CITY OF PARKER
AGENDA ITEM SUMMARY

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

3. ***PURPOSE:***

Parcel Combo 212 S Sudduth Place

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

YES ☐ NO ☐ N/A X

Parcel # 24920-000-010

Parcel #24920-005-000

AGENDA ITEM # 3

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: 12/2/24
BLDG Permit #: _____
Land Use Designation: Comm.
Parcel ID #: 24920-000-010
24920-005-000

Applicant Information:

Name of Property Owner: Felipe Lozada

Site Location: 212 Suddath Pl A/B → S

Telephone #: 850-303-4507 Email: felipe.lozada@yahoo.com

Reason for Parcel Split or Combination: Combining 2 lots

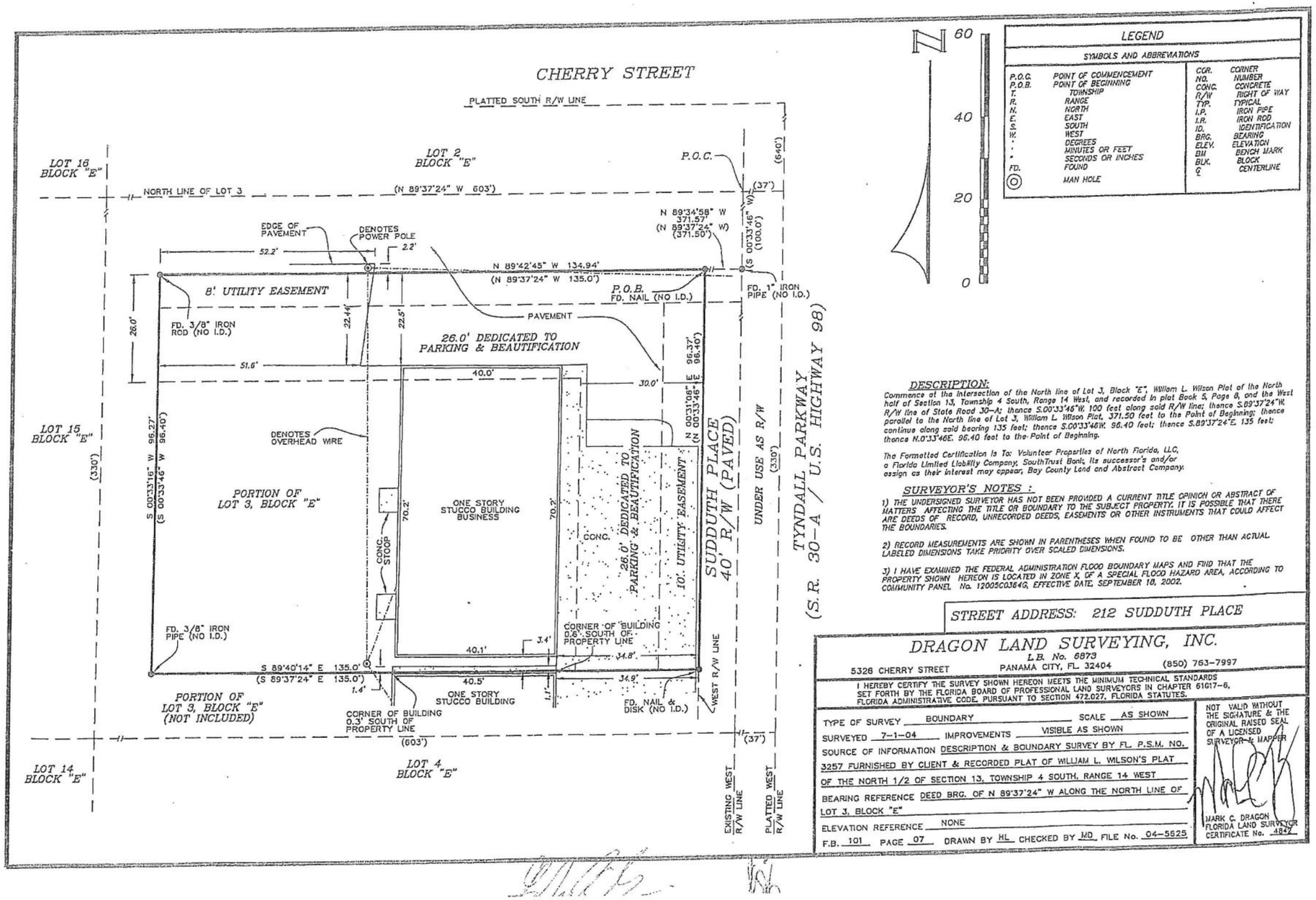
Submit detailed professional survey showing proposed combination or split of parcel.

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: 2 Dec - 24

Signature of Approval: _____ Date: _____

Comments: _____



LEGEND

SYMBOLS AND ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	COR.	CORNER
P.O.B.	POINT OF BEGINNING	NO.	NUMBER
T.	TOWNSHIP	CONC.	CONCRETE
R.	RANGE	R/W	RIGHT OF WAY
N.	NORTH	TYP.	TYPICAL
E.	EAST	I.P.	IRON PIPE
S.	SOUTH	I.R.	IRON ROD
W.	WEST	ID.	IDENTIFICATION
°	DEGREES	BRG.	BEARING
'	MINUTES OR FEET	ELEV.	ELEVATION
"	SECONDS OR INCHES	BM	BENCH MARK
FD.	FOUND	BLK.	BLOCK
◎	MAN HOLE	℄	CENTERLINE

DESCRIPTION:

Commence at the intersection of the North line of Lot 3, Block "E", William L. Wilson Plat of the North half of Section 13, Township 4 South, Range 14 West, and recorded in plat Book 5, Page 8, and the West R/W line of State Road 30-A; thence S.00°33'46"W. 100 feet along said R/W line; thence S.89°37'24"W. parallel to the North line of Lot 3, William L. Wilson Plat, 371.50 feet to the Point of Beginning; thence continue along said bearing 135 feet; thence S.00°33'46W. 96.40 feet; thence S.89°37'24"E. 135 feet; thence N.0°33'46E. 96.40 feet to the Point of Beginning.

The Formatted Certification Is To: Volunteer Properties of North Florida, LLC, a Florida Limited Liability Company, SouthTrust Bank, its successor's and/or assign as their interest may appear, Bay County Land and Abstract Company.

SURVEYOR'S NOTES :

1) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

2) RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES WHEN FOUND TO BE OTHER THAN ACTUAL LABELED DIMENSIONS TAKE PRIORITY OVER SCALED DIMENSIONS.

3) I HAVE EXAMINED THE FEDERAL ADMINISTRATION FLOOD BOUNDARY MAPS AND FIND THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, OF A SPECIAL FLOOD HAZARD AREA, ACCORDING TO COMMUNITY PANEL No. 12005C0364G, EFFECTIVE DATE: SEPTEMBER 18, 2002.

STREET ADDRESS: 212 SUDDUTH PLACE

DRAGON LAND SURVEYING, INC.

L.B. No. 6873

5326 CHERRY STREET PANAMA CITY, FL. 32404 (850) 763-7997

I HEREBY CERTIFY THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TYPE OF SURVEY BOUNDARY SCALE AS SHOWN

SURVEYED 7-1-04 IMPROVEMENTS VISIBLE AS SHOWN

SOURCE OF INFORMATION DESCRIPTION & BOUNDARY SURVEY BY FL. P.S.M. NO. 3257 FURNISHED BY CLIENT & RECORDED PLAT OF WILLIAM L. WILSON'S PLAT OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST

BEARING REFERENCE DEED BRG. OF N 89°37'24" W ALONG THE NORTH LINE OF LOT 3, BLOCK "E"

ELEVATION REFERENCE NONE

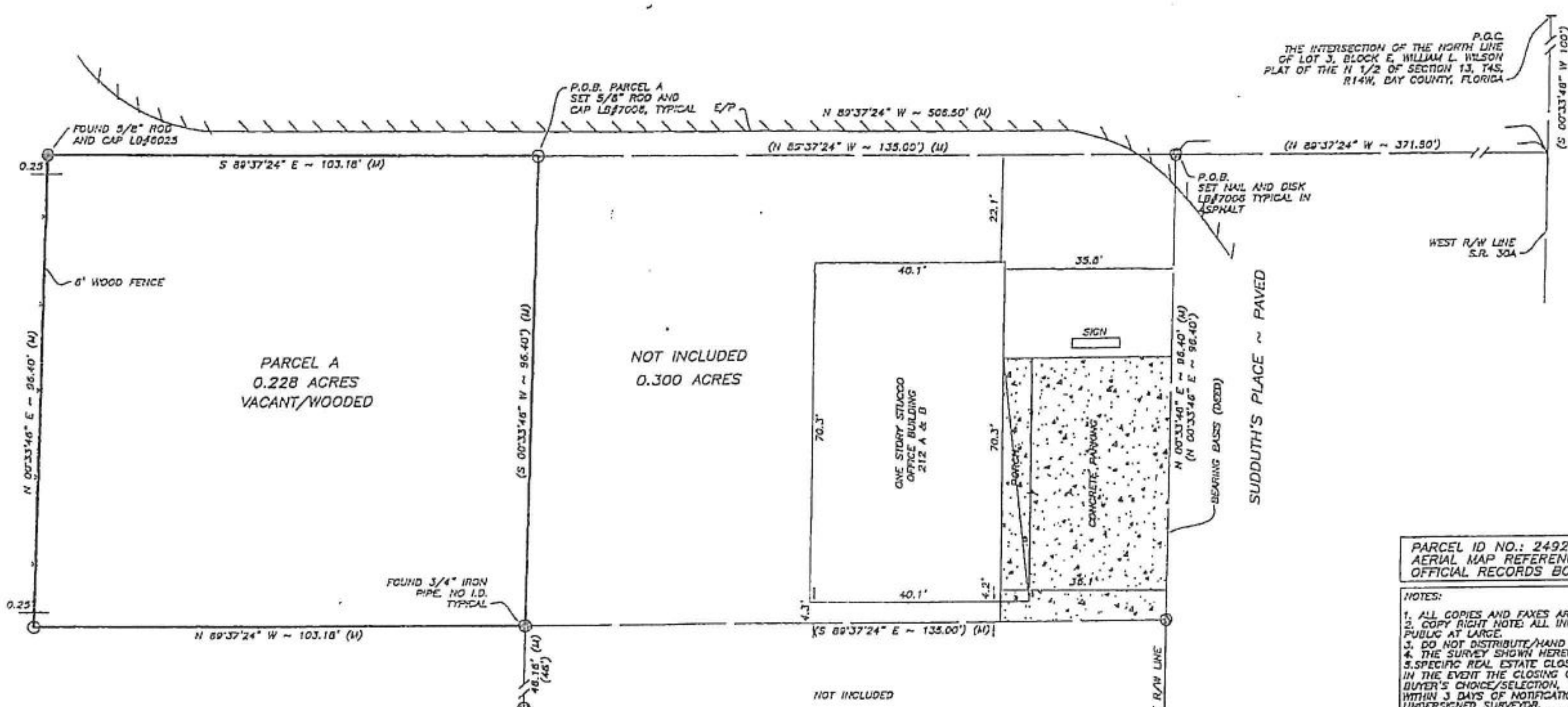
F.B. 101 PAGE 07 DRAWN BY HL CHECKED BY MD FILE No. 04-5625

NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR & MAPPER

MARK C. DRAGON
FLORIDA LAND SURVEYOR
CERTIFICATE No. 4847

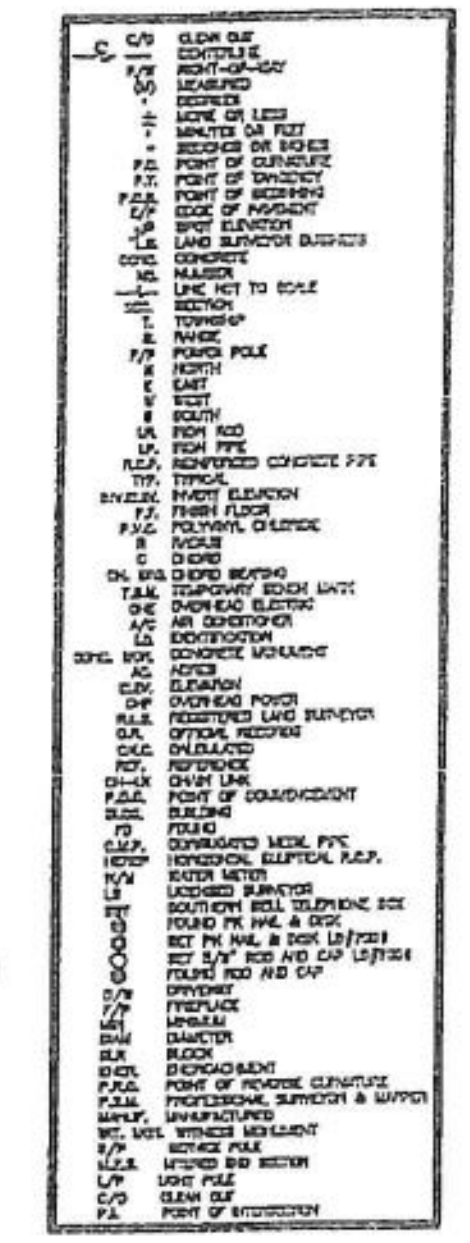
SECTION 13, T4S, R14W, BAY COUNTY, FLORIDA

REF. PLAT: WILLIAM L. WILSON PLAT ~ PLAT BOOK 5, PAGE 8



SCALE 1"=30'

LEGEND



PARCEL ID NO.: 24920-005-000
AERIAL MAP REFERENCE: 119A1
OFFICIAL RECORDS BOOK: 2485, PAGE 2123

NOTES:

1. ALL COPIES AND FAXES ARE INVALID AND MAY NOT BE USED FOR ANY PURPOSE.
2. COPY RIGHT NOTE: ALL INFORMATION ON THE SURVEY SHOWN HEREON BELONGS TO RITCHIE & ASSOCIATES, INC. AND NOT THE PUBLIC AT LARGE.
3. DO NOT DISTRIBUTE/HAND OUT THIS SURVEY TO A THIRD PARTY.
4. THE SURVEY SHOWN HEREON IS VALID FOR THIRTY DAYS FROM THE DATE OF SIGNATURE AND SEAL.
5. SPECIFIC REAL ESTATE CLOSING(S) NOTE: IN THE EVENT THE CLOSING ON/FOR THE SURVEY SHOWN HEREON IS CANCELED DUE TO MORTGAGER, TITLE COMPANY OR TO THE BUYER'S CHOICE/SELECTION, THE UNDERSIGNED SURVEYOR SHOWN HEREON MUST BE NOTIFIED WITH ALL DRAWING(S) RETURNED WITHIN 3 DAYS OF NOTIFICATION. THE SURVEY MUST NOT BE USED BY ANOTHER (THIRD) PARTY AND REMAINS THE PROPERTY OF THE UNDERSIGNED SURVEYOR.
6. SINKHOLE REFERENCE NOTE: THE UNDERSIGNED SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR POSSIBLE FORMATION OF A SINKHOLE APPLICABLE TO THE SUBJECT PARCEL SHOWN HEREON. IT IS RECOMMENDED FOR INSURANCE COVERAGE PURPOSES THE SUBJECT OWNER/CLIENT CONSULT A GEOTECHNICAL ENGINEER FOR ADVISE AS AN IN DEPTH SOILS ENGINEERING ANALYSIS MAY BE REQUIRED. SUBSURFACE CONDITIONS ARE UNKNOWN BY THIS SURVEYOR.

DESCRIPTION: AS FURNISHED

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF LOT 3, BLOCK E, WILLIAM L. WILSON PLAT OF THE NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST AND RECORDED IN PLAT BOOK 5, PAGE 8 AND THE WEST R/W LINE OF STATE ROAD 30-A (U.S. HIGHWAY 98); THENCE S 00°33'46" W, 100 FEET ALONG SAID R/W LINE; THENCE N 89°37'24" W PARALLEL TO THE NORTH LINE OF LOT 3, WILLIAM L. WILSON PLAT, 371.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BEARING 135 FEET; THENCE S 00°33'46" W, 96.40 FEET; THENCE S 89°37'24" E, 135 FEET; THENCE N 00°33'46" E, 96.40 FEET TO THE POINT OF BEGINNING.

PARCEL A
COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF LOT 3, BLOCK E, WILLIAM L. WILSON PLAT OF THE NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST AND RECORDED IN PLAT BOOK 5, PAGE 8 AND THE WEST R/W LINE OF STATE ROAD 30-A (U.S. HIGHWAY 98); THENCE S 00°33'46" W, 100 FEET ALONG SAID R/W LINE; THENCE N 89°37'24" W PARALLEL TO THE NORTH LINE OF LOT 3, WILLIAM L. WILSON PLAT, 506.50 FEET TO THE POINT OF BEGINNING; THENCE S 00°33'46" W FOR 96.40 FEET; THENCE N 89°37'24" W FOR 103.18 FEET; THENCE N 00°33'46" E, 96.40 FEET; THENCE S 89°37'24" E, 103.18 FEET TO THE POINT OF BEGINNING. CONTAINING 0.228 ACRES.

P.L.S. GENERAL AND SPECIFIC NOTES:

1. TYPE OF SURVEY: BOUNDARY AND IMPROVEMENTS SURVEY
2. SOURCE OF INFORMATION: FURNISHED BY CLIENT AND OFFICE RESEARCH
3. DESCRIPTION: FURNISHED BY CLIENT
4. DATE OF SURVEY: SEPTEMBER 11, 2018
5. LAST DATE OF FIELD WORK: SEPTEMBER 18, 2018
6. FIELD BOOK REFERENCE: 110, PAGE 22
7. STREET ADDRESS: 212 A & B SUDDUTHS PLACE, PANAMA CITY, FLORIDA
8. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT DEEDS OF RECORDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE TITLE BOUNDARIES.
9. BEARING BASE: N 00°33'46" E ~ WEST R/W LINE SUDDUTH'S PLACE (DEED)
10. SURVEY ORDERED BY: RONNIE ADAMS
11. THE SURVEY SHOWN HEREON DOES NOT REFLECT OR DETERMINE OWNERSHIP OF THE PROPERTY.
12. BUILDING DIMENSIONS DO NOT INCLUDE EAVE OVERHANG AND/OR DIMENSIONS OF SUBSURFACE PORTIONS OF THE FOUNDATION/PILINGS/FOOTINGS.
13. IMPROVEMENTS: EXIST AS SHOWN HEREON
14. FLOOD ZONE: PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO F.E.M.A. FLOOD MAP PANEL NUMBER 12005C0364 H, DATED JUNE 2, 2009 BAY COUNTY, FLORIDA.
15. FLORIDA CERTIFICATE OF AUTHORIZATION L.B. #7006
16. BEARINGS, DISTANCES & ANGLES, OF RECORD AND/OR PLAT ARE SHOWN IN PARENTHESIS, OTHERS ARE NOTED.
17. APPARENT USE:
18. FENCE OWNERSHIP IS UNDETERMINED.

STATE OF FLORIDA
COUNTY OF BAY
DATE: SEPTEMBER 20, 2018

THE UNDERSIGNED, HENRY C. RITCHIE II, FLORIDA LAND SURVEYOR NO. 5288, HEREBY CERTIFIES THAT THE SURVEY AND/OR INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED HEREUPON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY.

HENRY C. RITCHIE II
FLORIDA LAND SURVEYOR NO. 5288
Not valid without the signature and the original raised Seal of a Florida licensed surveyor and mapper.

NO.	REVISIONS DATE	BY

BOUNDARY AND IMPROVEMENTS SURVEY

CERTIFIED TO: RONNIE ADAMS

SCALE: 1"=30'	APPROVED BY: HENRY C. RITCHIE, II		DRAWN BY: KC
DATE: SEPTEMBER 20, 2018	REVISED BY: DATE:	REVISION NOTES:	
850-914-2774	RITCHIE & ASSOCIATES, INC. 940 JENKS AVE. SUITE 5 PANAMA CITY, FL 32401		LB#7006
SURVEYORS | MAPPERS | PLANNERS CONSTRUCTION INSPECTION – COMPUTER MAPPING LAND PLANNING			JOB NO. 2018-148

SEAL
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL
9/19/18