

# CITY OF PARKER AGENDA ITEM SUMMARY

MEETING DATE: 01/09/2024

**1. ITEM: 3**

***Parcel Split***

**PLACED ON THE AGENDA BY:**

***Planning Department***

**PRESENTED BY:**

***Jimmy Lumley***

**2. PURPOSE:**

PRESENTATION \_\_\_\_\_

PUBLIC HEARING \_\_\_\_\_

APPROVAL   x  

REGULAR \_\_\_\_\_

DISCUSSION \_\_\_\_\_

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

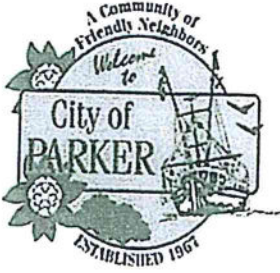
YES \_\_\_ NO   x   N/A \_\_\_

**4. BACKGROUND:**

ATTACHMENTS: *Application for combining or separation of parcel; site plan*

**5. REQUESTED MOTION/ACTION**

M \_\_\_ 2<sup>ND</sup> \_\_\_



# 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:	<u>12/28/23</u>
BLDG Permit #:	_____
Land Use Designation:	_____
Parcel ID #:	<u>25233-000-000</u>

### Applicant Information:

Name of Property Owner: Jimmy & Debra Lumley

Site Location: 720 Arrow St

Telephone #: 850 258 4003 Email: lumley@bellsouth.net

Reason for Parcel Split or Combination: BUILD 2 HOUSES

**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: Jimmy Lumley Date: 12/28/23

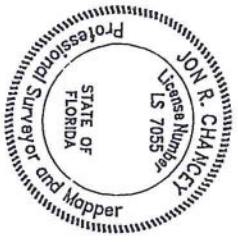
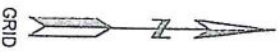
Signature of Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

*DMC*

\*\*SURVEY NOT VALID WITHOUT PAGE 2 OF 2\*\*

THIS SURVEY IS CERTIFIED TO:  
 JIMMY LUMLEY & DEBRA LUMLEY,  
 ALLIANT NATIONAL TITLE INSURANCE COMPANY,  
 &  
 FLORIDA COASTAL CLOSING & ESCROW, LLC

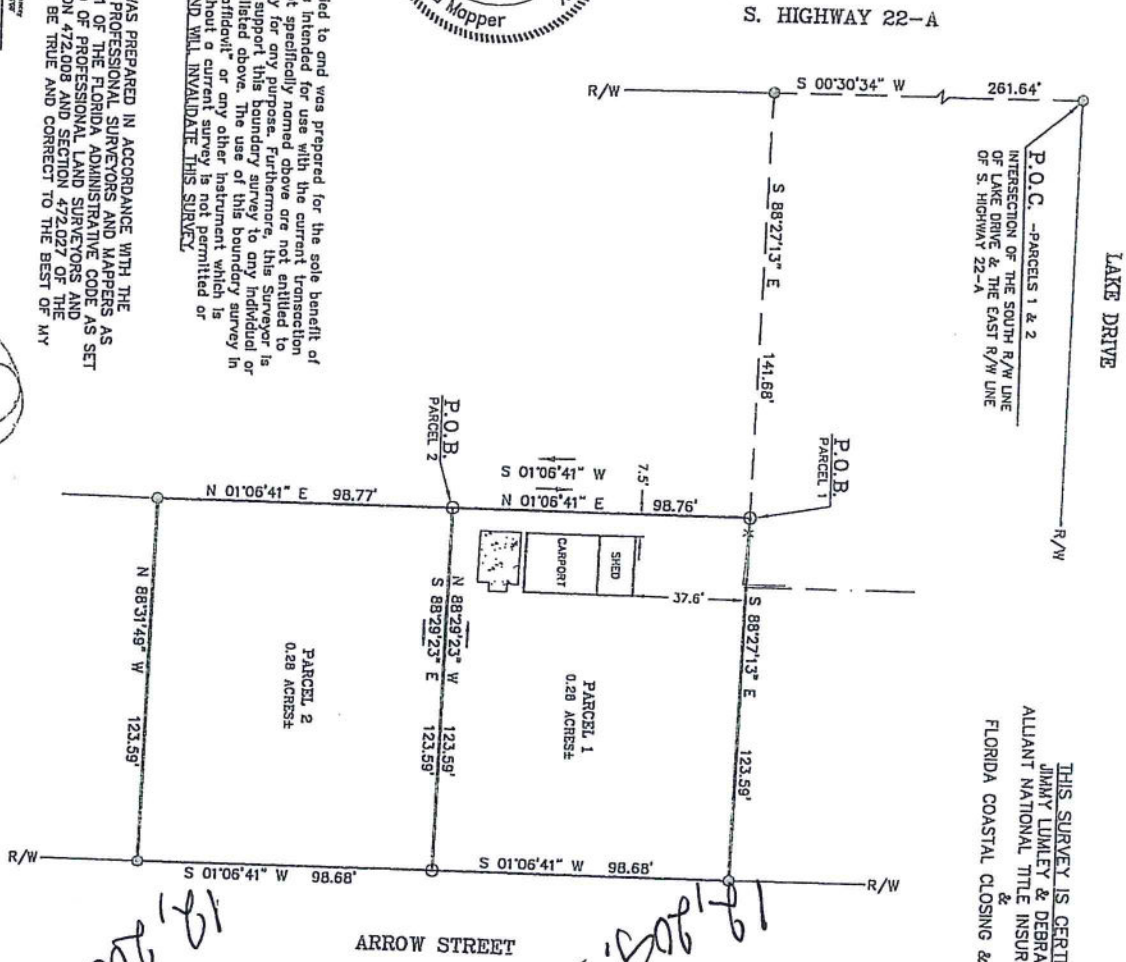


This boundary survey is certified to and was prepared for the sole benefit of those listed hereon, and is intended for use with the current transaction only upon this boundary survey for any purpose. Furthermore, this Surveyor is not obligated to and will not support this boundary survey to any individual or entity that is not specifically listed above. 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.

THE SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPMERS AS DERIVED IN CHAPTER SJ-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPMERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUTES, AND IS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jon R. Chancey, Surveyor and Mapper  
 License Number LS 7055  
 STATE OF FLORIDA  
 Professional Surveyor and Mapper

\*\*DESCRIPTIONS ON PAGE 2\*\*



*18,205.75*  
*12,206.98*

- LEGEND**
- IRON PIN FOUND (5/8" UNLESS OTHERWISE NOTED) (UNLESS OTHERWISE NOTED)
  - IRON PIN SET (1/2" REBAR CAP #B-8312)
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - (N65.23.47°W) RECORDED DEED BEARING (123.45') RECORDED DEED DISTANCE
  - [720] STREET ADDRESS
  - R/W RIGHT OF WAY
  - X- BREAK LINE
  - CHAIN LINK FENCE (UNLESS OTHERWISE NOTED)
  - ADJACENT PROPERTY LINES
  - LOT LINES
  - CONCRETE AREA

**NOTES:**

1. This Plat does not reflect any easement or title research.
2. This Plat is not valid without Surveyor's Original Seal and signature.
3. Survey Source: The deed as recorded in Official Record Book 3940, Page 1236 and adjacent property deeds found in the Public Records of Bay County, Florida, and evidence of monumentation.
4. Grid North is based on the Florida State Plane Coordinate System, North Zone (NAD 83).
5. All existing structures on, under and adjacent to the site are not necessarily shown hereon.
6. This property is located in Flood Zone "X" as shown on Flood Insurance Rate Map (FIRM) #12005C0363H dated 06/02/2009.

BOUNDARY SURVEY FOR  
**720 ARROW STREET**  
 DUE SOUTH SURVEYING, L.L.C.  
 LS #7055 LB #8312

OFFICE- 17920 PANAMA CITY PKWY, SUITE 111-C DMC FILE 22-345.DWG  
 MAILING- 19214 PEB PARKWAY BOX 048 DMC PROJECT 22-345  
 PANAMA CITY BEACH, FL 32419 (850) 892-9555

SCALE 1" = 40' DATE 09/13/22 SHEET 1 OF 2

DRAWN BY J.R.C. JOB NO. 22-345 LAST DATE OF FIELD WORK 09/13/22

PARCEL 1:

Beginning at a point which is three hundred ninety-six (396) feet south of and two hundred four (204) east of the Northwest (NW) corner of Lot Twenty-four (24) according to W.H. Parker's Plat of "Five Acre Tracts" in the Southeast (SE) Quarter of Section Thirteen (13), Township Four (4) South, Range Fourteen (14) West; - Running thence North sixty-six (66) feet; thence east one hundred twenty-six (126) feet; thence south sixty-six (66) feet; thence west one hundred twenty-six (126) to point of beginning. Said plat being on file in the office of the Clerk of Circuit Court, Boy County, Florida.

PARCEL 2:

Beginning at a point which is three hundred ninety-six (396) feet south of and two hundred four (190) feet east of the Northwest (NW) corner of Lot Twenty-four (24) according to W.H. Parker's Plat of "Five Acre Tracts" in the Southeast (SE) Quarter of Section Thirteen (13), Township Four (4) South, Range Fourteen (14) West; - Running thence north 132 feet; thence east 140 feet; thence south 66 feet; thence west 126 feet; thence south 66 feet; thence west 14 feet to point of beginning. Said plat being on file in the office of the Clerk of Circuit Court, Boy County, Florida.

PARCEL 3:

From a point which is 15 feet East of and 396 feet South of the Northwest corner of Lot 24, W.H. Parker plat as recorded in Plat Book 5, Page 9, public records of Boy County, Florida, run thence East 265 feet to the Point of Beginning; thence South 66 feet, thence West 125 feet, thence North 66 feet, thence East 125 feet to the Point of Beginning.

Also, an easement 15 feet wide on the East side of the above parcel of land now under use as a road right of way.

\*\*\*THE ABOVE THREE PARCELS BEING DIVIDED INTO TWO EQUAL LOTS BEING FURTHER AND MORE ACCURATELY DESCRIBED AS FOLLOWS.\*\*\*

DESCRIPTION- PARCEL 1

Commence at the intersection of the South Right of Way (R/W) line of Lake Drive and the East R/W line of Bob Little Road (S. Highway 22-A); thence along the East R/W line of Bob Little Road, S00°30'34"W for a distance of 261.64 feet to an iron pipe found; thence leaving said R/W line S88°27'13"E for a distance of 141.68 feet to the Point of Beginning; thence continue S88°27'13"E for a distance of 123.59 feet to an iron pin set; thence N01°06'41"E for a distance of 98.75 feet to an iron pin set; thence N01°06'41"E for a distance of 98.75 feet to the Point of Beginning. Said property being a part of Lot 24 of the plat of W.H. Parker Plat of the Southeast Quarter of Section 13, Township 4 South, Range 14 West, Boy County, Florida, and contains 0.28 acres, more or less.

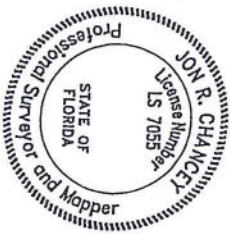
DESCRIPTION- PARCEL 2

Commence at the intersection of the South Right of Way (R/W) line of Lake Drive and the East R/W line of Bob Little Road (S. Highway 22-A); thence along the East R/W line of Bob Little Road, S00°30'34"W for a distance of 261.64 feet to an iron pipe found; thence leaving said R/W line S88°27'13"E for a distance of 141.68 feet; thence S01°06'41"W for a distance of 98.75 feet to an iron pin set; thence N01°06'41"E for a distance of 98.75 feet to an iron pin set; thence N01°06'41"E for a distance of 98.77 feet to the Point of Beginning. Said property being a part of Lot 24 of the plat of W.H. Parker Plat of the Southeast Quarter of Section 13, Township 4 South, Range 14 West, Boy County, Florida, and contains 0.28 acres, more or less.

This boundary survey is certified to and was prepared for the sole benefit of THOSE LISTED HEREON, and is intended for use with the current transaction only. Individuals or entities not specifically named above are not entitled to rely upon this boundary survey for any purpose. Furthermore, this surveyor is not obligated to and will not support this boundary survey to any individual or entity that is not specifically listed above. 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.

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Jon R. Chancery, State of Florida, Licensed Professional Surveyor  
JON R. CHANCERY, FLORIDA LS 7055



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\*\*SURVEYOR NOTES ON PAGE 1\*\*

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OFFICE- 1780 PANAMA CITY PKWY, SUITE 111-C  
MAILING- 1921 PCB PARKWAY, BOX 146  
PANAMA CITY BEACH, FL 32413 (850) 882-5858 PROJECT 22-345

DRAWN BY J.R.C. JOB NO. 22-345 LAST DATE OF FIELD WORK 09/13/22

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