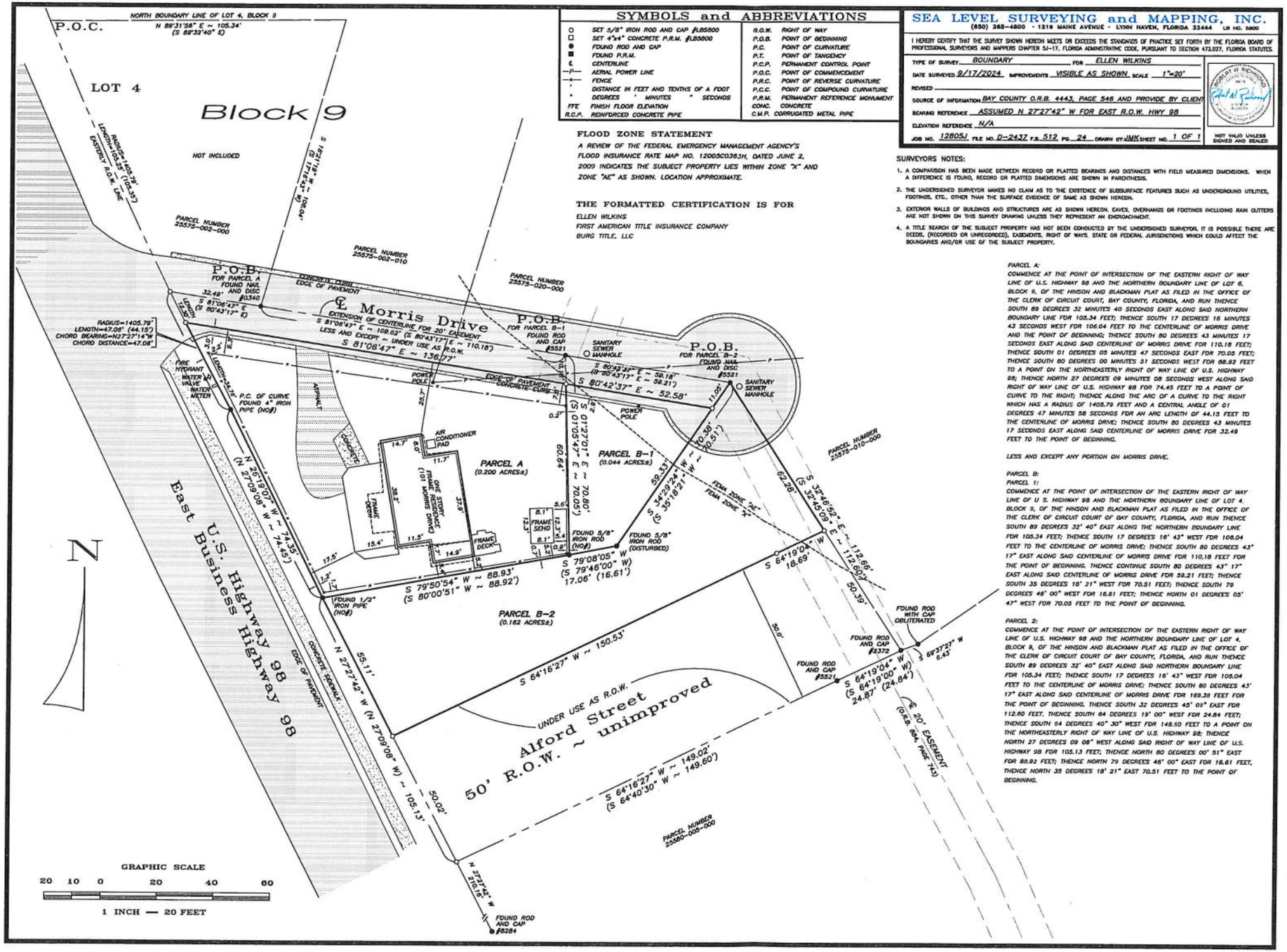


SYMBOLS and ABBREVIATIONS

○ SET 5/8" IRON ROD AND CAP #LB5800	R.O.W. RIGHT OF WAY
□ SET 4"x4" CONCRETE P.R.M. #LB5800	P.O.B. POINT OF BEGINNING
● FOUND ROD AND CAP	P.C. POINT OF CURVATURE
■ FOUND P.R.M.	P.T. POINT OF TANGENCY
℄ CENTERLINE	P.C.P. PERMANENT CONTROL POINT
—P— AERIAL POWER LINE	P.O.C. POINT OF COMMENCEMENT
—x— FENCE	P.R.C. POINT OF REVERSE CURVATURE
' DISTANCE IN FEET AND TENTHS OF A FOOT	P.C.C. POINT OF COMPOUND CURVATURE
° DEGREES ' MINUTES " SECONDS	P.R.M. PERMANENT REFERENCE MONUMENT
FFE FINISH FLOOR ELEVATION	CONC. CONCRETE
R.C.P. REINFORCED CONCRETE PIPE	C.M.P. CORRUGATED METAL PIPE

FLOOD ZONE STATEMENT

A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 12005C0363H, DATED JUNE 2, 2009 INDICATES THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND ZONE "AE" AS SHOWN. LOCATION APPROXIMATE.

THE FORMATTED CERTIFICATION IS FOR

ELLEN WILKINS
FIRST AMERICAN TITLE INSURANCE COMPANY
BURG TITLE, LLC

SEA LEVEL SURVEYING and MAPPING, INC.

(850) 265-4600 - 1219 MAINE AVENUE - LYNN HAVEN, FLORIDA 32444 LB NO. 5600

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TYPE OF SURVEY BOUNDARY FOR ELLEN WILKINS

DATE SURVEYED 9/17/2024 IMPROVEMENTS VISIBLE AS SHOWN SCALE 1"=20'

REVISED

SOURCE OF INFORMATION BAY COUNTY O.R.B. 4443, PAGE 546 AND PROVIDE BY CLIENT

BEARING REFERENCE ASSUMED N 27°27'42" W FOR EAST R.O.W. HWY 98

ELEVATION REFERENCE N/A

JOB NO. 12805J FILE NO. D-2437 F.B. 512 PG. 24 DRAWN BY JMK SHEET NO. 1 OF 1

ROBERT W. RICHARD JR. PSM 5172 STATE OF FLORIDA

NOT VALID UNLESS SIGNED AND SEALED

SURVEYORS NOTES:

1. A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATTED BEARINGS AND DISTANCES WITH FIELD MEASURED DIMENSIONS. WHEN A DIFFERENCE IS FOUND, RECORD OR PLATTED DIMENSIONS ARE SHOWN IN PARENTHESIS.
2. THE UNDERSIGNED SURVEYOR MAKES NO CLAIM AS TO THE EXISTENCE OF SUBSURFACE FEATURES SUCH AS UNDERGROUND UTILITIES, FOOTINGS, ETC., OTHER THAN THE SURFACE EVIDENCE OF SAME AS SHOWN HEREON.
3. EXTERIOR WALLS OF BUILDINGS AND STRUCTURES ARE AS SHOWN HEREON. EAVES, OVERHANGS OR FOOTINGS INCLUDING RAIN GUTTERS ARE NOT SHOWN ON THIS SURVEY DRAWING UNLESS THEY REPRESENT AN ENCROACHMENT.
4. 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.

PARCEL A:
COMMENCE AT THE POINT OF INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF U.S. HIGHWAY 98 AND THE NORTHERN BOUNDARY LINE OF LOT 6, BLOCK 9, OF THE HINSON AND BLACKMAN PLAT AS FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, BAY COUNTY, FLORIDA, AND RUN THENCE SOUTH 89 DEGREES 32 MINUTES 40 SECONDS EAST ALONG SAID NORTHERN BOUNDARY LINE FOR 105.34 FEET; THENCE SOUTH 17 DEGREES 16 MINUTES 43 SECONDS WEST FOR 106.04 FEET TO THE CENTERLINE OF MORRIS DRIVE AND THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 43 MINUTES 17 SECONDS EAST ALONG SAID CENTERLINE OF MORRIS DRIVE FOR 110.18 FEET; THENCE SOUTH 01 DEGREES 05 MINUTES 47 SECONDS EAST FOR 70.05 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES 51 SECONDS WEST FOR 88.92 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98; THENCE NORTH 27 DEGREES 09 MINUTES 08 SECONDS WEST ALONG SAID RIGHT OF WAY LINE OF U.S. HIGHWAY 98 FOR 74.45 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 1405.79 FEET AND A CENTRAL ANGLE OF 01 DEGREES 47 MINUTES 58 SECONDS FOR AN ARC LENGTH OF 44.15 FEET TO THE CENTERLINE OF MORRIS DRIVE; THENCE SOUTH 80 DEGREES 43 MINUTES 17 SECONDS EAST ALONG SAID CENTERLINE OF MORRIS DRIVE FOR 32.49 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION ON MORRIS DRIVE.

PARCEL B:
PARCEL 1:
COMMENCE AT THE POINT OF INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF U S. HIGHWAY 98 AND THE NORTHERN BOUNDARY LINE OF LOT 4, BLOCK 9, OF THE HINSON AND BLACKMAN PLAT AS FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF BAY COUNTY, FLORIDA, AND RUN THENCE SOUTH 89 DEGREES 32' 40" EAST ALONG THE NORTHERN BOUNDARY LINE FOR 105.34 FEET; THENCE SOUTH 17 DEGREES 16' 43" WEST FOR 106.04 FEET TO THE CENTERLINE OF MORRIS DRIVE; THENCE SOUTH 80 DEGREES 43" 17" EAST ALONG SAID CENTERLINE OF MORRIS DRIVE FOR 110.18 FEET FOR THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 80 DEGREES 43" 17" EAST ALONG SAID CENTERLINE OF MORRIS DRIVE FOR 59.21 FEET; THENCE SOUTH 35 DEGREES 18' 21" WEST FOR 70.51 FEET; THENCE SOUTH 79 DEGREES 46' 00" WEST FOR 16.61 FEET; THENCE NORTH 01 DEGREES 05' 47" WEST FOR 70.05 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
COMMENCE AT THE POINT OF INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF U.S. HIGHWAY 98 AND THE NORTHERN BOUNDARY LINE OF LOT 4, BLOCK 9, OF THE HINSON AND BLACKMAN PLAT AS FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF BAY COUNTY, FLORIDA, AND RUN THENCE SOUTH 89 DEGREES 32' 40" EAST ALONG SAID NORTHERN BOUNDARY LINE FOR 105.34 FEET; THENCE SOUTH 17 DEGREES 16' 43" WEST FOR 106.04 FEET TO THE CENTERLINE OF MORRIS DRIVE; THENCE SOUTH 80 DEGREES 43' 17" EAST ALONG SAID CENTERLINE OF MORRIS DRIVE FOR 169.38 FEET FOR THE POINT OF BEGINNING. THENCE SOUTH 32 DEGREES 45' 09" EAST FOR 112.60 FEET, THENCE SOUTH 64 DEGREES 19' 00" WEST FOR 24.84 FEET; THENCE SOUTH 64 DEGREES 40' 30" WEST FOR 149.60 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98; THENCE NORTH 27 DEGREES 09 08" WEST ALONG SAID RIGHT OF WAY LINE OF U.S. HIGHWAY 98 FOR 105.13 FEET; THENCE NORTH 80 DEGREES 00' 51" EAST FOR 88.92 FEET; THENCE NORTH 79 DEGREES 46' 00" EAST FOR 16.61 FEET, THENCE NORTH 35 DEGREES 18' 21" EAST 70.51 FEET TO THE POINT OF BEGINNING.