

ADDRESS:
 COMMERCE BLVD
 MIDWAY, FLORIDA

($\Delta=5^{\circ}13'39''$)
 (R=2840.00')
 (L=259.11')
 (CH=S85°06'14"E)
 (259.02')
 CH=S85°08'18"E
 259.24'

FCM
 #4664

FIR
 (2' EAST
 OF GRATE)

20' DRAINAGE &
 UTILITY EASEMENT

CONCRETE DITCH

25.0'

50' DRAINAGE, ACCESS &
 UTILITY EASEMENT

LOT 30
 BLOCK "C"

(S07°30'37"W 485.60')
 (N07°28'45"E 485.63')

APPROX. LOCATION OF FLOOD ZONE "AE"

(BEARING BASE PER PLAT)
 (N02°16'58"E 499.94')
 (N02°16'58"E 499.86')

SYMBOLS & ABBREVIATIONS

Δ - CENTRAL ANGLE
 AC - ACRES ± CH - CHORD
 O.R. - OFFICIAL RECORD BOOK
 DB - DEED BOOK PG. - PAGE
 FCM - FOUND CONCRETE MONUMENT
 FIR - FOUND IRON ROD
 (5/8" UNLESS NOTED)
 F.I.R.M. - FLOOD INSURANCE RATE MAP
 FIP - FOUND IRON PIPE
 FPIP - FOUND PINCHED IRON PIPE
 FNC - FOUND NAIL AND CAP
 L - ARC LENGTH
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 R - RADIUS OR RANGE
 R/W - RIGHT OF WAY
 SEC. - SECTION
 SIR - SET 5/8" IRON ROD/CAP #6590
 SNC - SET NAIL AND CAP #6950
 UNREC. - UNRECORDED
 LB - LICENSED BUSINESS
 T - TOWNSHIP OR TANGENT

20' DRAINAGE,
 ACCESS &
 UTILITY EASEMENT

1.0' FIR
 (1' NORTH)

(S82°24'20"E 304.30')
 (S82°27'26"E 304.24')

4' WIRE FENCE

1.0' FIR

NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS NOTED.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS
4. THIS PROPERTY LIES IN FLOOD ZONE AE + X, AS PER FLOOD INSURANCE MAP PANEL No. 12039C0381C, DATED 02/04/09.
5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR
7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 5J-17.051/.052).

Alan D. Platt

ALAN D. PLATT, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA LICENSED No. 4664

02/25/2022
 DATE SIGNED

02/22/2022
 DATE SURVEYED



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

SHEET 1 OF 1

BOUNDARY SURVEY OF:
 LOT 30, BLOCK "C"
 GADSDEN 10/90 COMMERCE
 PARK, PHASE 4
 PLAT BOOK 2, PAGE 92
 GADSDEN COUNTY, FLORIDA

A.D. Platt
 & ASSOCIATES, INC. • LAND SURVEYORS
 3712 CARRINGTON PLACE, TALLAHASSEE, FL. 32303
 PHONE: (850) 385-1036 FAX: (850) 385-1108
 LICENSED BUSINESS No. 6590

CERTIFIED TO:
 MICHAEL & KAREN STAFFORD

DRAWING:
 23199-BS
 PROJECT:
 23199