CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Jeremy Farrell	11.12.24

3. *PURPOSE:*

Parcel Split 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.

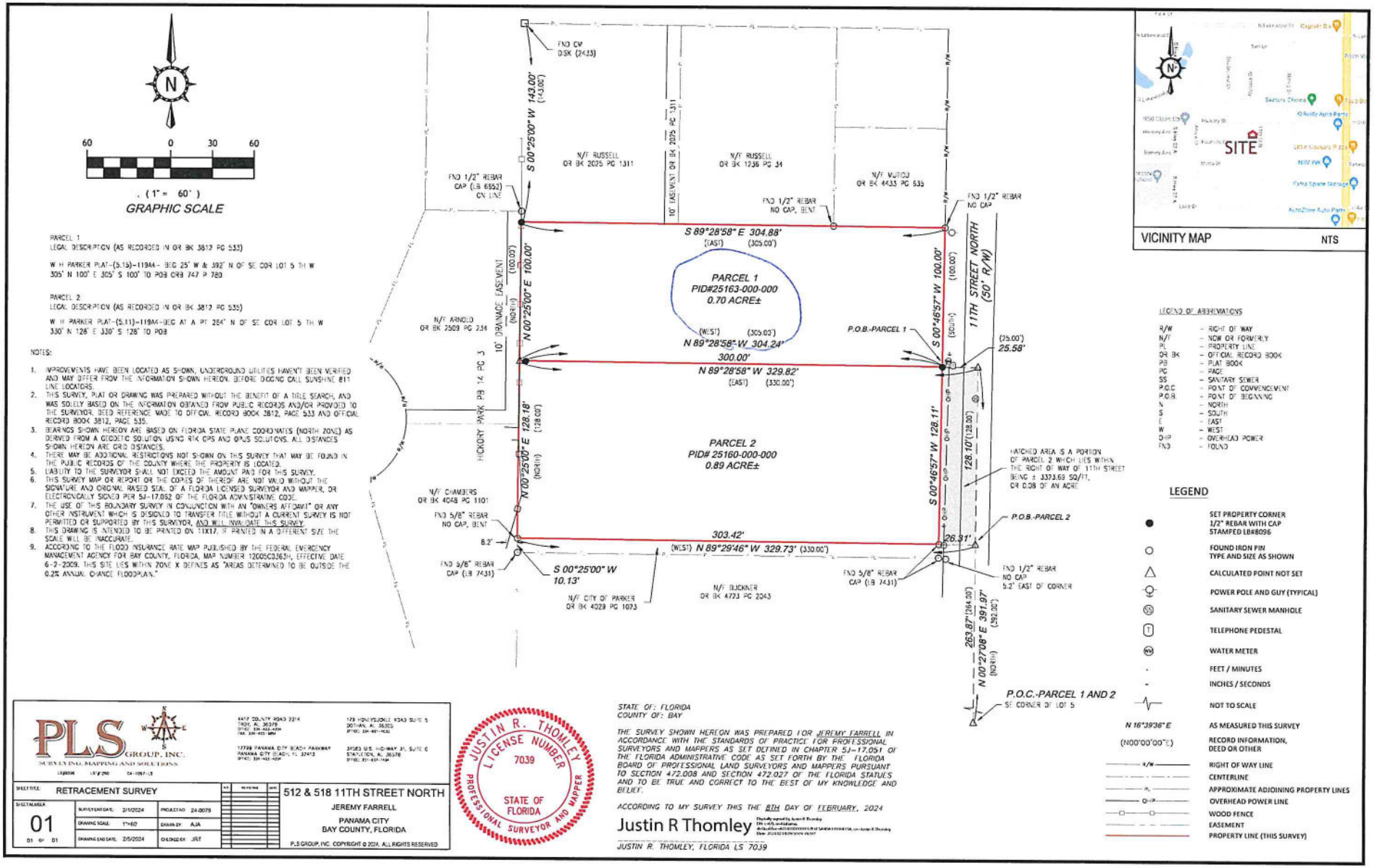
FROM SAID POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT OF WAY LINE OF 11TH STREET NORTH (50' R/W) S 00°46'57" W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE LEAVING SAID RIGHT OF WAY LINE N 89°28'58" W A DISTANCE OF 152.12 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 00°36'16" E 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.



PARCEL 1
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 535)

W H PARKER PLAT-(5.15)-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-(5.11)-119A4-BEG 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 HAVENT 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 535 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 12005C0263H, EFFECTIVE DATE 6-2-2009, THIS SITE LIES WITHIN ZONE X DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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/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
- CL — CENTERLINE
- PL — APPROXIMATE ADJOINING PROPERTY LINES
- O/HP — OVERHEAD POWER LINE
- WOOD FENCE
- EASEMENT
- PROPERTY LINE (THIS SURVEY)

PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS

6412 COUNTY ROAD 2214, TROY, AL 36079, PHONE: 334-422-4204, FAX: 334-422-4204
179 HONEYSUCKLE ROAD SUITE 5, DOTHAN, AL 36305, PHONE: 334-691-1630
17799 PANAMA CITY BEACH PARKWAY, PANAMA CITY BEACH, FL 32413, PHONE: 334-422-4204
31583 U.S. HIGHWAY 231, SUITE C, STANLEY, AL 36278, PHONE: 334-414-1464

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

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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

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.

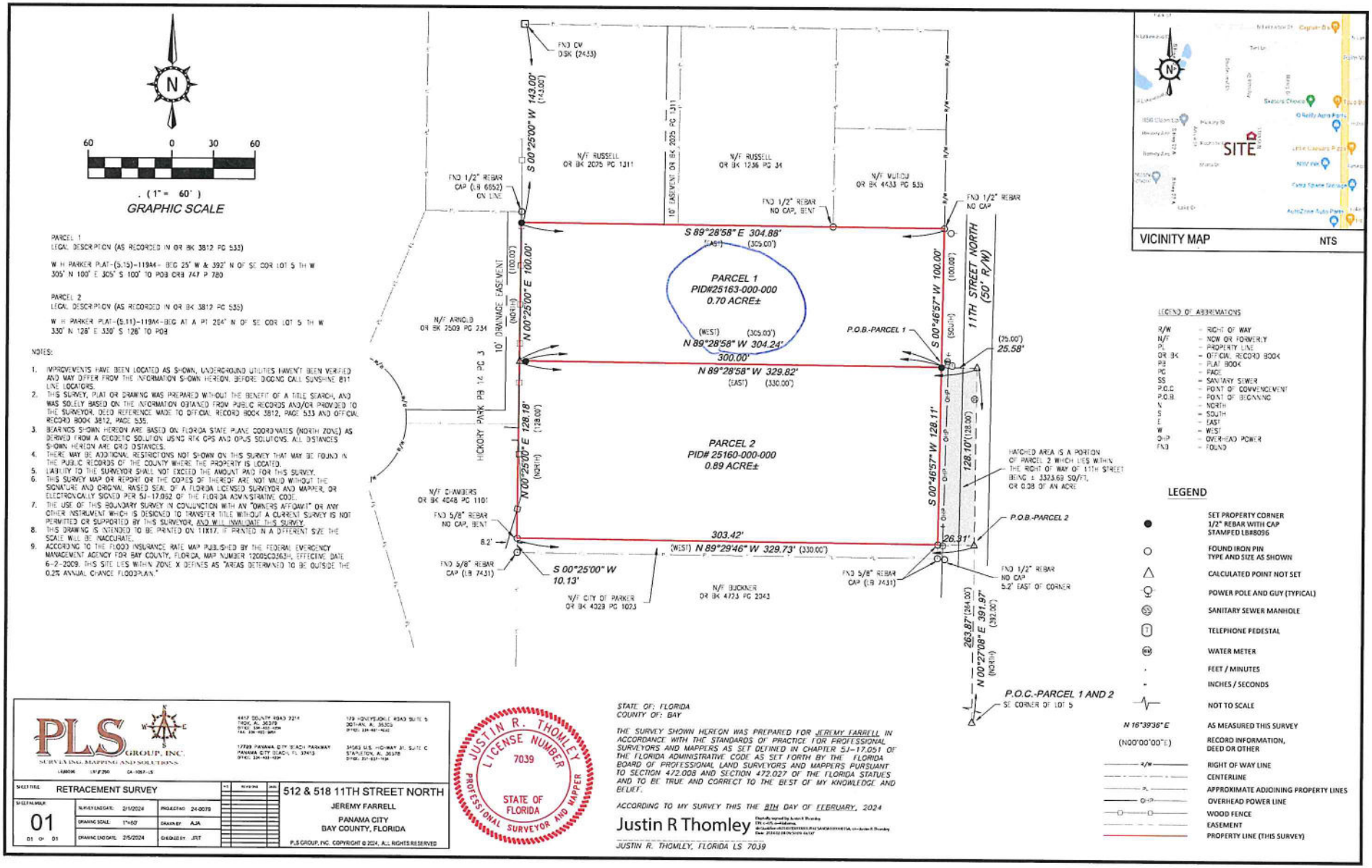
FROM SAID POINT OF BEGINNING; THENCE S 00°36'16" W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 89°28'58" W A DISTANCE OF 147.88 FEET TO A 1/2" REBAR CAP (LB#8096), REFERENCE; THENCE N 89°28'58" W A DISTANCE OF 4.24 FEET; THENCE N 00°25'00" E A DISTANCE OF 100.00 FEET TO A 1/2" REBAR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

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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-(5.15)-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-(5.11)-119A4-BEG AT A PT 264' N OF SE COR LOT 5 TH W 330' N 128' E 330' S 128' TO POB
NOTES:
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FND CM DSK (2433)
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 MUTOU 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±
11TH STREET NORTH (50' R/W)
S 00°46'57" W 100.00'
(100.00')
(SOUTH)
N 00°25'00" E 100.00'
(100.00')
(NORTH)
10' DRAINAGE EASEMENT
N/F ARNOLD OR BK 2509 PG 234
(WEST) (305.00')
N 89°28'58" W 304.24'
P.O.B.-PARCEL 1
(25.00')
25.58'
300.00'
N 89°28'58" W 329.82'
(EAST) (330.00')
HICKORY PARK PB 14 PG 3
128.18'
(128.00')
N 00°25'00" E
(NORTH)
PARCEL 2
PID# 25160-000-000
0.89 ACRE±
S 00°46'57" W 128.11'
128.10'(128.00')
HATCHED 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
N/F DIAMBERS OR BK 4048 PG 1101
FND 5/8" REBAR NO CAP, BENT
P.O.B.-PARCEL 2
303.42'
8.2'
(WEST) N 89°29'46" W 329.73' (330.00')
26.31'
FND 5/8" REBAR CAP (LB 7431)
S 00°25'00" W 10.13'
FND 5/8" REBAR CAP (LB 7431)
FND 1/2" REBAR NO CAP 5.2' EAST OF CORNER
N/F CITY OF PARKER OR BK 4029 PG 1023
N/F BUCKNER OR BK 4173 PG 2343
263.87'(264.00')
N 00°27'08" E 391.97'
(392.00')
(NORTH)
P.O.C.-PARCEL 1 AND 2
SE CORNER OF LOT 5
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
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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)
SANITARY SEWER MANHOLE
TELEPHONE PEDESTAL
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FEET / MINUTES
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N 16°39'36"E AS MEASURED THIS SURVEY
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WOOD FENCE
EASEMENT
PROPERTY LINE (THIS SURVEY)
PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS
4417 COUNTY ROAD 2214 TROY, AL 36079 (334) 566-1994 FAX: 334-482-9891
179 HONEYSUCKLE ROAD SUITE 5 DOTHAN, AL 36303 (334) 699-4440
17739 PANAMA CITY BEACH PARKWAY PANAMA CITY BEACH, FL 32413 (850) 334-482-1994
34563 U.S. HIGHWAY 231, SUITE C SNELLVILLE, AL 36278 (334) 337-1136
SHEET TITLE: RETRACEMENT SURVEY
SHEET NUMBER: 01 OF 01
SURVEY END DATE: 2/1/2024
DRAWING SCALE: 1"=60'
DRAWING END DATE: 2/5/2024
PROJECT NO: 24-0019
DRAWN BY: AJA
CHECKED BY: JRT
512 & 518 11TH STREET NORTH
JEREMY FARRELL
PANAMA CITY
BAY COUNTY, FLORIDA
P.S 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 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