OR BK 4796 PG0682
Escambia County, Florida
INSTRUMENT 2001-899070

BOUNDARY SURVEY WITH IMPROVEMENTS

OF A PORTION OF FRACTIONAL SECTION 35, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.

GENERAL NOTES

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 01 DEGREES 32 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF THE PROPERTY AS PER THE DESCRIPTION AS FURNISHED.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED, THE STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 13 AT PAGE 31 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THE STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES COASTAL CONSTRUCTION SETBACK LINE AS RECORDED IN PLAT BOOK 9 AT PAGE 72 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND TO FIELDING FIELD MONUMENTATION.
3. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
4. THE ENCROACHMENTS ARE SHOWN.
5. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA ENGINEERING & SURVEYING INC. FOR THE SUBJECT PROPERTY. THERE MAY BE MATTERS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
6. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES:
   AE BASE FLOOD ELEVATION 10.0 FEET,
   VE BASE FLOOD ELEVATION 11.0 FEET,
   VE BASE FLOOD ELEVATION 13.0 FEET,
   VE BASE FLOOD ELEVATION 14.0 FEET,
   VE BASE FLOOD ELEVATION 16.0 FEET,

   AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF SANTA ROSA COUNTY, FLORIDA, (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 120080-0001 F, REVISED FEBRUARY 23,2000.
7. THIS SURVEY DOES NOT REFLECT OR DELINEATE OWNERSHIP.
8. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 FROM THE STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES COASTAL CONSTRUCTION SETBACK REFERENCE MONUMENT "R-27, 1972" HAVING A PUBLISHED ELEVATION OF 12.88 FEET.
9. NOTES:
   THIS SURVEY IS FOR THE PURPOSE OF DETERMINING THE LOCATION OF THE DEFINED UPLANDS LINES AND THE LOCATION OF THEIR RESPECTIVE AT THE APPROXIMATE VISIBLE SHORELINE OF THE WATERS OF THE GULF OF MEXICO THE MEAN HIGH WATER LINE ALONG THE SHORES OF LAND IMMEDIATELY BORDERING ON NAVIGABLE WATERS IS RECOGNIZED AND DECLARED TO BE THE BOUNDARY BETWEEN THE PUBLIC DOMAIN OWNED BY THE STATE IN ITS SOVEREIGN CAPACITY AND UPLAND SUBJECT TO PRIVATE OWNERSHIP. THE APPROVED METHOD FOR DETERMINING THE MEAN HIGH-WATER LINE IS DEFINED IN CHAPTER 177, FLORIDA STATUTES. NO REQUEST WAS RECEIVED NOR WAS ANY ATTEMPT MADE BY THIS FIRM TO PERFORM A "MEAN HIGH-WATER LINE SURVEY" AS DEFINED IN PART 3 OF CHAPTER 177, FLORIDA STATUTES. THE APPROXIMATE VISIBLE SHORELINE AS DEPICTED HEREON IS VISIBLE LOCATION ONLY AND SHOULD IN NO WAY BE USED AS A TITLE BOUNDARY LINE.

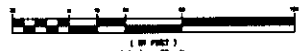
DESCRIPTION

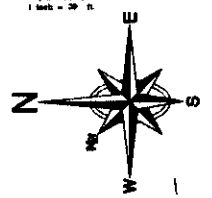
DESCRIPTION AS FURNISHED (O.R. BOOK 2446, PAGE 263)

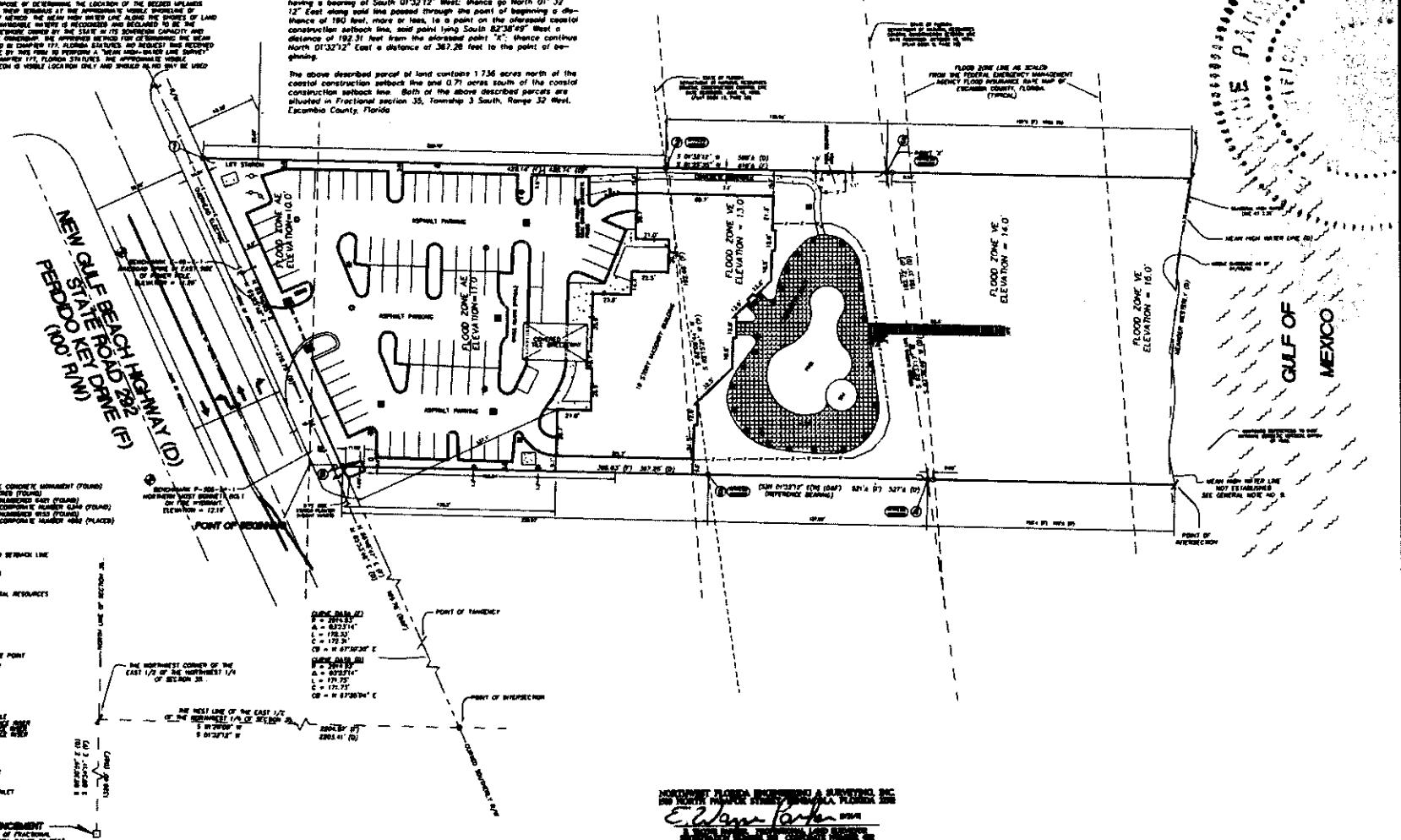
Commence at the northwest corner of Fractional Section 35, Township 3 South, Range 32 West, Escambia County, Florida; thence go South 88° 30' 59" East along the north line of the aforesaid Section 35 a distance of 1,320.40 feet to the northeast corner of the east half of the northwest quarter of the aforesaid Section 35; thence go South 01° 32'12" West along the west line of the aforesaid east half of the northwest quarter of Section 35 a distance of 2,203.41 feet to a point of intersection with the curved southerly right-of-way line of New Gulf Beach Highway (S.R. 2292, 100' R/W); thence go northeasterly along the aforesaid curved southerly right-of-way line having a radius of 2,914.93 feet, an arc distance of 171.75 feet (CH = 171.73', CH BRG = N67° 35' 04" E) to the point of tangency; thence go North 85° 53' 48" East along the aforesaid southerly right-of-way line a distance of 169.78 feet to the point of beginning; thence continue along the aforesaid southerly right-of-way line a distance of 210.75 feet; thence go South 01°32' 12" West a distance of 428.74 feet to a point on the State of Florida Department of Natural Resources Coastal Construction Setback Line as recorded in Plat Book 9 at Page 72 of the Public Records of Escambia County, Florida; said point hereinafter referred to as Point "X"; thence continue South 01°32'12" West a distance of 160 feet more or less, to the mean-high-water line of the Gulf of Mexico; thence meander westerly along the aforesaid mean-high-water line to a point of intersection with a line passed through the point of beginning and having a bearing of South 01°32'12" West; thence go North 01° 32' 12" East along said line passed through the point of beginning a distance of 180 feet, more or less, to a point on the aforesaid coastal construction setback line, said point lying South 82°38'49" West a distance of 192.31 feet from the aforesaid point "X"; thence continue North 01°32'12" East a distance of 367.26 feet to the point of beginning.

The above described parcel of land contains 1.736 acres north of the coastal construction setback line and 0.71 acres south of the coastal construction setback line. Both of the above described parcels are situated in Fractional section 35, Township 3 South, Range 32 West, Escambia County, Florida

GRAPHIC SCALE







LEGEND

- BRX CONTROL MONUMENT
- BENCHMARK LAND OFFICE CONCRETE MONUMENT (FOUND)
- 1/2" IRON ROD, MONUMENTS (FOUND)
- 1/2" CAPPED IRON ROD, NUMBERED 6401 (FOUND)
- 1/2" CAPPED IRON ROD, CORPORATE NUMBER 6249 (FOUND)
- 1/2" CAPPED IRON ROD, NUMBERED 6150 (FOUND)
- 1/2" CAPPED IRON ROD, CORPORATE NUMBER 4862 (PLACED)
- FIELD TRAVERSE POINT
- BENCH MARK

CCSL – COASTAL CONSTRUCTION SETBACK LINE

- MORE OR LESS
- DESCRIPTION INFORMATION
- POLE INFORMATION
- ADJUSTED
- DNR – DEPARTMENT OF NATURAL RESOURCES
- RADIUS
- DELTA
- LENGTH OF ARC
- CHORD DISTANCE
- CB – CHORD BEARING
- R/W – RIGHT OF WAY
- PLATTED INFORMATION
- STATE PLANE COORDINATE POINT
- POINT OF INTERSECTION
- YARD DRAIN
- SPRINKLER HEAD
- ELEVATOR VENT
- ELEVATOR VENT
- WELL
- WELL CAP
- WATER METER
- WATER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- TELEPHONE SERVICE BOX
- TELEPHONE PEDESTAL
- CONCRETE POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- SEWER CLEANOUT
- WATER SERVICE STUBOUT
- STOP SIGN
- STORM MANHOLE
- CATCH BASIN / DRAIN INLET

NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.
[illegible]
E. Wayne Porter
PRESIDENT
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA

REVISIONS			

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
[illegible]

SCALE	DRAWN	CHECKED	DATE
1" = 30'	TP/SRE	EWP	10/23/01

A BOUNDARY SURVEY WITH IMPROVEMENTS
A PORTION OF FRACTIONAL SECTION 35, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.
REQUESTED BY: MR. RON DURHAM
PREPARED FOR: DURHAM AND ASSOCIATES

PROJECT NO. 10027-01-1
SHEET 1 OF 2 SHEETS