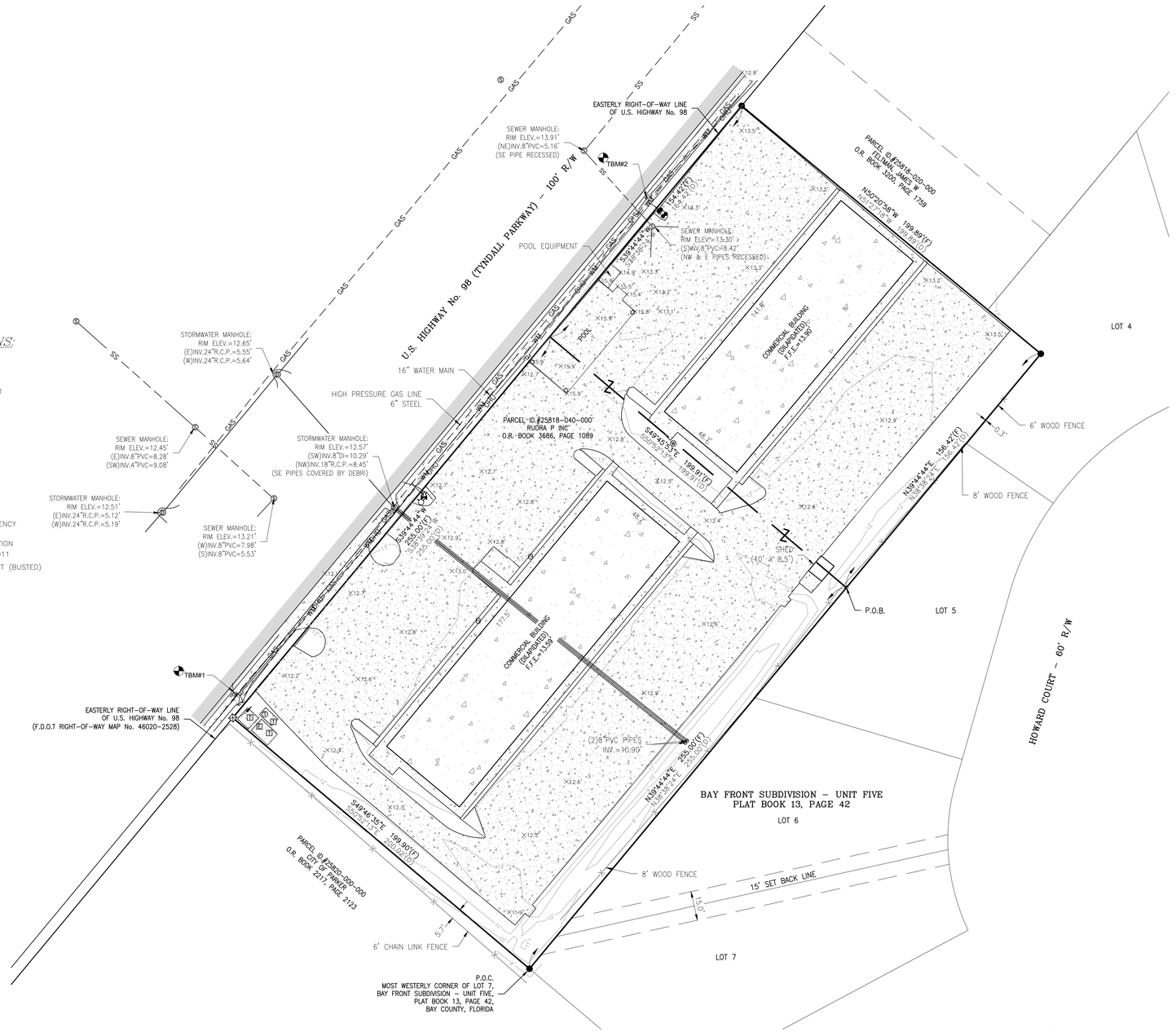


SYMBOLS & ABBREVIATIONS:

No. = NUMBER
# = NUMBER
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
INV. = INVERT
ELEV. = ELEVATION
O.R. = OFFICIAL RECORDS
F.F.E. = FINISHED FLOOR ELEVATION
(F) = FIELD MEASUREMENT
(P) = PLAT DATA
(D) = DESCRIPTION DATA
PVC = POLYVINYL CHLORIDE
R.C.P. = REINFORCED CONCRETE PIPE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
ID. = IDENTIFICATION
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
● = SET 5/8" CAPPED IRON ROD L.B. #8011
⊠ = FOUND 4" BY 4" CONCRETE MONUMENT (BUSTED)
PB = PULL BOX
☼ = LAMP POLE
= TRAFFIC SIGN
= WATER VALVE
= WATER METER
= FIRE HYDRANT
= SANITARY SEWER VALVE
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= TELEPHONE MANHOLE
= MONITORING WELL
= CONCRETE BOLLARD / PILING
= GUY ANCHOR
= UTILITY POLE
= ELECTRIC BOX
= TELEPHONE BOX
10.38 = SPOT ELEVATION AT "X"
10 = CONTOUR ELEVATION AT 1' INTERVALS
--GAS-- = BURIED GAS LINE
--SS-- = BURIED SANITARY SEWER GRAVITY LINE
--WM-- = BURIED WATER MAIN
--OHU-- = OVERHEAD UTILITY LINE
= EXISTING ASPHALT PAVEMENT
= EXISTING CONCRETE

LEGAL DESCRIPTION:

O.R. BOOK 3686, PAGE 1089:
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 7, BAY FRONT UNIT 5, AS PER PLAT RECORDED IN PLAT BOOK 13, PAGE 42, OF THE PUBLIC RECORDS ON FILE WITH THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA; THENCE N 38 DEG. 38'24" E ALONG THE WESTERLY LINES OF LOTS 4, 5, 6 AND 7 FOR 255.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 38 DEG. 38'24" E ALONG SAID LINE FOR 156.42 FEET; THENCE N 51 DEG. 27'18" W FOR 199.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 98; THENCE S 38 DEG. 38'24" W ALONG SAID RIGHT OF WAY LINE FOR 154.42 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 50 DEG. 52'13" E FOR 199.91 FEET TO THE POINT OF BEGINNING. (LA-BRISA EAST - "FF")

AND

BEGIN AT THE MOST WESTERLY CORNER OF LOT 7, BAY FRONT UNIT FIVE, AS PER PLAT RECORDED IN PLAT BOOK 13, PAGE 42, OF THE PUBLIC RECORDS ON FILE WITH THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA; THENCE N 38 DEG. 38'24" E ALONG THE WESTERLY LINES OF LOTS 7, 6 AND 5 OF SAID BAY FRONT UNIT FIVE FOR 255.00 FEET; THENCE N 50 DEG. 52'13" W FOR 199.94 FEET, MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 98; THENCE S 38 DEG. 39'24" W ALONG SAID RIGHT OF WAY LINE FOR 255 FEET, MORE OR LESS, TO A POINT N 50 DEG. 52'13" W OF THE POINT OF BEGINNING; THENCE S 50 DEG. 52'13" E 200.02 FEET TO THE POINT OF BEGINNING. (LA-BRISA EAST -"BB")

SOURCE CONTROL POINTS:

	DESCRIPTION	NORTHING	EASTING	ELEV. (NAVD 1988)
S1	FOUND F.D.E.P. MONUMENT "D 490"	538758.32'(F)	1504497.40'(F)	11.75' (PUBLSIHED)
		(NOT GRAPHICALLY SHOWN)		

TEMPORARY SITE BENCHMARKS:

	Description	Northing	Easting	Elev. (NAVD 1988)
1.	SET NAIL & DISK L.B. 8011 IN POWER POLE	408200.68'	1622822.82'	13.13'
2.	SET NAIL & DISK L.B. 8011 IN POWER POLE	409455.28'	1623034.72'	13.69'

SURVEYOR'S NOTES:

1. THIS SURVEY IS REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
2. VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988 PER F.D.E.P. CONTROL POINT "D 490".
3. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE X AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR BAY COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 12005C0427H; WHICH BEARS A REVISED DATE OF JUNE 02, 2009.
4. SOURCE OF INFORMATION: FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 30 (TYNDALL PARKWAY), SECTION 46020-2528, DATED 11/09/64; SUBDIVISION PLAT OF BAY FRONT SUBDIVISION UNIT FIVE (P.B. 13, PAGE 42), AND DEEDS RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; PREVIOUS TOPOGRAPHIC SURVEY BY DEWBERRY ENGINEERS INC., PROJECT NUMBER 91248117, DATED JUNE 17, 2013.
5. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEWBERRY ENGINEERS INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
6. THE PROPERTY SURVEYED IS 5711 E HWY 98, PANAMA CITY, FL 32404-7230.
7. DEWBERRY ENGINEERS INC. CALLED IN A DESIGN TICKET TO SUNSHINE 811 PRIOR TO FIELD SURVEY. THE REPORT FROM SUNSHINE 811 LISTED UTILITIES IN THE AREA OF THIS PROJECT OWNED BY THE FOLLOWING: AT&T, BAY COUNTY TRAFFIC ENGINEERING, BAY COUNTY UTILITY SERVICES, CITY OF CALLAWAY, CITY OF PARKER, COMCAST, FLORIDA POWER & LIGHT, TECO PEOPLES GAS, AND UNITI FIBER LLC. UNDERGROUND UTILITIES, UTILITY LINES, FOUNDATIONS, OR OTHER UNDERGROUND STRUCTURES THAT WERE MARKED IN THE FIELD AT THE TIME OF SURVEY ARE SHOWN HEREON. HOWEVER, NO EXCAVATION OR VERIFICATION HAS BEEN PREFORMED BY DEWBERRY.
8. NO ATTEMPT HAS BEEN MADE BY DEWBERRY ENGINEERS INC. TO LOCATE OR DETERMINE ENVIRONMENTAL WETLAND LINES, IF ANY EXIST.
9. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
10. DATE OF FIELD SURVEY: OCTOBER 27, 2022.

REVISIONS

DATE	REVISION	CKD

Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

David Bartlett
2022.10.31
15:53:46
-05'00'

DAVID JON BARTLETT, P.S.M. PROFESSIONAL LAND SURVEYOR No. LS4018 STATE OF FLORIDA — DATE SIGNED

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST
PARCEL ID.#25818-040-000
LA BRISA INN
BAY COUNTY, FLORIDA

FB/PG	NA
FIELD DATE	10/27/2022
DRAWING DATE	10/27/2022
BY	RWD
APPROVED	JHG
PROJECT NO.	50158600
SCALE	1" = 30'

S1

October 31, 2022 (15:25:29 EST)
DRAWING NAME: M:\50158600_RUDRA P, INC...\5711 TYNDALL PARKWAY\SURVEY DWG\50158600-BT.DWG S(1) BY: RDANIEL