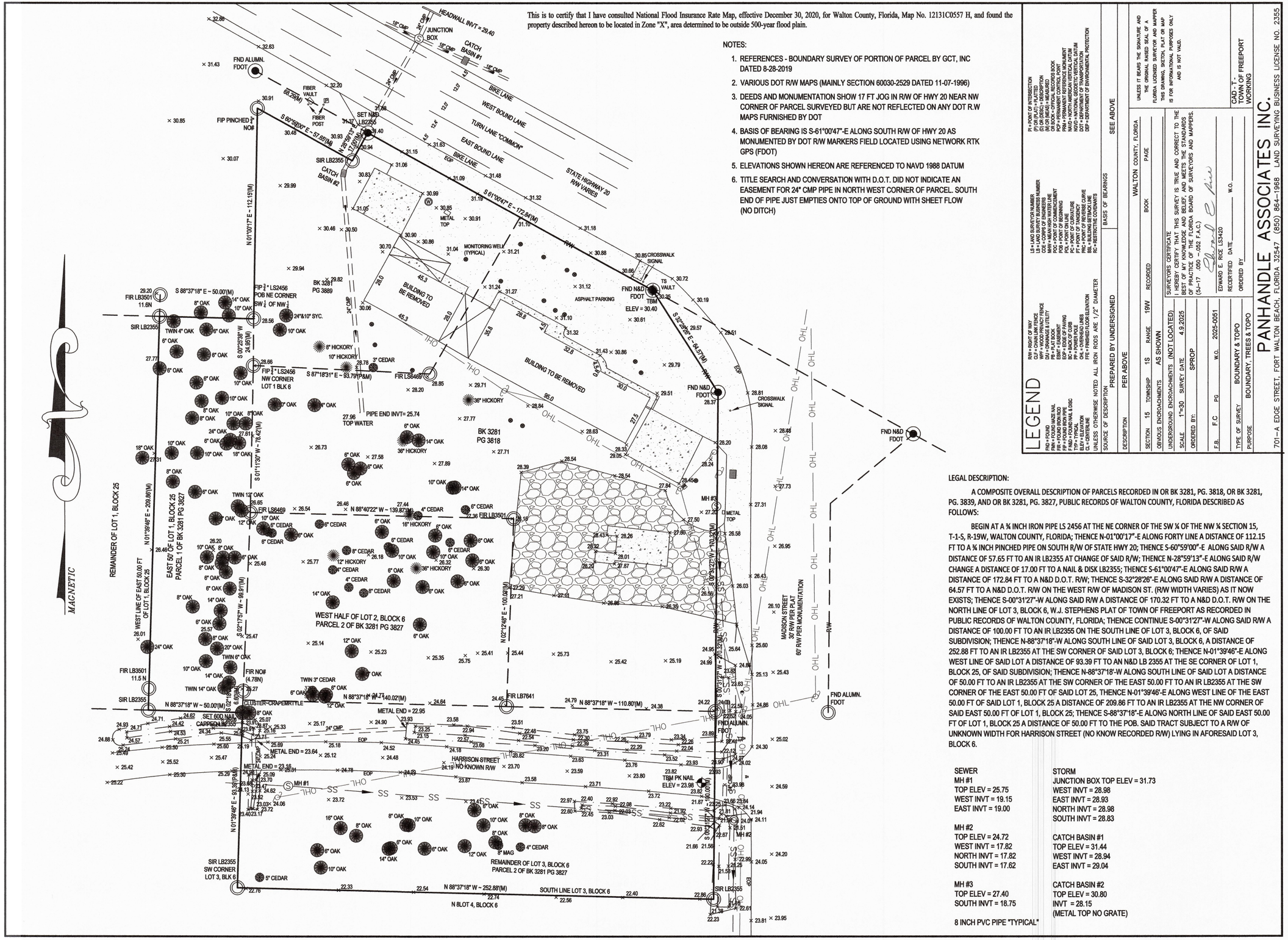
This is to certify that I have consulted National Flood Insurance Rate Map, effective December 30, 2020, for Walton County, Florida, Map No. 12131C0557 H, and found the property described hereon to be located in Zone "X", area determined to be outside 500-year flood plain.

NOTES:

1. REFERENCES - BOUNDARY SURVEY OF PORTION OF PARCEL BY GCT, INC DATED 8-28-2019
2. VARIOUS DOT R/W MAPS (MAINLY SECTION 60030-2529 DATED 11-07-1996)
3. DEEDS AND MONUMENTATION SHOW 17 FT JOG IN R/W OF HWY 20 NEAR NW CORNER OF PARCEL SURVEYED BUT ARE NOT REFLECTED ON ANY DOT R.W MAPS FURNISHED BY DOT
4. BASIS OF BEARING IS S-61°00'47"-E ALONG SOUTH R/W OF HWY 20 AS MONUMENTED BY DOT R/W MARKERS FIELD LOCATED USING NETWORK RTK GPS (FDOT)
5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 1988 DATUM
6. TITLE SEARCH AND CONVERSATION WITH D.O.T. DID NOT INDICATE AN EASEMENT FOR 24" CMP PIPE IN NORTH WEST CORNER OF PARCEL. SOUTH END OF PIPE JUST EMPTIES ONTO TOP OF GROUND WITH SHEET FLOW (NO DITCH)



LEGEND

FND = FOUND	LS = LAND SURVEYOR'S NUMBER
SIR = SET IRON REBAR CAP NUMBER	LB = LAND SURVEY BUSINESS NUMBER
FIR = FOUND IRON ROD	CON = CONCRETE MONUMENT
FIP = FOUND IRON PIPE	MHW = MEAN HIGH WATER LINE
FNA = FOUND NAIL & DISK	POC = POINT OF COMMENCEMENT
FND = FOUND CONCRETE MONUMENT	POB = POINT OF BEGINNING
TYP = TYPICAL	PCL = POINT ON LINE
ELEV = ELEVATION	PC = POINT OF CURVATURE
CL = CENTERLINE	PT = POINT OF TANGENCY
UNLESS OTHERWISE NOTED ALL IRON RODS ARE 1/2" DIAMETER	PRC = POINT OF REVERSE CURVE
R/W = RIGHT OF WAY	BBL = BUILDING SETBACK LINE
OHL = OVERHEAD WIRES	RC = RESTRICTIVE COVENANTS
WPF = WOOD PRIVACY FENCE	
DU = DRAINAGE & UTILITY	
EOP = EDGE OF PAVING	
ESMT = EASEMENT	
EDP = EDGE OF PAVING	
BAS = BASIS OF BEARINGS	
PP = POWER POLE	
OHL = OVERHEAD LINES	
FFE = FINISHED FLOOR ELEVATION	

PI = POINT OF INTERSECTION
(F) OR (FIELD) = FIELD MEASURED
(D) OR (DEED) = DESCRIPTION
(M) OR (MEAS) = MEASURED
OR BK = OFFICIAL RECORDS BOOK
POP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
DOT = DEPARTMENT OF TRANSPORTATION
DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOURCE OF DESCRIPTION: PREPARED BY UNDERSIGNED
DESCRIPTION: PER ABOVE
BASIS OF BEARINGS: SEE ABOVE

WALTON COUNTY, FLORIDA

SECTION	15	TOWNSHIP	1S	RANGE	19W
OBVIOUS ENCROACHMENTS		AS SHOWN			
UNDERGROUND ENCROACHMENTS		(NOT LOCATED)			
SCALE	1"=30'	SURVEY DATE		4.9.2025	
ORDERED BY:		SPROP			
F.B.	F.C	PG	W.O.	2025-0051	
TYPE OF SURVEY		BOUNDARY & TOPO			
PURPOSE		BOUNDARY, TREES & TOPO			

RECORDED BOOK PAGE

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE STANDARDS OF PRACTICE OF THE FLORIDA BOARD OF SURVEYORS AND MAPPERS. (5J-17 .050 - .052 F.A.C.)

EDWARD E. RICE LS3420
RECERTIFIED DATE _____
ORDERED BY: _____
W.O. _____

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CAD - T -
TOWN OF FREEPORT
WORKING

PANHANDLE ASSOCIATES INC.

701 – A EDGE STREET, FORT WALTON BEACH, FLORIDA 32547 (850) 864-1968 LAND SURVEYING BUSINESS LICENSE NO. 2355

LEGAL DESCRIPTION:

A COMPOSITE OVERALL DESCRIPTION OF PARCELS RECORDED IN OR BK 3281, PG. 3818, OR BK 3281, PG. 3839, AND OR BK 3281, PG. 3827, PUBLIC RECORDS OF WALTON COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT A ¾ INCH IRON PIPE LS 2456 AT THE NE CORNER OF THE SW ¼ OF THE NW ¼ SECTION 15, T-1-S, R-19W, WALTON COUNTY, FLORIDA; THENCE N-01°00'17"-E ALONG FORTY LINE A DISTANCE OF 112.15 FT TO A ¾ INCH PINCHED PIPE ON SOUTH R/W OF STATE HWY 20; THENCE S-60°59'00"-E ALONG SAID R/W A DISTANCE OF 57.65 FT TO AN IR LB2355 AT CHANGE OF SAID R/W; THENCE N-28°59'13"-E ALONG SAID R/W CHANGE A DISTANCE OF 17.00 FT TO A NAIL & DISK LB2355; THENCE S-61°00'47"-E ALONG SAID R/W A DISTANCE OF 172.84 FT TO A N&D D.O.T. R/W; THENCE S-32°28'26"-E ALONG SAID R/W A DISTANCE OF 64.57 FT TO A N&D D.O.T. R/W ON THE WEST R/W OF MADISON ST. (R/W WIDTH VARIES) AS IT NOW EXISTS; THENCE S-00°31'27"-W ALONG SAID R/W A DISTANCE OF 170.32 FT TO A N&D D.O.T. R/W ON THE NORTH LINE OF LOT 3, BLOCK 6, W.J. STEPHENS PLAT OF TOWN OF FREEPORT AS RECORDED IN PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE CONTINUE S-00°31'27"-W ALONG SAID R/W A DISTANCE OF 100.00 FT TO AN IR LB2355 ON THE SOUTH LINE OF LOT 3, BLOCK 6, OF SAID SUBDIVISION; THENCE N-88°37'18"-W ALONG SOUTH LINE OF SAID LOT 3, BLOCK 6, A DISTANCE OF 252.88 FT TO AN IR LB2355 AT THE SW CORNER OF SAID LOT 3, BLOCK 6; THENCE N-01°39'46"-E ALONG WEST LINE OF SAID LOT A DISTANCE OF 93.39 FT TO AN N&D LB 2355 AT THE SE CORNER OF LOT 1, BLOCK 25, OF SAID SUBDIVISION; THENCE N-88°37'18"-W ALONG SOUTH LINE OF SAID LOT A DISTANCE OF 50.00 FT TO AN IR LB2355 AT THE SW CORNER OF THE EAST 50.00 FT TO AN IR LB2355 AT THE SW CORNER OF THE EAST 50.00 FT OF SAID LOT 25, THENCE N-01°39'46"-E ALONG WEST LINE OF THE EAST 50.00 FT OF SAID LOT 1, BLOCK 25 A DISTANCE OF 209.86 FT TO AN IR LB2355 AT THE NW CORNER OF SAID EAST 50.00 FT OF LOT 1, BLOCK 25; THENCE S-88°37'18"-E ALONG NORTH LINE OF SAID EAST 50.00 FT OF LOT 1, BLOCK 25 A DISTANCE OF 50.00 FT TO THE POB. SAID TRACT SUBJECT TO A R/W OF UNKNOWN WIDTH FOR HARRISON STREET (NO KNOW RECORDED R/W) LYING IN AFORESAID LOT 3, BLOCK 6.