CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Dastgerdi	1/6/26

3. ***PURPOSE:***

Application for Lot Split - 121 Blackshear Dr.

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

YES ☐ NO ☐ N/A X

Approved with conditions by Planning

AGENDA ITEM # 1

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: 12-18-25
BLDG Permit #: _____
Land Use Designation: Low Den. Res.
Parcel ID #: 26212-000-000

Applicant Information:

Name of Property Owner: Susanne & Mehdi Dastgerdi
Site Location: 121 Blackshear Dr., Parker
Telephone #: 850-258-7747 Email: mdblpc@yahoo.com
Reason for Parcel Split or Combination: would like to separate in two (2) and sell the House.

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

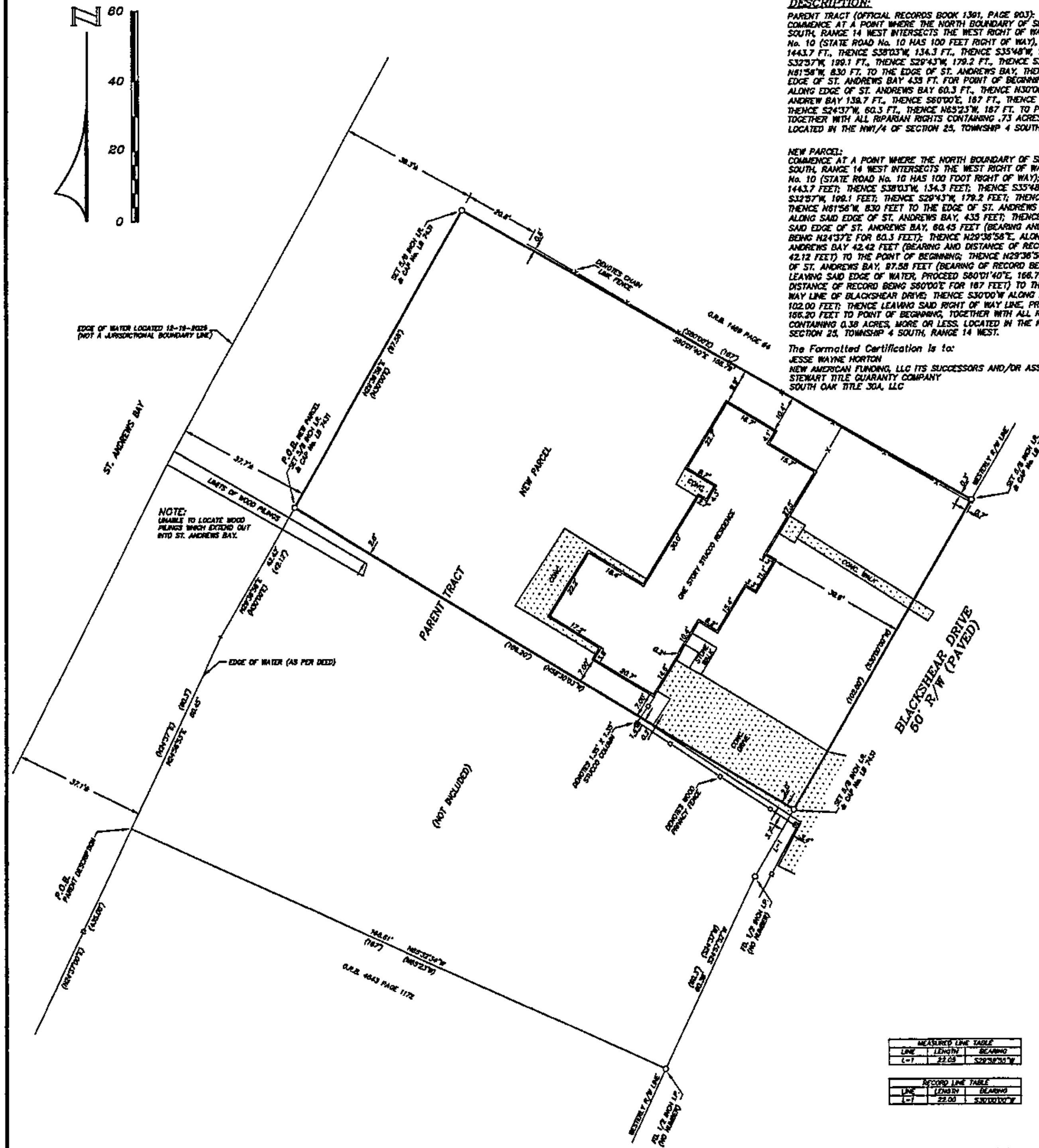
I hereby certify, under penalty of perjury, that I have read and understood the provisions of this permit and that the information provided herein is true and correct to the best of my knowledge

Susanne Dastgerdi 12. 18. 2025
Signature of Applicant: _____ Date: 12-18-25

Signature of Approval: _____ Date: _____

Comments: _____

MAP OF SURVEY

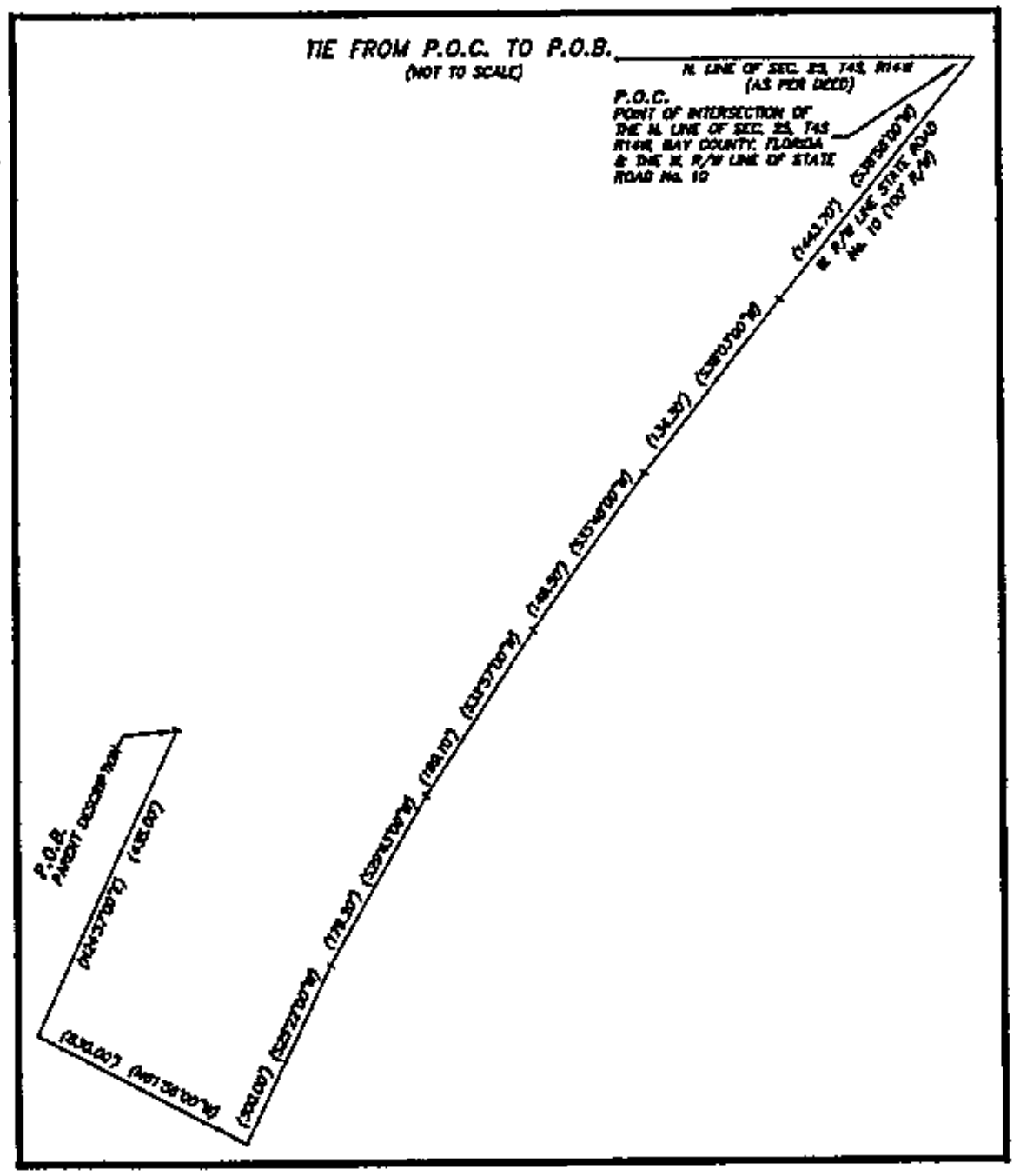


DESCRIPTION:

PARENT TRACT (OFFICIAL RECORDS BOOK 1301, PAGE 903):
COMMENCE AT A POINT WHERE THE NORTH BOUNDARY OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST INTERSECTS THE WEST RIGHT OF WAY LINE OF STATE ROAD No. 10 (STATE ROAD No. 10 HAS 100 FEET RIGHT OF WAY), THENCE S38°58'W, 1443.7 FT., THENCE S38°03'W, 134.3 FT., THENCE S35°48'W, 149.5 FT., THENCE S32°57'W, 199.1 FT., THENCE S29°43'W, 179.2 FT., THENCE S25°22'W, 300 FT., THENCE N61°58'W, 830 FT. TO THE EDGE OF ST. ANDREWS BAY, THENCE N24°37'E, ALONG EDGE OF ST. ANDREWS BAY 435 FT. FOR POINT OF BEGINNING, THENCE N24°37'E, ALONG EDGE OF ST. ANDREWS BAY 60.3 FT., THENCE N30°00'E, ALONG EDGE OF ST. ANDREW BAY 139.7 FT., THENCE S60°00'E, 187 FT., THENCE S30°00'W, 124 FT., THENCE S24°37'W, 60.3 FT., THENCE N65°23'W, 187 FT. TO POINT OF BEGINNING, TOGETHER WITH ALL RIPARIAN RIGHTS CONTAINING .73 ACRES MORE OR LESS. LOCATED IN THE NW1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST.

NEW PARCEL:
COMMENCE AT A POINT WHERE THE NORTH BOUNDARY OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST INTERSECTS THE WEST RIGHT OF WAY LINE OF STATE ROAD No. 10 (STATE ROAD No. 10 HAS 100 FOOT RIGHT OF WAY); THENCE S38°58'W, 1443.7 FEET; THENCE S38°03'W, 134.3 FEET; THENCE S35°48'W, 149.5 FEET; THENCE S32°57'W, 199.1 FEET; THENCE S29°43'W, 179.2 FEET; THENCE S25°22'W, 300 FEET; THENCE N61°56'W, 830 FEET TO THE EDGE OF ST. ANDREWS BAY; THENCE N24°37'E, ALONG SAID EDGE OF ST. ANDREWS BAY, 435 FEET; THENCE N24°56'53"E, ALONG SAID EDGE OF ST. ANDREWS BAY, 60.45 FEET (BEARING AND DISTANCE OF RECORD BEING N24°37'E FOR 60.3 FEET); THENCE N29°36'58"E, ALONG SAID EDGE OF ST. ANDREWS BAY 42.42 FEET (BEARING AND DISTANCE OF RECORD BEING N30°00'E FOR 42.12 FEET) TO THE POINT OF BEGINNING; THENCE N29°36'56"E, ALONG SAID EDGE OF ST. ANDREWS BAY, 97.58 FEET (BEARING OF RECORD BEING N30°00'E); THENCE LEAVING SAID EDGE OF WATER, PROCEED S60°01'40"E, 166.79 FEET (BEARING AND DISTANCE OF RECORD BEING S60°00'E FOR 167 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF BLACKSHEAR DRIVE; THENCE S30°00'W ALONG SAID RIGHT OF WAY LINE, 102.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, PROCEED N58°30'05"W, 166.20 FEET TO POINT OF BEGINNING, TOGETHER WITH ALL RIPARIAN RIGHTS CONTAINING 0.38 ACRES, MORE OR LESS. LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST.

The Formatted Certification Is to:
JESSE WAYNE HORTON
NEW AMERICAN FUNDING, LLC ITS SUCCESSORS AND/OR ASSIGNS/ATIMA
STEWART TITLE GUARANTY COMPANY
SOUTH OAK TITLE 30A, LLC



MEASURED LINE TABLE		
LINE	LENGTH	BEARING
L-1	22.03	S29°38'33"W

RECORD LINE TABLE		
LINE	LENGTH	BEARING
L-1	22.00	S30°00'00"W

LEGEND

SYMBOLS AND ABBREVIATIONS

P.R.C.	POINT OF REVERSE CURVATURE	COR.	CORNER
SEC.	SECTION	NO.	NUMBER
T	TOWNSHIP	CONC.	CONCRETE
R	RANGE	R/W	RIGHT OF WAY
N	NORTH	ID.	IDENTIFICATION
E	EAST	BRG.	BEARING
S	SOUTH	ELEV.	ELEVATION
W	WEST	P.C.	POINT OF CURVATURE
°	DEGREES	FD.	FOUND
'	MINUTES OR FEET	L.B.	LICENSED BUSINESS
"	SECONDS OR INCHES	P.T.	POINT OF TANGENCY
-//-	NOT DRAWN TO SCALE	I.P.	IRON PIPE
	POWER POLE	I.R.	IRON ROD
—OHW—	OVERHEAD WIRE	C.M.	CONCRETE MONUMENT
	WELL	O.R.B.	OFFICIAL RECORDS BOOK

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. LABELED DIMENSIONS TAKE PRIORITY OVER SCALED DIMENSIONS.

3) I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS AND FIND THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AE AND VE, OF A SPECIAL FLOOD HAZARD AREA, ACCORDING TO COMMUNITY PANEL No. 12005C0426J, EFFECTIVE DATE, OCTOBER 24, 2024.

4) 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.

5) ADDITIONS OR DELETIONS TO MAP OF SURVEY OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

STREET ADDRESS: 121 BLACKSHEAR DRIVE

DRAGON LAND SURVEY, INC.
L.B. No. 7451
5328 CHERRY STREET PANAMA CITY, FL. 32404 (850) 763-7997

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

TYPE OF SURVEY BOUNDARY SCALE AS SHOWN
SURVEYED 12-24-2025 IMPROVEMENTS VISIBLE AS SHOWN
SOURCE OF INFORMATION NEW PARCEL, PARENT DESCRIPTION FURNISHED BY CLIENT
BEARING REFERENCE DEED BEARING OF S30°00'00"W ALONG THE WESTERLY R/W LINE OF BLACKSHEAR DRIVE AT JOBSITE SHOWN HEREON
ELEVATION REFERENCE NONE
F.B. 271 PAGE 10 DRAWN BY TD CHECKED BY MD FILE No. 25-18347

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

Mark C. Dragon Digitally signed by Mark C. Dragon Date: 2025.12.29 10:09:08 -06'00'
DATE SIGNED: 12/29/25
MARK C. DRAGON
FLORIDA LAND SURVEYOR
CERTIFICATE No. 4842