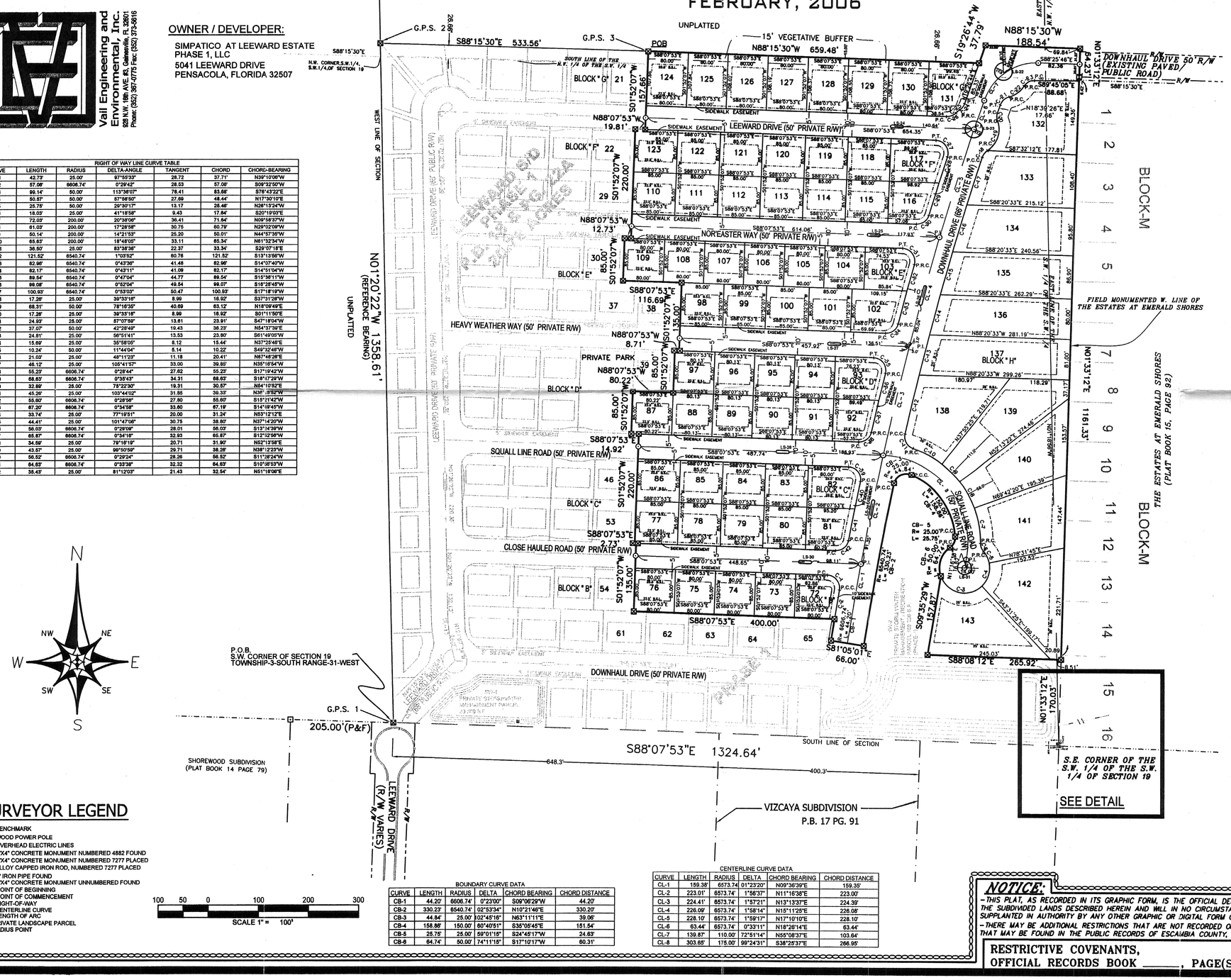
Vail Engineering and Environmental, Inc.
928 N.W. 19th AVE. #2, Gainesville, FL 32609
Phone: (352) 367-0775 Fax: (352) 373-5616

OWNER / DEVELOPER:

SIMPATICO AT LEEWARD ESTATE PHASE 1, LLC
5041 LEEWARD DRIVE
PENSACOLA, FLORIDA 32507

RIGHT OF WAY LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
C-1	42.73'	25.00'	97°55'33"	28.72	37.71'	N39°10'06"W
C-2	57.08'	6606.74'	0°29'42"	28.53	57.08'	S09°32'50"W
C-3	99.14'	50.00'	113°36'07"	78.41	83.66'	S76°43'22"E
C-4	50.87'	50.00'	57°58'50"	27.69	48.44'	N17°30'10"E
C-5	25.78'	50.00'	29°30'17"	13.17	25.48'	N26°13'24"W
C-6	18.03'	25.00'	41°19'58"	9.43	17.64'	S20°19'00"E
C-7	72.03'	200.00'	20°38'06"	36.41	71.64'	N09°58'37"W
C-8	61.03'	200.00'	17°28'58"	30.75	60.79'	N29°02'09"W
C-9	50.14'	200.00'	14°21'53"	25.20	50.01'	N44°57'36"W
C-10	65.83'	200.00'	18°48'05"	33.11	65.34'	N61°32'34"W
C-11	36.50'	25.00'	83°38'36"	22.37	33.34'	S29°07'18"E
C-12	121.52'	6540.74'	1°03'52"	60.76	121.52'	S13°13'56"W
C-13	82.96'	6540.74'	0°43'36"	41.48	82.96'	S14°07'44"W
C-14	82.17'	6540.74'	0°43'11"	41.09	82.17'	S14°51'04"W
C-15	89.54'	6540.74'	0°47'04"	44.77	89.54'	S15°36'11"W
C-16	99.08'	6540.74'	0°52'04"	49.54	99.07'	S16°25'48"W
C-17	100.93'	6540.74'	0°53'03"	50.47	100.93'	S17°18'19"W
C-18	17.26'	25.00'	39°33'16"	8.99	16.92'	S37°31'28"W
C-19	68.31'	50.00'	78°16'35"	40.69	63.12'	N18°09'49"E
C-20	17.26'	25.00'	39°33'16"	8.99	16.92'	S01°11'50"E
C-21	24.93'	25.00'	57°07'59"	13.61	23.91'	S47°18'04"W
C-22	37.07'	50.00'	42°28'49"	19.43	36.23'	N54°37'39"E
C-23	24.81'	25.00'	56°51'41"	13.53	23.80'	S61°49'05"W
C-24	15.69'	25.00'	35°58'05"	8.12	15.44'	N37°25'46"E
C-25	10.24'	50.00'	11°44'04"	5.14	10.22'	S49°32'46"W
C-26	21.03'	25.00'	48°11'23"	11.18	20.41'	N67°46'28"E
C-27	46.12'	25.00'	105°41'57"	33.00	39.85'	N35°16'54"W
C-28	55.23'	6606.74'	0°28'44"	27.62	55.23'	S17°19'42"W
C-29	68.63'	6606.74'	0°35'43"	34.31	68.63'	S18°17'29"W
C-30	32.89'	25.00'	75°22'30"	19.31	30.57'	N64°10'52"E
C-31	45.26'	25.00'	103°44'02"	31.85	39.33'	N38°[illegible]'52"W
C-32	55.90'	6606.74'	0°28'56"	27.80	55.80'	S15°21'42"W
C-33	87.20'	6606.74'	0°34'58"	33.80	87.19'	S14°18'45"W
C-34	33.74'	25.00'	77°18'51"	20.00	31.24'	N53°12'12"E
C-35	44.41'	25.00'	101°47'08"	30.75	38.80'	N37°14'20"W
C-36	56.03'	6606.74'	0°29'09"	28.01	56.03'	S13°34'39"W
C-37	65.87'	6606.74'	0°34'16"	32.93	65.87'	S12°32'04"W
C-38	54.89'	25.00'	79°16'19"	20.71	31.90'	N52°13'58"E
C-39	43.57'	25.00'	99°50'59"	29.71	38.28'	N38°12'23"W
C-40	56.52'	6606.74'	0°29'24"	28.26	56.52'	S11°38'24"W
C-41	84.83'	6606.74'	0°33'38"	32.32	84.83'	S10°36'53"W
C-42	38.43'	25.00'	81°12'03"	21.43	32.54'	N51°18'06"E



SURVEYOR LEGEND

- ⊕ - BENCHMARK
- ⊙ - WOOD POWER POLE
- OE - OVERHEAD ELECTRIC LINES
- ⊡ - 4"X4" CONCRETE MONUMENT NUMBERED 4882 FOUND
- ⊠ - 4"X4" CONCRETE MONUMENT NUMBERED 7277 PLACED
- ⊙ - ALLOY CAPPED IRON ROD, NUMBERED 7277 PLACED
- ○ - 2" IRON PIPE FOUND
- ■ - 4"X4" CONCRETE MONUMENT UNNUMBERED FOUND

P.O.B.- POINT OF BEGINNING
P.O.C.- POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY
CL - CENTERLINE CURVE
LA - LENGTH OF ARC
LS PRIVATE LANDSCAPE PARCEL
RP RADIUS POINT

100 50 0 100 200 300
SCALE 1" = 100'

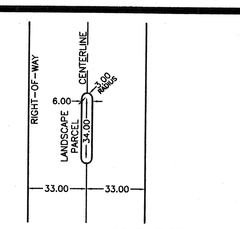
BOUNDARY CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
CB-1	44.20'	6606.74'	0°23'00"	S09°06'29"W	44.20'
CB-2	330.23'	6540.74'	02°53'34"	N10°21'46"E	330.20'
CB-3	44.84'	25.00'	102°45'16"	N63°11'11"E	39.06'
CB-4	158.86'	150.00'	60°40'51"	S35°05'45"E	151.54'
CB-5	25.75'	25.00'	59°01'15"	S24°45'17"W	24.63'
CB-6	64.74'	50.00'	74°11'15"	S17°10'17"W	60.31'

CENTERLINE CURVE DATA

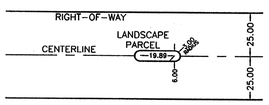
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
CL-1	159.38'	6573.74'	01°23'20"	N09°36'39"E	159.35'
CL-2	223.01'	6573.74'	1°56'37"	N11°16'38"E	223.00'
CL-3	224.41'	6573.74'	1°57'21"	N13°13'37"E	224.39'
CL-4	226.09'	6573.74'	1°58'14"	N15°11'29"E	226.08'
CL-5	228.10'	6573.74'	1°59'17"	N17°10'10"E	228.10'
CL-6	63.44'	6573.74'	0°33'11"	N18°26'14"E	63.44'
CL-7	139.87'	110.00'	72°51'14"	N55°08'37"E	103.64'
CL-8	303.65'	175.00'	99°24'31"	S38°28'37"E	266.95'

DETAIL (1"=40')



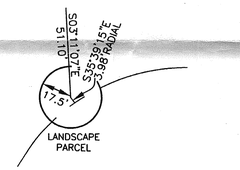
PRIVATE LANDSCAPE PARCELS LS-26 AND LS-29

DETAIL (1"=40')



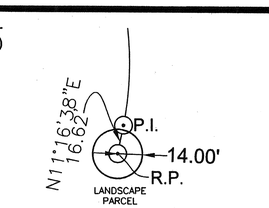
PRIVATE LANDSCAPE PARCELS LS-24, LS-25, LS-27, LS-28 AND LS-30

DETAIL (1"=40')



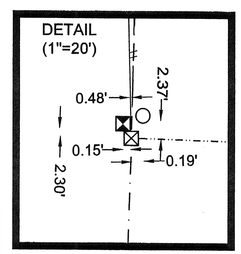
PRIVATE LANDSCAPE PARCELS LS-22 AND LS-23

DETAIL (1"=40')



PRIVATE LANDSCAPE PARCEL LS-31

DETAIL (1"=20')



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.

RESTRICTIVE COVENANTS, OFFICIAL RECORDS BOOK ____, PAGE(S) ____

PLAT BOOK 18, PAGE 27A