

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF SECTION 40
TOWNSHIP 3 NORTH, RANGE 30 WEST
SANTA ROSA COUNTY, FLORIDA... (P
FIELD MONUMENTATION, DEEDS OF
RECORD AND SURVEYS BY OTHERS)

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

NOT INCLUDED

PARCEL "A-1"
(UNRECORDED)
±15.002 ACRES
(VACANT)

A PORTION OF THE
NORTHWEST QUARTER OF
THE SOUTHWEST QUARTER....

S24335

A PORTION OF THE
NORTHWEST QUARTER
THE SOUTHWEST QU
NOT INCLUDED

**SOUTHWEST QUARTER OF
THE SOUTHWEST QUARTER.....
NOT INCLUDED**

SOUTHEAST CORNER OF
THE NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER
OF SECTION 40...

- LEGEND**
-SET CAPPED IRON ROD (L.B. #5170)
 -EXISTING CAPPED IRON ROD (L.B. #5170)
 - ①EXISTING 3" ROUND CONCRETE MONUMENT (UNNUMBERED)
 - ☑EXISTING 3" LIGHTER WOOD STAKE
- P.L.S.....PROFESSIONAL LAND SURVEYOR
- L.B.....LICENSED BUSINESS

SOUTH LINE OF SECTION 40.

© COPYRIGHT BY BENCHMARK SURVEYING & LAND PLANNING
THIS MAP IS PROTECTED BY THE STATE AND FEDERAL COPYRIGHT ACTS. IT IS INTENDED FOR THE ORIGINAL
PROJECT FOR WHICH IT WAS ORDERED. UNAUTHORIZED REPRODUCTION, IN WHOLE OR IN PART, IS NOT PERMITTED.
THIS SURVEY CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY, FIRM, OR FINANCIAL
TRANSACTION WITHOUT CONSENT BY THE COPYRIGHT OWNER.

LAND BOUNDARY SURVEY OF A PORTION OF
SECTION 40, TOWNSHIP 3 NORTH, RANGE 30 WEST,
SANTA ROSA COUNTY, FLORIDA.....

CONTINUING OF
42ND AVE DIRT ROAD

POINT OF
INTERSECTION

50th St 50th St 50th St

60' WIDE INGRESS/EGRESS/UTILITY EASEMENT

(APPARENT 50' MAINTENANCE ROAD
PER OFFICIAL RECORDS BOOK 3539, PAGE 1069)

NORTH LINE OF OFFICIAL
RECORDS BOOK 3339, PAGE 1088...

SOUTH LINE OF OFFICIAL
RECORDS BOOK 3339, PAGE 1088...

(PER OFFICIAL RECORDS BOOK 3339, PAGE 1088)

WIDE INGRESS/EGRESS/UTILITY CLAIM

CONCRETE OR
WOOD BUILT ROAD

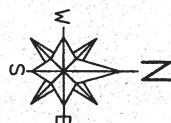
POINT OF
INTERSECTION

APPROXIMATE SOUTHERLY
END OF MAINTENANCE CLAIM

NOT INCLUDED

RECORDS BOOK 3339, PAGE 1088...

RECORDS BOOK 3339, PAGE 1088...

[illegible]

FLOOD STATEMENT: This is to certify that I have consulted the available Federal Insurance Administration Flood Hazard Map, Map number 12113C, 0280, G, dated 12/19/06 and it is my opinion that the above described property is in flood zone "X" areas determined to be outside the 0.2% annual chance floodplain.

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.

- [illegible]

SURVEYORS CERTIFICATE:

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

CERTIFICATIONS:
I HEREBY CERTIFY TO CHARLES E. NELSON & USA J. NELSON, CHICAGO TITLE INSURANCE COMPANY AND MOORE, HILL & WESTMORELAND, P.A. 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: AUGUST 09, 2016

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

WALLACE WEST, LLC

A PORTION OF SECTION 40, TOWNSHIP 3 NORTH,
RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA.

REVISION

NO.:	DATE:	BY:
------	-------	-----

Surveying & Land Planning, Inc.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

[illegible][illegible]

--	--

--	--

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

--	--

--	--

100

DESCRIPTION AS PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST:
PARCEL "A-1" (UNRECORDED)

THAT PORTION OF SECTION 40, TOWNSHIP 3 NORTH, RANGE 30 WEST,
SANTA ROSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 40, TOWNSHIP 3
NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN
NORTH 02 DEGREES 43 MINUTES 31 SECONDS EAST ALONG THE WEST LINE
OF SAID SECTION 40 A DISTANCE OF 1334.41 FEET TO THE SOUTHWEST
CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SAID SECTION 40 FOR THE POINT OF BEGINNING; THENCE CONTINUE
NORTH 02 DEGREES 43 MINUTES 31 SECONDS EAST ALONG SAID WEST
LINE A DISTANCE OF 1156.84 FEET TO AN INTERSECTION WITH THE
APPARENT SOUTHERLY MAINTENANCE CLAIM OF MOLINO BRIDGE ROAD
(APPARENT 50' MAINTENANCE CLAIM); THENCE DEPART SAID WEST LINE
AND RUN SOUTH 68 DEGREES 37 MINUTES 50 SECONDS EAST ALONG SAID
APPARENT SOUTHERLY MAINTENANCE CLAIM A DISTANCE OF 380.28 FEET
TO A POINT OF INTERSECTION; THENCE CONTINUE ALONG SAID
APPARENT SOUTHERLY MAINTENANCE CLAIM SOUTH 68 DEGREES 12
MINUTES 07 SECONDS EAST A DISTANCE OF 275.82 FEET; THENCE DEPART
SAID APPARENT SOUTHERLY MAINTENANCE CLAIM AND RUN SOUTH 02
DEGREES 43 MINUTES 31 SECONDS WEST A DISTANCE OF 946.51 FEET TO
AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SAID SECTION 40; THENCE RUN NORTH
87 DEGREES 08 MINUTES 54 SECONDS WEST ALONG SAID SOUTH LINE A
DISTANCE OF 621.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL
LYING IN AND BEING A PORTION OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 40, TOWNSHIP 3 NORTH, RANGE 30
WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 15.002 ACRES,
MORE OR LESS.

ALONG AND TOGETHER WITH AND SUBJECT TO THAT CERTAIN 60.00 FEET
WIDE INGRESS, EGRESS AND UTILITY EASEMENT AS DESCRIBED IN
OFFICIAL RECORDS BOOK 3539, PAGE 1068 OF THE PUBLIC RECORDS OF
SAID COUNTY AND IS KNOWN AS MOLINO BRIDGE ROAD.