

File # 2022033031 Plat BK: 29 PG: 45,
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Bill Kinsaul, Clerk Bay County, Florida
Deputy Clerk KB
Trans #1781002

HOMBRE COMMERCIAL EAST SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 25 AND SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST,
CITY OF PANAMA CITY BEACH, BAY COUNTY, FLORIDA
APRIL 2022

PLAT BOOK 29, PAGE 45/46

DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 5, THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF NORTH GLADES TRAIL (60 FOOT RIGHT OF WAY) FOR THE FOLLOWING THREE (3) COURSES: NORTH 4°21'34" WEST, 132.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 191.57 FEET AND A CHORD THAT BEARS NORTH 14°06'50" WEST, 204.51 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 215.73 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.02 FEET AND A CHORD THAT BEARS NORTH 63°06'55" EAST, 70.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 18.80 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 30-A (PANAMA CITY BEACH PARKWAY - HAVING A 200 FOOT RIGHT OF WAY); THENCE SOUTH 71°52'39" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE 1,592.16 FEET; THENCE SOUTH 18°06'31" WEST, 135.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 93.00 FEET AND A CHORD THAT BEARS SOUTH 65°02'01" WEST, 138.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 155.58 FEET TO THE POINT OF TANGENCY, THENCE NORTH 6°02'29" WEST, ALONG THE NORTH LINE OF ADDRESSAD BLOCK 6, THE GLADES AND THE EXTENSION THEREOF 128.33 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID PLAT, THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: NORTH 29°21'06" WEST, 274.16 FEET TO THE NORTHWEST CORNER OF LOT 10 OF SAID PLAT; THENCE NORTH 73°20'40" WEST, 172.34 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID PLAT; THENCE NORTH 66°26'19" WEST, 262.67 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID PLAT; THENCE SOUTH 25°04'22" WEST, ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 139.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE NORTH RIGHT OF WAY LINE OF HOMBRE CIRCLE (60 FOOT RIGHT OF WAY); THENCE NORTH 65°00'15" WEST, ALONG SAID NORTH RIGHT OF WAY LINE 24.72 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID PLAT; THENCE NORTH 25°03'10" EAST, ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 140.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 77°09'25" WEST, 106.57 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID PLAT; THENCE NORTH 85°43'30" WEST, 106.88 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID PLAT; THENCE NORTH 87°47'41" WEST, 157.50 FEET TO THE POINT OF BEGINNING, CONTAINING 6.71 ACRES, MORE OR LESS.

SHEET 1 OF 2 SHEET

PREPARED BY
SOUTHEASTERN SURVEYING & MAPPING CORPORATION
SURVEYING • LAND PLANNING • GIS • UTILITIES

CERTIFICATE OF AUTHORIZATION NUMBER E2108
1130 US HIGHWAY 90, CHIPLEY, FLORIDA 32428
PHONE (850) 638-0790 FAX (850) 638-8069
APRIL 2022

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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY.

NOTE

ALL PLATTED UTILITY 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 ANY OTHER PUBLIC UTILITY. IN THE EVENT A PUBLIC UTILITY COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A CABLE TELEVISION, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE STORMWATER WILL BE COLLECTED OFF OF THE LOTS AND FLOW INTO STORMWATER PIPES LOCATED UNDER THE PRIVATE ROADWAY. THEREAFTER, THE STORMWATER WILL FLOW OFF OF THE PLATTED AREA INTO AN OFFSITE COMMUNITY DRAIN WHICH SHALL BE CONSTRUCTED PER THE HOMBRE COMMERCIAL EAST SUBDIVISION PLANS DATED AUGUST 11, 2020, PREPARED BY MONER, CARRILLO, ENGINEERS, INC. PROJECT NO. 1228303, AND APPROVED BY THE CITY OF PANAMA CITY ON AUGUST 13, 2020. THE POND SHALL BE DEDICATED AND MAINTAINED BY THE OWNER OF THE POND OR MAINTAINED BY THE POND OWNER'S DESIGNEE.

TAX COLLECTOR'S STATEMENT

I, CHUCK PERDUE, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR 2021 TO THE BEST OF MY KNOWLEDGE.
DATE: May 02, 2022
BY: *Chuck Perdue*
CHUCK PERDUE
BAY COUNTY TAX COLLECTOR

CERTIFICATE OF CLERK

I, BILL KINSAUL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE 29th DAY OF APRIL, 2022 IN PLAT BOOK NO. 29, AT PAGE(S) NO. 45/46, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.



BY: *Bill Kinsaul*
BILL KINSAUL
CLERK OF THE CIRCUIT COURT
BAY COUNTY, FLORIDA

CITY SURVEYOR'S CERTIFICATE

I, JONATHAN H. GIBSON, CITY SURVEYOR UNDER CONTRACT TO AND FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE REVIEWED THIS PLAT, "HOMBRE COMMERCIAL EAST SUBDIVISION" AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND MY OWN KNOWLEDGE AND BELIEF.
SIGNED ON THIS 29th DAY OF April, 2022.
BY: *Jonathan H. Gibson*
JONATHAN H. GIBSON
DEWBERRY ENGINEERS INC.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 126551

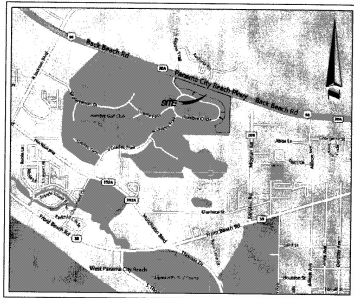
SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET.
- 2. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF PANAMA CITY BEACH, BAY COUNTY, FLORIDA, LETTER OF MAP REVISION NO. 18-04-6432P, EFFECTIVE DATE 6/26/2019 AND AMENDMENT NO. 13-04-8211P, EFFECTIVE DATE 6/22/2014, FOR COMMUNITY PANEL NO. 1200530309H, INDICATES THE SUBJECT PARCEL IS SITUATE WITHIN ZONES "X" AND "A" AS INDICATED HEREON, REVISED TO REFLECT LOMR EFFECTIVE: JUNE 26, 2019, CASE NO. 18-04-64329.
- 3. PER PANAMA CITY LAND DEVELOPMENT CODE SIDE SETBACKS ARE DEPENDANT UPON THE HEIGHT OF THE BUILDING BUILT ON THE LOT. THEY ARE NOT SHOWN HEREON.
1-STORY = 5' SIDE SETBACK
2-STORY BUILDING = 7.5' SIDE SETBACK
3-STORY BUILDING = 10' SIDE SETBACK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, "HOMBRE COMMERCIAL EAST SUBDIVISION" 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 POINTS HAVE BEEN SET.
BY: *Tony G. Bell*
TONY G. BELL
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 3943

DATE: 4/29/22
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
LICENSE BUSINESS NUMBER 2108
1130 HIGHWAY 90
CHIPLEY, FLORIDA 32428
PHONE: (850) 638-0790 FAX: (850) 638-8069



SITE MAP
NOT TO SCALE

DEDICATION

KNOW MEN BY THESE PRESENTS, THAT HOMBRE DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS DESCRIBED AND PLATTED, HAS CAUSED SUCH LANDS TO BE SURVEYED AND SUBDIVIDED AS HOMBRE COMMERCIAL EAST SUBDIVISION AND HEREBY DEDICATES ALL RIGHTS OF WAY, UTILITY EASEMENTS, DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FACILITIES TO THE HOMBRE COMMERCIAL EAST ASSOCIATION, INC. OWNER, HOMBRE DEVELOPMENT LLC, ITS SUCCESSORS AND ASSIGNS; HEREBY RESERVES AN EASEMENT FOR ITSELF OVER, UNDER AND ACROSS ALL LOTS IN THIS PLAT FOR THE PURPOSE OF ORNAMENTING, EASEMENTS TO UTILITY PROVIDERS (INCLUDING WITHOUT LIMITATION POWER, CABLE, WATER AND SEWER, AND PHONE) FOR THE INSTALLATION OF AND MAINTENANCE OF UTILITIES NECESSARY TO PROVIDE SUCH SERVICES TO THE LANDS DESCRIBED HEREIN. THE OWNER HOMBRE DEVELOPMENT LLC, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL RIGHTS OF WAY, EASEMENTS AND STORMWATER FACILITIES FOR THE PURPOSE OF ACCESS, CONSTRUCTION, AND MAINTENANCE OF THE DEVELOPMENT OF THE LANDS DESCRIBED HEREIN.

HOMBRE DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: *Robert Roberts*
ROBERT ROBERTS
ITS: MANAGER

WITNESS: *[Signature]*

CITY COUNCIL APPROVAL

WE, THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, FLORIDA HEREBY CERTIFY THAT THIS PLAT AND DEDICATION, TOGETHER WITH ALL CERTIFICATES SHOWN HEREON, HAVE BEEN EXAMINED IN REGULAR SESSION AND DULY APPROVED BY A MAJORITY OF THE COUNCIL AND, IT IS HEREBY ORDERED FILED FOR PERMANENT RECORDS THIS 29th DAY OF April, 2022.

BY: *Mary Shalton*
MARY SHALTON - MAYOR

BY: *Paul Castro*
PAUL CASTO
COUNCIL MEMBER, WARD 1

BY: *Phil Chester*
PHIL CHESTER
COUNCIL MEMBER, WARD 2

BY: *Mary Johnson*
MARY JOHNSON
COUNCIL MEMBER, WARD 3

BY: *Miguel Orman*
MIGUEL ORMAN
COUNCIL MEMBER, WARD 4

CITY MANAGER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, DREW WHITMAN, CITY MANAGER FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE EXAMINED THIS PLAT, "HOMBRE COMMERCIAL EAST SUBDIVISION", AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA.
SIGNED ON THIS 29th DAY OF April, 2022.

BY: *Drew Whitman*
DREW WHITMAN
CITY MANAGER
CITY OF PANAMA CITY BEACH

CITY ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, KELLY P. JENKINS, CITY ENGINEER FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE EXAMINED THIS PLAT, "HOMBRE COMMERCIAL EAST SUBDIVISION", AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA.
SIGNED ON THIS 29th DAY OF April, 2022.

BY: *Kelly P. Jenkins*
KELLY P. JENKINS, P.E.
FLORIDA LICENSE NO. 59702
CITY ENGINEER
CITY OF PANAMA CITY BEACH
116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413

TITLE CERTIFICATION

FIRST AMERICAN TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT UPON EXAMINATION OF THE PUBLIC RECORDS, THE TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAME OF HOMBRE DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND OTHER THAN AS SHOWN HEREON.
EXCERPTED ON THE 29th DAY OF April, 2022.

FIRST AMERICAN TITLE INSURANCE COMPANY,

BY: *Robert Hughes*
ROBERT HUGHES
ITS: AGENT

ACKNOWLEDGMENT STATE OF FLORIDA/COUNTY OF BAY

BEFORE ME THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED BY PHYSICAL PRESENCE GREG ROBERTS AS THE MANAGER OF HOMBRE DEVELOPMENT, LLC, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVER'S LICENSE AS IDENTIFICATION AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS PLAT OF HOMBRE COMMERCIAL EAST SUBDIVISION FOR THE PURPOSES STATED THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 29th DAY OF April, 2022.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: 11/1/25



JOINER IN DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT MUS HOLDINGS, LLC, HOLDS TITLE BY A METES AND BOUNDS DESCRIPTION TO A PORTION OF THE PROPERTY SUBJECT OF THIS PLAT WHICH METES AND BOUNDS DESCRIPTION IS IN FACT THE SAME PARCEL OF PROPERTY AS LOT 1 AS SHOWN ON PAGE 2 OF THE PLAT, AND THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED BY THE OWNER HEREOF.

MUS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: *Michael A. Stickler*
MICHAEL A. STICKLER
AUTHORIZED MEMBER

WITNESS: *[Signature]*

ACKNOWLEDGMENT STATE OF FLORIDA/COUNTY OF BAY

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED BY PHYSICAL PRESENCE, MICHAEL A. STICKLER, AS THE AUTHORIZED MEMBER OF MUS HOLDINGS, LLC, THE OWNER IN FEE SIMPLE 4 METES AND BOUNDS LEGAL WHICH IS LOT 1 AS SHOWN ON PAGE 2 OF THE PLAT, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVER'S LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THE JOINER IN DEDICATION OF THIS PLAT OF "HOMBRE COMMERCIAL EAST SUBDIVISION", FOR THE PURPOSES, THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 29th DAY OF April, 2022.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: 12/31/2024



HOMBRE COMMERCIAL EAST SUBDIVISION
SHEET 1 OF 2 SHEETS

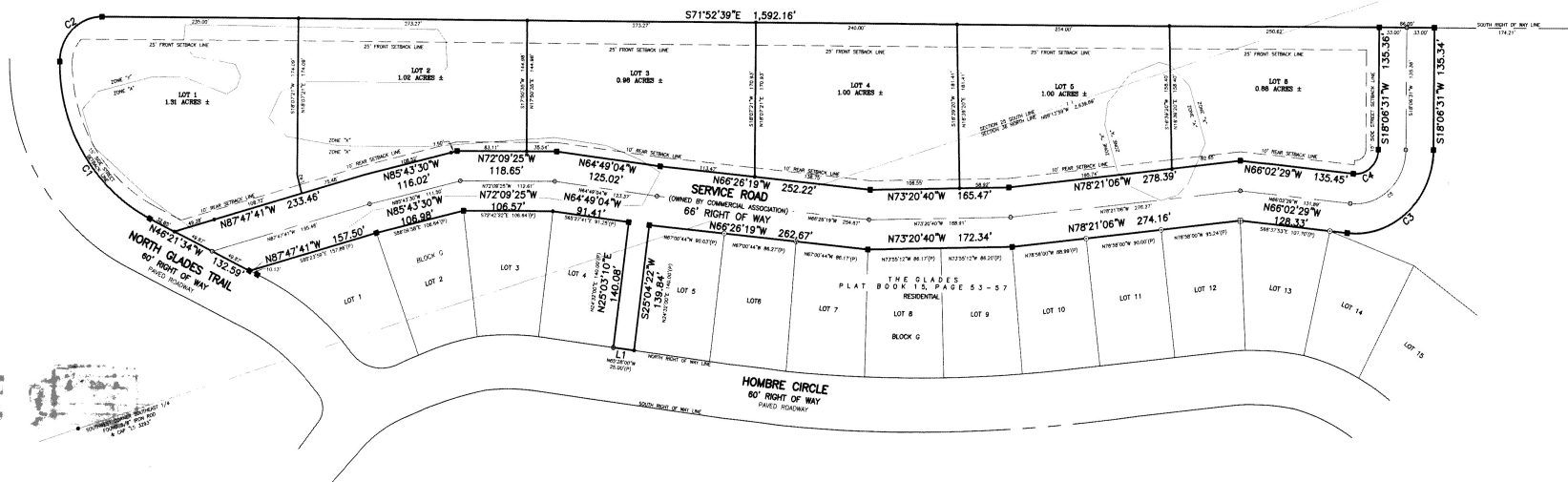
HOMBRE COMMERCIAL EAST SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 25 AND SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST,
CITY OF PANAMA CITY BEACH, BAY COUNTY, FLORIDA
APRIL 2022

SHEET 2 OF 2 SHEET
PREPARED BY
SOUTHEASTERN SURVEYING & MAPPING CORPORATION
SURVEYING • LAND PLANNING • GIS • UTILITIES
CERTIFICATE OF AUTHORIZATION NUMBER LB2108
1130 US HIGHWAY 90, CHIPLEY, FLORIDA 32428
PHONE (850) 638-0780 FAX (850) 638-8069
APRIL 2022



U.S. 98 ~ STATE ROAD NO. 30-A ~ BACK BEACH ROAD
200' RIGHT OF WAY PER FDOT RIGHT OF WAY MAP 48010-2507
PAVED ROADWAY



LEGEND AND ABBREVIATIONS:

- R = FOUND 4" x 4" CONCRETE MONUMENT 7 1/2"
- B = FOUND 4" x 4" CONCRETE MONUMENT (ELEGIBLE)
- o = FOUND 3/8" IRON ROD & CAP (NO IDENTIFICATION)
- = FOUND 4" x 4" CONCRETE MONUMENT "SSMC PRIM LB2108" UNLESS OTHERWISE NOTED
- o = FOUND 5/8" IRON ROD "SSMC LB2108" UNLESS OTHERWISE NOTED
- o = SET NAIL & DISK "MCP SSMC LB2108"
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- (M) = FIELD MEASURED DIMENSION
- (D) = DEED DIMENSION
- (C) = CALCULATED DIMENSION
- (P) = PLAT DIMENSION
- SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION

LINE TABLE

LINE #	BEARING	LENGTH
L1	N65°00'15"W	24.72'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	191.57'	64°31'15"	215.73'	N14°06'50"W	204.51'
C2	50.02'	90°01'28"	78.60'	N6°08'52"E	70.78'
C3	93.00'	95°51'00"	155.58'	S86°02'01"W	138.06'
C4	27.00'	95°51'00"	45.17'	S68°02'01"W	40.08'
C5	60.00'	95°51'00"	100.37'	S68°02'01"W	89.07'

FOR FUTURE LOT LINES DEVELOPMENT LOCUS SIDE SETBACKS ARE DEPENDENT UPON THE BEARING OF THE TRAILING SIDE OF THE LOT. THEY ARE NOT SHOWN HEREON.

1-SETBACK = 5' SIDE SETBACK

2-SETBACK BUILDING = 10' SIDE SETBACK

3-SETBACK TRAILING = 10' SIDE SETBACK

NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION NOT VALID WITHOUT ALL SHEETS OF SET

