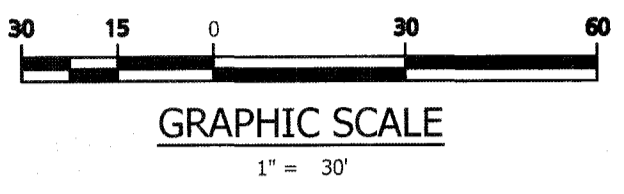
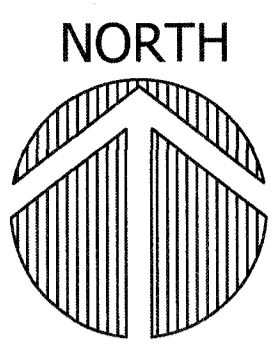


4/9/2020 11:56 AM JEVANS o:\survey\proj\2019\190404\THE CROSSROADS (FREEPORT)\DWG\190404.02b CROSSROADS FREEPORT BT2.dwg



BENCHMARK
FIP
N: 548606.917
E: 1452913.485
ELEV.: 30.605

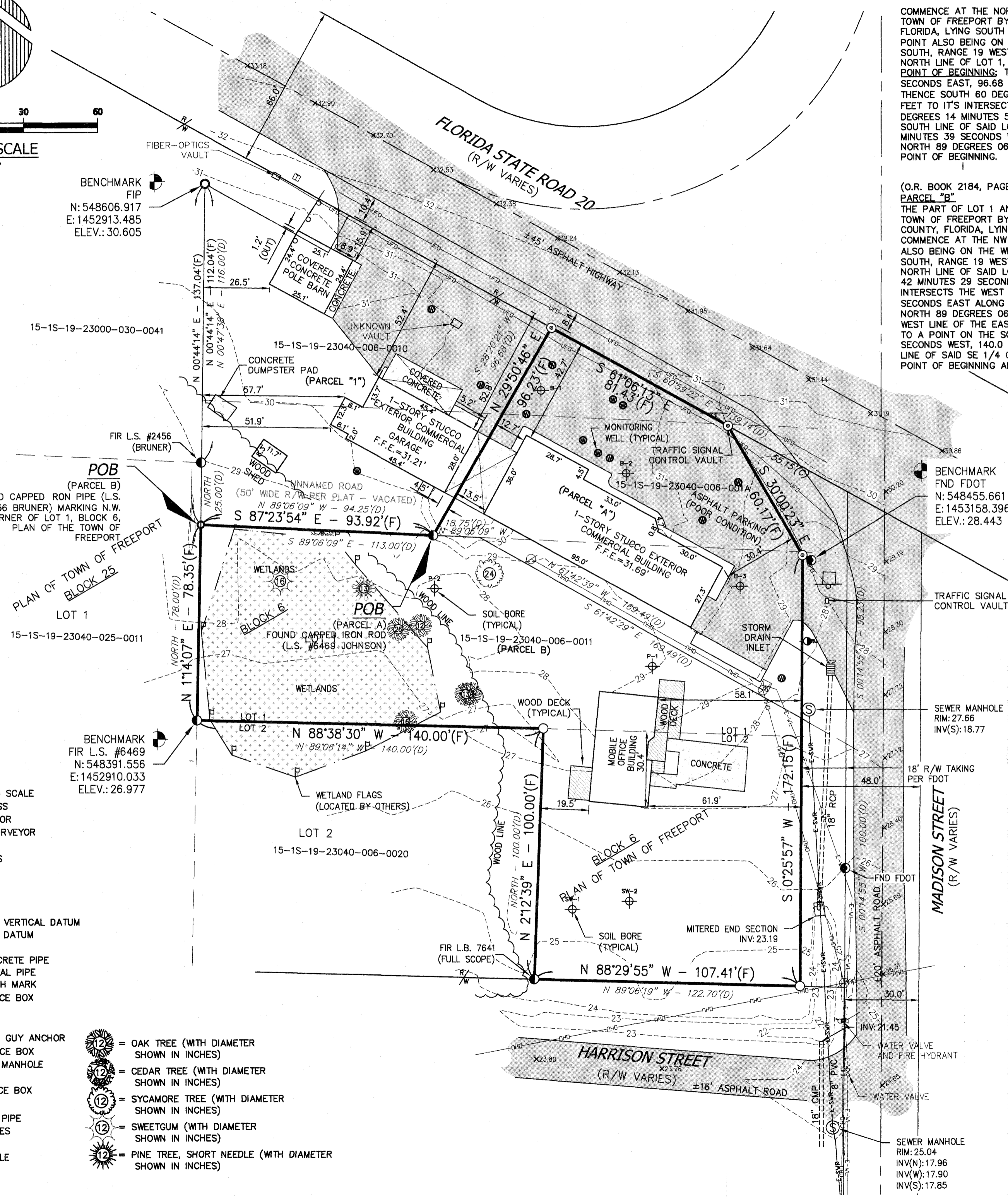
15-1S-19-23000-030-0041
CONCRETE DUMPSTER PAD (PARCEL "1")
1-STORY STUCCO EXTERIOR GARAGE
F.F.E. = 31.21'
15-1S-19-23040-006-0010
1-STORY STUCCO EXTERIOR COMMERCIAL BUILDING
F.F.E. = 31.21'
15-1S-19-23040-025-0011
LOT 1
PLAN OF TOWN OF FREEPORT
BLOCK 6
LOT 2
15-1S-19-23040-006-0020

BENCHMARK
FIR L.S. #6469
N: 548391.556
E: 1452910.033
ELEV.: 26.977

LEGEND:

- # OR NO. = NUMBER
- - - = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- ± = MORE OR LESS
- R/W = RIGHT OF WAY
- F = FIELD
- P = PLAT
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NAD = NORTH AMERICAN DATUM
- X 26.40' = SPOT ELEVATION
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- TBM = TEMPORARY BENCH MARK
- ☐ = TELEPHONE SERVICE BOX
- ☐ = ROAD SIGN
- ☐ = WATER METER
- ☐ = POWER POLE AND GUY ANCHOR
- ☐ = TELEPHONE SERVICE BOX
- ☐ = SANITARY SEWER MANHOLE
- ☐ = WATER VALVE
- ☐ = TELEVISION SERVICE BOX
- ☐ = ROAD SIGN
- ☐ = SANITARY SEWER PIPE
- ☐ = OVERHEAD UTILITIES
- ☐ = WATER LINE
- ☐ = FIBER-OPTIC CABLE

- ① = OAK TREE (WITH DIAMETER SHOWN IN INCHES)
- ② = CEDAR TREE (WITH DIAMETER SHOWN IN INCHES)
- ③ = SYCAMORE TREE (WITH DIAMETER SHOWN IN INCHES)
- ④ = SWEETGUM (WITH DIAMETER SHOWN IN INCHES)
- ⑤ = PINE TREE, SHORT NEEDLE (WITH DIAMETER SHOWN IN INCHES)



LEGAL DESCRIPTION

(O.R. BOOK 2184, PAGE 217)
PARCEL "A"

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, ACCORDING TO THE PLAN OF THE TOWN OF FREEPORT BY W.J. STEPHENS AS RECORDED IN PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD #20 AND WEST OF MADISON STREET AS NOW EXISTS, SAID POINT ALSO BEING ON THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 19 WEST; THENCE SOUTH 89 DEGREES 06 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF LOT 1, BLOCK 6 OF SAID PLAT OF THE TOWN OF FREEPORT, 94.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, NORTH 28 DEGREES 20 MINUTES 21 SECONDS EAST, 96.68 FEET TO A POINT OF THE SOUTH R/W LINE OF SAID STATE ROAD #20; THENCE SOUTH 60 DEGREES 59 MINUTES 22 SECONDS EAST ALONG SAID SOUTH R/W LINE, 139.14 FEET TO ITS INTERSECTION WITH THE WEST R/W LINE OF SAID MADISON STREET; THENCE SOUTH 0 DEGREES 14 MINUTES 55 SECONDS EAST, ALONG SAID WEST R/W, 98.23 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 BLOCK 6; THENCE DEPARTING SAID SOUTH LINE NORTH 61 DEGREES 42 MINUTES 39 SECONDS WEST, 169.49 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE, 18.75 FEET TO THE POINT OF BEGINNING.

(O.R. BOOK 2184, PAGE 218)
PARCEL "B"

THE PART OF LOT 1 AND THE EAST 1/2 OF LOT 2 OF BLOCK 6 ACCORDING TO THE PLAN OF TOWN OF FREEPORT BY W.J. STEPHENS AS RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, LYING WEST OF MADISON STREET AS NOW EXISTS, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID LOT 1 AS THE POINT OF BEGINNING (P.O.B.) SAID POINT ALSO BEING ON THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 19 WEST. THENCE SOUTH 89 DEGREES 06 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 113.0 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 61 DEGREES 42 MINUTES 39 SECONDS EAST, 169.49 FEET TO A POINT WHERE THE SOUTH LINE OF LOT 1 INTERSECTS THE WEST R/W LINE OF MADISON STREET, THENCE SOUTH 0 DEGREES 14 MINUTES 55 SECONDS EAST ALONG SAID WEST R/W, 100.0 FEET TO THE SOUTH LINE OF SAID LOT 2. THENCE NORTH 89 DEGREES 06 MINUTES 19 SECONDS WEST ALONG SAID SOUTH LINE, 122.70 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 2. THENCE NORTH ALONG SAID WEST LINE, 100.0 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, THENCE NORTH 89 DEGREES 06 MINUTES 14 SECONDS WEST, 140.0 FEET TO THE SW CORNER OF SAID LOT 1; SAID POINT BEING ON SAID WEST LINE OF SAID SE 1/4 OF NW 1/4, THENCE NORTH ALONG SAID WEST LINE, 78.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.615 ACRE MORE OR LESS

SURVEY REPORT

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATES, FLORIDA NORTH ZONE (0903), NAD 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- FLOOD STATEMENT: PANEL NO. 12131C0557 G, DATED 09/29/2010, FLOOD ZONE X.
- THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUTES.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAP SECTION 60030-2523, "S.R. 20 FROM S.R. 83 (U.S. 331) NORTH TO S.R. 83 (U.S. 331)..." DATED 2 MAR 1988.

A PORTION OF LOTS 1 AND 2, BLOCK 6, TOWN OF FREEPORT, LYING IN SECTION 15, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA.

Gustin, Cothern & Tucker, Inc.
LAND SURVEYING
121 Hart Street Niceville, FL 32578 (850) 678-5141
L.B. No. 3501
www.gct-survey.com

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

Allen E. Tucker
ALLEN E. TUCKER, P.S.M. No. 4584
JOSHUA P. WOOD, P.S.M. No. 6980
DATE 05/19/2020

REVISIONS	
15 APR 2020: REVISED BOUNDARY	190404
19 MAY 2020: ADJUSTED TOPOGRAPHIC SURVEY	MAP NO. 190404.02b
190404	PAGE 1 OF 1