LEGAL DESCRIPTION: PARCEL 1

A lot or parcel of land being located in the City of Parker, Bay County, Florida, and being more particularly described as follows:

BEGINNING at the intersection of the South Right of Way (R/W) of East U.S. Highway 98 (70' R/W) with the East R/W of West Street (50' R/W) as marked by an existing iron pin (EIP) (5/8" Rebar); thence along said South R/W bearing S 89°31'10" E a distance of 173.12 FT to an EIP (1" Pipe); thence along said North R/W bearing N 89°35'07" E a distance of 197.88 FT to an EIP (1" Pipe); thence depart said South R/W bearing S 00°26'55" W a distance of 165.51 FT to an EIP (Fletcher PSM 6712); thence S 00°23'54" W a distance of 172.99 FT to the North R/W of East 2nd Street (50' R/W) as marked by an EIP (1" Pipe); thence along said North R/W bearing N 89°59'09" W a distance of 371.35 FT to said East R/W as marked by an EIP (Illegible); thence along said East R/W bearing N 00°29'02" E a distance of 173.00 FT to a set iron pin (SIP); thence along said East R/W bearing N 00°29'02" E a distance of 165.43 FT to the POINT OF BEGINNING. Said parcel being located in the City of Parker, Bay County, Florida, in the Northwest 1/4 of the Northwest 1/4 of Fractional Section 24, Township 4 South, Range 14 West and containing 2.87 acres, more or less.

LEGAL DESCRIPTION: PARCEL 2

A lot or parcel of land being located in the City of Parker, Bay County, Florida, and being more particularly described as follows:

BEGINNING at the intersection of the South Right of Way (R/W) of East 2nd Street (50' R/W) with the East R/W of West Street (50' R/W) as marked by a set iron pin (SIP); thence along said South R/W bearing S 89°59'09" E a distance of 173.25 FT to a SIP; thence along said South R/W bearing S 89°59'09" E a distance of 198.0 FT to a SIP; thence depart said South R/W bearing S 00°08'24" W a distance of 172.87 FT to an existing iron pin (EIP) (PSM 5521); thence N 89°27'19" W a distance of 197.89 FT to an EIP (1" Pipe); thence N 89°23'38" W a distance of 173.02 FT to said East R/W as marked by an EIP (Sea Level 5800); thence along said East R/W bearing N 00°01'24" E a distance of 169.25 FT to the POINT OF BEGINNING. Said parcel being located in the City of Parker, Bay County, Florida, in the Northwest 1/4 of the Northwest 1/4 of Fractional Section 24, Township 4 South, Range 14 West and containing 1.45 acres, more or less.

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR APPROVAL FROM THIS SURVEYOR.
2. ALL MEASUREMENTS WERE MADE ACCORDING TO THE UNITED STATES SURVEY FOOT.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN OR NOTED.
4. THIS SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATES SYSTEM NAD 83 BY NATIONAL GEODETIC BENCHMARKS PNMA, BAY 1030, AND BAY 1019.
5. SOURCE OF INFORMATION: DEEDS AS RETREIVED; EXISTING MONUMENTATION.
6. ENCROACHMENTS AND IMPROVEMENTS ARE AS SHOWN AND NOTED. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
7. LIABILITY OF THE UNDERSIGNED FOR THE SURVEY SHOWN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
8. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN OR NOTED.
9. EXISTING IRON PINS (EIP) ARE AS LABELED. SET IRON PINS (SIP) ARE #5 REBAR 24" LONG WITH RED CAP STAMPED LB7858.
10. THE SURVEY SHOWN HEREON EXCEEDS THE MINIMUM REQUIREMENTS FOR HORIZONTAL ACCURACY IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
11. THERE MAY BE OTHER RESTRICTIONS NOT SHOWN ON THIS MAP THAT MAY BE RECORDED IN THE PUBLIC RECORDS FOR BAY COUNTY, FLORIDA.
12. THE LAST DAY OF FIELD WORK WAS PERFORMED ON 11/16/2022 . THE EFFECTIVE DATE OF THIS SURVEY IS THE LAST DAY OF FIELD WORK.

BASIS OF BEARINGS: GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

CLIENT:
COASTAL AQUISITIONS OF FL
2120 E 5TH ST
PANAMA CITY, FL 32401

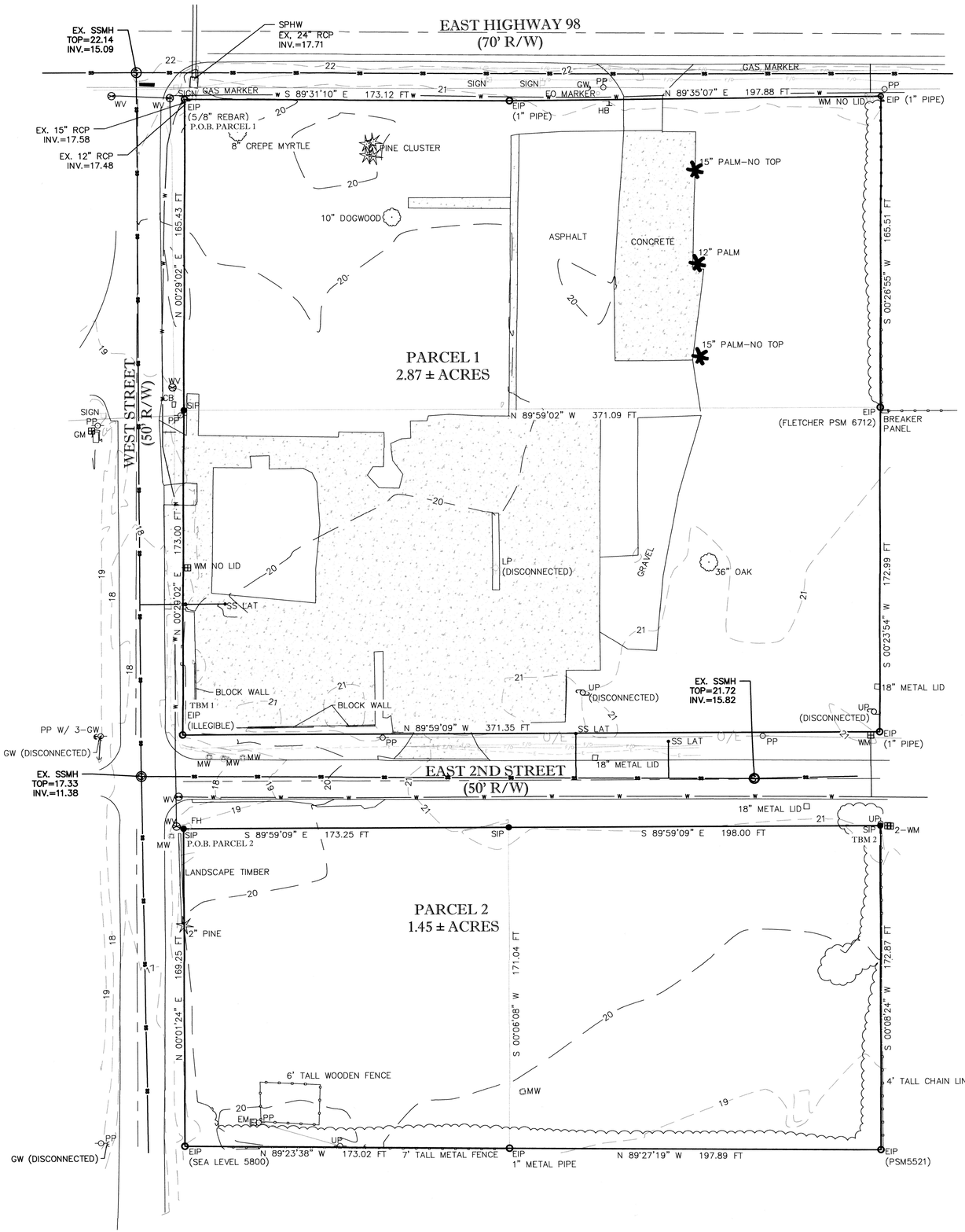
This survey and copies thereof are not valid unless embossed with Florida seal and original signature.

"I hereby certify that in my opinion, this is a true representation of the property shown hereon and that this survey meets the Standards of Practice as set forth by the Board of Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes."

STATE OF FLORIDA — LICENSED — STEVEN S. STRICKLAND — 6864 — PROFESSIONAL SURVEYOR AND MAPPER

Steven S. Strickland
Florida Cert. No. 6864-S

JANUARY 17, 2023
Date



T.B.M. #1
EXISTING IRON PIN (EIP) (ILLEGIBLE) LOCATED AT THE INTERSECTION OF THE NORTH RIGHT OF WAY (R/W) OF EAST 2ND STREET WITH THE EAST R/W OF WEST STREET BEING THE SOUTHWEST CORNER OF PARCEL 1.
N: 412665.99
E:1618312.13
TOP ELEV:19.25

T.B.M. #2
SET IRON PIN (SIP) LOCATED ON THE SOUTH RIGHT OF WAY (R/W) OF EAST 2ND STREET BEING THE NORTHEAST CORNER OF PARCEL 2.
N: 412615.89
E:1618683.36
TOP ELEV:21.72

LEGEND

EIP EXISTING IRON PIN
SIP SET IRON PIN
WM WATER METER
WV WATER VALVE
FH FIRE HYDRANT
SMH STORM DRAINAGE MANHOLE
SSMH SANITARY SEWER MANHOLE
SIGN EXISTING SIGN
CR CABLE RISER
GW GUY WIRE
PP POWER POLE
LP LIGHT POLE
UP UTILITY POLE
DECIDUOUS TREE
EXISTING CONCRETE
EXISTING GRAVEL
EXISTING WOODEN FENCE
EXISTING GAS
MINIMUM BUILDING LINE
OVERHEAD ELECTRIC
EXISTING SANITARY SEWER
EXISTING WATER
EXISTING STORM DRAINAGE
PROPERTY LINE
EXISTING EASEMENT LINE
CENTERLINE OF ROAD
EXISTING TREELINE/LANDSCAPING
325 EXISTING CONTOUR ELEVATION

ABBREVIATIONS

AC---AIR CONDITIONING
BCP---BITUMINOUS CORRUGATED PIPE/BLACK COATED PVC
CB---CABLE BOX
CH---CHORD BEARING
CL---CHORD LENGTH
CMP---CORRUGATED METAL PIPE
CONC---CONCRETE
DS---DOWNSPOUT
E---EAST
EB---ELECTRICAL BOX
ECM---EXISTING CONCRETE MONUMENT
EIP---EXISTING IRON PIN
FB---FIELD BOOK
FF---FINISHED FLOOR ELEVATION
FT---FEET
HC---HANDICAP
INV---INVERT ELEVATION
L---ARC LENGTH
MB---MAILBOX
MBL---MINIMUM BUILDING LINE
MP---MEANDER POINT
N---NORTH
PB---PLAT BOOK
PG---PAGE
P.O.B.---POINT OF BEGINNING
P.O.C.---POINT OF COMMENCEMENT
PP---POWER POLE
PVC---POLYVINYL CHLORIDE PIPE
R---RANGE/RADIUS
RCP---REINFORCED CONCRETE PIPE
R/W---RIGHT OF WAY
SIP---SET IRON PIN
SMH---STORM SEWER MANHOLE
SPHW---SLOPED PAVED HEADWALL
SSMH---SANITARY SEWER MANHOLE
SQ---SQUARE
S---SOUTH
T---TOWNSHIP
W---WEST
WDN---WOODEN
X---SET "X" AT PROPERTY CORNER
°---DEGREES
'---MINUTES, FEET
"---SECONDS, INCHES
(D)---DEED INFORMATION
(F)---FIELD INFORMATION
(P)---PLAT INFORMATION
Δ---DELTA ANGLE

GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

30 0 30 60 90
SCALE: 1"=30'

PROJECT No.
FL 0012-22

DATE: JAN., 2023
SCALE: 1"=30'

DRAWN BY:
H. POLUMBO

APPROVED BY:
S. STRICKLAND

REVISIONS:

SURVEY DATE:
11/16/2022

FB: 121, PG: 57

A BOUNDARY AND TOPOGRAPHIC SURVEY FOR COASTAL ACQUISITIONS OF FLORIDA CITY OF PARKER BAY COUNTY, FLORIDA

NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL. 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825

SHEET 1
OF 1