

LAND BOUNDARY SURVEY OF A PORTION OF
SECTION 31, TOWNSHIP 4 NORTH, RANGE 28 WEST,
SANTA ROSA COUNTY, FLORIDA....

DESCRIPTION AS PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST:
PARCEL "E"
COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN SOUTH 01 DEGREES 11 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 31 A DISTANCE OF 999.23 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 60.00 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION FOR THE POINT OF BEGINNING; THENCE DEPART SAID WEST LINE AND RUN SOUTH 88 DEGREES 59 MINUTES 11 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 1814.83 FEET; THENCE DEPART SAID SOUTH LINE AND RUN SOUTH 01 DEGREES 11 MINUTES 31 SECONDS WEST A DISTANCE OF 849.60 FEET; THENCE RUN SOUTH 88 DEGREES 59 MINUTES 11 SECONDS EAST A DISTANCE OF 809.59 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH 00 DEGREES 49 MINUTES 06 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 916.61 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE DEPART SAID EAST LINE AND RUN NORTH 89 DEGREES 19 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 854.94 FEET; THENCE DEPART SAID SOUTH LINE AND RUN NORTH 01 DEGREES 11 MINUTES 31 SECONDS EAST A DISTANCE OF 1591.35 FEET; THENCE RUN NORTH 88 DEGREES 59 MINUTES 11 SECONDS WEST A DISTANCE OF 1774.83 FEET TO THE AFORESAID WEST LINE OF SECTION 31; THENCE RUN NORTH 01 DEGREES 11 MINUTES 31 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL LYING IN AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 20.067 ACRES, MORE OR LESS, SUBJECT TO THE MAINTENANCE CLAIM LIMITS OF PENTON ROAD (MAINTENANCE CLAIM WIDTH VARIES).

SUBJECT TO AN INGRESS, EGRESS AND UTILITY EASEMENT (WIDTH VARIES)
DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN SOUTH 01 DEGREES 11 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 31 A DISTANCE OF 999.23 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 60.00 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION FOR THE POINT OF BEGINNING; THENCE DEPART SAID WEST LINE AND RUN SOUTH 88 DEGREES 59 MINUTES 11 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 1814.83 FEET; THENCE DEPART SAID SOUTH LINE AND RUN SOUTH 01 DEGREES 11 MINUTES 31 SECONDS WEST A DISTANCE OF 849.60 FEET; THENCE RUN NORTH 88 DEGREES 59 MINUTES 11 SECONDS WEST A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 01 DEGREES 11 MINUTES 31 SECONDS EAST A DISTANCE OF 769.60 FEET; THENCE RUN NORTH 88 DEGREES 59 MINUTES 11 SECONDS WEST A DISTANCE OF 1774.83 FEET TO THE AFORESAID WEST LINE OF SECTION 31; THENCE RUN NORTH 01 DEGREES 11 MINUTES 31 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, SAID INGRESS, EGRESS AND UTILITY EASEMENT LYING IN AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, SUBJECT TO THE MAINTENANCE CLAIM LIMITS OF PENTON ROAD (MAINTENANCE CLAIM WIDTH VARIES).

- GENERAL NOTES:
- NO TITLE SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECT AND/OR AMBIGUITIES OR EASEMENT EXIST.
 - MEASUREMENTS MADE TO THE U.S. STANDARDS.
 - NOTICE: THERE MAY BE RESTRICTIONS NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS.
 - THE ACCURACY OF MEASUREMENTS PERFORMED MEETS RURAL LAND DEVELOPMENT.
 - THE BEARINGS SHOWN HEREON WERE REFERENCED TO AN ASSUMED SOUTH 01 DEGREES 11 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SECTION 31.
 - THE DIMENSIONS OF THE BUILDINGS SHOWN HEREON DO NOT INCLUDE THE EAVE OVERHANG OR THE FOOTINGS THEREOF.
 - ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM A CASUAL INSPECTION AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
 - NO "WETLANDS" JURISDICTIONAL LINES WERE LOCATED (UNLESS INDICATED ON SURVEY).
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR BENCHMARK SURVEYING AND LAND PLANNING, INC. IS (LICENSED BUSINESS #5170).
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - THE SURVEY DATUM SHOWN HEREON WAS REFERENCED TO EXISTING MONUMENTATION, FURNISHED DEEDS OF RECORD, SURVEY DRAWINGS BY BENCHMARK SURVEYING AND LAND PLANNING, INC. JOB NO. L16-111-2112 DATED 03/17/2016 AND JOB NO. L15-541-2061, DATED 09/15/2015.
 - F.S. 517.051-17.053 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER" ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - NO "UNDERGROUND" UTILITY LINES WERE LOCATED (UNLESS INDICATED ON SURVEY).
 - A NEW PARCEL WAS CREATED FROM WITHIN A FURNISHED DESCRIPTION PER CLIENT'S INSTRUCTIONS.

LEGEND

- ⊙.....EXISTING CAPPED IRON ROD (L.B. #6879)
●.....SET CAPPED IRON ROD (L.B. #5170)
⊙.....EXISTING NAIL & DISC (L.B. #5170)
■.....EXISTING 4" SQUARE CONCRETE MONUMENT (ST REGIS)
⊠.....EXISTING 4" SQUARE CONCRETE MONUMENT (BROKEN TOP)
□.....EXISTING 4" SQUARE CONCRETE MONUMENT WITH NAIL
P.L.S....PROFESSIONAL LAND SURVEYOR
R/W....RIGHT-OF-WAY
L.B....LICENSED BUSINESS

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS E. NICHOLS, P.L.S., FL#4657

DATE: SEPTEMBER 27, 2017
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LAND BOUNDARY SURVEY FOR JERRY DAVIS A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA....			
REVISIONS			
NO.	DATE	BY	
			Benchmark Surveying & Land Planning, Inc. 7200 Chumuckla Highway Pace, Florida 32571 (850) 994-4882
		FIELD BOOK	PAGE
		GPS	28
		737	9/19/17
		DRAWN BY:	DATE
		RLA	9/21/17
		SCALE:	APPROVED:
		1" = 200'	TEN
			SHEET NO.
			1 OF 1

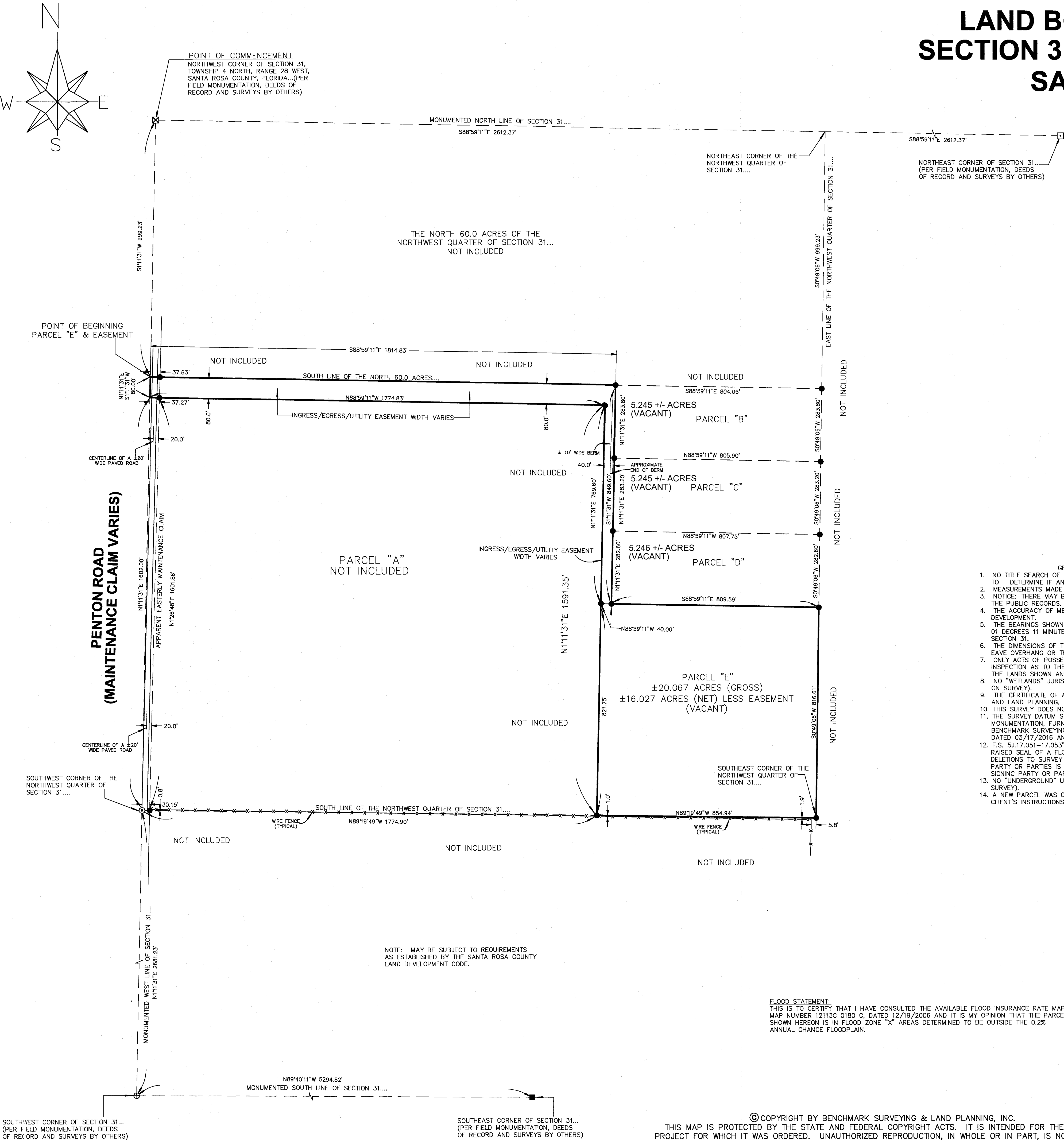
NOTE:
THE SURVEY SHOWN HEREON WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

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FLOOD STATEMENT:
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE AVAILABLE FLOOD INSURANCE RATE MAP, MAP NUMBER 1213C 0180 G, DATED 12/19/2006 AND IT IS MY OPINION THAT THE PARCEL SHOWN HEREON IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FENCE NOTE: THE FENCES SHOWN HEREON, FOR CLARITY REASONS, MAY OR MAY NOT BE DRAWN TO SCALE.

NOTE: MAY BE SUBJECT TO REQUIREMENTS AS ESTABLISHED BY THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE.



THOMAS E. NICHOLS, P.L.S.
President
Consulting • Land Surveying
Land Planning • Wetland Surveying

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