

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
April 1, 2013–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Quasi-judicial Process Explanation.
5. Public Hearings.

Z-2013-04

Applicant: T.J. Monti, Agent for Ethel Nowak, Owner

Address: 2842 Nowak Dairy Road

From: VAG-2, Villages Agriculture Districts, Gross Density (one du/five acres)

To: V-3, Villages Single Family Residential, Gross Density (five du/acre)

6. Adjournment.

Planning Board-Rezoning

5.

Meeting Date: 04/01/2013
CASE : Z-2013-04
APPLICANT: T.J. Monti, Agent for Ethel Nowak, Owner
ADDRESS: 2842 Nowak Dairy Road
PROPERTY REF. NO.: 36-1N-31-2000-000-000;36-1N-31-1200-000-000
MU-S, Mixed-Use
FUTURE LAND USE: Suburban
DISTRICT: 5
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 05/02/2013

SUBMISSION DATA:

REQUESTED REZONING:

FROM: VAG-2, Villages Agriculture Districts, Gross Density (one du/five acres)

TO: V-3, Villages Single Family Residential, Gross Density (five du/acre)

RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan (CPP)FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories The Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of allowable uses include: Residential, Retail and Services, Professional Office, Recreational Facilities, Public and Civic. The minimum residential density is two dwelling units per acre and the maximum residential density is ten dwelling units per acre.

CPP FLU 1.5.3 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and

intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

FINDINGS

The proposed amendment to V-3 **is consistent** with the intent and purpose of Future Land Use category MU-S as stated in CPP FLU 1.3.1. as the parcel is currently compatible with the allowable densities and uses within the FLU category. The parcel is accessing the existing public roads and if development occurs, the applicant may expand the use of utilities and service infrastructures.

CRITERION (2)

Consistent with The Land Development Code.

Whether the proposed amendment is in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.

6.05.22 VAG 2-Gross density (one dwelling unit per five acres).

Minimum lot size = five acres unless clustered.

If clustered, minimum lot size = one acre.

A. Intent and purpose.

2. Intent and purpose of VAG 2 district. This district is characterized by the following types of agricultural lands:

- (a) Small rural land areas of highly productive agricultural soils that may not be economically viable in a mainstream farming operation due to their size, and changes being undertaken in the surrounding area; or
- (b) Rural land areas with a mix of small farm operations and a typical rural residential density of one unit per four acres. The soils of these areas are least valuable for agricultural production and most suitable for future conversion out of the rural land market; or
- (c) Rural land areas which are not being used to support large farming operations, and that are characterized by a mix of natural resources and soils typically unsuitable for urban residential densities or other urban uses unless sewered.

6.05.24 V-3-Villages Single Family Residential, Gross density (five units per acre).

A. Intent and purpose of V-1 through V-3 districts. Single-family detached residential district characterized by urban land development patterns with residential subdivision densities varying from one unit per acre to five units per acre. Mobile homes are not allowed. No minimum lot size is required for new subdivisions, but development must meet overall maximum density requirements. V-2A may be used in any AIPD overlay area with a compatible future land use designation. Density will be determined by the accident potential zone density allowed for their property, not to exceed three d.u./acre. In AIPD-2, density is limited to three d.u./acre. Refer to article 11 for uses and densities allowed in V, villages single-family residential areas located in the A. Intent and purpose of V-1 through V-3 districts. Single-family detached residential district characterized by urban land development patterns with residential subdivision densities varying from one unit per acre to five units per acre. Mobile homes are not allowed. No minimum lot size is required for new subdivisions, but development must meet overall maximum density requirements. V-2A may be used in any AIPD overlay area with a compatible future land use designation. Density will be determined by the accident potential zone density allowed for their property, not to exceed three d.u./acre. In AIPD-2, density is limited to three d.u./acre. Refer to

article 11 for uses and densities allowed in V, villages single-family residential areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code because the V-3 zoning district allows for single family residential development with more density and allowable uses.

CRITERION (3)

Compatible with surrounding uses.

Whether and the extent to which the proposed amendment is compatible with existing and proposed uses in the area of the subject property(s).

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts VR-1,V-1,VAG-2 There were 41 single family residential homes, and 8 vacant parcels.

CRITERION (4)

Changed conditions.

Whether and the extent to which there are any changed conditions that impact the amendment or property(s).

FINDINGS

Staff found **no changed conditions** that would impact the amendment or property(s).

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

According to the survey provided by the applicant, wetlands **were** indicated on the subject property. When applicable, further review during the site plan review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern. The surrounding area is currently developed residential with village rural and village agriculture

zoning designations.

Attachments

Z-2013-04

Z-2013-04



ANDREA LN

VISTA LN

FOX QUARRY RD

MEANDER LN

HAMPSHIRE RD

TROUBLE LN

HADLEY LN

WENSEL DR

CARMODY HILL RD

ARGLE RD

PINEBROOK CIR

NOWAK DAIRY RD

S-HIGHWAY-97

HIGHWAY-297A

SHERRILANE DR

SANDICREST DR

SANDICREST DR

SUNDANCE LN

BYRON PL
MOUNTBATTEN DR

CREEKWOOD DR

DEVINE F



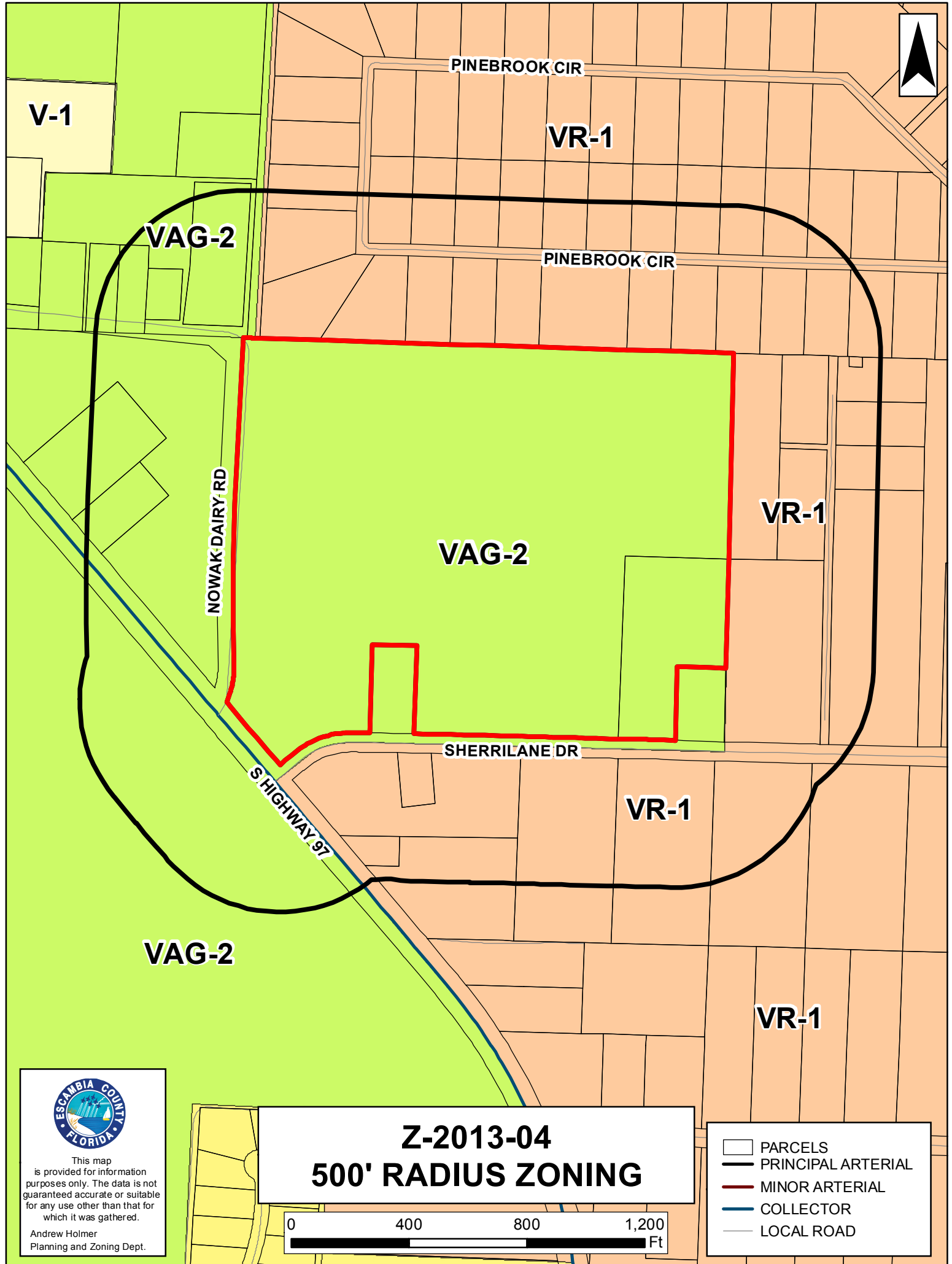
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-04 LOCATION MAP

0 1,000 2,000 3,000
Ft

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



V-1

VR-1

VAG-2

PINEBROOK CIR

NOWAK DAIRY RD

VAG-2

VR-1

SHERRILANE DR

VR-1

S HIGHWAY 97

VAG-2

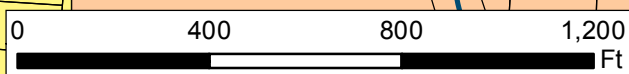
VR-1



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-04 500' RADIUS ZONING



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



MU-S

MU-S

PINEBROOK CIR

PINEBROOK CIR

MU-S

NOWAK DAIRY RD

SHERRILANE DR

MU-S

S HIGHWAY 97

MU-S

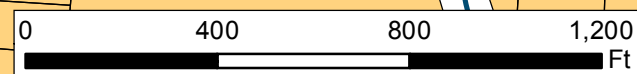
MU-S



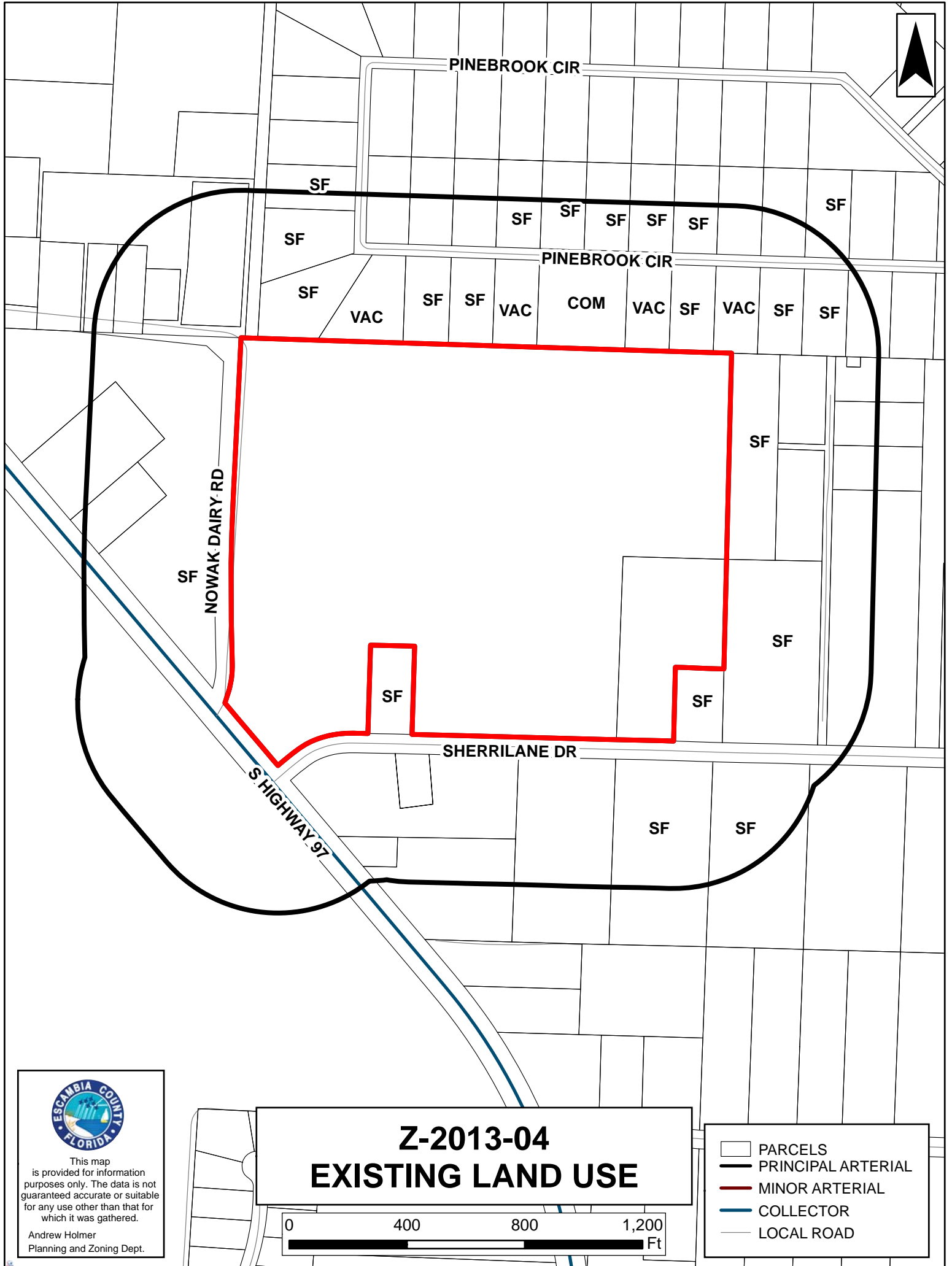
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-04 FUTURE LAND USE



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD





PINEBROOK CIR

SHERRILANE DR

S HIGHWAY 97



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-04 AERIAL MAP

0 300 600 900
Ft

- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2013-04

CURRENT ZONING: VAG-2 PROPOSED ZONING: V-3

PLANNING BOARD

DATE: 04/01/13 TIME: 8:30AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE 05/02/13 TIME: 5:45PM

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY





Looking northwest along Highway 97
from subject property



Looking southeast along
Highway 97 from subject
property



Looking north down Nowak Dairy Road



Looking onto subject property from
Nowak Dairy Road



Looking north from the parcel on
Nowak Dairy Road



Looking southeast toward
Highway 97 and Sherrilane

POLY SURVEYING ENGINEERING

S. Matthew Orrell, PLS
President

5588 JACKSON ROAD
MOBILE, ALABAMA 36619
(251) 666-2010
FAX (251) 666-1792

Darren M. Orrell, PLS
Secretary/Treasurer

Vincent D. LaCoste, II, P.E.
Vice President

J. Brett Orrell, PLS
Vice President

February 5, 2013

Escambia County
Development Services Department
3363 W. Park Place
Pensacola, FL 32505

RE: Cantonment Property

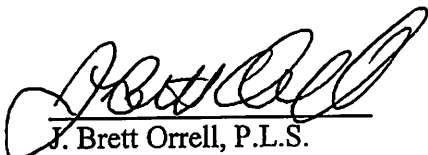
To Whom It May Concern:

We are submitting a re-zoning application for the property located at 2842 Nowak Rd., Cantonment, FL being property reference number 361N31-200-000-000. This property contains road frontage along Nowak Dairy Rd, Sherri Lane and South Highway 97. V-3 villages single family residential property. We are working on preliminary plans to submit a residential master plan for this site. The plan will provide frontage lots, along with an access to both Nowak Dairy Rd. & Sherri Lane for a total of two (2) accesses. There will be no direct access to South Highway 97 involved in this plan. Our client believes this location is ideal for a residential subdivision that will add character to the residentially zoned properties that surround this area. The plan for the residential property is to be complete in 25 lot phases, (with 10 frontage lots and 15 interior lots) until all frontage lots are developed. The current plan being developed will not exceed 100 lots because of wetland areas and lot size restrictions that the developer wants to maintain. The lots in the subdivision will be an average size of 85x130 foot minimum sized lots. We ask that the zoning be allowed to support the residential subdivision on this 44 acre site.

If you should have any question or require additional information, please advise.

Sincerely,

POLYSURVEYING



J. Brett Orrell, P.L.S.

JBO/kds



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: _____

☐ Variance Request for: _____

☒ Rezoning Request from: VAG-2 to: V-3

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: ETHEL P. NOWAK

Phone: _____

Address: 3160 SANDICREST DRIVE CANTONMENT FL, 32533

Email: _____

☒ Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 2842 NOWAK DAIRY ROAD CANTONMENT FL, 32533

Property Reference Number(s)/Legal Description: 361N31-2000-000-000

361N31-1200-000-000

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Ethel Nowak
Signature of Owner/Agent

Ethel Nowak
Printed Name Owner/Agent

2-16-13
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16th day of February 20 13,
by Ethel Nowak

Personally Known ☒ OR Produced Identification ☐. Type of Identification Produced: _____

My Commission Expires 3-25-17

Glenda A. Gailey
Signature of Notary
(notary seal must be affixed)

Glenda A. Gailey
Printed Name of Notary



GLEND A. GAILEY
Notary Public - State of Florida
My Comm Expires Mar 25, 2017
Commission # EE 860974
Bonded Through National Notary Ass

FOR OFFICE USE ONLY

CASE NUMBER: 2-2013-04

Meeting Date(s): APRIL 1, 2013

Accepted/Verified by: Kayla Meador

Date: 3/1/13

Fees Paid: \$ 1925.00

Receipt #: _____

Permit #: PRZ130200003



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-04

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 361N31-2000-000-000 + 361N31-1200-000-000

Property Address: 2842 NOWAK DAIRY ROAD CANTONMENT FLORIDA 32533

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 16th DAY OF February, YEAR OF 2013.

Ethel Nowak
Signature of Property Owner

Ethel Nowak
Printed Name of Property Owner

2-16-13
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-04

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 2842 NOWAK DAIRY ROAD,
Florida, property reference number(s) 361N31-2000-000-000 • 361N31-1200-000-000

I hereby designate DEVELOPMENT CONSULTING C/O T.J. MONTI for the sole purpose
of completing this application and making a presentation to the:

☒ Planning Board and the Board of County Commissioners to request a rezoning on the above
referenced property.

☐ Board of Adjustment to request a(n) _____ on the above referenced property.

This Limited Power of Attorney is granted on this 16th day of February the year of,
2013, and is effective until the Board of County Commissioners or the Board of Adjustment has
rendered a decision on this request and any appeal period has expired. The owner reserves the right to
rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development
Services Bureau.

Agent Name: DEVELOPMENT CONSULTING C/O T.J. MONTI Email: TJ@GCSANDI.COM

Address: 5325 KOOIMAN ROAD THEODORE AL, 36582 Phone: 251-379-6175

Ethel Nowak
Signature of Property Owner

Ethel Nowak
Printed Name of Property Owner

2-16-13
Date

Signature of Property Owner

Printed Name of Property Owner

Date

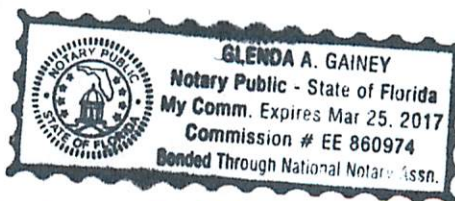
STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 16th day of February 20 13
by Ethel Nowak.

Personally Known ☒ OR Produced Identification ☐. Type of Identification Produced: _____

Glenda A. Gainey
Signature of Notary

Glenda A. Gainey
Printed Name of Notary

(Notary Seal)



Nowak Dairy Road
A Portion of Parcel: TA #29-1N-31-2000-000-000

File No: 6797

DEED DOC STAMPS PD @ ESC CO \$ 0.70
05/21/03 EMMIE LEE MAGNAN, CLERK
By: [Signature]

WARRANTY DEED

THIS DEED, made this 8th day of May, 2003, between Ethel P. Nowak, unremarried widow, whose address is 3160 Sandicrest Dr., Cantonment, FL 32533, as Grantor, and ESCAMBIA COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 223 Palafox Place, Pensacola, Florida, 32501, as Grantee.

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's successors and assigns forever, the following described land situated in Escambia County, Florida as described in:

EXHIBIT "A"

And the Grantor COVENANTS WITH Grantee that, except as noted, at the time of the delivery of this deed Grantor was well seized of the property; Grantor had good right and title to convey; Grantee shall have the peaceable and quiet possession thereof; Grantor shall fully warranty the title and defend it against the lawful claims of persons whomsoever; and Grantor will make further assurance as may be reasonably required to perfect the fee simple title in Grantee and Grantee's successors and assigns.

Provided, however, the GRANTOR reserve unto herself, her successors or assigns, ALL minerals, including oil and gas, on, in, or under said land, but as long as said land shall be used for Public, State or Federal highway purposes, GRANTOR shall not be permitted to use the surface of said land for purposes of drilling, mining, or extracting minerals on, in, or under said land or in anywise using the surface of said land in any manner inconsistent with the use as a Public, State or Federal highway.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 and subsequent years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose any of them; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal on day and year first above written.

Signed in the presence of:

[Signature]
Witness

JAMES F. NOWAK
Print or type name

[Signature]
Witness

Brenda W. Mackay
Print or type name

Ethel P. Nowak
Ethel P. Nowak

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 8th day of May 2003,
by Ethel P. Nowak, (☒) who is personally known to me, (☐) who produced current Florida/other
driver's license as identification, (☐) produced current identification. Type of identification
produced _____.

(Notary Seal must be affixed)

BERNIE W. MANNING
Notary Public - State of FL
My Comm. Exp - 05/31/06
Comm. No. - DD97474

Bernie W Manning
Signature of Notary Public
Bernie W Manning
Printed Name of Notary Public

Commission Expires 5-31-06
Commission Number DD 97474

ACCEPTANCE

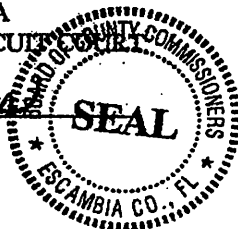
TITLE TO THE ABOVE PROPERTY accepted for public use by the Chairman on this 19th day
of May, 2003, as authorized by action of the Board of County Commissioners of Escambia
County, Florida at its meeting held on 6-20-02.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

Marie Young
Marie Young, Chairman

ATTEST: ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

Doris Z...
DEPUTY CLERK



This instrument prepared by:
John F. Jackson, Escarosa Land Research Company
prepared under the supervision of the County Attorney's office
Pursuant to the issuance of title insurance policy

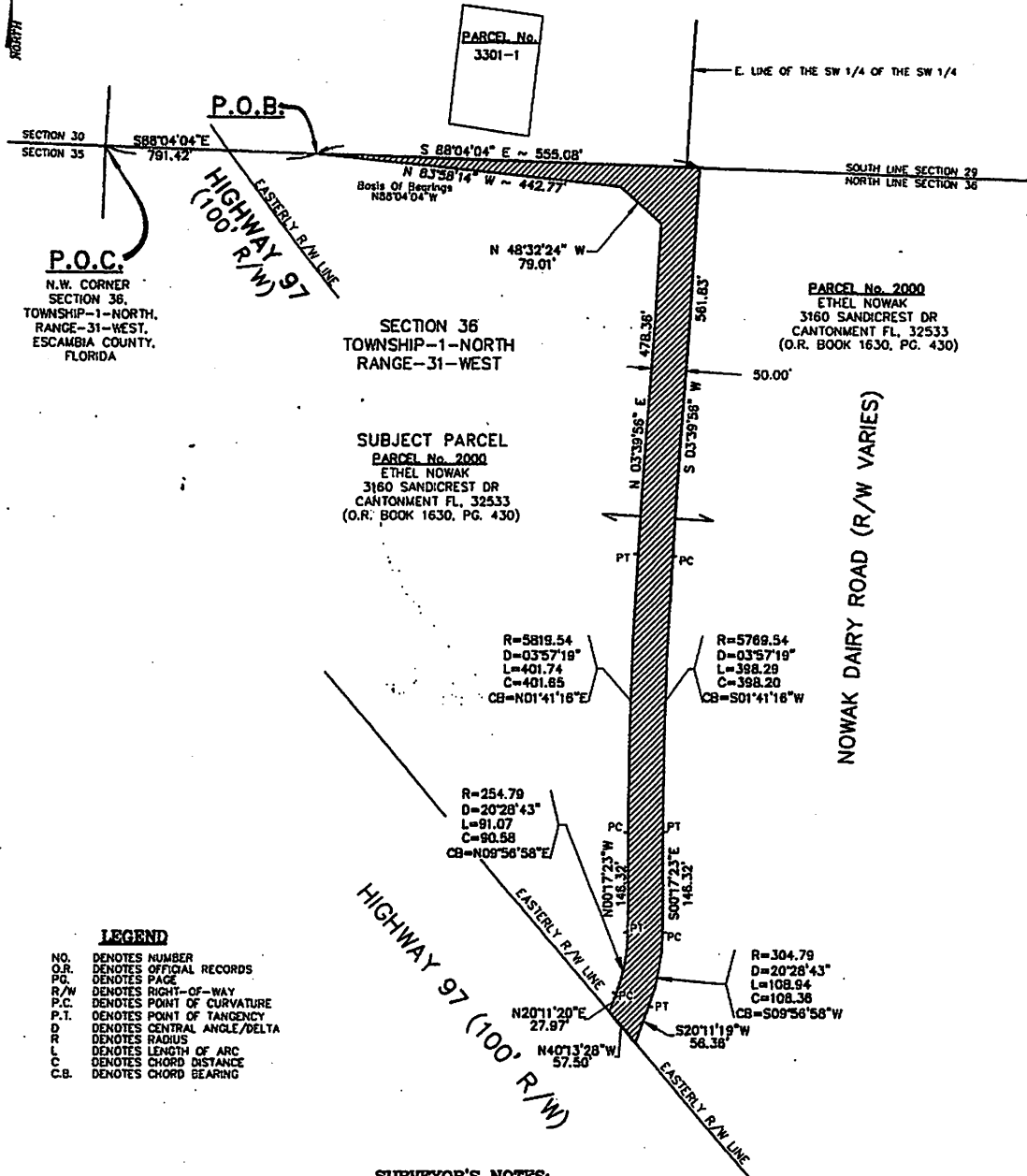
After recording please return to:
Escambia County Engineering
1190 West Leonard Street
Pensacola, FL 32501

A DESCRIPTION SKETCH
(NOT A BOUNDARY SURVEY)

Exhibit "A"

Scale: 1" = 200'

SECTION 29
TOWNSHIP-1-NORTH
RANGE-31-WEST



Drawn By: M.K./ACAO
Date: May 8, 2003
Field Book: L-420
Section, Township, Range: 29, 1-N, 31-W

ENGINEERING SERVICES
DEPARTMENT OF ENGINEERING, ESCAMBIA COUNTY, FLORIDA
Suite No. One, 1100 N. Leonard Street, Pensacola, Florida 32501-1118
Date of survey: 3/29/2003
Registered Land Surveyor No. 5878
The Description Drawing shown herein is true and correct and in compliance with the Minimum Technical Standards set forth by the Florida Board of Land Surveyors, pursuant to Chapter 61017-0, Florida Administrative Code and Section 472.027, Florida Statutes.

sheet 1 of two
DWG. NO. L-4476



A DESCRIPTION SKETCH
(NOT A BOUNDARY SURVEY)

RIGHT OF WAY ACQUISITION:


THAT PORTION OF TAX PARCEL NUMBER 36-1N-31-2000-000-000, AS RECORDED IN OFFICIAL RECORD BOOK 1630 AT PAGE 430, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED RIGHT OF WAY, AND CONTAINING 73,025 SQUARE FEET, MORE OR LESS.

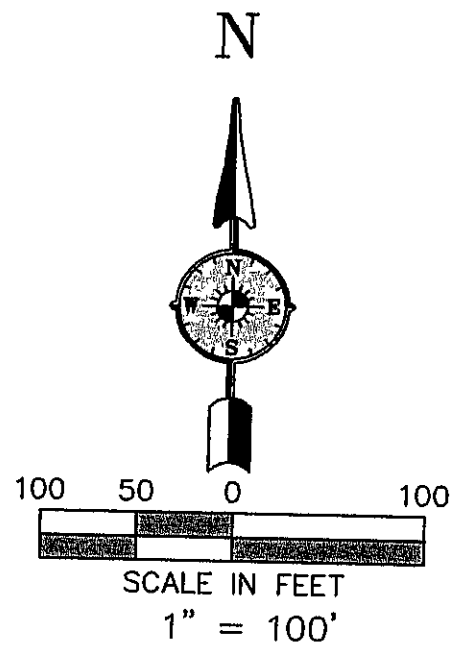
RIGHT OF WAY ACQUISITION (NOWAK DAIRY ROAD):

COMMENCE AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 88 DEGREES 04 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 791.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 04 MINUTES 04 SECONDS EAST ALONG SAID NORTH SECTION LINE A DISTANCE OF 555.08 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION, PROCEED SOUTH 03 DEGREES 39 MINUTES 56 SECONDS WEST A DISTANCE OF 561.83 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 5769.54 FEET, A CENTRAL ANGLE OF 03 DEGREES 57 MINUTES 19 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 01 DEGREES 41 MINUTES 16 SECONDS WEST, 398.20 FEET; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 398.29 FEET TO A POINT OF TANGENCY; THENCE PROCEED SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST A DISTANCE OF 146.32 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 304.79 FEET, A CENTRAL ANGLE OF 20 DEGREES 28 MINUTES 43 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES 56 MINUTES 58 SECONDS WEST, 108.36 FEET; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.94 FEET TO A POINT OF TANGENCY; THENCE PROCEED SOUTH 20 DEGREES 11 MINUTES 19 SECONDS WEST A DISTANCE OF 56.36 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF HIGHWAY 97; THENCE PROCEED NORTH 40 DEGREES 13 MINUTES 28 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 57.50 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED NORTH 20 DEGREES 11 MINUTES 20 SECONDS EAST A DISTANCE OF 27.97 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 254.79 FEET, A CENTRAL ANGLE OF 20 DEGREES 28 MINUTES 43 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 56 MINUTES 58 SECONDS EAST, 90.58 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.07 FEET TO A POINT OF TANGENCY; THENCE PROCEED NORTH 00 DEGREES 17 MINUTES 23 SECONDS WEST A DISTANCE OF 146.32 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 5819.54 FEET, A CENTRAL ANGLE OF 03 DEGREES 57 MINUTES 19 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 41 MINUTES 16 SECONDS EAST, 401.66 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 401.74 FEET TO A POINT OF TANGENCY; THENCE PROCEED NORTH 03 DEGREES 39 MINUTES 56 SECONDS EAST A DISTANCE OF 478.36 FEET; THENCE PROCEED NORTH 48 DEGREES 32 MINUTES 24 SECONDS WEST A DISTANCE OF 79.01 FEET; THENCE PROCEED NORTH 83 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 442.77 FEET TO THE POINT OF BEGINNING; CONTAINING 73,025 SQUARE FEET, MORE OR LESS. ALL LYING WITHIN SECTION 36 TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

RCD May 21, 2003 10:08 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-098926

Drawn By: MLC/JACD		Project No.: 20030006	
Date: May 8, 2003		Drawing No.: L-4478	
Field Book: L-420		Page: 36.17	
Section, Township, Range: 25, T-1-N, R-31-W			
TYPE OF SURVEY: DESCRIPTION DRAINING			
Revision:		Date:	
ENGINEERING SERVICES			
DEPARTMENT OF ENGINEERING, ESCAMBIA COUNTY, FLORIDA			
Suite No. One, 1180 N. Leonard Street, Pensacola, Florida 32501-1118			
Date of survey: 3/21/2003		Signature:	
Registered Land Surveyor No. 5575		State of Florida	
The Description Drawing shown herein is true and correct and is compliant with the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Chapter 61017-6, Florida Administrative Code and Section 472.037, Florida Statutes.			
sheet 2 of two		DWG. NO. L-4476	
			



CURVE TABLE					
CURVE	CH BEARING	CH DIST	RADIUS	ARC LENGTH (A)	ARC LENGTH (R) DELTA
C1	S 66°37'55" W	186.98'	262.53'	191.18'	41°43'25"
C2	N 5°56'53" E	108.30'	304.79'	108.88'	108.94'
C3	N 2°19'07" W	398.08'	5769.54'	398.16'	20°28'05"
C4	S 41°37'57" E	339.70'	3769.83'	339.82'	3°57'14"

LINE TABLE				
LINE	BEARING (A)	DISTANCE (A)	BEARING (R)	DISTANCE (R)
L1	S 87°09'26" W	43.38'	S 87°28'06" W	43.60'
L2	S 45°47'27" W	73.72'	S 45°46'49" W	50.00'
L3	N 16°07'29" E	55.59'	N 16°11'53" E	56.36'
L4	N 41°7'39" W	146.36'	N 41°6'49" W	146.32'
L5	N 88°01'14" E	21.77'	N 87°56'30" E	21.81'
L6	S 1°31'52" E	7.82'	S 1°05'50" E	7.89'

LEGEND

CT = CRIMP TOP IRON PIPE FOUND
OT = OPEN TOP IRON PIPE FOUND
CR1 = 1/2" CAPPED REBAR IRON FOUND (BUTLER)
CR2 = 1/2" CAPPED REBAR IRON FOUND (LANDS ENG LB # 6832)
CR3 = 1/2" CAPPED REBAR IRON FOUND (NEF ENG CORP # 4887)
CR4 = 1/2" CAPPED REBAR IRON FOUND (PGA)
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
-X-X- = FENCE LINE
(R) = RECORD TIE TAKEN FROM DEED
(A) = ACTUAL MEASURED TIE
PRM = PERMANENT REFERENCE MONUMENT

NOTES

1. TYPE OF SURVEY: BOUNDARY
2. BEARING BASED ON AS-BUILT SURVEY BY BUTLER & ASSOCIATES OF PENSACOLA, DATED 07-02-2010 (NORTH REFERENCED AS PER RIGHT-OF-WAY LINE OF STATE ROAD S-97 BEARING S44°12'20"E)

P.O.C.

N.W. COR. OF SEC. 36
T-1-N, R-31-W
ESCAMBIA CO. FL.

N 87°56'30" E 178.16'
(RECORD TIE NOT CHAINED)

NOWAK DAIRY ROAD (RIGHT-OF-WAY VARIES)

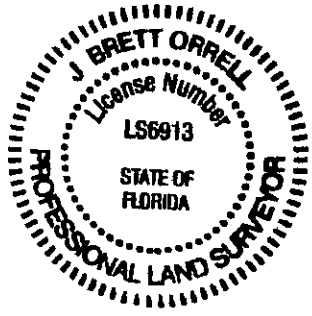
STATE HIGHWAY 97 (100' RIGHT-OF-WAY)
(RECORD TIE NOT CHAINED)

47.98 ACRES
NO IMPROVEMENTS SHOWN, IF ANY EXIST

REFERENCE NO. 361N312000000000

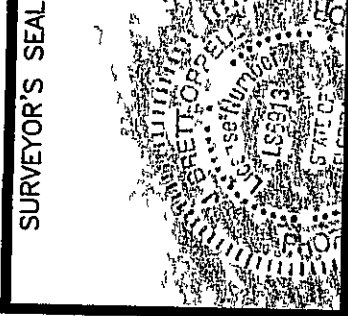
REFERENCE NO. 361N311200000000

SHERRLANE DRIVE (66' RIGHT-OF-WAY)



BOUNDARY
SURVEY
CANTONMENT, FL.

**POLY SURVEYING
ENGINEERING**
588 JACKSON RD.
MISSISSIPPI
PHONE (228) 265-2343
FAX (228) 265-2737
E-MAIL: MAIL@POLYSURVEYING.COM
WWW.POLYSURVEYING.COM



REVISIONS
BOUNDARY
02-26-2013
DATE 02-05-2013
DATE SURVEYED
02-04-2013
SCALE 1"=100'
FILE 1301-091
S-(43)
DRAWN BY T.D.F.

SHEET NO.
1/1