AGENDA ITEM #12
6/11/24 6/18/24

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: _____
BLDG Permit #: _____
Land Use Designation: _____
Parcel ID #: 25211-000-000

Applicant Information:

Name of Property Owner: Jeremiah A Johnson / JE Development

Site Location: 5318 LAKE DR. PANAMA CITY 32404 - PARCEL - 25211-000-000

Telephone #: _____ Email: _____

Reason for Parcel Split or Combination: BUILD 2 SINGLE FAMILY HOMES ON .835 ACRES

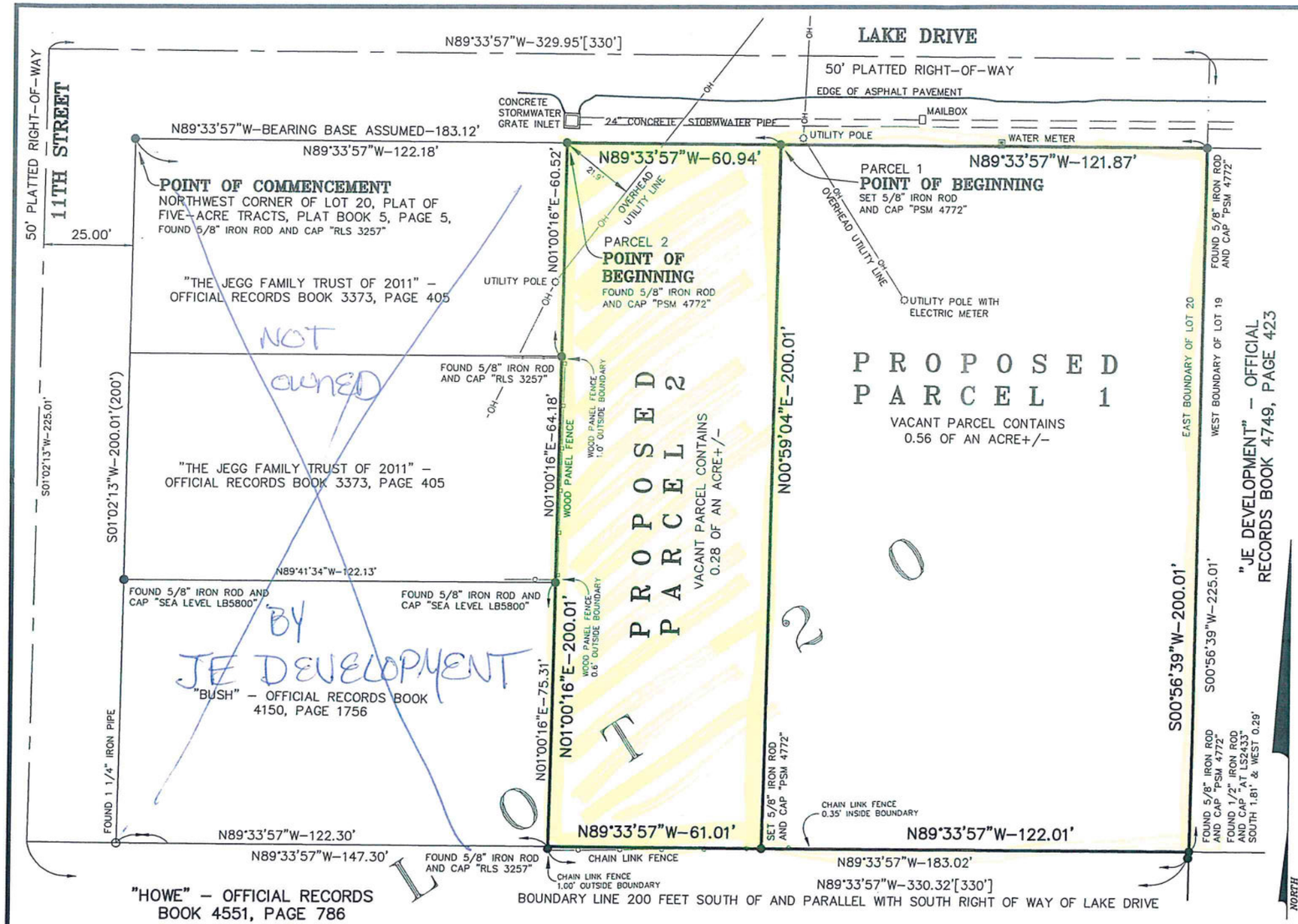
Submit detailed professional survey showing proposed combination or split of parcel.

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: Jeremiah Johnson Date: 5.29.24

Signature of Approval: _____ Date: _____

Comments: _____



LEGAL DESCRIPTION - PARENT TRACT
(Official Records Book 4799, Page 2108, Bay County, Florida)
Commencing at the Northwest Corner of Lot 20, W.H. Parker's PLAT OF FIVE-ACRE TRACTS, as recorded in Plat Book 5, Page 5 of the Public Records of Bay County, Florida (said corner is also the intersection of the south right-of-way of Lake Drive and the east right-of-way of 11th Street); thence South 89°33'57" East, along the south right-of-way boundary of said Lake Drive, a distance of 122.18 feet to the Point of Beginning. From said Point of Beginning, thence South 89°33'57" East (bearing base assumed) along the south right-of-way boundary of Lake Drive (a 50 foot platted right-of-way), a distance of 182.81 feet to the easterly boundary of said Lot 20, thence South 00°56'39" West, along the easterly boundary of said Lot 20, a distance of 200.01 feet to a line 200 feet south of and parallel with the south right-of-way boundary of said Lake Drive; thence North 89°33'57" West, along said parallel line, a distance of 183.02 feet; thence North 01°00'16" East a distance of 200.01 feet to the Point of Beginning. The above described parcel contains 0.84 of an acre more or less.

LEGAL DESCRIPTION - PROPOSED PARCEL 1
Commencing at the Northwest Corner of Lot 20, W.H. Parker's PLAT OF FIVE-ACRE TRACTS, as recorded in Plat Book 5, Page 5 of the Public Records of Bay County, Florida (said corner is also the intersection of the south right-of-way of Lake Drive and the east right-of-way of 11th Street); thence South 89°33'57" East, along the south right-of-way boundary of said Lake Drive, a distance of 183.12 feet to the Point of Beginning. From said Point of Beginning, thence continue South 89°33'57" East (bearing base assumed) along the south right-of-way boundary of Lake Drive (a 50 foot platted right-of-way), a distance of 121.87 feet to the easterly boundary of said Lot 20, thence South 00°56'39" West, along the easterly boundary of said Lot 20, a distance of 200.01 feet to a line 200 feet south of and parallel with the south right-of-way boundary of said Lake Drive; thence North 89°33'57" West, along said parallel line, a distance of 122.01 feet; thence North 00°59'04" East a distance of 200.01 feet to the Point of Beginning. The above described parcel contains 0.56 of an acre more or less.

LEGAL DESCRIPTION - PROPOSED PARCEL 2
Commencing at the Northwest Corner of Lot 20, W.H. Parker's PLAT OF FIVE-ACRE TRACTS, as recorded in Plat Book 5, Page 5 of the Public Records of Bay County, Florida (said corner is also the intersection of the south right-of-way of Lake Drive and the east right-of-way of 11th Street); thence South 89°33'57" East, along the south right-of-way boundary of said Lake Drive, a distance of 122.18 feet to the Point of Beginning. From said Point of Beginning, thence continue South 89°33'57" East (bearing base assumed) along the south right-of-way boundary of Lake Drive (a 50 foot platted right-of-way), a distance of 60.94 feet, thence South 00°59'04" West a distance of 200.01 feet to a line 200 feet south of and parallel with the south right-of-way boundary of said Lake Drive; thence North 89°33'57" West, along said parallel line, a distance of 61.01 feet; thence North 01°00'16" East a distance of 200.01 feet to the Point of Beginning. The above described parcel contains 0.28 of an acre more or less.

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

SURVEYOR'S NOTE: W.H. Parker's PLAT OF FIVE-ACRE TRACTS states that the "Lots are 330 feet by 660 feet and run to the center of streets". The streets are shown on same plat as being 50.00 feet wide and centered along some of the lots line shown. The legal descriptions of record used to prepare this Survey refer to the lot corners as being on the street boundaries and not being on the centerline of the street. This Survey and the products thereof understand the Platted statement that the "lots run to the center of streets" to reflect that the lot dimensions run to center of streets.

SURVEY NOTES
1. The purpose of this Boundary Survey is to delineate the legal description shown hereon as the existing record boundary, research available boundaries of record that might affect the property or access, show substantial above ground improvements, indicate position of major improvements and create a two new legal descriptions from the existing parcel.

2. Bearings are based on the south right-of-way boundary of Lake Drive, being North 89°33'57" West, as an assumed bearing. Horizontal Datum is based on tangent plane, Cartesian coordinates, referenced to an assumed ground based origin using US Survey feet. Elevations are based on North American Vertical Datum of 1988 (NAVD 88) from network corrected Global Navigation Satellite System (GNSS) measurements at an intended vertical accuracy of 0.2 feet.

3. Improvements shown are located with the intended accuracy of less than 0.005 times the graphic scale in feet. No attempt was made to locate underground features, foundations, or underground utilities, unless noted.

4. The overhead utility line near the northwest property corner crosses over the survey Parcel 2 in order to serve an adjacent property. A wood panel fence along the westerly property line of Parcel 2 lies inside of the survey parcel. A portion of a chain link fence along the southerly property line of both Parcels 1 and 2 lies inside of the survey boundary. Beside these items, there appears to be no encroachments.

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 12005C0364H, Map Revised June 02, 2009.

6. The survey parcel 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 description recorded in Official Records Book 4642, Page 931, of the Public Records of Bay County, Florida. Dimensions in parenthesis [12.34'] refer to dimensions or information in the plat of PLAT OF FIVE-ACRE TRACTS, as recorded in Plat Book 5, Page 5, 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, X12.3 = Spot Elevation and & = And.

PROJECT NO: 3427
SCALE: 1" = 30'
SURVEY DATE: 05/28/24
FILE NAME: 3427-20-1
FIELD BOOK: 143/53
SHEET 1 OF 1

CERTIFICATION:
Jeffery S. Harris
LS 4772
STATE OF FLORIDA
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JEFFERY S. HARRIS, PSM 4772, ON JUNE 10, 2024. PRINTED COPIES ARE NOT CONSIDERED SEALED.

SKETCH OF BOUNDARY SURVEY:
PORTIONS OF LOT 20, W.H. PARKER'S PLAT OF FIVE-ACRE TRACTS, PLAT BOOK 5, PAGE 5, BAY COUNTY, FLORIDA

Jeff Harris, PSM
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