

# CABALLEROS ESTATES AT HOMBRE

A SUBDIVISION OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST PANAMA CITY BEACH - BAY COUNTY - FLORIDA

DECEMBER 2023  
**SCR & Associates**  
ENGINEERING - SURVEYING

SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 7759

3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

**SHEET 1 OF 14 SHEETS**  
**(DEDICATION AND APPROVALS)**

- INDEX:
- 1) SEE SHEET 1 OF 14 FOR DEDICATION AND APPROVALS.
  - 2) SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
  - 3) SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
  - 4) SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 5) SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 6) SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 7) SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 8) SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 9) SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 10) SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 11) SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 12) SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 13) SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 14) SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

**IMPORTANT:**

"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."

**IMPORTANT:**

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 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR 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.

**CITY COUNCIL APPROVAL**

WE, THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, 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 IS HEREBY ORDERED FILED FOR PERMANENT RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
MARK SHELDON - MAYOR

BY: _____ PAUL CASTO COUNCILMAN WARD 1	BY: _____ MARY COBURN COUNCIL MEMBER WARD 3
BY: _____ PHIL CHESTER COUNCIL MEMBER, WARD 2	BY: _____ MICHAEL JARMAN COUNCILMAN WARD 4

**CIRCUIT COURT CLERK'S CERTIFICATE**

I, BILL KINSAUL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 IN PLAT BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_.

BY: \_\_\_\_\_  
BILL KINSAUL  
CLERK OF THE CIRCUIT COURT  
BAY COUNTY, FLORIDA

**CITY SURVEYOR'S CERTIFICATE**

I, TONY G. SYFRETT, AS CITY SURVEYOR UNDER CONTRACT TO AND FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE REVIEWED THIS PLAT, "CABALLEROS ESTATES AT HOMBRE", AND HEREBY CERTIFY THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

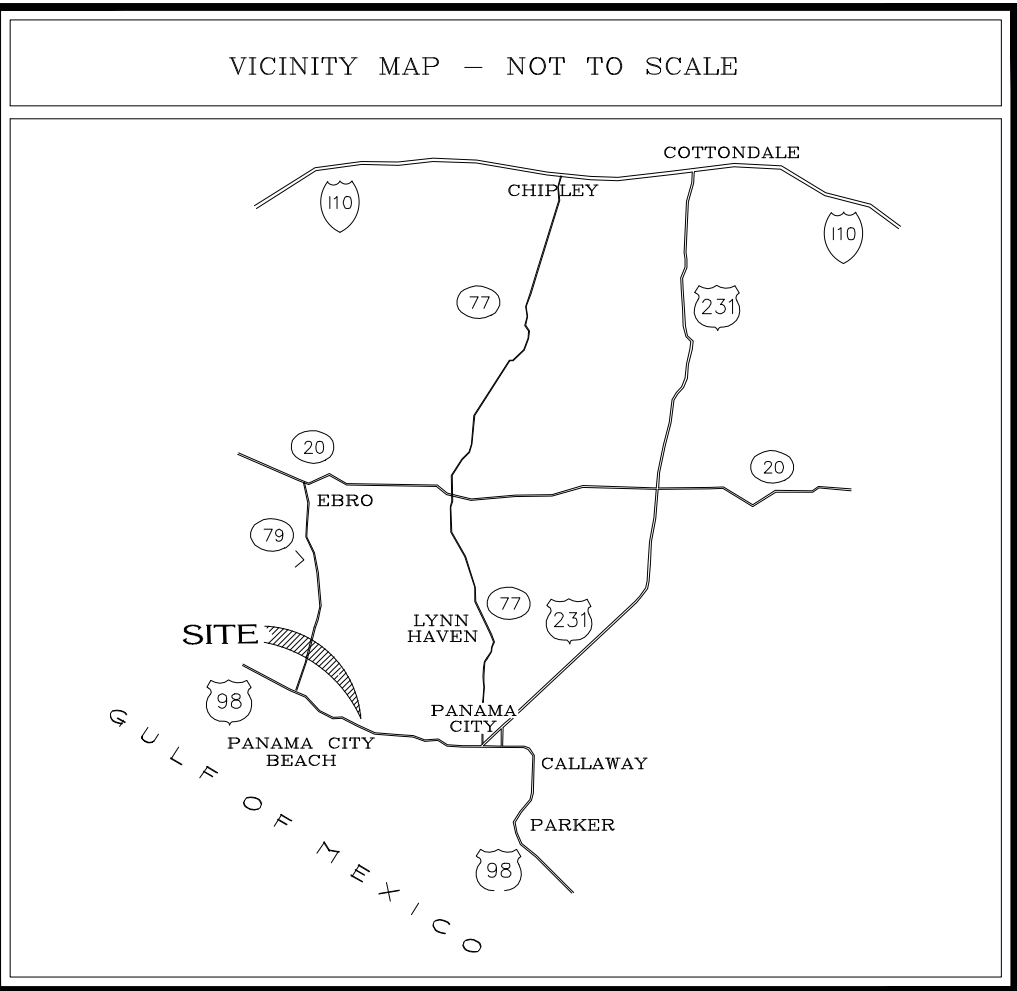
DATE OF REVIEW \_\_\_\_\_ BY: \_\_\_\_\_  
TONY G. SYFRETT, P.S.M. AND P.L.S.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE No. LS 5943

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT THE PLAT WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE IMPROVEMENTS FOR STREETS/ROADS, DRAINAGE AND UTILITIES, ETC.; THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
SKIPPER C. RUTHERFORD, P.L.S.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE No. LS 3961

SCR & ASSOCIATES NWFL, INC.  
CERTIFICATE OF AUTHORIZATION No. LB 7759  
3445 HIGHWAY 389  
PANAMA CITY, FLORIDA 32405



**DESCRIPTION**

TRACT 1  
BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK C, THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, SOUTH 20'08'35" EAST FOR A DISTANCE OF 6.00 FEET; THENCE NORTH 86'01'16" EAST, FOR A DISTANCE OF 90.39 FEET, TO THE SOUTHERNMOST CORNER OF LOT 2, SAID BLOCK C; THENCE SOUTH 32'35'14" EAST FOR A DISTANCE OF 49.89 FEET TO THE SOUTHWESTERN MOST CORNER OF LOT 3, SAID BLOCK C; THENCE WESTERLY, ALONG THE BOUNDARY OF SAID BLOCK C, FOR THE FOLLOWING SIX COURSES: SOUTH 33'14'56" WEST, FOR A DISTANCE OF 225.40 FEET; THENCE SOUTH 38'21'22" WEST, FOR A DISTANCE OF 70.05 FEET; THENCE SOUTH 60'19'57" WEST, FOR A DISTANCE OF 61.83 FEET; THENCE SOUTH 82'49'34" WEST, FOR A DISTANCE OF 67.47 FEET; THENCE NORTH 89'26'53" WEST, FOR A DISTANCE OF 91.28 FEET; THENCE SOUTH 78'45'05 WEST FOR A DISTANCE OF 120.94 FEET TO THE EASTERLY CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4545, PAGE 2142 OF SAID PUBLIC RECORDS; THENCE WESTERLY, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, FOR THE FOLLOWING FOUR COURSES: NORTH 68'02'26" WEST, FOR A DISTANCE OF 21.21 FEET; THENCE SOUTH 84'06'27" WEST, FOR A DISTANCE OF 58.48 FEET; THENCE SOUTH 59'19'23" WEST, FOR A DISTANCE OF 58.46 FEET; THENCE SOUTH 43'55'43 EAST FOR A DISTANCE OF 35.75, TO THE NORTHERLY BOUNDARY OF SAID BLOCK C; THENCE SOUTHWESTERLY FOR THE FOLLOWING TWO COURSES: SOUTH 46'19'04 WEST, FOR A DISTANCE OF 94.87 FEET; SOUTH 00'45'51 WEST, FOR A DISTANCE OF 70.71 FEET TO THE NORTH BOUNDARY OF A 100 FT. FLORIDA POWER & LIGHT (GULF POWER COMPANY) RIGHT OF WAY; THENCE NORTH 89'14'09" WEST, ALONG SAID NORTH BOUNDARY, FOR A DISTANCE OF 2,751.84 FEET, TO THE WEST LINE OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 00'39'49" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1,219.77 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 00'35'03" EAST, ALONG THE WEST LINE OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, FOR A DISTANCE OF 107.19 FEET; THENCE NORTH 28'02'26" EAST, FOR A DISTANCE OF 74.71 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF GRAND HERON DRIVE (HAVING A 60 FT. RIGHT OF WAY); THENCE SOUTH 61'57'34" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 10.39 FEET, TO THE NORTHWEST CORNER OF LOT 1, BLOCK D, SAID THE GLADES; THENCE SOUTH 28'02'26" SAID LOT 1, FOR A DISTANCE OF 72.79 FEET; THENCE CONTINUE ALONG SAID WEST LINE, SOUTH 00'35'03" WEST, FOR A DISTANCE OF 69.37 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY, ALONG THE BOUNDARY OF SAID BLOCK D FOR THE FOLLOWING FIFTEEN COURSES: SOUTH 51'38'53" EAST, FOR A DISTANCE OF 59.64 FEET; THENCE SOUTH 39'06'38" EAST, FOR A DISTANCE OF 45.00 FEET; THENCE SOUTH 12'12'07" EAST, FOR A DISTANCE OF 65.85 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 620.00 FEET, FOR AN ARC DISTANCE OF 287.76 FEET, SAID ARC HAVING A CHORD OF 285.18 FEET BEARING SOUTH 24'49'56" EAST TO THE END OF SAID CURVE; THENCE SOUTH 41'51'09" EAST, FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 19'56'16" EAST, FOR A DISTANCE OF 27.58 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 995.00 FEET, FOR AN ARC DISTANCE OF 461.53 FEET, SAID ARC HAVING A CHORD OF 457.40 FEET BEARING SOUTH 08'25'25" WEST TO THE END OF SAID CURVE; THENCE SOUTH 00'12'47" WEST, FOR A DISTANCE OF 104.83 FEET; THENCE SOUTH 36'26'26" EAST, FOR A DISTANCE OF 143.74 FEET; THENCE SOUTH 78'52'38" EAST, FOR A DISTANCE OF 123.87 FEET; THENCE NORTH 62'11'10" EAST, FOR A DISTANCE OF 123.05 FEET; THENCE NORTH 23'13'42" EAST, FOR A DISTANCE OF 123.61 FEET; THENCE NORTH 14'48'59" WEST, FOR A DISTANCE OF 95.17 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 655.00 FEET, FOR AN ARC DISTANCE OF 283.76 FEET, SAID ARC HAVING A CHORD OF 281.54 FEET BEARING NORTH 06'38'18" EAST TO THE END OF SAID CURVE; THENCE SOUTH 81'49'29" EAST, FOR A DISTANCE OF 749.27 FEET, TO THE SOUTHEAST CORNER OF LOT 32, SAID BLOCK D; THENCE NORTH 08'11'09" EAST, ALONG THE EAST LINE OF SAID LOT 32, FOR A DISTANCE OF 139.95 FEET, TO THE SOUTH RIGHT OF WAY LINE OF SAID GRAND HERON DRIVE; THENCE SOUTH 81'50'46" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 24.86 FEET, TO THE NORTHWEST CORNER OF LOT 33, SAID BLOCK D; THENCE SOUTH 08'11'09" WEST, FOR A DISTANCE OF 139.89 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 33; THENCE EASTERLY, ALONG THE BOUNDARY OF SAID BLOCK D, FOR THE FOLLOWING THREE COURSES: SOUTH 81'51'19" EAST, FOR A DISTANCE OF 165.92 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 835.00 FEET, FOR AN ARC DISTANCE OF 661.80 FEET, SAID ARC HAVING A CHORD OF 644.61 FEET BEARING NORTH 75'30'22" EAST TO THE END OF SAID CURVE; THENCE NORTH 55'59'50" EAST, FOR A DISTANCE OF 96.85 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF COYOTE PASS (HAVING A 60 FT. RIGHT OF WAY); THENCE SOUTH 45'47'31" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 19.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,494.74 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE, FOR AN ARC DISTANCE OF 289.60 FEET, SAID ARC HAVING A CHORD OF 289.15 FEET BEARING SOUTH 51'19'46" EAST TO THE BOUNDARY OF HOMBRE GOLF VILLAGE, A CONDOMINIUM, AS RECORDED IN SAID PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWELVE COURSES: SOUTH 33'01'18" WEST, FOR A DISTANCE OF 52.32 FEET; THENCE NORTH 82'00'43" WEST, FOR A DISTANCE OF 29.58 FEET; THENCE SOUTH 65'31'13" WEST, FOR A DISTANCE OF 60.17 FEET; THENCE NORTH 29'32'38" WEST, FOR A DISTANCE OF 73.09 FEET; THENCE SOUTH 65'52'30" WEST, FOR A DISTANCE OF 127.04 FEET; THENCE SOUTH 23'20'59" EAST, FOR A DISTANCE OF 61.40 FEET; THENCE SOUTH 14'41'15" EAST, FOR A DISTANCE OF 147.79 FEET; THENCE SOUTH 09'49'27" EAST, FOR A DISTANCE OF 22.91 FEET; THENCE NORTH 79'59'27" EAST, FOR A DISTANCE OF 179.49 FEET; THENCE NORTH 58'19'47" EAST, FOR A DISTANCE OF 142.08 FEET; THENCE NORTH 30'03'21" WEST, FOR A DISTANCE OF 102.95 FEET; THENCE NORTH 33'01'18" EAST, FOR A DISTANCE OF 44.06 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE, WHICH IS A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,494.74 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVING RIGHT OF WAY LINE, FOR AN ARC DISTANCE OF 261.06 FEET, SAID ARC HAVING A CHORD OF 260.73 FEET BEARING SOUTH 65'04'35" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 340.00 FEET; THENCE EASTERLY, ALONG SAID CURVE FOR AN ARC DISTANCE OF 474.74 FEET, SAID ARC HAVING A CHORD OF 437.10 FEET BEARING NORTH 69'55'12" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 190.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE FOR AN ARC DISTANCE OF 117.61 FEET, SAID ARC HAVING A CHORD OF 115.74 FEET BEARING NORTH 47'38'02" EAST TO THE NORTHWEST CORNER OF LOT 1, SAID BLOCK C; THENCE SOUTH 20'08'35" EAST, ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 99.44 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, CONTAINING 37,6120 ACRES, MORE OR LESS.

TRACT 2  
BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK B, THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE WESTERLY, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK B, FOR THE FOLLOWING EIGHT COURSES: SOUTH 00'45'51" WEST, FOR A DISTANCE OF 26.33 FEET; THENCE SOUTH 49'33'12" WEST, FOR A DISTANCE OF 34.09 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 559.83 FEET, FOR AN ARC DISTANCE OF 597.78 FEET, SAID ARC HAVING A CHORD OF 569.79 FEET BEARING SOUTH 81'45'11" WEST TO THE END OF SAID CURVE; THENCE NORTH 81'45'19" WEST, FOR A DISTANCE OF 129.89 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 779.05 FEET; FOR AN ARC DISTANCE OF 421.45 FEET, SAID ARC HAVING A CHORD OF 416.33 FEET BEARING SOUTH 82'45'58" WEST TO THE END OF SAID CURVE; THENCE SOUTH 67'15'12" WEST, FOR A DISTANCE OF 343.59 FEET; THENCE SOUTH 86'23'39" WEST, FOR A DISTANCE OF 31.82 FEET; THENCE NORTH 60'11'37" WEST, FOR A DISTANCE OF 73.76 FEET, TO THE NORTHWEST CORNER OF LOT 39, SAID BLOCK B; THENCE LEAVING SAID NORTHERLY BOUNDARY, SOUTH 29'49'07" WEST, ALONG THE WEST LINE OF SAID LOT 39, FOR A DISTANCE OF 140.19 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF GLADES TURN (HAVING A 60 FT. RIGHT OF WAY); THENCE NORTH 60'13'06" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 10.00 FEET, TO THE SOUTHEAST CORNER OF LOT 40, SAID BLOCK B; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 29'46'54" EAST, ALONG THE EAST LINE OF SAID LOT 40, FOR A DISTANCE OF 140.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE WESTERLY, ALONG SAID NORTHERLY BOUNDARY FOR THE FOLLOWING SEVEN COURSES: NORTH 60'10'18" WEST, FOR A DISTANCE OF 88.01 FEET; THENCE NORTH 53'21'10" WEST, FOR A DISTANCE OF 221.62 FEET; THENCE NORTH 58'58'21" WEST, FOR A DISTANCE OF 44.01 FEET; THENCE NORTH 65'52'36" WEST, FOR A DISTANCE OF 88.44 FEET; THENCE NORTH 76'00'01" WEST, FOR A DISTANCE OF 127.40 FEET; THENCE NORTH 28'17'23" WEST, FOR A DISTANCE OF 33.76 FEET; THENCE NORTH 89'15'43" WEST, FOR A DISTANCE OF 150.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID GLADES TURN, WHICH IS A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.51 FEET, SAID ARC HAVING A CHORD OF 48.39 FEET BEARING NORTH 60'36'45" WEST TO THE EASTERNMOST CORNER OF LOT 28, BLOCK A, SAID THE GLADES; THENCE NORTH 71'15'33" WEST, ALONG THE NORTH LINE OF SAID LOT 28, FOR A DISTANCE OF 47.66 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 89'11'15" WEST, FOR A DISTANCE OF 140.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 28; THENCE EASTERLY, ALONG THE SOUTHERLY BOUNDARY OF SAID BLOCK A, FOR THE FOLLOWING NINE COURSES: SOUTH 00'45'01" WEST, FOR A DISTANCE OF 108.14 FEET; THENCE SOUTH 24'13'20" EAST, FOR A DISTANCE OF 66.21 FEET; THENCE SOUTH 43'58'58" EAST, FOR A DISTANCE OF 107.30 FEET; THENCE SOUTH 46'28'58" EAST, FOR A DISTANCE OF 106.01 FEET; THENCE SOUTH 58'35'43" EAST, FOR A DISTANCE OF 99.94 FEET; THENCE SOUTH 71'24'32" EAST, FOR A DISTANCE OF 89.74 FEET; THENCE SOUTH 64'01'34" EAST, FOR A DISTANCE OF 132.30 FEET; THENCE SOUTH 53'24'50" EAST, FOR A DISTANCE OF 221.57 FEET; THENCE SOUTH 60'12'18" EAST, FOR A DISTANCE OF 87.91 FEET, TO THE SOUTHEAST CORNER OF LOT 8, SAID BLOCK A; THENCE LEAVING SAID SOUTHERLY BOUNDARY, NORTH 29'46'54" EAST, ALONG THE EAST LINE OF SAID LOT 8, FOR A DISTANCE OF 140.00 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID GLADES TURN; THENCE SOUTH 60'13'06" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 10.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 7, FOR A DISTANCE OF 140.02 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY AND SOUTHERLY, ALONG SAID SOUTHERLY BOUNDARY FOR THE FOLLOWING FOUR COURSES: SOUTH 60'14'11" EAST, FOR A DISTANCE OF 106.37 FEET; THENCE SOUTH 20'11'03" WEST, FOR A DISTANCE OF 65.20 FEET; THENCE SOUTH 27'19'42" WEST, FOR A DISTANCE OF 88.00 FEET; THENCE SOUTH 62'40'18" EAST, FOR A DISTANCE OF 140.02 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH GLADES TRAIL; THENCE SOUTH 47'43'49" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 114.49 FEET, TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4138, PAGE 1416 OF SAID PUBLIC RECORDS; THENCE WESTERLY, ALONG THE NORTH AND WEST BOUNDARY OF SAID PARCEL FOR THE FOLLOWING TWO COURSES: NORTH 58'40'07" WEST, FOR A DISTANCE OF 200.12 FEET; THENCE SOUTH 27'17'19" WEST, FOR A DISTANCE OF 50.90 FEET, TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2074, PAGE 1414 OF SAID PUBLIC RECORDS; THENCE NORTH 60'58'03" WEST, FOR A DISTANCE OF 199.88 FEET, TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1840, PAGE 2072 OF SAID PUBLIC RECORDS; THENCE NORTH 56'25'16" WEST, FOR A DISTANCE OF 174.74 FEET, TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1980, PAGE 1968 OF SAID PUBLIC RECORDS; THENCE NORTH 53'14'11" WEST, FOR A DISTANCE OF 221.25 FEET, TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4186, PAGE 1435 OF SAID PUBLIC RECORDS; THENCE NORTH 55'39'37" WEST, ALONG THE NORTH BOUNDARY OF SAID PARCEL, FOR A DISTANCE OF 199.95 FEET, TO A POINT ON THE EAST BOUNDARY OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3984, PAGE 86 OF SAID PUBLIC RECORDS; THENCE NORTH 34'25'36" EAST, ALONG THE EAST BOUNDARY OF SAID PARCEL, FOR A DISTANCE OF 27.87 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 58'45'17" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL AND THE WESTERLY EXTENSION THEREOF, FOR A DISTANCE OF 213.47 FEET, TO THE WEST LINE OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 00'39'49" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 425.52 FEET, TO THE SOUTH BOUNDARY OF A FLORIDA POWER & LIGHT (GULF POWER COMPANY) RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 443, PAGE 308, OF SAID PUBLIC RECORDS; THENCE SOUTH 89'14'09" EAST, ALONG SAID SOUTH BOUNDARY, FOR A DISTANCE OF 2,627.42 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, CONTAINING 22.4946 ACRES, MORE OR LESS.

TRACT 3  
COMMENCE AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH 00'39'49" WEST, ALONG THE WEST LINE OF SAID SECTION 36, FOR A DISTANCE OF 1219.77 FEET TO THE NORTH BOUNDARY OF A GULF POWER COMPANY RIGHT OF WAY (HAVING A 100.00 FT. RIGHT OF WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 443, PAGES 308-311, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 89'14'09" EAST, ALONG SAID NORTH BOUNDARY, FOR A DISTANCE OF 723.21 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, SOUTH 89'14'09" EAST, FOR A DISTANCE OF 160.56 FEET; THENCE LEAVING SAID NORTH BOUNDARY, SOUTH 02'58'10" EAST, FOR A DISTANCE OF 100.21 FEET, TO A POINT ON THE SOUTH BOUNDARY OF SAID GULF POWER COMPANY RIGHT OF WAY; THENCE ALONG SAID SOUTH BOUNDARY, NORTH 89'14'09" WEST, FOR A DISTANCE OF 180.15 FEET; THENCE LEAVING SAID SOUTH BOUNDARY, NORTH 08'12'28" EAST, FOR A DISTANCE OF 100.85 FEET, TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, CONTAINING 0.3911 ACRES, MORE OR LESS.

TRACT 4  
COMMENCE AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH 00'39'49" WEST, ALONG THE WEST LINE OF SAID SECTION 36, FOR A DISTANCE OF 1219.77 FEET TO THE NORTH BOUNDARY OF A GULF POWER COMPANY RIGHT OF WAY (HAVING A 100.00 FT. RIGHT OF WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 443, PAGES 308-311, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 89'14'09" EAST, ALONG SAID NORTH BOUNDARY, FOR A DISTANCE OF 2551.87 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, SOUTH 89'14'09" EAST, FOR A DISTANCE OF 162.67 FEET; THENCE LEAVING SAID NORTH BOUNDARY, SOUTH 17'34'18" WEST, FOR A DISTANCE OF 104.46 FEET, TO A POINT ON THE SOUTH BOUNDARY OF SAID GULF POWER COMPANY RIGHT OF WAY; THENCE ALONG SAID SOUTH BOUNDARY, NORTH 89'14'09" WEST, FOR A DISTANCE OF 218.15 FEET; THENCE LEAVING SAID SOUTH BOUNDARY, NORTH 41'21'23" EAST, FOR A DISTANCE OF 131.69 FEET, TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, CONTAINING 0.4371 ACRES, MORE OR LESS.

**TITLE CERTIFICATION:**

THE UNDERSIGNED TITLE EXAMINER, AS AN AGENT OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURER LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY BPG HOMBRE, LLC, AN ALABAMA LIMITED LLC; AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCE ARE AS FOLLOWS:

THIS REPORT IS NOT TITLE INSURANCE. PURSUANT TO SECTION 627.7843, FLORIDA STATUTES, THE MAXIMUM LIABILITY OF THE ISSUER OF THIS PROPERTY INFORMATION REPORT FOR ERRORS AND OMISSIONS IN THIS PROPERTY INFORMATION REPORT IS LIMITED TO THE AMOUNT PAID FOR THIS PROPERTY INFORMATION REPORT AND IS FURTHER LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

CERTIFICATION MADE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DAVID TAYLOR  
AGENT

**TAX COLLECTOR'S STATEMENT**

I, CHUCK PERDUE, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR \_\_\_\_\_, TO THE BEST OF MY KNOWLEDGE.

DATE \_\_\_\_\_ BY: \_\_\_\_\_  
CHUCK PERDUE  
BAY COUNTY TAX COLLECTOR

**CITY MANAGER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, DREW R. WHITMAN, CITY MANAGER FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE EXAMINED THIS PLAT "CABALLEROS ESTATES AT HOMBRE", AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA. SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**CITY ENGINEER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, WYATT O. ROTHWELL, ACTING CITY ENGINEER FOR THE CITY OF PANAMA CITY BEACH, FLORIDA, HAVE EXAMINED THIS PLAT FOR "CABALLEROS ESTATES AT HOMBRE" SUBDIVISION, AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA. SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
WYATT O. ROTHWELL, P.E.  
ACTING CITY ENGINEER  
CITY OF PANAMA CITY BEACH, FLORIDA  
FLORIDA LICENSE No. 96824

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT BPG HOMBRE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS "CABALLEROS ESTATES AT HOMBRE", DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN THIS PLAT, "CABALLEROS ESTATES AT HOMBRE", AN ALABAMA LIMITED LIABILITY COMPANY, DOES HEREBY DEDICATE TO THE CABALLEROS ESTATES AT HOMBRE HOMEOWNER'S ASSOCIATION, INC., THE FOLLOWING RIGHTS OF WAY FOR ROADS AND STREETS: PALMERAS MARINAS LANE, ALL STREET TREES, EASEMENTS, 10' AND 20' ACCESS AND UTILITY EASEMENT, ALL UTILITY EASEMENTS (VARYING IN WIDTH) ALONG RIGHT OF WAYS, STORMWATER FACILITIES, COMMON AREAS, MAIL KIOSK LOCATED IN H.O.A. COMMON AREA No. 2, H.O.A. AMENITY AREAS SERVING THE SUBDIVISION AND H.O.A. TRACTS.

BPG HOMBRE, LLC AN ALABAMA LIMITED LIABILITY COMPANY, DOES HEREBY DEDICATE TO THE CITY OF PANAMA CITY BEACH, FLORIDA THE RIGHTS OF WAYS IDENTIFIED AS DAMA DEL MAR WAY AND CASALE DE PRAIA PLACE FOR PUBLIC USE FOR ROADS AND STREETS.

NON-EXCLUSIVE EASEMENTS WITHIN ALL COMMON AREAS, PUBLIC AND PRIVATE RIGHTS OF WAY, AND UTILITY EASEMENTS AS SHOWN HEREON ARE GRANTED TO VARIOUS UTILITY COMPANIES FOR THE PURPOSE OF INGRESS, EGRESS, INSTALLATION, REPAIR, AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, ELECTRICAL, GAS, AND CABLE TELEVISION SERVICES. BPG HOMBRE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, DOES HEREBY REQUEST THAT SAID PLAT OF "CABALLEROS ESTATES AT HOMBRE" BE RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

IN WITNESS THEREOF, SAID OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS AUTHORIZED REPRESENTATIVE NAMED BELOW:

SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BPG HOMBRE, LLC  
BY: BC DEVELOPMENT, LLC, ITS SOLE MANAGER

BY: _____ KENNEDY STRIPLIN PRESIDENT OF BC DEVELOPMENT, LLC	BY: _____ WITNESS
PRINTED NAME _____	
BY: _____ WITNESS	
PRINTED NAME _____	

**ACKNOWLEDGMENT TO DEDICATION**

STATE OF FLORIDA/COUNTY OF BAY

I HEREBY CERTIFY THAT ON THIS DATE, BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS PERSONALLY APPEARED, AMANDA R. RUSSELL, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO IS EITHER PERSONALLY KNOWN TO ME OR PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, WHO ACKNOWLEDGED BEFORE ME EXECUTED THE SAME, AND WHO DID NOT TAKE AN OATH. WITNESS MY HAND AND OFFICIAL SEAL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF FLORIDA

DATE MY COMMISSION EXPIRES \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

# CABALLEROS ESTATES AT HOMBRE

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



**S & Associates**  
ENGINEERING - SURVEYING

SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 7759  
3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

## SHEET 2 OF 14 SHEETS (KEY SHEET)

- INDEX:**
- SEE SHEET 1 OF 14 FOR DEDICATION AND APPROVALS.
  - SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
  - SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
  - SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

**NOTICES**

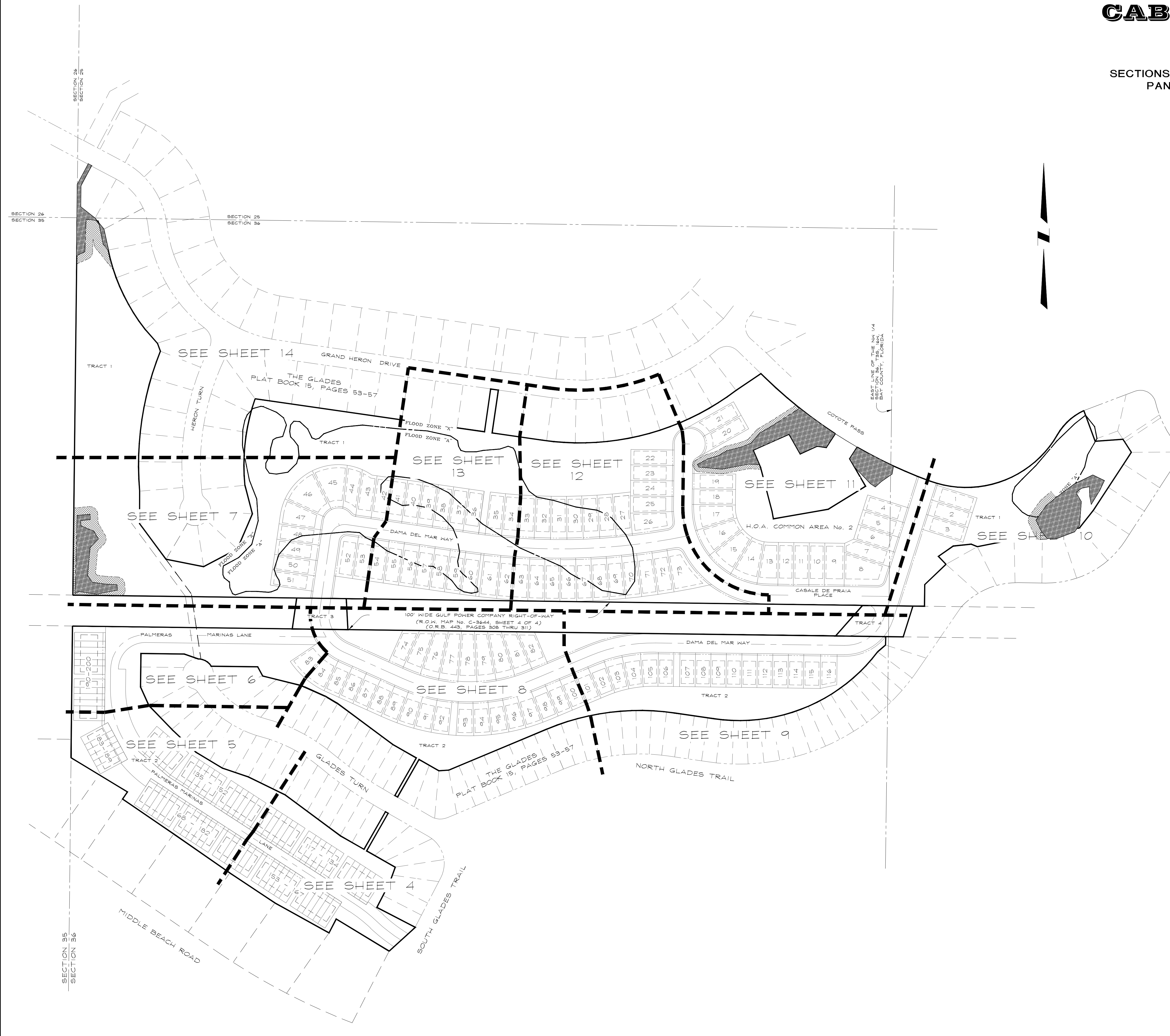
F.S. 177.091 (27)  
"THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS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

F.S. 177.091 (28)  
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 OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

### SYMBOLS & ABBREVIATIONS

#	MORE OR LESS	FD.	FOUND
°	DEGREES	COR.	CORNER
'	MINUTES OR FEET	No.	NUMBER
P.O.C.	SECONDS OR INCHES	CONC.	CONCRETE
P.O.B.	POINT OF COMMENCEMENT	MON.	MONUMENT
P.C.	POINT OF BEGINNING	R.O.W.	RIGHT OF WAY
P.T.	POINT OF CURVATURE	S.R.	STATE ROAD
P.T.C.	POINT OF TANGENCY	C.R.	COUNTY ROAD
P.R.C.	POINT OF REVERSE CURVATURE	SF	SQUARE FEET
P.C.C.	POINT OF COMPOUND CURVATURE	EL.	ELEVATION
O.R.B.	OFFICIAL RECORDS BOOK	A	ARC LENGTH
P.L.S.	PROFESSIONAL LAND SURVEYOR	C	CHORD
O.R.B.	OFFICIAL RECORDS BOOK	Δ	DELTA
PG.	PAGE	CL	CENTERLINE
N	NORTH	TYP	TYPICAL
E	EAST	L.S.S.	LIFT STATION SITE
S	SOUTH	C.A.	COMMON AREA
W	WEST	LB	LICENSED BUSINESS
SEC.	SECTION	LS	LICENSED SURVEYOR
T	TOWNSHIP	F.B.	FIELD BOOK
R	RANGE OR RADIUS	E.F.	ELECTRONIC FIELD BOOK
S.M.A.	STORMWATER MANAGEMENT AREA	(NR)	NON-RADIAL LOT LINE
(OA)	OVERALL	(R)	RADIAL LOT LINE
[Hatched Box]	EXISTING WETLANDS AS PER ENGINEERING PLANS FURNISHED BY MCNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 117104B, FILE No.; HOMBRE RESIDENTIAL	[Cross-hatched Box]	WETLANDS BUFFER AS PER ENGINEERING PLANS FURNISHED BY MCNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 117104B, FILE No.; HOMBRE RESIDENTIAL

- SURVEYOR'S NOTES**
- - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. ????
  - - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
  - - DENOTES SET PERMANENT CONTROL POINT No. LS 3961
  - - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
  - ⊙ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. ????
  - THE SIGN (°) INDICATES DEGREES, THE SIGN (') INDICATES FEET OR MINUTES AND THE SIGN (") INDICATES SECONDS.
  - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
  - THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 00°34'53" EAST ALONG THE WEST LINE OF SECTION 25 AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET, DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
  - RECORD BEARINGS ARE SHOWN IN PARENTHESES.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - A REVIEW OF THE FLOOD INSURANCE RATE MAP No. 12005C0316H & 12005C0308H, FOR BAY COUNTY, FLORIDA, REVISED JUNE 2, 2009 INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONE "X" & "A".





# CABALLEROS ESTATES AT HOMBRE

## A SUBDIVISION OF A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST PANAMA CITY BEACH - BAY COUNTY - FLORIDA

DECEMBER 2023  
SCALE: 1" = 150'

### E & Associates

ENGINEERING - SURVEYING

SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 7759  
3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

### SHEET 3 OF 14 SHEETS (OVERALL BOUNDARY)

- INDEX:**
- SEE SHEET 1 OF 14 FOR DEDICATION AND APPROVALS.
  - SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
  - SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
  - SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

**NOTICES**

F.S. 177.091 (27)  
"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 IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

F.S. 177.091 (28)  
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 THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

**SYMBOLS & ABBREVIATIONS**

#	MORE OR LESS DEGREES	FD.	FOUND CORNER
.	MINUTES OR FEET	CONC.	CONCRETE
P.O.C.	POINT OF COMMENCEMENT	MON.	MONUMENT
P.O.B.	POINT OF BEGINNING	R.O.W.	RIGHT OF WAY
R.C.	RIGHT OF CURVATURE	S.R.	STATE ROAD
P.T.	POINT OF TANGENCY	C.R.	COUNTY ROAD
P.R.C.	POINT OF REVERSE CURVATURE	SF.	SQUARE FEET
P.C.	POINT OF COMPOUND CURVATURE	EL.	ELEVATION
O.R.B.	OFFICIAL RECORDS BOOK	ARC LENGTH	ARC LENGTH
P.L.S.	PROFESSIONAL LAND SURVEYOR	C	CHORD
O.R.B.	OFFICIAL RECORDS BOOK	L	LINE
PG.	PAGE	C	CENTERLINE
N	NORTH	TYP.	TYPICAL
E	EAST	L.S.S.	LIFT STATION SITE
S	SOUTH	C.A.	COMMON AREA
W	WEST	L.B.	LICENSED BUSINESS
SEC.	SECTION	L.S.	LICENSED SURVEYOR
T	TOWNSHIP	F.B.	FIELD BOOK
R	RANGE OR RADIUS	E.F.B.	ELECTRONIC FIELD BOOK
S.M.A.	STORMWATER MANAGEMENT AREA	(NR)	NON-RADIAL LOT LINE
(OA)	OVERALL	(RF)	RADIAL LOT LINE

EXISTING WETLANDS AS PER ENGINEERING PLANS FURNISHED BY MCGNELL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB NO. 1171048, FILE NO.: HOMBRE RESIDENTIAL

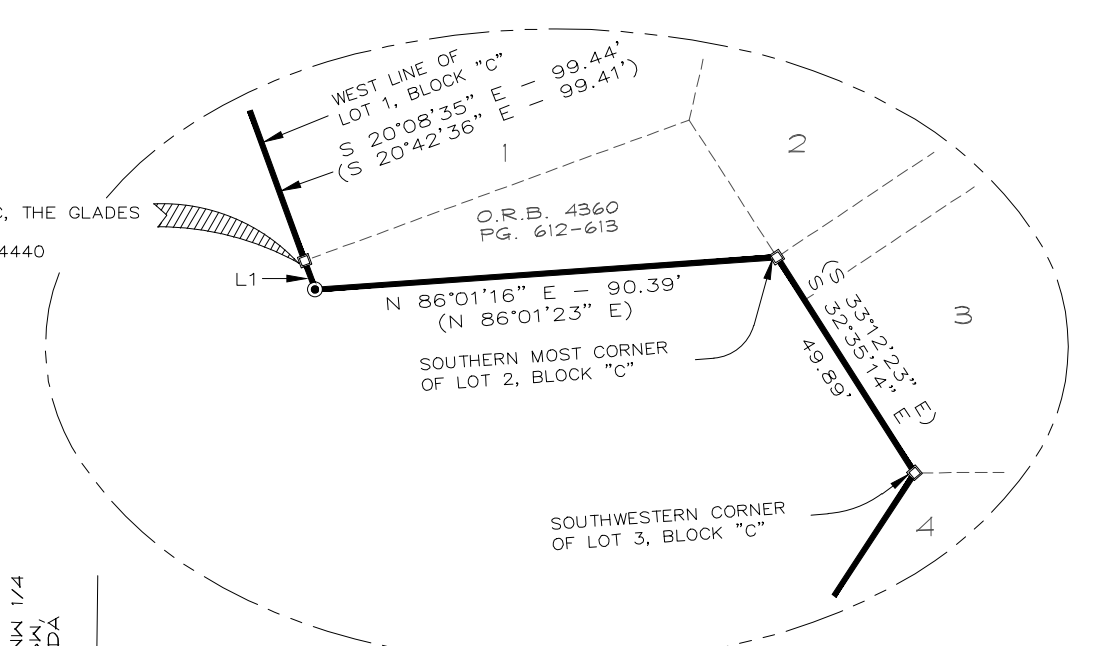
WETLANDS BUFFER AS PER ENGINEERING PLANS FURNISHED BY MCGNELL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB NO. 1171048, FILE NO.: HOMBRE RESIDENTIAL

**TRACT 1 LINE TABLE**

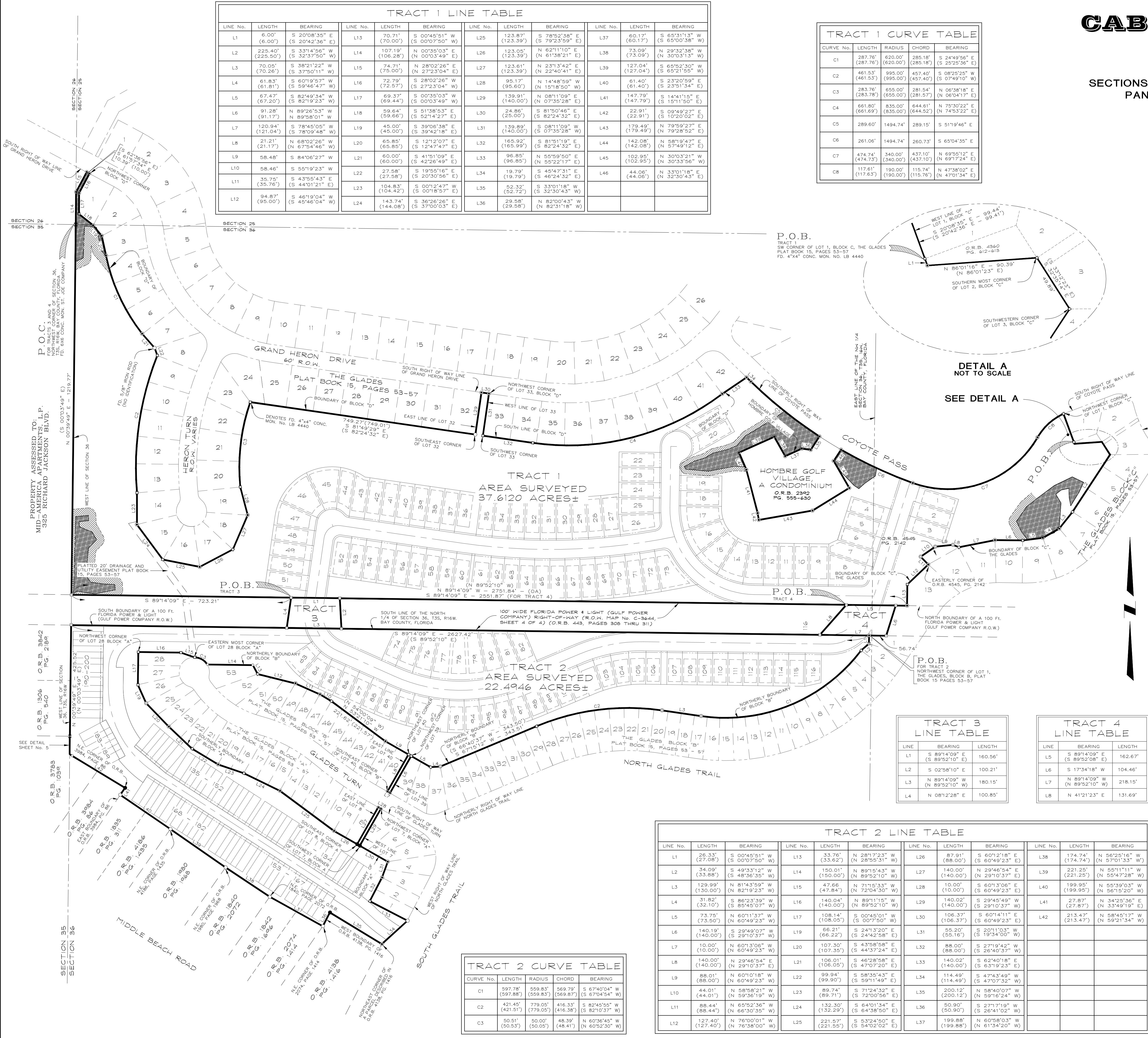
LINE No.	LENGTH	BEARING	LINE No.	LENGTH	BEARING	LINE No.	LENGTH	BEARING	LINE No.	LENGTH	BEARING
L1	6.00'	S 20°08'35" E	L13	70.71'	S 00°45'51" W	L25	123.87'	S 78°52'38" E	L37	60.17'	S 65°31'13" W
L2	225.40'	S 33°14'38" W	L14	107.18'	N 00°35'03" E	L26	153.00'	N 62°11'10" E	L38	73.09'	N 29°32'38" W
L3	70.05'	S 38°21'22" W	L15	74.71'	N 28°02'26" E	L27	123.61'	N 23°13'42" E	L39	127.04'	S 65°50'30" W
L4	61.83'	S 60°19'57" W	L16	72.79'	S 28°02'26" W	L28	95.17'	N 14°48'59" W	L40	61.40'	S 23°20'59" E
L5	67.47'	S 82°49'34" W	L17	60.37'	S 00°35'03" W	L29	139.91'	N 08°11'09" E	L41	147.79'	S 14°41'15" E
L6	91.28'	N 89°26'53" W	L18	89.64'	S 51°38'53" E	L30	34.88'	S 81°50'46" E	L42	22.91'	S 09°48'27" E
L7	120.94'	S 78°09'48" W	L19	45.00'	S 39°06'38" E	L31	139.89'	S 08°11'09" W	L43	179.49'	N 79°59'27" E
L8	21.21'	N 68°02'26" W	L20	65.85'	S 12°12'07" E	L32	165.92'	S 81°51'19" E	L44	142.08'	N 58°19'47" E
L9	58.48'	S 84°06'27" W	L21	60.00'	S 41°51'09" E	L33	96.85'	N 55°22'17" E	L45	102.95'	N 30°03'21" W
L10	58.46'	S 55°19'23" W	L22	27.58'	S 19°55'16" E	L34	19.79'	S 45°47'31" E	L46	44.06'	N 33°01'18" E
L11	35.75'	S 43°58'43" E	L23	104.83'	S 00°12'47" W	L35	52.32'	S 33°01'18" W			
L12	84.87'	S 46°19'04" W	L24	143.74'	S 36°26'26" E	L36	29.58'	N 82°00'43" W			

**TRACT 1 CURVE TABLE**

CURVE No.	LENGTH	RADIUS	CHORD	BEARING
C1	287.76'	620.00'	285.18'	S 24°40'56" E
C2	461.53'	995.00'	457.40'	S 08°25'25" W
C3	283.76'	655.00'	281.54'	N 06°38'18" E
C4	661.80'	835.00'	644.61'	N 75°30'22" E
C5	289.60'	1494.74'	289.15'	S 51°19'46" E
C6	261.06'	1494.74'	260.73'	S 65°04'35" E
C7	474.74'	340.00'	437.10'	N 69°55'12" E
C8	117.61'	190.00'	115.74'	N 47°33'02" E



SEE DETAIL A



- SURVEYOR'S NOTES**
- - DENOTES FOUND PERMANENT REFERENCE MONUMENT UNNUMBERED
  - - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. LB 4440
  - ▣ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. CORP. 0340
  - ▲ - DENOTES FOUND PERMANENT REFERENCE MONUMENT 6"x6" S/PC CONC. MON.
  - - DENOTES FOUND 5/8" IRON ROD & CAP No. LB 4927
  - - DENOTES FOUND 5/8" IRON ROD & CAP No. CORP. 0340
  - ⊙ - DENOTES FOUND 5/8" IRON ROD UNNUMBERED
  - - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
  - - DENOTES SET PERMANENT CONTROL POINT No. LS 3961
  - ⊙ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
  - THE SIGN (°) INDICATES DEGREES, THE SIGN (') INDICATES FEET OR MINUTES AND THE SIGN (") INDICATES SECONDS.
  - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
  - THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 00°34'53" EAST ALONG THE WEST LINE OF SECTION 25 AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET, DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
  - RECORD BEARINGS ARE SHOWN IN PARENTHESES.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - SEE SHEET No. 2 FOR FLOOD INFORMATION.

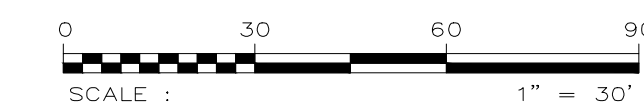




# CABALLEROS ESTATES AT HOMBRE

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

DECEMBER 2023



**S&S & Associates**  
ENGINEERING - SURVEYING

SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 7759  
3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

**SHEET 5 OF 14 SHEETS**  
**(LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS)**

- INDEX:**
- 1) SEE SHEET 1 OF 14 FOR DEDICATION AND APPROVALS.
  - 2) SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
  - 3) SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
  - 4) SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 5) SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 6) SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 7) SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 8) SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 9) SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 10) SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 11) SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 12) SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 13) SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 14) SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

**NOTICES**

**F.S. 177.091 (27)**

"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 IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

**F.S. 177.091 (28)**

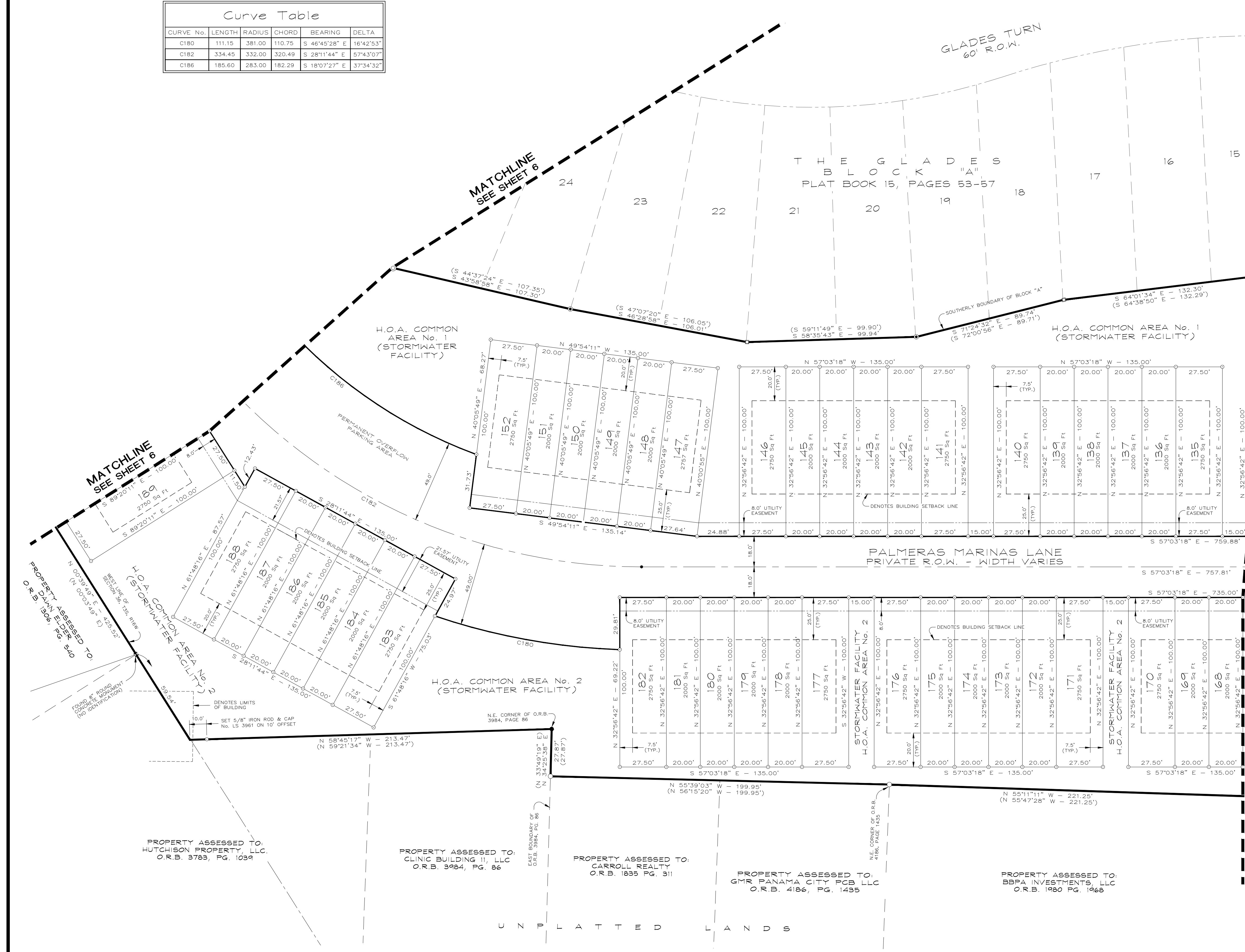
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE 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 THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

### SYMBOLS & ABBREVIATIONS

#	MORE OR LESS	FD.	FOUND
°	DEGREES	COR.	CORNER
'	MINUTES OR FEET	N.	NORTH
"	SECONDS OR INCHES	NO.	NUMBER
P.O.C.	POINT OF COMMENCEMENT	CONC.	CONCRETE
P.O.B.	POINT OF BEGINNING	MON.	MONUMENT
P.T.	POINT OF CURVATURE	R.O.W.	RIGHT OF WAY
P.C.	POINT OF CURVATURE	S.R.	STATE ROAD
P.R.C.	POINT OF REVERSE CURVATURE	C.R.	COUNTY ROAD
P.S.	POINT OF SIGHT	SF	SQUARE FEET
O.R.B.	OFFICIAL RECORDS BOOK	EL.	ELEVATION
P.L.S.	PROFESSIONAL LAND SURVEYOR	ARC.	ARC LENGTH
O.R.B.	OFFICIAL RECORDS BOOK	C.	CHORD
PC.	PAGE	Δ	DELTA
N	NORTH	TL	TYPICAL
E	EAST	S.S.	SUBSTATION SITE
S	SOUTH	C.A.	COMMON AREA
W	WEST	LS	LICENSED BUSINESS
SEC.	SECTION	LS	LICENSED SURVEYOR
T	TOWNSHIP	F.B.	FIELD BOOK
R	RANGE OR RADIUS	EFB	ELECTRONIC FIELD BOOK
S.M.A.	STORMWATER MANAGEMENT AREA	NR	NON-RADIAL LOT LINE
(OA)	OVERALL	(R)	RADIAL LOT LINE
▨	EXISTING WETLANDS AS PER ENGINEERING PLANS FURNISHED BY MCNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.048, FILE No.: HOMBRE RESIDENTIAL	▨	WETLANDS BUFFER AS PER ENGINEERING PLANS FURNISHED BY MCNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.048, FILE No.: HOMBRE RESIDENTIAL

- SURVEYOR'S NOTES**
1. □ - DENOTES FOUND PERMANENT REFERENCE MONUMENT UNNUMBERED
  2. □ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. LB 4440
  3. □ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. CORP. 0340
  4. ▲ - DENOTES FOUND PERMANENT REFERENCE MONUMENT 6"x6" SUPC CONC. MON.
  5. ○ - DENOTES FOUND 5/8" IRON ROD & CAP No. LB 4927
  6. ○ - DENOTES FOUND 5/8" IRON ROD & CAP No. CORP. 0340
  7. ● - DENOTES FOUND 5/8" IRON ROD UNNUMBERED
  8. □ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
  9. ● - DENOTES SET PERMANENT CONTROL POINT No. LS 3961
  10. ○ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
  11. THE SIGN (°) INDICATES DEGREES, THE SIGN (') INDICATES FEET OR MINUTES AND THE SIGN (") INDICATES SECONDS
  12. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
  13. THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 00°34'53" EAST ALONG THE WEST LINE OF SECTION 25 AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET, DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
  14. RECORD BEARINGS ARE SHOWN IN PARENTHESES.
  15. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  16. SEE SHEET No. 2 FOR FLOOD INFORMATION.

CURVE No.	LENGTH	RADIUS	CHORD	BEARING	DELTA
C180	111.15	381.00	110.75	S 46°45'28" E	16°42'53"
C182	334.45	332.00	320.49	S 28°11'44" E	57°43'07"
C186	185.60	263.00	182.29	S 18°07'27" E	37°34'32"

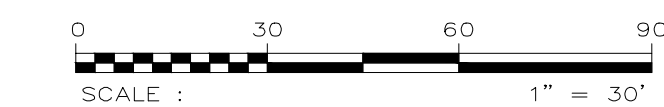


C L A T T E D L A N D S

# CABALLEROS ESTATES AT HOMBRE

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

DECEMBER 2023



**SP & Associates**  
ENGINEERING - SURVEYING

SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 7759  
3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

**SHEET 6 OF 14 SHEETS**  
**(LOT DATA, DIMENSIONS,**  
**BUILDING SETBACKS AND EASEMENTS)**

**NOTICES**

F.S. 177.091 (27)

"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 IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

F.S. 177.091 (28)

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 THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

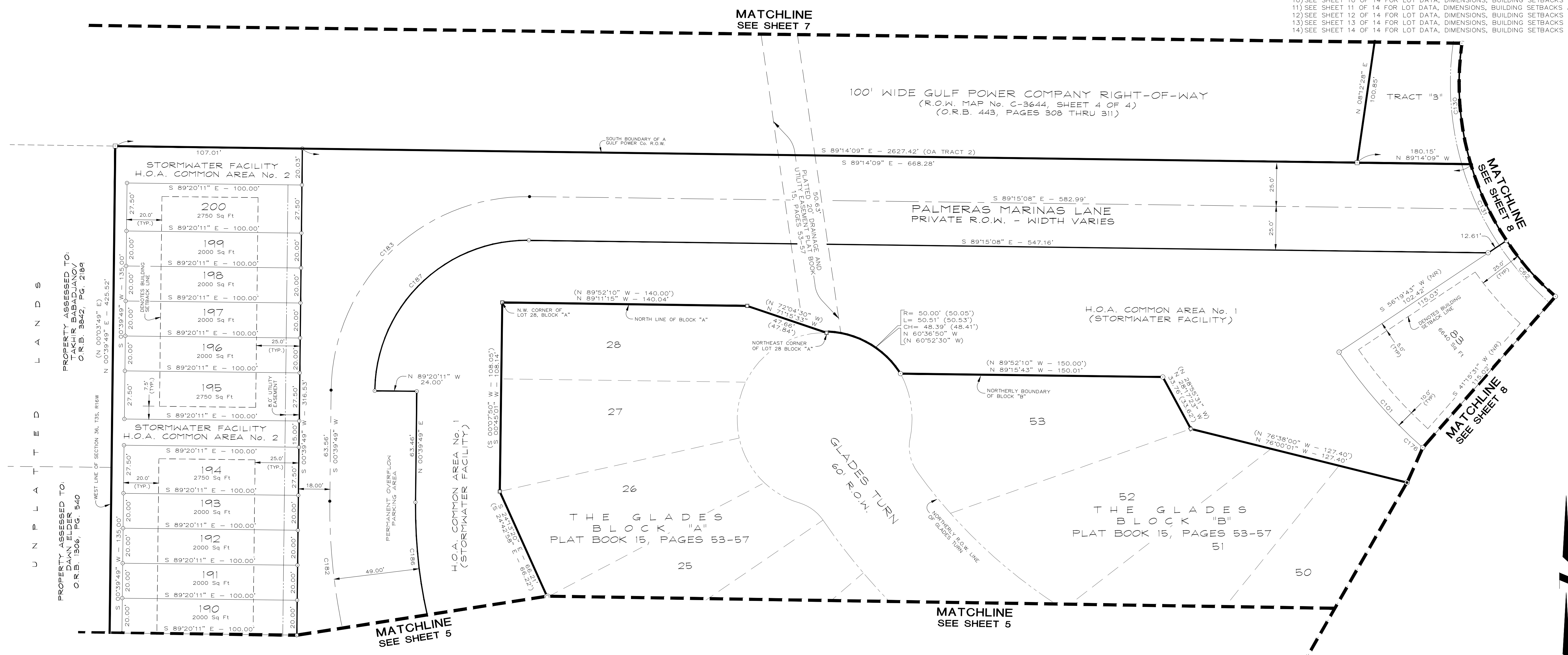
**SURVEYOR'S NOTES**

- - DENOTES FOUND PERMANENT REFERENCE MONUMENT UNNUMBERED
- - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. LB 4440
- ⊠ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. CORP. 0340
- ▲ - DENOTES FOUND PERMANENT REFERENCE MONUMENT 6"x6" S.J.P.C. CONC. MON.
- - DENOTES FOUND 5/8" IRON ROD & CAP No. LB 4927
- ⊙ - DENOTES FOUND 5/8" IRON ROD & CAP No. CORP. 0340
- - DENOTES FOUND 5/8" IRON ROD UNNUMBERED
- ⊡ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
- - DENOTES SET PERMANENT CONTROL POINT No. LS 3961
- - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
- THE SIGN (°) INDICATES DEGREES, THE SIGN (') INDICATES FEET OR MINUTES AND THE SIGN (") INDICATES SECONDS.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
- THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 00°34'53" EAST ALONG THE WEST LINE OF SECTION 25 AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET. DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
- RECORD BEARINGS ARE SHOWN IN PARENTHESES.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- SEE SHEET No. 2 FOR FLOOD INFORMATION.

**SYMBOLS & ABBREVIATIONS**

±	MORE OR LESS DEGREES	FD.	FOUND CORNER
'	MINUTES OR FEET	NO.	CORNER NUMBER
P.O.C.	POINT OF COMMENCEMENT	CONC.	CONCRETE MONUMENT
P.C.	POINT OF BEGINNING	MON.	MONUMENT
P.T.	POINT OF TANGENCY	R.O.W.	RIGHT OF WAY
P.R.C.	POINT OF REVERSE CURVATURE	S.R.	STATE ROAD
P.C.C.	POINT OF COMPOUND CURVATURE	C.R.	COUNTY ROAD
O.R.B.	OFFICIAL RECORDS BOOK	SF	SQUARE FEET
P.L.S.	PROFESSIONAL LAND SURVEYOR	EL.	ELEVATION
O.R.B.	OFFICIAL RECORDS BOOK	L	ARC LENGTH
PG.	PAGE	Δ	DELTA
N	NORTH	C	CENTERLINE
E	EAST	TYP	TYPICAL
S	SOUTH	L.S.S.	LIFT STATION SITE
W	WEST	C.A.	COMMON AREA
SEC.	SECTION	LB	LICENSED BUSINESS
T	TOWNSHIP	LS	LICENSED SURVEYOR
R	RANGE OR RADIUS	F.B.	FIELD BOOK
S.M.A. (OA)	STORMWATER MANAGEMENT AREA OVERALL	EFB	ELECTRONIC FIELD BOOK
		(NR)	NON-RADIAL LOT LINE
		(R)	RADIAL LOT LINE
	EXISTING WETLANDS AS PER ENGINEERING PLANS FURNISHED BY MCGNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.04B, FILE No.; HOMBRE RESIDENTIAL		WETLANDS BUFFER AS PER ENGINEERING PLANS FURNISHED BY MCGNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.04B, FILE No.; HOMBRE RESIDENTIAL

CURVE No.	LENGTH	RADIUS	CHORD	BEARING	DELTA
C62	42.60	162.00	42.48	S 41°1'04" E	15°04'02"
C101	72.86	277.00	72.65	S 41°12'23" E	15°04'11"
C130	70.51	162.00	69.95	S 04°51'37" E	24°56'11"
C131	47.85	162.00	47.67	S 25°11'23" E	16°55'20"
C176	155.84	277.00	153.80	S 49°47'21" E	32°14'07"
C182	334.45	332.00	320.49	S 28°11'44" E	57°43'07"
C183	176.09	112.00	158.51	S 45°42'21" W	90°05'03"
C186	185.60	283.00	182.29	S 18°07'27" E	37°34'32"
C187	136.79	87.00	123.13	S 45°42'21" W	90°05'03"



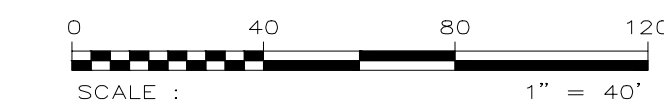
- INDEX:**
- SEE SHEET 1 OF 14 FOR DEDICATION AND FLOOD LINE.
  - SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
  - SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
  - SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

PROPERTY ASSESSED TO: TAKHIR BABADJANOV O.R.B. 3842, PG. 2189  
 PROPERTY ASSESSED TO: DAWN BENTLEY O.R.B. 1306, PG. 540

# CABALLEROS ESTATES AT HOMBRE

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

DECEMBER 2023



**S & Associates**  
ENGINEERING - SURVEYING

SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 7759  
3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

## SHEET 7 OF 14 SHEETS (LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS)

- INDEX:**
- SEE SHEET 1 OF 14 FOR DEDICATION AND APPROVALS.
  - SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
  - SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
  - SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

**NOTICES**

F.S. 177.091 (27)

"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 IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

F.S. 177.091 (28)

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 THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

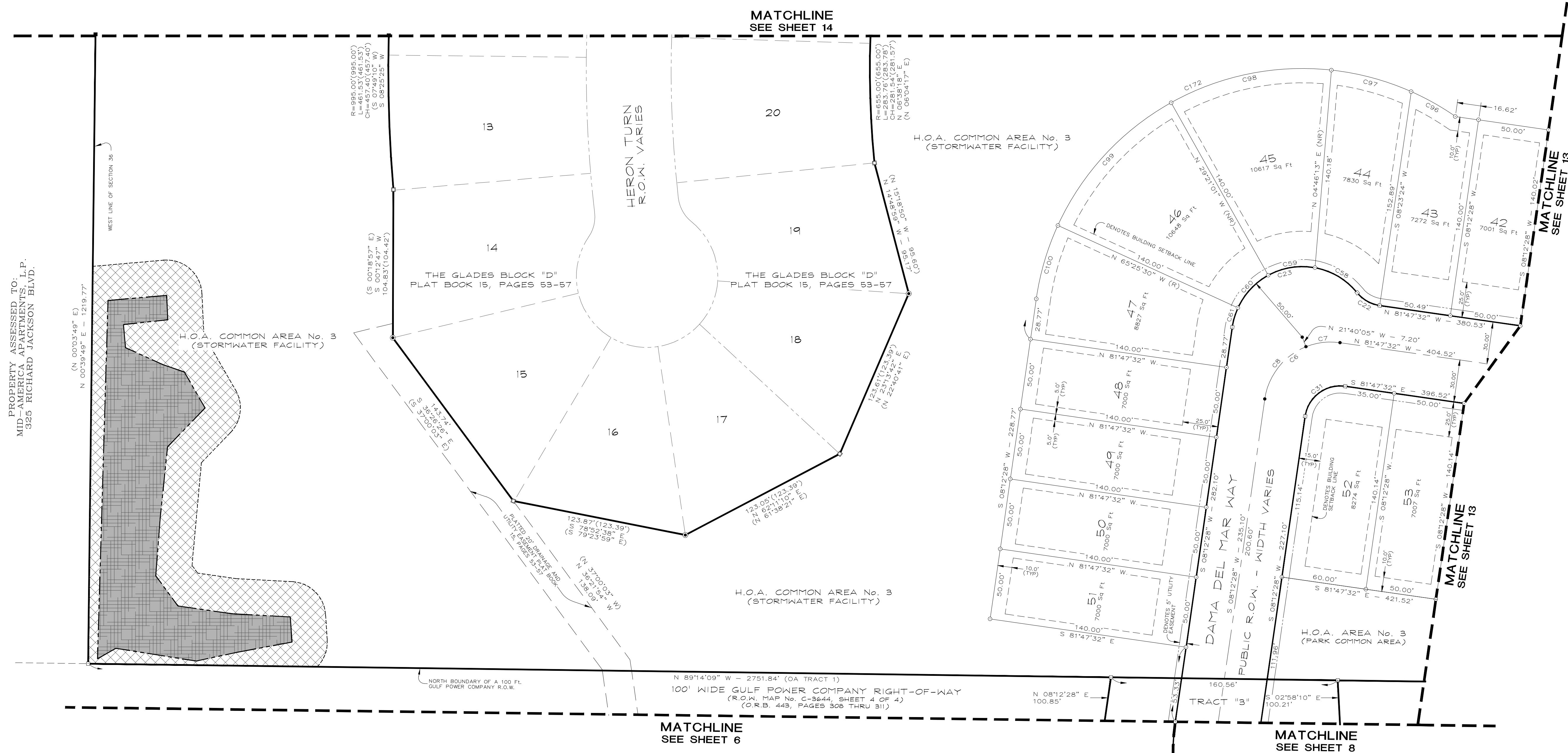
**SURVEYOR'S NOTES**

- DENOTES FOUND PERMANENT REFERENCE MONUMENT UNNUMBERED
- DENOTES FOUND PERMANENT REFERENCE MONUMENT No. LB 4440
- DENOTES FOUND PERMANENT REFERENCE MONUMENT No. CORP. 0340
- ▲ DENOTES FOUND PERMANENT REFERENCE MONUMENT 6"x6" S/JPC CONC. MON.
- DENOTES FOUND 5/8" IRON ROD & CAP No. LB 4927
- ⊙ DENOTES FOUND 5/8" IRON ROD & CAP No. CORP. 0340
- DENOTES FOUND 5/8" IRON ROD UNNUMBERED
- ⊠ DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
- DENOTES SET PERMANENT CONTROL POINT No. LS 3961
- ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
- THE SIGN (°) INDICATES DEGREES, THE SIGN (') INDICATES FEET OR MINUTES AND THE SIGN (") INDICATES SECONDS.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
- THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 00°34'53" EAST ALONG THE WEST LINE OF SECTION 25 AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET, DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
- RECORD BEARINGS ARE SHOWN IN PARENTHESES.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- SEE SHEET No. 2 FOR FLOOD INFORMATION.

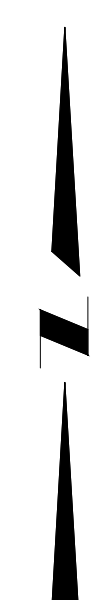
**SYMBOLS & ABBREVIATIONS**

#	MORE OR LESS DEGREES	FD. COR.	FOUND CORNER
.	MINUTES OR FEET	No.	CORNER NUMBER
..	SECONDS OR INCHES	CONC.	CONCRETE
P.O.C.	POINT OF COMMENCEMENT	MON.	MONUMENT
P.O.B.	POINT OF BEGINNING	R.O.W.	RIGHT OF WAY
P.C.	POINT OF CURVATURE	S.R.	STATE ROAD
P.T.	POINT OF TANGENCY	C.R.	COUNTY ROAD
P.R.C.C.	POINT OF REVERSE CURVATURE	SF	SQUARE FEET
P.C.C.C.	POINT OF COMPOUND CURVATURE	EL.	ELEVATION
O.R.B.	OFFICIAL RECORDS BOOK	L	ARC LENGTH
P.L.S.	PROFESSIONAL LAND SURVEYOR	C	CHORD
O.R.B.	OFFICIAL RECORDS BOOK	Δ	DELTA
P.C.	PAGE	C	CENTERLINE
N	NORTH	TYP	TYPICAL
E	EAST	L.S.	LIFT STATION SITE
S	SOUTH	C.A.	COMMON AREA
W	WEST	LB	LICENSED BUSINESS
SEC.	SECTION	LS	LICENSED SURVEYOR
T	TOWNSHIP	F.B.	FIELD BOOK
R	RANGE OR RADIUS	EFB	ELECTRONIC FIELD BOOK
S.M.A.	STORMWATER MANAGEMENT AREA	(NR)	NON-RADIAL LOT LINE
(OA)	OVERALL	(R)	RADIAL LOT LINE
[Hatched Box]	EXISTING WETLANDS AS PER ENGINEERING PLANS FURNISHED BY McNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.048, FILE No.: HOMBRE RESIDENTIAL	[Cross-hatched Box]	WETLANDS BUFFER AS PER ENGINEERING PLANS FURNISHED BY McNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.048, FILE No.: HOMBRE RESIDENTIAL

Curve Table					
CURVE No.	LENGTH	RADIUS	CHORD	BEARING	DELTA
C6	73.83	47.00	66.47	S 53°12'28" W	90°00'00"
C7	24.51	47.00	24.23	S 83°16'12" W	29°52'34"
C8	49.32	47.00	47.09	S 38°16'12" W	60°07'26"
C22	18.69	25.00	18.26	S 60°22'31" E	42°50'00"
C23	115.92	50.00	91.65	S 74°37'29" W	132°50'00"
C31	39.27	25.00	35.36	S 53°12'28" W	90°00'00"
C58	35.50	50.00	34.75	N 59°17'45" W	40°40'28"
C59	34.16	50.00	33.50	S 80°47'46" W	39°08'29"
C60	31.98	50.00	31.44	S 42°54'00" W	36°39'02"
C61	14.28	50.00	14.23	S 16°23'29" W	16°22'01"
C96	35.83	190.00	35.78	N 60°40'11" W	10°48'22"
C97	58.65	190.00	58.42	N 74°54'57" W	17°41'11"
C98	117.52	190.00	115.66	S 78°31'16" W	35°26'23"
C99	120.13	190.00	118.14	S 42°41'17" W	36°13'35"
C100	54.28	190.00	54.09	S 16°23'29" W	16°22'01"
C172	386.41	190.00	323.18	S 66°28'14" W	116°31'31"



PROPERTY ASSESSED TO:  
MID-AMERICA APARTMENTS, L.P.  
325 RICHARD JACKSON BLVD.

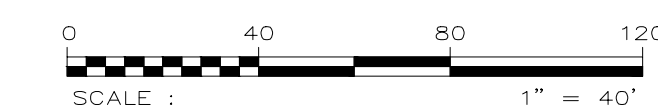




# CABALLEROS ESTATES AT HOMBRE

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

DECEMBER 2023



**S&S & Associates**  
ENGINEERING - SURVEYING  
SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 7759  
3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

**SHEET 8 OF 14 SHEETS**  
**(LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS)**

- INDEX:**
- SEE SHEET 1 OF 14 FOR DEDICATION AND APPROVALS.
  - SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
  - SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
  - SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

**SYMBOLS & ABBREVIATIONS**

- |        |   |
|--------|---|
| FD.    | FOUND   |
| COR.   | CORNER  |
| No.    | NUMBER  |
| CONC.  | CONCRETE  |
| MON.   | MONUMENT  |
| R.O.W. | RIGHT OF WAY  |
| S.R.   | STATE ROAD  |
| C.R.   | COUNTY ROAD   |
| SF.    | SQUARE FEET   |
| EL.    | ELEVATION   |
| ARC.   | ARC LENGTH  |
| C      | CHORD   |
| DELTA  | DELTA   |
| CL     | CENTERLINE  |
| TYP.   | TYPICAL   |
| L.S.S. | LIFT STATION SITE   |
| C.A.   | COMMON AREA   |
| LB     | LICENSED BUSINESS   |
| LS     | LICENSED SURVEYOR   |
| F.B.   | FIELD BOOK  |
| EFB    | ELECTRONIC FIELD BOOK   |
| (NR)   | NON-RADIAL LOT LINE   |
| (R)    | RADIAL LOT LINE   |
| ±      | MORE OR LESS  |
| °      | DEGREES   |
| '      | MINUTES OR FEET   |
| P.O.C. | POINTS OR INCHES  |
| P.O.B. | POINT OF BEGINNING  |
| P.C.   | POINT OF CURVATURE  |
| P.T.   | POINT OF TANGENCY   |
| P.R.C. | POINT OF REVERSE CURVATURE  |
| P.C.C. | POINT OF COMPOUND CURVATURE   |
| O.R.B. | OFFICIAL RECORDS BOOK   |
| P.L.S. | PROFESSIONAL LAND SURVEYOR  |
| O.R.B. | OFFICIAL RECORDS BOOK   |
| PG.    | PAGE  |
| N      | NORTH   |
| E      | EAST  |
| S      | SOUTH   |
| W      | WEST  |
| SEC.   | SECTION   |
| T      | TOWNSHIP  |
| R      | RANGE OR RADIUS   |
| S.M.A. | STORMWATER MANAGEMENT AREA  |
| LOT 27 | ST. ANDREWS BAY LOT NUMBERS   |
|        | EXISTING WETLANDS AS PER ENGINEERING PLANS FURNISHED BY McNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.04B, FILE No.: HOMBRE RESIDENTIAL |
|        | WETLANDS BUFFER AS PER ENGINEERING PLANS FURNISHED BY McNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.04B, FILE No.: HOMBRE RESIDENTIAL   |

**SURVEYOR'S NOTES**

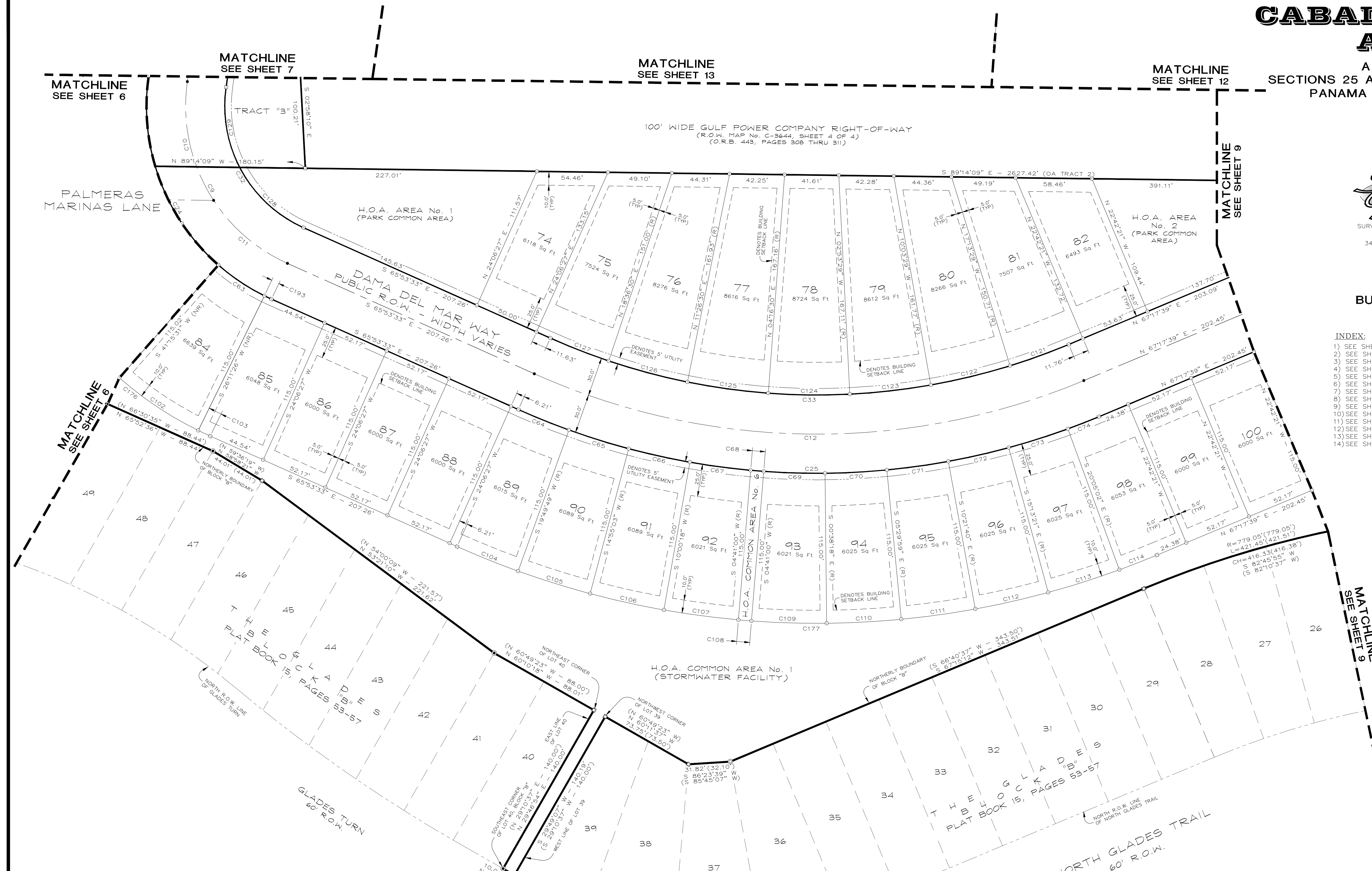
- — DENOTES FOUND PERMANENT REFERENCE MONUMENT UNNUMBERED
- — DENOTES FOUND PERMANENT REFERENCE MONUMENT No. LB 4440
- ⊗ — DENOTES FOUND PERMANENT REFERENCE MONUMENT No. CORP. 0340
- ▲ — DENOTES FOUND PERMANENT REFERENCE MONUMENT 6"x6" SJCPC CONC. MON.
- — DENOTES FOUND 5/8" IRON ROD & CAP No. LB 4927
- ⊙ — DENOTES FOUND 5/8" IRON ROD & CAP No. CORP. 0340
- — DENOTES FOUND 5/8" IRON ROD UNNUMBERED
- ⊞ — DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
- — DENOTES SET PERMANENT CONTROL POINT No. LS 3961
- — DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
- THE SIGN (°) INDICATES DEGREES, THE SIGN (') INDICATES FEET OR MINUTES AND THE SIGN (") INDICATES SECONDS.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
- THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 0°34'53" EAST ALONG THE WEST LINE OF SECTION 25 AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET. DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
- RECORD BEARINGS ARE SHOWN IN PARENTHESES.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- SEE SHEET No. 2 FOR FLOOD INFORMATION.

**NOTICES**

**F.S. 177.091 (27)**  
"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 IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

**F.S. 177.091 (28)**

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 THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.



**Curve Table**

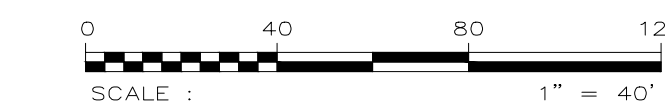
CURVE No.	LENGTH	RADIUS	CHORD	BEARING	DELTA	CURVE No.	LENGTH	RADIUS	CHORD	BEARING	DELTA
C9	170.72	132.00	159.06	S 28°50'32" E	74°06'02"	C105	57.87	675.00	57.86	S 72°37'34" E	04°54'45"
C10	95.32	132.00	93.26	S 12°28'47" E	41°22'30"	C106	57.87	675.00	57.86	S 77°32'19" E	04°54'45"
C11	75.39	132.00	74.37	S 49°31'47" E	32°43'32"	C107	57.70	675.00	57.68	S 82°26'37" E	04°53'50"
C12	433.03	530.00	421.09	S 89°17'57" E	46°48'48"	C108	10.00	10.00	S 85°19'00" E	00°50'56"	
C24	209.51	162.00	195.21	S 28°50'32" E	74°06'02"	C109	57.70	675.00	57.68	S 88°11'23" E	04°53'50"
C25	457.55	560.00	444.93	S 89°17'57" E	46°48'48"	C110	57.27	675.00	57.25	N 86°55'51" E	04°51'41"
C32	131.92	102.00	122.91	S 28°50'32" E	74°06'02"	C111	57.27	675.00	57.25	N 82°04'10" E	04°51'41"
C33	408.52	500.00	397.29	S 89°17'57" E	46°48'48"	C112	57.27	675.00	57.25	N 77°12'29" E	04°51'41"
C63	42.60	162.00	42.48	S 56°15'06" E	15°04'02"	C113	57.27	675.00	57.25	N 72°20'48" E	04°51'41"
C64	41.81	560.00	41.80	S 68°01'52" E	04°16'38"	C114	30.89	675.00	30.89	N 68°36'18" E	02°37'19"
C65	48.01	560.00	48.00	S 72°37'34" E	04°54'45"	C121	47.83	500.00	47.81	N 70°02'05" E	05°28'52"
C66	48.01	560.00	48.00	S 77°32'19" E	04°54'45"	C122	62.54	500.00	62.50	N 76°21'31" E	07°10'00"
C67	47.01	560.00	47.00	S 82°24'00" E	04°48'37"	C123	62.54	500.00	62.50	N 83°31'31" E	07°10'00"
C68	10.00	560.00	10.00	S 85°19'00" E	01°01'23"	C124	62.54	500.00	62.50	S 89°18'30" E	07°10'00"
C69	47.01	560.00	47.00	S 88°14'00" E	04°48'37"	C125	62.54	500.00	62.50	S 82°08'30" E	07°10'00"
C70	47.51	560.00	47.50	N 86°55'51" E	04°51'41"	C126	62.54	500.00	62.50	S 74°58'30" E	07°10'00"
C71	47.51	560.00	47.50	N 82°04'10" E	04°51'41"	C127	47.99	500.00	47.97	S 68°38'31" E	05°29'52"
C72	47.51	560.00	47.50	N 77°12'29" E	04°51'41"	C128	67.65	102.00	66.42	S 46°53'32" E	38°00'02"
C73	47.51	560.00	47.50	N 72°20'48" E	04°51'41"	C129	64.27	102.00	63.21	S 09°50'32" E	36°06001"
C74	25.63	560.00	25.62	N 68°36'18" E	02°37'19"	C176	155.84	277.00	153.80	S 49°47'21" E	32°14'07"
C102	72.85	277.00	72.64	S 56°16'32" E	15°04'06"	C177	551.51	675.00	536.29	S 89°17'57" E	46°48'48"
C103	10.14	277.00	10.14	S 64°51'30" E	02°05'50"	C193	5.96	162.00	5.96	S 64°50'20" E	02°06'27"
C104	50.39	675.00	50.38	S 68°01'52" E	04°16'38"						



# CABALLEROS ESTATES AT HOMBRE

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

DECEMBER 2023



**S & Associates**  
ENGINEERING - SURVEYING

SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LS 3759  
3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

**SHEET 9 OF 14 SHEETS**  
**(LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS)**

Curve Table					
CURVE No.	LENGTH	RADIUS	CHORD	BEARING	DELTA
C13	216.95	530.00	215.44	S 79°01'15" W	23°27'13"
C14	168.59	132.00	157.36	N 54°09'35" E	73°17'61"
C26	204.67	500.00	203.25	N 79°01'15" E	23°27'13"
C27	206.90	162.00	193.12	N 54°09'35" E	73°10'34"
C34	229.39	560.00	227.79	S 79°01'45" W	23°28'12"
C35	130.30	102.00	121.62	N 54°10'04" E	73°11'33"
C75	35.23	500.00	35.22	S 69°18'46" W	04°02'14"
C76	61.25	500.00	61.21	S 74°50'26" W	07°01'06"
C77	61.56	500.00	61.52	S 81°52'37" W	07°03'16"
C78	46.63	500.00	46.61	S 88°04'34" W	05°20'37"
C115	26.95	385.00	26.95	S 69°17'59" W	04°00'40"
C116	47.33	385.00	47.30	S 74°49'39" W	07°02'38"
C117	47.33	385.00	47.30	S 81°52'17" W	07°02'38"
C118	35.98	385.00	35.97	S 88°04'14" W	05°21'16"
C119	143.18	162.00	138.56	N 65°25'44" E	50°38'17"
C120	63.72	162.00	63.31	S 28°50'26" W	22°32'17"
C178	157.60	385.00	156.50	S 79°01'15" W	23°27'13"
C190	89.61	132.00	87.90	N 71°17'56" E	38°53'52"
C191	78.97	132.00	77.80	N 34°42'39" E	34°16'42"

Line Table		
LINE No.	LENGTH	BEARING
L1	26.33' (27.08')	S 00°45'51" W (S 00°07'50" W)

### NOTICES

F.S. 177.091 (27)

"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 IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

F.S. 177.091 (28)

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 THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

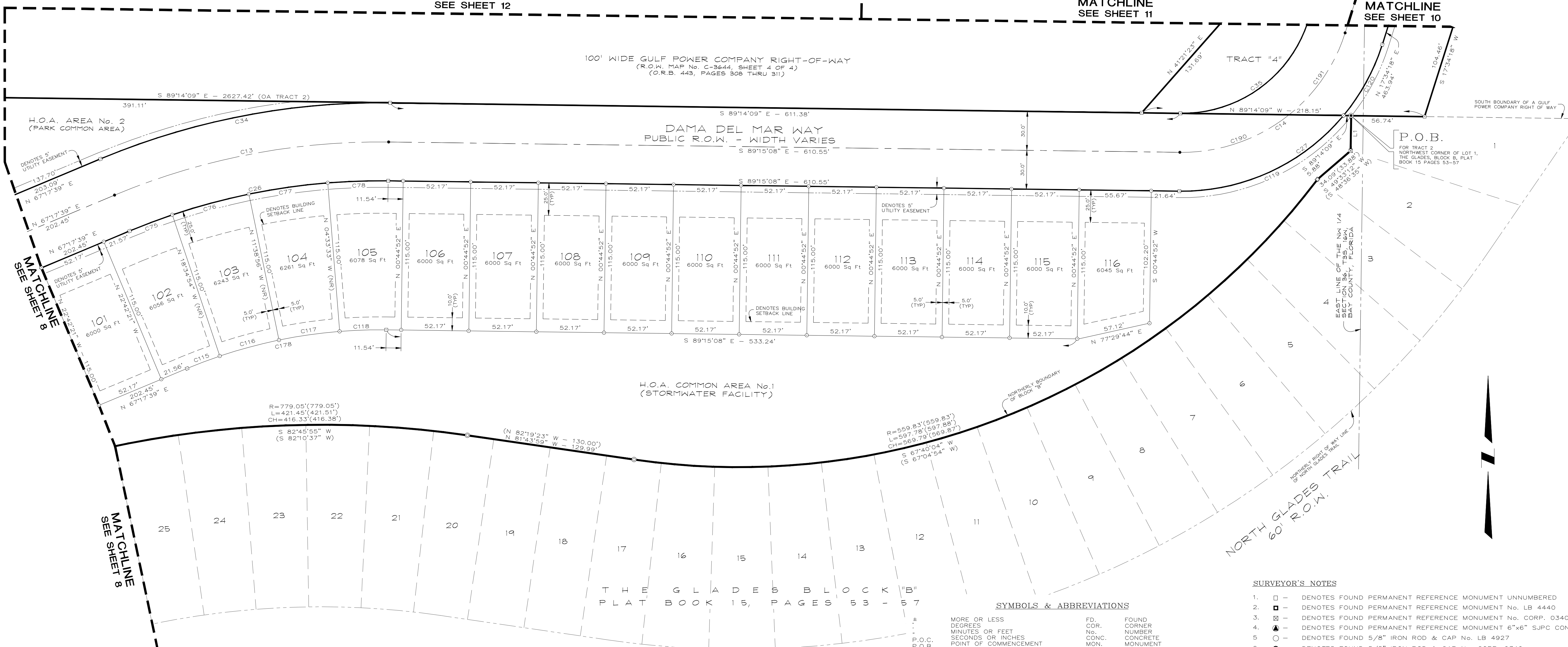
### INDEX:

- 1) SEE SHEET 1 OF 14 FOR DEDICATION AND APPROVALS.
- 2) SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
- 3) SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
- 4) SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
- 5) SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
- 6) SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
- 7) SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
- 8) SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
- 9) SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
- 10) SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
- 11) SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
- 12) SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
- 13) SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
- 14) SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

MATCHLINE  
SEE SHEET 12

MATCHLINE  
SEE SHEET 11

MATCHLINE  
SEE SHEET 10



SEE MATCHLINE SHEET 8

SEE MATCHLINE SHEET 8

THE G L A D E S O B C K  
P L A T B O O K 1 5 , P A G E S 5 3 - 5 7

### SYMBOLS & ABBREVIATIONS

- |        |                             |             |                       |
|--------|-----------------------------|-------------|-----------------------|
| •      | MORE OR LESS                | FD.         | FOUND                 |
| °      | DIRECTIONS                  | CONC.       | CORNER                |
| MIN.   | MINUTES OR FEET             | NO.         | NUMBER                |
| SEC.   | SECONDS OR INCHES           | CONC.       | CONCRETE              |
| P.O.C. | POINT OF COMMENCEMENT       | MON.        | MONUMENT              |
| P.O.B. | POINT OF BEGINNING          | R.O.W.      | RIGHT OF WAY          |
| P.C.   | POINT OF CURVATURE          | STATE ROAD  | STATE ROAD            |
| P.T.   | POINT OF TANGENCY           | COUNTY ROAD | COUNTY ROAD           |
| P.R.C. | POINT OF REVERSE CURVATURE  | SF          | SQUARE FEET           |
| P.L.S. | POINT OF COMPOUND CURVATURE | EL.         | ELEVATION             |
| O.R.B. | OFFICIAL RECORDS BOOK       | ARC LENGTH  | ARC LENGTH            |
| P.L.S. | PROFESSIONAL LAND SURVEYOR  | DELTA       | CHORD                 |
| O.R.B. | OFFICIAL RECORDS BOOK       | DELTA       | CENTERLINE            |
| P.C.   | PAGE                        | TYP.        | TYPICAL               |
| N      | NORTH                       | L.S.        | LIFT STATION          |
| E      | EAST                        | C.A.        | COMMON AREA           |
| S      | SOUTH                       | LB          | LICENSED BUSINESS     |
| W      | WEST                        | LS          | LICENSED SURVEYOR     |
| SEC.   | SECTION                     | F.B.        | FIELD BOOK            |
| T      | TOWNSHIP                    | EFB         | ELECTRONIC FIELD BOOK |
| R      | RANGE OR RADIUS             | (NR)        | NON-RADIAL LOT LINE   |
| S.M.A. | STORMWATER MANAGEMENT AREA  | (R)         | RADIAL LOT LINE       |
| (OA)   | OVERALL                     |             |                       |
- EXISTING WETLANDS AS PER ENGINEERING PLANS FURNISHED BY McNEIL CARROLL ENGINEERING, INC. PLANS DATED: 9-25-23, JOB No. 1171.04B, FILE No.; HOMBRE RESIDENTIAL
- WETLANDS BUFFER AS PER ENGINEERING PLANS FURNISHED BY McNEIL CARROLL ENGINEERING, INC. PLANS DATED: 9-25-23, JOB No. 1171.04B, FILE No.; HOMBRE RESIDENTIAL

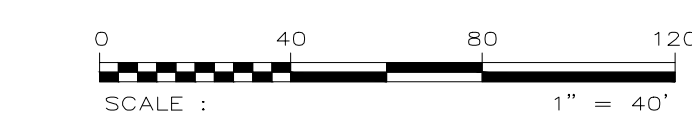
### SURVEYOR'S NOTES

1. □ - DENOTES FOUND PERMANENT REFERENCE MONUMENT UNNUMBERED
2. □ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. LB 4440
3. □ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. CORP. 0340
4. ▲ - DENOTES FOUND PERMANENT REFERENCE MONUMENT 6"x6" S/PC CONC. MON.
5. ○ - DENOTES FOUND 5/8" IRON ROD & CAP No. LB 4927
6. ⊙ - DENOTES FOUND 5/8" IRON ROD & CAP No. CORP. 0340
7. ● - DENOTES FOUND 5/8" IRON ROD UNNUMBERED
8. □ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
9. ● - DENOTES SET PERMANENT CONTROL POINT No. LS 3961
10. ⊙ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
11. THE SIGN (°) INDICATES DEGREES, THE SIGN (') INDICATES FEET OR MINUTES AND THE SIGN (") INDICATES SECONDS.
12. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
13. THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 00°34'53" EAST ALONG THE WEST LINE OF SECTION 25 AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET, DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
14. RECORD BEARINGS ARE SHOWN IN PARENTHESES.
15. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
16. SEE SHEET No. 2 FOR FLOOD INFORMATION.

# CABALLEROS ESTATES AT HOMBRE

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

DECEMBER 2023



## SE & Associates

ENGINEERING - SURVEYING

SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 7759  
3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

### SHEET 10 OF 14 SHEETS (LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS)

- INDEX:**
- 1) SEE SHEET 1 OF 14 FOR DEDICATION AND APPROVALS.
  - 2) SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
  - 3) SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
  - 4) SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 5) SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 6) SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 7) SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 8) SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 9) SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 10) SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 11) SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 12) SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 13) SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 14) SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

**NOTICES**

F.S. 177.091 (27)

"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 IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

F.S. 177.091 (28)

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 THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

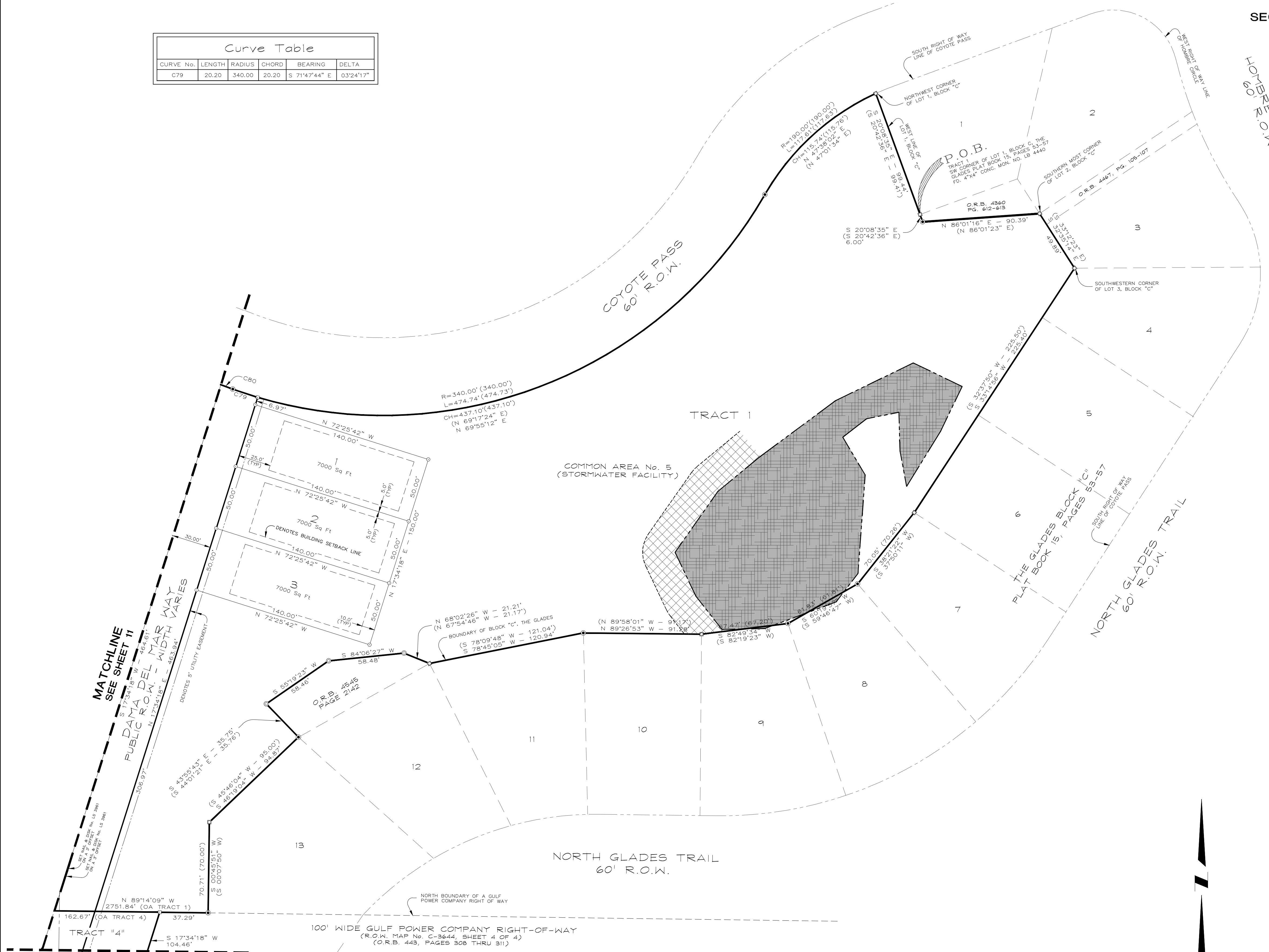
#### SYMBOLS & ABBREVIATIONS

#	MORE OR LESS DEGREES	MINUTES OR FEET	SECONDS OR INCHES	FOUND CORNER	FOUND CORNER NUMBER
P.O.C.	POINT OF COMMENCEMENT	CONC.	CONCRETE MONUMENT		
P.C.	POINT OF BEGINNING	R.O.W.	RIGHT OF WAY		
P.T.	POINT OF TANGENCY	S.R.	STATE ROAD		
P.R.C.	POINT OF REVERSE CURVATURE	C.R.	COUNTY ROAD		
P.C.C.	POINT OF COMPOUND CURVATURE	SF	SQUARE FEET		
P.L.S.	PROFESSIONAL LAND SURVEYOR	EL.	ELEVATION		
O.R.B.	OFFICIAL RECORDS BOOK	L	ARC LENGTH		
P.S.	OFFICIAL RECORDS BOOK	CHORD	CHORD		
N	NORTH	Δ	CENTERLINE		
E	EAST	TYP	TYPICAL		
S	SOUTH	L.S.S.	LIFT STATION SITE		
W	WEST	C.A.	COMMON AREA		
SEC.	SECTION	LB	LICENSED BUSINESS		
T	TOWNSHIP	LS	LICENSED SURVEYOR		
R	RANGE OR RADIUS	F.B.	FIELD BOOK		
S.M.A.	STORMWATER MANAGEMENT AREA OVERALL	EFB	ELECTRONIC FIELD BOOK		
(OA)	OVERALL	(NR)	NON-RADIAL LOT LINE		
(R)	RADIAL LOT LINE	(R)	RADIAL LOT LINE		
[Grid Pattern]	EXISTING WETLANDS AS PER ENGINEERING PLANS FURNISHED BY MCNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.04B, FILE No.: HOMBRE RESIDENTIAL	[Cross-hatch Pattern]	WETLANDS BUFFER AS PER ENGINEERING PLANS FURNISHED BY MCNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.04B, FILE No.: HOMBRE RESIDENTIAL		

#### SURVEYOR'S NOTES

1. □ - DENOTES FOUND PERMANENT REFERENCE MONUMENT UNNUMBERED
2. ■ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. LB 4440
3. ⊗ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. CORP. 0340
4. ⊙ - DENOTES FOUND PERMANENT REFERENCE MONUMENT 6"x6" S/JPC CONC. MON.
5. ○ - DENOTES FOUND 5/8" IRON ROD & CAP No. LB 4927
6. ⊖ - DENOTES FOUND 5/8" IRON ROD & CAP No. CORP. 0340
7. ⊙ - DENOTES FOUND 5/8" IRON ROD UNNUMBERED
8. ⊠ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
9. ● - DENOTES SET PERMANENT CONTROL POINT No. LS 3961
10. ⊙ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
11. THE SIGN (°) INDICATES DEGREES, THE SIGN (') INDICATES FEET OR MINUTES AND THE SIGN (") INDICATES SECONDS.
12. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
13. THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 00°34'53" EAST ALONG THE WEST LINE OF SECTION 25 AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET. DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
14. RECORD BEARINGS ARE SHOWN IN PARENTHESES.
15. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
16. SEE SHEET No. 2 FOR FLOOD INFORMATION.

CURVE No.	LENGTH	RADIUS	CHORD	BEARING	DELTA
C79	20.20	340.00	20.20	S 71°47'44" E	03°24'17"



MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 11  
DAMA DEL MAR WAY  
PUBLIC ROW - WIDTH VARIES

MATCHLINE SEE SHEET 11



# CABALLEROS ESTATES AT HOMBRE

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

DECEMBER 2023

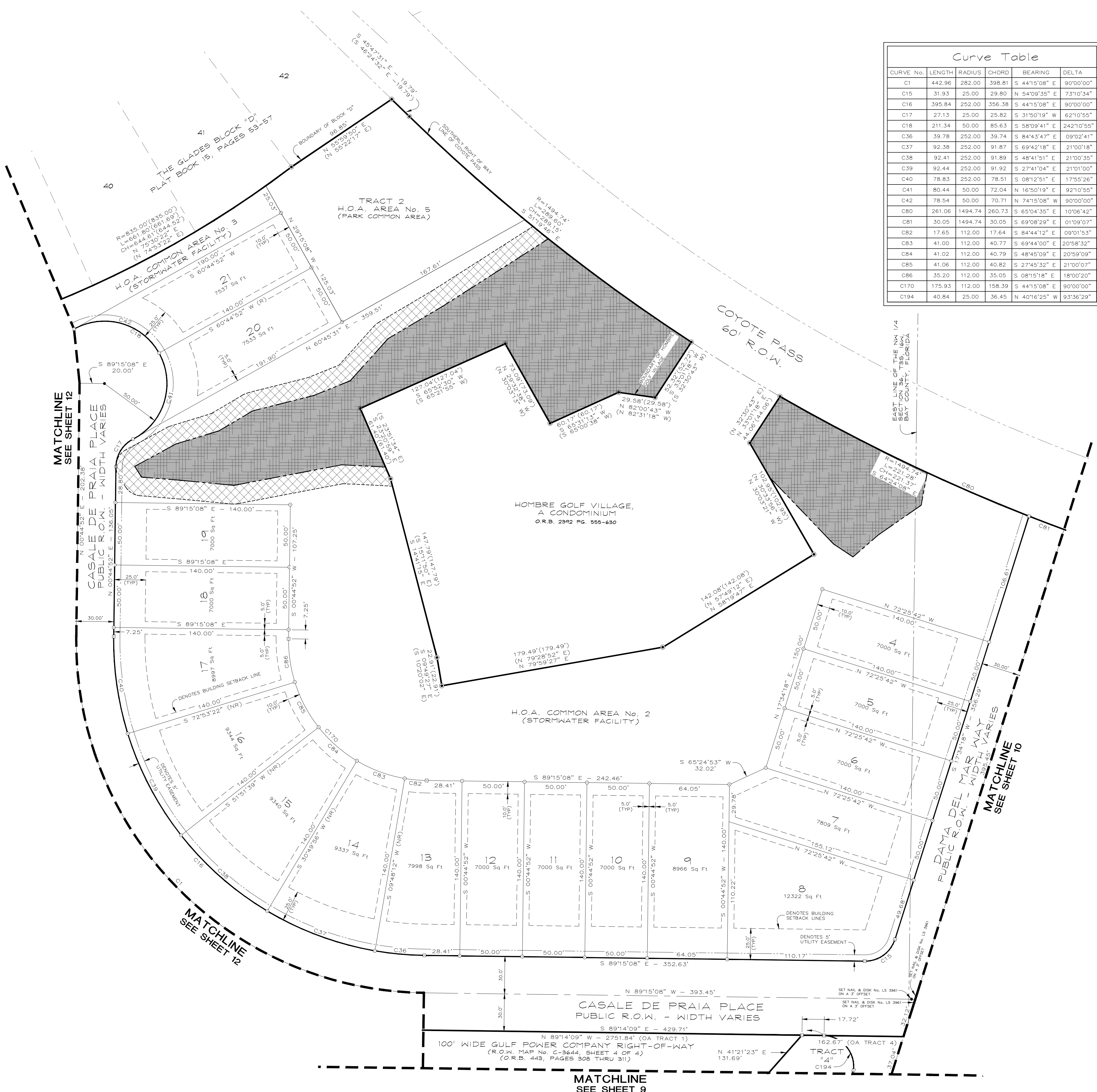


**S&S & Associates**  
ENGINEERING - SURVEYING

SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 7759  
3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

**SHEET 11 OF 14 SHEETS**  
**(LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS)**

CURVE No.	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	442.96	282.00	398.81	S 44°15'08" E	90°00'00"
C15	31.93	25.00	29.80	N 54°09'35" E	73°10'34"
C16	395.84	252.00	356.38	S 44°15'08" E	90°00'00"
C17	27.13	25.00	25.82	S 31°50'19" W	62°10'55"
C18	211.34	50.00	85.63	S 58°09'41" E	242°10'55"
C36	39.78	252.00	39.74	S 84°43'47" E	09°02'41"
C37	92.38	252.00	91.87	S 69°42'18" E	21°00'18"
C38	92.41	252.00	91.89	S 48°41'51" E	21°00'35"
C39	92.44	252.00	91.92	S 27°41'04" E	21°01'00"
C40	78.83	252.00	78.51	S 08°12'51" E	17°55'26"
C41	80.44	50.00	72.04	N 16°50'19" E	92°10'55"
C42	78.54	50.00	70.71	N 74°15'08" W	90°00'00"
C80	261.06	1494.74	260.73	S 65°04'35" E	10°06'42"
C81	30.05	1494.74	30.05	S 69°08'29" E	01°09'07"
C82	17.65	112.00	17.64	S 84°44'12" E	09°01'53"
C83	41.00	112.00	40.77	S 69°44'00" E	20°58'32"
C84	41.02	112.00	40.79	S 48°45'09" E	20°59'09"
C85	41.06	112.00	40.82	S 27°45'32" E	21°00'07"
C86	35.20	112.00	35.05	S 08°15'18" E	18°00'20"
C170	175.93	112.00	158.39	S 44°15'08" E	90°00'00"
C194	40.84	25.00	36.45	N 40°16'25" W	93°36'29"



- INDEX:**
- 1) SEE SHEET 1 OF 14 FOR DEDICATION AND APPROVALS.
  - 2) SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
  - 3) SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
  - 4) SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 5) SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 6) SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 7) SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 8) SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 9) SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 10) SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 11) SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 12) SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 13) SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 14) SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

**NOTICES**

F.S. 177.091 (27)  
"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 IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

F.S. 177.091 (28)  
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 THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

**SYMBOLS & ABBREVIATIONS**

±	MORE OR LESS	FD.	FOUND
°	DEGREES	COR.	CORNER
'	MINUTES OR FEET	No.	NUMBER
''	SECONDS OR INCHES	CONC.	CONCRETE
P.O.C.	POINT OF COMMENCEMENT	MON.	MONUMENT
P.C.	POINT OF BEGINNING	R.O.W.	RIGHT OF WAY
P.T.	POINT OF CURVATURE	S.R.	STATE ROAD
P.R.	POINT OF TANGENCY	C.R.	COUNTY ROAD
P.C.C.	POINT OF REVERSE CURVATURE	SF	SQUARE FEET
P.C.C.	POINT OF COMPOUND CURVATURE	EL.	ELEVATION
O.R.B.	OFFICIAL RECORDS BOOK	ARC	ARC LENGTH
P.L.S.	PROFESSIONAL LAND SURVEYOR	C	CHORD
O.R.B.	OFFICIAL RECORDS BOOK	Δ	DELTA
PG.	PAGE	CL	CENTERLINE
N	NORTH	TYP	TYPICAL
E	EAST	L.S.	LIFT STATION SITE
S	SOUTH	C.A.	COMMON AREA
W	WEST	LS	LICENSED BUSINESS
SEC.	SECTION	LS	LICENSED SURVEYOR
T	TOWNSHIP	F.B.	FIELD BOOK
R	RANGE OR RADIUS	EFB	ELECTRONIC FIELD BOOK
S.M.A.	STORMWATER MANAGEMENT AREA	(NR)	NON-RADIAL LOT LINE
(OA)	OVERALL	(R)	RADIAL LOT LINE

EXISTING WETLANDS AS PER ENGINEERING PLANS FURNISHED BY MCNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-29-23, JOB No. 1171.04B, FILE No.: HOMBRE RESIDENTIAL

WETLANDS BUFFER AS PER ENGINEERING PLANS FURNISHED BY MCNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-29-23, JOB No. 1171.04B, FILE No.: HOMBRE RESIDENTIAL

- SURVEYOR'S NOTES**
1. □ - DENOTES FOUND PERMANENT REFERENCE MONUMENT UNNUMBERED
  2. ■ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. LB 4440
  3. ■ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. CORP. 0340
  4. ▲ - DENOTES FOUND PERMANENT REFERENCE MONUMENT 6"x6" SJPC CONC. MON.
  5. ○ - DENOTES FOUND 5/8" IRON ROD & CAP No. LB 4927
  6. ⊙ - DENOTES FOUND 5/8" IRON ROD & CAP No. CORP. 0340
  7. ● - DENOTES FOUND 5/8" IRON ROD UNNUMBERED
  8. □ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
  9. ● - DENOTES SET PERMANENT CONTROL POINT No. LS 3961
  10. ⊙ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
  11. THE SIGN (°) INDICATES DEGREES, THE SIGN (') INDICATES FEET OR MINUTES AND THE SIGN (") INDICATES SECONDS.
  12. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
  13. THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 0°34'53" EAST ALONG THE WEST LINE OF SECTION 25 AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET, DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
  14. RECORD BEARINGS ARE SHOWN IN PARENTHESES.
  15. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  16. SEE SHEET No. 2 FOR FLOOD INFORMATION.

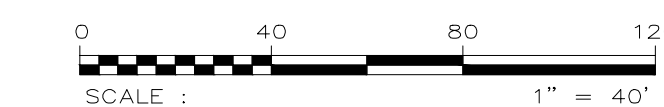




# CABALLEROS ESTATES AT HOMBRE

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

DECEMBER 2023



**SE & Associates**  
ENGINEERING - SURVEYING

SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 7759  
3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

**SHEET 13 OF 14 SHEETS**  
**(LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS)**

- INDEX:**
- SEE SHEET 1 OF 14 FOR DEDICATION AND APPROVALS.
  - SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
  - SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
  - SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

**NOTICES**

F.S. 177.091 (27)  
"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 IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

F.S. 177.091 (28)  
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 THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

**SYMBOLS & ABBREVIATIONS**

#	MORE OR LESS DEGREES	FD.	FOUND CORNER
.	MINUTES OR FEET	CD.	CORNER
''	SECONDS OR INCHES	No.	NUMBER
P.O.C.	POINT OF COMMENCEMENT	CONC.	CONCRETE MONUMENT
P.T.	POINT OF BEGINNING	MON.	MONUMENT
P.C.	POINT OF CURVATURE	R.O.W.	RIGHT OF WAY
P.R.C.	POINT OF TANGENCY	S.T.	STATE ROAD
P.C.C.	POINT OF COMPOUND CURVATURE	C.R.	COUNTY ROAD
P.L.S.	PROFESSIONAL LAND SURVEYOR	SF	SQUARE FEET
O.R.B.	OFFICIAL RECORDS BOOK	EL.	ELEVATION
P.S.	PROFESSIONAL LAND SURVEYOR	L	ARC LENGTH
O.R.B.	OFFICIAL RECORDS BOOK	C	CHORD
P.S.	PROFESSIONAL LAND SURVEYOR	Δ	DELTA
N	NORTH	TYP	TYPICAL
E	EAST	L.S.S.	LIFT STATION SITE
S	SOUTH	C.A.	COMMON AREA
W	WEST	LB	LICENSED BUSINESS
SEC.	SECTION	LS	LICENSED SURVEYOR
T	TOWNSHIP	FB	FIELD BOOK
R	RANGE OR RADIUS	EFB	ELECTRONIC FIELD BOOK
S.M.A. (OA)	STORMWATER MANAGEMENT AREA OVERALL	(NR)	NON-RADIAL LOT LINE
		(R)	RADIAL LOT LINE
			WETLANDS BUFFER AS PER ENGINEERING PLANS FURNISHED BY MCNEEL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.04B, FILE No.; HOMBRE RESIDENTIAL

**SURVEYOR'S NOTES**

- - DENOTES FOUND PERMANENT REFERENCE MONUMENT UNNUMBERED
- - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. LB 4440
- ⊗ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. CORP. 0340
- ▲ - DENOTES FOUND PERMANENT REFERENCE MONUMENT 6"x6" 5JPC CONC. MON.
- - DENOTES FOUND 5/8" IRON ROD & CAP No. LB 4927
- ⊙ - DENOTES FOUND 5/8" IRON ROD & CAP No. CORP. 0340
- - DENOTES FOUND 5/8" IRON ROD UNNUMBERED
- ⊞ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
- - DENOTES SET PERMANENT CONTROL POINT No. LS 3961
- ⊙ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
- THE SIGN (°) INDICATES DEGREES, THE SIGN (') INDICATES FEET OR MINUTES AND THE SIGN (") INDICATES SECONDS.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
- THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 00°34'53" EAST ALONG THE WEST LINE OF SECTION 25 AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET. DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
- RECORD BEARINGS ARE SHOWN IN PARENTHESES.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- SEE SHEET No. 2 FOR FLOOD INFORMATION.



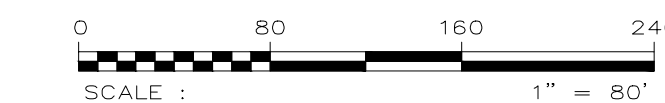
**Curve Table**

CURVE No.	LENGTH	RADIUS	CHORD	BEARING	DELTA
C5	704.21	2030.00	700.68	N 88°16'12" E	19°52'34"
C21	636.51	2000.00	633.82	N 89°05'26" E	18°14'04"
C30	670.25	2060.00	667.30	N 88°53'13" E	18°38'32"
C54	53.05	2000.00	53.05	S 85°17'21" E	01°31'11"
C55	53.05	2000.00	53.05	S 83°46'10" E	01°31'11"
C56	21.32	2000.00	21.32	S 82°42'15" E	00°36'38"
C57	21.18	2000.00	21.17	S 82°05'44" E	00°36'24"
C94	49.34	1860.00	49.34	S 85°17'21" E	01°31'11"
C95	49.34	1860.00	49.34	S 83°46'10" E	01°31'11"
C152	49.40	2060.00	49.40	S 85°11'06" E	01°22'27"
C153	49.40	2060.00	49.40	S 83°48'40" E	01°22'27"
C154	9.86	2060.00	9.86	S 82°59'12" E	00°16'28"
C155	38.02	2060.00	38.02	S 82°19'15" E	01°03'27"
C156	40.61	2200.14	40.61	S 82°19'15" E	01°03'27"
C157	10.54	2200.14	10.54	S 82°59'12" E	00°16'28"
C158	52.76	2200.14	52.76	S 83°48'40" E	01°22'27"
C159	52.76	2200.14	52.76	S 85°11'06" E	01°22'27"
C171	453.97	1860.00	452.85	N 89°59'54" E	13°59'04"
C173	807.64	2200.14	803.11	N 87°41'30" E	21°01'57"

# CABALLEROS ESTATES AT HOMBRE

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

DECEMBER 2023



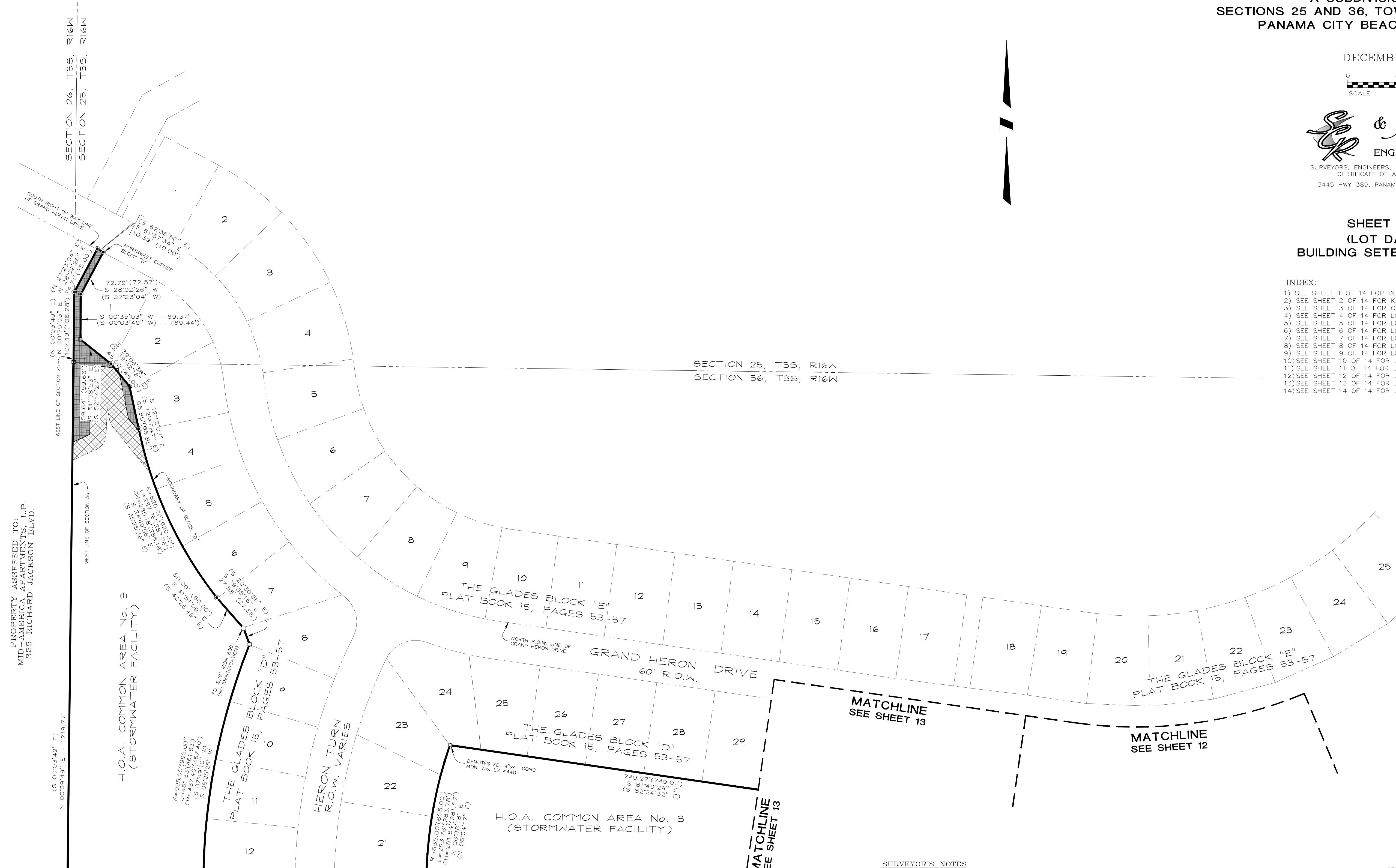
**SP & Associates**  
ENGINEERING - SURVEYING

SURVEYORS, ENGINEERS, PLANNERS AND COMPUTER MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB 7759

3445 HWY 389, PANAMA CITY, FLORIDA, 32405 (850) 265-6979

**SHEET 14 OF 14 SHEETS**  
**(LOT DATA, DIMENSIONS,**  
**BUILDING SETBACKS AND EASEMENTS)**

- INDEX:**
- 1) SEE SHEET 1 OF 14 FOR DEDICATION AND APPROVALS.
  - 2) SEE SHEET 2 OF 14 FOR KEY SHEET AND FLOOD LINE DELINEATION.
  - 3) SEE SHEET 3 OF 14 FOR OVERALL BOUNDARY INFORMATION.
  - 4) SEE SHEET 4 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 5) SEE SHEET 5 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 6) SEE SHEET 6 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 7) SEE SHEET 7 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 8) SEE SHEET 8 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 9) SEE SHEET 9 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 10) SEE SHEET 10 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 11) SEE SHEET 11 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 12) SEE SHEET 12 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 13) SEE SHEET 13 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.
  - 14) SEE SHEET 14 OF 14 FOR LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.



**SURVEYOR'S NOTES**

1. □ - DENOTES FOUND PERMANENT REFERENCE MONUMENT UNNUMBERED
2. ■ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. LB 4440
3. ⊠ - DENOTES FOUND PERMANENT REFERENCE MONUMENT No. CORP. 0340
4. ● - DENOTES FOUND PERMANENT REFERENCE MONUMENT 6"x6" SJPC CONC. MON.
5. ○ - DENOTES FOUND 5/8" IRON ROD & CAP No. LB 4927
6. ⊙ - DENOTES FOUND 5/8" IRON ROD & CAP No. CORP. 0340
7. ● - DENOTES FOUND 5/8" IRON ROD UNNUMBERED
8. □ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
9. ■ - DENOTES SET PERMANENT CONTROL POINT No. LS 3961
10. ⊙ - DENOTES SET PERMANENT REFERENCE MONUMENT No. LS 3961
11. THE SIGN (°) INDICATES DEGREES, THE SIGN (") INDICATES FEET OR MINUTES AND THE SIGN (') INDICATES SECONDS.
12. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
13. THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 00°34'53" EAST ALONG THE WEST LINE OF SECTION 25 AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET, DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.
14. RECORD BEARINGS ARE SHOWN IN PARENTHESES.
15. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
16. SEE SHEET No. 2 FOR FLOOD INFORMATION.

**SYMBOLS & ABBREVIATIONS**

#	MORE OR LESS	FD.	FOUND CORNER
.	DEGREES	No.	NUMBER
'	MINUTES OR FEET	CONC.	CONCRETE
P.O.C.	SECOND OR INCHES	MON.	MONUMENT
P.O.B.	POINT OF COMMENCEMENT	R.O.W.	RIGHT OF WAY
P.C.	POINT OF BEGINNING	S.R.	STATE ROAD
P.T.	POINT OF CURVATURE	C.R.	COUNTY ROAD
P.R.C.	POINT OF REVERSE CURVATURE	SF	SQUARE FEET
P.C.C.	POINT OF COMPOUND CURVATURE	EL.	ELEVATION
O.R.B.	OFFICIAL RECORDS BOOK	L	ARC LENGTH
P.L.S.	PROFESSIONAL LAND SURVEYOR	C	CHORD
O.R.B.	OFFICIAL RECORDS BOOK	Δ	DELTA
PG.	PAGE	C	CENTERLINE
N	NORTH	TYP	TYPICAL
E	EAST	LIFT STATION SITE	LIFT STATION SITE
S	SOUTH	C.A.	COMMON AREA
W	WEST	LB	LICENSED BUSINESS
SEC.	SECTION	LS	LICENSED SURVEYOR
T	TOWNSHIP	F.B.	FIELD BOOK
R	RANGE OR RADIUS	EFB	ELECTRONIC FIELD BOOK
S.M.A.	STORMWATER MANAGEMENT AREA	(NR)	NON-RADIAL LOT LINE
(OA)	OVERALL	(R)	RADIAL LOT LINE
	EXISTING WETLANDS AS PER ENGINEERING PLANS FURNISHED BY MCNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.048, FILE No.: HOMBRE RESIDENTIAL		WETLANDS BUFFER AS PER ENGINEERING PLANS FURNISHED BY MCNEIL CARROLL ENGINEERING, INC. PLANS DATED: 5-25-23, JOB No. 1171.048, FILE No.: HOMBRE RESIDENTIAL

**NOTICES**

**F.S. 177.091 (27)**  
"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 IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

**F.S. 177.091 (28)**  
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 THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.