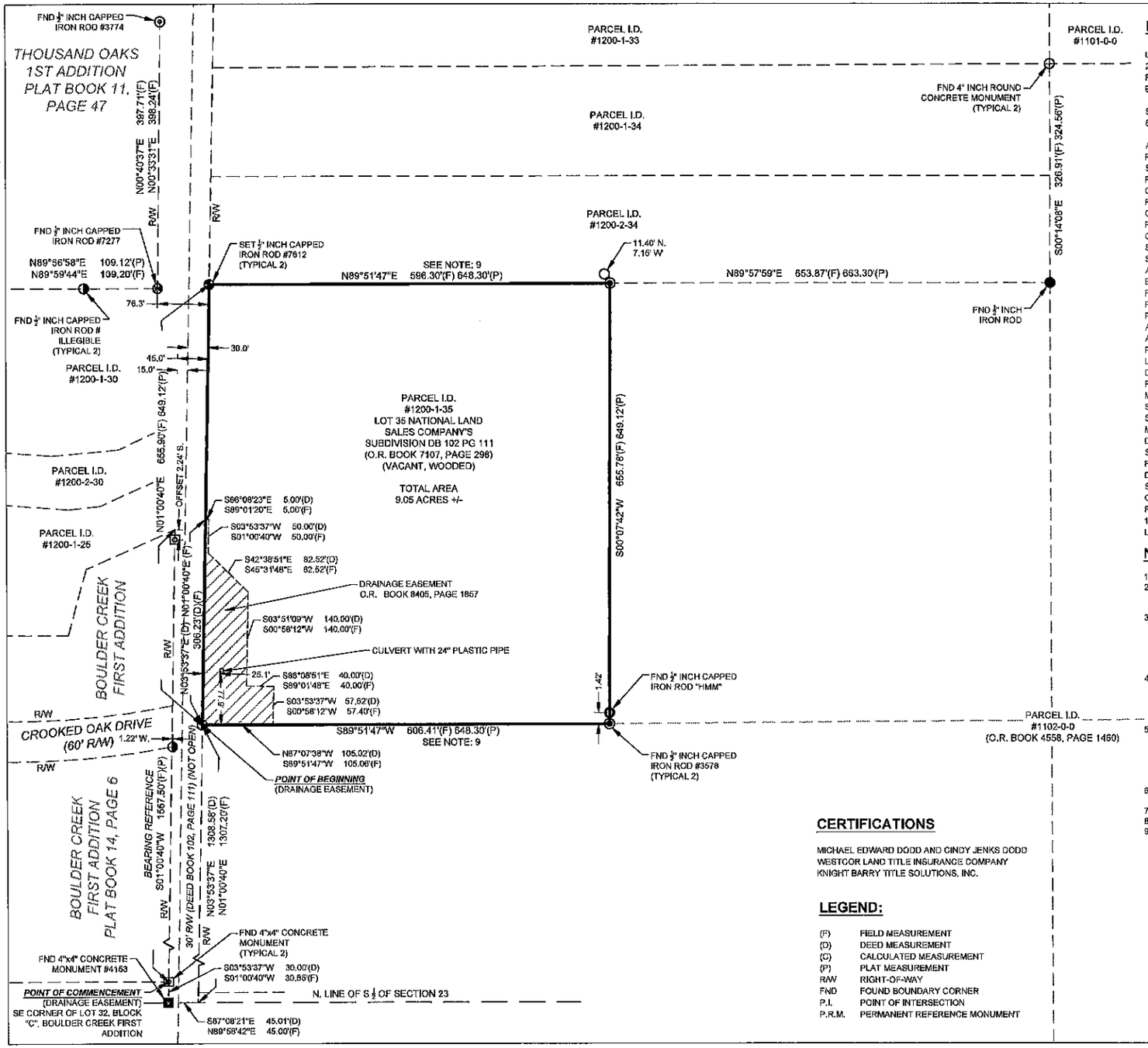

LEGAL DESCRIPTION: (PROVIDED BY CLIENT)

LOT 35, NATIONAL LAND SALES COMPANY'S SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 30 WEST, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 102, PAGE 111, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO A DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 1857 DESCRIBED AS FOLLOWS:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7107, PAGE 298 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 1 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER CORNER OF LOT 32, BLOCK C, BOULDER CREEK FIRST ADDITION AS RECORDED IN PLAT BOOK 14, PAGE 6, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, MARKED BY A 4 INCH SQUARE CONCRETE MONUMENT. FROM SAID POINT OF COMMENCEMENT, RUN ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 32, SOUTH 03 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION; THENCE LEAVING SAID SOUTHERLY EXTENSION, ALONG SAID NORTH LINE, RUN SOUTH 87 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 45.01 FEET TO THE EAST LINE OF A 30 FOOT COUNTY RIGHT OF WAY (UNOPENED AND UNMAINTAINED) AND THE WEST LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4558, PAGE 1460, OF THE PUBLIC RECORDS; THENCE LEAVING SAID NORTH LINE, ALONG SAID EAST LINE AND SAID WEST LINE, RUN NORTH 03 DEGREES 53 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,308.58 FEET TO A NORTH LINE OF SAID PROPERTY AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, LEAVING SAID WEST LINE, ALONG SAID EAST LINE AND THE WEST LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7107, PAGE 298 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, RUN NORTH 03 DEGREES 53 MINUTES 37 SECONDS EAST, A DISTANCE OF 306.23 FEET; THENCE LEAVING SAID EAST LINE AND SAID WEST LINE, RUN SOUTH 86 DEGREES 08 MINUTES 23 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 03 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 42 DEGREES 38 MINUTES 51 SECONDS EAST, A DISTANCE OF 82.52 FEET;THENCE SOUTH 03 DEGREES 51 MINUTES 09 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 86 DEGREES 08 MINUTES 51 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 03 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 57.62 FEET TO SAID NORTH LINE OF SAID OFFICIAL RECORDS BOOK 4558, PAGE 1460; THENCE ALONG SAID NORTH LINE, RUN NORTH 87 DEGREES 07 MINUTES 38 SECONDS WEST, A DISTANCE OF 105.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.401 ACRES, MORE OR LESS.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 05-20-2020.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE CURRENT BUILDING SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY BEYOND THE CURRENT SUBDIVISION PLAT OF RECORD, CONTACT THE LOCAL CITY/COUNTY LAND DEVELOPMENT CODE OFFICIAL FOR THE APPROPRIATE BUILDING SETBACK LINE DISTANCES.
5. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BOULDER CREEK FIRST ADDITION BEING SOUTH 01°00'40" WEST.
7. FENCE LINES ARE EXAGGERATED FOR CLARITY.
8. ENCROACHMENTS ARE AS SHOWN.
9. THE FIELD TO PLAT EAST TO WEST DISTANCE DIFFERENCE ON THE NORTHERN AND SOUTHERN LINE OF THE SUBJECT PROPERTY IS ASSUMED TO BE DUE TO THE LOCATION OF THE 30' RIGHT OF WAY ALONG THE WESTERN BOUNDARY LINE OF THE SUBJECT PROPERTY. MONUMENTS ALONG THE EASTERN LINE OF BOULDER CREEK AND THE NOTATION ON SAID PLAT REFERENCING THE LOCATION OF THE 30' RIGHT OF WAY WHERE USED TO DETERMINE ITS LOCATION AS SHOWN HEREON.

CERTIFICATIONS

MICHAEL EDWARD DODD AND CINDY JENKS DODD
WESTCOR LAND TITLE INSURANCE COMPANY
KNIGHT BARRY TITLE SOLUTIONS, INC.

LEGEND:

(F)	FIELD MEASUREMENT
(D)	DEED MEASUREMENT
(C)	CALCULATED MEASUREMENT
(P)	PLAT MEASUREMENT
R/W	RIGHT-OF-WAY
FND	FOUND BOUNDARY CORNER
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT

SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter "5J-17", Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Date: 2020.05.22 11:15:01 -05'00'

JOSHUA W. MILLER P.L.S. FLORIDA REGISTRATION NO. 7238

360 Surveying Services

360 SURVEYING SERVICES
1801 CREIGHTON RD.
PENSACOLA, FL 32504
850.857.4400
FLORIDA LICENSED
BUSINESS #7612

JOSHUA W. MILLER License Number 7238 STATE OF FLORIDA Professional Surveyor and Mapper

BOUNDARY SURVEY WITH IMPROVEMENTS

ADDRESS: 930 CROOKED OAK DRIVE
PENSACOLA, FLORIDA 32514
PROJECT NUMBER: 2003082
DATE: 05-22-2020
FIELD BOOK: 132 ***PAGE:*** 53
DRAWN BY: CAL
APPROVED BY: JOSHUA W. MILLER

N

SCALE: 1"=150'

SHEET 1 OF 1