CITY OF PARKER
AGENDA ITEM SUMMARY
MEETING DATE: 12/05/2023

1. ITEM: 1

5133 Lake Dr Parcel Split

PLACED ON THE AGENDA BY:

City Clerk

PRESENTED BY:

City Clerk

2. PURPOSE:

PRESENTATION	____
PUBLIC HEARING	____
APPROVAL	_x__
REGULAR	____
DISCUSSION	____

3. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES___ NO_x_ N/A___

4. BACKGROUND:

ATTACHMENTS: Application, site plan, letter from the property owner

5. REQUESTED MOTION/ACTION M____ 2ND____

CITY OF PARKER

1001 WEST PARK STREET, PARKER, FLORIDA, 32404
TELEPHONE (850) 871-4104 – FAX (850) 871-6684

Request for Combining or Separation of Parcel

Date of Submittal: 11/6/23
BLDG Permit #: _____
Land Use Designation: Residential
Parcel ID #: 25179-005-000

Applicant Information:

Name of Property Owner: GARY A. BROWN

Site Location: 5133 LAKE DR.

Telephone #: [redacted] Email: [redacted]

Reason for Parcel Split or Combination: (attached)

Submit detailed professional survey showing proposed combination or split of parcel.

I hereby certify, under penalty of perjury, that I have read and understood the provisions of this permit and that the information provided herein is true and correct to the best of my knowledge

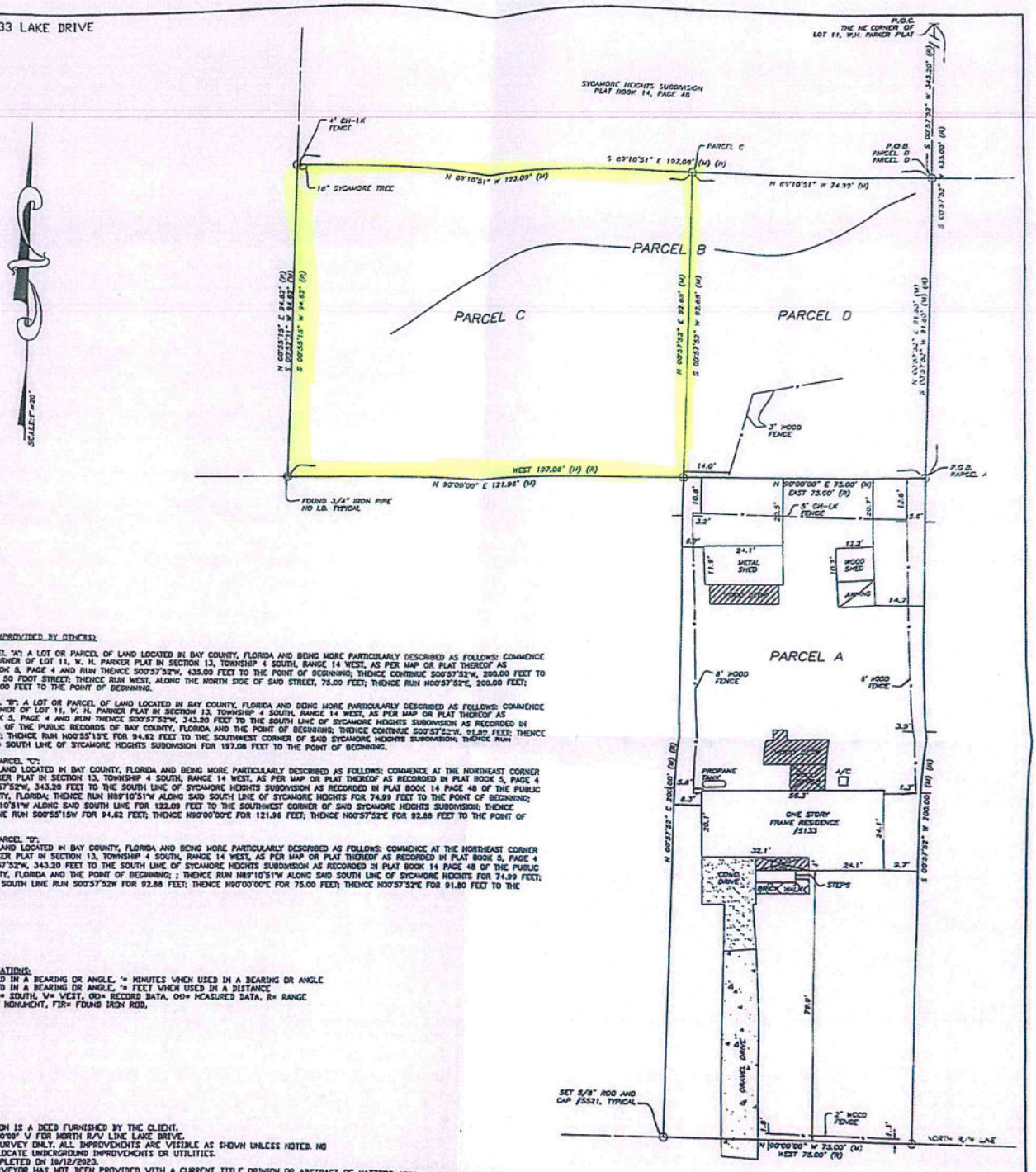
Signature of Applicant: Gary A. Brown Date: 6 Nov 2023

Signature of Approval: _____ Date: _____

Comments: _____

My wife and I have owned the property at 5133 Lake DR. in Parker for over 40 years. A neighbor that lives at 615 Nicole Dr. is interested in purchasing (Parcel C) on the survey. The neighbor owns property that is adjacent to the western border of (Parcel C) IF for any reason my neighbor at 615 Nicole DR. does not purchase the property, I will not split my parcel at this time.

ADDRESS: 5133 LAKE DRIVE



LEGAL DESCRIPTION (PROVIDED BY OTHERS)
PARENT TRACT LEGALS
DESCRIPTION OF PARCEL "A": A LOT OR PARCEL OF LAND LOCATED IN BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 11, W. H. PARKER PLAT IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4 AND RUN THENCE S00°57'52"W, 435.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°57'52"W, 200.00 FEET TO THE NORTH SIDE OF A 50 FOOT STREET; THENCE RUN WEST, ALONG THE NORTH SIDE OF SAID STREET, 75.00 FEET; THENCE RUN N00°57'52"E, 200.00 FEET; THENCE RUN EAST, 75.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF PARCEL "B": A LOT OR PARCEL OF LAND LOCATED IN BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 11, W. H. PARKER PLAT IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4 AND RUN THENCE S00°57'52"W, 343.20 FEET TO THE SOUTH LINE OF SYCAMORE HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 14 PAGE 48 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE S00°57'52"W, 91.80 FEET; THENCE RUN WEST, 197.08 FEET; THENCE RUN N00°55'15"E FOR 94.62 FEET TO THE SOUTHWEST CORNER OF SAID SYCAMORE HEIGHTS SUBDIVISION; THENCE RUN S89°10'51"E ALONG SAID SOUTH LINE OF SYCAMORE HEIGHTS SUBDIVISION FOR 197.08 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF NEW PARCEL "C":
A LOT OR PARCEL OF LAND LOCATED IN BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 11, W. H. PARKER PLAT IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4 AND RUN THENCE S00°57'52"W, 343.20 FEET TO THE SOUTH LINE OF SYCAMORE HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 14 PAGE 48 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE RUN N89°10'51"W ALONG SAID SOUTH LINE OF SYCAMORE HEIGHTS FOR 74.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°10'51"W ALONG SAID SOUTH LINE FOR 122.09 FEET TO THE SOUTHWEST CORNER OF SAID SYCAMORE HEIGHTS SUBDIVISION; THENCE LEAVING SAID SOUTH LINE RUN S00°55'15W FOR 94.62 FEET; THENCE N90°00'00"E FOR 121.96 FEET; THENCE N00°57'52"E FOR 92.88 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF NEW PARCEL "D":
A LOT OR PARCEL OF LAND LOCATED IN BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 11, W. H. PARKER PLAT IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4 AND RUN THENCE S00°57'52"W, 343.20 FEET TO THE SOUTH LINE OF SYCAMORE HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 14 PAGE 48 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND THE POINT OF BEGINNING; ; THENCE RUN N89°10'51"W ALONG SAID SOUTH LINE OF SYCAMORE HEIGHTS FOR 74.99 FEET; ; THENCE LEAVING SAID SOUTH LINE RUN S00°57'52W FOR 92.88 FEET; THENCE N90°00'00"E FOR 75.00 FEET; THENCE N00°57'52"E FOR 91.80 FEET TO THE POINT OF BEGINNING.

SYMBOLS AND ABBREVIATIONS:
°= DEGREES WHEN USED IN A BEARING OR ANGLE, '= MINUTES WHEN USED IN A BEARING OR ANGLE
"= SECONDS WHEN USED IN A BEARING OR ANGLE, '= FEET WHEN USED IN A DISTANCE
N= NORTH, E= EAST, S= SOUTH, W= WEST, (R)= RECORD DATA, (M)= MEASURED DATA, R= RANGE
FCM= FOUND CONCRETE MONUMENT, FIR= FOUND IRON ROD,

CERTIFIED TO:
GARY BROWN

SURVEYOR'S NOTES:
1) SOURCE OF INFORMATION IS A DEED FURNISHED BY THE CLIENT.
2) BEARING BASE: N 90°00'00" W FOR NORTH R/W LINE LAKE DRIVE.
3) THIS IS A SURFACE SURVEY ONLY. ALL IMPROVEMENTS ARE VISIBLE AS SHOWN UNLESS NOTED. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES.
4) FIELD WORK WAS COMPLETED ON 10/12/2023.
5) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE OR THE UNDERSIGNED SURVEYOR.
6) A REVIEW OF THE FLOOD INSURANCE RATE MAPS OF BAY COUNTY, FLORIDA, MAP NUMBER 12005C0363 H, INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONE "X".
7) THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
8) THIS SURVEY NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9) IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FIXTURES, SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.

SURVEYOR'S CERTIFICATE
THIS CERTIFIES THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

ROGER BRIAN ANGLIN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5521
DATE SIGNED 10/12/23

BOUNDARY SURVEY PREPARED BY ANGLIN SURVEYING, LLC
FOR: GARY BROWN

DRAWN BY: KC APPROVED BY: RA FIELD BOOK 249, PAGE 25 PROJECT #23-747

3712 CORNELIA LANE,
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32409
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