

LEGAL DESCRIPTION: (O.R. BOOK 4523, PAGE 1371)

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NAVARRE BEACH, RESIDENTIAL SECTION NUMBER 1, AND THE NORTH RIGHT OF WAY LINE OF GULF BOULEVARD (120 FEET RIGHT OF WAY); THENCE GO EASTERLY ALONG THE SAID NORTH RIGHT OF WAY LINE, BEING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 17,270.8 FEET, FOR AN ARC DISTANCE OF 604.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 17,270.8 FEET; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 612.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST ALONG THE SAID RIGHT OF WAY LINE FOR A DISTANCE OF 204.54 FEET; THENCE GO NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST, LEAVING THE NORTH RIGHT OF WAY LINE OF GULF BOULEVARD, FOR A DISTANCE OF 316.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SANTA ROSA BOULEVARD (66 FEET RIGHT OF WAY); THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE GO NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 610 FEET, MORE OR LESS, TO THE SOUTHERLY SHORELINE OF SANTA ROSA SOUND, SAID POINT BEING HEREINAFTER KNOWN AS POINT "X"; THENCE RETURN TO THE POINT OF BEGINNING. THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF SANTA ROSA BOULEVARD FOR A DISTANCE OF 459.75 FEET; THENCE GO NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 800 FEET, MORE OR LESS TO THE SOUTHERLY SHORELINE OF SANTA ROSA SOUND; THENCE GO SOUTHWESTERLY ALONG THE SAID SHORELINE FOR A DISTANCE OF 500 FEET MORE OR LESS TO THE AFOREMENTIONED POINT "X" AND THE END OF THIS DESCRIPTION.

MORE PARTICULARLY DESCRIBED BY SURVEY DATED JUNE 20, 2022, PREPARED BY 360 SURVEYING SERVICES, PROJECT 2022-131:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NAVARRE BEACH, RESIDENTIAL SECTION NUMBER 1, AND THE NORTH RIGHT OF WAY LINE OF GULF BOULEVARD (120' RW); THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE, BEING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 17,270.80 FEET, AN ARC DISTANCE OF 604.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 17,106.08 FEET; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 612.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 78 DEGREES 01 MINUTES 14 SECONDS EAST, 204.54 FEET (BEING NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST, 204.54 FEET PER O.R. BOOK 2444, PAGE 1571); THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF GULF BOULEVARD, NORTH 13 DEGREES 58 MINUTES 46 SECONDS WEST, 316.00 FEET (BEING NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST, 316.00 FEET PER O.R. BOOK 2444, PAGE 1571) TO THE NORTH RIGHT OF WAY LINE OF WHITE SANDS BOULEVARD (FORMERLY SANTA ROSA BOULEVARD) (66' RW); THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 80 DEGREES 21 MINUTES 46 SECONDS EAST, 166.00 FEET (BEING NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST, 166.00 FEET PER O.R. BOOK 2444, PAGE 1571) TO THE POINT OF BEGINNING AND THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SOUTH CAROLINA STREET (FORMERLY SANTA ROSA BOULEVARD) (66' RW) AND THE NORTH RIGHT OF WAY LINE OF WHITE SANDS BOULEVARD (66' RW) ALSO BEING THE SOUTHEAST CORNER OF GRAND NAVARRE, A SUBDIVISION OF A PORTION OF SANTA ROSA ISLAND, AS RECORDED IN PLAT BOOK F, AT PAGE 52 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG THE EAST RIGHT OF WAY LINE OF SOUTH CAROLINA STREET ALSO BEING THE EAST LINE OF SAID GRAND NAVARRE, NORTH 09 DEGREES 35 MINUTES 16 SECONDS WEST, 603.85 FEET TO THE SOUTHERLY MEAN HIGH WATER LINE (MHWL) OF SANTA ROSA SOUND AND PASSING THROUGH A 1/2" CAPPED IRON ROD #5259, BEING POINT "A", AT 597.65 FEET (BEING NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST, 610 FEET, MORE OR LESS, PER O.R. BOOK 2444, PAGE 1571); THENCE ALONG SAID MHWL, THE FOLLOWING 11 COURSES AND DISTANCES: NORTH 79 DEGREES 35 MINUTES 07 SECONDS EAST, 24.76 FEET; THENCE NORTH 72 DEGREES 27 MINUTES 07 SECONDS EAST, 43.88 FEET; THENCE NORTH 70 DEGREES 11 MINUTES 37 SECONDS EAST, 32.92 FEET; THENCE NORTH 64 DEGREES 44 MINUTES 13 SECONDS EAST, 84.86 FEET; THENCE NORTH 62 DEGREES 35 MINUTES 14 SECONDS EAST, 44.45 FEET; THENCE NORTH 58 DEGREES 09 MINUTES 06 SECONDS EAST, 44.07 FEET; THENCE NORTH 65 DEGREES 07 MINUTES 14 SECONDS EAST, 41.85 FEET; THENCE NORTH 51 DEGREES 40 MINUTES 02 SECONDS EAST, 41.86 FEET; THENCE NORTH 48 DEGREES 28 MINUTES 51 SECONDS EAST, 43.89 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 17 SECONDS EAST, 87.96 FEET; THENCE NORTH 41 DEGREES 48 MINUTES 34 SECONDS EAST, 13.17 FEET TO THE NORTHWESTERLY CORNER OF SUNSET HARBOR VILLAS (ALSO KNOWN AS SUNSET HARBOR VILLAS), A CONDOMINIUM AS RECORDED IN O.R. BOOK 2091, PAGES 778 TO 826, AND AMENDED IN O.R. BOOK 2951, PAGES 495 TO 516, AND O.R. BOOK 2820, PAGES 238 AND 239, ALL IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND AMENDED IN O.R. BOOK 1515, PAGES 456 TO 458, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE DEPARTING SAID MHWL ALONG THE WEST LINE OF SAID SUNSET HARBOR, SOUTH 09 DEGREES 38 MINUTES 28 SECONDS EAST, 789.25 FEET TO THE SOUTH OF SAID SUNSET HARBOR VILLAS AND AFORESAID NORTHERLY RIGHT OF WAY LINE OF WHITE SANDS BOULEVARD AND PASSING THROUGH A 1/2" CAPPED IRON ROD #5802, BEING POINT "B", AT 36.93 FEET (BEING SOUTH 11 DEGREES 48 MINUTES 30 SECONDS EAST, 800 FEET, MORE OR LESS, PER O.R. BOOK 2444, PAGE 1571); THENCE DEPARTING SAID WEST LINE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 80 DEGREES 21 MINUTES 46 SECONDS WEST, 459.70 FEET; (SOUTH 78 DEGREES 11 MINUTES 30 SECONDS WEST, 459.75 FEET PER O.R. BOOK 2444, PAGE 1571) TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SANTA ROSA ISLAND, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
- NORTH AND THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (RE-ADJUSTED IN 2011).
- ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- BEARINGS SHOWN HERE ARE BASED ON THE NORTH RIGHT OF WAY OF WHITE SANDS BOULEVARD (66' RW) AS IT RELATES TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (RE-ADJUSTED IN 2011).
- ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" REBAR WITH CAP STAMPED "FLB 7612".
- ALL POINTS OF CURVATURE, POINTS OF TANGENCY, POINTS OF INTERSECTION AND RADIUS POINTS ALONG THE CENTERLINE OF RIGHT OF WAY ARE MONUMENTED WITH MAG NAIL WITH GREEN DISK STAMPED "FLB 7612".
- THE MEAN HIGH WATER LINE (MHWL) [ORDINARY HIGH WATER LINE (OHWL)] AS SHOWN HEREON WAS ESTABLISHED IN ACCORDANCE WITH F.S. CHAPTER 177.25-177.40 AS PER INSTRUCTIONS AND REFERENCE DATA PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON NATIONAL GEODETIC SURVEY MARKER DESIGNATION: 872 9678 A TIDAL (PID: BG3685), HAVING A PUBLISHED ELEVATION OF 16.23 FEET.
- THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN:
ZONES "VE" & "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
ZONES "X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ELECTRONIC FLOOD INSURANCE RATE MAP FOR SANTA ROSA COUNTY, FLORIDA, COMMUNITY PANEL NUMBERS 12133C0569H & 12133C0569H, EFFECTIVE DATE OF NOVEMBER 19, 2021. ELEVATIONS SHOWN ARE THOSE PUBLISHED ON SAID FEMA MAP AND ARE NOT FIELD VERIFIED. (SEE TABLE BELOW)

PLAT NOTES:

- SITE AREA: 7.05+/- AC
- TOTAL HOMES: 47
- PARENT PARCEL ID: 28-25-26-0000-00800-0000
- PROJECT ADDRESSES: WHITE SANDS BOULEVARD, NAVARRE, FLORIDA 32566
- ZONING: NB-MD, NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL
- FLU: NBMDR
- VARIANCE CASE #2016-V-069 WAS APPROVED BY THE SANTA ROSA COUNTY ZONING BOARD ON OCTOBER 11, 2016, TO REDUCE THE FRONT SETBACK FROM 30 FEET TO 10 FEET UNDER THE CONDITION THAT THE SIDE SETBACKS FOR LOTS ALONG WHITE SANDS BOULEVARD DO NOT CHANGE AND TO REDUCE THE SIDE SETBACK FROM 15 FEET TO 10% OF THE LOT WIDTH.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS FOR PARENT PARCEL:
FRONT (WHITE SANDS BOULEVARD) = 30 FEET
REAR = 50 FEET FROM MHWL
SIDE = 15 FEET
- BUILDING SETBACK LINE:
INTERIOR FRONT = 20 FEET
INTERIOR REAR = 10% OF LOT DEPTH OF LOT UNLESS ON PERIMETER
INTERIOR SIDE = 10% OF LOT WIDTH UNLESS A CORNER LOT OR ON WHITE ROAD (3.0 FEET EXCEPT WHERE NOTED)
CORNER SIDE STREET = 15 FEET
- SIDEWALKS ARE REQUIRED WITHIN THIS DEVELOPMENT PER LOC SECTION 4.03.03.B.3.g.
- SIGNS SHALL BE REGULATED BY SECTION 4.10.00 OF THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE. SUBDIVISION SIGNS MUST BE PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT.
- FENCES AND WALLS WITHIN RESIDENTIAL ZONES SHALL BE REGULATED BY SECTION 5.02.02 OF THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE. WALLS MUST BE PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT.
- SEPARATE BUILDING PERMITS WILL BE REQUIRED FOR ANY RETAINING WALL OR OTHER STRUCTURE CONSTRUCTED WITHIN COMMON AREAS.
- WHERE THE HEIGHT OF THE WATER TABLE LESS THAN TWO (2) FEET BELOW GROUND LEVEL OR IS UNCERTAIN AND THE COUNTY ENGINEER REQUIRES A TYPICAL BORING FOR EACH LOT, THOSE HEIGHTS SHALL BE SHOWN.
- THE CONSULTANT MUST COORDINATE WITH ALL UTILITY PROVIDERS FOR PLACEMENT AND DEDICATION OF REQUIRED UTILITY EASEMENTS.
- SEPARATE DEVELOPMENT ORDERS WILL BE REQUIRED FOR THE POOL & CLUBHOUSE.
- SIGN REGULATIONS: THE SIGN REGULATIONS SET FORTH IN ARTICLE 8 OF THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE SHALL APPLY TO ALL SIGNS ERECTED WITHIN SANTA ROSA COUNTY. SUBDIVISION SIGNS MUST BE PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT. THEY SHALL NOT BE ALLOWED ON THE COUNTY RIGHT-OF-WAY.
- FENCES AND WALLS WITHIN RESIDENTIAL ZONES SHALL BE REGULATED BY ARTICLES 6 & 7 OF THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE.
- ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE SANTA ROSA COUNTY STANDARDS AND F.D.O.T. STANDARDS. RW SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL POTABLE WATER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF NAVARRE BEACH WATER STANDARD SPECIFICATIONS. ALL WATER MAIN PIPE TO BE C-900, RD-25 PVC, COLOR BLUE.

DENSITY CALCULATIONS:

- TOTAL SITE AREA = 7.05 ACRES
- PROPOSED NUMBER OF UNITS = 47
- DENSITY AS PROVIDED 47/7.05 = 6.7 UNITS/ACRE
- DENSITY ALLOWED = 10 UNITS/ACRE

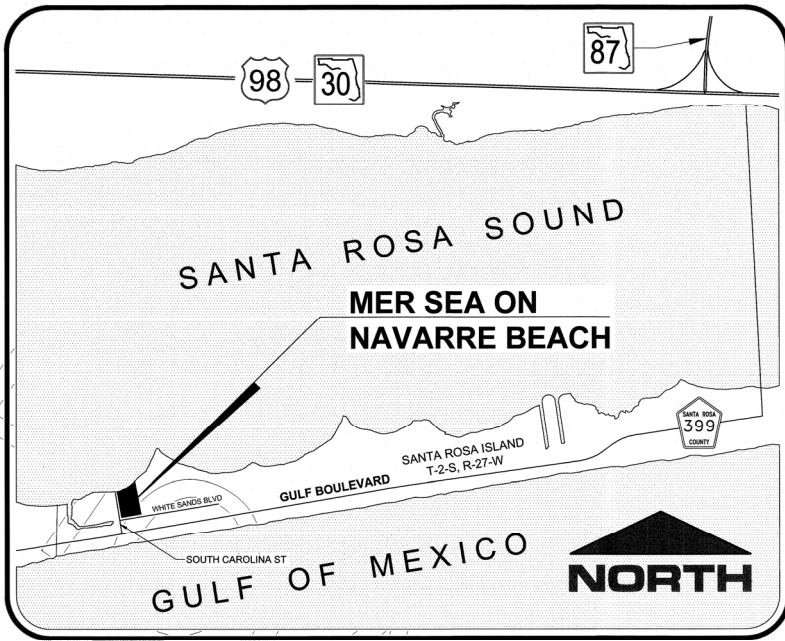
NOTICE:

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

FINAL PLAT OF MER SEA ON NAVARRE BEACH

A 47 LOT RESIDENTIAL SUBDIVISION
BEING A PORTION OF SANTA ROSA ISLAND, TOWNSHIP 2 SOUTH,
RANGE 27 WEST SANTA ROSA COUNTY, FLORIDA
ZONING: NB-MD ~ FUTURE LAND USE: NBMDR

MARCH 2025



VICINITY MAP
(NOT TO SCALE)



OWNER AND DEVELOPER:

SBAH PROPERTY, LLC
CONTACT: PAULA HERING
9152 EAGLE NEST DRIVE
NAVARRE, FLORIDA 32566
PHONE: 850-450-3986

LAND SURVEYOR:

360 SURVEYING SERVICES
CONTACT: JOSHUA W. MILLER
14 LIVE OAK STREET
GULF BREEZE, FLORIDA 32561
PHONE: 850-857-4400

CIVIL ENGINEER:

JMA ENGINEERING SERVICES, INC.
CONTACT: GERALD W. MAGUIRE, P.E.
14 LIVE OAK STREET
PACE, FLORIDA 32571
PHONE: 850-554-5903

STATE PLANE COORDINATES							
HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE							
STATION	NORTHING (FT.)	EASTING (FT.)	LATITUDE (N)	LONGITUDE (W)	SCALE FACTOR	CONVERGENCE	ELEVATION (TBM)
GPS-1	507688.5286	1207811.8283	30°22'25.934"	86°54'44.637"	0.99995491	-11°24'44.26"	5.45'
GPS-2	507611.5701	1207358.6159	30°22'25.077"	86°54'49.791"	0.99995489	-11°24'46.845"	5.81'
GPS-3	508161.0730	1207265.7888	30°22'30.496"	86°54'50.983"	0.99995499	-11°24'47.444"	2.82'
GPS-4	508403.8993	1207690.3125	30°22'32.988"	86°54'46.197"	0.99995503	-11°24'45.039"	5.76'
REFERENCE MONUMENTS (ALL VALUES AS PUBLISHED)							
48 84 B 47	511959.3100	1223643.6100	30°23'11.480"	86°51'44.950"	0.99995572	-11°11'14.00"	13.33'
SRG 1102	513220.1900	1223565.3600	30°23'23.942"	86°51'46.142"	0.99995596	-11°11'14.60"	7.22'
LOCATION ESTABLISHED UTILIZING SANTA ROSA COUNTY GLOBAL POSITIONING SYSTEM NETWORK							
FORMULAS TO CONVERT GRID DISTANCE TO GROUND (GEODETIC) DISTANCE:							
MEAN SCALE FACTOR = SCALE FACTOR + SCALE FACTOR/2							
GROUND (GEODETIC) DISTANCE = GRID DISTANCE/MEAN SCALE FACTOR							
ALL ELEVATIONS ARE GPS DERIVED (NAVD88)							

THE PARCEL IS LOCATED WITHIN THE FOLLOWING FLOOD ZONES AS DETERMINED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:									
Flood Zone(s)	Community	Number	Panel	Suffix	Map Number	Map Revised			
Open Water	Escambia	0443	G		1203304430	9/29/2006			
VE (EL 12 FEET)	Santa Rosa	120074	0568	H	1211300568H	11/19/2021			
AE (EL 10 FEET)	Santa Rosa	120074	0568	H	1211300568H	11/19/2021			
AE (EL 9 FEET)	Santa Rosa	120074	0568	H	1211300568H	11/19/2021			
AE (EL 8 FEET)	Santa Rosa	120074	0568	H	1211300568H	11/19/2021			
X	Santa Rosa	120074	0568	H	1211300568H	11/19/2021			

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

I, JASON D. ENGLISH, ESQ., CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE 4th DAY OF April, 2025, "WAS APPROVED FOR FILING BY SAID BOARD, AND I, AS SAID CLERK OF THE CIRCUIT COURT, WAS INSTRUCTED TO SO CERTIFY HEREON."

Jason D. English, Esq.
JASON D. ENGLISH, ESQ.
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA.



CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

I, JASON D. ENGLISH, ESQ., CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151 OF THE ACTS OF THE FLORIDA LEGISLATURE), AND THE SAME WAS FILED FOR RECORD ON THE 27th DAY OF April, 2025, AND FILED IN PLAT BOOK 15 AT PAGES 48-49 OF SAID COUNTY.

Jason D. English, Esq.
JASON D. ENGLISH, ESQ.
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA

COUNTY APPROVALS:

Rebecca Jones, P.E.
REBECCA JONES, P.E.
COUNTY ENGINEER

James P. French, P.S.M.
JAMES P. FRENCH, P.S.M.
COUNTY SURVEYOR

Tom V. Dannheisser
TOM V. DANNHEISSER
COUNTY ATTORNEY

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT SBAH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS "MER SEA ON NAVARRE BEACH", BEING A PORTION OF SANTA ROSA ISLAND, TOWNSHIP 2 SOUTH RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, BEING MORE PARTICULARLY SHOWN HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. GRAND MER WAY, OCEANA WAY, PRIVATE DRAINAGE EASEMENTS, PRIVATE UTILITY EASEMENTS, PRIVATE SIGN EASEMENTS & ALONG WITH PARCEL A, AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED AND CONVEYED TO THE MER SEA ON NAVARRE BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECURSE TO SANTA ROSA COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAULA HERING, EXECUTOR, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 4th DAY OF April, 2025.

Paula Hering, Executor
PAULA HERING, EXECUTOR
SBAH PROPERTY, LLC

Melodie A. Phillips
Melodie A. Phillips
PRINTED NAME
2001 Hawthorne Dr.
Navarre, FL 32566
POST OFFICE ADDRESS:

Cristina Pelz
CRISTINA PELZ
PRINTED NAME
8524 Navarre Pkwy. Navarre
FL 32566
POST OFFICE ADDRESS:

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF SANTA ROSA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (✓) PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 4th DAY OF April, 2025, BY PAULA HERING, AS EXECUTOR, OF SBAH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, (✓) WHO IS PERSONALLY KNOWN TO ME OR () WHO HAS PRODUCED _____ AS IDENTIFICATION.

Cynthia Y. Galsby
NOTARY PUBLIC FOR THE STATE OF FLORIDA
[NOTARY SEAL]

ACCEPTANCE OF DEDICATIONS AND CONVEYANCES:

STATE OF FLORIDA, COUNTY OF SANTA ROSA

THE MER SEA ON NAVARRE BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND/OR CONVEYANCES TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 4th DAY OF April, 2025.

Paula Hering, Executor
PAULA HERING, EXECUTOR
MER SEA ON NAVARRE BEACH HOMEOWNERS ASSOCIATION, INC.

TITLE CERTIFICATION:

STATE OF FLORIDA, COUNTY OF SANTA ROSA

I, SCOTT PARSONS, A DULY LICENSED TITLE INSURANCE AGENT IN THE STATE OF FLORIDA, AM DULY AUTHORIZED UNDER 177.041(2) FLORIDA STATUTES TO MAKE THIS CERTIFICATION. I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY AND I FIND THE TITLE TO BE VESTED IN SBAH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.

Scott Parsons
SCOTT PARSONS
PRESIDENT

CONSENT OF MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT CENTENNIAL BANK, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED JULY 15, 2024, AND RECORDED IN OFFICIAL RECORDS BOOK 4523, AT PAGES 1371 THROUGH 1382 INCLUSIVE OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA ENCUMBERING THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATION. IN WITNESS WHEREOF I HAVE HEREUNTO CAUSED THESE PRESENTS TO BE SIGNED THIS THE 4th DAY OF April, 2025.

CENTENNIAL BANK

Cynthia Y. Galsby
BY: CYNTHIA GALSBY
VP COMMERCIAL LENDER

Melodie A. Phillips
Melodie A. Phillips
WITNESS 1:

Cristina Pelz
Cristina Pelz
WITNESS 2:

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF SANTA ROSA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (✓) PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 4th DAY OF April, 2025, BY CYNTHIA GALSBY, AS VICE PRESIDENT OF CENTENNIAL BANK FIRST BANKSHARES, ON BEHALF OF THE COMPANY, (✓) WHO IS PERSONALLY KNOWN TO ME OR () WHO HAS PRODUCED _____ AS IDENTIFICATION.

Cynthia Y. Galsby
NOTARY PUBLIC FOR THE STATE OF FLORIDA
[NOTARY SEAL]

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177.011 - 177.151, STATUTES, AS AMENDED FROM TIME TO TIME; THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN PLACED AS REQUIRED BY THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177.091(9) AND AS REQUIRED BY THE LAND DEVELOPMENT CODE OF SANTA ROSA COUNTY, FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED THIS 2nd DAY OF April, 2025.

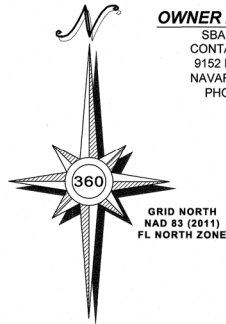
Joshua Miller, Professional Surveyor and Mapper
JOSHUA MILLER, PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. LS NO. 7238



SHEET 1 OF 2

DECLARATION OF RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK: _____, PAGE(S) _____

PLAT BOOK: 15, PAGES: 48



OWNER AND DEVELOPER:
SBAH PROPERTY, LLC
CONTACT: PAULA HERING
9152 EAGLE NEST DRIVE
NAVARRE, FLORIDA 32566
PHONE: 850-450-3986

LAND SURVEYOR:
360 SURVEYING SERVICES
CONTACT: JOSHUA W. MILLER
14 LIVE OAK STREET
GULF BREEZE, FLORIDA 32561
PHONE: 850-857-4400

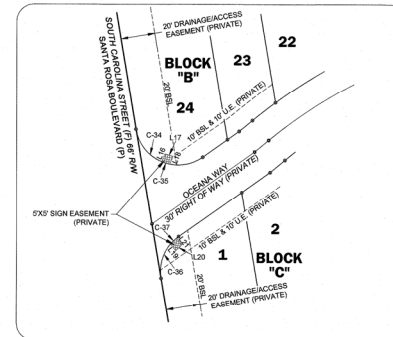
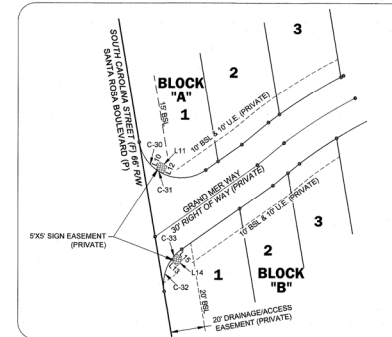
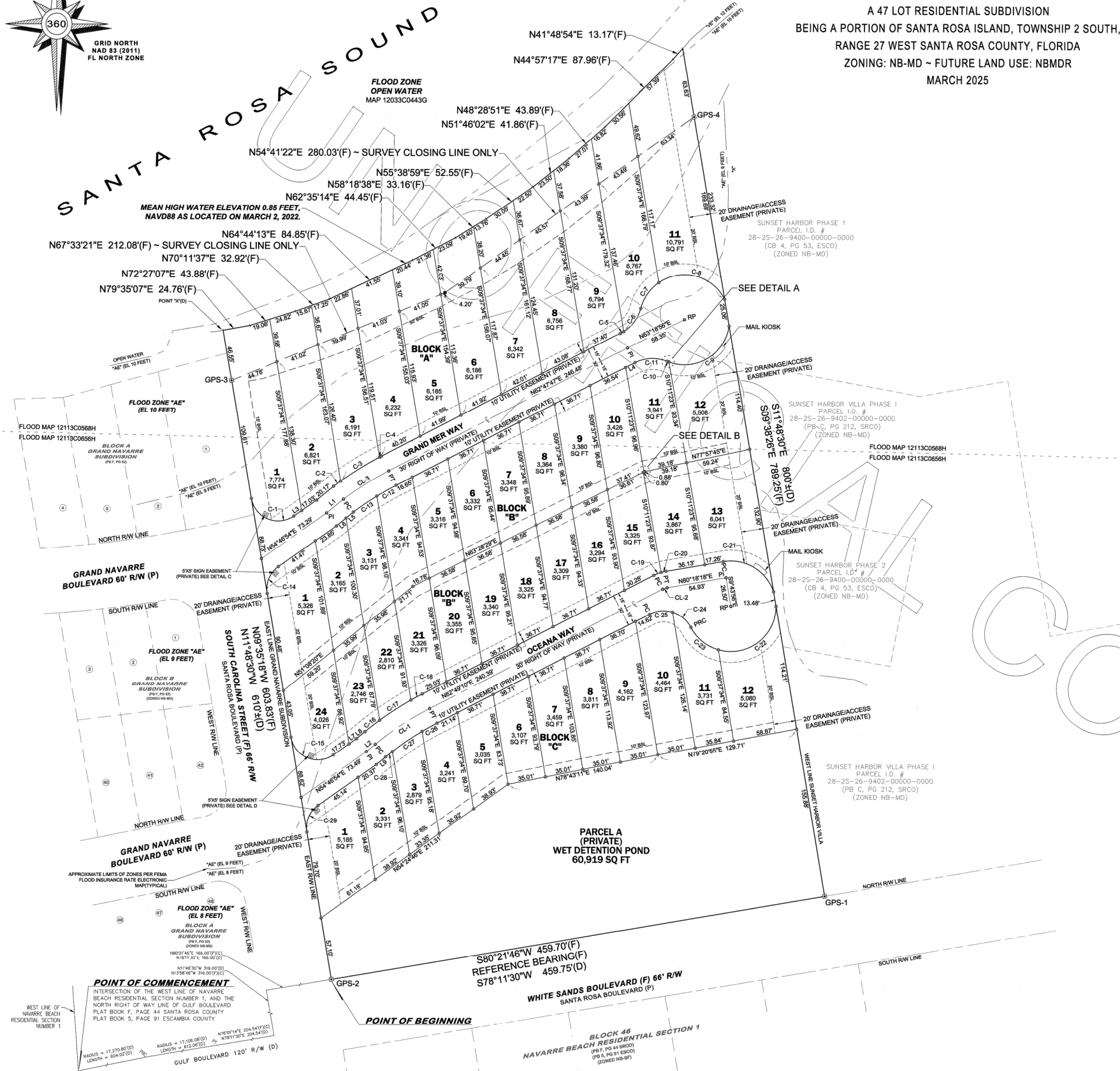
CIVIL ENGINEER:
JMA ENGINEERING SERVICES, INC.
CONTACT: GERALD W. MAGUIRE, P.E.
2728 WALLACE LAKE ROAD
PACE, FLORIDA 32571
PHONE: 850-554-5903

FINAL PLAT OF MER SEA ON NAVARRE BEACH

A 47 LOT RESIDENTIAL SUBDIVISION
BEING A PORTION OF SANTA ROSA ISLAND, TOWNSHIP 2 SOUTH,
RANGE 27 WEST SANTA ROSA COUNTY, FLORIDA
ZONING: NB-MD ~ FUTURE LAND USE: NBMDR
MARCH 2025

LEGEND:

■	SET 4"x4" CONCRETE MONUMENT PRM (LB7612)
⊙	SET NAIL & GREEN DISK PCP (LB7612)
⊗	SET 1/2" CAPPED IRON ROD (LB7612)
—	NOT TO SCALE
—	CENTERLINE
BSL	BUILDING SETBACK LINE
ESCO	ESCAMBIA COUNTY OFFICIAL RECORDS
NAVD 88	NORTH AMERICAN VERTICAL DATUM 1988
NTS	NOT TO SCALE
PB	PLAT BOOK
PG	PAGE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
RP	RADIUS POINT
PCP	PERMANENT CONTROL POINT
PKC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
RAW	RIGHT-OF-WAY
SQ FT	SQUARE FEET
TBM	TEMPORARY BENCHMARK
U.E.	UTILITY EASEMENT



Centerline Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
CL-1	59.81'	279.63'	12°15'21"	N50°41'29"E	59.70'
CL-2	4.27'	14.00'	17°29'08"	N71°33'44"E	4.26'
CL-3	49.22'	279.63'	10°05'10"	N57°45'12"E	49.16'

Centerline Line Table

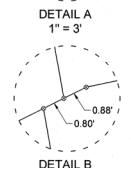
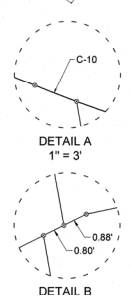
Line #	Direction	Length
L1	S50°30'13"W	20.17'
L2	N50°33'49"E	10.64'

Lot Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C-1	50.45'	25.00'	115°37'48"	S67°24'12"E	42.32'
C-2	8.01'	294.63'	1°33'25"	S53°29'20"W	8.01'
C-3	42.09'	294.63'	8°11'10"	S58°21'37"W	42.06'
C-4	1.76'	294.63'	0°20'36"	S62°37'29"W	1.76'
C-5	3.67'	36.00'	6°50'29"	N60°26'21"E	3.67'
C-6	27.04'	36.00'	43°02'03"	N35°59'05"E	26.41'
C-7	29.60'	41.50'	40°51'50"	S34°53'58"W	28.97'
C-8	70.59'	41.50'	97°27'28"	N75°56'23"W	62.38'
C-9	73.92'	41.50'	102°03'24"	N58°57'30"E	64.53'
C-10	1.58'	41.50'	2°10'34"	S68°55'31"E	1.58'
C-11	30.67'	36.00'	48°49'10"	S87°45'11"W	29.75'
C-12	20.33'	284.63'	4°24'09"	S60°35'43"W	20.33'
C-13	26.25'	284.63'	5°41'01"	S55°33'08"W	26.24'
C-14	28.09'	25.00'	64°22'12"	S22°35'48"W	26.63'
C-15	50.39'	25.00'	115°29'11"	S67°28'30"E	42.28'
C-16	17.10'	294.63'	3°19'29"	S52°13'33"W	17.09'
C-17	34.17'	294.63'	6°38'42"	S57°12'39"W	34.15'
C-18	11.76'	294.63'	2°17'10"	S61°40'35"W	11.76'
C-19	7.26'	39.00'	10°39'34"	S68°08'57"W	7.25'
C-20	4.65'	39.00'	6°49'34"	S76°53'31"W	4.64'
C-21	58.47'	41.50'	80°43'42"	N59°21'16"W	53.75'
C-22	76.92'	41.50'	106°11'29"	N52°48'18"E	66.37'
C-23	33.50'	41.50'	46°14'50"	S50°58'33"E	32.60'
C-24	22.40'	28.25'	45°25'58"	N50°34'06"W	21.82'
C-25	21.64'	28.25'	43°53'45"	S84°46'02"W	21.12'
C-26	15.72'	284.63'	3°24'12"	S61°07'04"W	15.72'
C-27	32.99'	284.63'	7°08'30"	S55°50'43"W	32.96'
C-28	7.90'	284.63'	1°42'39"	S51°25'08"W	7.90'
C-29	28.09'	25.00'	64°22'12"	S22°35'48"W	26.63'
C-30	19.22'	25.00'	44°02'59"	S31°36'47"E	18.75'
C-31	5.01'	25.00'	11°28'42"	S59°22'38"E	5.00'
C-32	19.22'	25.00'	44°02'59"	S12°26'12"W	18.75'
C-33	5.01'	25.00'	11°28'42"	S40°12'02"W	5.00'
C-34	25.20'	25.00'	57°44'36"	S38°36'12"E	24.14'
C-35	5.01'	25.00'	11°28'42"	S73°12'51"E	5.00'
C-36	21.49'	25.00'	49°15'05"	S15°02'15"W	20.83'
C-37	5.01'	25.00'	11°28'42"	S45°24'05"W	5.00'

Line Table

Line #	Direction	Length
L3	N54°46'54"E	8.80'
L4	N62°47'47"E	9.60'
L5	N50°30'13"E	8.74'
L6	N50°30'13"E	11.41'
L7	N54°46'54"E	8.40'
L8	N50°33'49"E	10.09'
L9	N50°33'49"E	11.19'
L10	N26°20'49"E	5.00'
L11	S59°22'38"E	5.00'
L12	S26°20'49"W	5.00'
L13	S45°08'31"E	5.00'
L14	N40°12'02"E	5.00'
L15	N45°08'31"W	5.00'
L16	N22°37'17"E	5.00'
L17	S73°12'51"E	5.00'
L18	S22°37'17"W	5.00'
L19	S40°06'20"E	5.00'
L20	N45°24'27"E	5.00'
L21	N39°50'44"W	5.00'



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

DECLARATION OF RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK: _____, PAGE(S) _____

PLAT BOOK: 15, PAGES: 49