

3712 CORNELIA LANE,
PANAMA CITY, FLORIDA,
32409
(850) 271-4055

C1 CURVE DATA
R=16,235.20'
L=97.23'
C=97.23'
CB=S 38°04'34" W

L1 N 38°58'00" E 22.00' (R) 22.70' (M)
L2 S 38°58'00" W 660.00' (R) 660.03' (M)

CERTIFIED TO:
GEORGE HARALABIDIS

T.B.M. #2
SET NAIL AND DISK
#5521
ELEVATION=13.08'

FOUND 5/8" ROD
AND CAP #5826

T.B.M. #1
SET NAIL AND DISK
#5521
ELEVATION=12.85'

SYMBOLS AND ABBREVIATIONS:

" = DEGREES WHEN USED IN A BEARING OR ANGLE, ' = MINUTES WHEN USED IN A BEARING OR ANGLE, " = SECONDS WHEN USED IN A BEARING OR ANGLE, ' = FEET WHEN USED IN A DISTANCE
N = NORTH, E = EAST, S = SOUTH, W = WEST, (R) = RECORD DATA, (M) = MEASURED DATA, R = RANGE FCM = FOUND CONCRETE MONUMENT, FIR = FOUND IRON ROD,

LEGAL DESCRIPTION (PROVIDED BY OTHERS):

LOTS 12 AND 13 OF BLACKSHEAR-COOPER FIRST ADDITION TO LONG POINT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 2, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) SOURCE OF INFORMATION IS A DEED FURNISHED BY THE CLIENT.
- 2) BEARING BASE, S 51°02'00" E FOR NORTH BOUNDARY LINE LOT 12 PER PLAT.
- 3) THIS IS A SURFACE SURVEY ONLY. ALL IMPROVEMENTS ARE VISIBLE AS SHOWN UNLESS NOTED. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES.
- 4) FIELD WORK WAS COMPLETED ON 8/24/2022.
- 5) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE OR THE UNDERSIGNED SURVEYOR.
- 6) A REVIEW OF THE FLOOD INSURANCE RATE MAPS OF BAY COUNTY, FLORIDA, MAP NUMBER 12005C0426 H, INDICATES THAT THE PARCEL SHOWN HEREIN IS WITHIN ZONES "X" AND "AE".
- 7) THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREIN.
- 8) THIS SURVEY NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 9) IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FIXTURES, SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.

SURVEYOR'S CERTIFICATE:

THIS CERTIFIES THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

ROGER BLAIN ANGLIN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER: 5521
DATE SIGNED: 08/26/22

TOPOGRAPHIC SURVEY PREPARED BY ANGLIN SURVEYING, LLC
FOR: GEORGE HARALABIDIS

DRAWN BY: KC APPROVED BY: RA FIELD BOOK 231, PAGE 11 PROJECT #22-849

