PB 18 PG 44

Recorded
August 10, 2006

Airway Oaks Sub.

A RECORD PLAT OF

AIRWAY OAKS

BEING A SINGLE FAMILY RESIDENTIAL SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA JULY, 2006.

DEVELOPER/OWNER

CELEBRITY HOME BUILDERS, INC.
4400 BAYOU BOULEVARD.
PENSACOLA, FL. 32503
MILTON ROGERS – PRESIDENT
(850) 857-0747

SURVEYOR

FRED R. THOMPSON
NORTHWEST FLORIDA
LAND SURVEYING, INC.
5800 N. "W" STREET
PENSACOLA, FL. 32505
(850) 432-1052

ENGINEER

GERALD W. McGUIRE
McGUIRE & ASSOC.
4400 BAYOU BLVD.
PENSACOLA, FL. 32504,
(850) 479-4155

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.: COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO NORTH 01 DEGREES 29 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 FOR 330.00 FEET FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST LINE OF LOT 1, GO NORTH 89 DEGREES 36 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 665.80 FEET; THENCE GO NORTH 01 DEGREES 24 MINUTES 17 SECONDS EAST A DISTANCE OF 346.67 FEET; THENCE GO NORTH 88 DEGREES 30 MINUTES 48 SECONDS WEST A DISTANCE OF 450.65 FEET; THENCE GO NORTH 01 DEGREES 24 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 172.18 FEET; THENCE GO NORTH 88 DEGREES 35 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 70.37 FEET; THENC GO NORTH 01 DEGREES 24 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 131.30 FEET TO THE SOUTH LINE OF THE NORTH 330 FEET OF THE SOUTH 1320.00 FEET OF SAID LOT 1, THENCE GO NORTH 89 DEGREES 36 MINUTES 16 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 330 FEET OF THE SOUTH 1320.00 FEET A DISTANCE OF 84.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF AIRWAY DRIVE (RIGHT-OF-WAY WIDTH UNDETIRMINED); THENCE GO NORTH 01 DEGREES 24 MINUTES 17 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF AIRWAY DRIVE A DISTANCE OF 330.00 FEET. THENCE GO SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 1273.30 FEET TO THE AFORESAID EAST LINE OF LOT 1. THENCE GO SOUTH 01 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 23.15 ACRES.

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.: (ROAD)
COMMENCING AT A ONE INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 1, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA. THENCE GO NORTH 01 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF JO-JO ROAD (30' R/W); THENCE GO SOUTH 88 DEGREES 29 MINUTES 16 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE EAST LINE OF A 15.00 FOOT WIDE ROAD RIGHT-OF-WAY AS SHOWN ON THE NATIONAL LAND SALES PLAT OF SAID SECTION 13, RECORDED IN DEED BOOK 89 AT PAGE 274 OF THE PUBLIC RECORDS OF SAID COUNTY FOR THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 88 DEGREES 29 MINUTES 16 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 323.45 FEET; THENCE GO NORTH 01 DEGREES 30 MINUTES 44 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 40.00 FEET; THENCE GO ALONG SAID CURVE HAVING A RADIUS OF 40.00 FEET, BEING CONCAVED EASTERLY AN ARC A DISTANCE OF 20.94 FEET THROUGH A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 00 SECONDS (CHORD BEARING OF NORTH 16 DEGREES 30 MINUTES 44 SECONDS EAST; CHORD DISTANCE OF 20.71 FEET) THENCE GO NORTH 88 DEGREES 29 MINUTES 16 SECONDS WEST A DISTANCE OF 233.85 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 50.00 FEET; THENCE GO ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET; BEING CONCAVED EASTERLY, AN ARC DISTANCE OF 78.52 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 28 SECONDS (CHORD BEARING OF NORTH 43 DEGREES 30 MINUTES 02 SECONDS WEST; CHORD DISTANCE OF 70.69 FEET) TO THE POINT OF TANGENCY. THENCE GO NORTH 01 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 309.63 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 85.00 FEET; THENCE GO ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.00 FEET AN ARC DISTANCE OF 91.87 FEET THROUGH A CENTRAL ANGLE OF 61 DEGREES 55 MINUTES 39 SECONDS (CHORD BEARING OF NORTH 29 DEGREES 28 MINUTES 38 SECONDS WEST A CHORD DISTANCE OF 87.46 FEET) TO THE INTERSECTION WITH THE AFORESAID EAST RIGHT-OF-WAY LINE. THENCE GO SOUTH 01 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 464.59 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 13, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.66 ACRES.

SETBACKS:

FRONT YARD:
20 FEET
NOTE:
ALL LOT WIDTHS AT THE BUILDING SETBACK LINE ARE GREATER THAN 40 FEET, EXCEPT LOT 20 BLOCK "D". LOT 20 BLOCK "D" HAS A 23 FEET BUILDING SETBACK LINE AND A WIDTH GREATER THAN 40 FEET

SIDE YARD:
THERE SHALL BE A SIDE YARD SETBACK OF 10% OF THE LOT WIDTH WHEN MEASURED AT THE MINIMUM FRONT SETBACK LINE TO A MAXIMUM REQUIREMENT OF 10 FEET.
MINIMUM SIDE YARD SETBACK OF 5 FEET.
EACH LOT HAS A 75% MAXIMUM IMPERVIOUS COVER.

REAR YARD:
15 FEET

GENERAL NOTES:

1. THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 01 DEGREES 29 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF THE PROPERTY.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.
3. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
4. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
5. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 120080 0315 F, REVISED FEBRUARY 23, 2000.
6. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
7. ALL BEARINGS AND DISTANCES AS SHOWN HEREON ARE AS PER DESCRIPTION AND FIELD INFORMATION, UNLESS OTHERWISE NOTED.
8. THE PLAT AS SHOWN HEREON WAS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC., 5800 NORTH "W" STREET, PENSACOLA, FL 32505, (850) 432-1052 UNDER THE DIRECTION AND SUPERVISION OF FRED R. THOMPSON, FLORIDA, PROFESSIONAL LAND SURVEYOR NO. 3027.
9. GERALD W. McGUIRE, P.E. NO. 39572, FOR McGUIRE JERRY W. & ASSOCIATES PA. INC., 4400 BAYOU BLVD. PENSACOLA, FLORIDA, 32504, (850) 479-4155 IS THE ENGINEER OF RECORD.
10. THE WATER TABLE IS MORE THAN TWO FEET (2') BELOW EXISTING GRADE IN ALL AREAS TESTED.
11. THE SURVEY AS SHOWN HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA.
12. THERE MAY BE ADDITIONAL RESTRICTIONS THAT WILL NOT BE RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
13. ALL LOT CORNERS, P.R.M.'S AND P.C.P.'S WERE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT CHAPTER 177, SECTIONS 177.011-177.151, FLORIDA STATUTES AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA, RULE 61G17-6.
14. UTILITY EASEMENTS AS SHOWN HEREON ARE TO INCLUDE CABLE TELEVISION IN ACCORDANCE WITH PLAT ACT CHAPTER 177.091(28).

STATE PLANE COORDINATES

HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (1999) FLORIDA NORTH ZONE

STATION	NORTHING	EASTING	LATITUDE	LONGITUDE	SCALE FACTOR (SF)	CONVERGENCE	SOURCE
GPS-1	566586.5220ft	1102816.9022ft	30°31'45.2496"	87°14'59.12286"	0.9999683	-01°22'54.57"	GPS OBS
GPS-2	566546.0913ft	1104089.5632ft	30°31'45.1531"	87°14'44.5844"	0.9999683	-01°22'47.25"	GPS OBS
GPS-3	565557.3680ft	1104039.3010ft	30°31'35.3575"	87°14'44.8667"	0.9999680	-01°22'47.40"	GPS OBS
			REFERENCE MONUMENTS				
SRC 1010	605931.5112ft	1125161.8442ft	30°38'19.8414"	87°10'54.2832"	0.99998219	-01°20'51.53"	PUBLISHED
SRC 1007	618886.3114ft	1104965.0243ft	30°40'23.2697"	87°14'48.9743"	0.99998728	-01°22'49.47"	PUBLISHED

FORMULA TO CONVERT GRID DISTANCE TO GROUND (GEODETIC) DISTANCE:

$$\text{MEAN SCALE FACTOR (MSF)} = \frac{SF + SF}{2}$$

$$\text{GROUND (GEODETIC) DISTANCE} = \frac{\text{GRID DISTANCE}}{MSF}$$

NOTE:
THE STATE PLANE COORDINATES AS SHOWN HEREON WERE ESTABLISHED FROM "ESCAMBIA COUNTY GPS NETWORK" FROM MONUMENTS STAMPED "SRC 1010" AND "SRC 1007" AS RECORDED IN PLAT BOOK "G" AT PAGE 35 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND ACCURACY'S ARE IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.

NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
5800 N. "W" St. Pensacola, Fl 32505 (850) 432-1052

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT CHAPTER 177; SECTIONS 177.011-177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME, AND THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

8/03/06
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA REGISTRATION NUMBER: 3027
NORTHWEST FLORIDA LAND SURVEYING, INC.
STATE OF FLORIDA CORPORATION NUMBER: 7277
SEAL

CERTIFICATE OF ATTORNEY:

I, AS A MEMBER OF THE FLORIDA BAR, AND ON BEHALF OF THE OWNER, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.

STEPHEN R. MOORHEAD
STEPHEN R MOORHEAD
PRINT NAME

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CELEBRITY HOME BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON AS AIRWAY OAKS SUBDIVISION, A FLORIDA CORPORATION, JOINED BY WHITNEY NATIONAL BANK, HOLDER OF A MORTGAGE ENCUMBERING THE LAND DESCRIBED HEREIN, DEDICATE TO THE PUBLIC ALL ROADS, E.C.U.A. LIFT STATION SITE, RETENTION PONDS, UTILITY EASEMENTS, 1 FOOT NON-ACCESS EASEMENT AND THE PRIVATE PARCEL "A" (CONSERVATION EASEMENT) IS HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION, AND DO HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS ________ DAY OF JULY, 2006.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Ruth Dupont Esser
WITNESS – PRINT
WITNESS – SIGN
David Morris
WITNESS – PRINT
WITNESS – SIGN
Kim Adkison
WITNESS – PRINT
WITNESS – SIGN
Connie Gilmore
WITNESS – PRINT
WITNESS – SIGN

CELEBRITY HOME BUILDERS, INC.
BY:
MILTON ROGERS, PRESIDENT
CELEBRITY HOMEBUILDERS, INC.
SEAL

BY:
ROBERT MALOY, VICE PRESIDENT
WHITNEY NATIONAL BANK
SEAL

NOTARY PUBLIC:

STATE OF FLORIDA
COUNTY OF ESCAMBIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF JULY, 2006 BY ________
AS ________ OF ________

NOTARY PUBLIC
SHIRLEY C. GILMORE
MY COMMISSION # DD 134244
EXPIRES: September 28, 2006
Bonded Thru Budget Notary Services
SEAL

X PERSONALLY KNOWN
OR
____ PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED ________

NOTARY PUBLIC:

STATE OF FLORIDA
COUNTY OF ESCAMBIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF JULY, 2006 BY ROBERT C. MALOY
AS VICE PRESIDENT OF WHITNEY NATIONAL BANK

QUERRY M. BOONE
Notary Public-State of Florida
My Commission Expires April 16, 2010
ID #52889 - DD 511844
NOTARY PUBLIC
SEAL

✓ PERSONALLY KNOWN
OR
____ PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED ________

CERTIFICATE OF APPROVAL:

CLERK OF THE COURT ESCAMBIA COUNTY, FLORIDA.
I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151) OF THE LEGISLATURE OF FLORIDA AND THE SAME WAS FILED FOR RECORD IN PLAT BOOK 18 AT PAGE 44-44A OF THE PUBLIC RECORDS OF SAID COUNTY ON THIS 10th DAY OF August, 2006.
ERNIE LEE MAGAHA CLERK OF THE CIRCUIT COURT

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR AIRWAY OAKS SUBDIVISION.
7/21/06
GERALD W. McGUIRE, P.E. NO. 39572,
McGUIRE & ASSOCIATES PA. INC., 4400 BAYOU BLVD.
PENSACOLA, FLORIDA, 32504, (850) 479-4155
SEAL

CERTIFICATE OF APPROVALS:

BOARD OF COUNTY COMMISSION OF ESCAMBIA COUNTY
THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA AND WAS APPROVED BY SAID BOARD FOR PLACING IN THE PUBLIC RECORDS OF SAID COUNTY AT THEIR MEETING HELD ON THE 20th DAY OF JULY, 2006.
APPROVED:
CLERK OF THE CIRCUIT COURT ERNIE LEE MAGAHA

COUNTY ENGINEER, RICHARD DUANE, P.E. — 8/3/06 DATE

DIRECTOR OF PLANNING AND ZONING, PETER ALUOTTO, AICP — 8/4/06 DATE

COUNTY SURVEYOR, ROB WORKING, P.S.M. — 08/03/06 DATE

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.

SHEET 1 OF 2

RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK 5969, PAGE(S) 182.

PLAT BOOK 18, PAGE 44