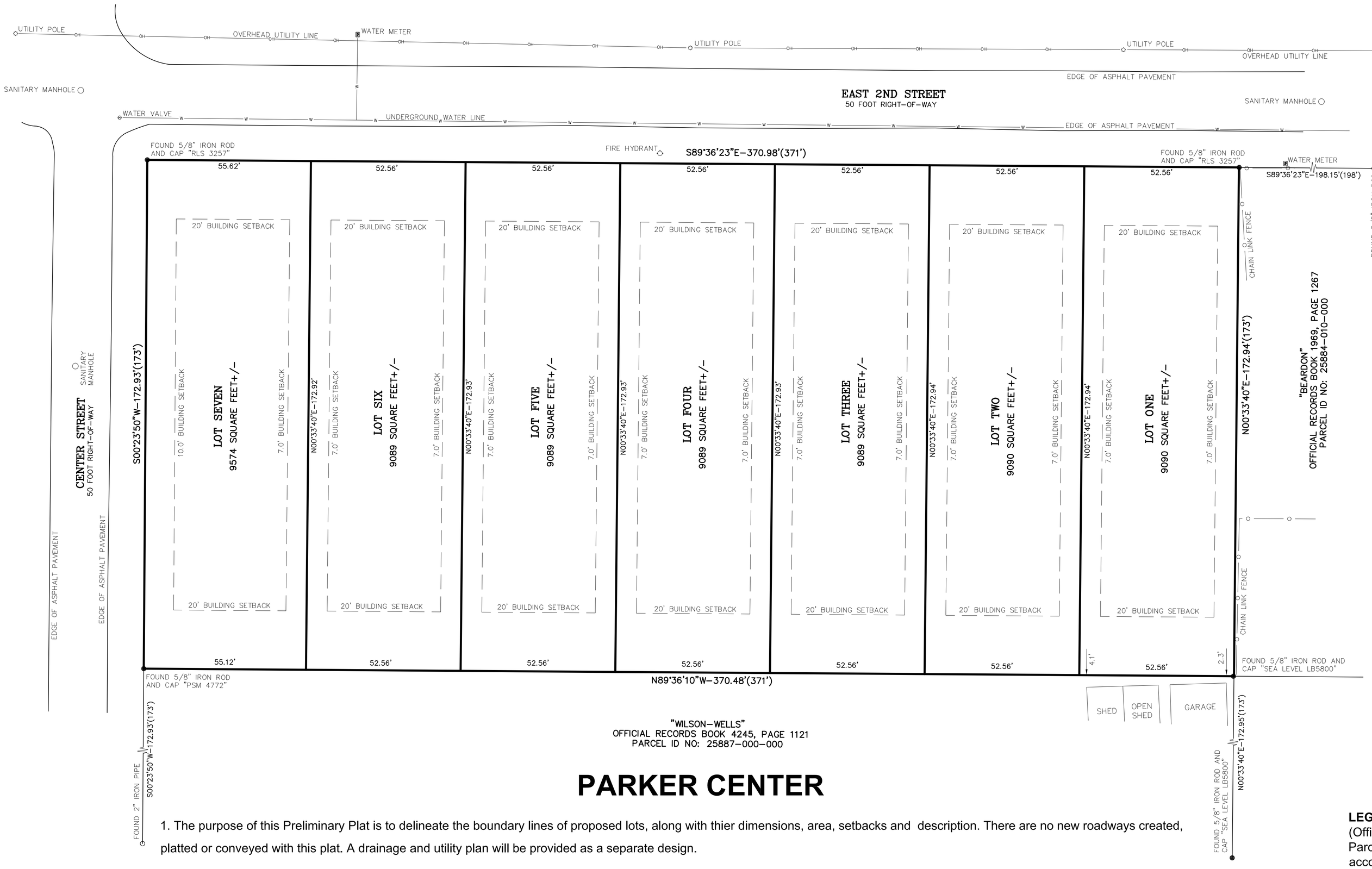


PARKER CENTER

1. The purpose of this Preliminary Plat is to delineate the boundary lines of proposed lots, along with thier dimensions, area, setbacks and description. There are no new roadways created, platted or conveyed with this plat. A drainage and utility plan will be provided as a separate design.

2. Bearings are based on the south right-of-way boundary of East 2nd Street, being South 89°36'23" East, as reference from Grid North. Horizontal Datum is based on tangent plane, Cartesian coordinates, referenced to an assumed ground based origin using US Survey feet and rotated to Grid North Florida State Plane. Elevations are based on North American Vertical Datum of 1988 (NAVD 88) from static Global Navigation Satellite System (GNSS) measurements reference from benchmark C490 at an intended vertical accuracy of 0.02 feet.

3. Improvements shown are located with the intended accuracy of less than 0.01 times the graphic scale in feet. No attempt was made to locate underground features, foundations, or underground utilities, unless noted.

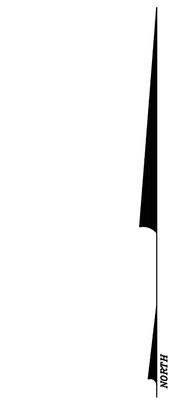
5. The parcel described is located in Zone X, according to the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) of Bay County, Florida, Map Number 12005C0363H, Map Revised June 02, 2009.

6. The preliminary plat may be affected by zoning restrictions, set back lines, deed restrictions, and/or statutory restrictions of governmental jurisdiction that may impact the use of the property. A title opinion of matters affecting the title or boundary of the property shown, has not been provided. There may be existing deeds of record, unrecorded deeds, easements, or other instruments not available for review that could affect the record boundary.

7. Dimensions in parenthesis (12.34') refer to dimensions or information in the plat of MAP OF PARKER, as recorded in Plat Book 5, Page 2, of the Public Records of Bay County, Florida. All other dimensions are based on field measurements.

8. Not valid without the original signature and seal of a Florida licensed surveyor and mapper.

9. Abbreviations: N = North, E = East, S = South, W = West, +/- = More or Less, ° = Degrees, ' = Minutes or Feet, " = Seconds, PCP = Permanent Control Point, PRM = Permanent Reference Monument and & = And.



GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 US Survey Feet

LEGAL DESCRIPTION
(Official Records Book 4753, Page 2409, Bay County, Florida)
Parcel 1: Lots 36 and 37, LESS the Northerly 110 feet of Lot 37, according the Map of Parker, a Subdivision situated in the Northeast Quarter of Section 24, Township 4 South, Range 14 West, Bay County, Florida.

Parcel 2: The Northerly 110 feet of Lot 37, according the Map of Parker, a Subdivision situated in the Northeast Quarter of Section 24, Township 4 South, Range 14 West, according to the plat thereof on file in the Office of the Clerk of the Circuit Court, Bay County, Florida.

CERTIFICATION
This sketch is certified to JE Development, LLC and Enfield Enterprises, LLC and to the best of my knowledge and belief, conforms to the Standards of Practice outlined in Chapter 5J-17, Florida Administrative Code.

PROJECT NO: 3429
SCALE: 1" = 20'
SURVEY DATE: 01/12/24
F.I.N.M.E. NO: 4700621LMPLAT7
FIELD BOOK: 143/60
SHEET 1 OF 1

CERTIFICATION:

SKETCH OF PRELIMINARY PLAT:
LOT 36 AND 37, MAP OF PARKER
4918 EAST 2ND STREET

PREPARED FOR:
JE DEVELOPMENT, LLC

Jeff Harris, PSM
1845 Mill Avenue Lynn Haven, Florida 32444
PHONE (850) 819-9555 FAX (850) 271-8031