BOUNDARY AND TOPOGRAPHIC SURVEY

LYING IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA

GRAPHIC SCALE

0 10 20 40

1 inch = 20 ft.

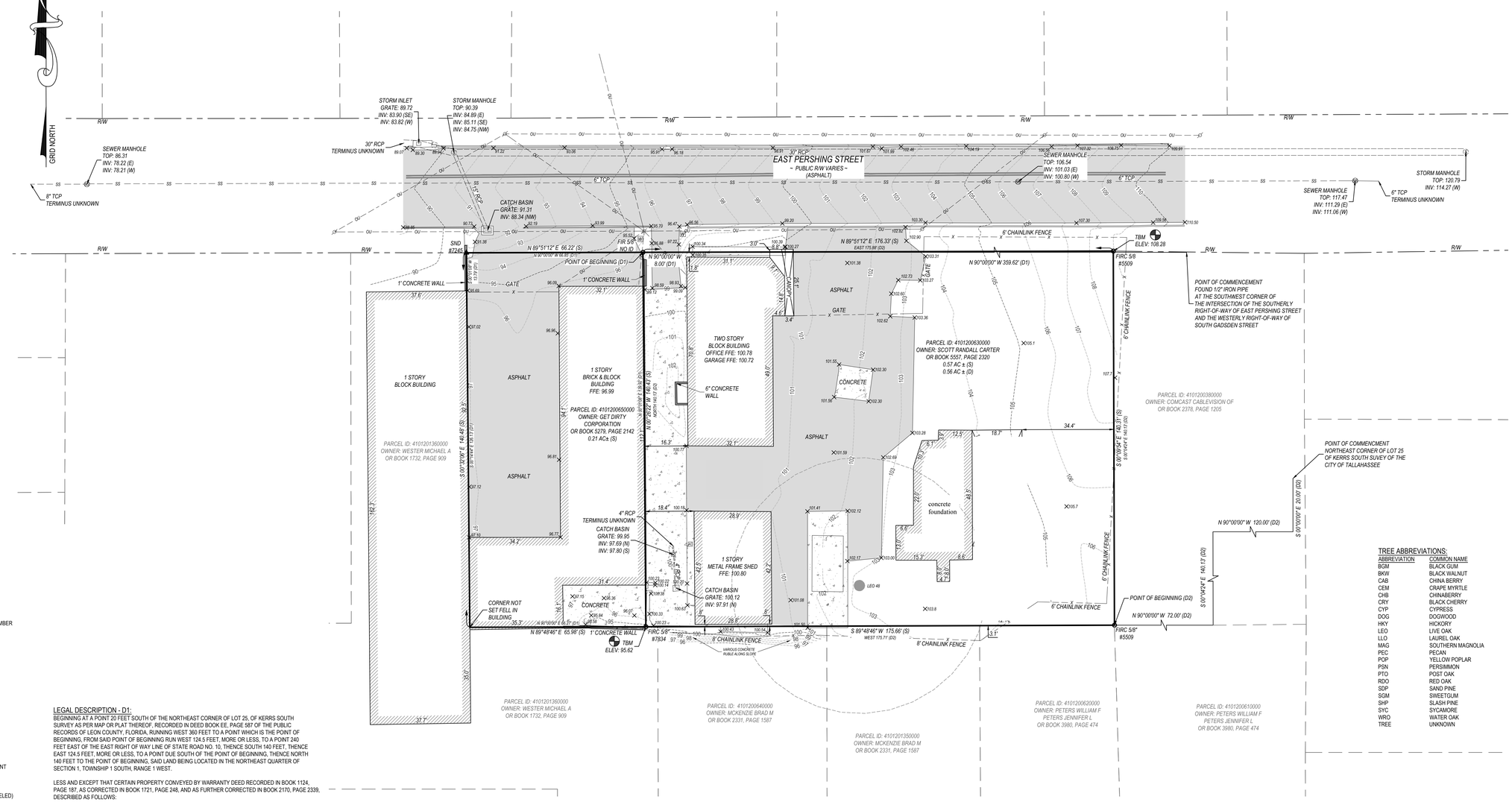
GRID NORTH

SYMBOL LEGEND

- FOUND IRON ROD (AS LABELED)
- FOUND IRON PIPE
- FOUND CONCRETE MONUMENT (AS LABELED)
- FOUND NAIL IN CAP (AS LABELED)
- SET 4"x4" CONCRETE MONUMENT LB#7245
- SET 1/2" IRON PIN W/ CAP LB#7245
- SET NAIL IN 1" CAP LB#7245
- UTILITY POLE
- GUY POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- SIAMESE CONNECTION
- POST INDICATOR VALVE
- WATER WELL
- WATER SPIGOT
- WATER SERVICE
- SPRINKLER HEAD
- IRRIGATION CONTROL VALVE
- MONITORING WELL
- SANITARY SEWER MANHOLE
- GREASE TRAP MANHOLE
- SEWER VALVE
- AIR RELEASE VALVE
- SEWER SERVICE
- SEWER CLEANOUT
- MANHOLE (TYPE UNKNOWN)
- CATCH BASIN
- STORM MANHOLE
- YARD DRAIN
- STORMWATER CLEAN OUT
- TELEPHONE PEDESTAL
- TELEPHONE BOX
- FIBER OPTIC SIGN
- TELEPHONE MANHOLE
- CABLE BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- PEDESTRIAN SIGNAL POLE
- GAS METER
- GAS VALVE
- GAS DROP
- GAS VENT
- BOLLARD
- AIR CONDITIONER UNIT
- PARKING METER
- SINGLE SUPPORT SIGN
- PARKING COUNT

STANDARD ABBREVIATIONS:

#0000	LICENSED SURVEY BUSINESS NUMBER
(C)	CALCULATED INFORMATION
(D)	DEED INFORMATION
(P)	PLAT INFORMATION
(S)	SURVEY INFORMATION
A=	ARC LENGTH
A/C	AIR CONDITIONER
AC	ACRES
CL	CENTERLINE
CATV	CABLE TELEVISION
CH	CHORD BEARING AND DISTANCE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COT	CITY OF TALLAHASSEE
DB/PG	DEED BOOK AND PAGE
DIP	DUCTILE IRON PIPE
Δ=	DELTA OR CENTRAL ANGLE
E	EAST
ELEV	ELEVATION
EXC	EXCEPTION
FCM	FOUND 4"x4" CONCRETE MONUMENT
FFE	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE (AS LABELED)
FIR	FOUND IRON ROD (AS LABELED)
FIRC	FOUND IRON ROD W/ CAP (AS LABELED)
FL	FLOW LINE
FO	FIBER OPTIC
FNC	FOUND NAIL IN CAP (AS LABELED)
FND	FOUND
FPIP	FOUND PINCHED IRON PIPE (AS LABELED)
HOA	HOME OWNERS ASSOCIATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
INV	INVERT
L=	ARC LENGTH
MES	MITERED END SECTION
N	NORTH
OE	OVERHEAD ELECTRIC
OR/PG	OFFICIAL RECORDS BOOK AND PAGE
OT	OVERHEAD TELEPHONE
OTV	OVERHEAD TELEVISION
OU	OVERHEAD UTILITY
PB/PG	PLAT BOOK AND PAGE
PCP	PERMANENT CONTROL POINT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PPM	PARTS PER MILLION
PRM	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE PIPE
R=	RANGE
R=	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S	SOUTH
SCM	SET 4"x4" CONCRETE MONUMENT LB#7245
SEC	SECTION
SIRC	SET 1/2" IRON PIN W/ CAP LB#7245
SNC	SET NAIL IN 1" CAP LB#7245
T=	TOWNSHIP
T=	TANGENT DISTANCE
TCP	TERRACOTTA PIPE
TOW	TOP OF WALL
TV	TELEVISION
TYP	TYPICAL
TBM	TEMPORARY BENCHMARK
VCP	VITRIFIED CLAY PIPE
W	WEST



TREE ABBREVIATIONS:

ABBREVIATION	COMMON NAME
BGM	BLACK GUM
BKW	BLACK WALNUT
CAB	CHINA BERRY
CEM	CRAPE MYRTLE
CHB	CHINABERRY
CRY	BLACK CHERRY
CYP	CYPRESS
DOG	DOGWOOD
HKY	HICKORY
LEO	LIVE OAK
LLO	LAUREL OAK
MAG	SOUTHERN MAGNOLIA
PEC	PECAN
POP	YELLOW POPLAR
PSN	PERSIMMON
PTO	POST OAK
RDO	RED OAK
SDP	SAND PINE
SGM	SWEETGUM
SHP	SLASH PINE
SYC	SYCAMORE
WRO	WATER OAK
TREE	UNKNOWN

LEGAL DESCRIPTION - D1:

BEGINNING AT A POINT 20 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 25, OF KERRS SOUTH SURVEY AS PER MAP OR PLAT THEREOF, RECORDED IN DEED BOOK EE, PAGE 587 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, RUNNING WEST 360 FEET TO A POINT WHICH IS THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN WEST 124.5 FEET, MORE OR LESS, TO A POINT 240 FEET EAST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 10, THENCE SOUTH 140 FEET, THENCE EAST 124.5 FEET, MORE OR LESS, TO A POINT DUE SOUTH OF THE POINT OF BEGINNING, THENCE NORTH 140 FEET TO THE POINT OF BEGINNING, SAID LAND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST.

LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED BY WARRANTY DEED RECORDED IN BOOK 1124, PAGE 187, AS CORRECTED IN BOOK 1721, PAGE 248, AND AS FURTHER CORRECTED IN BOOK 2170, PAGE 2339, DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT 20 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 25 OF KERRS SOUTH SURVEY AS PER MAP OR PLAT THEREOF RECORDED IN DEED BOOK EE, PAGE 587, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND RUN THENCE WEST 441.04 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE WEST 43.46 FEET TO A POINT 240 FEET EAST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 10 (SOUTH MONROE STREET) , THENCE SOUTH 140.0 FEET, THENCE EAST 43.46 FEET, THENCE NORTH 140.0 FEET TO THE POINT OF BEGINNING, ALL IN THE NE 1/4 OF SECTION 1, T1S, R1W.

ALSO LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED BY WARRANTY DEED RECORDED IN BOOK 1190, PAGE 1492, DESCRIBED AS FOLLOWS:

THE EAST 8 FEET, MORE OR LESS, OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 20 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 25, OF KERRS SOUTH SURVEY AS PER MAP OR PLAT THEREOF, RECORDED IN DEED BOOK EE, PAGE 587 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, RUNNING WEST 360 FEET TO A POINT WHICH IS THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN WEST 124.5 FEET, MORE OR LESS, TO A POINT 240 FEET EAST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 10, THENCE SOUTH 140 FEET, THENCE EAST 124.5 FEET, MORE OR LESS, TO A POINT DUE SOUTH OF THE POINT OF BEGINNING, THENCE NORTH 140 FEET TO THE POINT OF BEGINNING, SAID LAND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST.

MORE PARTICULARLY DESCRIBED AS PRODUCT OF THIS SURVEY AS FOLLOWS (WRITTEN BY MERIDIAN SURVEYING AND MAPPING, INC):

COMMENCE AT A FOUND 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST PERSHING STREET AND THE WESTERLY RIGHT-OF-WAY OF SOUTH GADSDEN STREET (SAID POINT BEING 20.00 FEET SOUTH OF THE NORTHEAST COR LOT 25, KERRS SOUTH SURVEY AS PER MAP OR PLAT THEREOF, RECORDED IN DEED BOOK "EE", PAGE 587 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA) AND RUN THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 359.62 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST PERSHING STREET TO A FOUND 1/2" IRON PIPE; THENCE CONTINUE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 8.00 FEET TO A SET 5/8" IRON ROD AND CAP (LB 7834) WHICH IS THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 66.85 FEET TO A SET PK NAIL AND DISK (LB 7834) ; THENCE, LEAVING SAID RIGHT-OF-WAY, RUN SOUTH 00 DEGREES 01 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 13.79 FEET TO THE CURRENT NORTHEAST CORNER OF A CONCRETE BLOCK BUILDING LOCATED AT 219 EAST PERSHING STREET; THENCE RUN, ALONG THE EASTERLY FACE OF SAID BUILDING , SOUTH 00 DEGREES 14 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 126.13; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST IOR A DISTANCE OF 66.27 FEET TO A SET 5/8" IRON ROD AND CAP (LB 7834) ; THENCE RUN NORTH 00 DEGREES 01 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 139.92 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - D2:

0.56 ACRES, MORE OR LESS, BEING PART OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1540, ON PAGE 1413 THRU 1415, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 25 OF KERRS SOUTH SURVEY OF THE CITY OF TALLAHASSEE, COUNTY OF LEON, STATE OF FLORIDA, AS PER MAP OR PLAT THEREOF RECORDED IN DEED BOOK "EE" ON PAGE 587, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SAID COUNTY AND RUN THENCE SOUTH 20 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY BOUNDARY OF GADSDEN STREET WITH THE SOUTHERLY RIGHT OF WAY BOUNDARY OF PERSHING STEET; THENCE WEST ALONG THE SOUTHERLY RIGHT OF WAY BOUNDARY OF PERSHING STREET 120.00 FEET TO AN IRON ROD (FOUND, 5/8", #4016) MARKING THE NORTHEAST CORNER OF SAID PROPERTY AS DESCRIBED IN O.R. BOOK 1540, ON PAGE 1413 THRU 1415, THENCE LEAVING SAID RIGHT OF WAY BOUNDARY OF PERSHING STREET RUN SOUTH 00 DEGREES 04 MINUTES 23 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID PROPERTY 140.13 FEET TO A CONCRETE MONUMENT (FOUND, 4"X4", #1254); THENCE WEST (BEARING BASE FOR THIS DESCRIPTION) ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY 72.00 FEET TO AN IRON ROD (SET, 5/8", #LB5509) FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE WEST ALONG SAID SOUTHERLY BOUNDARY OF PROPERTY AS DESCRIBED IN O.R. BOOK 1540, ON PAGES 1413 THRU 1415 A DISTANCE OF 175.72 FEET TO AN IRON ROD (FOUND, 5/8", #4016) MARKING THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE NORTH ALONG THE WESTERLY BOUNDARY OF SAID PROPERTY 140.13 FEET TO A NAIL AND CAP IN CONCRETE PAVEMENT (FOUND, #4016) ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF PERSHING STREET; THENCE EAST ALONG SAID RIGHT OF WAY BOUNDARY 175.88 FEET TO AN IRON ROD (SET, 5/8", #LB5509); THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY BOUNDARY OF PERSHING STREET RUN SOUTH 00 DEGREES 04 MINUTES 24 SECONDS EAST 140.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY BEING LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA.

GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM (NAD 83/11).
3. ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID 12A).
4. GROUND DISTANCES AND MEASUREMENTS SHOWN HEREON.
5. SUBSURFACE FOUNDATIONS OF THE BUILDINGS SHOWN HEREON WERE NOT LOCATED DURING THE PROCESS OF CONDUCTING FIELD WORK.
6. TWO BENCHMARKS HAVE BEEN DENOTED HERE ON.
7. THIS SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20' (OR SMALLER).
8. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
10. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 12073C 0292 F, REVISED AUGUST 18, 2009 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA (F.A.C. 5J-17), THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACTION OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

LARRY D. DAVIS
REGISTERED FLORIDA SURVEYOR NO.5254

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PROJECT NAME: 225 & 231 EAST PERSHING STREET

CLIENT NAME: ADAM KAYE

REVISIONS

T1382.0007- BNDRY.TOPO

FIELD DATE	4/26/22
CONTRACT #	T1382.0007
DRAWN BY	TW
FIELD BOOK/PAGE	N/A

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SEAL

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TALLAHASSEE, FL 32303
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CERTIFICATE OF
AUTHORIZATION NO. 00007245

SHEET TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET
1/1