



# NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE  
Pensacola, FL 32526  
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: 1815 LOWELL PARTNERS

JOB NO.: 10-21446-17

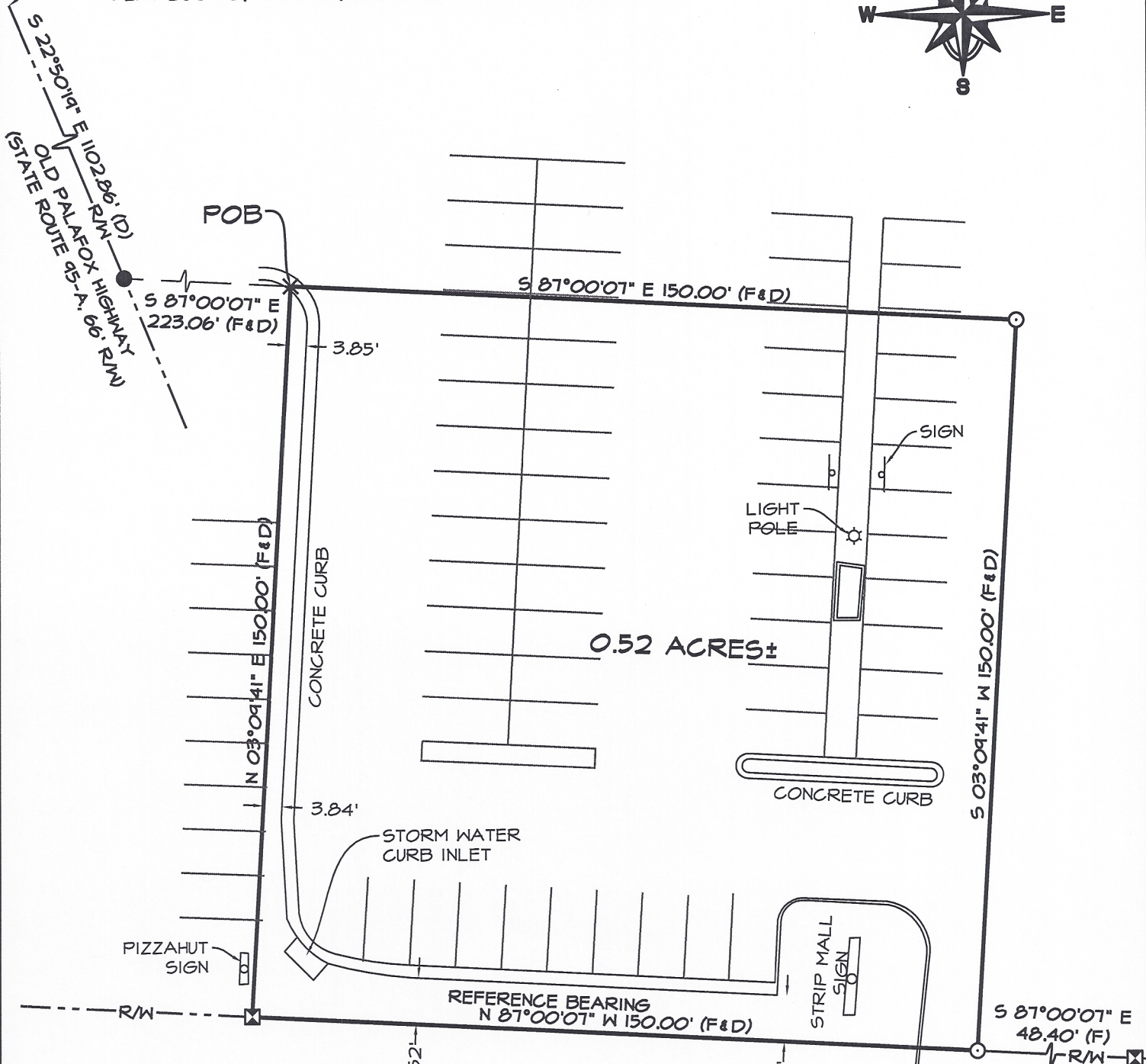
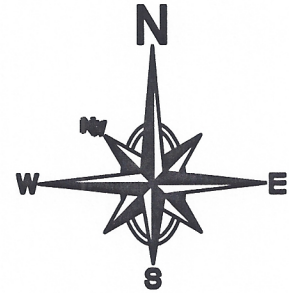
REQUESTED BY: BUFFY SOUTHERN / SOUTHERN REALTY GULF COAST

DATE: JUNE 12, 2017

PROPERTY ADDRESS:

SCALE: 1"=30'

POINT OF COMMENCEMENT  
THE SOUTHWESTERN MOST CORNER OF LOT 1,  
BEVERLY HOMES SUBDIVISION,  
PLAT BOOK 2, PAGE 25, ESCAMBIA COUNTY, FLORIDA



U.S. HIGHWAY 90-STATE ROAD 10  
NINE MILE ROAD (200' R/W)



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DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC  
NEW PARCEL CREATED AT THE CLIENT'S REQUEST  
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERN MOST CORNER OF LOT 1, BEVERLY HOMES SUBDIVISION AS RECORDED IN PLAT BOOK 2 AT PAGE 25 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF OLD PALAFOX HIGHWAY (STATE ROUTE 95-A, 66' R/W, FLORIDA; THENCE GO SOUTH 22 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF OLD PALAFOX HIGHWAY FOR A DISTANCE OF 1102.86 FEET; THENCE GO SOUTH 87 DEGREES 00 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 223.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 00 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 150.00 FEET; THENCE GO SOUTH 03 DEGREES 09 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 150.00 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 90-STATE ROAD 10, (NINE MILE ROAD, 200' R/W); THENCE GO NORTH 87 DEGREES 00 MINUTES 07 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF NINE MILE ROAD FOR A DISTANCE OF 150.00 FEET; THENCE GO NORTH 03 DEGREES 09 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.52 ACRES MORE OR LESS.

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 87 DEGREES 00 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF THE PROPERTY.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0295 G, REVISED SEPTEMBER 29, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 - 5J-17.173052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13. ENCROACHMENTS ARE AS SHOWN.

DENOTES:

- ⊙ ~ NAIL AND DISK, NUMBERED 7277 (PLACED)
- ⊠ ~ 4" SQUARE CONCRETE MONUMENT, NUMBERED 2535 (FOUND)
- ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- X ~ "X" SCRIBED IN CONCRETE CURB, UNNUMBERED (FOUND)
- (D) ~ DEED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- P.O.B. ~ POINT OF BEGINNING
- SEC. ~ SECTION