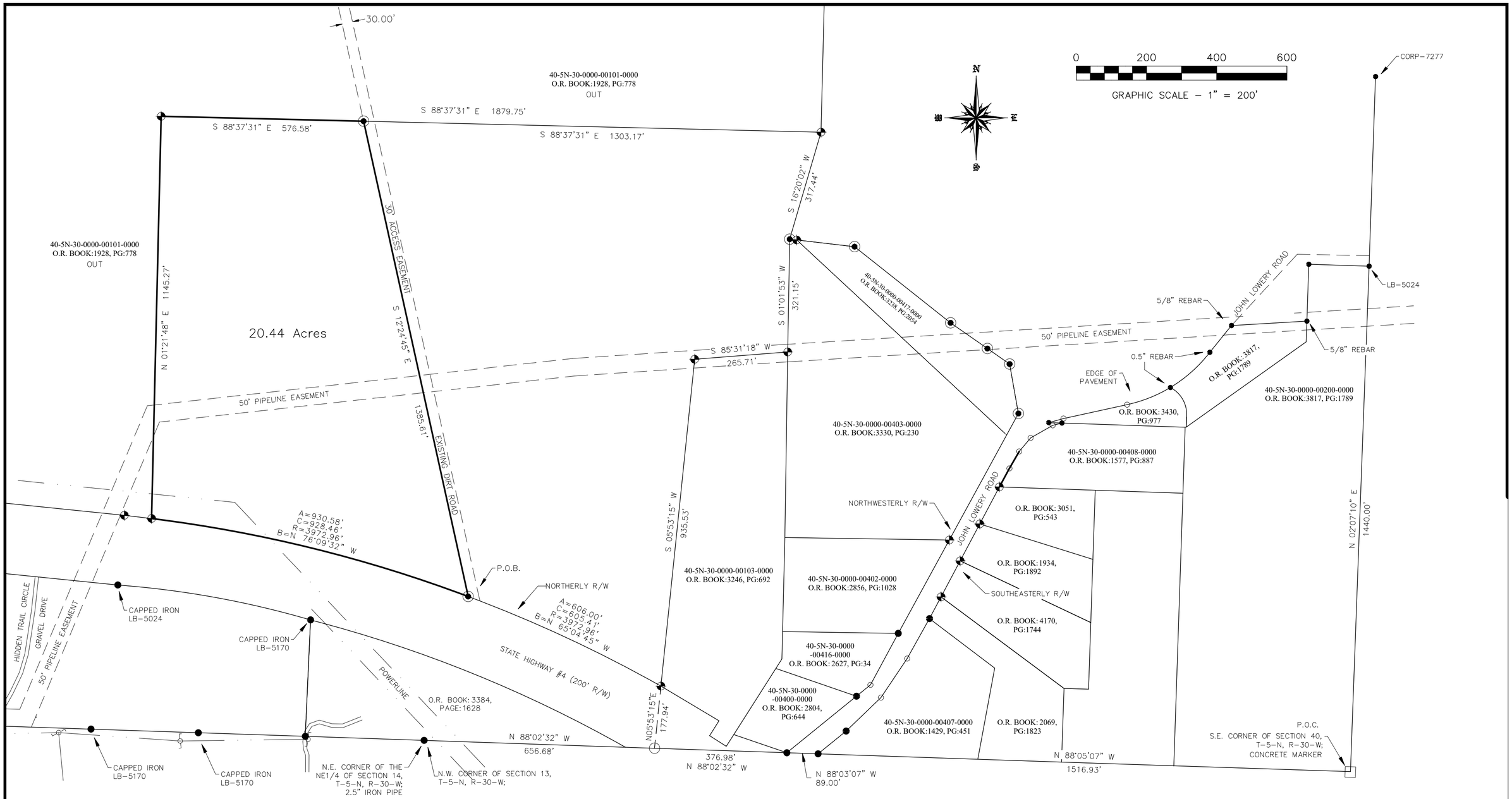

NOTES

1) NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
2) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
4) UNLESS STATED OTHERWISE HEREON, NO ABSTRACT OF TITLE WAS PROVIDED THE SURVEYOR, NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH.
5) LIABILITY OF THE UNDERSIGNED FOR THE SURVEY SHOWN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
6) NO EASEMENTS EXPRESSED OR IMPLIED HAVE BEEN LOCATED OTHER THAN THOSE FURNISHED THE SURVEYOR OR RECORDED IN PUBLIC RECORD.
7) THERE MAY BE ZONING RESTRICTIONS OR COVENANTS (NOT SHOWN) WHICH MAY BE OBTAINED IN CITY RECORDS.
8) BOUNDARY LINES SHOWN ON PLAT HAVE NOT BEEN BRUSHED OUT BY SURVEYOR.
9) BEARING DETERMINED BY USING NAD 1983 DATUM, AND ALL SITE ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
10) NO TITLE SEARCH, TITLE OPINON OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO REEVES SURVEYING THERE MAY BE DEEDS OF RECORD RECORDED DEEDS, EASEMENTS, RIGHTS OF WAYS OR OTHER INSTRUMENTS WHICH WHICH COULD AFFECT THE USE OF SAID PROPERTY.

PROPERTY DESCRIPTION:
COMMENCE AT A 4"X4" CONCRETE MARKER, BEING THE S.E. CORNER OF SECTION 40, T-5-N, R-30-W, SANTA ROSA COUNTY, FLORIDA; THENCE N88°05'07"W ALONG THE MONUMENTED SOUTH LINE OF SAID SECTION 40 FOR 1516.93 FEET TO THE S.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:1429, PAGE:451; THENCE N88°03'07"W ALONG THE MONUMENTED SOUTH LINE OF SAID SECTION 40 FOR 89.00 FEET TO THE S.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:2804, PAGE:644; THENCE N88°02'32"W ALONG THE MONUMENTED SOUTH LINE OF SAID SECTION 40 FOR 376.98 FEET; THENCE DEPARTING SAID MONUMENTED SOUTH LINE OF SAID SECTION 40, RUN N05°53'15"E FOR 177.94 FEET TO THE NORTH RIGHT OF WAY OF HIGHWAY #40 (200' R/W) AND THE S.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK: 3246, PAGE:692; THENCE ALONG THE NORTH RIGHT OF WAY OF HIGHWAY # 4 WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 606.00 FEET, WITH A RADIUS OF 3972.96 FEET, WITH A CHORD BEARING OF N65°04'45"W, WITH A CHORD LENGTH OF 605.41 FEET TO THE WEST LINE OF A 30 FOOT EASEMENT AND THE POINT OF BEGINNING; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 3972.96 FEET, WITH A CHORD BEARING OF N76°09'32"W AND A CHORD LENGTH OF 928.46 FEET TO A CAPPED IRON (PSM-5487); THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, RUN N01°21'48"E FOR 1145.27 FEET TO A CAPPED IRON (PSM-5487); THENCE S88°37'31"E FOR 576.58 FEET TO THE WEST LINE OF A 30 FOOT EASEMENT; THENCE S12°24'45"E ALONG THE WEST LINE OF A 30 FOOT EASEMENT FOR 1385.61 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 20.44 ACRES, MORE OR LESS.

CERTIFICATIONS:
I HEREBY CERTIFY TO Locklin, Saba, Locklin & Jones, P.A., Westcor Land Title Insurance Company, Brett Allen Frans, Sr. and Diana H. Frans & John Larry Baxley that the survey shown hereon is true correct to the best of my knowledge and belief.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTERS 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

EDWARD P. REEVES – P.S.M. # LS 7228

EDWARD P. REEVES
License Number LS 7228
STATE OF FLORIDA
Professional Surveyor and Mapper

REEVES SURVEYING, LLC
112 JAMES STREET
BREWTON, AL 36426
(251) 363-0368
reevessurveying@gmail.com

Boundary Survey
For
Larry Baxley

Property located in
Section 40, T-5-N, R-30-W
Santa Rosa County, FL.

Date Drawn: 1 / 16 / 2025
Job#1879

LEGEND

These standard symbols will be found in the drawing.

Symbol	Description
●	FOUND IRON
◉	SET CAPPED IRON L.S. 7228
○	COMPUTED POINT
	CAPPED IRON–PSM–5487
□	CONCRETE MARKER
△	FENCE CORNER/POST
R/W	RIGHT OF WAY
C/L	CENTERLINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
	POWERLINE
	EASEMENT
O.R.	OFFICIAL BOOK
PG	PAGE