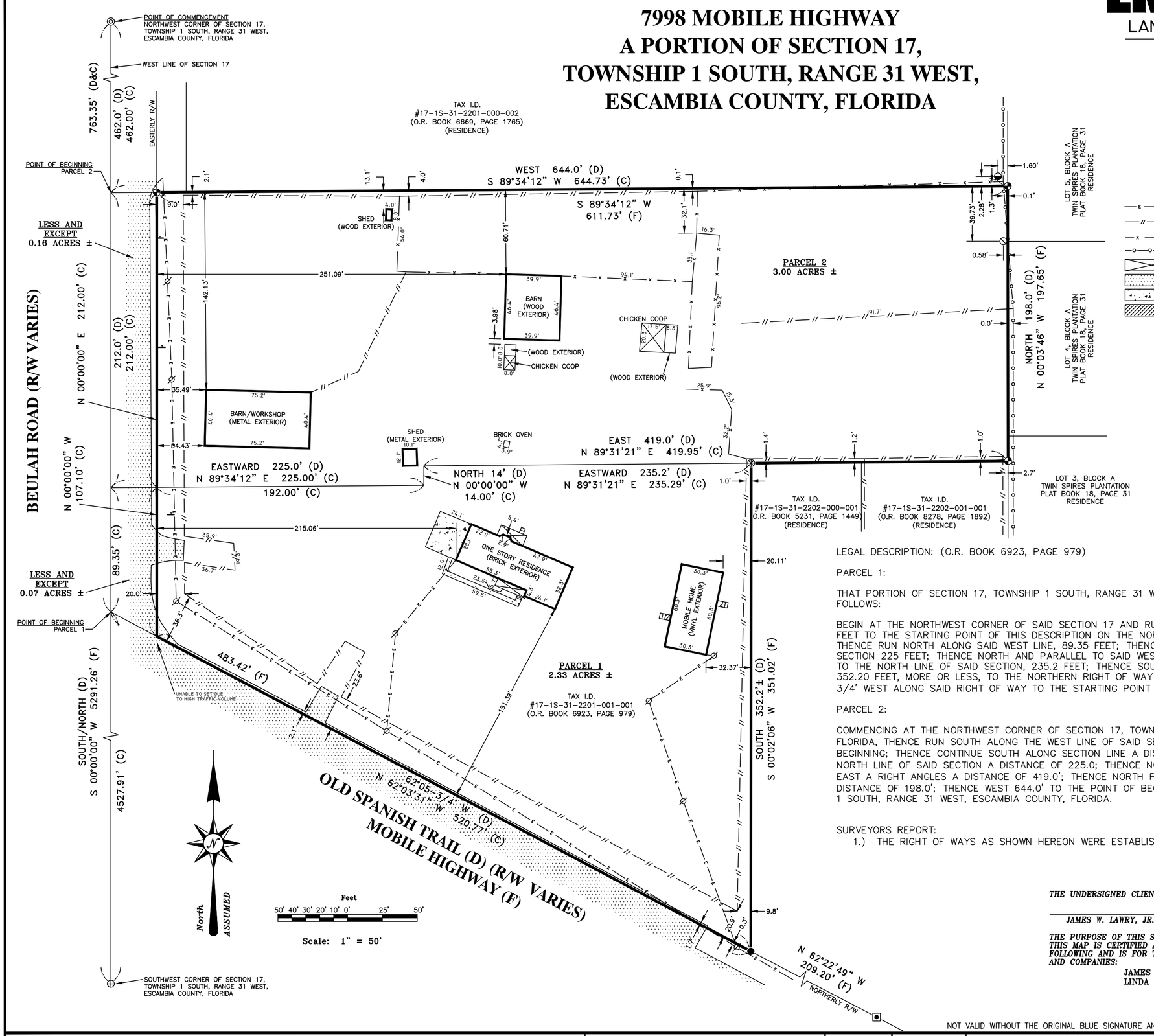
BOUNDARY SURVEY

7998 MOBILE HIGHWAY
A PORTION OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA

EMPIRE LAND·SURVEYING INC



LEGEND

L.B.	LICENSED BUSINESS
R/W	RIGHT OF WAY
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
—E—E—	AERIAL UTILITY WIRES
—//—//—	4' CHAIN LINK FENCE
—x—x—	4' WIRE FENCE
—o—o—o—	6' WOOD FENCE
	COVERED (ROOFED) AREA
	ASPHALT
	CONCRETE
	WOOD DECK
●	FOUND 1/2" IRON ROD
◎	FOUND 1/2" IRON PIPE
⊕	FOUND 1" IRON PIPE
	FOUND 3/4" CAPPED METAL PIPE – L.B. #1292
	FOUND 1/2" CAPPED IRON ROD – CORP #7277
	FOUND 3" IRON PIPE
	FOUND 4" SQUARE CONCRETE MONUMENT W/ALUMINUM DISK – CORP #7277
	SET 1/2" CAPPED IRON ROD – ELSI L.B. #6993
	POWER POLE
	SIGN POST – SEE LABELS FOR TYPE

LEGAL DESCRIPTION: (O.R. BOOK 6923, PAGE 979)

PARCEL 1:

THAT PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 17 AND RUN THENCE SOUTH ALONG ITS WEST LINE, 763.35 FEET TO THE STARTING POINT OF THIS DESCRIPTION ON THE NORTHERN RIGHT OF WAY OF THE OLD SPANISH TRAIL; THENCE RUN NORTH ALONG SAID WEST LINE, 89.35 FEET; THENCE EASTWARD PARALLEL TO THE NORTH LINE OF SAID SECTION 225 FEET; THENCE NORTH AND PARALLEL TO SAID WEST LINE, 14 FEET; THENCE EASTWARD AND PARALLEL TO THE NORTH LINE OF SAID SECTION, 235.2 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION, 352.20 FEET, MORE OR LESS, TO THE NORTHERN RIGHT OF WAY OF THE OLD SPANISH TRAIL, THENCE NORTH 62°05 3/4' WEST ALONG SAID RIGHT OF WAY TO THE STARTING POINT OF THIS DESCRIPTION, LESS ROAD RIGHT-OF-WAY.

PARCEL 2:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 462.0' FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SECTION LINE A DISTANCE OF 212.0'; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION A DISTANCE OF 225.0; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 14'; THENCE EAST A RIGHT ANGLES A DISTANCE OF 419.0'; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION A DISTANCE OF 198.0'; THENCE WEST 644.0' TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

SURVEYORS REPORT:
1.) THE RIGHT OF WAYS AS SHOWN HEREON WERE ESTABLISHED FROM EXISTING RIGHT OF WAY MONUMENTATION.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

JAMES W. LAWRY, JR. *LINDA L. LAWRY*

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA STANDARDS OF PRACTICE TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

JAMES W. LAWRY, JR.
LINDA L. LAWRY

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

CLIENT: LAWRY

SOURCE OF INFORMATION: FIELD EVIDENCE, DEEDS OF RECORD, PLAT RECORDED IN: PRIOR SURVEYS/DRAWINGS

BEARING BASIS: S 00°00'00" WEST WEST LINE OF SECTION 17 (ASSUMED)

TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS

GENERAL NOTES:

1. Fence locations as drawn are not to scale.
2. Jurisdiction (Wetlands) boundary lines not located unless shown on drawing.
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Description = (DE); Actual Field Measurement = (F); Plat = (P)
5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area.
6. No Title Search of the Public Records has been performed by this firm for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning,and restrictions that may be found in the Public Records of said County.

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING ◆ SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745--FAX: 850-477-3705
LICENSED BUSINESS #6993, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE

POSSIBLE ENCROACHMENTS: FENCES, POWER POLES, AERIAL UTILITY WIRES

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

OCTOBER 11, 2021 LELAND M. EMPIE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA — DATE

SCALE: 1" = 50'
FIELD DATE: 10/6/21
ORDER NO: 293-21
FIELD BOOK: 224/05 & 07

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