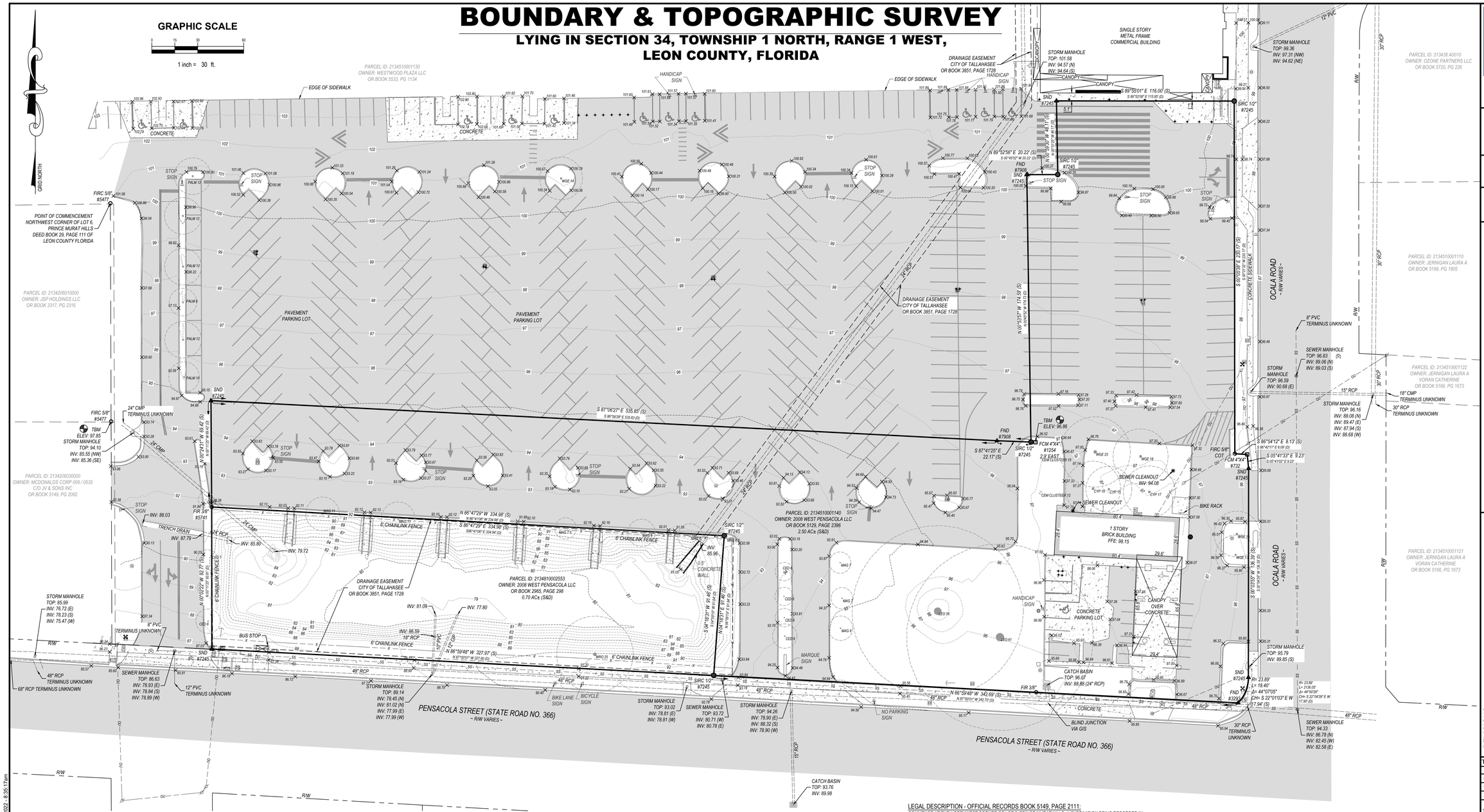
# BOUNDARY & TOPOGRAPHIC SURVEY

## LYING IN SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA




**Moore Bass Consulting, Inc.**

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PROJECT NAME: STARBUCKS AT WESTWOOD

CLIENT NAME: LEONI PROPERTIES

REVISIONS

| | |
|---|---|
| T0981.0043-BNDRY-TOPO | |
| FIELD DATE | 5/20/22 |
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| DRAWN BY | TW |
| FIELD BOOK/PAGE | N/A |

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SEAL

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CERTIFICATE OF
AUTHORIZATION NO. 00007245

SHEET TITLE
**BOUNDARY & TOPOGRAPHIC SURVEY**

SHEET
**1/1**

### STANDARD ABBREVIATIONS:

| | | | |
|---|---|---|---|
| #0000 | LICENSED SURVEY BUSINESS NUMBER | INV | INVERT |
| (C) | CALCULATED INFORMATION | L= | ARC LENGTH |
| (D) | DEED INFORMATION | MES | MITERED END SECTION |
| (P) | PLAT INFORMATION | N | NORTH |
| (S) | SURVEY INFORMATION | OE | OVERHEAD ELECTRIC |
| A= | ARC LENGTH | OR/PG | OFFICIAL RECORDS BOOK AND PAGE |
| A/C | AIR CONDITIONER | OT | OVERHEAD TELEPHONE |
| AC | ACRES | OTV | OVERHEAD TELEVISION |
| C/L | CENTERLINE | OU | OVERHEAD UTILITY |
| CATV | CABLE TELEVISION | PB/PG | PLAT BOOK AND PAGE |
| CH | CHORD BEARING AND DISTANCE | PCP | PERMANENT CONTROL POINT |
| CMP | CORRUGATED METAL PIPE | POB | POINT OF BEGINNING |
| CONC | CONCRETE | POC | POINT OF COMMENCEMENT |
| COT | CITY OF TALLAHASSEE | PPM | PARTS PER MILLION |
| DB/PG | DEED BOOK AND PAGE | PRM | PERMANENT REFERENCE MONUMENT |
| DIP | DUCTILE IRON PIPE | PVC | POLYVINYL CHLORIDE PIPE |
| Δ= | DELTA OR CENTRAL ANGLE | R= | RANGE |
| E | EAST | R= | RADIUS |
| ELEV | ELEVATION | RCP | REINFORCED CONCRETE PIPE |
| EXC | EXCEPTION | R/W | RIGHT-OF-WAY |
| FCM | FOUND 4"x4" CONCRETE MONUMENT | S | SOUTH |
| FFE | FINISHED FLOOR ELEVATION | SCM | SET 4"x4" CONCRETE MONUMENT LB#7245 |
| FIP | FOUND IRON PIPE (AS LABELED) | SEC | SECTION |
| FIR | FOUND IRON ROD (AS LABELED) | SIRC | SET 1/2" IRON PIN W/ CAP LB#7245 |
| FIRC | FOUND IRON ROD W/ CAP (AS LABELED) | SNC | SET NAIL IN 1" CAP LB#7245 |
| FL | FLOW LINE | T- | TOWNSHIP |
| FO | FIBER OPTIC | T= | TANGENT DISTANCE |
| FNC | FOUND NAIL IN CAP (AS LABELED) | TCP | TERRACOTTA PIPE |
| FND | FOUND | TOW | TOP OF WALL |
| FPIP | FOUND PINCHED IRON PIPE (AS LABELED) | TV | TELEVISION |
| HOA | HOME OWNERS ASSOCIATION | TYP | TYPICAL |
| HDPE | HIGH-DENSITY POLYETHYLENE PIPE | TBM | TEMPORARY BENCHMARK |
| ID | IDENTIFICATION | VCP | VITRIFIED CLAY PIPE |
| | | W | WEST |

### TREE ABBREVIATIONS:

| ABBREVIATION | COMMON NAME | | |
|---|---|---|---|
| AMB | AMERICAN BEECH | MAG | SOUTHERN MAGNOLIA |
| BAY | SWEETBAY | MAM | MIMOSA |
| BDP | BRADFORD PEAR | MUL | WHITE MULBERRY |
| BGM | BLACK GUM | PEC | PECAN |
| BKW | BLACK WALNUT | PINE | PINE |
| BWW | BLACK WILLOW | POP | YELLOW POPLAR |
| CAB | CHINA BERRY | PPALM | PINDO PALM |
| CALP | CALLERY PEAR | PSN | PERSIMMON |
| CAM | CAMPHOR | PTO | POST OAK |
| CED | EASTERN RED CEDAR | RBD | REDBUD |
| CET | CHINESE TALLOW | RDM | RED MAPLE |
| CEM | CRAPE MYRTLE | RDO | RED OAK |
| CHB | CHINABERRY | RRB | RIVER BIRCH |
| CHE | CHINESE ELM | SAS | SASSAFRAS |
| CPALM | CABBAGE PALM | SDO | SHUMARD OAK |
| CRY | BLACK CHERRY | SDP | SAND PINE |
| CSP | CHICKASAW PLUM | SEB | SPARKLE BERRY |
| CYP | CYPRESS | SEP | SPRUCE PINE |
| DDO | DURAND OAK | SGM | SWEETGUM |
| DOG | DOGWOOD | SHP | SLASH PINE |
| ENC | EASTERN COTTONWOOD | SLP | SHORT LEAF PINE |
| FSH | FOSTER'S HOLLY | SOP | SAGO PALM |
| GNH | GREEN ASH | SYC | SYCAMORE |
| HBY | HACKBERRY | TWT | TALLOWTREE |
| HKY | HICKORY | TGO | TUNG OIL |
| HOL | AMERICAN HOLLY | TYO | TURKEY OAK |
| HTE | HAWTHORNE | WEH | WHITE ASH |
| IWD | IRONWOOD | WEO | WHITE OAK |
| LEO | LIVE OAK | WGE | WINGED ELM |
| LFP | LONG LEAF PINE | WGW | WEEPING WILLOW |
| LLO | LAUREL OAK | WRO | WATER OAK |
| LYP | LOBLOLLY PINE | TREE | UNKNOWN |

### SYMBOL LEGEND

- FOUND IRON ROD (AS LABELED)
- FOUND IRON PIPE
- FOUND CONCRETE MONUMENT (AS LABELED)
- FOUND NAIL IN CAP (AS LABELED)
- SET 4"x4" CONCRETE MONUMENT LB#7245
- SET 1/2" IRON PIN W/ CAP LB#7245
- SET NAIL IN 1" CAP LB#7245
- UTILITY POLE
- GUY POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- SIAMESE CONNECTION
- POST INDICATOR VALVE
- WATER WELL
- WATER SPIGOT
- WATER SERVICE
- SPRINKLER HEAD
- IRRIGATION CONTROL VALVE
- MONITORING WELL
- FIBER OPTIC SIGN
- SANITARY SEWER MANHOLE
- GREASE TRAP MANHOLE
- SEWER VALVE
- AIR RELEASE VALVE
- SEWER SERVICE
- SEWER CLEANOUT
- MANHOLE (TYPE UNKNOWN)
- CATCH BASIN
- STORM MANHOLE
- YARD DRAIN
- STORMWATER CLEAN OUT
- TELEPHONE PEDESTAL
- TELEPHONE BOX
- TELEPHONE MANHOLE
- CABLE BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- PEDESTRIAN SIGNAL POLE
- GAS METER
- GAS VALVE
- GAS DROP
- GAS VENT
- BOLLARD
- AIR CONDITIONER UNIT
- PARKING METER
- SINGLE SUPPORT SIGN
- PARKING COUNT

### LEGAL DESCRIPTION - OFFICIAL RECORDS BOOK 5149, PAGE 2111:

*COMMENCE AT THE NORTHWEST CORNER OF LOT 6, PRINCE MURAT HILLS, A SUBDIVISION BEING RECORDED IN DEED BOOK 29, PAGE 111, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 12 MINUTES 29 SECONDS EAST A DISTANCE OF 28.7.56 FEET TO THE NORTHERLY RIGHT OF WAY OF PENSACOLA STREET (RIGHT OF WAY VARIES); THENCE RUN SOUTH 87 DEGREES 00 MINUTES 01 SECOND EAST ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 65.31 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT OF WAY. RUN NORTH 00 DEGREES 11 MINUTES 25 SECONDS WEST A DISTANCE OF 93.81 FEET; THENCE RUN SOUTH 86 DEGREES 41 MINUTES 06 SECONDS EAST A DISTANCE OF 334.98 FEET; THENCE RUN SOUTH 04 DEGREES 09 MINUTES 19 SECONDS WEST A DISTANCE OF 91.84 FEET TO THE NORTHERLY RIGHT OF WAY OF PENSACOLA STREET (RIGHT OF WAY VARIES); THENCE RUN NORTH 87 DEGREES 00 MINUTES 01 SECOND WEST ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 327.90 FEET TO THE POINT OF BEGINNING, CONTAINING 0.70 ACRE, MORE OR LESS.*

### LEGAL DESCRIPTION - OFFICIAL RECORDS BOOK 5533, PAGE 1154:

*COMMENCE AT THE NORTHWEST CORNER OF LOT 6, PRINCE MURAT HILLS, A SUBDIVISION BEING RECORDED IN DEED BOOK 29, PAGE 111, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 29 SECONDS EAST A DISTANCE OF 287.56 FEET TO THE NORTHERLY RIGHT OF WAY OF PENSACOLA STREET (RIGHT OF WAY VARIES); THENCE RUN SOUTH 87 DEGREES 00 MINUTES 01 SECOND EAST ALONG SAID NORTHERLY RIGHT OF WA Y A DISTANCE OF 65.31 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY, RUN NORTH 00 DEGREES 11 MINUTES 25 SECONDS WEST A DISTANCE OF 93.81 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE RUN NORTH 00 DEGREES 11 MINUTES 25 SECONDS WEST A DISTANCE OF 69.42 FEET; THENCE RUN SOUTH 86 DEGREES 58 MINUTES 28 SECONDS EAST A DISTANCE OF 335.83 FEET; THENCE RUN NORTH 00 DEGREES 45 MINUTES 52 SECONDS WES T A DISTANCE OF 174.73 FEET; THENCE RUN SOUTH 89 DEGREES 58 MINUTES 59 SECONDS EAST A DISTANCE OF 20.22 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 25 SECONDS WEST A DISTANCE OF 48.11 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 08 SECONDS EAST A DISTANCE OF 115.98 FEET TO THE WESTERLY RIGHT OF WAY OF OCALA ROAD (RIGHT OF WAY VARIES); THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY AS FOLLOWS; THENCE RUN SOUTH 00 DEGREES 01 MINUTE 32 SECONDS WEST A DISTANCE OF 230.17 FEET; THENCE SOUTH 86 DEGREES 42 MINUTES 11 SECONDS EAST A DISTANCE OF 8.09 FEET; THENCE SOUTH 05 DEGREES 41 MINUTES 02 SECONDS EAST A DISTANCE OF 9.23 FEET; THENCE RUN SOUTH 00 DEGREES 04 MINUTES 26SECONDS WEST A DISTANCE OF 136.39 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE RUN ALONG SAID CURVE HAVING A RADIUS OR 23.89 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 00 MINUTES 26 SECONDS, FOR AN ARC LENGTH OF 18.35 FEET (CHORD BEARS SOUTH 22 DEGREES 04 MINUTES 39 SECONDS WEST A DISTANCE OF 17.90 FEET) TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF BOUNDARY OCALA ROAD (RIGHT OF WAY VARIES) AND THE NORTHERLY RIGHT OF WA Y BOUNDARY OF PENSACOLA STREET (RIGHT OF WAY VARIES); THENCE RUN NORTH 8 7 DEGREES 00 MINUTES 01 SECOND WEST ALONG SAID NORTHERLY RIGHT OF WA Y OF PENSACOLA STREET. A DISTANCE OF 342.70 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WA Y RUN NORTH 04 DEGREES 09 MINUTES 19 SECONDS EAST A DISTANCE OF 91.84 FEET; THENCE RUN NORTH 86 DEGREES 41 MINUTES 06 SECONDS WEST A DISTANCE OF 334.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES, MORE OR LESS.*

### GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM (NAD 83/11). ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID 12A).
3. GROUND DISTANCES AND MEASUREMENTS SHOWN HEREON.
4. SUBSURFACE FOUNDATIONS OF THE BUILDINGS SHOWN HEREON WERE NOT LOCATED DURING THE PROCESS OF CONDUCTING FIELD WORK.
5. 2 BENCHMARKS HAVE BEEN ESTABLISHED AND ARE DENOTED HEREON.
6. THIS SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' (OR SMALLER).
7. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
9. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 12073C 0279 F, REVISED AUGUST 18, 2009 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.)

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA (F.A.C. 5J-17). THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACTION OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

LARRY D. DAVIS
REGISTERED FLORIDA SURVEYOR NO.5254

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