



BOUNDARY SURVEY

(AFTER 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
EQA	EDGE OF ASPHALT
EOP	EDGE OF BRICK PAVER
EOC	EDGE OF CONCRETE
EOD	EDGE OF DIRT
EOG	EDGE OF GRAVEL
EDW	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 MAP
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

DESCRIPTION OF PARENT TRACT REMAINING

(AFTER SPLIT)

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.

154.50 FT TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
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 13.90 FT TO A 1/2" CAPPED IRON ROD (CIR) #7544; THENCE
DEPART SAID EAST R/W N89°48'37"E 166.12 FT TO A 1/2" CIR #7544; S00°58'19"W 221.96 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 NORTH R/W N03 48'34" W 134.30 FT TO THE POINT OF BEGINNING;
LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
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 13.90 FT TO A 1/2" CAPPED IRON ROD (CIR) #7544 FOR THE
POINT OF BEGINNING; THENCE ALONG SAID EAST R/W LINE N04°46'46" W 136.89 FT TO A 1/2"
CIR #7544; THENCE DEPART SAID EAST R/W N89°47'24" E 179.84 FT TO A 1/2" CIR #7544;
THENCE S00°58'19" W 136.54 FT TO A 1/2" CIR #7544; THENCE S89°48'37" W 166.12 FT TO THE
POINT OF BEGINNING.

DESCRIPTION OF PARCEL A

AS SURVEYED:
A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: 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 13.90 FT TO A 1/2" CAPPED IRON ROD (CIR) #7544; THENCE DEPART SAID EAST R/W N89°48'37"E 166.12 FT TO A 1/2" CIR #7544; S00°58'19"W 221.96 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 0.81 ACRES, MORE OR LESS.

DESCRIPTION OF PARCEL B

AS SURVEYED:
A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: 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 13.90 FT TO A 1/2" CAPPED IRON ROD (CIR) #7544 FOR THE POINT OF BEGINNING; THENCE ALONG SAID EAST R/W LINE N04°46'46"W 136.89 FT TO A 1/2" CIR #7544; THENCE DEPART SAID EAST R/W N89°47'24"E 179.84 FT TO A 1/2" CIR #7544; THENCE S00°58'19"W 136.54 FT TO A 1/2" CIR #7544; THENCE S89°48'37"W 166.12 FT TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.54 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) I, THE SURVEYOR, AGREE NOT TO EXCEED COST OF SURVEY

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 TO:
CLIENT;
AT BOOT STORE HOLDING, LLC
HANCOCK WHITNEY BANK, ITS
LESSORS AND/OR ASSIGNS, ATIMA;
WART TITLE GUARANTY COMPANY;
SOUTH OAK TITLE, LLC

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

SURVEY ID#: 25326
DRAWN BY:
MATTHEW NORMAN
CHECKED BY:
JANIE CARROLL

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

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.

BRAEDEN R.S. SKINNER
ELBERTDA PSM NUMBER: 7327