

NOTES:

- No improvements were located in this survey other than those shown hereon.
- No underground encroachments, utilities or foundations were located in this survey.
- All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
- As scaled from Flood Insurance Rate Map for Wakulla County, Florida, Community-Panel Number 12129C 0250 E; Date of Firm Index: September 26, 2014. This Property is located in Zone "X".
- The use of this survey is limited to the specific transaction shown hereon.
- Subject to zoning setbacks, easements and restrictions of record.
- Adjoining deeds of record were not provided to this firm.

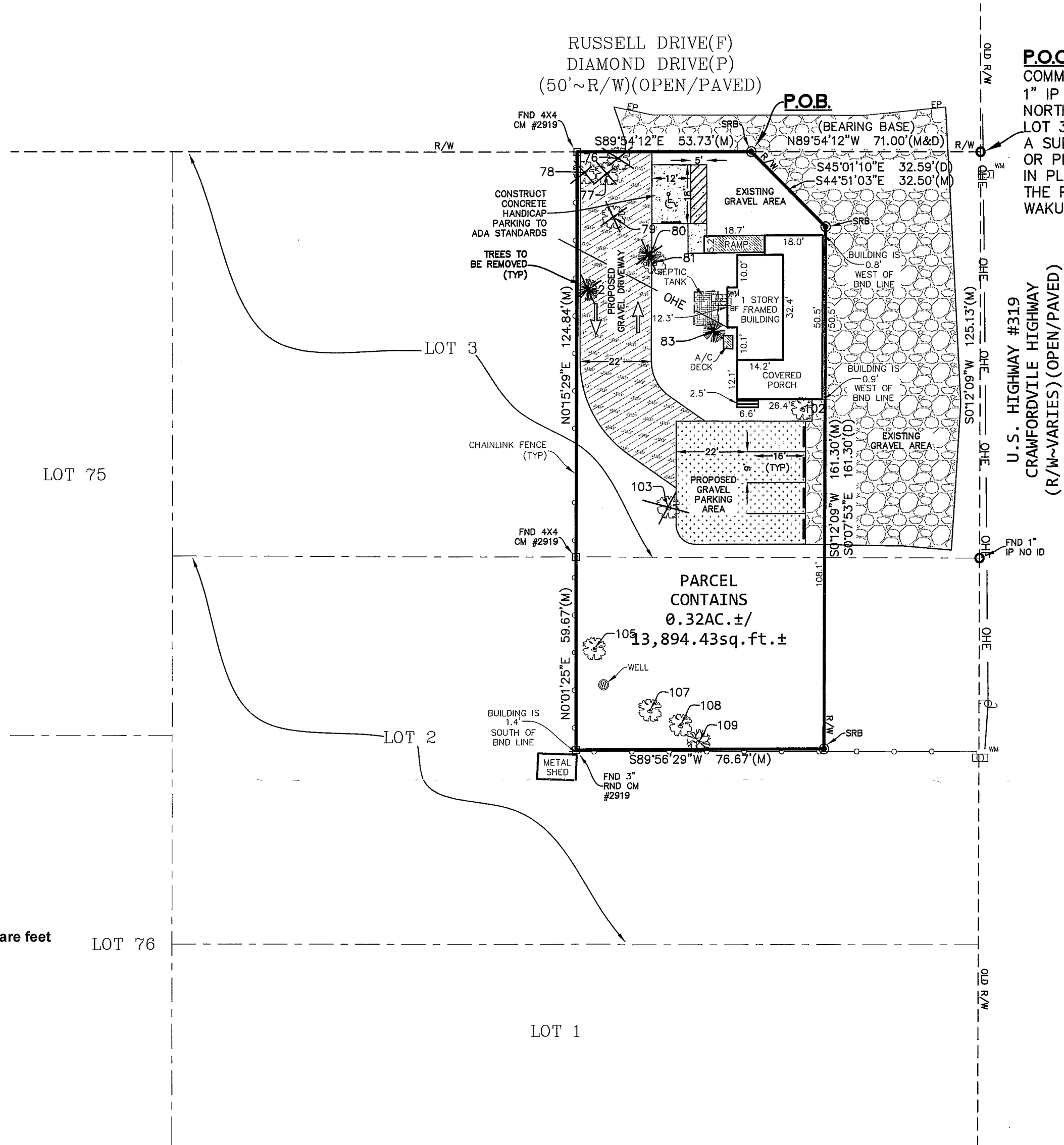
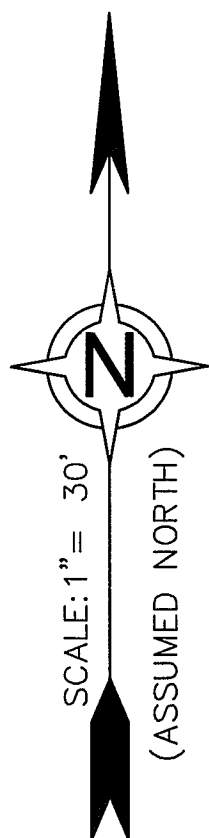
LEGAL DESCRIPTION

A PORTION OF LOTS 2 & 3, GOLDEN GATE FOREST, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 3 IN THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED BY A RECENT SURVEY AS FOLLOWS.

Commence at a found iron pipe marking the Northeast corner of Lot 3, Golden Gate Forest A subdivision as Per Map or Plat thereof Recorded in Plat Book 2, Page 3 in the Public Records of Wakulla County, Florida., said point also lying on the Southerly right of way line of a 50.00 foot wide roadway known as Russell Drive(Diamond Drive); thence run along said Southerly right of way line North 89 degrees 54 minutes 12 seconds West 71.00 feet to a re-bar, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Southerly right of way line run along the Westerly right of way line of U.S Highway 319 as follows, South 44 degrees 51 minutes 03 seconds East 32.50 feet to a re-bar; thence run South 00 degrees 12 minutes 09 seconds West 161.30 feet to a re-bar; thence leaving said Westerly right of way line run South 89 degrees 56 minutes 29 seconds West 76.67 feet to a concrete monument; thence run North 00 degrees 01 minutes 25 seconds East 59.67 feet to a concrete monument; thence run North 00 degrees 15 minutes 29 seconds East 124.84 feet to a concrete monument, said point lying on the Southerly right of way line of said Russell Drive (Diamond Drive); thence run along said Southerly right of way line South 89 degrees 54 minutes 12 seconds East 53.73 feet to the POINT OF BEGINNING. Containing 0.32 acres more or less

Parcel ID Number: 07-3S-01W-115-04314-003

NFIP#: 12129C-0250 E FLOOD ZONE: X B.F.E.: N/A
 Total Parcel Area in Sq. Feet: 13,894.43 square feet Impervious Surface Area in Sq. Feet: 6,523.79 square feet
 Number of Buildings: 1 Parking and Driveway (in Sq. Feet.): 3,999.52 square feet
 Number of Stories: 1 Height: 12.00 feet Gross Floor Area: 498.21
 Number of Seats (for restaurants and other places of assembly): Indoor: N/A Outdoor: N/A
 Number of Parking Spaces: 4 Handicap Parking: 1
 Number of Employees: 1 Floor Area Ratio: 3.6%



POC.
 COMMENCE AT A FOUND 1" IP NO ID MARKING THE NORTHEAST CORNER OF LOT 3, GOLDEN GATE FOREST A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 3 IN THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA

U.S. HIGHWAY #319
 CRAWFORDVILLE HIGHWAY
 (R/M-VARIES) (OPEN/PAVED)

Point #	Description
76	13" OAK(TO BE REMOVED)
77	10" OAK(TO BE REMOVED)
78	19" OAK(TO BE REMOVED)
79	18" OAK(TO BE REMOVE)
80	13" PINE(TO BE REMOVED)
81	23" OAK
82	14" PINE(TO BE REMOVED)
83	22" PINE
102	32" OAK
103	30" OAK(TO BE REMOVED)
105	13" OAK
107	28" OAK
108	28" OAK
109	12" DOGWOOD

EDWIN BROWN & ASSOCIATES
 SURVEYORS * MAPPERS * ENGINEERS
 (850) 926-3016 888-433-4436 FAX (850) 926-8180
 P.O. Box 625 2813 Crawfordville Hwy. Crawfordville, FL 32326

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

WADE G. BROWN
 Surveyor & Mapper
 Florida Certificate No. 5959
 (LB# 6475)

LEGEND

- BND - BOUNDARY
- LINE NOT TO SCALE
- FND - FOUND
- INV - INVERT ELEVATION
- TV - CONCRETE MONUMENT
- - CABLE TELEVISION BOX
- SJPC - ST. JOE PAPER COMPANY
- OHE- OVERHEAD ELECTRIC LINE
- SCM - SET 4X4 CONCRETE MONUMENT (#6475)
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- - CALCULATED POINT
- ER - EDGE OF ROAD
- RND - ROUND
- PT - POINT OF TANGENT
- POT - POINT OF TERMINUS
- CL - CENTER LINE
- C - CALCULATED
- (TYP) - TYPICAL
- FNC - FOUND NAIL AND CAP
- R/B - RE-BAR
- ORB - OFFICIAL RECORDS BOOK
- CM - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 5/8" RE-BAR #6475
- SNC - SET NAIL & CAP #6475
- FFE - FINISHED FLOOR ELEVATION
- EL - ELEVATION
- TBM - TEMPORARY BENCHMARK
- D - DEED
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- RAD - RADIUS
- DEL - DELTA OR INCLUDED ANGLE
- CH - CHORD LENGTH
- CB - CHORD BEARING
- L - ARC LENGTH
- RC - ROD AND CAP
- IP - IRON PIPE
- PC - POINT OF CURVE
- CL - CENTER LINE
- C - CALCULATED
- (TYP) - TYPICAL
- ELB - ELECTRIC BOX
- - FND CONCRETE MONUMENT
- - SERVICE POLE
- - FND MONUMENTATION
- EP - EDGE OF PAVEMENT
- ← - LIGHT POLE
- C1 - CURVE TAG (SEE CURVE TABLE)
- L1 - LINE TAG (SEE LINE TABLE)
- ID - IDENTIFICATION
- ⊗ - FIRE HYDRANT
- ⊕ - WATER VALVE
- PH - PHONE BOX
- WM - WATER METER
- RCP - RIGID CONCRETE PIPE
- PVC - POLYVINYL CHLORIDE PIPE
- CMP - CORRUGATED METAL PIPE
- MHWL - MEAN HIGH WATER LINE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

CERTIFIED TO:
 MARVIN WILLIAM LIBBY, JR.;
 GLENN CAMPBELL;
 WAKULLA TITLE COMPANY;
 CHICAGO TITLE INSURANCE COMPANY

REVISION	BY	DATE
CONCEPTUAL SITE PLAN	AA	7/9/2018

PLAT OF BOUNDARY SURVEY & CONCEPTUAL SITE PLAN PREPARED FOR:
MARVIN LIBBY, JR.

PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.
 2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32326 (850)926-3016

NOTEBOOK/PAGE: 878/19	COUNTY: WAKULLA	DRAWN BY: AA	REVIEWED BY: WGB
NOTEBOOK/PAGE:	SECTION: 7	SCALE: 1" = 30'	CHECKED BY: WGB
NOTEBOOK/PAGE:	TOWNSHIP: 3-SOUTH	SURVEY DATE: JUNE 20, 2018	
SHEET: 1 OF 1	RANGE: 2-WEST	JOB NUMBER	PSC#
		78-077	39016