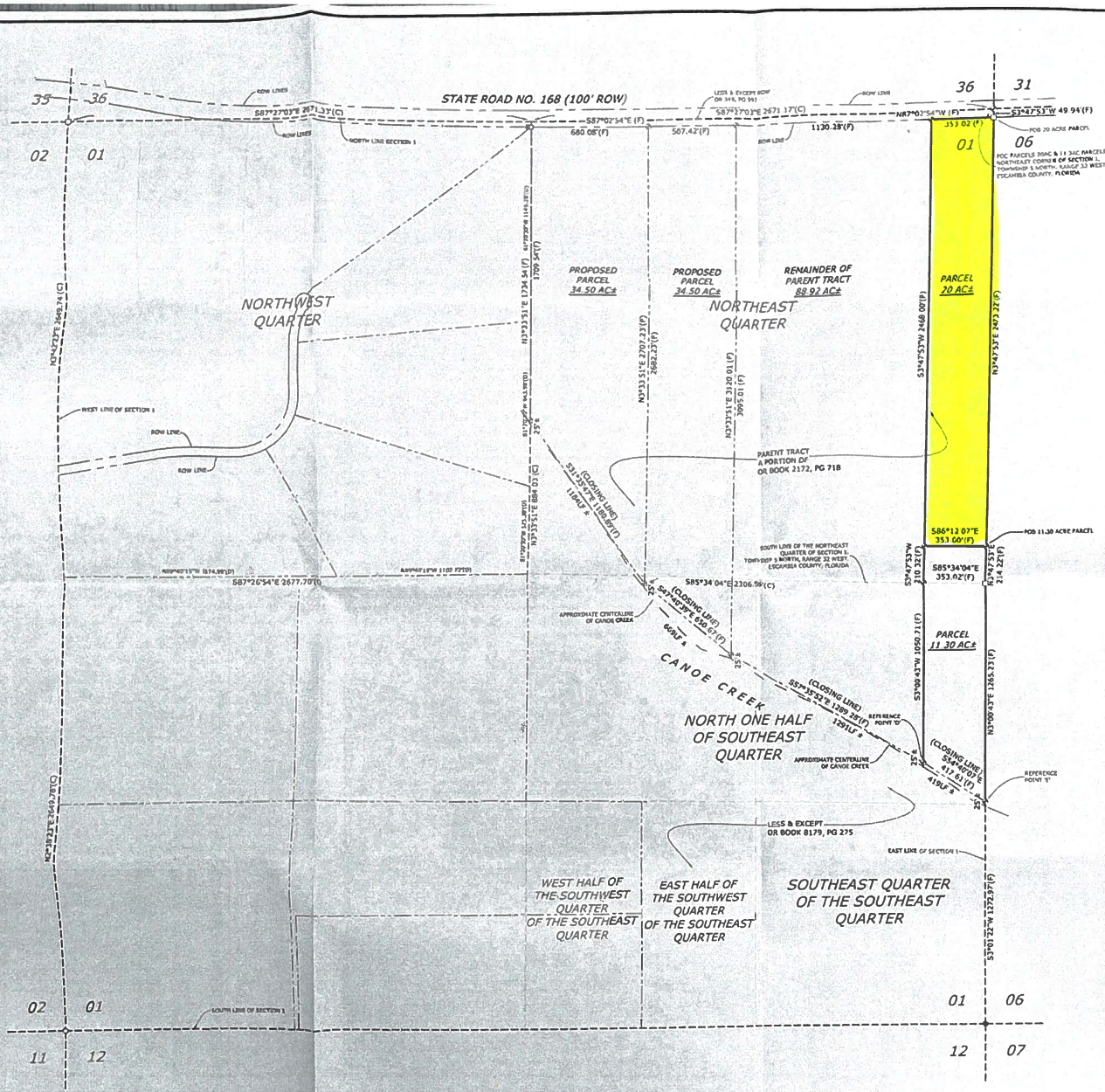

LEGAL DESCRIPTION:
"PARENT TRACT"
A PORTION OF OR 2172, PG 718
TOWNSHIP 5 NORTH, RANGE 32 WEST

SECTION 1:

EAST HALF, LESS WEST HALF OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER

LESS & EXCEPT PARCELS:
LESS & EXCEPT OR 8179, PG 275 (LANDS SOUTH OF CANOE CREEK)
LESS & EXCEPT OR 349, PG 593 (FOR RIGHT OF WAY)

NEW PARCELS LEGAL DESCRIPTIONS:

20 ACRE PARCEL
(PREPARED BY FABRE ENGINEERING & SURVEYING)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED S03°47'53"W ALONG THE EAST LINE OF SAID SECTION 1 FOR A DISTANCE OF 49.94 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 168 (100' RIGHT OF WAY); THENCE CONTINUE S03°47'53"W FOR A DISTANCE OF 2473.22 FEET TO THE POINT OF BEGINNING. THENCE PROCEED N86°12'07"W FOR A DISTANCE OF 353.00 FEET; THENCE PROCEED S03°47'53"W FOR A DISTANCE OF 210.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED S03°00'43"W FOR A DISTANCE OF 1050.21 FEET TO A POINT HEREAFTER KNOWN AS REFERENCE POINT 'D'. THENCE PROCEED S03°00'43"W FOR A DISTANCE OF 25 FEET MORE OR LESS TO THE CENTERLINE OF CANOE CREEK. THENCE MEANDER SOUTHEASTERLY ALONG SAID CREEK CENTER LINE FOR A DISTANCE OF 419 FEET MORE OR LESS; THENCE N03°00'43"E FOR A DISTANCE OF 25 FEET MORE OR LESS TO A POINT HEREAFTER KNOWN AS REFERENCE POINT 'E' BEING S54°40'07"E A DISTANCE OF 417.81 FEET FROM AFOREMENTIONED REFERENCE POINT 'D'; THENCE PROCEED N03°00'43"E FROM REFERENCE POINT 'E' FOR A DISTANCE OF 1265.23 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE PROCEED N03°47'53"E FOR A DISTANCE OF 214.22 FEET TO THE POINT OF BEGINNING

ALL BEING IN A PORTION OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA CONTAINING 11.30 ACRES MORE OR LESS

GENERAL SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY
2. THE FIELD SURVEY WAS PERFORMED ON 09/23/20, 09/29/20 & 10/07/20 AND RECORDED IN FIELD BOOK 276, PAGE 50
3. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, U.S. SURVEY FEET, FLORIDA NORTH ZONE, NAD83
4. NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS, WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY
5. THERE ARE NO VISIBLE IMPROVEMENTS (VACANT)
6. THIS SURVEY DOES NOT REPRESENT OR GUARANTEE OWNERSHIP
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

CERTIFIED TO:

CHARLES E. SULLIVAN
CHICAGO TITLE INSURANCE COMPANY
EMMANUEL, SHEPPARD & CONDON

N
W E
S
300 150 0 300
GRAPHIC SCALE IN FEET

LEGEND:

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
F	FIELD
D	DEED
C	CALCULATED
AC	ACRES

- ⊕ 1/2" CAPPED IRON ROD "LB6679" SET
- ○ 3/8" IRON ROD FOUND
- ● 1/2" CAPPED IRON ROD "7312" FOUND
- ⊕ SPIKE IN 3" IRON PIPE FOUND
- □ 4" CONCRETE MONUMENT W NAIL FOUND
- ■ 3" DIAMETER CONCRETE MONUMENT FOUND

SURVEYORS CERTIFICATE

I CERTIFY THE INFORMATION SHOWN HEREON TO BE CORRECT, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING PER CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON

NOVEMBER 12, 2020
DATE

FRANK T. FABRE, P.E., P.S.M.
PROFESSIONAL FLORIDA SURVEYOR, LICENSE NO. 3132, P.E. LB NO. 6679
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

FABRE ENGINEERING & SURVEYING
ENGINEERS ◆ PLANNERS ◆ SURVEYORS
FRANK T. FABRE, P.E., P.S.M.
119 CORPORATE BLVD., SUITE B-105, ROBERTSDALE, AL 36567 / PH 251-943-1937
EMAIL: FRANK@FABRE-ENGINEERING.COM
21530 PROFESSIONAL ENGINEER / 6679 PROFESSIONAL SURVEYOR & MAPPER / LICENSED IN FL, AL, GA & MS

BOUNDARY SURVEY

PREPARED FOR:
CHARLES SULLIVAN

3700 BLOCK, HWY 168, NEW PARCELS
BEING IN A PORTION OF SECTION 1
TOWNSHIP 5 NORTH, RANGE 32 WEST
ESCAMBIA COUNTY, FLORIDA

DRAWING SCALE	1"=300'
DRAWN BY	RJS
CHECKED BY	RJ
DATE	11/12/20
JOB NUMBER	200156
FILE NAME	200156Bndy.dwg
SHEET	1 OF 1