

DESCRIPTION: (ORB 1933, PG 1061)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE SOUTH 05 DEGREE 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 552.58 FEET; THENCE NORTH 75 DEGREE 23 MINUTES 16 SECONDS WEST A DISTANCE OF 386.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75 DEGREE 23 MINUTES 16 SECONDS WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 14 DEGREE 52 MINUTES 34 SECONDS EAST A DISTANCE OF 500.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF A COUNTY ROAD (50' R/W); THENCE SOUTH 75 DEGREE 23 MINUTES 16 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 11.59 FEET; THENCE SOUTH 80 DEGREE 39 MINUTES 40 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 188.41 FEET; THENCE SOUTH 14 DEGREE 46 MINUTES 44 SECONDS WEST A DISTANCE OF 517.28 FEET TO THE POINT OF BEGINNING. BEING IN AREA OF 2.34 ACRES MORE OR LESS.

SURVEYORS NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N78°21'22"W ALONG THE SOUTH R/W LINE OF NOWLING DRIVE, PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NAD83/11.

VERTICAL DATA IS BASED ON RTN GPS/GNSS OBSERVATIONS THROUGH THE FPRN, CORS REFERENCE STATION NETWORKS. ELEVATIONS ARE DETERMINED USING THE GEOID 18 MODEL AND ARE RELATIVE TO NAVD '88 WITH ACCURACIES TO 2-3 CM.

THE INFORMATION SHOWN IS BASED ON THE MAP FOR SECTIONS 16 & 17, T-2-S, R-28-W, KJM REFERENCE JOB# 02-3914 AND FIELD EVIDENCE.

NO TITLE SEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WAS KJM LAND SURVEYING, LLC, NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAYS, AND/OR OWNERSHIPS WERE PROVIDED TO THIS SURVEYOR; EXCEPT AS SHOWN.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS MAP.

A SURVEY DOES NOT DETERMINE OWNERSHIP OF PROPERTY.

THIS SURVEY WAS PREPARED PER THE FLORIDA STANDARDS OF PRACTICE FOR LAND SURVEYING, CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CLIENT AS PREPARED FOR, AND ANY ENTITIES AS DECLARED TO HEREON ONLY, AND IN NO WAY TRANSFERS CERTIFICATION TO THEIR SUCCESSORS OR ANY OTHER ENTITIES NOT REFERRED TO HEREIN.

LEGEND:

- -FOUND 4"x4" CONCRETE MONUMENT
- ⊠ -FOUND 4" DIA CONCRETE MONUMENT
- ⊞ -FOUND 6" DIA CONCRETE MONUMENT
- -FOUND 1/2" IRON ROD
- -FOUND 1/2" CAPPED IRON ROD "LB5170"
- ⊕ -POWER POLE WITH GUY ANCHOR
- -OVERHEAD UTILITY LINES
- 9.4 -SPOT ELEVATIONS

ABBREVIATIONS:

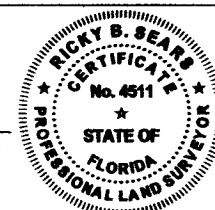
- PSM -PROFESSIONAL SURVEYOR AND MAPPER
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- R/W -RIGHT-OF-WAY
- DIA -DIAMETER
- SPF -STATE PLANE FIELD
- CSPF -CALCULATED STATE PLANE FIELD
- D -DEED
- NFIP -NATIONAL FLOOD INSURANCE PROGRAM
- RTN -REAL TIME NETWORK
- GNSS -GLOBAL NAVIGATION SATELLITE SYSTEM
- GPS -GLOBAL POSITIONING SYSTEM
- FPRN -FLORIDA PERMANENT REFERENCE NETWORK
- CORS -CONTINUOUSLY OPERATING REFERENCE STATION
- NAVD -NORTH AMERICAN VERTICAL DATUM

ADDRESS: NOWLING DRIVE	
REQUESTED BY: CHRISTOPHER PHILLIPS	
TYPE: BOUNDARY & TOPOGRAPHIC SURVEY	
SECTION 17, TOWNSHIP- 1 -SOUTH, RANGE- 28 -WEST, SANTA ROSA COUNTY, FLORIDA	
SCALE: 1"=50'	FIELD BOOK PAGE CREY FIELD DATE DRAWN BY: CHECKED BY:
DATE: 10/25/24	821 21.22 08/12/24 821 18 08/19/24 823 54 10/23/24
NO.:	DATE: REVISIONS: APPROVED BY:
UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE SEAL OF THE FLORIDA LICENSED SURVEYOR ABOVE, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID	
DRAWING NUMBER	



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