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.

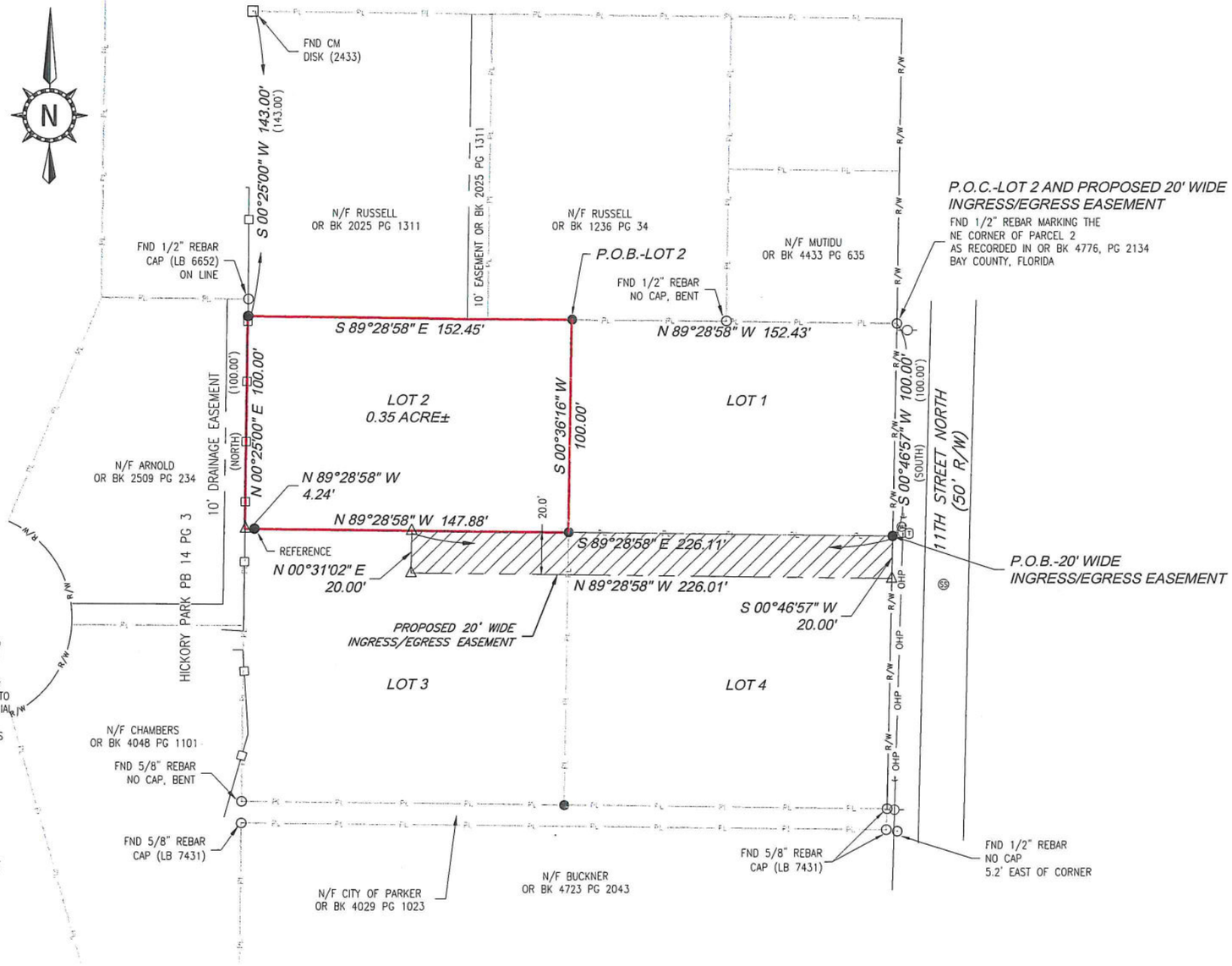
FROM SAID POINT OF BEGINNING; THENCE S 00°36'16" W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 89°28'58" W A DISTANCE OF 147.88 FEET TO A 1/2" REBAR CAP (LB#8096), REFERENCE; THENCE N 89°28'58" W A DISTANCE OF 4.24 FEET; THENCE N 00°25'00" E A DISTANCE OF 100.00 FEET TO A 1/2" REBAR 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.





VICINITY MAP NTS

GRAPHIC SCALE

60 0 30 60

(1" = 60')

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 LINE LOCATORS.
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 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 DEFINES 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
OHP	– 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)
(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
	PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT
R/W	RIGHT OF WAY LINE
	CENTERLINE
PL	APPROXIMATE ADJOINING PROPERTY LINES
OHP	OVERHEAD POWER LINE
	WOOD FENCE
	EASEMENT
	PROPERTY LINE (THIS SURVEY)

PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS
LB#8096 LSF#260 CA-1067-LS

4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4204
FAX: 334-460-9851

179 HONEYSUCKLE ROAD SUITE 5
DOTHAN, AL 36305
OFFICE: 334-661-4030

17799 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
OFFICE: 334-403-4204

34565 U.S. HIGHWAY 31, SUITE C
STAPLETON, AL 36578
OFFICE: 251-937-1434

SHEET TITLE: PROPOSED LOT SPLIT SURVEY			
SHEET NUMBER: 01 of 01	SURVEY END DATE: 9/5/2024	PROJECT NO: 24-0645	
	DRAWING SCALE: 1"=60'	DRAWN BY: AJA	
	DRAWING END DATE: 10/4/2024	CHECKED 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

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 4TH DAY OF OCTOBER, 2024

JUSTIN R. THOMLEY, FLORIDA LS 7039

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#B096); 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#B096); THENCE N 00°36'16" E A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#B096); 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.

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LEGAL DESCRIPTION–PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT

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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)
(SS)	SANITARY SEWER MANHOLE
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