

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

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, QUITS CLAIMED TO BAY COUNTY, FLORIDA, BY DEED OF JUNE 11, 1956, RECORDED MAY 18, 1956, IN BAY COUNTY DEED BOOK 224, PAGE 429.
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.

- 1) BEARING BASIS IS TH 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 EXCEED THE STANDARDS OF PRACTICE FOR ACCURACY.
- 10) LIABILITY OF SURVEYOR NOT TO EXCEED COST OF SURVEY.

LAND ENGINEERING
SERVICES, INC.

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

CLIENT:
MARTIN HARWOOD

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

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
53, 17 FLORIDA ADMINISTRATIVE
CODE PURSUANT TO CHAPTER
472, AND CHAPTER 161 OF THE
FLORIDA STATUTES EXCEPT AS
OTHERWISE NOTED

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



REFERENCED MAP (M) IS BY SURVEYOR #6628
DATED FEB 21, 2022 FOR HARDWOOD BOYS ENTERPRISES, INC.