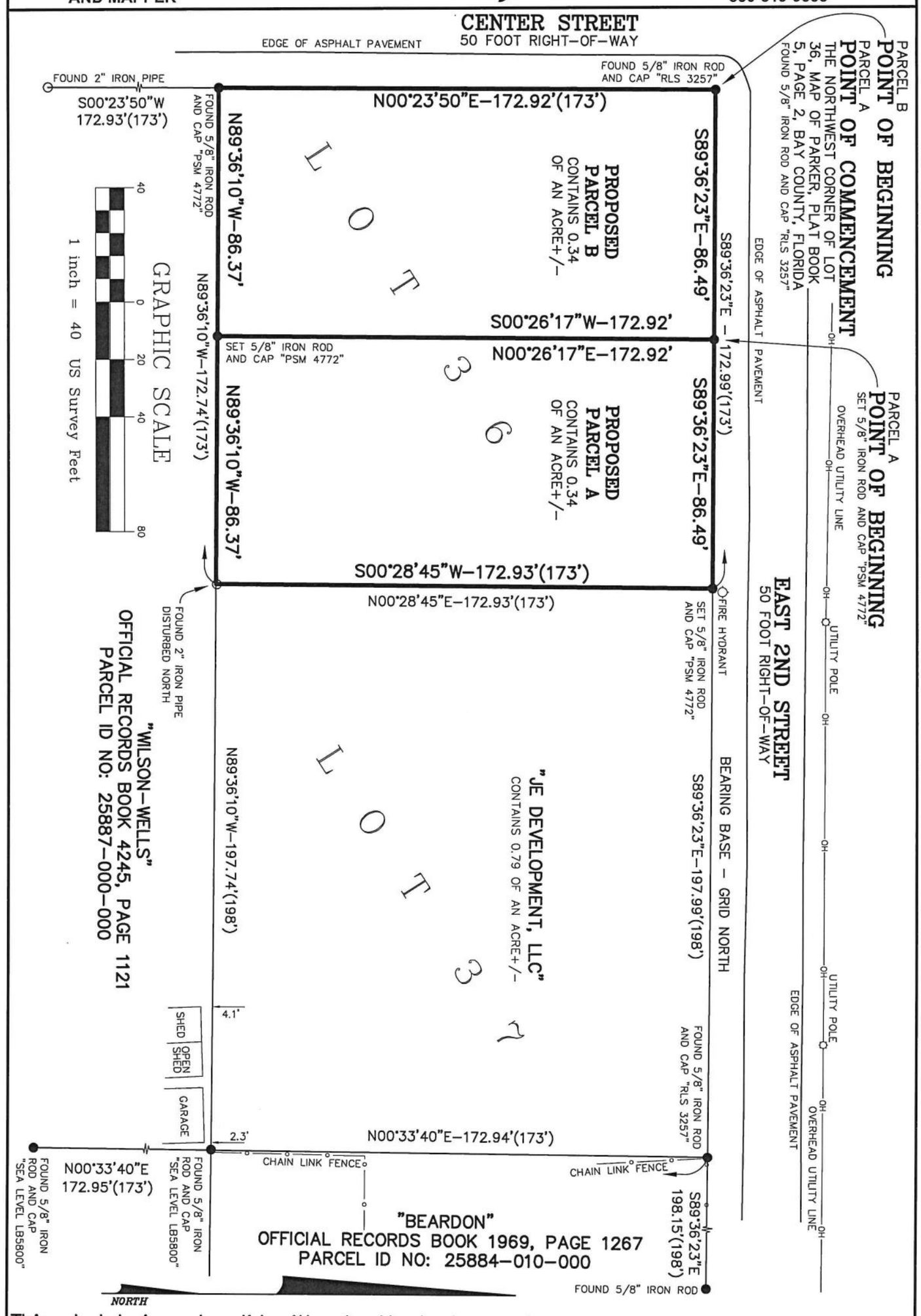
LS 4772
PROFESSIONAL SURVEYOR
AND MAPPER

Jeff Harris, PSM

1815 MAINE AVENUE
LYNN HAVEN, FL 32444
850-819-9555



This sketch is not valid without attached report.

SKETCH OF BOUNDARY SURVEY: LOT 36 MAP OF PARKER	DATE: 07/02/24
	PROJECT NO: 3429
	SCALE: 1" = 40'
	FIELD DATE: 01/20/24
PREPARED FOR: JE DEVELOPMENT, LLC	FILE NAME: 3429PARCEL000-2
	FIELD BOOK: 143/60
	SHEET 1 OF 2

Jeff Harris, PSM

PROFESSIONAL SURVEYOR AND MAPPER
LS4772

Date: July 02, 2024
Project No: 3429Parcel000-2

SURVEY REPORT

LEGAL DESCRIPTION – PARENT TRACT

(Official Records Book 4753, Page 2409, Bay County, Florida) Parcel ID No: 25883-000-000
Lot 36, according the Map of Parker, a Subdivision situated in the Northeast Quarter of Section 24, Township 4 South, Range 14 West, Bay County, Florida.

PROPOSED PARCEL A

Commence at the Northwest Corner of Lot 36, Map of Parker, according to the subdivision plat recorded in Plat Book 5, Page 2, of the Public Records of Bay County, Florida, thence South 89°36'23" East (Bearing Base – Grid North), along the north boundary of said Lot 36, (which is also the south right-of-way of East 2nd Street) a distance of 86.49 feet to the Point of Beginning. From said Point of Beginning, continue South 89°36'23" East, along the north boundary of said Lot 36, a distance of 86.49 feet to the northeast corner of said Lot 36 (which is also the northwest corner of Lot 37); thence South 00°28'45" West, along the east boundary of said Lot 36, a distance of 172.93 feet, to the southeast corner of said Lot 36; thence North 89°36'10" West, along the south boundary of said Lot 36, a distance of 86.37 feet; thence North 00°26'17" East a distance of 172.92 feet to the Point of Beginning

PROPOSED PARCEL B

Begin at the Northwest Corner of Lot 36, Map of Parker, according to the subdivision plat recorded in Plat Book 5, Page 2, of the Public Records of Bay County, Florida, thence South 89°36'23" East (Bearing Base – Grid North), along the north boundary of said Lot 36, (which is also the south right-of-way of East 2nd Street) a distance of 86.49 feet; thence South 00°26'17" West a distance of 172.92 feet to the south boundary of said Lot 36; thence North 89°36'10" West, along said south, a distance of 86.37 feet to the west boundary of said Lot 36; thence North 00°23'50" East, along the west boundary of said Lot 36 (which is also the east right-of-way boundary of Center Street) a distance of 172.92 feet to the Point of Beginning

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 and delineate the boundaries of newly described proposed parcels.

2. Bearings are based on the south right-of-way boundary of East 2nd Street, being South 89°36'23" East, referenced from Grid North using Florida State Plane US Survey 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 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.

5. 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.

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

7. 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.

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.

Jeffery S. Harris

Digitally signed by Jeffery S. Harris
DN: CN = Jeffery S. Harris, C = US, O = Jeff Harris PSM, OU = Professional Surveyor and Mapper
Date: 2024.07.03 13:13:34 -05'00'

JEFFERY S. HARRIS
LS 4772
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

THIS DOCUMENT HAS BEEN DIGITALLY SEALED BY JEFFERY S. HARRIS, PSM 4772, ON JULY 02, 2024, PRINTED COPIES ARE NOT CONSIDERED SEALED.

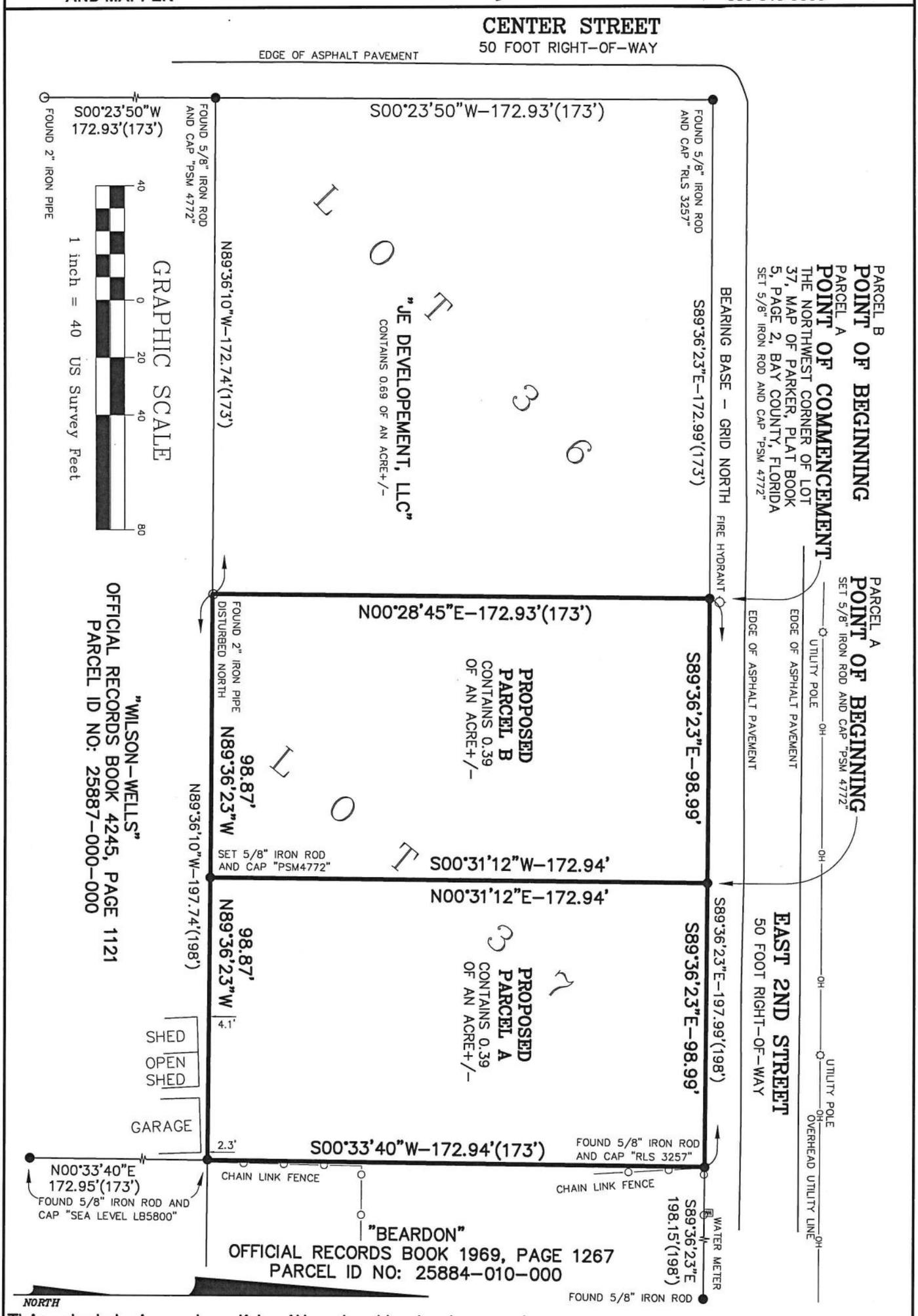
Jeffery S. Harris
Professional Surveyor and Mapper
Florida Certificate No. LS 4772

1815 MAINE AVENUE • LYNN HAVEN, FLORIDA 32444 • PHONE 850-819-9555

LS 4772
PROFESSIONAL SURVEYOR
AND MAPPER

Jeff Harris, PSM

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LYNN HAVEN, FL 32444
850-819-9555



This sketch is not valid without attached report.

SKETCH OF BOUNDARY SURVEY: **LOT 37, MAP OF PARKER**	DATE: 07/02/24
	PROJECT NO: 3429
	SCALE: 1" = 40'
	FIELD DATE: 01/20/24
PREPARED FOR: **JE DEVELOPMENT, LLC**	FILE NAME: 3429PARCEL010-2
	FIELD BOOK: 143/60
	SHEET 1 OF 2

Jeff Harris, PSM

PROFESSIONAL SURVEYOR AND MAPPER
LS4772

Date: July 02, 2024
Project No: 3429Parcel010-2

SURVEY REPORT

LEGAL DESCRIPTION – PARENT TRACT

(Official Records Book 4753, Page 2409, Bay County, Florida)
Parcel ID No: 25883-000-000 and Parcel ID No: 25883-010-000
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.

PROPOSED PARCEL A

Commence at the Northwest Corner of Lot 37, Map of Parker, according to the subdivision plat recorded in Plat Book 5, Page 2, of the Public Records of Bay County, Florida, thence South 89°36'23" East (Bearing Base–Grid North), along the north boundary of said Lot 37, (which is also the south right-of-way of East 2nd Street) a distance of 98.99 feet to the Point of Beginning. From said Point of Beginning, continue South 89°36'23" East, along the north boundary of said Lot 37, a distance of 98.99 feet to the northeast corner of said Lot 37; thence South 00°33'40" West, along the east boundary of said Lot 37, a distance of 172.94 feet, to the southeast corner of said Lot 37; thence North 89°36'23" West, along the south boundary of said Lot 37, a distance of 98.87 feet; thence North 00°31'12" East a distance of 172.94 feet to the Point of Beginning

PROPOSED PARCEL B

Begin at the Northwest Corner of Lot 37, Map of Parker, according to the subdivision plat recorded in Plat Book 5, Page 2, of the Public Records of Bay County, Florida, thence South 89°36'23" East (Bearing Base–Grid North), along the north boundary of said Lot 37, (which is also the south right-of-way of East 2nd Street) a distance of 98.99 feet; thence South 00°31'12" West a distance of 172.94 feet to the south boundary of said Lot 37; thence North 89°36'23" West, along said south boundary, a distance of 98.87 feet to the southwest corner of said Lot 37; thence North 00°28'45" East, along west boundary of said Lot 37, a distance of 172.93 feet to the Point of Beginning

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 and delineate the boundaries of newly described proposed parcels.

2. Bearings are based on the south right-of-way boundary of East 2nd Street, being South 89°36'23" East, referenced from Grid North using Florida State Plane US Survey 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 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.

5. 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.

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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.

Jeffery S. Harris

Digitally signed by Jeffery S. Harris
DN: CN = Jeffery S. Harris, C = US, O = Jeff Harris PSM, OU = Professional Surveyor and Mapper
Date: 2024.07.03 14:00:11 -05'00'

JEFFERY S. HARRIS LS 4772 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

THIS DOCUMENT HAS BEEN DIGITALLY SEALED BY JEFFERY S. HARRIS, PSM 4772, ON JULY 02, 2024, PRINTED COPIES ARE

Jeffery S. Harris
Professional Surveyor and Mapper
Florida Certificate No. LS 4772

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