

**BOUNDARY SURVEY  
OF A PORTION OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 31 WEST,  
ESCAMBIA COUNTY, FLORIDA**

DESCRIPTION AS FURNISHED OFFICIAL RECORDS 1432, PAGE 163A

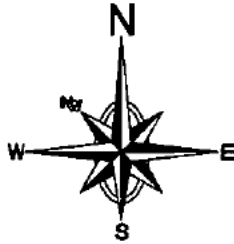
THAT PORTION OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 31 WEST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE WEST LINE OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 31 WEST, WHERE SAID WEST LINE OF SAID SECTION 12 INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF THE PRESENTLY UNPAVED STATE ROAD RIGHT-OF-WAY, SOMETHES REFERRED TO AS RELOCATION OF GULF BEACH HIGHWAY OVER ROAD RIGHT-OF-WAY IS PARTICULARLY DESCRIBED IN SPECIAL WARRANTY DEED OF GULF INVESTMENT COMPANY TO THE STATE OF FLORIDA DATED JANUARY 30, 1964, AND RECORDED IN OFFICIAL RECORD BOOK 436 AT PAGE 435 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 12 A DISTANCE OF 401.8 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 25 IN THE CURTIS TRACT; THENCE RUN EAST ALONG THE SOUTH LINE OF THE CURTIS TRACT 239.48 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF THE AFORESAID ROAD RIGHT-OF-WAY; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID ROAD RIGHT-OF-WAY, TO THE POINT OF BEGINNING; AND LYING AND BEING IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THE ROAD OF ROAD RIGHT-OF-WAY REFERRED TO IN THE ABOVE DESCRIPTION AS THAT ROAD OR ROAD RIGHT-OF-WAY DESCRIBED IN THE AFORESAID DEED TO THE STATE OF FLORIDA, AND IS SOMETHES REFERRED TO AS PARCEL 101, SECTION 4832-3001, OF THE STATE ROAD DEPARTMENT; LESS AND EXCEPT THAT PART OF 1/2 OF THE WEST 1/2 OF SAID SECTION 12, LYING NORTH OF GULF BEACH HIGHWAY, S.W. 1/4 700 FOOT R/W AS DEEDED BY OFFICIAL RECORDS BOOK 3000, 414.

**GENERAL NOTES:**

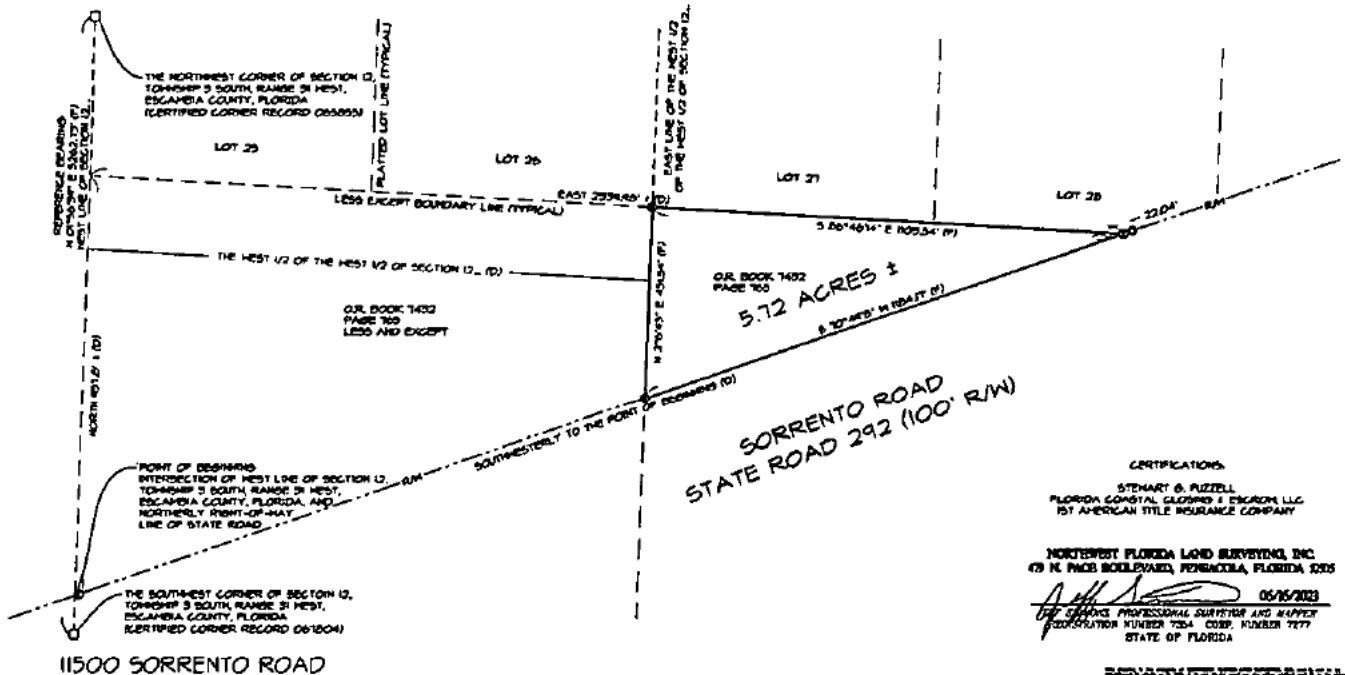
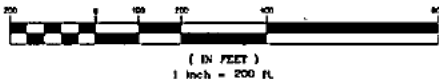
1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN DATUM 1983, STATE PLANE MAPPING ZONE FLORIDA NORTH GRID, LAMBERT PROJECTION AS ESTABLISHED ALONG THE WEST LINE OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA HAVING A BEARING OF NORTH 01 DEGREES 50 MINUTES 34 SECONDS EAST.
2. THE SURVEY DATA AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD INSTRUMENTATION.
3. NO TITLE SEARCH HAS BEEN PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC. FOR THE SUBJECT PROPERTY, THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (INCORPORATED AREAS) MAP NUMBER 12053C 0540 0, REVISED SEPTEMBER 1, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 34-FLOW - 34-FLOW'S FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.021, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES.
10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, PRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13. ENCROACHMENTS ARE AS SHOWN.
14. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE DEED OF RECORD ON THE GROUND AS WELL AS LOCATE ON SITE ENCROACHMENTS, EVIDENCE OF POSSESSION, AND ENCROACHMENTS TO BE SHOWN ON THE SURVEY TO SCALE AND THEIR RELATIONSHIP TO THE BOUNDARY.

**DENOTES:**

- ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 1271 (PLACED)
- ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 3003 (FOUND)
- ⊙ - 1" IRON PIPE, UNNUMBERED (FOUND)
- ⊠ - 4" SQUARE CONCRETE MONUMENT (LOCATED BY CERTIFIED CORNER RECORDS)
- ⊠ - DEED INFORMATION
- ⊠ - FIELD INFORMATION
- R/W - RIGHT OF WAY



**GRAPHIC SCALE**



**CERTIFICATIONS:**

STEWART G. RIZZELL  
FLORIDA CERTIFIED SURVEYOR & ENGINEER, LLC  
151 AMERICAN TITLE INSURANCE COMPANY

NORTHWEST FLORIDA LAND SURVEYING, INC.  
478 N. PALM BOULEVARD, PENSACOLA, FLORIDA 32505

*[Signature]* 06/15/2007  
STEWART G. RIZZELL, PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NUMBER 7284, CORP. NUMBER 7877  
STATE OF FLORIDA

1 BOUNDARY SURVEY OF A PORTION OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA PREPARED FOR: REQUESTED BY: MCQUINN AND ASSOCIATES	NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION 478 N. PALM BOULEVARD, PENSACOLA, FLORIDA 32505 (904) 487-1188	NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR	NO.	DATE	APPROVAL	REVISIONS
			1	10/4/25		ADD CERTIFICATIONS