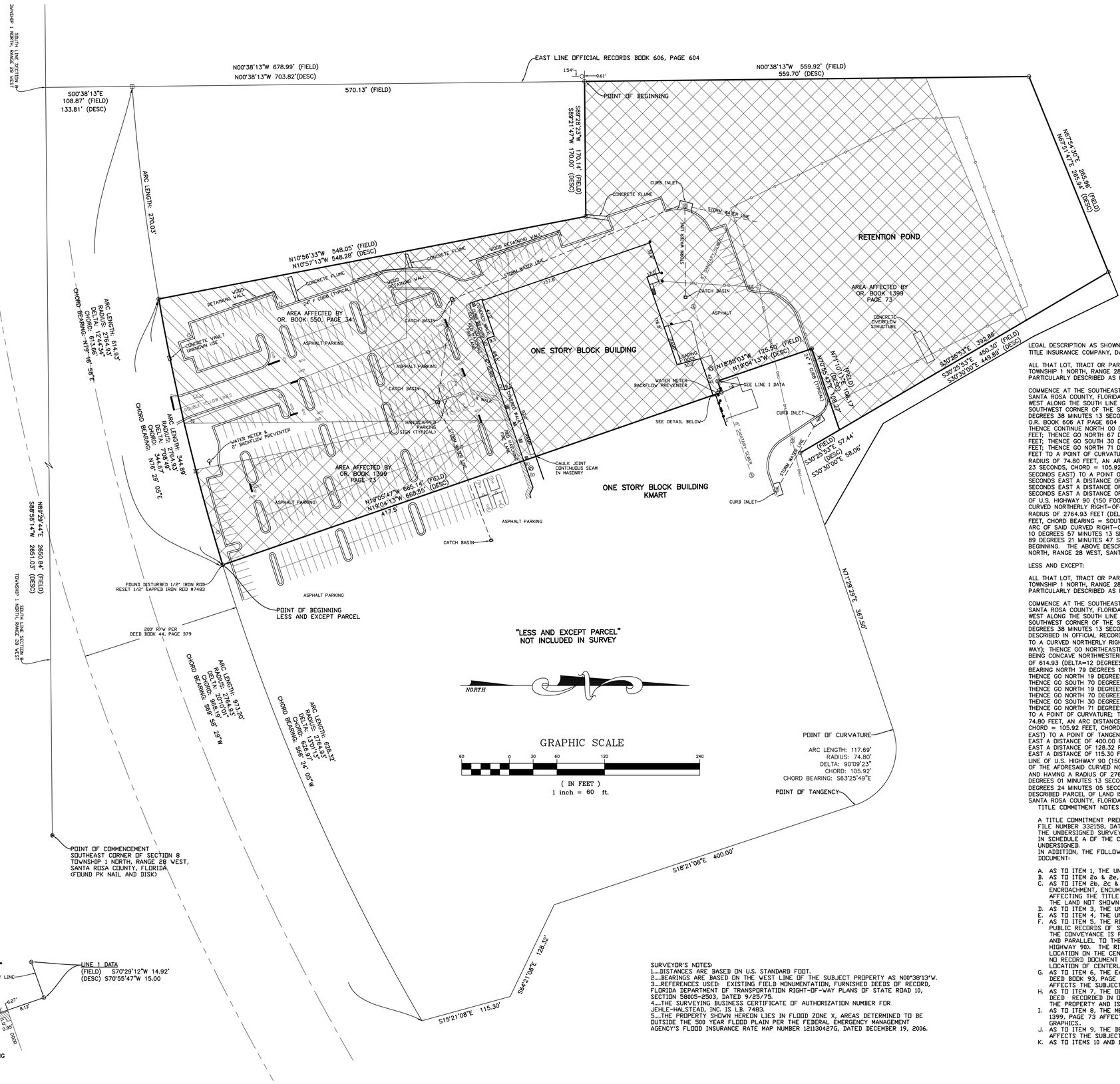
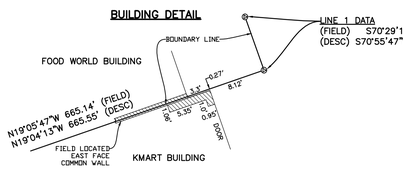


BUILDING DETAIL



SURVEYOR'S NOTES:
1....DISTANCES ARE BASED ON U.S. STANDARD FOOT.
2....BEARINGS ARE BASED ON THE WEST LINE OF THE SUBJECT PROPERTY AS N00°38'13"W.
3....REFERENCES USED: EXISTING FIELD MONUMENTATION, FURNISHED DEEDS OF RECORD, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS OF STATE ROAD 10, SECTION 58005-2503, DATED 9/25/75.
4....THE SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR JEHLE-HALSTEAD, INC. IS L.B. 7483.
5....THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 12113O427G, DATED DECEMBER 19, 2006.

LEGAL DESCRIPTION AS SHOWN ON TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 6/22/16, FILE NUMBER: 332158

ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 88 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 8 A DISTANCE OF 2651.03 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8; THENCE GO NORTH 00 DEGREES 38 MINUTES 13 SECONDS WEST ALONG THE EAST LINE OF A PARCEL DESCRIBED IN O.R. BOOK 606 AT PAGE 604 A DISTANCE OF 703.82 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 38 MINUTES 13 SECONDS WEST A DISTANCE OF 559.70 FEET; THENCE GO NORTH 67 DEGREES 51 MINUTES 47 SECONDS EAST A DISTANCE OF 265.94 FEET; THENCE GO SOUTH 30 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 449.89 FEET; THENCE GO NORTH 71 DEGREES 29 MINUTES 29 SECONDS EAST A DISTANCE OF 367.50 FEET TO A POINT OF CURVATURE; THENCE GO ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 74.80 FEET, AN ARC DISTANCE OF 117.69 FEET (DELTA=90 DEGREES 09 MINUTES 23 SECONDS, CHORD = 105.92 FEET, CHORD BEARING = SOUTH 63 DEGREES 25 MINUTES 49 SECONDS EAST) TO A POINT OF TANGENCY; THENCE GO SOUTH 18 DEGREES 21 MINUTES 08 SECONDS EAST A DISTANCE OF 400.00 FEET; THENCE GO SOUTH 64 DEGREES 21 MINUTES 08 SECONDS EAST A DISTANCE OF 128.32 FEET; THENCE GO SOUTH 15 DEGREES 21 MINUTES 08 SECONDS EAST A DISTANCE OF 115.30 FEET TO THE CURVED NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90 (150 FOOT RIGHT OF WAY); THENCE GO WESTERLY ALONG THE AFORESAID CURVED NORTHERLY RIGHT-OF-WAY LINE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2764.93 FEET (DELTA=20 DEGREES 10 MINUTES 01 SECONDS, CHORD = 968.19 FEET, CHORD BEARING = SOUTH 69 DEGREES 58 MINUTES 29 SECONDS WEST) GO ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE A DISTANCE OF 973.20 FEET; THENCE GO NORTH 10 DEGREES 57 MINUTES 13 SECONDS WEST A DISTANCE OF 548.28 FEET; THENCE GO SOUTH 89 DEGREES 21 MINUTES 47 SECONDS WEST A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.

LESS AND EXCEPT:

ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 88 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 8 A DISTANCE OF 2651.03 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8; THENCE GO NORTH 00 DEGREES 38 MINUTES 13 SECONDS WEST ALONG THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 606, AT PAGE 604 A DISTANCE OF 133.81 FEET TO A CURVED NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (150-FOOT RIGHT-OF-WAY); THENCE GO NORTHEASTERLY ALONG SAID CURVED NORTHERLY RIGHT-OF-WAY LINE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2764.93 FEET, AN ARC DISTACE OF 614.93 (DELTA=12 DEGREES 44 MINUTES 34 SECONDS, CHORD 613.66 FEET, CHORD BEARING NORTH 79 DEGREES 16 MINUTES 58 SECONDS EAST) FOR THE POINT OF BEGINNING; THENCE GO NORTH 19 DEGREES 04 MINUTES 13 SECONDS WEST A DISTANCE OF 665.55 FEET; THENCE GO SOUTH 70 DEGREES 55 MINUTES 47 SECONDS WEST A DISTANCE OF 15.00 FEET; THENCE GO NORTH 19 DEGREES 04 MINUTES 13 SECONDS WEST A DISTANCE OF 125.50 FEET; THENCE GO NORTH 70 DEGREES 55 MINUTES 47 SECONDS EAST A DISTANCE OF 108.27 FEET; THENCE GO SOUTH 30 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 58.06 FEET; THENCE GO NORTH 71 DEGREES 29 MINUTES 29 SECONDS EAST A DISTANCE OF 367.50 FEET TO A POINT OF CURVATURE; THENCE GO ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 74.80 FEET, AN ARC DISTANCE OF 117.69 FEET (DELTA=90 DEGREES 09 MINUTES 23 SECONDS, CHORD = 105.92 FEET, CHORD BEARING = SOUTH 63 DEGREES 25 MINUTES 49 SECONDS EAST) TO A POINT OF TANGENCY; THENCE GO SOUTH 18 DEGREES 21 MINUTES 08 SECONDS EAST A DISTANCE OF 400.00 FEET; THENCE GO SOUTH 64 DEGREES 21 MINUTES 08 SECONDS EAST A DISTANCE OF 128.32 FEET; THENCE GO SOUTH 15 DEGREES 21 MINUTES 08 SECONDS EAST A DISTANCE OF 115.30 FEET TO THE AFORESAID CURVED NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (150-FOOT RIGHT-OF-WAY); THENCE GO WESTERLY ALONG THE ARC OF THE AFORESAID CURVED NORTHERLY RIGHT-OF-WAY LINE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2764.93 FEET AN ARC DISTANCE OF 628.32 FEET (DELTA 13 DEGREES 01 MINUTES 13 SECONDS, CHORD = 626.97 FEET, CHORD BEARING SOUTH 66 DEGREES 24 MINUTES 05 SECONDS WEST) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.

TITLE COMMITMENT NOTES

A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 332158, DATED (EFFECTIVE DATE) 6/22/16 @ 11:00 P.M. WAS FURNISHED TO THE UNDERSIGNED SURVEYOR. THE PARCEL SURVEYED IS THE SAME PARCEL DESCRIBED IN SCHEDULE A OF THE COMMITMENT. NO TITLE SEARCH WAS PERFORMED BY THE UNDERSIGNED.
IN ADDITION, THE FOLLOWING NOTES CONCERN SCHEDULE B SECTION II OF THAT DOCUMENT:

A. AS TO ITEM 1, THE UNDERSIGNED HAS NO KNOWLEDGE.
B. AS TO ITEM 2a & 2e, THE UNDERSIGNED HAS NO KNOWLEDGE.
C. AS TO ITEM 2b, 2c & 2d, THE UNDERSIGNED OBSERVED NO EVIDENCE OF ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE NOR ANY RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN IN THE PUBLIC RECORDS OTHER THAN THOSE SHOWN.
D. AS TO ITEM 3, THE UNDERSIGNED HAS NO KNOWLEDGE.
E. AS TO ITEM 4, THE UNDERSIGNED HAS NO KNOWLEDGE.
F. AS TO ITEM 5, THE RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 44, PAGE 379, PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA AFFECTS THE SUBJECT PROPERTY. THE CONVEYANCE IS FOR A 200 FOOT WIDE RIGHT-OF-WAY LYING 100' EACH SIDE OF AND PARALLEL TO THE CENTERLINE OF STATE ROAD NO 1 (NOW STATE ROAD 10, U.S. HIGHWAY 90). THE RIGHT-OF-WAY IS SHOWN IN THE GRAPHICS BASED ON ITS LOCATION ON THE CENTERLINE OF STATE ROAD 10 AS IT NOW EXISTS. NO RECORD DOCUMENT HAS BEEN FURNISHED TO THE UNDERSIGNED INDICATING THE LOCATION OF CENTERLINE OF STATE ROAD 10 AT THE DATE OF THE CONVEYANCE.
G. AS TO ITEM 6, THE EASEMENT IN FAVOR OF GULF POWER COMPANY RECORDED IN DEED BOOK 93, PAGE 13, PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
H. AS TO ITEM 7, THE OIL, GAS, MINERAL OR OTHER RESERVATIONS AS SET FORTH IN DEED RECORDED IN OFFICIAL RECORDS BOOK 550, PAGE 34 AFFECTS A PORTION OF THE PROPERTY AND IS SHOWN IN THE GRAPHICS.
I. AS TO ITEM 8, THE MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 1399, PAGE 73 AFFECTS A PORTION OF THE PROPERTY AND IS SHOWN IN THE GRAPHICS..
J. AS TO ITEM 9, THE DECLARATION OF RIGHTS, RESTRICTIONS AND EASEMENTS AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE
K. AS TO ITEMS 10 AND 11, THE UNDERSIGNED HAS NO KNOWLEDGE.

NOTE UNLESS STATED OTHERWISE, NO TITLE SEARCH HAS BEEN FURNISHED NOR PERFORMED BY THE UNDERSIGNED TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN TITLE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. UNLESS IT BEARS THE SIGNATURE, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

jhj jehle-halstead, inc.
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www.jehle-halstead.com
Certificate of Authorization No. 0004869
Surveying License Number LB7483

BOUNDARY SURVEY
A PORTION OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 28 WEST,
SANTA ROSA COUNTY, FLORIDA
FOR
SANTA ROSA COUNTY SCHOOL DISTRICT

SURVEYORS CERTIFICATE:
I CERTIFY THAT THE SURVEY SHOWN HEREON TO BE CORRECT AND COMPLETED PER THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEPHEN GARY RUTAN DATE
PROFESSIONAL LAND SURVEYOR, LICENSE NO. 4208

Valid only with embossed seal

Revisions	
Date	Description

Designed By:

Drawn By: SGR

Checked By:

Job No.: 160036S000

Date: 7/14/16

Scale: 1" = 60'

FIELD DATE: 7/13/16
CREW: RG/JS/SS
CREW:
FB_RGI PG 67
FB____ PG ____