



**LEGEND:**

- No. = NUMBER
- # = NUMBER
- # = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- O.R. = OFFICIAL RECORDS
- S/D = SUBDIVISION
- + = MORE OR LESS
- (F) = FIELD MEASUREMENT
- (P) = PLAT DATA
- (D) = DEED DATA
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
- DWG = DRAWING
- NTS = NOT TO SCALE
- LD. = SURVEYORS' IDENTIFICATION
- L1-L273 = LINE IDENTIFICATION (SEE LINE TABLE)
- = FOUND 1/2" CAPPED IRON ROD L.B. #3724

**DESCRIPTION: (AS WRITTEN) (EAST PARCEL)**

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CYPRESS ROAD AND THE EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 10, BLOCK B, COWFORD SUBDIVISION, PLAT BOOK 13, PAGE 35, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE ON SAID EXTENSION OF LOT 10, BLOCK B, GO S 8° 35' 30" E, A DISTANCE OF 471.22 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF JOHN JETT MCCASKILL RIVER ROAD; THENCE GO N 18° 33' 00" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 178.39 FEET; THENCE GO N 11° 11' 00" E, A DISTANCE OF 225.00 FEET; THENCE GO N 12° 39' 30" E, A DISTANCE OF 225.00 FEET; THENCE GO N 13° 21' 00" E, A DISTANCE OF 139.23 FEET; THENCE GO N 14° 55' 47" E, A DISTANCE OF 159.77 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF JOHN JETT MCCASKILL RIVER ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF CYPRESS ROAD; THENCE GO ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CYPRESS ROAD S 33° 25' 50" W, A DISTANCE OF 160.00 FEET; THENCE GO S 41° 40' 35" W, A DISTANCE OF 375.00 FEET; THENCE GO S 52° 07' 55" W, A DISTANCE OF 225.00 FEET; THENCE GO S 47° 11' 55" W, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 4.35 ACRES, MORE OR LESS.

**TOGETHER WITH: (NORTH PARCEL)**

BEGIN AT THE EASTERNMOST CORNER OF LOT 1, BLOCK B, COWFORD SUBDIVISION, PLAT BOOK 13, PAGE 35, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF CYPRESS ROAD; THENCE GO ALONG SAID RIGHT-OF-WAY LINE N 33° 27' 18" E, A DISTANCE OF 216.76 FEET; THENCE GO N 14° 16' 30" E, A DISTANCE OF 249.20 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID CYPRESS ROAD AND THE NORTH LINE OF AFOREMENTIONED COWFORD SUBDIVISION; THENCE GO ALONG SAID NORTH LINE N 90° 00' 00" W, A DISTANCE OF 478.40 FEET; THENCE GO S 00° 00' 00" E, A DISTANCE OF 190.39 FEET TO POINT "A" AT THE APPROXIMATE WATER'S EDGE OF JOHN'S LAKE (PLAT BOOK 13, PAGE 35); THENCE MEANDER IN A SOUTHEASTERLY DIRECTION ALONG SAID WATER'S EDGE, A DISTANCE OF 59 FEET, MORE OR LESS TO POINT "B" HAVING A BEARING OF S 39° 54' 08" E, A DISTANCE OF 58.16 FEET FROM SAID POINT "A"; THENCE DEPARTING SAID WATER'S EDGE AT POINT "B", S 54° 14' 25" E, A DISTANCE OF 320.59 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CYPRESS ROAD AND THE POINT OF BEGINNING, PARCEL BEING 3.23 ACRES, MORE OR LESS.

**DESCRIPTION SKETCH**

DATE	REVISION	CHECK BY

THE SKETCH SHOWN HEREON, PREPARED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING AND MAPPING BOARD OF FLORIDA, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS NOT A REPRODUCTION OF AN ORIGINAL PLOTTED SCALE OF A FLORIDA LICENSED SURVEYOR AND MAPER.

PROJECT:  
**16-09**  
DRAWN BY: J.L.H.  
DWG. DATE: 6-22-2009  
FIELD DATE: N/A  
FIELD NOTES: N/A