

**LEGEND**

(S) ----- Survey Dimension	⊗ ----- Service Power Pole
(D) ----- Dead Dimension	—○— Guy Anchor
(P) ----- Plat Dimension	⊞ ----- Electric Pedestal
(C) ----- Calculated Dimension	⊞ ----- Cable Pedestal
(R) ----- Reported	⊞ ----- Telephone Pedestal
O.R. ----- Official Records Book	⊞ ----- Fiber Optic Pedestal
D.B. ----- Deed Book	⊞ ----- Water Meter
P.B. ----- Plat Book	R⊞ ----- Reclaim Water Meter
C.B. ----- Condominium Book	E⊞ ----- Electric Meter
R.P.B. ----- Road Plat Book	G⊞ ----- Gas Meter
Pg(s). ----- Page(s)	IR⊞ ----- Irrigation Water Meter
F.D.O.T. ----- Florida Department of Transportation	E⊞ ----- Burried Power Warning Marker
SIR ----- Set 1/2" Iron Rod LB7768	C⊞ ----- Burried Cable Warning Marker
SCM ----- Set 4"x4" Concrete Monument LB7768	T⊞ ----- Burried Telephone Warning Marker
SMGD ----- Set Mag Nail & Disk LB7768	F⊞ ----- Burried Fiber Optic Warning Marker
SPKD ----- Set P.K. Nail & Disk LB7768	W⊞ ----- Burried Water Main Warning Marker
FIP ----- Found Iron Pipe	R⊞ ----- Burried Reclaim Water Warning Marker
FIR ----- Found Iron Rod	IR⊞ ----- Burried Irrigation Warning Marker
FCM ----- Found Concrete Monument	FR⊞ ----- Burried Force Main Warning Marker
FPK ----- Found P.K. Nail	G⊞ ----- Burried Gas Warning Marker
FPKD ----- Found P.K. Nail & Disk	⊞ ----- Water Gate Valve
FMG ----- Found Mag Nail	WBV⊞ ----- Water Butterfly Valve
FMGD ----- Found Mag Nail & Disk	BO⊞ ----- Water Blow-off Valve
FLW ----- Found Lighter Wood Post	ARV⊞ ----- Air Release Valve
FRRS ----- Found Rail Road Spike	RV⊞ ----- Reclaim Water Gate Valve
P.R.M. ----- Permanent Reference Monument	RBV⊞ ----- Reclaim Water Butterfly Valve
P.C.P. ----- Permanent Control Point	RBV⊞ ----- Reclaim Water Blow-off Valve
Inv ----- Invert Elevation	IGV⊞ ----- Irrigation Gate Valve
Elev ----- Elevation	IBV⊞ ----- Irrigation Butterfly Valve
CI ----- Curb Inlet	ICV⊞ ----- Irrigation Control Valve
GTI ----- Gate Top Inlet	G⊞ ----- Gas Gate Valve
MES ----- Mitered End Section	GBV⊞ ----- Gas Butterfly Valve
YD ----- Yard Drain	CAR⊞ ----- Gas Air Release Valve
Conc. ----- Concrete	FM⊞ ----- Force Main Gate Valve
Dia. ----- Diameter	FM⊞ ----- Force Main Air Release Valve
CCR ----- Certified Corner Record	W⊞ ----- Water Service
ACC ----- Armstrong Cork Company	WBP⊞ ----- Water Backflow Preventer
⊙ ----- Sanitary Sewer Manhole	R⊞ ----- Reclaim Water Service
⊙ ----- Storm Drainage Manhole	RBV⊞ ----- Reclaim Water Backflow Preventer
⊙ ----- Telephone Manhole	IR⊞ ----- Irrigation Service
⊙ ----- Power Manhole	IBV⊞ ----- Irrigation Backflow Preventer
⊙ ----- Fiber Optic Manhole	SPH⊞ ----- Sprinkler Head
⊙ ----- Grease Trap Manhole	S⊞ ----- Sewer Service
⊙ ----- Manhole	CO⊞ ----- Sanitary Sewer Clean Out
TS⊙ ----- Traffic Signal Post	SCO⊞ ----- Storm Sewer Clean Out
⊙ ----- Traffic Signal Box	⊙ ----- Fire Hydrant
⊙ ----- Light Pole	R⊙ ----- Reclaim Water Fire Hydrant
⊙ ----- Flood/Landscape Light	IRW⊙ ----- Irrigation Well
⊙ ----- Bollard	MW⊙ ----- Monitoring Well
⊙ ----- Sign	PZ⊙ ----- Piezometer
MB ⊙ ----- Mail Box	⊙ ----- Overhead Electric Lines
⊙ ----- Asphalt	⊙ ----- Barbed Wire Fence
⊙ ----- Concrete	⊙ ----- Chain Link Fence
⊙ ----- Gravel	⊙ ----- Wood Fence
	⊙ ----- FEMA Flood Line

**SURVEYOR'S NOTES:**

- 1) Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Bearings shown hereon are based on the South boundary of Section 19, Township 1 South, Range 18 West, Walton County, Florida, having a Grid bearing of S.89°38'50"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the North Zone of Florida.
- 4) This survey is intended to be displayed at 1" = 300" or smaller.
- 5) All dimensions, unless otherwise noted, are survey dimensions.
- 6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 7) The subject parcel lies in Flood Zone "A" (no base flood elevation determined) and "X", according to Flood Insurance Rate Map, Map No. 12131C0577H for Walton County, Community No. 12131, Walton County, Florida, dated December 30, 2020 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
- 8) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- 11) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
- 12) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.

**LEGAL DESCRIPTION (PER ORB 32 PAGE 19)**

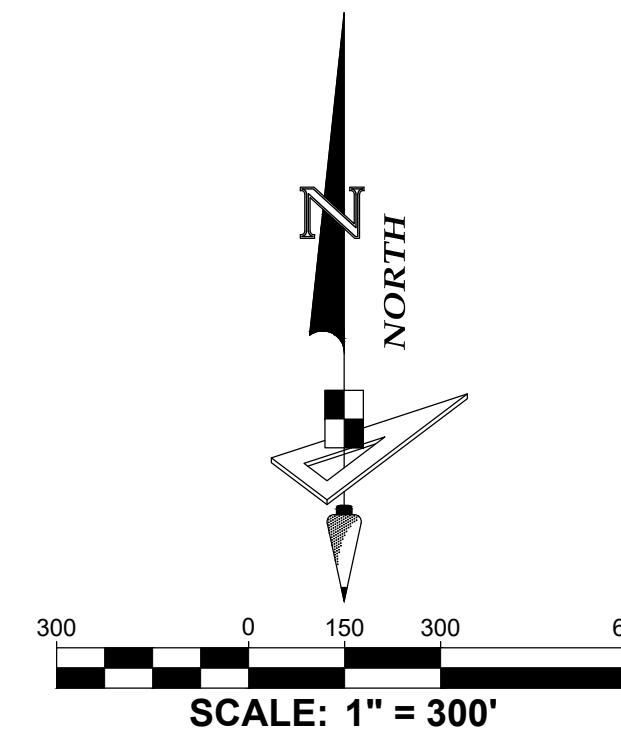
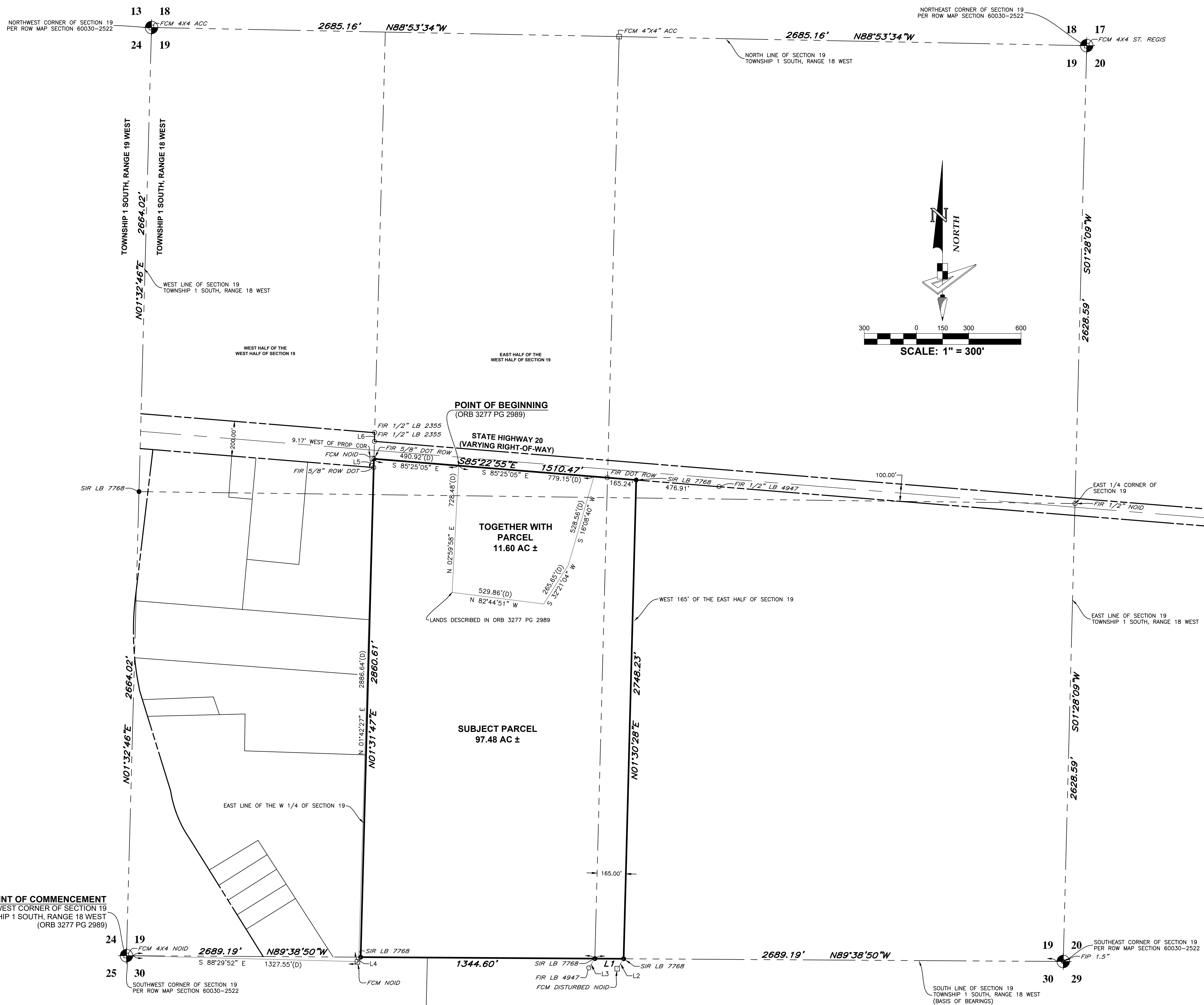
ALL SOUTH OF HIGHWAY 20 OF E 1/2 OF W 1/2 AND ALL SOUTH OF HIGHWAY 20 OF THE WEST 165 FEET OF THE E 1/2 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 18 WEST; AND E 1/2 OF NW 1/4 OF NE 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 18 WEST

**TOGETHER WITH THIS LEGAL DESCRIPTION (PER ORB 32 PAGE 2989) (LYING WHOLLY WITHIN ORB 32 PG 198)**

COMMENCE AT A 4" X 6" CONCRETE MONUMENT (PLAIN), SAID POINT BEING THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 18 WEST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 19, SOUTH 88 DEGREES 29'52" EAST, A DISTANCE OF 1327.55 FEET TO 1/2" CAPPED IRON ROD (LB 7584); THENCE NORTH 01 DEGREES 42'27" E, A DISTANCE OF 2886.64 FEET TO A 1/2" CAPPED IRON ROD (LB 7584), SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 20; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 85°25'05" EAST, A DISTANCE OF 491.28 FEET TO A 1/2" CAPPED IRON ROD (LB 7584) SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25'05" EAST, A DISTANCE OF 779.15 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE SOUTH 18 DEGREES 08'40" WEST, A DISTANCE OF 528.56 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE SOUTH 32 DEGREES 21'04" WEST, A DISTANCE OF 265.65 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE NORTH 82 DEGREES 44'51" WEST, A DISTANCE OF 529.86 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE NORTH 02 DEGREES 59'58" EAST, A DISTANCE OF 728.48 FEET TO THE POINT OF BEGINNING.

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	N 89°38'50" W	165.03'
L2	S 32°50'00" W	67.77'
L3	N 33°21'42" E	63.65'
L4	N 32°07'33" E	32.92'
L5	N 01°37'32" E	50.01'
L6	N 01°31'27" E	49.65'



PROJECT: 94 HERBERT MILLER DR		SURVEYOR'S CERTIFICATION		DATE OF LAST FIELD SURVEY:
PHASE: BOUNDARY SURVEY		I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		February 3, 2023
DRAWN: BWB DATE: 2/2/23 CHECKED BY: DEWB		NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		
P.CHIEF/DEWB FIELD BOOK: 12N-60-70				
DATA FILE: 94 HERB MILLER				
<b>REVISIONS</b>				
DATE	DESCRIPTION	DRAWN BY		
		<b>Daryl E. W. Burgis</b>		
		FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4980</b>		

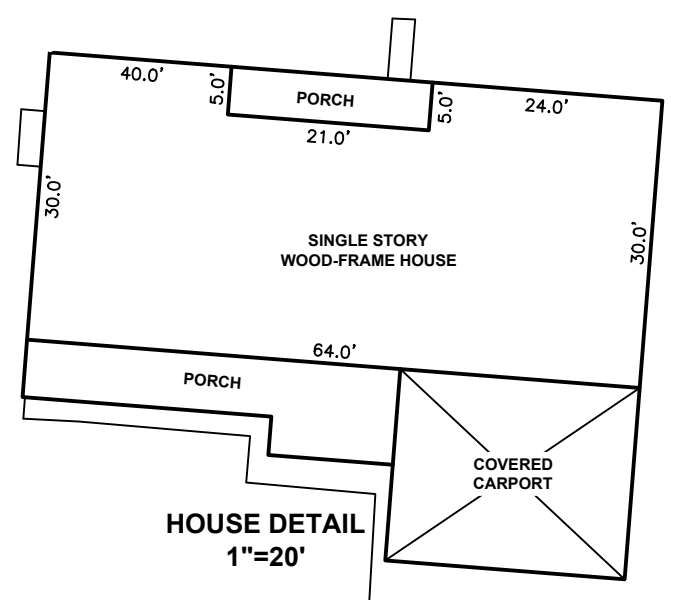
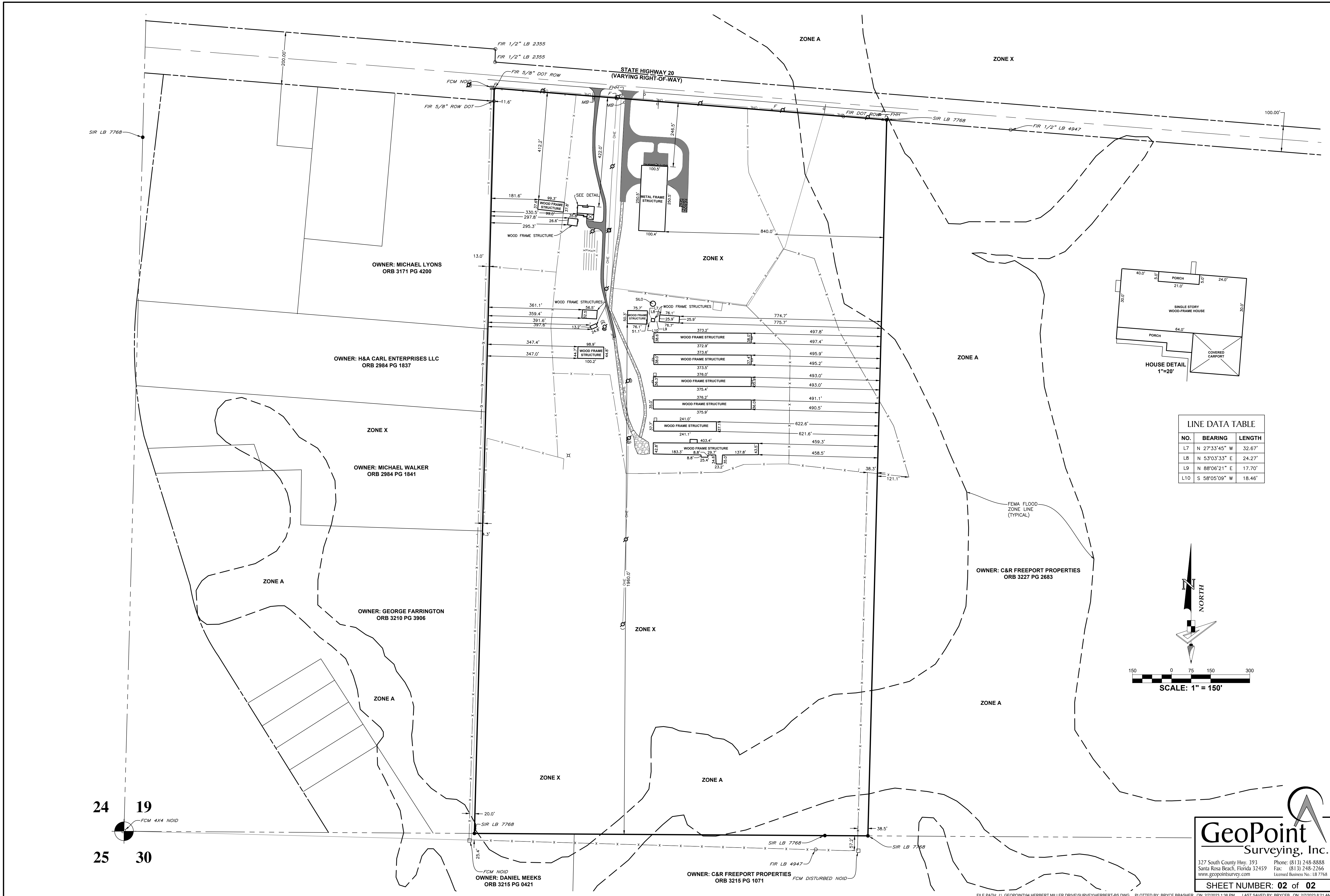
**Boundary Survey**

PREPARED FOR  
**LES MILLER**  
LOCATED IN  
Section 19, Township 01 S., Range 18 W.  
Walton County, Florida

SHEET NUMBER: **01** of **02**

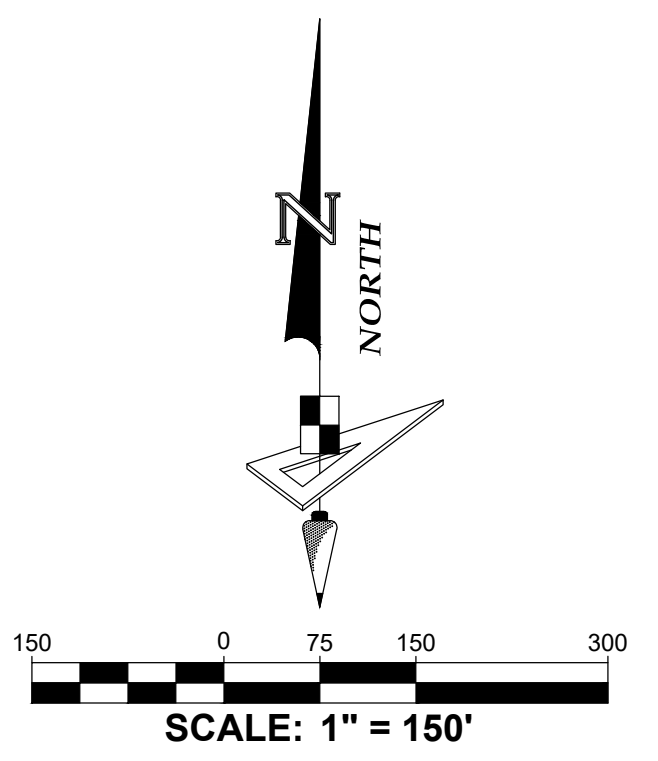
327 South County Hwy. 393  
Santa Rosa Beach, Florida 32459  
www.geo-pointsurveying.com

Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business No.: LB 7768



**LINE DATA TABLE**

NO.	BEARING	LENGTH
L7	N 27°33'45\"	32.67'
L8	N 53°03'33\"	24.27'
L9	N 88°06'21\"	17.70'
L10	S 58°05'09\"	18.46'



24 19  
25 30

**GeoPoint**  
Surveying, Inc.

327 South County Hwy. 393 Phone: (813) 248-8888  
 Santa Rosa Beach, Florida 32459 Fax: (813) 248-2266  
 www.geopointsurvey.com Licensed Business No.: LB 7768

**SHEET NUMBER: 02 of 02**