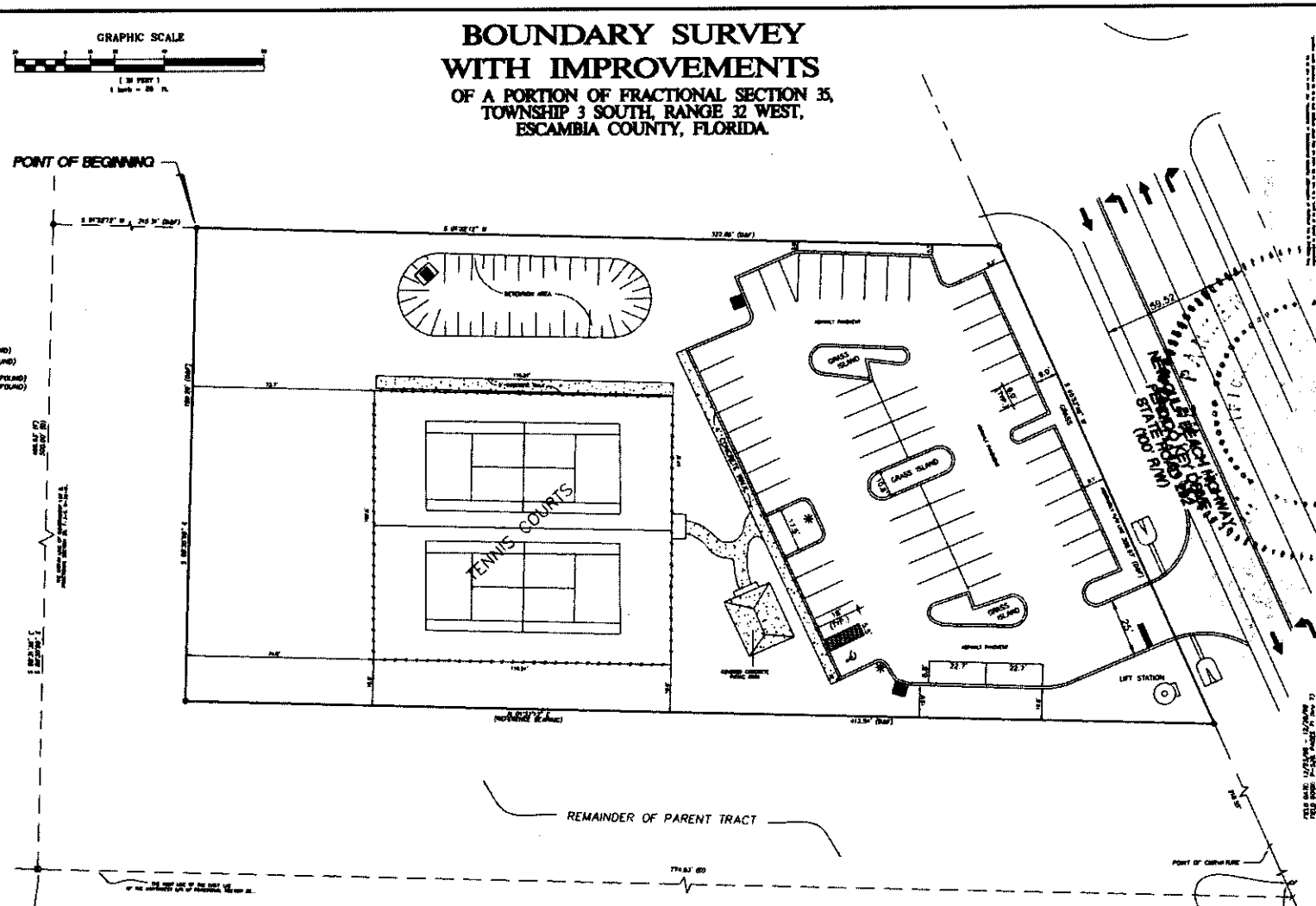
OR BK 4796 PG0683
Escambia County, Florida
INSTRUMENT 2001-899070

BOUNDARY SURVEY WITH IMPROVEMENTS

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



LEGEND

- ■ – 4" x 4" CONCRETE MONUMENT NUMBERED 0340 (FOUND)
- □ – GOVERNMENT LAND OFFICE CONCRETE MONUMENT (FOUND)
- ○ – 1/2" CAPPED IRON ROD, NUMBERED 3456 (FOUND)
- ◇ – 1/2" CAPPED IRON ROD, CORPORATE NUMBER 0340 (FOUND)
- ▽ – 1/2" CAPPED IRON ROD, CORPORATE NUMBER 4882 (FOUND)
- ▷ – DESCRIPTION INFORMATION
- ▷ – FIELD INFORMATION
- R – RADIUS
- Δ – DELTA
- L – LENGTH OF ARC
- C – CHORD DISTANCE
- CB – CHORD BEARING
- R/W – RIGHT OF WAY
- ◆ – BENCHMARK
- ● – PINE TREE (BENCHMARK LOCATION)

- ⊞ – YARD DRAIN
- ⊕ – SPRINKLER HEAD
- ⊗ – BLOWOFF VALVE
- ⊗ – IRRIGATION VALVE
- ⊗ – WATER VALVE
- ⊗ – WATER METER
- ⊙ – SANITARY SEWER MANHOLE
- ⊡ – UNITED TELEPHONE SERVICE RISER
- ⊡ – CABLE TELEVISION SERVICE RISER
- ⊡ – ELECTRIC /UTILITY SERVICE RISER
- ○ – WOOD POWER POLE
- ● – CONCRETE POWER POLE
- ○ – LIGHT POLE
- ◆ – FIRE HYDRANT
- ⊗ – SEWER STUBOUT
- ⊗ – WATER SERVICE STUBOUT
- ⊡ – INLET
- ⊡ – STORM MANHOLE
- ■ – CATCH BASIN / GRATE INLET

GENERAL NOTES

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 01 DEGREES 32 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF THE PROPERTY.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.
3. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
4. THE ENCROACHMENTS ARE AS SHOWN.
5. THE PARCEL AS SHOWN HEREON IS A NEW PARCEL CREATED AS PER THE CLIENT'S REQUEST.
6. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC., FOR THE SUBJECT PROPERTY. THE WAY BE DEEDS OF RECORD, UNINCORPORED DEEDS, EASEMENTS, RIGHT-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
7. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE AE, DEPTH = 1.0 FEET, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 120080-0516 F, REVISED FEBRUARY 23, 2000.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. 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, 1973" HAVING A PUBLISHED ELEVATION OF 12.80 FEET.

DESCRIPTION

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 35, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 88 DEGREES 30 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID FRACTIONAL SECTION 35 A DISTANCE OF 1320.40 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE AFORESAID FRACTIONAL SECTION 35; THENCE GO SOUTH 01 DEGREES 32 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID EAST HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 35 A DISTANCE OF 1320.40 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 2 OF THE AFORESAID FRACTIONAL SECTION 35; THENCE GO SOUTH 88 DEGREES 30 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID GOVERNMENT LOT 2 A DISTANCE OF 500.00 FEET; THENCE DEPARTING THE AFORESAID NORTH LINE OF GOVERNMENT LOT 2, GO SOUTH 01 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 215.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 382.86 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NEW GULF BEACH HIGHWAY (A.K.A. PERDIDO KEY DRIVE – STATE ROAD NO. 292 – 100' R/W); THENCE GO SOUTH 85 DEGREES 53 MINUTES 48 SECONDS WEST ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 209.97 FEET; THENCE DEPARTING THE AFORESAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 01 DEGREES 32 MINUTES 12 SECONDS EAST A DISTANCE OF 413.54 FEET; THENCE GO SOUTH 88 DEGREES 30 MINUTES 59 SECONDS EAST A DISTANCE OF 189.29 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN FRACTIONAL SECTION 35, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 1.60 ACRES.

BENCHMARK P-528-73-1
40d NAIL IN SOUTH SIDE OF POWER POLE.
ELEVATION = 10.61'

NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.
E. Wayne Parker, Florida Licensed Land Surveyor
STATE OF FLORIDA

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

NO	REVISIONS	BY	DATE

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

SCALE	DRAWN	BY/DWG	CHECKED	CWP	DATE	10/23/01
1" = 30'						

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.	SHT.
10027-01-2	2 OF 2 SHEETS
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