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TOWNSHIP BEING SANTA ROSA COUNTY, FLORIDA PORTION OF 2 NORTH, RANGE **SECTION 33 29 WES**

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, OWNER LAND SHOWN AND DESCRIBED HEREON AS PARTIES. AND SHOWN AND DESCRIBED HEREON AS ROBINSON ESTATES - PHASE IIA, BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

2. THE 5' WIDE PRIVATE DRAINAGE EASEMENT ADJOINING AND ALONG EACH LOT LINE; AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE USE OF THE ARBOR-ROBINSON OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SANTA ROSA COUNTY. 1. AMBLE WAY, AS A 50' WIDE PRIVATE RIGHT-OF-WAY; SWAINE COURT, AS A 50' WIDE PRIVATE RIGHT-OF-WAY; PARCEL H, AS PRIVATE DRAINAGE EASEMENT; PARCEL G AS PRIVATE 20 FOOT GULF POWER EASEMENT AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE USE OF THE ARBOR-ROBINSON OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SANTA ROSA COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT/VICE PRESIDENT], AND ATTESTED TO BE SIGNED BY ITS [OTHER CORPORATE OFFICER], AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21ST DAY OF 3UNITY. THE 5' WIDE UTILITY EASEMENTS AS SHOWN ADJOINING AND PARALLEL WITH ALL OF THE PRIVATE STREET RIGHTS OF WAY AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC UTILITIES FOR THE INSTALLATION, OPERATION, WAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE NCLUDING 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 IF THE SANTA ROSA COUNTY BOARD OF COUNTY COMMISSIONERS. THESE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ARBOR-ROBINSON OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SANTA ROSA COUNTY.

D.R. HORTON, INC. A DELAWARE CORPORATION

NAME: AS IT'S: assistant Vice

NITNESS

LEGAL DESCRIPTION

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

COMMENCING AT A FOUND 4"X4" CONCRETE MONUMENT MARKED "RUTAN #4208" BEING THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 29 WEST, AND A SOUTHERLY CORNER OF A TRACT OF LAND NOW OR FORMALLY OWNED BY D.R. HORTON INC. DESCRIBED IN OFFICIAL RECORDS BOOK 3703 PAGE 269; THENCE ALONG SAID D.R. HORTON TRACT NORTH 12"13" 09" EAST A DISTANCE OF 61.01 FEET TO A SET 4"X4" CONCRETE MONUMENT MARKED "LB# 6783", THENCE CONTINUING ALONG THE SOUTH LINE OF SAID D.R. HORTON TRACT SOUTH 8"2"2"5"1" EAST A DISTANCE OF 724.29 FEET TO A SET 4"X4" CONCRETE MONUMENT MARKED "LB# 6783", THENCE ALONG THE WEST LINE OF SAID D.R. HORTON TRACT NORTH 20"46"11" EAST A DISTANCE OF 1,458.06 FEET TO A FOUND 1/2" IRON ROD AND CAP MARKED "SRCE 3454", THENCE SOUTH 87"13"03" EAST A DISTANCE OF 7,32 FEET TO A SET 4 X4" CONCRETE MONUMENT MARKED "LB# 6783", ALSO BEING THE POINT OF BEGINNING: THENCE NORTH 03"01"01" EAST A DISTANCE OF 1,458.06 FEET TO THE INTERSECTION WITH A NON TANGENTIAL CURVE A DISTANCE OF 249.00 FEET, THENCE NORTH 87"13"55" WEST A DISTANCE OF 249.00 FEET, THENCE NORTH 20"140" WEST A DISTANCE OF 248.27 FEET, THENCE NORTH 42"13"55" WEST A DISTANCE OF 39.27 FEET, THENCE NORTH 42"13"55" WEST A DISTANCE OF 39.27 FEET, THENCE NORTH 42"13"55" WEST A DISTANCE OF 39.27 FEET, THENCE NORTH 92"140" WEST A DISTANCE OF 155.95 FEET, THENCE SOUTH 87"13"55" WEST A DISTANCE OF 38.3 FEET, THENCE ALONG SAID PHASE I PLAT BOUNDARY SOUTH 40"2"40" WEST A DISTANCE OF 51.05 FEET; THENCE ALONG SAID PHASE I PLAT BOUNDARY SOUTH 47"2"40" WEST A DISTANCE OF 51.05 FEET; THENCE ALONG SAID PHASE I PLAT BOUNDARY SOUTH 87"13"56" WEST A DISTANCE OF 189.51 FEET TO A FORTON TRACT. TO A FOUND 1-1/4" CAPPED PIPE MARKED "LB# 5170", BEING AN UNTERIOR CORNER OF SAID D.R. HORTON TRACT SOUTH 90"40" WEST A DISTANCE OF 38.3 FEET TO A FOUND 1-1/4" CAPPED PIPE MARKED "LB# 5170", BEING AN UNTERIOR CORNER OF SAID D.R. HORTON TRACT SOUTH 90"40" WEST A DISTANCE OF 6.83 FEET TO A FOUND 1-1/4" CAPPED PIPE MARKED "LB# 5170" BEING AN UNTERIOR CORNER OF SAID D.R. HORTON TRACT SOUT

CONTAINING 371,994 SQUARE FEET OR 8.54 ACRES MORE OR LESS

KNOWLEDGEMENT OF SANTA ROSA

ACKNON STATE OF COUNTY O BEFORE I HAS PRO INSTRUMI NOT FOR HE/SHE E SEAL AFF AND THA: T FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AN SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF DITHAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COFFICER OF SAID INSTRUMENT BY DUE AND REGULAR COFFICER OF SAID INSTRUMENT BY DUE AND REGULAR COFFICER OF SAID INSTRUMENT BY DUE AND REGULAR COFFICER OFFICER JMENT AS PRESIDENT OF THE ARE OR PROFIT CORPORATION AND SE EXECUTED SUCH INSTRUMENT AND SEFFIXED TO THE FOREGOING INSTRUMENT AND ASSESSED TO THE FOREGOING INSTRUMENT ASSESSED.

NESS MY HAND AND OFFICIAL SEAL THIS 21ST DAY OF WILL

¥.

June 08, 2025

Notary Public (Sign

Rabecca Print Name SWED

HH 139902 (Serial Number, if any)

CEPTANCE OF RESERVATIONS
ATE OF FLORIDA
ONLY OF SANTA ROSA

E ARBOR-ROBINSON OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, I CEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND REON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS REON, DATED THIS 215 DAY OF 3014, 2021.

APPROVAL - BOARD OF COUNTY COMMISSIONERS

PRINT-NAME PRINTED NAME & TITLE: ARBOR-ROBINSON OWNERS ASSOCIATION, INC A FLORIDA NOT FOR PROFIT CORPORATION

CORPORATE

SANTA ROSA

PRINT NAME
TITLE CERT
STATE OF
COUNTY C

UNITY OF

IAL PROJECT EXAMINER, AVP TITLE INSURANCE COMPANY

DAT

ATE OF FLORIDA

SANTA ROSA

ME PERSONALLY APPEARED (YAIN KOALY), WHO IS PERSONALLY KNOW ODUCED

AS IDENTIFICATION, AND WHO EXECUTED THE AS PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION AND ILEDGED TO AND BEFORE ME, THE HE/SHE EXECUTED SUCH INSTRUMENT OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT OF SAID CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FF

COMMISSION EXPIRES JUNE 08, 2025 VESS MY HAND AND OFFICIAL SEAL THIS 2151 DAY OF JULY Rabecca Canen NOTARY PUBLIC (SIGNATURE)

FIX NOTARY SEAL)

PRINT NAME Cowen

HH 139902 (SERIAL NUMBER, IF ANY)

GENERAL NOTES

"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."

NORTH AND BEARINGS ARE GRID BASED ON THE SOUTH SECTION TOWNSHIP 2 NORTH, RANGE 29 WEST, BEING S 87° 28' 51" E

WIDTH: THE MINIMUM LOT WIDTH IS 70 FEET -DE-SAC. FOR THOSE LOTS LOCATED ON A CUL-DS THAN 70 FEET WHEN MEASURED AT THE TOP BACK LINE AND SHALL NOT BE LESS THAN 50 FEET OTS NOT LOCATED ALONG A
THE LOT WIDTH SHALL NOT BE
ARC AT THE MINIMUM FRONT
MEASURED AT THE TOP OF THE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS LAND HEREIN DESCRIBED, THAT SAID LAND HAS BEEN SERVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AN DATA COMPLIES WITH ALL REQUIREMENTS OF THE 177.011-177.151, FLORIDA STATUTES AND THAT THE PERMABEEN SET AND THAT PERMANENT CONTROL POINTS AND LOBE SET WITHIN ONE YEAR OF THE DATE OF THE RECORDING

R NO. 7233

I, DONALD C. SPENCER, CLERK OF THE COURTS OF SANTA CERTIFY-THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENT SECTION-177 11-177.151, OF THE FLORIDA STATUTES, AND THE PLAT BOOK AT PAGE OF TAID COUNTY ON THIS PLAT BOOK. CERTIFICATION OF APPROVAL, CLERK OF THE CIRCUIT COURT DONALD C. SPENCER
CLERK OF COURTS
SANTA ROSA COUNTY, FLORIDA

I, DONALD C. SPENCER, CLERK OF COURTS OF SANTA ROSA COUNTY, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD O COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE OF _____, 2021 AND WAS APPROVED FOR FILING BY SA AND I, AS CLERK OF COURTS WAS INSTRUCTED TO SO CERTIFY HERE



EXAMINED AND APPROVED BY: CERTIFICATION OF APPROVAL

ulghu

LINE OF SECTION 33,

LANDS SHOWN HEREON APPEAR TO BE IN ZONE "X" PER NATIONAL FLOOD INSURANCE RATE MAPS, MAP NUMBERS 12113C0294G AND 12113C293G, DATED DECEMBER 19, 2006

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. ELEVATION ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.

IS A CORRECT REPRESENTATION OF THE N SUBDIVIDED AS INDICATED, THAT THE AND SUPERVISION AND THAT THE SURVEY IE PLAT ACT CHAPTER 177, SECTION RMANENT REFERENCE MONUMENTS HAVE D LOT CORNERS AS SHOWN HEREON WILL NG OF THIS PLAT.

GENERAL NOTES (CONTINUED)

OWNER/DEVELOPER
D.R. HORTON, INC.
2450 HWY. 29 S.
CANTONMENT, FL 32533
850-937-0445

MOTT ---

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Mott MacDonald
220 West Garden Street
Suite 700
Pensacola, FL 32502
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T +1 (850) 484 6011

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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.

FRONT SETBACK SHALL BE 25 FEET FROM ANY STREET

ALL LOTS SUBJECT TO A 10' PRIVATE DRAINAGE EASEMENT ALONG COMMON LOT LINES (5'/EACH LOT).

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.

10. 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 HAVE ADDITIONAL RESTRICTIONS SET FORTH IN ORDINANCES OF THE SANTA ROSA COUNTY BOARD OF COUNTY COMMISSIONERS OR IN COVENANTS RECORDED IN THE OFFICIAL RECORDS OF THE CLERK OF THE CIRCUIT COURT FOR SANTA ROSA COUNTY. ALL MEASUREMENTS ARE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.

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. ALL DISTANCES ARE IN FEET, TENTHS AND HUNDREDTHS OF A FOOT.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE ACCESS EASEMENTS SHALL HAVE THE 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.

ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS (N.R.) NON-RADIAL

DATE OF FIELD SURVEY: 1-20-2021

ZONE: R1 FUTURE LAND USE: SINGLE-FAMILY RESIDENTIAL (SFR).

16.

15.

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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.

17. SIDEWALKS WILL BE COMPLETED BY BUILDER AT COMPLETION OF SUBDIVISION.



SHEET <u>~</u> 유

PLAT BOOK_

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