CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Farrell	12.10.24

3. ***PURPOSE:***

Parcel Spilt – 512 N 11th St.

4. ***IS THIS ITEM BUDGETED (IF APPLICABLE)***

YES ☐ NO ☐ N/A X

Parcel # 25163-000-000

AGENDA ITEM # 2

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 #: 25163-000-000

Applicant Information:

Name of Property Owner: Jeremy Farrell

Site Location: 512 N. 11th Street Panama City, FL 32404

Telephone #: 801·628·3216 Email: jeremy@porchswinghomesfl.com

Reason for Parcel Split or Combination: Building single family homes

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: _____ Date: 10/8/2024

Signature of Approval: _____ Date: _____

Comments: _____

LEGAL DESCRIPTION-PROPOSED LOT 1 (AS SURVEYED)

COMMENCE AT A FOUND 1/2" REBAR MARKING THE NE CORNER OF PARCEL 2 AS RECORDED IN OFFICIAL RECORD BOOK 4776, PAGE 2134, BAY COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING.

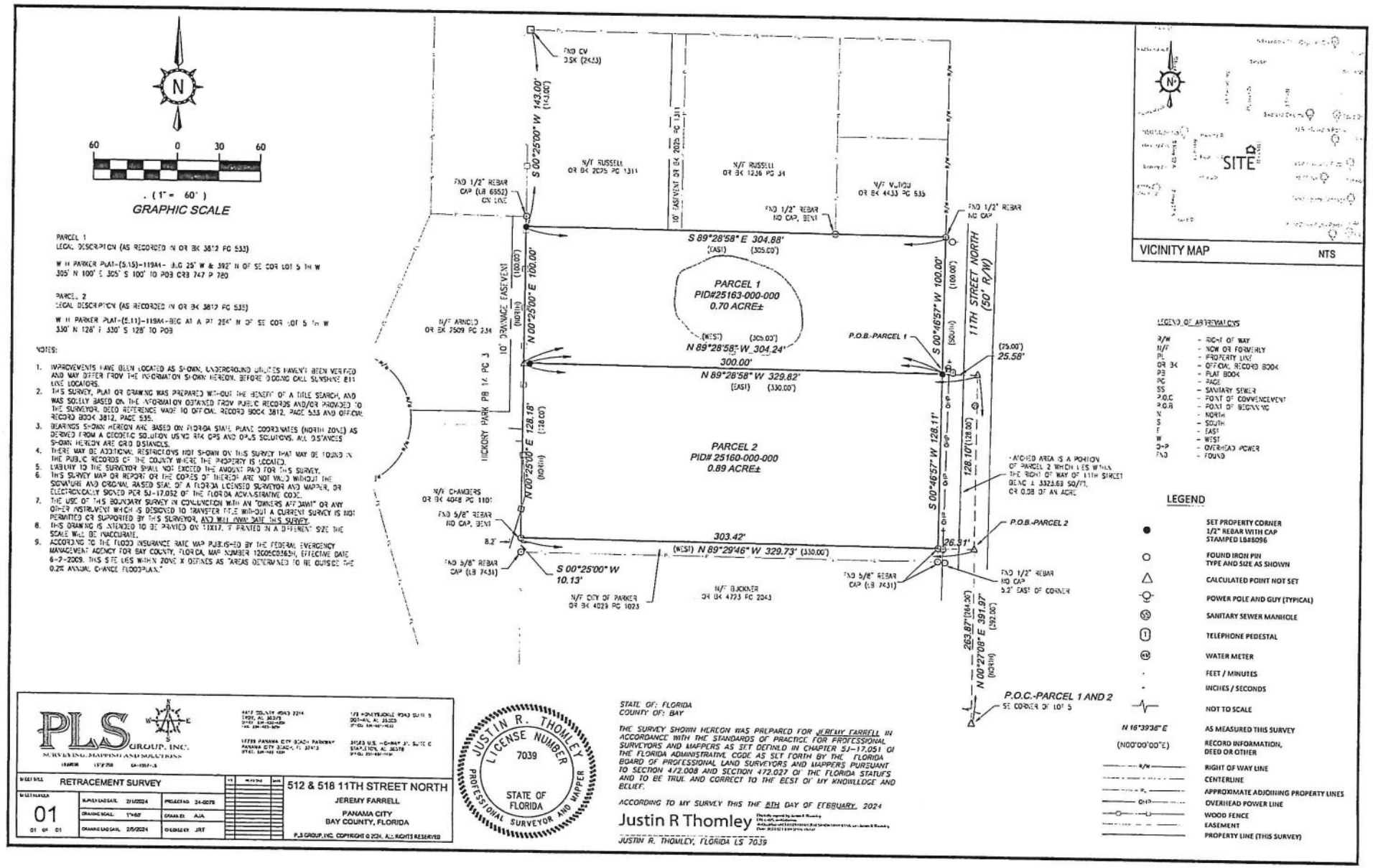
FROM SAID POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT OF WAY LINE OF 11TH STREET NORTH (50' R/W) S 00°46'57" W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE LEAVING SAID RIGHT OF WAY LINE N 89°28'58" W A DISTANCE OF 152.12 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 00°36'16" E A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE S 89°28'58" E A DISTANCE OF 152.43 FEET TO THE POINT OF BEGINNING. SAID LOT LYING IN AND BEING A PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND CONTAINING 0.35 ACRES, MORE OR LESS.

TOGETHER WITH A PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT.

LEGAL DESCRIPTION-PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT

COMMENCE AT A FOUND 1/2" REBAR MARKING THE NE CORNER OF PARCEL 2 AS RECORDED IN OFFICIAL RECORD BOOK 4776, PAGE 2134, BAY COUNTY, FLORIDA; THENCE ALONG THE WEST RIGHT OF WAY LINE OF 11TH STREET NORTH (50' R/W) S 00°46'57" W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096) AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 00°46'57" W A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID RIGHT OF WAY N 89°28'58" W A DISTANCE OF 226.01 FEET; THENCE N 00°31'02" E A DISTANCE OF 20.00 FEET; THENCE S 89°28'58" E A DISTANCE OF 226.11 FEET TO THE POINT OF BEGINNING. SAID EASEMENT LYING IN AND BEING A PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND CONTAINING 0.10 ACRE, MORE OR LESS.


N
60 0 30 60
. (1" = 60')
GRAPHIC SCALE
PARCEL 1
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 533)
W H PARKER PLAT-(S.15)-119AM- B.G 25' W & 392' N OF SE COR LOT 5 TH W 305' N 100' E 305' S 100' TO POB ORB 747 P 780
PARCEL 2
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 535)
W H PARKER PLAT-(S.11)-119AM-BEG AT A PT 284' N OF SE COR LOT 5 TH W 330' N 128' E 330' S 128' TO POB
NOTES:
1. IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN, UNDERGROUND UTILITIES HAVENT BEEN VERIFIED AND MAY DIFFER FROM THE INFORMATION SHOWN HEREON. BEFORE DIGGING CALL SUNSHINE 811 FOR LINE LOCATIONS.
2. THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCE MADE TO OFFICIAL RECORD BOOK 3812, PAGE 533 AND OFFICIAL RECORD BOOK 3812, PAGE 535.
3. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
5. LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
6. THIS SURVEY MAP OR REPORT OR THE COPIES OF THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
7. THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNERS AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR, AND WILL VOID DATE THIS SURVEY.
8. THIS DRAWING IS INTENDED TO BE PLOTTED ON 11X17. IF PLOTTED IN A DIFFERENT SIZE THE SCALE WILL BE INACCURATE.
9. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR BAY COUNTY, FLORIDA, MAP NUMBER 12005C0563H, EFFECTIVE DATE 6-7-2009. THIS SITE LIES WITHIN ZONE X DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
FND CM 35K (2453)
S 00°25'00" W 143.00' (143.00')
N/F RUSSELL OR BK 2075 PG 1311
10' EASEMENT OR BK 2075 PG 1311
N/F RUSSELL OR BK 1236 PG 34
N/F YUNOU OR BK 4433 PG 535
FND 1/2" REBAR CAP (LB 6552) ON LINE
FND 1/2" REBAR NO CAP, BENT
FND 1/2" REBAR NO CAP
S 89°28'58" E 304.88' (EAST) (305.00')
PARCEL 1
PID#25163-000-000
0.70 ACRE±
N 00°25'00" E 100.00'
10' DRAINAGE EASEMENT (NORTH) (100.00')
N/F ARNOLD OR BK 2509 PG 234
(WEST) (305.00')
N 89°28'58" W 304.24'
300.00'
N 89°28'58" W 329.82' (EAST) (330.00')
P.O.B.-PARCEL 1
S 00°46'57" W 100.00' (SOUTH) (100.00')
11TH STREET NORTH (50' R/W)
(75.00') 25.58'
HICKORY PARK PB 14 PG 3
N 00°25'00" E 128.18' (128.00') (NORTH)
PARCEL 2
PID# 25160-000-000
0.89 ACRE±
S 00°46'57" W 128.11'
128.10' (128.00')
N/F CHAMBERS OR BK 4048 PG 1101
FND 5/8" REBAR NO CAP, BENT
8.2'
303.42'
(WEST) N 89°29'46" W 329.73' (330.00')
26.31'
P.O.B.-PARCEL 2
FND 5/8" REBAR CAP (LB 7431)
S 00°25'00" W 10.13'
N/F CITY OF PARKER OR BK 4029 PG 1025
N/F BUCKNER OR BK 4723 PG 2043
FND 5/8" REBAR CAP (LB 7431)
FND 1/2" REBAR NO CAP 9.2' EAST OF CORNER
263.87' (264.30') N 00°27'08" E 391.97' (392.00') (NORTH)
P.O.C.-PARCEL 1 AND 2 SE CORNER OF LOT 5
ATCHED AREA IS A PORTION OF PARCEL 2 WHICH LIES WITHIN THE RIGHT OF WAY OF 11TH STREET BEING ± 3323.69 SQ/FT, OR 0.08 OF AN ACRE
SITE
VICINITY MAP NTS
LEGEND OF ABBREVIATIONS
R/W - RIGHT OF WAY
N/F - NOW OR FORMERLY
PL - PROPERTY LINE
OR BK - OFFICIAL RECORD BOOK
PB - PLAT BOOK
PG - PAGE
SS - SANITARY SEWER
P.O.C - POINT OF COMMENCEMENT
P.O.B - POINT OF BEGINNING
N - NORTH
S - SOUTH
E - EAST
W - WEST
O-P - OVERHEAD POWER
FND - FOUND
LEGEND
SET PROPERTY CORNER 1/2" REBAR WITH CAP STAMPED LB#8096
FOUND IRON PIN TYPE AND SIZE AS SHOWN
CALCULATED POINT NOT SET
POWER POLE AND GUY (TYPICAL)
SANITARY SEWER MANHOLE
TELEPHONE PEDESTAL
WATER METER
FEET / MINUTES
INCHES / SECONDS
NOT TO SCALE
N 16°39'38" E AS MEASURED THIS SURVEY
(N00°00'00"E) RECORD INFORMATION, DEED OR OTHER
R/W RIGHT OF WAY LINE
CENTERLINE
APPROXIMATE ADJOINING PROPERTY LINES
OHP OVERHEAD POWER LINE
WOOD FENCE
EASEMENT
PROPERTY LINE (THIS SURVEY)
PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS
RETRACEMENT SURVEY
512 & 518 11TH STREET NORTH
JEREMY FARRELL
PANAMA CITY
BAY COUNTY, FLORIDA
SURVEY DATE: 2/1/2024 PROJECT NO: 24-0078
DRAWING SCALE: 1"=60' DRAWN BY: AJA
DRAWING DATE: 2/5/2024 CHECKED BY: JRT
01 OF 01
PLS GROUP, INC. COPYRIGHT © 2024, ALL RIGHTS RESERVED
JUSTIN R. THOMLEY LICENSE NUMBER 7039 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
STATE OF: FLORIDA
COUNTY OF: BAY
THE SURVEY SHOWN HEREON WAS PREPARED FOR JEREMY FARRELL IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS SET DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUTES AND TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
ACCORDING TO MY SURVEY THIS THE 8TH DAY OF FEBRUARY, 2024
Justin R Thomley
JUSTIN R. THOMLEY, FLORIDA LS 7039

LEGAL DESCRIPTION-PROPOSED LOT 2 (AS SURVEYED)

COMMENCE AT A FOUND 1/2" REBAR MARKING THE NE CORNER OF PARCEL 2 AS RECORDED IN OFFICIAL RECORD BOOK 4776, PAGE 2134, BAY COUNTY, FLORIDA; THENCE N 89°28'58" W A DISTANCE OF 152.43 FEET TO A 1/2" REBAR CAP (LB#8096) AND ALSO BEING THE POINT OF BEGINNING.

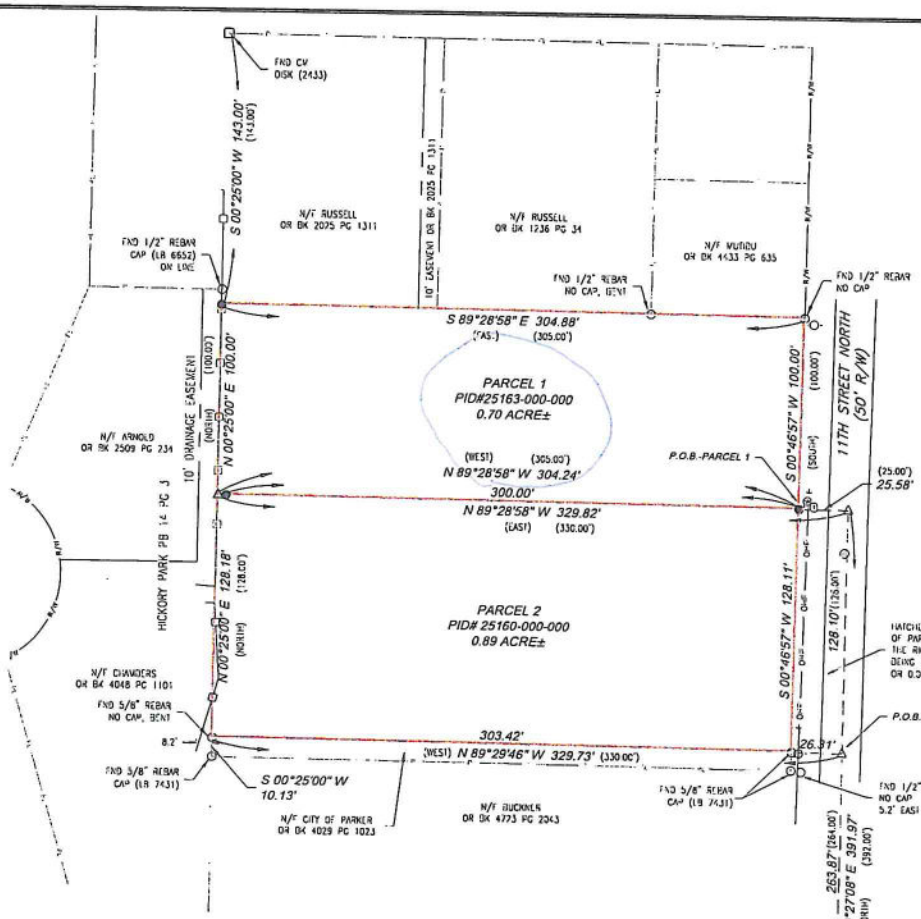
FROM SAID POINT OF BEGINNING; THENCE S 00°36'16" W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 89°28'58" W A DISTANCE OF 147.88 FEET TO A 1/2" REBAR CAP (LB#8096), REFERENCE; THENCE N 89°28'58" W A DISTANCE OF 4.24 FEET; THENCE N 00°25'00" E A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE S 89°28'58" E A DISTANCE OF 152.45 FEET TO THE POINT OF BEGINNING. SAID LOT LYING IN AND BEING A PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND CONTAINING 0.35 ACRES, MORE OR LESS.

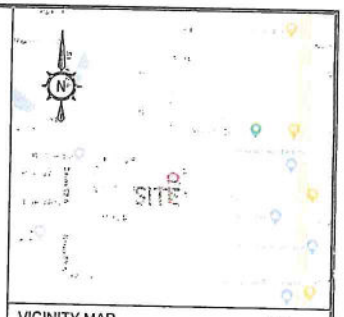
TOGETHER WITH A PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT.

LEGAL DESCRIPTION-PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT

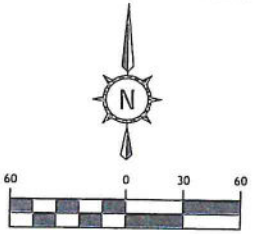
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VICINITY MAP NTS



PARCEL 1
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 533)

W H PARKER PLAT-(S.15)-11S4-31W - DEC 25' W & 392' N OF SE COR LOT 5 TH W 305' N 100' E 305' S 100' TO POB ORB 747 P 720

PARCEL 2
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 535)

W H PARKER PLAT-(S.11)-11S4-31W AT A PT 264' N OF SE COR LOT 5 TH W 330' N 128' E 330' S 128' TO POB

NOTES:

1. IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN, UNDERGROUND UTILITIES HAVEN'T BEEN VERIFIED AND MAY DIFFER FROM THE INFORMATION SHOWN HEREON. BEFORE DIGGING CALL SUNSHINE 811 FOR LINE LOCATORS.
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5. LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
6. THIS SURVEY MAP OR REPORT OR THE COPIES OF THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
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LEGEND OF ABBREVIATIONS

R/W	- RIGHT OF WAY
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P.O.B.	- POINT OF BEGINNING
N	- NORTH
S	- SOUTH
E	- EAST
W	- WEST
OHP	- OVERHEAD POWER
FND	- FOUND

LEGEND

●	SET PROPERTY CORNER 1/2" REBAR WITH CAP STAMPED LB8096
○	FOUND IRON PIN TYPE AND SIZE AS SHOWN
△	CALCULATED POINT NOT SET
-Q-	POWER POLE AND GUY (TYPICAL)
SS	SANITARY SEWER MANHOLE
T	TELEPHONE PEDESTAL
WM	WATER METER
'	FEET / MINUTES
"	INCHES / SECONDS
	NOT TO SCALE
N 16°39'36" E	AS MEASURED THIS SURVEY
(N00°00'00"E)	RECORD INFORMATION, DEED OR OTHER
R/W	RIGHT OF WAY LINE
	CENTERLINE
	APPROXIMATE ADJOINING PROPERTY LINES
OHP	OVERHEAD POWER LINE
	WOOD FENCE
	EASEMENT
	PROPERTY LINE (THIS SURVEY)

PLS GROUP, INC.

6417 COUNTY ROAD 3214, LADY LAKE, FL 32159 (352) 259-2052 FAX 866-552-3464

178 HONEYSUCKLE ROAD SUITE B, DOTHAN, AL 36303 (334) 699-1674

12729 PANAMA CITY BEACH PARKWAY, PANAMA CITY BEACH, FL 32413 (850) 249-4819

24565 U.S. HIGHWAY 31, SUITE C, SPANISH FORT, AL 36578 (251) 751-0233

LB7696 LC#1200 CA-0007418

SHEET NAME: RETRACEMENT SURVEY

SHEET NUMBER: 01 OF 01

SURVEY DATE:	2/1/2024
PROJECT #:	24-0078
SCALE:	1"=60'
DRAWN BY:	AJA
CHECK DATE:	2/5/2024
DESIGNED BY:	JRT

NO.	REVISIONS	DATE

512 & 518 11TH STREET NORTH
JEREMY FARRELL
PANAMA CITY
BAY COUNTY, FLORIDA

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JUSTIN R. THOMLEY LICENSE NUMBER 7039 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

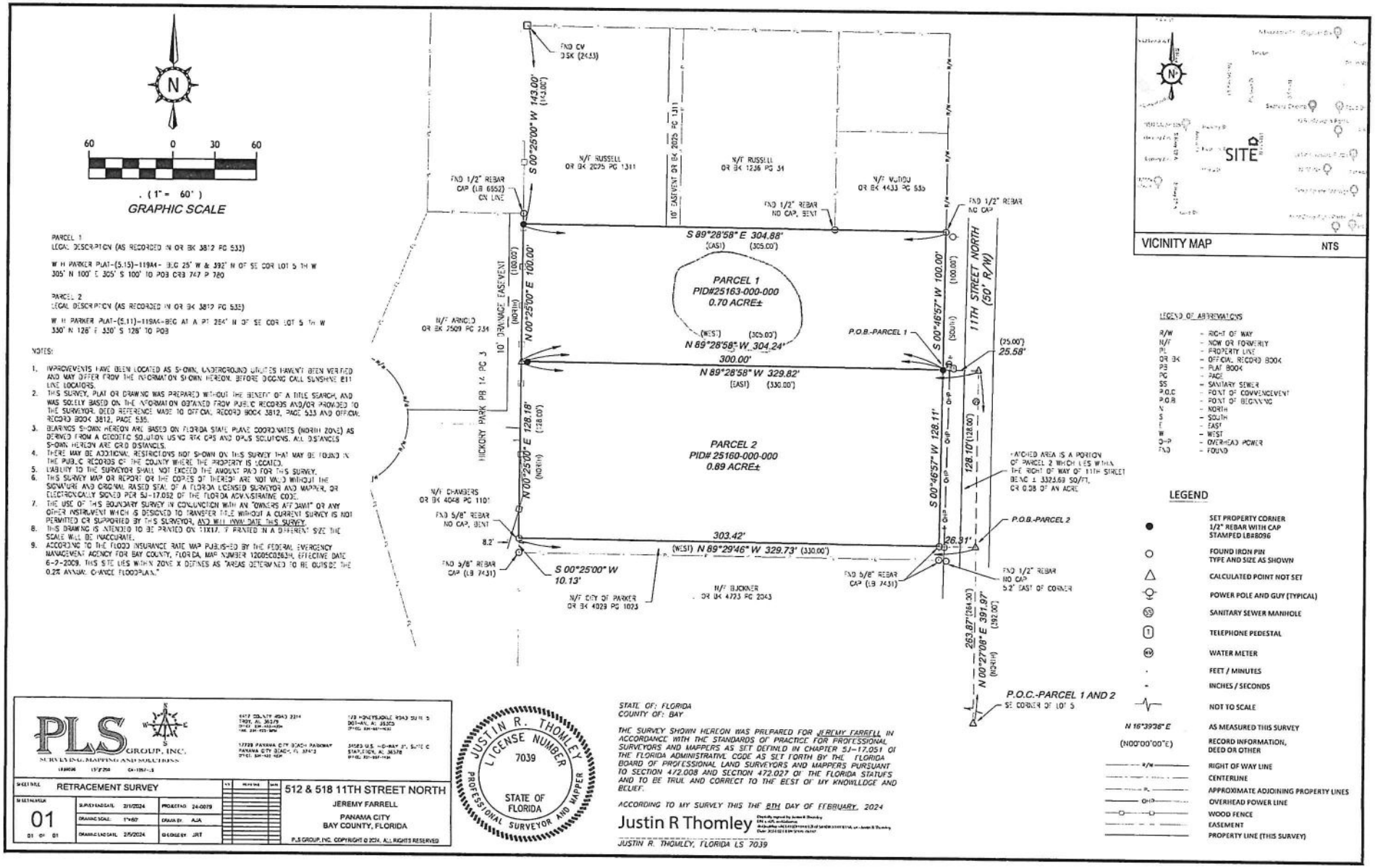
STATE OF: FLORIDA
COUNTY OF: BAY

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ACCORDING TO MY SURVEY THIS THE 8TH DAY OF FEBRUARY, 2024

Justin R Thomley

JUSTIN R. THOMLEY, FLORIDA LS 7039



PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS

6412 COUNTY ROAD 2214, TROY, AL 36079
1128 HONEYSUCKLE ROAD SUITE B, DOTHAN, AL 36303
12729 PANAMA CITY BEACH PARKWAY, PANAMA CITY BEACH, FL 32413
34563 U.S. HIGHWAY 31, SUITE C, SATSUMA, AL 36572

SHEET TITLE: RETRACEMENT SURVEY				512 & 518 11TH STREET NORTH
SHEET NUMBER: 01	SURVEY DATE: 2/1/2024	PROJECT NO: 24-0079		JEREMY FARRELL
	DRAWING SCALE: 1"=60'	DRAWN BY: AJA		PANAMA CITY
01 OF 01	DRAWING UPDATE: 2/5/2024	CHECKED BY: JRT		BAY COUNTY, FLORIDA

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JUSTIN R. THOMLEY LICENSE NUMBER 7039 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

STATE OF: FLORIDA
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ACCORDING TO MY SURVEY THIS THE 8TH DAY OF FEBRUARY, 2024

Justin R Thomley

JUSTIN R. THOMLEY, FLORIDA LS 7039

LEGAL DESCRIPTION-PROPOSED LOT 2 (AS SURVEYED)

COMMENCE AT A FOUND 1/2" REBAR MARKING THE NE CORNER OF PARCEL 2 AS RECORDED IN OFFICIAL RECORD BOOK 4776, PAGE 2134, BAY COUNTY, FLORIDA; THENCE N 89°28'58" W A DISTANCE OF 152.43 FEET TO A 1/2" REBAR CAP (LB#8096) AND ALSO BEING THE POINT OF BEGINNING.

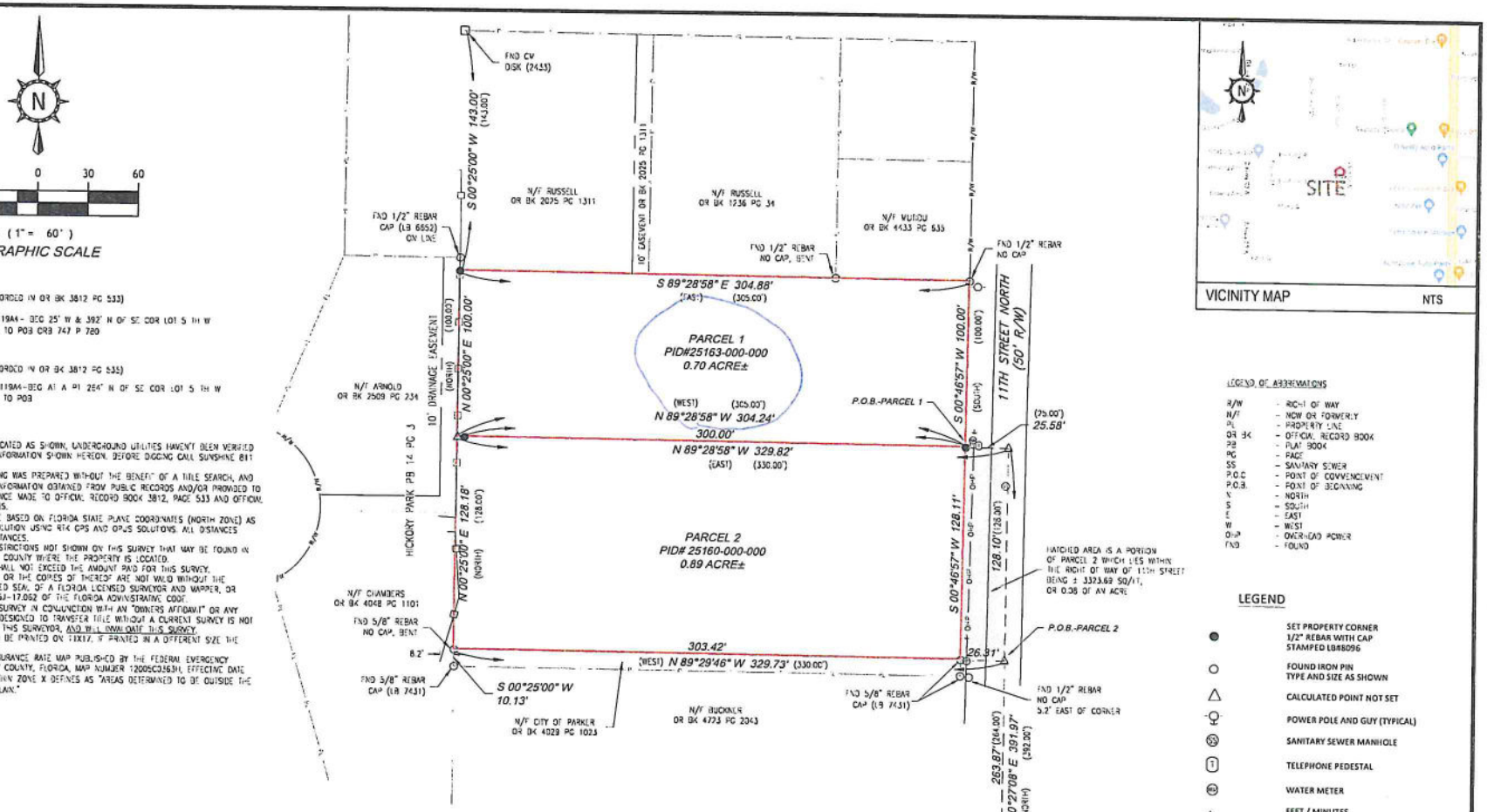
FROM SAID POINT OF BEGINNING; THENCE S 00°36'16" W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 89°28'58" W A DISTANCE OF 147.88 FEET TO A 1/2" REBAR CAP (LB#8096), REFERENCE; THENCE N 89°28'58" W A DISTANCE OF 4.24 FEET; THENCE N 00°25'00" E A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE S 89°28'58" E A DISTANCE OF 152.45 FEET TO THE POINT OF BEGINNING. SAID LOT LYING IN AND BEING A PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND CONTAINING 0.35 ACRES, MORE OR LESS.

TOGETHER WITH A PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT.

LEGAL DESCRIPTION-PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT

COMMENCE AT A FOUND 1/2" REBAR MARKING THE NE CORNER OF PARCEL 2 AS RECORDED IN OFFICIAL RECORD BOOK 4776, PAGE 2134, BAY COUNTY, FLORIDA; THENCE ALONG THE WEST RIGHT OF WAY LINE OF 11TH STREET NORTH (50' R/W) S 00°46'57" W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096) AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 00°46'57" W A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID RIGHT OF WAY N 89°28'58" W A DISTANCE OF 226.01 FEET; THENCE N 00°31'02" E A DISTANCE OF 20.00 FEET; THENCE S 89°28'58" E A DISTANCE OF 226.11 FEET TO THE POINT OF BEGINNING. SAID EASEMENT LYING IN AND BEING A PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND CONTAINING 0.10 ACRE, MORE OR LESS.



PARCEL 1
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 533)

W H PARKER PLAT-(S.15)-119A4- BEG 25' W & 392' N OF SE COR LOT 5 TH W 305' N 100' E 305' S 100' TO POB ORB 747 P 780

PARCEL 2
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 535)

W H PARKER PLAT-(S.11)-119A4-BEG AT A PI 264' N OF SE COR LOT 5 TH W 330' N 128' E 330' S 128' TO POB

NOTES:

1. IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN, UNDERGROUND UTILITIES HAVENT BEEN VERIFIED AND MAY DIFFER FROM THE INFORMATION SHOWN HEREON. BEFORE DIGGING CALL SUNSHINE 811 LINE LOCATORS.
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3. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
5. LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
6. THIS SURVEY MAP OR REPORT OR THE COPIES OF THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
7. THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNERS AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR, AND WILL INVALIDATE THIS SURVEY.
8. THIS DRAWING IS INTENDED TO BE PRINTED ON 11X17. IF PRINTED IN A DIFFERENT SIZE THE SCALE WILL BE INACCURATE.
9. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR BAY COUNTY, FLORIDA, MAP NUMBER 12005C0363H, EFFECTIVE DATE 6-2-2009, THIS SITE LIES WITHIN ZONE X DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

LEGEND OF ABBREVIATIONS

R/W	- RIGHT OF WAY
N/F	- NOW OR FORMERLY
PL	- PROPERTY LINE
OR BK	- OFFICIAL RECORD BOOK
PB	- PLAT BOOK
PG	- PAGE
SS	- SANITARY SEWER
P.O.C	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING
N	- NORTH
S	- SOUTH
E	- EAST
W	- WEST
O/HP	- OVERHEAD POWER
FND	- FOUND

LEGEND

- SET PROPERTY CORNER 1/2" REBAR WITH CAP STAMPED LB#8096
- FOUND IRON PIN TYPE AND SIZE AS SHOWN
- CALCULATED POINT NOT SET
- POWER POLE AND GUY (TYPICAL)
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- WATER METER
- FEET / MINUTES
- INCHES / SECONDS
- NOT TO SCALE
- N 16°39'36" E — AS MEASURED THIS SURVEY
- (N00°00'00"E) — RECORD INFORMATION, DEED OR OTHER
- R/W — RIGHT OF WAY LINE
- CENTERLINE
- APPROXIMATE ADJOINING PROPERTY LINES
- O/HP — OVERHEAD POWER LINE
- WOOD FENCE
- EASEMENT
- PROPERTY LINE (THIS SURVEY)

PLS GROUP, INC
SURVEYING, MAPPING AND GIS SERVICES
LB#8096 LB#7200 CA-0001143
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12729 PANAMA CITY BEACH PARKWAY PANAMA CITY BEACH, FL 32413 (850) 249-1020
24565 U.S. HIGHWAY 31, SUITE C STARKVILLE, AL 39759 (662) 324-1024

SHEET TITLE	RETRACEMENT SURVEY		
SHEET NUMBER	SURVEY DATE: 2/1/2024	PROJECT ID: 24-0579	
01	DRAWING SCALE: 1"=60'	DRAWN BY: AJA	
01 OF 01	DRAWING DATE: 2/5/2024	CHECKED BY: JRT	

512 & 518 11TH STREET NORTH
JEREMY FARRELL
PANAMA CITY
BAY COUNTY, FLORIDA

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JUSTIN R. THOMLEY LICENSE NUMBER 7039 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

STATE OF: FLORIDA
COUNTY OF: BAY

THE SURVEY SHOWN HEREON WAS PREPARED FOR JEREMY FARRELL IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS SET DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUES AND TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACCORDING TO MY SURVEY THIS THE 8TH DAY OF FEBRUARY, 2024

Justin R Thomley

JUSTIN R. THOMLEY, FLORIDA LS 7039