

12283

FILE No. R12200

DESCRIPTION: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF BAY AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 14 WEST, AND THE NORTH R/W LINE OF 19TH STREET; THENCE BEAR N 89°40'40" W ALONG SAID R/W LINE 150 FEET; THENCE BEAR N 00°36'01" E, 301.45 FEET; THENCE BEAR S 89°07'35" E, 151.47 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, THENCE BEAR S 00°52'55" W ALONG SAID QUARTER LINE

REPORT

300.00 FEET TO THE POINT OF BEGINNING.

THIS IS A BOUNDARY SURVEY WITH THE LOCATION OF ABOVE GROUND FIXED IMPROVEMENTS IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY ONLY. NO ATTEMPT WAS MADE TO INVESTIGATE THE LOCATION OF UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY EXIST.

THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY CLIENT.

THE UNDERSIGNED SURVEYOR HAS BEEN PROVIDED A CURRENT TITLE COMMITMENT, SCHEDULE A, SCHEDULE B-SECTION I, AND SCHEDULE B-SECTION II, AFFECTING THE TITLE TO OR BOUNDARY OF THE SUBJECT PROPERTY, BEING CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 5472781, DATED OCTOBER 16, 2015 AT 5:00 P.M. AND ACCEPT THEIR FINDINGS AS THEY PERTAIN TO SURVEY MATTERS. IT IS POSSIBLE THAT THERE ARE DEEDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH 01°36'49" WEST ALONG THE EAST LINE OF SITE AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/07, U.S. SURVEY FEET. DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.

THE MINIMUM HORIZONTAL ACCURACY FOR THIS COMMERCIAL/HIGH RISK SUBURBAN RURAL SURVEY, PREPARED IN ACCORACT FOR THIS COMMERCIAL/HIGH RISK. SUBURBAN RURAL SURVEY, PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052 OF THE FLORIDA ADMINISTRATION CODE, IS ONE PART IN 10,000. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

A COMPARISON BETWEEN RECORDED DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS AND DISTANCES WERE MADE. THE RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES.

A REVIEW OF THE FLOOD INSURANCE RATE MAP FOR BAY COUNTY, FLORIDA, MAP NO. 12005C0341H, REVISED JUNE 2, 2009 INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN

THE SURVEY MAP(S) AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER WHO PREPARED IT. ADDITIONS OR DELETIONS TO SURVEY MAP(S) OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.

THE FORMATTED CERTIFICATION IS FOR: ROMAN V. HAMMES, P.L. DARWIN INVESTMENTS, LLC GRAYROBINSON, P.A.
CHICAGO TITLE INSURANCE COMPANY
BRENTWOOD FLORIDA DEVELOPMENT, LLC
ZIMMERMAN, KISER AND SUTCLIFF, P.A.

CITY OF PANAMA DEVELOPMENT REG	. 0111 111111
ZONING DISTRICT = GC-1	
MINIMUM SETBACKS SHALL BE:	
FIFTEEN FEET FROM THE FRONT PAR	RCEL LINE.
TWENTY FEET FROM THE REAR PARC	DEL LINE.
SEVEN FEET FROM THE SIDE PARCE	L LINES.
EXCEPT SETBACKS FOR DEVELOPMENT ZONING DISTRICTS WHICH ALLOW RE	
FIFTEEN FEET FROM THE FRONT PAR	RCEL LINE.
THIRTY FEET FROM THE REAR PARC	EL LINE.
TWELVE FEET FROM THE SIDE PARC	EL LINES.

SCHEDULE B SECTION II CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 5472781			
ITEMS 1, 2 3B, 3C, 3D, 4 & 5	NOT SURVEY RELATED		
ITEM 3A	M 3A TO BE DELETED		
ITEM 6 SHOWN ON DRAWING			

SYMBOLS & ABBREVIATIONS

# MORE OR LESS DEGREES MINUTES OR FEET SECONDS OR INCHES P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING P.C. POINT OF CURVATURE P.T. POINT OF TANGENCY P.R.C. POINT OF COMPOUND CURVATURE N NORTH E EAST S SOUTH W WEST SEC. SECTION T TOWNSHIP R RANGE OR RADIUS O.R.B. OFFICIAL RECORDS BOOK P.L.S. PROFESSIONAL LAND SURVEYOR PG. PAGE ↓ LIGHT POLE	FD. COR. No. CONC. MON. R.O.W. S.R. C.R. BLDG. EL. CH OH QL LS F.B. EFB F.F.	FOUND CORNER NUMBER CONCRETE MONUMENT RIGHT OF WAY STATE ROAD COUNTY ROAD BUILDING ELEVATION DELTA/CENTRAL ANGLE ARC LENGTH CHORD OVERHEAD UTILITIES CENTERLINE LICENSED BUSINESS LICENSED BUSINESS LICENSED SURVEYOR FIELD BOOK ELECTRONIC FIELD BOOK FINISHED FLOOR POWER POLE
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CERTIFICATE

I HEREBY CERTIFY THE SURVEY HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE SURVEYED.

SKIPPER C. RUTHERFORD, P.L.S. PROFESSIONAL SURVEYOR & MAPPER

FLORIDA LICENSE No. LS 3961

2-15-2016

REVISED CERTIFICATIONS

01-18-2016 SURVEYED

NORTHSIDE ESTATES PLAT BOOK 14, PAGE 72 WOOD PRIVACY -(S 89°07'35" E - 151.47') S 88°27'38" E - 151.42' RETENTION POND FD. 1/2" PIPE UNN DENOTES PARKING STRIPE CAP 8 8 GULF POWER DISTRIBUTION (O.R.B. 617, F PARCEL ID: 13784-022-000 O.R.B. 3020, PAGE 935

LOT 1

BLOCK E

LOT 8

BLOCK E

البا

 \mathbb{Z}^{2}

72" UNN

PARCEL ID: 13791-000-000 O.R.B. 86, PAGE 120 30.9'

90.2

COMMERCIAL BUILDING

N 89°00'27" W - 150.00'

 $(N 89^{\circ}40'40" W - 150.00')$

19th STREET

≥ ≥

(P.O.B.

SET 5/8" IRON ROD & CAP No. LS 3961

- NORTH R.O.W. LINE OF 19TH. STREET