

# BOUNDARY SURVEY & SKETCH OF PARENT TRACT

(BEFORE SPLIT)

OF  
A PARCEL OF LAND LYING  
IN SECTION 34, TOWNSHIP 3S,  
RANGE 14W, BAY COUNTY,  
FLORIDA

**LEGEND  
OF  
ABBREVIATIONS**

	- NOT TO SCALE
#	- NUMBER
+/-	- MORE OR LESS
APP	- APPARENT
BLK	- BLOCK
BSL	- BUILDING SET BACK
BWF	- BARB WIRE FENCE
CIR	- CAPPED IRON ROD
CLF	- CHAIN LINK FENCE
C/L	- CENTER LINE
CM	- CONCRETE MONUMENT
CNR	- CORNER
D	- DEED
D*	- NEIGHBORING DEED
DIA	- DIAMETER
EB	- ELECTRIC BOX
EM	- ELECTRIC METER
EL	- ELEVATION
EOA	- EDGE OF ASPHALT
EOBP	- EDGE OF BRICK PAVER
EOC	- EDGE OF CONCRETE
EOD	- EDGE OF DIRT
EOG	- EDGE OF GRAVEL
EOW	- EDGE OF WATER
F	- FIELD
FFE	- FINISH FLOOR ELEVATION
FH	- FIRE HYDRANT
FND	- FOUND
FT	- FEET
ID	- IDENTIFICATION
IP	- IRON PIPE
IR	- IRON ROD
LB	- LICENSE BUSINESS
LEA	- LESS AND EXCEPT AREA
NID	- NAIL IN DISK
OHE	- OVERHEAD ELECTRIC
OR	- OFFICIAL RECORD
P	- PLATT
P/C	- PROPERTY CORNER
PE	- PROFESSIONAL SURVEYOR AND MAPPER
PG	- PAGE
PKN	- PARKER KALON NAIL
P/L	- PROPERTY LINE
P.O.	- POST OFFICE
PC	- POINT OF CURVATURE
PT	- POINT OF TANGENCY
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PP	- POWER POLE
PSM	- PROFESSIONAL SURVEYOR
R	- RANGE
R/W	- RIGHT OF WAY
SEC	- SECTION
T	- TOWNSHIP
TMB	- TEMPORARY BENCHMARK
TYP	- TYPICAL
WBF	- WOOD BOARD FENCE
WM	- WATER METER
WMF	- WIRE MESH FENCE

SCALE 1" = 40'

0

40

80

# LAND ENGINEERING SERVICES, INC.

P.O. BOX 49  
3751 U.S. HWY 90 E  
DEFUNIAK SPRINGS,  
FL 32433

PHONE: (850) 892-3639  
OR (850) 892-6326

LB# 7544

CLIENT:  
MARTIN HARWOOD

CERTIFIED T  
SISTÈME

CLIENT;  
THAT BOOT STORE HOLDING, LLC  
HANCOCK WHITNEY BANK;  
STEWART TITLE GUARANTY COMPANY;  
SOUTH OAK TITLE, LLC

DATE OF SURVEY:  
MARCH 17, 2025  
FIELD CREW CHIEF:  
ALISE DAVIS  
PARCEL ID :  
14606-000-000

SURVEY ID#: 25326  
DRAWN BY:  
MATTHEW NORMAN  
CHECKED BY:  
IANTE CARBONI

NOTE: THIS SURVEY WAS ELECTRONICALLY  
SIGNED AND SEALED BY: BRAEDEN R. S.  
SKINNER, PSM ON APRIL 23, 2025 AS PER THE  
RULES SET FORTH IN 5J-17 FAC PERMITTING  
ELECTRONIC SIGNATURES AND SEALS BY  
PROFESSIONAL SURVEYORS AND MAPPERS

SURVEYOR'S CERTIFICATE  
I, THE UNDERSIGNED BEING  
A LICENSED SURVEYOR AND  
MAPPER IN THE STATE OF  
FLORIDA, DO HEREBY CERTIFY  
THAT THE SURVEY AS SHOWN,  
TO THE BEST OF MY KNOWLEDGE,  
MEETS THE REQUIREMENTS OF  
THE STANDARDS OF PRACTICE  
OF THE STATE OF FLORIDA (CHAPTER  
5J -17 FLORIDA ADMINISTRATIVE  
CODE PURSUANT TO CHAPTER  
472, AND CHAPTER 161 OF THE  
FLORIDA STATUTES EXCEPT AS  
OTHERWISE NOTED

# DESCRIPTION OF PARENT TRACT

AS PROVIDED:  
PROPERTY 1:  
COMMENCING AT A POINT 15 FEET EAST OF AND 40 FEET NORTH OF THE SOUTHWEST CORNER OF  
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34,  
TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA FOR POINT OF BEGINNING; THENCE  
NORTH AT RIGHT ANGLES 620 FEET, THENCE EAST AT RIGHT ANGLES 157 1/2 FEET, THENCE SOUTH  
620 FEET, THENCE WEST AT RIGHT ANGLES 157 1/2 FEET TO POINT OF BEGINNING.  
LESS AND EXCEPT: 40 FEET OFF THE NORTH SIDE, 15 FEET OF THE WEST SIDE, AND 15 FEET OF THE  
EAST SIDE OF THE LAND ABOVE DESCRIBED, QUIT-CLAIMED TO BAY COUNTY, FLORIDA, BY DEED  
OF MAY 11, 1956, RECORDED MAY 18, 1956, IN BAY COUNTY DEED BOOK 224, PAGE 429.  
AND

AND  
COMMENCING AT A POINT 172 1/2 FEET EAST OF AND 240 FEET NORTH OF THE SOUTHWEST  
CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY  
COUNTY, FLORIDA, THENCE NORTH 420 FEET, THENCE EAST 157 1/2 FEET, THENCE SOUTH 420  
FEET, THENCE WEST 157 1/2 FEET TO POINT OF BEGINNING.

AS SURVEYED:  
COMMENCE AT A PARKER-KALON-NAIL MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R/W) LINE OF EAST 15TH STREET AND THE EAST R/W LINE OF SPRING STREET FOR THE POINT OF BEGINNING; THENCE PROCEED ALONG SAID EAST R/W LINE OF N01°53'08"W 204.33 FT TO A 1" IRON PIPE; THENCE N04°46'46"W 150.79 FT TO A 1/2" CAPPED IRON ROD (CIR) #7544; THENCE ALONG SAID EAST R/W N07°16'19"W 107.17 FT TO A 1/2" CIR #7544; THENCE N00°33'18"E 130.89 FT TO A 5/8" CIR #4927; THENCE N00°33'18"E 28.61 FT TO A 1/2" CIR #7544; THENCE DEPART SAID EAST R/W LINE S88°55'42"E 353.83 FT TO A 1/2" CIR #7544; THENCE S00°58'10"W 30.85 FT TO A 5/8" CIR; THENCE S00°58'20"W 389.15 FT TO A 1/2" CIR #7544; THENCE N88°55'42"W 157.50 FT TO A 1/2" CIR #7544; THENCE S00°58'19"W 200.00 FT TO A 1/2" CIR #7544 ON THE AFORESAID NORTH R/W LINE OF EAST 15TH STREET; THENCE ALONG SAID NORTH R/W N88°46'34"W 154.50 FT TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4.03 ACRES, MORE OR LESS.

## SURVEY NOTES AND REPORT

1) BEARING BASIS IS THE 5/8" CIR #7598 AND THE 1.5" NID #2372 ON THE NORTH R/W LINE OF EAST 15TH STREET AS BEING N88°55'42"W (STATE PLANE COORDINATE SYSTEM, ZONE FLORIDA NORTH, NORTH AMERICAN DATUM 1983).

2) TITLE SEARCH WAS PERFORMED WITH THE BENEFIT OF SOUTH OAK TITLE, EFFECTIVE DATE: FEBRUARY 21, 2025 @ 08:00 AM, AGENTS FILE REFERENCE: PC-25-2022, PROPOSED INSURED: THAT BOOT STORE HOLDINGS, LLC

3) INTERNAL IMPROVEMENTS WERE NOT LOCATED, EXCEPT AS SHOWN. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER NON-VISIBLE STRUCTURES OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED.

4) PORTIONS OF THE PROPERTY SHOWN HEREON MAY BE ENVIRONMENTALLY SENSITIVE AND SUBJECT TO STATE AND/OR FEDERAL JURISDICTION AND/OR REGULATION. PERMITS MAY BE REQUIRED FOR DISTURBANCE TO THESE AREAS.

5) CLIENT IS ADVISED TO SEEK LEGAL COUNSEL BEFORE CONSTRUCTING OR MOVING FENCES OR OTHER STRUCTURES.

6) BASED ON REVIEW OF THE NATIONAL FLOOD INSURANCE RATE MAP OF BAY COUNTY, FLORIDA, PANEL NUMBER 12005C0342H, DATED 06/02/09, THE SUBJECT PROPERTY LIES IN ZONE "AE - BFE = 32.0".

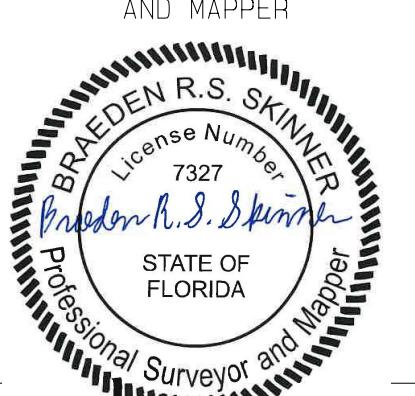
7) SURVEY MAP INFORMATION SHOWN HEREON WAS DERIVED FROM FIELD MEASUREMENTS UNLESS OTHERWISE DENOTED.

8) THIS SURVEY WAS PREPARED FOR THE CLIENT'S USE AND PURPOSE AS SHOWN. USAGE FOR ANY OTHER PURPOSE, REPRODUCTIONS (IN WHOLE OR IN PART) SHALL NOT BE MADE WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE SURVEYOR.

9) THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR ACCURACY.

10) LIABILITY OF SURVEYOR NOT TO EXCEED COST OF SURVEY.

SURVEY MAP AND REPORT OR  
THE COPIES THEREOF ARE NOT  
VALID WITHOUT THE ORIGINAL  
SIGNATURE AND THE RAISED SEAL  
A FLORIDA LICENSED SURVEYOR  
AND NUMBER



BRAEDEN R.S. SKINNER  
FLORIDA PSM NUMBER: 7327