LEGAL DESCRIPTION:

Commencing 986.04 feet North of the Southeast Corner of Southeast Quarter of Southwest Quarter of Section 13, Township 4 South, Range 14 West, run thence West 191 Feet to the Point of Beginning; from Point of Beginning run West 356.5 feet; thence North 159 feet; thence East 179.5 feet, thence North 16 feet; thence East 148 feet; thence South 50 feet; thence East 30 feet; thence South 125 feet to the Point of Beginning. Subject to an easement over the North 15 feet of the West 179.5 feet of the above described land for ingress and egress to owners for the land abutting said easement on the North

FLOOD ZONE:

"X"

MAP #12005C0363H EFFECTIVE 6/2/2009

CERTIFIED TO:

--

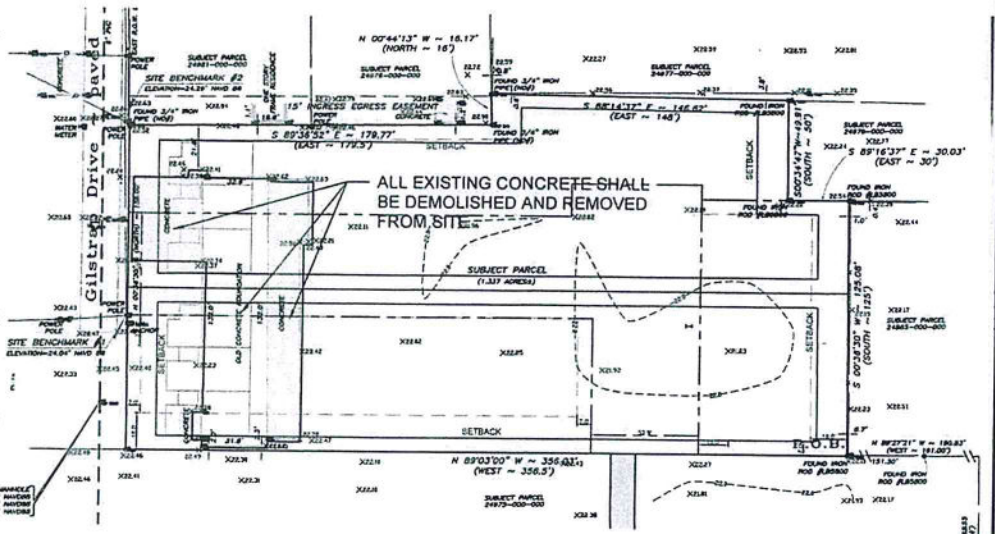
NOTES:

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BEARING BASED ON STATE PLANE FL. NORTH

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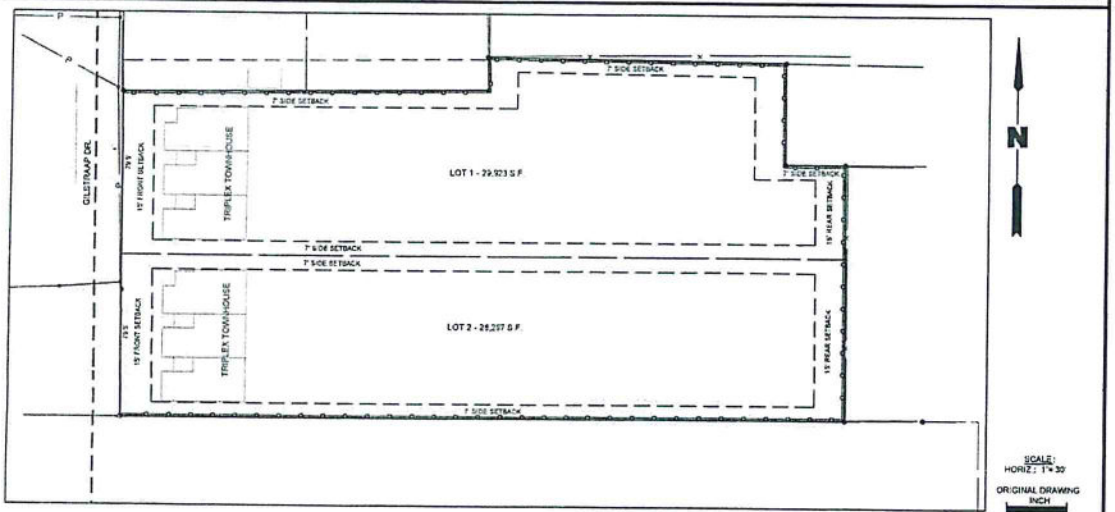


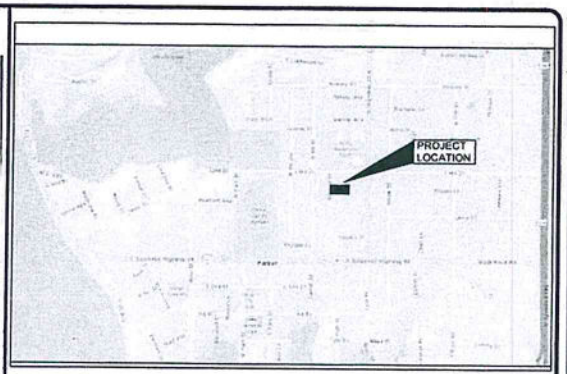
LS#6227 LB #8264
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE OF AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

TOPOGRAPHIC SURVEY
OF
713 GILSTRAP DR
PANAMA CITY 32404

Date Of Field Work - 11/05/2019
FIELD BOOK - 0 PAGE - 43
Drawn By - JMK
Job # - 350-19

MTS Surveying and Mapping
LB #8264
4619 ASHLAND WAY
PANAMA CITY, FL 32404
PHONE: 850-704-5775
mtssurveyingmapping@gmail.com





VICINITY MAP

SITE DATA

OWNER:
CAPITALA HOLDINGS
19211 PANAMA CITY BEACH PKWY
PANAMA CITY BEACH FL 32413

ENGINEER OF RECORD
KIFAYAT U. KHAN, P.E.
6732 CEDAR RIDGE CIR.
MILTON FL, 32570

SITE ADDRESS
DEVELOPMENT NAME
713 GILSTRAP AVE.
PANAMA CITY, FL. 32404

SITE REQUIREMENTS MU-1

MIN LOT SIZE = 5,000 S.F.
FRONT SETBACK = 15'
SIDE SETBACK = 7'
REAR SETBACK = 15'
MAXIMUM LOT COVERAGE: 80%
SITE IMPERVIOUS SURFACE RATIO: 59%
MAXIMUM DENSITY: 15 DU/ACRE
SITE FLOOR AREA RATIO: 1.0

PROPOSED DEVELOPMENT
LOT 1 - 3 UNITS/LOT: 4.4 DU/ACRE
LOT 2 - 3 UNITS/LOT: 4.6 DU/ACRE

ISSUE	DESCRIPTION	DATE
	REVISIONS	

PROJECT NAME: GILSTRAP LOT DIVISION
& LOCATION: 713 GILSTRAP AVE
PARKER FL
COUNTY: BAY

DRAWN BY: DB CHECKED BY: KK

SIGNED BY: KK

SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING Firm
Authorization No: 26042
6732 CEDAR RIDGE CIRCLE MILTON FL 32570
Phone: (850) 623-2232 Cell: (850) 554-8412 Fax: (850) 623-2245
E-MAIL: KHANE@COX.NET

DATE: 6-23-23
PROJ. No. NNNN

Drawing No. G1.0
SITE SURVEY & PROPOSED LOT LAYOUT

C:\CREAMIR PROJECTS\713 GILSTRAP\GILSTRAP PLAN FOR SUBDIVIDE 8-23-23.dwg, G1.0, 8/24/2023 8:23:18 AM, elk 36034

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"X"

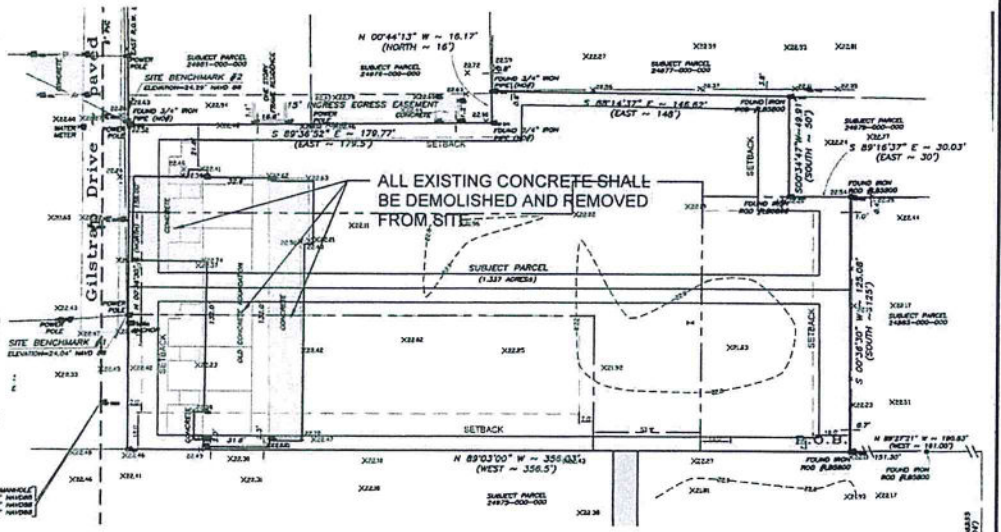
MAP #12005C0363H EFFECTIVE 6/2/2009

CERTIFIED TO:

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NOTES:

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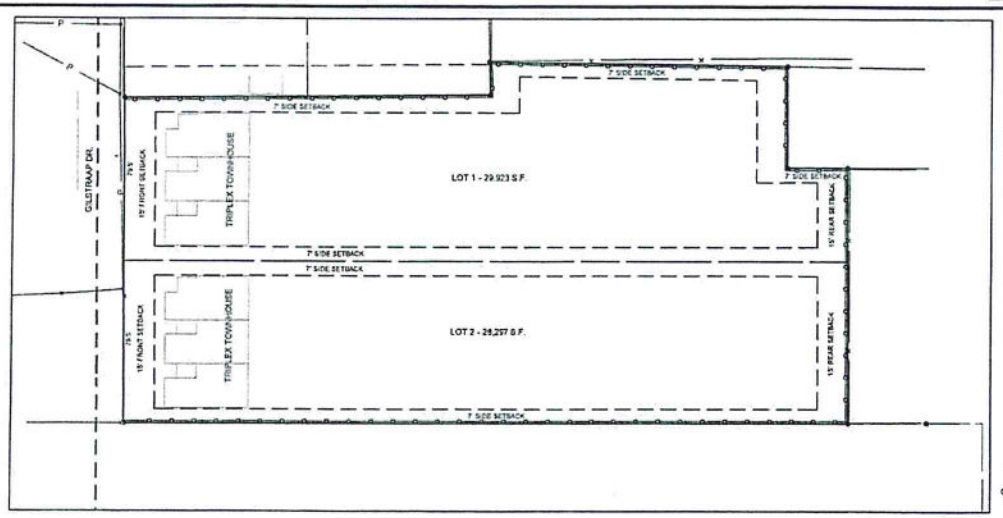


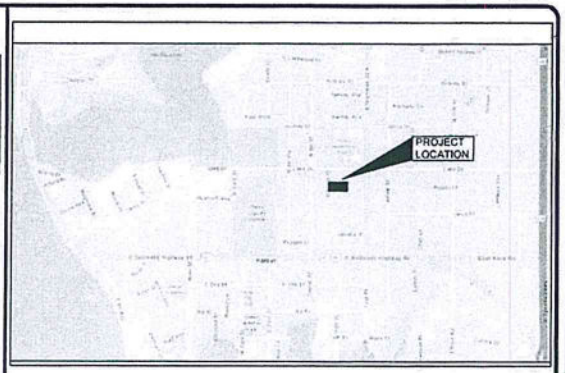
LS#6267 LB #8264
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Date Of Field Work - 11/05/2019
FIELD BOOK - 9 PAGE - 43
Drawn By - JMK
Job # - 350-19

MTS Surveying and Mapping
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PANAMA CITY, FL 32404
PHONE: 850-704-5775
mtssurveyingmapping@gmail.com





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PANAMA CITY BEACH FL, 32413

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KIFAYAT U. KHAN, P.E.
6732 CEDAR RIDGE CIR
MILTON FL, 32570

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ISSUE	DESCRIPTION	DATE
	REVISIONS	

PROJECT NAME: GILSTRAP LOT DIVISION
& LOCATION: 713 GILSTRAP AVE
PARKER FL.
COUNTY: BAY

DRAWN BY: DB CHECKED BY: KK
SIGNED BY: KK

SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO. 26042
6732 CEDAR RIDGE CIRCLE MILTON FL 32570
PHONE (850) 623-2232 CELL (850) 375-5412 FAX (850) 653-2345
EMAIL: KKHAN@SUNECM.COM

DATE: 8-23-23
PROJ. NO. NNNN

Drawing No. G1.0
SITE SURVEY & PROPOSED LOT LAYOUT

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FLOOD ZONE:

"X"

MAP #12005C0363H EFFECTIVE 6/2/2009

CERTIFIED TO:

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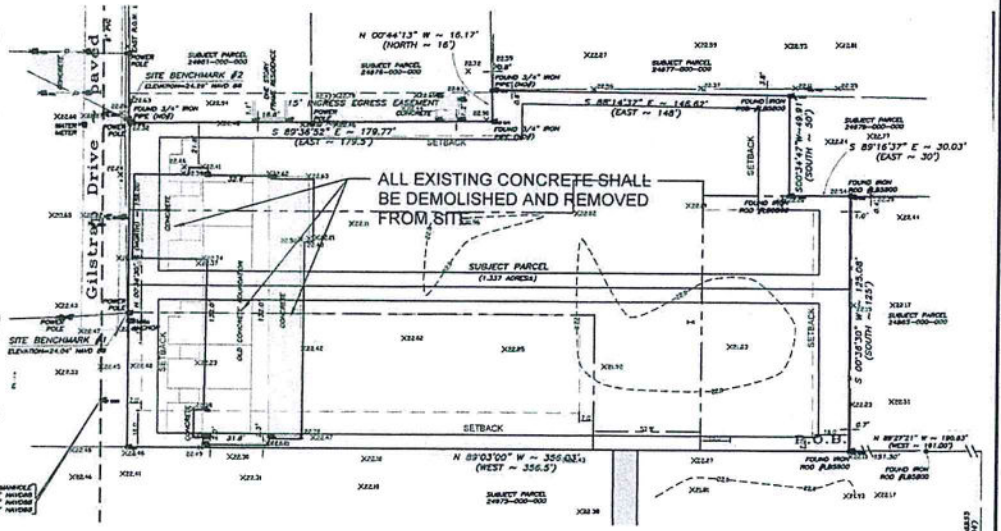
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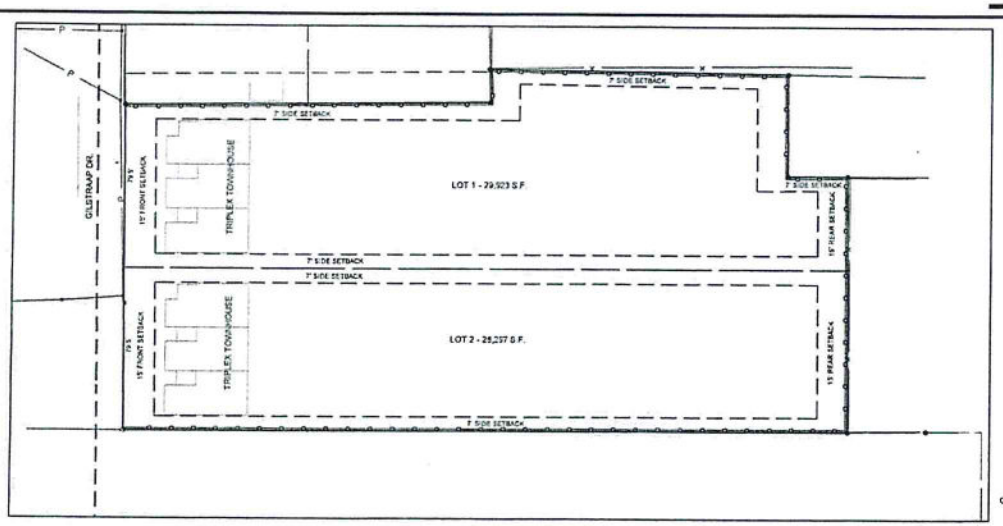
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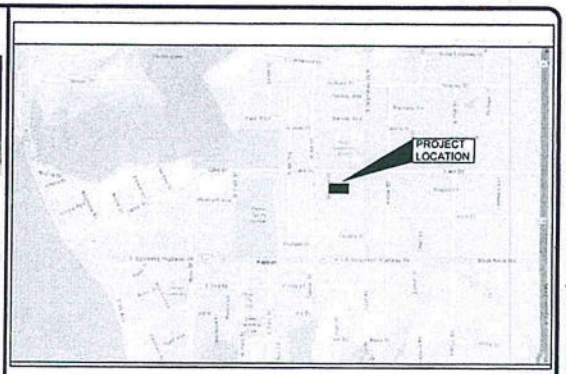
LS#6267 LB #6284
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Date Of Field Work - 11/05/2019
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Job # - 350-19

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LB #6284
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PANAMA CITY, FL 32404
PHONE: 850-704-5775
mtssurveyingmapping@gmail.com



SCALE:
HORIZ.: 1"= 30'
ORIGINAL DRAWING INCH



VICINITY MAP

SITE DATA

OWNER:
CAPITALA HOLDINGS
19211 PANAMA CITY BEACH PKWY
PANAMA CITY BEACH FL, 32413

ENGINEER OF RECORD
KIFAYAT U. KHAN, P.E.
6732 CEDAR RIDGE CIR
MILTON FL, 32570

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REVISIONS

ISSUE	DESCRIPTION	DATE

PROJECT NAME: GILSTRAP LOT DIVISION
& LOCATION: 713 GILSTRAP AVE
PARKER FL
COUNTY: BAY

DRAWN BY: DB CHECKED BY: KK

SIGNED BY: KK

SIGN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 26042
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PHONE: (850) 623-2232 CELL: (850) 554-5812 FAX: (850) 263-3345
EMAIL: KKHAN@SIGNCORP.COM

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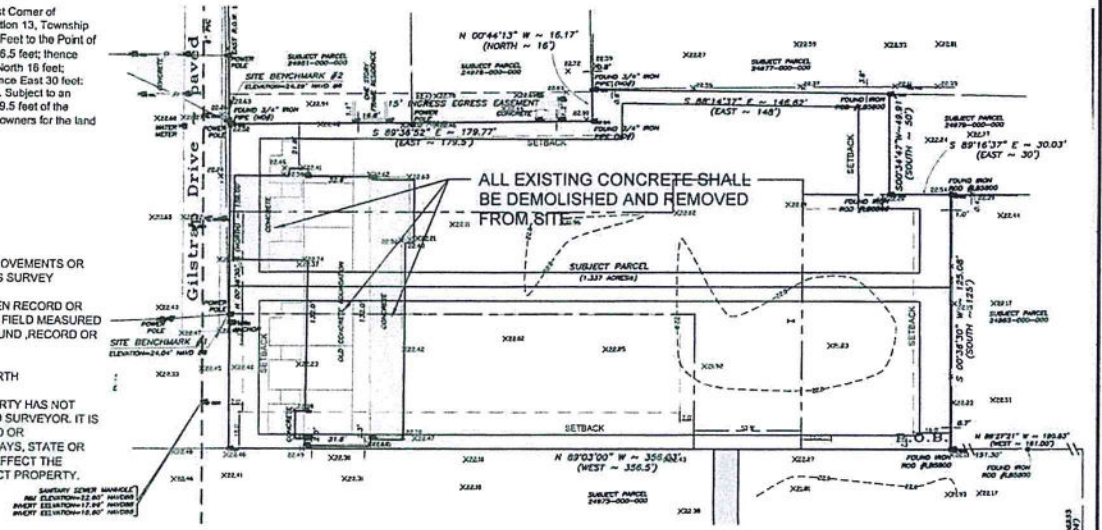
MAP #12005C0363H EFFECTIVE 6/2/2009

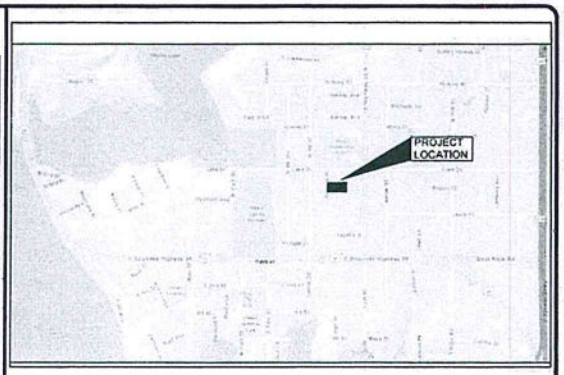
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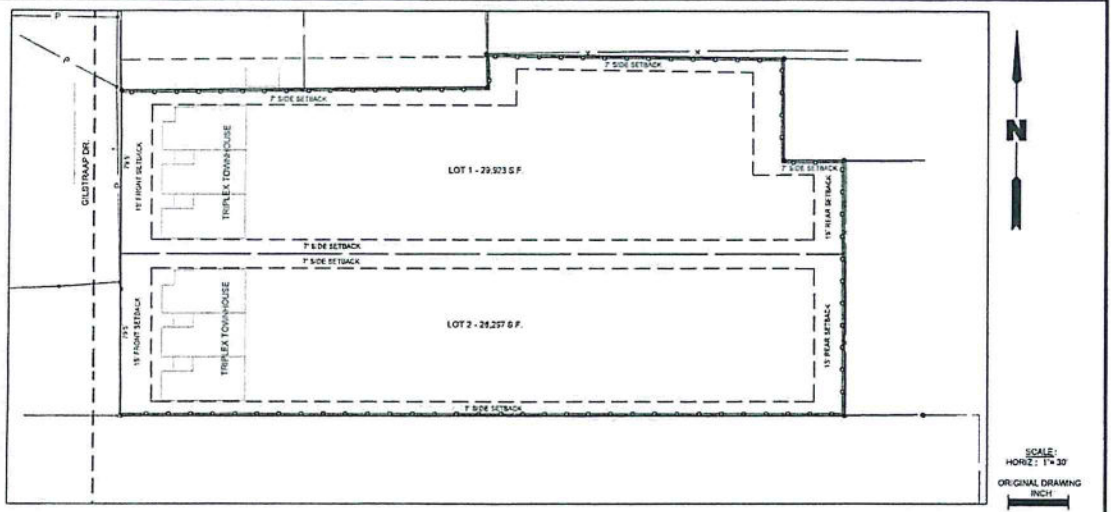
PROPOSED DEVELOPMENT
LOT 1 - 3 UNITS/LOT: 4.4 DU/ACRE
LOT 2 - 3 UNITS/LOT: 4.6 DU/ACRE

LS#6257 LB #8264
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE OF AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

TOPOGRAPHIC SURVEY OF 713 GILSTRAP DR PANAMA CITY 32404

Date Of Field Work - 11/05/2019
FIELD BOOK - 0 PAGE - 43
Drawn By - JMK
Job # - 350-19

MTS Surveying and Mapping
LB #8264
4619 ASHLAND WAY
PANAMA CITY, FL 32404
PHONE: 850-704-5775
mtssurveyingmapping@gmail.com



ISSUE	DESCRIPTION	DATE
	REVISIONS	

PROJECT NAME: GILSTRAP LOT DIVISION
& LOCATION: 713 GILSTRAP AVE
PARKER FL
COUNTY: BAY

DRAWN BY: DB CHECKED BY: KK

SIGNED BY: KK

SAM LAGHI ENGG & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING
AUTHORIZATION NO: 26042
6732 CEDAR RIDGE CIRCLE MILTON FL 32570
PHONE: (850) 623-2232 CELL: (850) 554-5412 FAX: (850) 623-2345
EMAIL: KHANK@SLCORP.COM

DATE: 8-23-23
PROJ. NO. NNNN

Drawing No. G1.0
SITE SURVEY & PROPOSED LOT LAYOUT

C:\CRE\AMIR PROJECTS\713 GILSTRAP\GILSTRAP PLAN FOR SUBDIVIDE 8-23-23.dwg, G1.0, 8/24/2023 8:23:19 AM, elk 36034

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"X"

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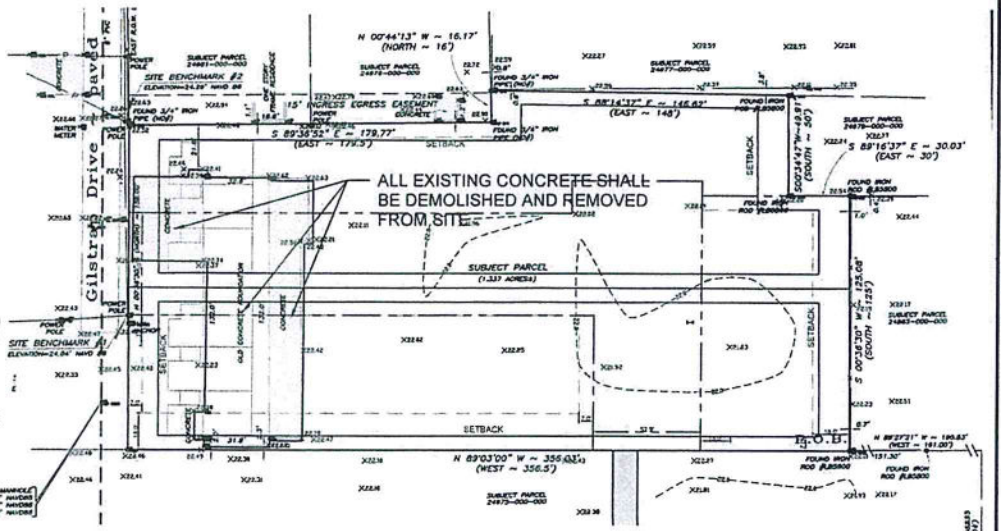
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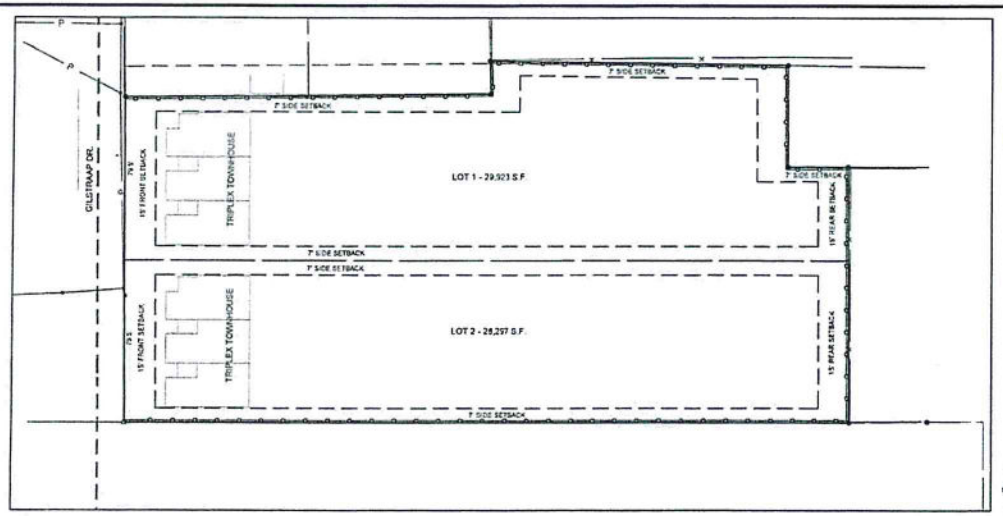


LS#6287 LB #8284
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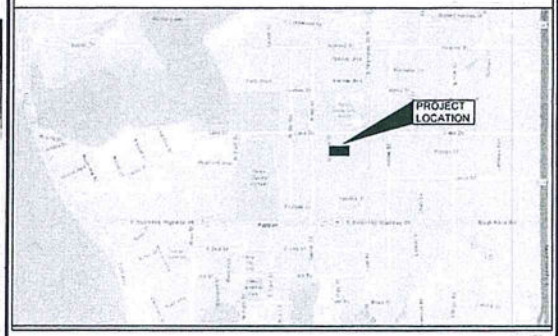
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SCALE:
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ORIGINAL DRAWING INCH



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ISSUE	DESCRIPTION	DATE
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PROJECT NAME: GILSTRAP LOT DIVISION
& LOCATION: 713 GILSTRAP AVE
PARKER FL
COUNTY: BAY

DRAWN BY: DB CHECKED BY: KK

SIGNED BY: KK

SUN LIBERATING & CONSTRUCTION MANAGEMENT CORP.
Civil & Structural Engineering Firm
Authorization No. 26042
6732 Cedar Ridge Circle Milton FL 32570
Phone: (850) 232-2232 Cell: (850) 554-5812 Fax: (850) 623-2345
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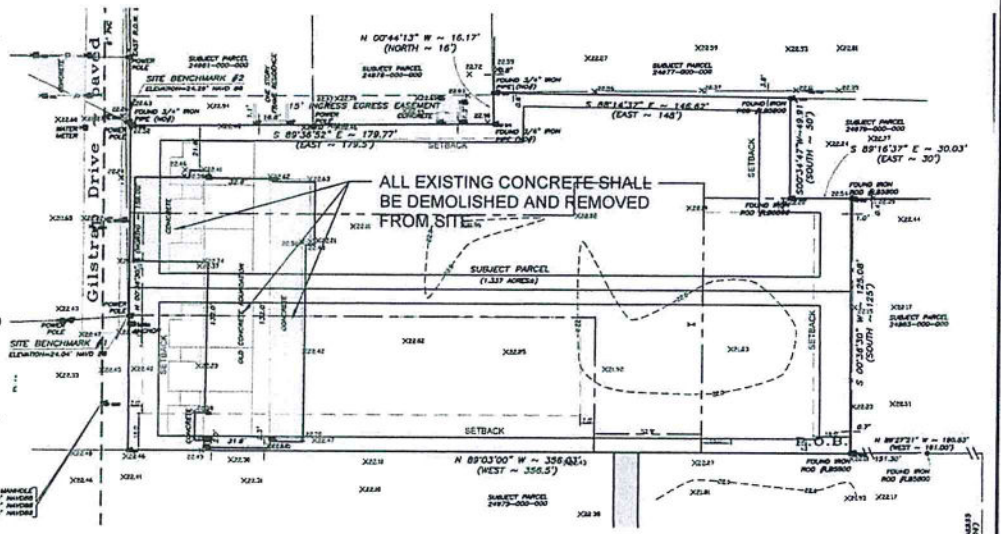
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A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATED BEARINGS AND DISTANCES WITH FIELD MEASURED DIMENSIONS. WHEN A DIFFERENCE IS FOUND ,RECORD OR PLATTED ARE SHOWN IN PARENTHESIS.

BEARING BASED ON STATE PLANE FL. NORTH

A TITLE SEARCH OF THE SUBJECT PROPERTY HAS NOT BEEN CONDUCTED BY THE UNDERSIGNED SURVEYOR. IT IS POSSIBLE THERE ARE DEEDS, (RECORDED OR UNRECORDED), EASEMENTS, RIGHT OF WAYS, STATE OR FEDERAL JURISDICTIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

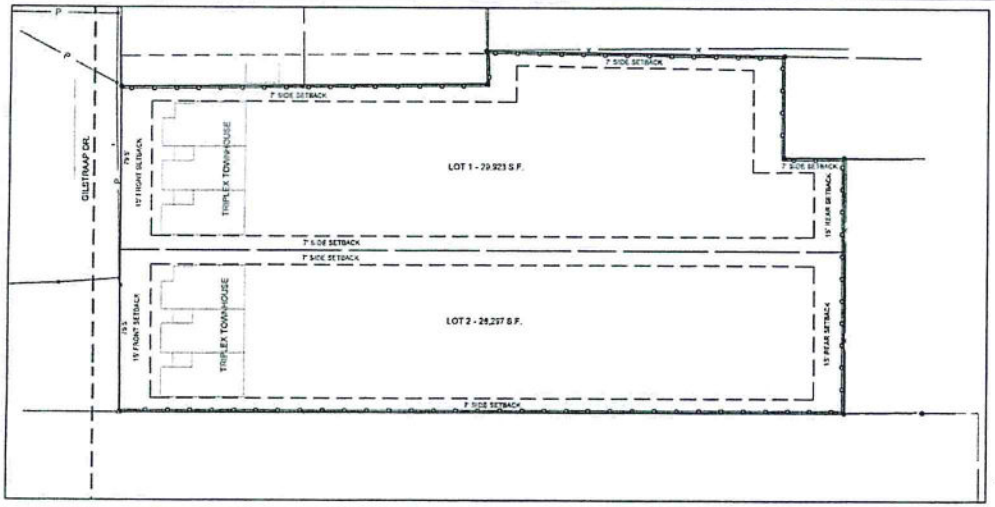


LS#6257 LB #8264
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE OF AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

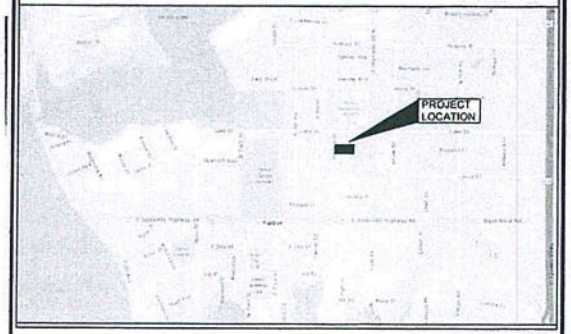
TOPOGRAPHIC SURVEY
OF
713 GILSTRAP DR
PANAMA CITY 32404

Date Of Field Work - 11/05/2019
FIELD BOOK - 9 PAGE - 43
Drawn By - JMK
Job # - 350-19

MTS Surveying and Mapping
LB #8264
4619 ASHLAND WAY
PANAMA CITY, FL 32404
PHONE: 850-704-5775
mtssurveyingmapping@gmail.com



SCALE:
HORIZ.: 1"=30'
ORIGINAL DRAWING 24 INCH



VICINITY MAP

SITE DATA

OWNER:
CAPITALA HOLDINGS
19211 PANAMA CITY BEACH PKWY
PANAMA CITY BEACH FL, 32413

ENGINEER OF RECORD:
KIFAYAT U. KHAN, P.E.
6732 CEDAR RIDGE CIR
MILTON FL, 32570

SITE ADDRESS:
DEVELOPMENT NAME
713 GILSTRAP AVE.
PANAMA CITY, FL, 32404

SITE REQUIREMENTS MU-1

MIN LOT SIZE = 5,000 S.F.
FRONT SETBACK = 15'
SIDE SETBACK = 7'
REAR SETBACK = 15'
MAXIMUM LOT COVERAGE: 80%
SITE IMPERVIOUS SURFACE RATIO: 99%
MAXIMUM DENSITY: 15 DU/ACRE
SITE FLOOR AREA RATIO: 1.0

PROPOSED DEVELOPMENT
LOT 1 - 3 UNITS/LOT: 4.4 DU/ACRE
LOT 2 - 3 UNITS/LOT: 4.6 DU/ACRE

ISSUE	DESCRIPTION	DATE

REVISIONS

PROJECT NAME: GILSTRAP LOT DIVISION
& LOCATION: 713 GILSTRAP AVE
PARKER FL
COUNTY: BAY

DRAWN BY: DB CHECKED BY: KK
SIGNED BY: KK

SUN LIGHTING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO. 26042
6732 CEDAR RIDGE CIRCLE MILTON FL 32570
PHONE: (850) 623-2232 CELL: (850) 206-5612 FAX: (850) 653-3345
EMAIL: KKHAN@HOTMAIL.COM

DATE: 8-23-23
PROJ. NO. NNNN

Drawing No. G1.0
SITE SURVEY & PROPOSED LOT LAYOUT

C:\CREAMIR PROJECTS\713 GILSTRAP\GILSTRAP PLAN FOR SUBDIVIDE 8-23-23.dwg, G1.0, 8/24/2023 8:23:19 AM, elk36034