File # 201946190, PLAT BK 13 Page 3 Recorded 10/15/19 at 09:53 AM, Donald C. Spencer, Clerk Santa Rosa County, Florida Deputy Clerk ROB Trans # 860104

File # 201946190, PLAT BK 13 Pages 3 - 3, Recorded 10/15/19 at 09:53 AM, Donald C. Spencer, Clerk Santa Rosa County, Florida Deputy Clerk ROB Trans # 860104 #1

ROBINSON ESTATES – PHASE I

A PORTION OF SECTION 33
TOWNSHIP 2 NORTH, RANGE 29 WEST
SANTA ROSA COUNTY, FLORIDA
SEPTEMBER 2019

Mott MacDonald
220 West Garden Street
Suite 700
Pensacola, FL 32502
United States of America
F +1 (850) 484 8199
T +1 (850) 484 6011
www.mottmac.com/americas

GENERAL NOTES

1. "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 THIS COUNTY."
2. NORTH AND BEARINGS ARE GRID BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL POINTS BEING 58-99-B19H AND 58-99-B20H
3. LANDS SHOWN HEREON APPEAR TO BE IN ZONE "X" PER NATIONAL FLOOD INSURANCE RATE MAPS, MAP NUMBERS 12113C0294G AND 12113C293G, DATED DECEMBER 19, 2006
4. BENCHMARK AND ELEVATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK 58-05-B01HV, PER SANTA ROSA COUNTY ENGINEERING SURVEY PROJECT NUMBER 2000H-016-01, DATED 03-05-2012.
5. ROBINSON ESTATES PHASE I CONTAINS 34 LOTS.
6. LOT WIDTH: THE MINIMUM LOT WIDTH IS 70 FEET FOR LOTS NOT LOCATED ALONG A CUL-DE-SAC. FOR THOSE LOTS LOCATED ON A CUL-DE-SAC, THE LOT WIDTH SHALL NOT BE LESS THAN 70 FEET WHEN MEASURED AT THE TOP OF THE ARC AT THE MINIMUM FRONT SETBACK LINE AND SHALL NOT BE LESS THAN 50 FEET WHEN MEASURED AT THE TOP OF THE ARC OF THE STREET RIGHT-OF-WAY.

   FRONT SETBACK SHALL BE 25 FEET FROM ANY STREET.

   REAR SETBACK SHALL BE 25 FEET.

   SIDE SETBACK SHALL BE 7 FEET WHEN MEASURED AT THE MINIMUM FRONT SETBACK LINE FOR LOTS HAVING WIDTHS BETWEEN 70 AND 90 FEET. FOR LOTS WIDER THAN 90 FEET AND NARROWER THAN SEVENTY 70 FEET, THERE SHALL BE A SIDE SETBACK OF NO LESS THAN 10% OF THE LOT WIDTH TO A MAXIMUM OF 15 FEET. THE SIDE BUILDING SETBACK SHALL DEVIATE FROM THE STANDARD REQUIREMENTS AND RUN CONCURRENT WITH THE EASEMENTS LOCATED ON THE COMMON LOT LINE OF LOTS 8-10/BLOCK 'A'.

   CORNER LOTS: A CORNER LOT SHALL HAVE A SIDE STREET SETBACK EQUAL TO FIFTEEN (15) FEET OR AS SPECIFIED BY THE ZONING DISTRICT REQUIREMENT. HOWEVER, IF THE SIDE STREET IS A COLLECTOR ROAD OR AN ARTERIAL ROAD, AS DESCRIBED IN SECTION 4.04.03(D), THEN THE SIDE STREET SETBACK SHALL BE EITHER TWENTY-FIVE (25) FEET FOR A COLLECTOR ROAD OR FIFTY (50) FEET FOR AN ARTERIAL ROAD. THE SIDE STREET SHALL BE DETERMINED BY THE LOCATION OF THE FRONT YARD.
7. ALL LOTS SUBJECT TO A 10' PRIVATE DRAINAGE EASEMENT ALONG COMMON LOT LINES (5'/EACH LOT).
8. JURISDICTIONAL AREAS WERE FLAGGED BY BOSSO-IMHOF ENVIRONMENTAL SCIENCES, INC. ON OCTOBER 31, 2014.
9. ON THE DATE THIS PLAT WAS RECORDED, ALL OR A PORTION OF THE PROPERTY APPEARING WITHIN THIS PLAT LIES WITHIN A MILITARY AIRPORT ZONE (OLF SPENCER FIELD), PUBLIC AIRPORT ZONE, RUNWAY PROTECTION ZONE, CLEAR ZONE, OR ACCIDENT POTENTIAL ZONE. USE OF OR CONSTRUCTION UPON LANDS OR WATERS WITHIN THIS PLAT JUNE HAVE ADDITIONAL RESTRICTIONS SET FORTH IN ORDINANCES OF THE SANTA ROSA COUNTY BOARD OF COUNTY COMMISIONERS OR IN COVENANTS RECORDED IN THE OFFICIAL RECORDS OF THE CLERK OF THE CIRCUIT COURT FOR SANTA ROSA COUNTY.
10. THE SIGN (°) MEANS DEGREES. THE SIGN (') MEANS FEET OR MINUTES. THE SIGN (") MEANS SECONDS. THE SIGN (Δ) MEANS CENTRAL ANGLE.
11. ALL MEASUREMENTS ARE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
12. ALL DISTANCES ARE IN FEET, TENTH AND HUNDREDTHS OF A FOOT.
13. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE ALSO FOR CABLE TV, TELEPHONE, AND ELECTRICAL DISTRIBUTION IN ACCORDANCE WITH THE PLAT ACT CHAPTER 177.091.
14. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS (N.R.) NON-RADIAL.
15. DATE OF FIELD SURVEY: 6-20-2019
16. A 5' SIDEWALK ALONG THE WEST SIDE OF WEST SPENCER FIELD ROAD WAS CONSTRUCTED BY THE DEVELOPER.
17. ZONE: R1
    FUTURE LAND USE: SINGLE-FAMILY RESIDENTIAL (SFR).
18. REZONING CASE # 2014-R-018 WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT THE MEETING ON JANUARY 22, 2015 WITH THE FOLLOWING CONDITIONS:
    a. THE FINAL SUBDIVISION LAYOUT MUST INCLUDE CONNECTIVITY TO ROLYAT ROAD AS WELL AS STUB-OUTS TO ADJACENT VACANT AND COMMERCIAL PROPERTY.
    b. PROVIDE A RIGHT-OF-WAY DONATION ALONG THE ENTIRE FRONTAGE OF WEST SPENCER FIELD ROAD IN ORDER TO ACHIEVE AN 80 FOOT RIGHT-OF-WAY FOR THE MAJOR COLLECTOR
    c. ALL STORMWATER PONDS WILL BE LIMITED TO A 10 YEAR PREDEVELOPMENT DISCHARGE AS THE PROPOSED SUBDIVISION LIES WITHIN A KNOWN STORMWATER PROBLEM AREA.
    d. PROVIDE SIDEWALKS ALONG WEST SPENCER FIELD ROAD FROM THE SUBDIVISION ENTRANCE TO NORTH SPENCER FIELD ROAD.
19. SIDEWALKS WILL BE COMPLETED BY THE BUILDER AT COMPLETION OF STRUCTURE.

LEGAL DESCRIPTION

ROBINSON ESTATES - PHASE I
MM PROJECT NO. 390760
SEPTEMBER 3, 2019

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FL. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FL.; THENCE N 02°46'56" E, ALONG THE EAST LINE OF SAID SECTION, FOR A DISTANCE OF 2,286.64 FEET; THENCE N 87° 13' 15" W , DEPARTING SAID EAST LINE, FOR A DISTANCE OF 41.79 FEET TO THE WEST RIGHT OF WAY LINE OF WEST SPENCER FIELD ROAD AND THE POINT OF BEGINNING; THENCE N 87°13'15" W, FOR A DISTANCE OF 373.76 FEET; THENCE S 02°47'04" W , FOR A DISTANCE OF 461.55 FEET; THENCE N 87°15'03" W, FOR A DISTANCE OF 1062.93 FEET; THENCE N 02°46'05" E, FOR A DISTANCE OF 180.96 FEET; THENCE N 14°24'07" E, FOR A DISTANCE OF 51.05 FEET; THENCE N 02°46'05" E, FOR A DISTANCE OF 180.99 FEET; THENCE S 87°13'55" E, FOR A DISTANCE OF 282.36 FEET; THENCE S 02°46'05" W, FOR A DISTANCE OF 15.49 FEET; THENCE S 87°13'55" E, FOR A DISTANCE OF 470.60 FEET; THENCE N 02°46'05" E, FOR A DISTANCE OF 250.97 FEET; THENCE N 87°13'55" W, FOR A DISTANCE OF 162.00 FEET; THENCE N 02°36'53" E, FOR A DISTANCE OF 143.84 FEET; THENCE N 40°31'10" E, FOR A DISTANCE OF 529.46 FEET; THENCE S 87°13'04" E, FOR A DISTANCE OF 508.83 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE S 02°32'27" W ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 747.95 FEET TO THE POINT OF BEGINNING.

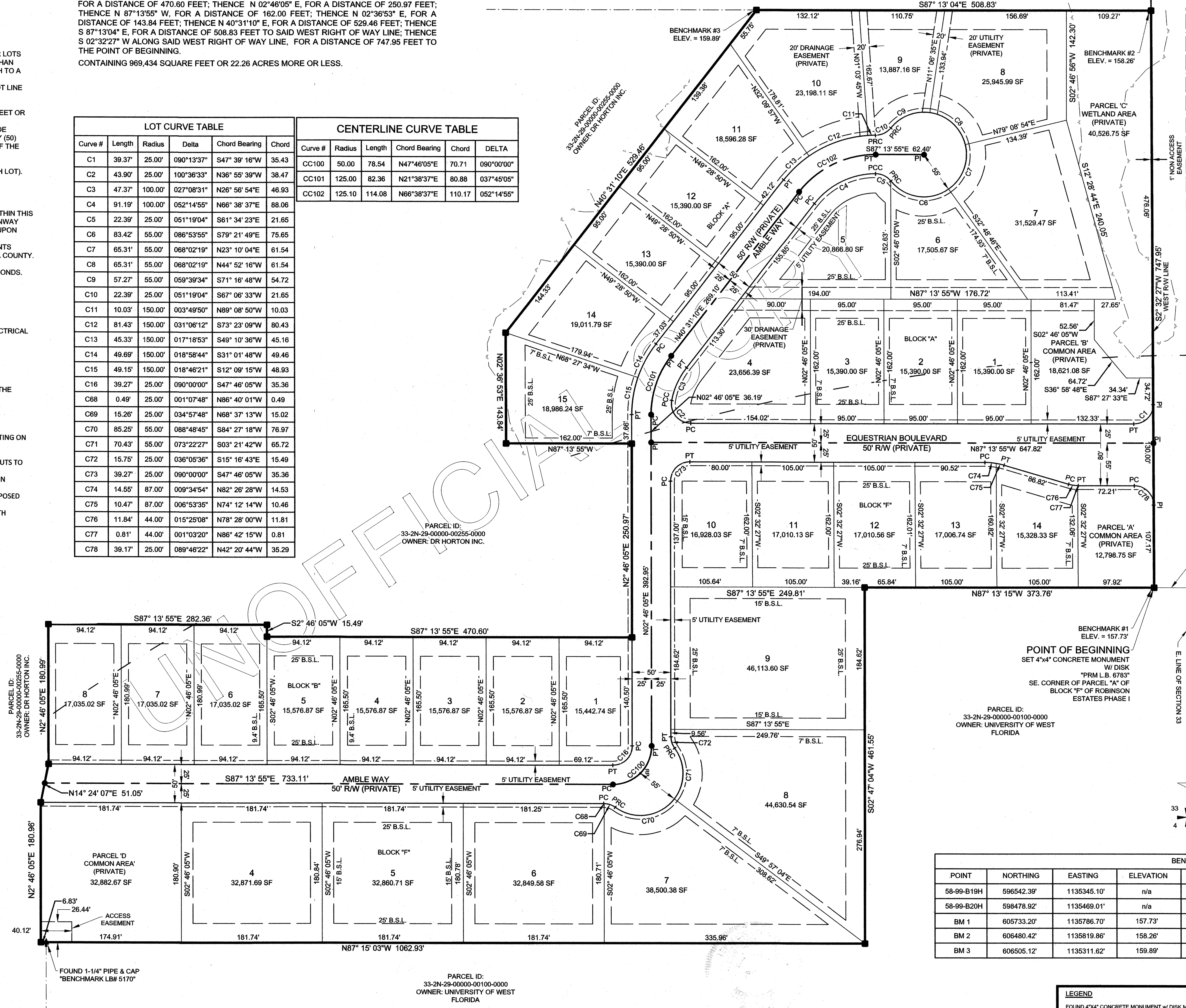
CONTAINING 969,434 SQUARE FEET OR 22.26 ACRES MORE OR LESS.

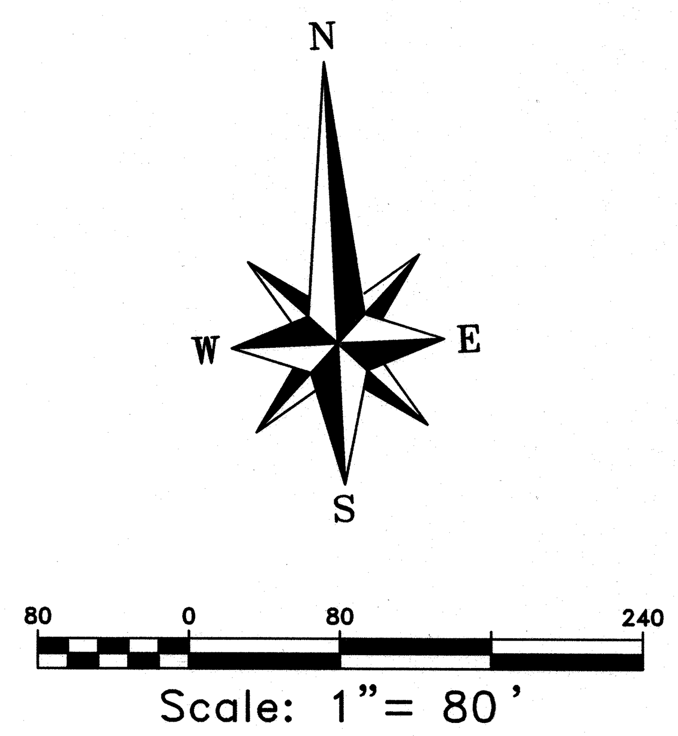
LOT CURVE TABLE

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	39.37'	25.00'	090°13'37"	S47° 39' 16"W	35.43
C2	43.90'	25.00'	100°36'33"	N36° 55' 39"W	38.47
C3	47.37'	100.00'	027°08'31"	N26° 56' 54"E	46.93
C4	91.19'	100.00'	052°14'55"	N66° 38' 37"E	88.06
C5	22.39'	25.00'	051°19'04"	S61° 34' 23"E	21.65
C6	83.42'	55.00'	086°53'55"	S79° 21' 49"E	75.65
C7	65.31'	55.00'	068°02'19"	N23° 10' 04"E	61.54
C8	65.31'	55.00'	068°02'19"	N44° 52' 16"W	61.54
C9	57.27'	55.00'	059°39'34"	S71° 16' 48"W	54.72
C10	22.39'	25.00'	051°19'04"	S67° 06' 33"W	21.65
C11	10.03'	150.00'	003°49'50"	N89° 08' 50"W	10.03
C12	81.43'	150.00'	031°06'12"	S73° 23' 09"W	80.43
C13	45.33'	150.00'	017°18'53"	S49° 10' 36"W	45.16
C14	49.69'	150.00'	018°58'44"	S31° 01' 48"W	49.46
C15	49.15'	150.00'	018°46'21"	S12° 09' 15"W	48.93
C16	39.27'	25.00'	090°00'00"	S47° 46' 05"W	35.36
C68	0.49'	25.00'	001°07'48"	N86° 40' 01"W	0.49
C69	15.26'	25.00'	034°57'48"	N68° 37' 13"W	15.02
C70	85.25'	55.00'	088°48'45"	S84° 27' 18"W	76.97
C71	70.43'	55.00'	073°22'27"	S03° 21' 42"W	65.72
C72	15.75'	25.00'	036°05'36"	S15° 16' 43"E	15.49
C73	39.27'	25.00'	090°00'00"	S47° 46' 05"W	35.36
C74	14.55'	87.00'	009°34'54"	N82° 26' 28"W	14.53
C75	10.47'	87.00'	006°53'35"	N74° 12' 14"W	10.46
C76	11.84'	44.00'	015°25'08"	N78° 28' 00"W	11.81
C77	0.81'	44.00'	001°03'20"	N86° 42' 15"W	0.81
C78	39.17'	25.00'	089°46'22"	N42° 20' 44"W	35.29

CENTERLINE CURVE TABLE

Curve #	Radius	Length	Chord Bearing	Chord	DELTA
CC100	50.00	78.54	N47°46'05"E	70.71	090°00'00"
CC101	125.00	82.36	N21°38'37"E	80.88	037°45'05"
CC102	125.10	114.08	N66°38'37"E	110.17	052°14'55"





Scale: 1" = 80'

OWNER / DEVELOPER

D.R. HORTON, INC.
2450 HWY. 29 S.
CANTONMENT, FL 32533
(850) 937-0445

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, AS THE OWNER OF THE LAND DESCRIBED HEREIN AND PLATTED HEREON, KNOWN AS ROBINSON ESTATES PHASE I, HEREBY DEDICATES TO ARBOR-ROBINSON OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (1) ALL STREETS AND RIGHTS OF WAY SHOWN HEREON, (2) PARCEL "A" (PRIVATE") AS SHOWN HEREON, (3) PARCEL "B" (PRIVATE") AS SHOWN HEREON, (4) PARCEL "C" (PRIVATE") AS SHOWN HEREON, (5) PARCEL "D" (PRIVATE") AS SHOWN HEREON, AND DOES HEREBY FURTHER DEDICATE TO VARIOUS UTILITY COMPANIES A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, INSTALLATION, REPAIR AND MAINTENANCE OF UTILITIES PROVIDING SERVICES TO THE PROPERTY LOCATED WITHIN ROBINSON ESTATES PHASE I (INCLUDING, WITHOUT LIMITATION, WATER, SANITARY SEWER, ELECTRICAL, NATURAL GAS, AND TELECOMMUNICATIONS). D.R. HORTON, INC., A DELAWARE CORPORATION, DOES HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

Mary Walters
Witness

D.R. Horton, Inc. a
Delaware Corporation

Mary Walters
Print name

By: D. Joel Coleman

Lauren Volk
Witness

Name: D. Joel Coleman

AFFIX CORPORATE SEAL

Lauren Volk
Print name

As it's: Asst. Vice President

ACKNOWLEDGEMENT

STATE OF ~~FLORIDA~~ Alabama
COUNTY OF Baldwin

The foregoing instrument was hereby acknowledged before me on the 3rd day of October, 2019, by D. Joel Coleman, as Asst. Vice President of D.R. Horton, Inc., a Delaware Corporation , who is personally known to me or who produced a ________ as identification.

My Commission Expires 7/21/21

(AFFIX NOTARY SEAL)

Notary Public (Signature)

Leigh-Ann Capocci
Print Name

Title or Rank

16055
(Serial Number, if any)

CERTIFICATION OF APPROVAL

Examined and approved by:

RICKY B. SEARS, P.S.M.
County Surveyor
DATE 10.11.19

ROGER A. BLAYLOCK, P.E.
County Engineer
DATE 10/11/19

ROY V. ANDREWS
County Attorney
DATE 10/14/19

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND HEREIN DESCRIBED, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177, SECTION 177.011-177.151, FLORIDA STATUTES AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THE PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THE RECORDING OF THIS PLAT.

10-3-19
DATE

David A. Hitchcock
Professional Surveyor and Mapper No. 7180
State of Florida

CERTIFICATION OF APPROVAL, CLERK OF THE CIRCUIT COURT

I, DONALD C. SPENCER, Clerk of the Courts of Santa Rosa County, Florida, hereby certify that this plat complies with all the requirements of the Plat Act, Chapter 177, Section 177.011-177.151, of the Florida statutes and the same was filed for record in plat book 13 at page 3 of said county on this 14 day of October, 2019.

DONALD C. SPENCER
Clerk of Courts
Santa Rosa County, Florida

APPROVAL - BOARD OF COUNTY COMMISSIONERS

I, DONALD C. SPENCER, Clerk of Courts of Santa Rosa County, Florida hereby certify that this plat was presented to the board of county commissioners of said county at their meeting held on the 10 day of October, 2019 and was approved for filing by said board and I, as clerk of courts was instructed to so certify hereon.

DONALD C. SPENCER
Clerk of Courts
Santa Rosa County, Florida

BENCHMARKS & STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	ELEVATION	SCALE FACTOR	CONVERGENCE	LATITUDE	LONGITUDE	DESCRIPTION
58-99-B19H	596542.39'	1135345.10'	n/a	0.99995667	-1°15'13.9"	30°24'01.1536"	86°59'42.4553"	CONTROL MONUMENT
58-99-B20H	598478.92'	1135469.01'	n/a	0.99995668	-1°14'57.6"	30°24'05.9769"	86°59'09.9272"	CONTROL MONUMENT
BM 1	605733.20'	1135786.70'	157.73'	0.99995669	-1°19'50.4"	30°38'20.3368"	87°08'52.6444"	PRM @ SE CORNER OF SUBDIVISION
BM 2	606480.42'	1135819.86'	158.26'	0.99995669	-1°19'50.3"	30°38'27.7382"	87°08'52.4636"	PRM @ NE CORNER OF SUBDIVISION
BM 3	606505.12'	1135311.62'	159.89'	0.99995669	-1°19'53.2"	30°38'27.8658"	87°08'58.2862"	PRM @ NW CORNER OF SUBDIVISION

LEGEND

FOUND 4"X4" CONCRETE MONUMENT w/ DISK MARKED "PRM LB#6783" INDICATED AS: ■
FOUND PERMANENT REFERENCE MARKERS (PRM) 1/2" CAPPED IRON ROD MARKED "LB#6783" INDICATED AS: ●
SET PERMANENT REFERENCE MARKERS (PRM) 4"X4" CONCRETE MONUMENT w/DISC MARKED "PRM LB#6783" INDICATED AS: ■
SET PERMANENT CONTROL POINTS (PCP) NAIL AND DISK NUMBERED PCP LB#6783 INDICATED AS: ●
FOUND MONUMENTATION AS NOTED: ▲

BUILDING SETBACK LINE
BOUNDARY LINE
EASEMENT LINE
CENTERLINE
WETLAND LINE
O.L.F. SPENCER FIELD AIRPORT ZONE LIMIT LINE

R/W = RIGHT-OF-WAY
L.B. = LICENSED BUSINESS REGISTRATION NUMBER
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
PCC= POINT COMPOUND CURVATURE
PI = POINT OF INTERSECTION
PRC = POINT OF REVERSE CURVATURE
B.S.L. = BUILDING SETBACK LINE
N.R. = NON-RADIAL LINE
± = MORE OR LESS
RP = RADIUS POINT
ID = IDENTIFICATION
SF = SQUARE FEET
PRM = PERMANENT REFERENCE MONUMENT

SHEET 1 OF 1
PLAT BOOK 13 ,PAGE 3

M.M. PROJECT #: 390760