

DESCRIPTION:

A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22 WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD S-97 (100' PUBLIC RIGHT OF WAY); THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE SOUTH 02°44'10" WEST, A DISTANCE OF 135.00 FEET TO A 1/2" IRON ROD AND CAP LB 6993 MARKING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6988, PAGE 532 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°44'10" WEST, A DISTANCE OF 283.52 FEET TO A 5/8" IRON ROD AND CAP NO NUMBER MARKING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 797; THENCE RUN NORTH 88°15'02" WEST ALONG THE NORTH LINE OF THE AFOREMENTIONED LANDS, A DISTANCE OF 255.86 FEET TO A 1/2" IRON ROD AND CAP LB 6993 MARKING THE NORTHWEST CORNER OF THE AFOREMENTIONED LANDS; THENCE RUN SOUTH 00°07'03" WEST ALONG THE WEST LINE OF THE AFOREMENTIONED LANDS, A DISTANCE OF 239.92 FEET TO A 1/2" IRON ROD AND CAP LB 6993 MARKING A POINT ON THE SOUTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED LANDS; THENCE RUN NORTH 87°15'27" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 1020.59 FEET TO A 4" X 4" CONCRETE MONUMENT LB 7075 MARKING THE SOUTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE NORTH 02°48'05" EAST, A DISTANCE OF 662.26 FEET TO A 5/8" IRON ROD AND CAP LB 8011 MARKING THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE RUN SOUTH 87°16'25" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 1060.70 FEET TO A 5/8" IRON ROD AND CAP LB 8011 MARKING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6988, PAGE 532; THENCE RUN SOUTH 02°44'10" WEST ALONG THE WEST LINE OF THE AFOREMENTIONED LANDS, A DISTANCE OF 135.00 FEET TO A 5/8" IRON ROD AND CAP LB 8011 MARKING THE SOUTHWEST CORNER OF THE AFOREMENTIONED LANDS; THENCE RUN SOUTH 87°16'25" EAST, A DISTANCE OF 204.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN ESCAMBIA COUNTY, FLORIDA AND CONTAINING 749,929 SQUARE FEET (17.21 ACRES) MORE OR LESS.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT "TH HARMONY ESTATES (FL) 2018, LLC, A FLORIDA LIMITED LIABILITY COMPANY", THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON, PLATTED AS "HARMONY ESTATES", DOES HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ROADS, PARCEL 'C' (PUBLIC DRY STORM WATER MANAGEMENT FACILITY) ALL PUBLIC DRAINAGE/ACCESS EASEMENTS, THE 5' UTILITY EASEMENTS ARE RESERVED FOR THOSE UTILITIES PROVIDERS PROVIDING UTILITY SERVICES. THE OWNER HEREBY RESERVES PARCEL 'A', 'B', 'D' AND 'E' (PRIVATE COMMON AREAS). THE OWNER AND DEVELOPER REQUESTS THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND HAS EXECUTED THIS DEDICATION THIS _____ DAY OF _____ 2019.

[Signature]
WITNESS

BY: *[Signature]*
NATHAN L. COX, MANAGER
TH HARMONY ESTATES (FL) 2018, LLC
DATE SIGNED: MARCH 6, 2019

[Signature]
PRINTED NAME

[Signature]
WITNESS

[Signature]
PRINTED NAME

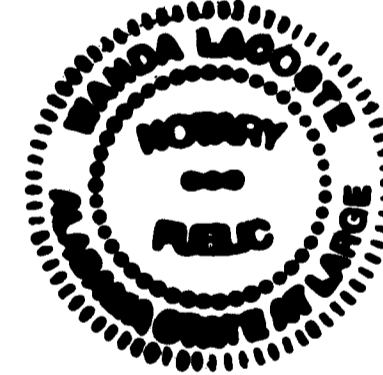
ACKNOWLEDGEMENT

STATE OF ALABAMA, COUNTY OF BALDWIN

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED NATHAN L. COX OF TH HARMONY ESTATES (FL) 2018, LLC, THE OWNER IN FEE SIMPLE, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS PLAT OF "HARMONY ESTATES", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6 DAY OF March, 2019.

[Signature]
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: 11-21-2020



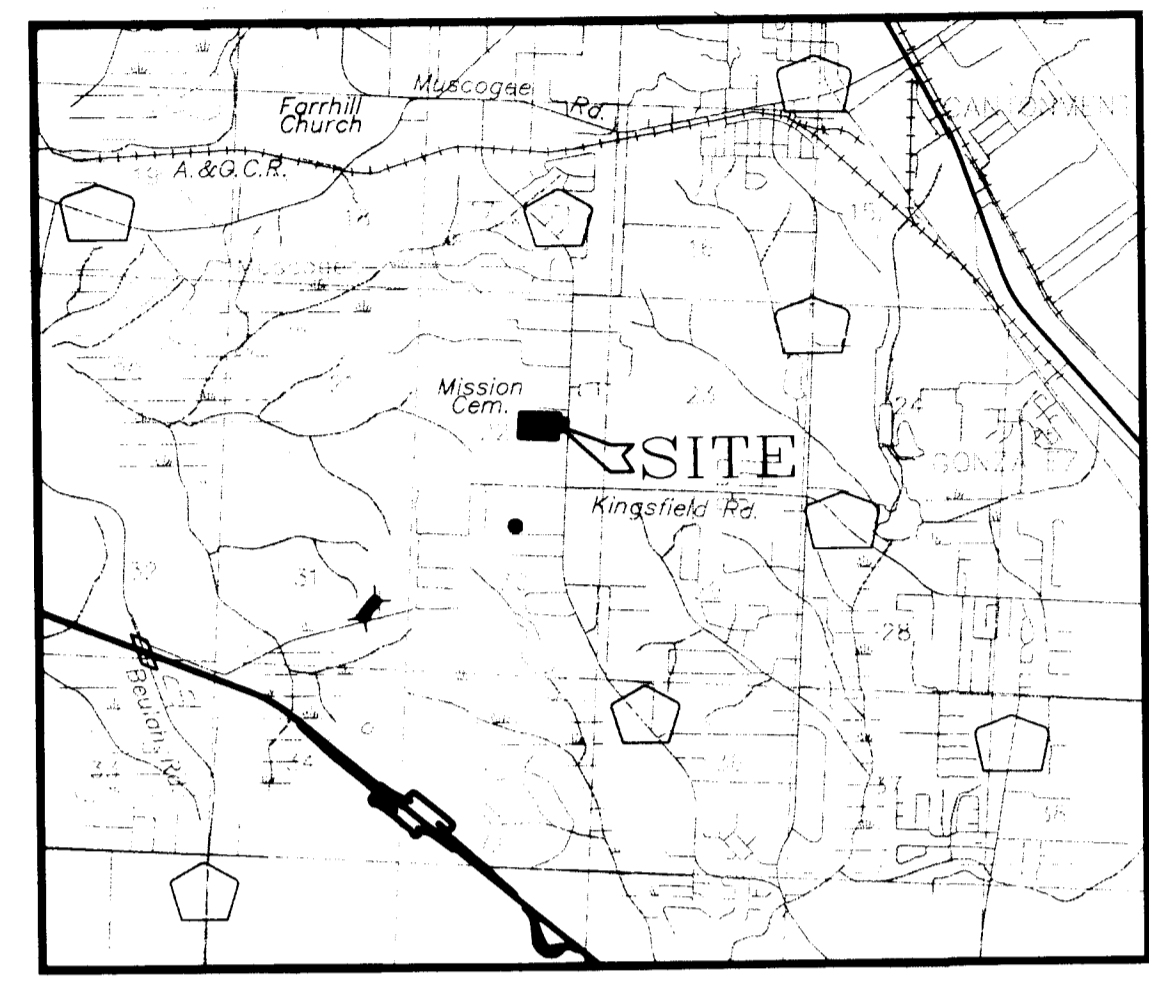
SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ON STATE PLANE COORDINATES FOR FLORIDA NORTH ZONE (NAD83) AND AS A GROUND REFERENCE ARE RELATIVE TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 97 (100' PUBLIC R/W), AS BEING SOUTH 02°44'10" WEST.
- ALL GEOGRAPHIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO NAD 83 (1990) DATUM. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, ESTABLISHED BY RTK GPS SYSTEMS, TOGETHER WITH EGPS SOLUTIONS REAL TIME VRS NETWORK.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12033C0280G, ESCAMBIA COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 29, 2006, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X".
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 217021-50017, EFFECTIVE DATE JUNE 12, 2017 AT 8:00 A.M. STANDARD EXCEPTIONS 1 THROUGH 10 AND 13, 14 ARE NON SURVEY RELATED ITEMS. EXCEPTION 11 APPEARS TO BE A BLANKET TYPE EASEMENT HOWEVER THE BEST AVAILABLE COPY IS ILLEGIBLE FOR VERIFICATION. EXCEPTION 12 IS A BLANKET TYPE ELECTRIC EASEMENT THAT RUNS WITH ALL OVERHEAD WIRES ON OUR PROPERTY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM, ESTABLISHED USING REAL TIME KINEMATIC GPS, FROM COORS STATION PCLA, USING GEOID 12B.
- SOURCES OF INFORMATION: CERTIFIED CORNER RECORDS, SPECIFIC PURPOSE SURVEY BY PITTMAN GLAZE DATED 01/05/01, TAX MAPS OF ESCAMBIA COUNTY, AERIALS, AND PUBLIC RECORDS.
- FIELD SURVEY PERFORMED ON JUNE 22, 2017.

FINAL PLAT OF

HARMONY ESTATES

A 44 LOT RESIDENTIAL SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2019



VICINITY MAP
1 Inch = 1 Mile

SURVEYOR OF RECORD:
GEORGE D. GIBSON III, P.S.M.
FLORIDA REG. NO. 5830
DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526
PHONE: 251.929.9799

ENGINEER OF RECORD:
JONATHAN M. SKLARKSI
FLORIDA REG. NO. 67361
DEWBERRY
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.571.1200

OWNER AND DEVELOPER
TH HARMONY ESTATES (FL) 2018, LLC
29891 WOODROW LANE, SUITE 300
SPANISH FORT, ALABAMA 36527
PHONE: 251.625.1198

GENERAL NOTES

- FENCING RESTRICTION: NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENTS. EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES. NO STRUCTURES SHALL BE LOCATED WITHIN DRAINAGE EASEMENTS THAT MAY PROHIBIT OR RESTRICT FLOW OF STORMWATER.
- FIVE FOOT CONCRETE SIDEWALKS IF ANY WILL BE CONSTRUCTED BY THE INDIVIDUAL HOME BUILDER.
- THERE IS A 10' PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES, BEING 5' ON EACH LOT. HOME BUILDER IS TO CONSTRUCT DRAINAGE SWALES AS REQUIRED ALONG THESE EASEMENTS TO DIRECT STORMWATER TO CONVEYANCE SYSTEM AND NOT ACROSS NEIGHBORING LINES. FENCES OR OTHER STRUCTURES WITHIN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
- NO FENCES OR OTHER STRUCTURES SHALL BE INSTALLED IN THE PUBLIC DRAINAGE/ACCESS EASEMENTS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- PARCEL 'A', PRIVATE COMMON AREA CONTAINS A 55" LIVE OAK TREE (PRESERVED). THERE SHALL BE NO CONSTRUCTION ACTIVITIES IN THIS AREA THAT WOULD ADVERSELY AFFECT THE PRESERVED TREE.

CONSENT AND JOINDER OF MORTGAGE:

THE FIRST, A NATIONAL BANKING ASSOCIATION, "SECURED LENDER" THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY PURSUANT TO THAT CERTAIN MORTGAGE EXECUTED BY TH HARMONY ESTATES (FL) 2018, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED MARCH 23, 2018 AND RECORDED IN OFFICIAL RECORDS BOOK 7874, PAGE 921 AS MODIFIED IN OFFICIAL RECORDS BOOK 7883, PAGE 1 OF THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATTING AS SET FORTH HEREIN AND SUBORDINATES ITS INTERESTS IN ALL RESPECTS IN AND TO THE PROPERTY DESCRIBED HEREON TO SUCH DEDICATION AND PLATTING.

THE FIRST, A NATIONAL BANKING ASSOCIATION
FAIRHOPE, ALABAMA
BY: *[Signature]*
NAME: GEORGE L. NOBBS
AS ITS: SENIOR VICE PRESIDENT

[Signature]
WITNESS

[Signature]
WITNESS

ACKNOWLEDGEMENT OF CONSENT AND JOINDER:

STATE OF ALABAMA, COUNTY OF BALDWIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF March, 2019 BY George L. Nobbs Senior Vice President FOR THE FIRST, A NATIONAL BANKING ASSOCIATION. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED A _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC, STATE OF ALABAMA

[Signature]
NOTARY PUBLIC PRINTED NAME

INDEX OF SHEETS

- DEDICATION AND CERTIFICATE SHEET
- PLAT BOUNDARY INFORMATION

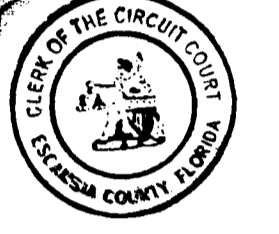
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
NOTICE: FLORIDA STATUTE 177.091 (27)

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
NOTICE: FLORIDA STATUTE 177.091 (28)

CERTIFICATE OF COUNTY CLERK:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURTS OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151 OF THE FLORIDA LEGISLATIVE STATUTES) AND THE SAME WAS RECORDED ON THE 14th DAY OF March, 2019, IN PLAT BOOK 19 AT PAGE 84 OF THE PUBLIC RECORDS OF SAID COUNTY.

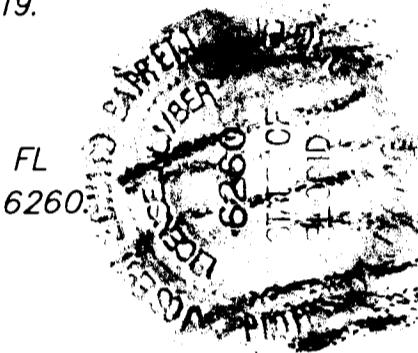
[Signature]
PAM CHILDERS, CLERK OF THE CIRCUIT COURT



CERTIFICATE OF PLAT REVIEW:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA ON THIS 12th DAY OF March, 2019.

[Signature]
JOSEPH E. BARRETT, P.S.M., COUNTY SURVEYOR, ESCAMBIA COUNTY, FL
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATION No. 6260



ENGINEER'S CERTIFICATE:

I, JONATHAN M. SKLARKSI, HEREBY CERTIFY THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR HARMONY ESTATES (SUBDIVISION).

[Signature]
JONATHAN M. SKLARKSI, P.E., FLORIDA P.E. # 67361

March 6, 2019
DATE

CERTIFICATE OF ATTORNEY:

I, ANDREW WARD, AS A MEMBER OF THE FLORIDA BAR ASSOCIATION, AND ON BEHALF OF THE OWNERS, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND ALL PROVISIONS OF CHAPTER 2 ARTICLE 5 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

SIGNED THIS 6th DAY OF March, 2019.

[Signature]
ANDREW WARD

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE 7th DAY OF March, 2019, WAS APPROVED FOR FILING BY SAID BOARD, AND I AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HEREON.

[Signature]
PAM CHILDERS, CLERK OF THE CIRCUIT COURT



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, "HARMONY ESTATES", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL HAVE BEEN PLACED AND THEIR LOCATION SIZE AND MATERIAL ARE CORRECTLY SHOWN.
SIGNED ON THIS THE 4th DAY OF MARCH, 2019.

BY: *[Signature]*
GEORGE D. GIBSON III P.S.M.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LS 5830

Dewberry

CERTIFICATE OF AUTHORIZATION No. LB 8011
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526
251.990.9950 PHONE - 251.990.9910 FAX

COVENANTS & RESTRICTIONS RECORDED IN
OFFICIAL RECORDS BOOK 8016, PAGE 911