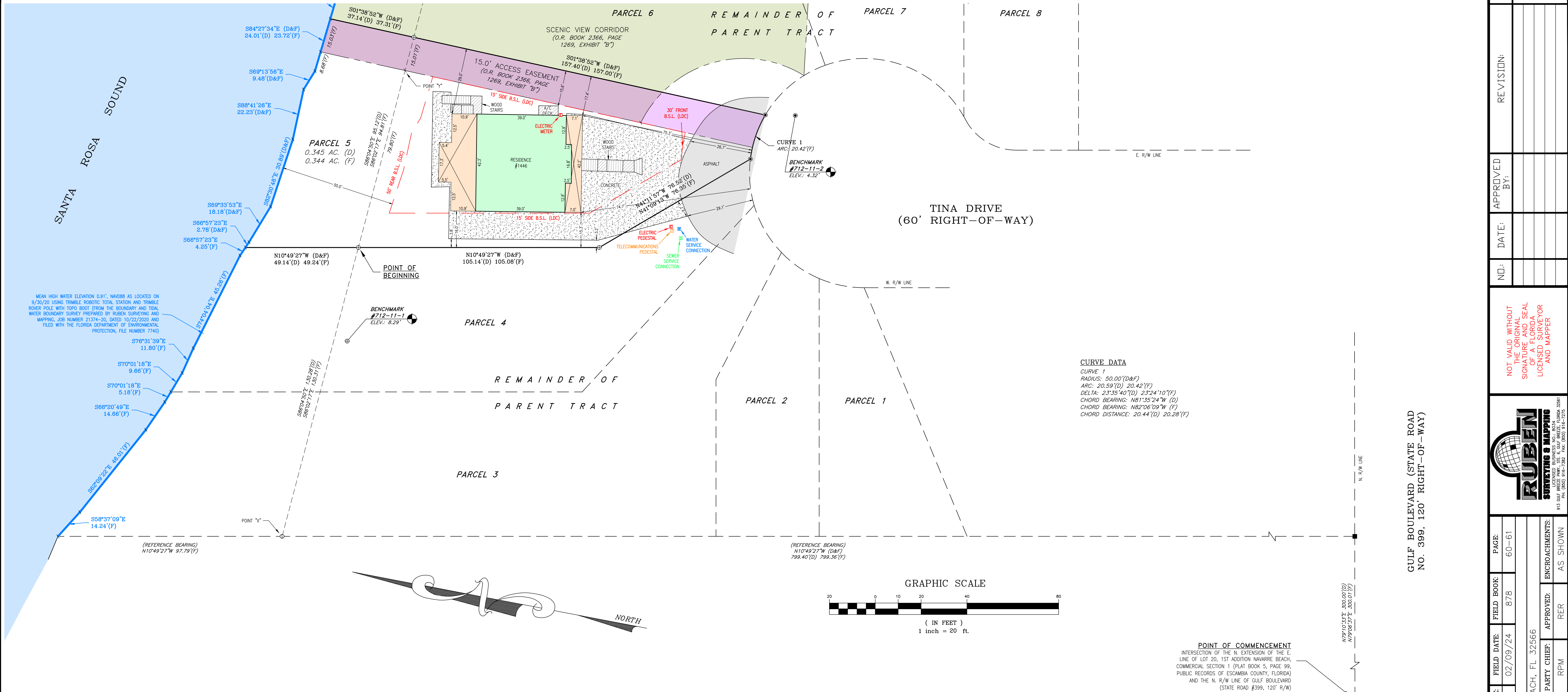


BOUNDARY AND TIDAL WATER BOUNDARY LINE SURVEY

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LEGAL DESCRIPTION

PREPARED BY RUBEN SURVEYING & MAPPING

PARCEL 5 COMMENCE AT THE INTERSECTION OF A NORTHERLY EXTENSION OF THE EAST LINE OF LOT 20, 1ST ADDITION NAVARRE BEACH, COMMERCIAL SECTION 1, AS RECORDED IN PLAT BOOK 5, PAGE 99 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD NO. 399, 120 FOOT RIGHT-OF-WAY). THENCE PROCEED NORTH 79 DEGREES 10 MINUTES 33 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 300.00 FEET TO A POINT, THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED NORTH 10 DEGREES 27 SECONDS WEST, FOR A DISTANCE OF 799.40 FEET TO A POINT HERINAFTER REFERRED TO AS POINT "X", THENCE PROCEED SOUTH 86 DEGREES 04 MINUTES 50 SECONDS EAST, FOR A DISTANCE OF 130.28 FEET TO THE POINT OF BEGINNING; THENCE PROCEED NORTH 10 DEGREES 49 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 49.14 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF SANTA ROSA SOUND; THENCE PROCEED SOUTH 66 DEGREES 57 MINUTES 23 SECONDS EAST ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 2.78 FEET TO A POINT; THENCE PROCEED SOUTH 69 DEGREES 33 MINUTES 53 SECONDS EAST ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 18.18 FEET TO A POINT; THENCE PROCEED SOUTH 82 DEGREES 30 MINUTES 48 SECONDS EAST ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.89 TO A POINT, THENCE PROCEED SOUTH 88 DEGREES 41 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 22.23 FEET TO A POINT; THENCE PROCEED SOUTH 69 DEGREES 13 MINUTES 56 SECONDS EAST ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 9.48 FEET TO A POINT; THENCE PROCEED SOUTH 84 DEGREES 27 MINUTES 34 SECONDS EAST ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.01 FEET TO A POINT; THENCE DEPARTING SAID MEAN HIGH WATER LINE PROCEED SOUTH 01 DEGREES 38 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 37.14 FEET TO A POINT LYING SOUTH 86 DEGREES 04 MINUTES 50 SECONDS EAST OF AND 95.12 FEET FROM THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 38 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 157.40 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TINA DRIVE (60 FOOT RIGHT-OF-WAY), SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 23 DEGREES 35 MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 81 DEGREES 35 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 20.44 FEET; THENCE PROCEED WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 20.59 FEET TO A POINT; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, PROCEED NORTH 41 DEGREES 11 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 76.52 FEET TO A POINT; THENCE PROCEED NORTH 10 DEGREES 49 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 105.14 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF UNSECTIONALIZED SANTA ROSA ISLAND, LYING SOUTH OF TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINING 0.345 ACRES OF LAND.

GENERAL NOTES:

- NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE DEED BEARING OF NORTH 10 DEGREES 49 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF THE PARENT TRACT OF THE SUBJECT PARCEL.
- THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
- NO TITLE SEARCH 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, STATE AND/OR FEDERAL JURISDICTIONAL AREAS RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE ASSIGNMENT OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 2366 AT PAGE 1266 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THE ASSIGNMENT OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 2366 AT PAGE 1270 OF THE PUBLIC RECORDS OF SAID COUNTY; THE DEED FOR PUBLIC RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 2544 AT PAGE 1388 OF THE PUBLIC RECORDS OF SAID COUNTY; THE PLAT OF VILLAGE @ NAVARRE RECORDED IN PLAT BOOK F AT PAGE 48 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY AND RECORDED IN PLAT BOOK 14 AT PAGE 50 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY; AND TO EXISTING FIELD MONUMENTATION.
- STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
- IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE, ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.
- THE STRUCTURE DIMENSIONS IF ANY DO NOT INCLUDE THE EAVES OR OVERHANG OR THE FOUNDATION FOOTINGS.
- ABOVE-GROUND UTILITIES AND EVIDENCE OF SUBTERRANEAN UTILITIES ARE SHOWN HEREON. THERE MAY BE ADDITIONAL SUBTERRANEAN UTILITIES WHICH ARE NOT SHOWN HEREON.

LEGEND:

- R/W - RIGHT OF WAY
- D - DESCRIPTION
- F - FIELD
- B.S.L. - BUILDING SETBACK LINE
- LDC - SANTA ROSA COUNTY LAND DEVELOPMENT CODE
- LS - LICENSED SURVEYOR
- LB - LICENSED BUSINESS
- ⊕ - 1/2" CAPPED METAL ROD LS #5791 (SET)
- ⊙ - NAIL & DISC LS #5791 (FOUND)
- - 4" x 4" CONCRETE MONUMENT LB #3407 (FOUND)
- ⊗ - 1/2" CAPPED METAL ROD LB #5802 (FOUND)
- ⊙ - 1/2" CAPPED METAL ROD LB #6783 (FOUND)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTERS 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RONALD E. RUBEN II, P.S.M. # 5791

DATE

BOUNDARY AND TIDAL WATER BOUNDARY LINE SURVEY	JOB NO.:	21615-20	REVISION:		SHEET 1	OF 1
	DRAWING DATE:	02/12/24	APPROVED BY:			
A PORTION OF UNSECTIONALIZED SANTA ROSA ISLAND, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA	FIELD DATE:	02/09/24	DATE:			
	FIELD BOOK:	878	NO.:			
PROPERTY ADDRESS:	TINA DRIVE, NAVARRE BEACH, FL 32566	PAGE:	60-61			
DRAWN BY:	RMM	ENCROACHMENTS:	AS SHOWN			
SCALE:	1" = 20'	APPROVED:	RER			

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



GULF BOULEVARD (STATE ROAD NO. 399, 120' RIGHT-OF-WAY)

POINT OF COMMENCEMENT
INTERSECTION OF THE N. EXTENSION OF THE E. LINE OF LOT 20, 1ST ADDITION NAVARRE BEACH, COMMERCIAL SECTION 1 (PLAT BOOK 5, PAGE 99, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA) AND THE N. R/W LINE OF GULF BOULEVARD (STATE ROAD #399, 120' R/W)

