## **OWNSHIP 2 NORTH, RANGE** BEING SANTA ROSA COUNTY, **PORTION OF** FLORIDA **29 WEST**

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, OWNER OF THE
LAND SHOWN AND DESCRIBED HEREON AS ROBINSON ESTATES - PHASE IIB, BEING A PORTION 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:

BLAKE LANE, AS A 50' WIDE PRIVATE RIGHT-OF-WAY; ROLYAT ROAD, AS A 50' WIDE PRIVATE IGHT-OF-WAY; PARCEL H, AS PRIVATE DRAINAGE TRACT; PARCEL G AS PRIVATE 20 FOOT GULF OWER EASEMENT; PARCEL F, AS PRIVATE UTILITY TRACT; PARCEL D, AS A PRIVATE WETLAND RACT; PARCEL E, AS A PRIVATE DRAINAGE TRACT; PARCEL I, AS A PRIVATE DRAINAGE TRACT; AS SHOWN HEREON, ARE HEREBY DEDICATED TO FOR ARCEL J AS A PRIVATE DRAINAGE TRACT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FOR HE USE OF THE ARBOR-ROBINSON OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE BLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO ANTA ROSA COUNTY.

THE 5' WIDE PRIVATE DRAINAGE EASEMENT ADJOINING AND ALONG EACH LOT LINE; AS SHOWN HEREON, ARE HEREBY DEDICATED TO 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.

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, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE INCLUDING BUT NOT LIMITED TO, POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF 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.

WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE IGNED BY ITS [PRESIDENT/VICE PRESIDENT], AND ATTESTED TO BE SIGNED BY ITS [OTHER ORPORATE OFFICER], AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY ITS BOARD OF DIRECTORS, THIS **2)** St DAY OF **WITH** ..., 2021 D.R. HORTON, INC. A
DELAWARE CORPORATION

AS IT'S: BY: 258.76

CORPORATE

PRINT NAME

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF SANTA ROSA

EGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FL. 3EING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND NAIL AND DISK MARKING THE NORTH EAST CORNER OF SECTION 33; THENCE NORTH 88°13'05" WEST A DISTANCE OF 2,647.08 FEET TO A 1/2" IRON ROD MARKING THE NORTHWEST CORNER OF THE NORTHWEST COLARTER OF SECTION 33; THENCE SOUTH 02°38'23" WEST A DISTANCE OF 2,633.92 FEET: THENCE SOUTH 87°50'58" EAST A DISTANCE OF 238.41 FEET TO THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID ROBINSON ESTATES PHASE II B SUBDIVISION; THENCE SOUTH 87°06'55" EAST A DISTANCE OF 271.72 FEET TO THE SOUTHERLY LINE A ARBOR PHASE II SUBDIVISION; THENCE CONTINUING ALONG SAID SOUTH LINE OF ARBOR PHASE II SUBDIVISION NORTH 40°27'37" EAST A DISTANCE OF 271.72 FEET TO THE SOUTHERLY LINE OF ARBOR PHASE II SUBDIVISION NORTH 40°27'37" EAST A DISTANCE OF 271.72 FEET TO THE SOUTH LINE OF ARBOR PHASE II SUBDIVISION NORTH 40°27'37" EAST A DISTANCE OF 271.72 FEET TO THE SOUTH LINE OF ARBOR PHASE II SUBDIVISION NORTH 40°27'37" EAST A DISTANCE OF 271.72 FEET TO THE SOUTH LINE OF ARBOR PHASE II SUBDIVISION SOUTH 87°304" EAST A DISTANCE OF 271.72 FEET TO THE SOUTH LINE OF ARBOR PHASE II SUBDIVISION SOUTH 87°304" EAST A DISTANCE OF 275.57 FEET TO A POINT ON AN EASTERLY LINE OF ARBOR PHASE II SUBDIVISION SOUTH 87°304" EAST A DISTANCE OF 576.57 FEET TO A POINT ON AN EASTERLY LINE OF ARBOR PHASE II SUBDIVISION SOUTH 87°304" EAST A DISTANCE OF 58.41 PASE I SUBDIVISION AND CONTINUING ALONG AN EASTERLY LINE OF FABOR PHASE I SUBDIVISION AND CONTINUING ALONG AN EASTERLY LINE OF SAID ROBINSON ESTATES PHASE I SUBDIVISION AND CONTINUING ALONG AN EASTERLY LINE OF SAID ROBINSON ESTATES PHASE I SUBDIVISION AND CONTINUING ALONG AN EASTERLY LINE OF SAID ROBINSON ESTATES PHASE I BOUNDARY SOUTH 87°1355" WEST A DISTANCE OF 725.97 FEET; THENCE CONTINUING ALONG SAID ROBINSON ESTATES PHASE I BOUNDARY SOUTH 87°1355" WEST A DISTANCE OF 726.05" THENCE DOATH MARKED OF 36.86 FEET; THENCE NORTH 87°1355" WEST A DISTANCE OF 36.50 FEET; THENCE DOATH OF 36.71 PLENCE NORTH 87°1355" WEST A DISTANCE OF 36.45 FEET; THENCE DOATH OF 36.71 PLENCE NORTH 87°1355" WEST A DISTA

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF SANTA ROSA

CKNOWLEDGEMENT TATE OF FLORIDA OUNTY OF SANTA ROSA

EFORE ME PERSONALLY APPEARED Eddit

VITNESS MY HAND AND OFFICIAL SEAL THIS 21 ST DAY OF JULY

AFFIX NOTARY SEAL) 1y Commission Expires **∬Wn ₹ 08, 2025** 

Rapuca Coulon Notary Public (Signature) Print Name

HH 139902 (Serial Number, if any)

Title or Rank

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF SANTA ROSA

THE ARBOR-ROBINSON OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNANCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME HEREON, DATED THIS 2154 DAY OF 5 Why , 2021. ARBOR-ROBINSON OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION

handra and SEAL

CORPORATE

ALLIANT NATIONAL TITLE INSURANCE HORIZED TO DO BUSINESS IN THE STAMINED THE TITLE TO THE HEREON DESPERTY IS VESTED IN D.R. HORTON, INDUSTRIAL SES HAVE BEEN PAID; AND THAT ALL SE

EDERSEN COMMERCIAL PROJECT EXAMINER, AVP NATIONAL TITLE INSURANCE COMPANY

NORTH AND BEARINGS ARE GRID BASED ON THE NORTH SECTION LINE OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 29 WEST, BEING N 88° 13' 05" W.

LOTS NOT LOCATED ALONG A THE LOT WIDTH SHALL NOT BE ARC AT THE MINIMUM FRONT MEASURED AT THE TOP OF THE

ROBINSON ESTATES PHASE IIB CONTAINS 27 LOTS.

SURVEYOR'S CERTIFICATION

GENERAL NOTES (CONTINUED)

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

MACDONALD

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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/americ

File # 202152982. PLAT BK 13 Pages 85 - 89. Recorded 08/06/21 at 10:54 AM, Donald C. Spencer, Clerk Santa Rosa County, Florida Deputy Clerk ROB Trans # 1127534

REAR SETBACK SHALL BE 25 FEET.

FRONT SETBACK SHALL BE 25 FEET FROM ANY STREET

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS LAND HEREIN DESCRIBED, THAT SAID LAND HAS BEEN S SURVEY 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

MAS D. STRONG FESSIONAL SURVEYOR AND

CERTIFICATION OF APPROVAL, CLERK OF THE CIRCUIT COURT

APPROVAL - BOARD OF COUNTY COMMISSIONERS

OURTS \ COUNTY, FLORIDA

I, DONALD C. SPENCER, CLERK OF COURTS OF SANTA ROSA COUNT HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD COMPOSITION OF SAID COUNTY AT THEIR MEETING HELD ON THE OF \_\_\_\_\_\_, 2021 AND WAS APPROVED FOR FILING BY SAND I, AS CLERK OF COURTS WAS INSTRUCTED TO SO CERTIFY HER

LERK OF COURTS ANTA ROSA COUNTY, FLORIDA

EXAMINED AND APPROVED BY: CERTIFICATION OF

COUNTY SURVEYOR Fulghum, 120

2

"NOTICE: THIS PLAT, AS RECORDED IN ITS GF SUBDIVIDED LANDS DESCRIBED HEREIN AND AUTHORITY BY ANY OTHER GRAPHIC OR ADDITIONAL RESTRICTIONS THAT ARE NOT R THE PUBLIC RECORDS OF THIS COUNTY."

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, USING NORTH AMERICAN VERTICAL DATUM 1988 DATED 03-05-2012.

GENERAL NOTES

S GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN OR DIGITAL FORM OF THE PLAT. THERE MAY BE TOUND IN THE PERFORM ON THIS PLAT THAT MAY BE FOUND IN

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

INSTRUMENT AS PRESIDENT OF D.R. HACKNOWLEDGED TO AND BEFORE MOFFICER OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATE AND REGULAR CORPORATE AND TO AND REGULAR CORPORATE AND THE COR

WITNESS MY HAND AND OFFICIAL SEAL THIS 21St DAY OF JULY

MY COMMISSION EXPIRES JUNC 08, 2025

AFFIX NOTARY SEAL)

PRINT NAME

Cowen

HH 139902 (SERIAL NUMBER, IF ANY)

TITLE OR RANK

NOTARY PUBLIC (SIGNATURE)

LOT WIDTH: THE MINIMUM LOT WIDTH IS 70 FEET CUL-DE-SAC. FOR THOSE LOTS LOCATED ON A CUL-DI LESS THAN 70 FEET WHEN MEASURED AT THE TOP OF SETBACK LINE AND SHALL NOT BE LESS THAN 50 FEET ARC OF THE STREET RIGHT-OF-WAY.

PRRECT REPRESENTATION OF THE IVIDED AS INDICATED, THAT THE PERVISION AND THAT THE SURVEY ACT CHAPTER 177, SECTION T REFERENCE MONUMENTS HAVE ORNERS AS SHOWN HEREON WILL HIS PLAT.

ER NO. 7233

œ

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.

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.

<del>1</del> <del>1</del>0. 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. 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 DISTANCES ARE IN FEET, TENTHS AND HUNDREDTHS OF A FOOT.

3 12 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. DATE OF FIELD SURVEY: 1-20-2021 ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS (N.R.) NON-RADIAL

5 REZONING CASE # 2014-R-018 WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT THE MEETING ON JANUARY 22, 2015 WITH THE FOLLOWING CONDITIONS: ZONE: R1 FUTURE LAND USE: SINGLE-FAMILY RESIDENTIAL (SFR).

a. THE FINAL SUBDIVISION LAYOUT MUST INCLUDE CONNECTIVITY TO ROLYAT ROAD AS WELL AS STUB-OUTS TO ADJACENT VACANT AND COMMERCIAL PROPERTY.

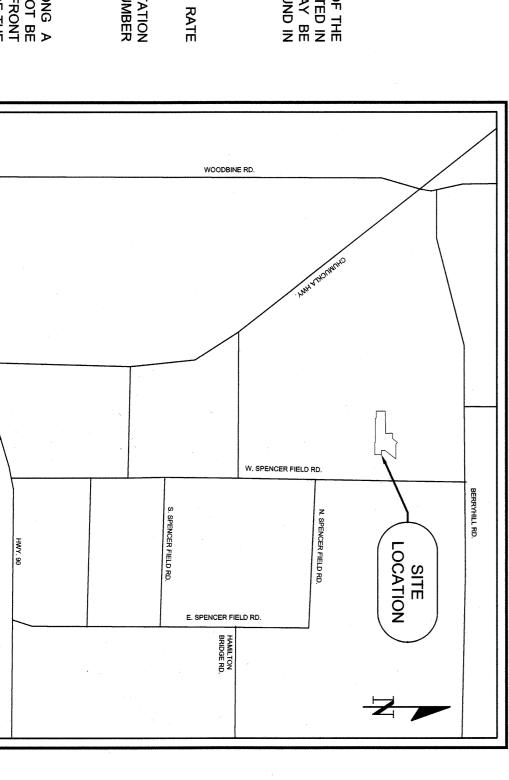
b. PROVIDE A RIGHT-OF-WAY DONATION ALONG THE ENTIRE FRONTAGE OF WEST SPENCER FIELD ROAD IN ORDER TO ACHIEVE AN 80 FOOT RIGHT-OF-WAY FOR THE MAJOR COLLECTOR.

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.

SIDEWALKS WILL BE COMPLETED BY BUILDER AT COMPLETION OF SUBDIVISION.

6.

17. NO CHAMPION OR HERITAGE TREES WERE FOUND WITHIN THE LIMITS SHOWN HERON



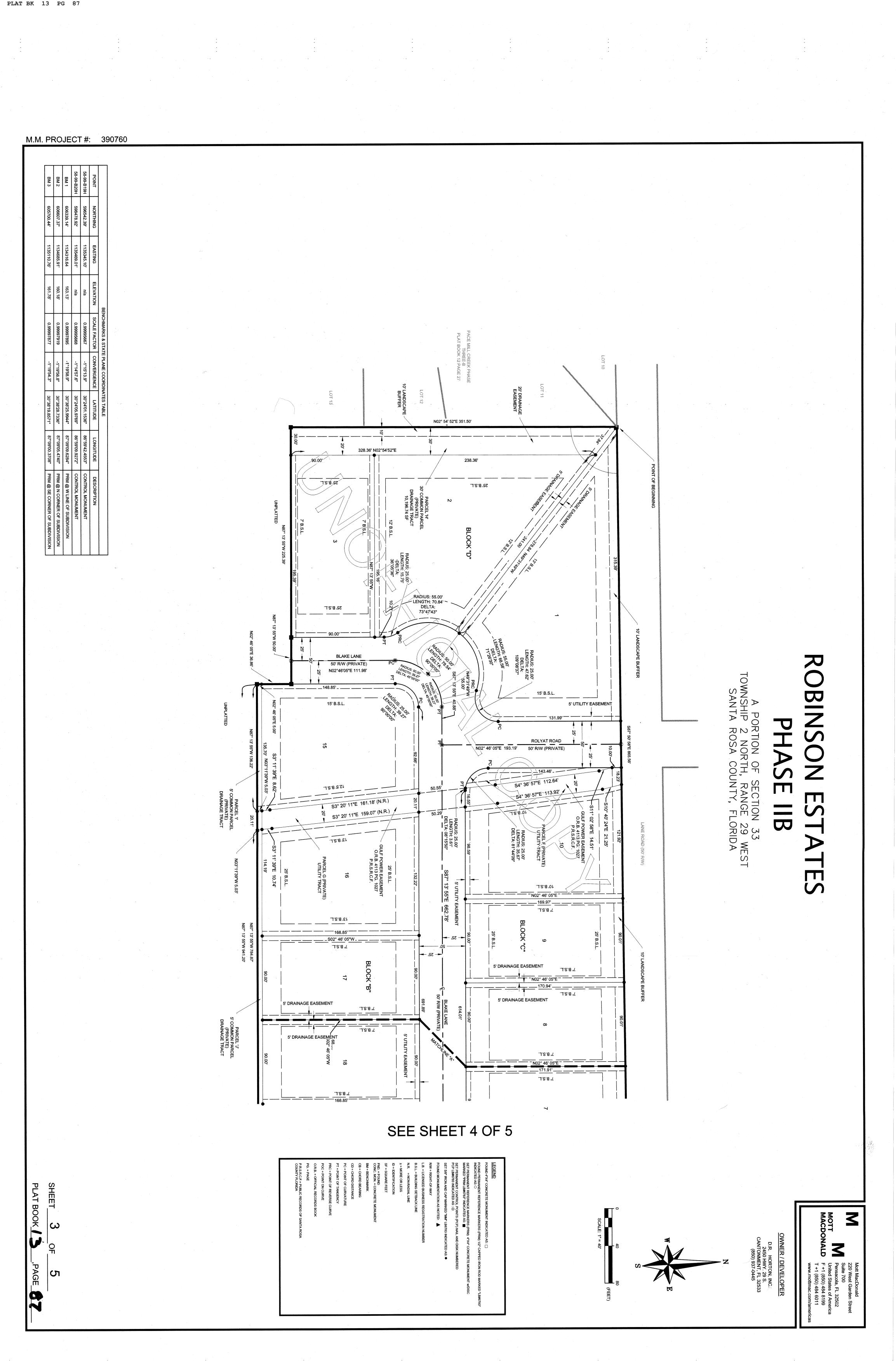
**LOCATION MAP** 

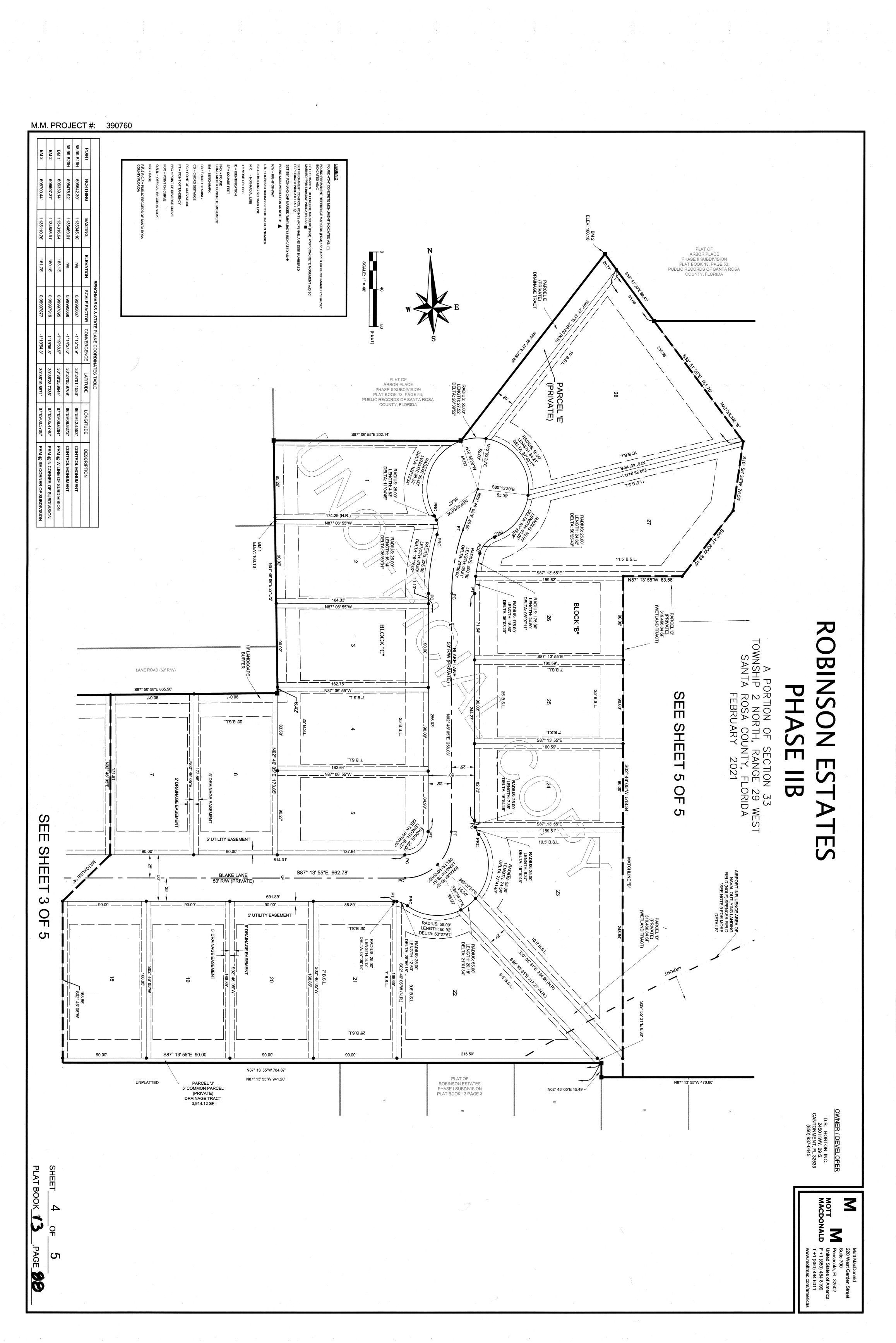




,PAGE 5 M.M. PROJECT #: 390760 2,633.92' N02° 54' 52"E 351.50' BLAKE LANE 50' R/W (PRIVATE) ROLYAT ROAD 50' R/W (PRIVATE) SHEET 3 OF 5 LANE ROAD (50' R/W) BLAKE LANE 50' R/W (PRIVATE) S88° 59' 00"E 1,669.30' "KEY SHEET" GULF POWER EASEMENT O.R.B. 4113 PG. 1027 PARCEL 'G' (PRIVATE) QF **FLORIDA** TION 33 **29 WEST** N01° 46' 06"E 271.72" SHEET 4 OF 5 4 OF 5 BLAKE LANE 50' R/W (PRIVATE) ROBINSON ESTATES PHASE 1 PLAT BOOK 13, PAGE 3, PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA PARCEL 'D' (PRIVATE) SHEET 5 OF 5 S02° 36' 53"W 143.84' S02° 46' 05"W 250.97' AMBLE WAY (50' R/W) OWNER / DEVELOPER SHEET\_ PLAT BOOK MOTT ... 3 N PAGE 86 5

PLAT BK 13 PG 86





PLAT BK 13 PG 88

M.M. PROJECT #: 390760 PLAT OF
ARBOR PLACE
PHASE II SUBDIVISION
PLAT BOOK 13, PAGE 53,
PUBLIC RECORDS OF SANTA ROSA
COUNTY, FLORIDA LIMITS OF PLAT S87° 13' 04"E 576.57' N87° 13' 55"W 63:58' SEE S87° 13' 55"E 162.00' A PORTION OF SECTION 33
TOWNSHIP 2 NORTH, RANGE 29 WEST
SANTA ROSA COUNTY, FLORIDA N02° 46' 05"E 15.49' N87° 13' 55"W 470.60' TAJ9 90 STIMIJ PHASE BM 3 ELEV: 161.78 PLAT OF ROBINSON ESTATES PHASE I SUBDIVISION PLAT BOOK 13 PAGE 3 ES: W SHEET\_ PLAT BOOK 13 MACDONALD OWNER / DEVELOPER D.R. HORTON, INC. 2450 HWY. 29 S. CANTONMENT, FL 32533 (850) 937-0445 Z \_,PAGE\_69 Mott MacDonald
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PLAT BK 13 PG 89