

LOT 24
SANDY LAKE ESTATES
(O.R. 1086, PG. 230)

TRACT 25
±4.99 ACRES
VACANT & WOODED

EAST REDSTONE AVENUE
(R/W VARIES)
20' ASPHALT ROAD

LEGAL DESCRIPTION: (AS PROVIDED)

TRACT 25, SANDY LAKE ESTATES, AN UNRECORDED SUBDIVISION IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST; THENCE RUN NORTH 89°42'51" EAST ALONG THE SOUTH LINE OF SAID SECTION 21 FOR A DISTANCE OF 455.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED BEARING FOR A DISTANCE OF 275.0 FEET; THENCE NORTH 001°3'44" WEST 825.68 FEET; THENCE SOUTH 89°41'48" WEST, 275.0 FEET; THENCE SOUTH 001°3'44" EAST, 825.59 FEET TO THE POINT OF BEGINNING, ALL IN OKALOOSA COUNTY, FLORIDA.

REFERENCE BEARING FOR THE ABOVE LEGAL DESCRIPTION BEING SOUTH 001°5'27" EAST FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21.

A PART OF TRACT 23, SANDY LAKE ESTATES, AN UNRECORDED SUBDIVISION LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST; THENCE SOUTH 001°3'00" EAST FOR A DISTANCE OF 862.75 FEET; THENCE SOUTH 001°2'19" EAST, 439.22 FEET; THENCE SOUTH 45°08'54" EAST, 28.27 FEET; THENCE NORTH 89°47'30" EAST, 209.88 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE CONTINUE NORTH 89°47'30" EAST, 672.20 FEET; THENCE SOUTH 001°8'12" EAST, 138.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 001°8'12" EAST, 257.45 FEET; THENCE SOUTH 89°41'48" WEST, 862.66 FEET; THENCE NORTH 001°3'19" WEST, 186.98 FEET; THENCE SOUTH 89°48'20" EAST 190.00 FEET; THENCE NORTH 001°5'12" WEST, 70.83 FEET; THENCE NORTH 89°41'48" EAST, 672.32 FEET TO THE POINT OF BEGINNING, ALL IN OKALOOSA COUNTY, FLORIDA.

REFERENCE BEARING FOR THE ABOVE LEGAL DESCRIPTION BEING SOUTH 001°5'27" EAST FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21.

LESS AND EXCEPT OFFICIAL RECORDS BOOK 2040, PAGE 2298.

GENERAL NOTES

- NO TITLE SEARCH OR ABSTRACT HAS BEEN FURNISHED TO THE UNDERSIGNED. DEEDS, EASEMENTS, DESCRIPTIONS, OR OTHER INSTRUMENTS MAY EXIST THAT EFFECT THE SUBJECT PROPERTY.
- BEARING REFERENCE: SOUTH 001°5'27" EAST FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA ZONE NORTH NAD 83/07, U.S. SURVEY FEET, NAVD 1988 DATUM, AS ESTABLISHED BY USE OF THE FLORIDA PERMANENT NETWORK (PRN). SITE BENCHMARKS AS SHOWN.

CERTIFICATION OF ZONE AREA FOR FLOOD INSURANCE

I CERTIFY THAT I HAVE CHECKED THE NATIONAL FLOOD INSURANCE RATE MAP OF OKALOOSA COUNTY, FLORIDA, COMMUNITY PANEL NO. 12091C-0280-J, DATED 9 MARCH 2021 AND DETERMINED THIS PROPERTY TO BE SITUATED IN ZONE "X".

PSM PASCOE SURVEYING & MAPPING, INC.
18 TWISTED OAK TRAIL, SHALIMAR, FLORIDA 38879
PHONE: 850-651-4200
FAX: 850-651-4222
EMAIL: brian@pascoesurveying.com
CERTIFICATE OF AUTHORIZATION No. 7287

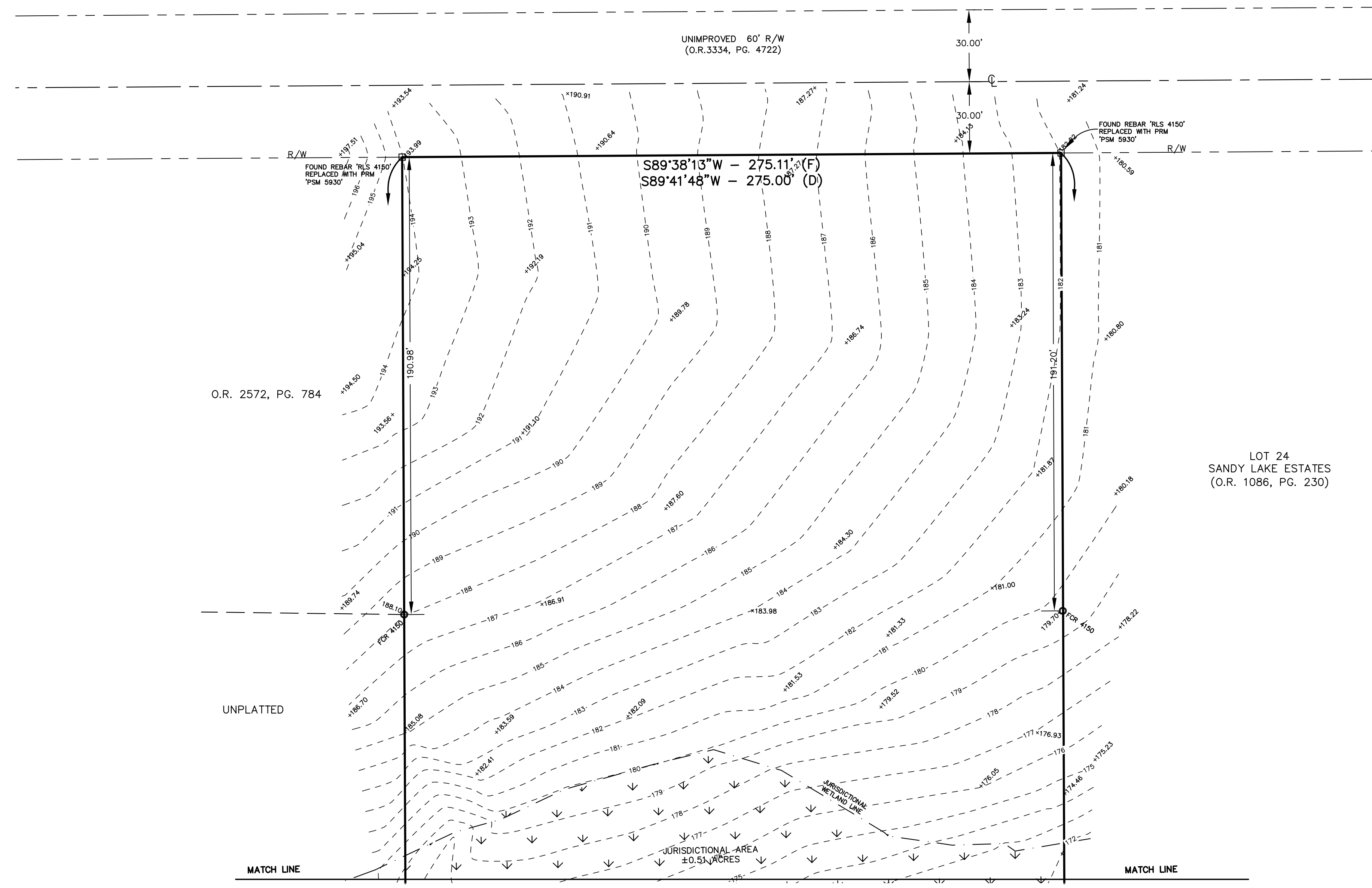
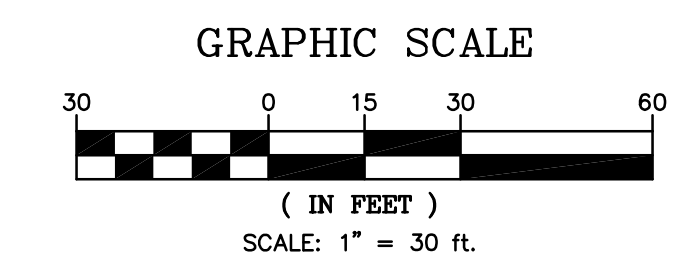
CHOCTAW ENGINEERING, INC.
ENGINEERING • ENVIRONMENTAL • SURVEYING
112 TRUXTON AVENUE
FORT WALTON BEACH, FLORIDA 32547
PHONE: 850-862-6611
FAX: 850-863-8059
EMAIL: cei@choctaweng.com
CERTIFICATE OF AUTHORIZATION No. 1582

CEI
BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR:
Brookmeade Properties, LLC
4.99 ACRE (METES & BOUNDS) PARCEL IN SECTION 21
TOWNSHIP 3 NORTH, RANGE 22 WEST
OKALOOSA COUNTY, FLORIDA.
Revisions: *

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027, Florida Statutes.
Not valid unless bearing Surveyor's embossed seal
BRIAN E. PASCOE, Professional Surveyor & Mapper
FL Certificate No. 5930

Job No.: 2017-133
Date: 24 APR 24
Fld. Vol.: N/A
Scale: 1" = 30'
Disk No.: 17133-SUR
Designed: N/A
Drawn: MCS
Checked: BEP
Sheet

THIS SHEET IS THE PROPERTY OF CEI & IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CEI.



LEGEND

- R/W RIGHT OF WAY
- (P) PLAT DATA
- (F) FIELD DATA
- (D) DESCRIPTION DATA
- O.R. OFFICIAL RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- EOP EDGE OF PAVEMENT
- CL CENTERLINE
- BENCHMARK
- WATER VALVE
- WATER MAIN
- BACKFLOW PREVENTER
- FIRE HYDRANT
- WATER METER
- SANITARY OR STORM SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- TYPE "3" CURB INLET
- TYPE "4" CURB INLET
- MITERED END SECTION
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- OVERHEAD UTILITY LINE
- ELECTRICAL BOX
- TELEVISION BOX
- TELEPHONE BOX
- FENCE
- SINGLE POLE SIGN
- DELTA ANGLE
- R RADIUS
- A ARC
- C CHORD
- CB CHORD BEARING

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 EMAIL: brian@pascoesurveying.com

CERTIFICATE OF AUTHORIZATION No. 7287

BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR:
Brookmeade Properties, LLC
 4.99 ACRE (METES & BOUNDS) PARCEL IN SECTION 21
 TOWNSHIP 3 NORTH, RANGE 22 WEST
 OKALOOSA COUNTY, FLORIDA.

Revisions: *

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Not valid unless bearing Surveyor's embossed seal

BRIAN E. PASCOE, Professional Surveyor & Mapper
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