BOUNDARY SURVEY

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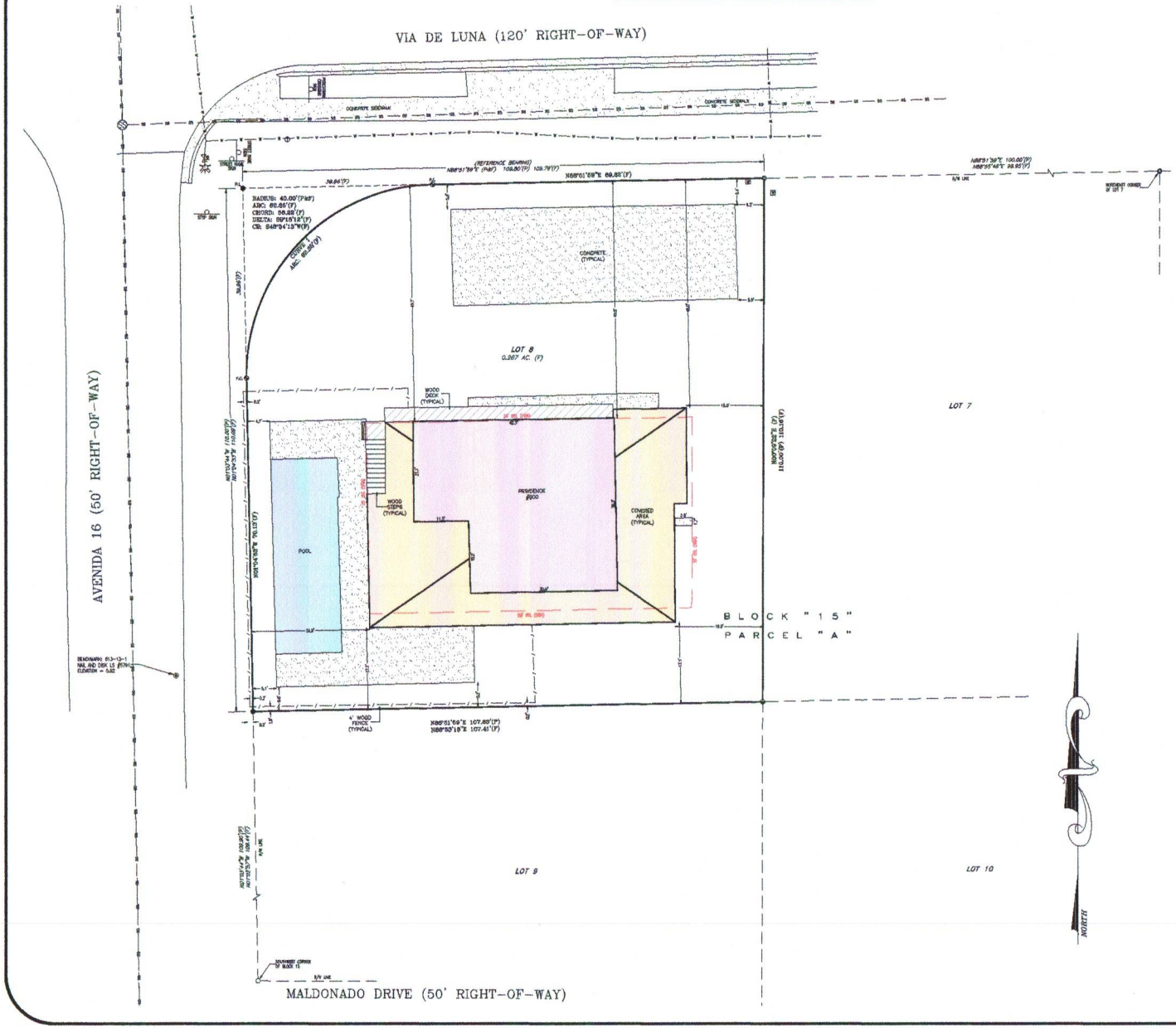

LEGAL DESCRIPTION

FROM THE ASSIGNMENT OF LEASEHOLD RECORDED IN OFFICIAL RECORDS BOOK 7809, AT PAGE 1722, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

LOT 8, BLOCK 15, FIRST ADDITION TO VILLA SEGUNDA, SANTA ROSA ISLAND, ESCAMBIA COUNTY, FLORIDA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59, PUBLIC RECORDS OF SAID COUNTY

GENERAL NOTES:

1. NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE BEARING OF NORTH 88 DEGREES 51 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF THE PROPERTY SURVEYED.

2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.

3. NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, STATE AND/OR FEDERAL JURISDICTIONAL AREAS RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.

4. THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE PLAT OF A SUBDIVISION OF A PORTION OF THE FIRST ADDITION TO VILLA SEGUNDA AS RECORDED IN PLAT BOOK 4, PAGE 59 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND TO EXISTING FIELD MONUMENTATION.

5. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THE MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.

6. IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE, ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.

7. THE STRUCTURE DIMENSIONS IF ANY DO NOT INCLUDE THE EAVES OR OVERHANG OR THE FOUNDATION FOOTINGS.

8. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR AND MAPPER THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "AE", BASE FLOOD ELEVATION 10.0 FEET, AS DETERMINED BY SCALE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA NUMBERED 12033C0579 G, DATED SEPTEMBER 29, 2006.

9. ABOVE-GROUND UTILITIES AND EVIDENCE OF SUBTERRANEAN UTILITIES ARE SHOWN HEREON. THERE MAY BE ADDITIONAL SUBTERRANEAN UTILITIES WHICH ARE NOT SHOWN HEREON.

LEGEND:

R/W	-	RIGHT OF WAY
P	-	PLAT
F	-	FIELD
D	-	DESCRIPTION
B.S.L.	-	BUILDING SETBACK LINE
LDC	-	SANTA ROSA ISLAND AUTHORITY
LS	-	LICENSED SURVEYOR
LB	-	LICENSED BUSINESS
P.C.	-	POINT OF CURVATURE
P.T.	-	POINT OF TANGENCY
P.I.	-	POINT OF INTERSECTION
CB	-	CHORD BEARING
FFE	-	FINISHED FLOOR ELEVATION
S.R.I.A.	-	SANTA ROSA ISLAND AUTHORITY
⊕	-	1/2" CAPPED IRON ROD LS #5791 (SET)
⊕	-	1/2" CAPPED IRON ROD LS #5791 (FOUND)
⊕	-	1/2" CAPPED IRON ROD LS #4656 (FOUND)
⊕	-	1/2" CAPPED IRON ROD LB #7062 (FOUND)
⊕	-	1/2" CAPPED IRON ROD, LS #6832 (FOUND)
⊕	-	1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
●	-	1/2" IRON ROD, NO IDENTIFICATION (FOUND)
○	-	1" IRON PIPE, NO IDENTIFICATION (FOUND)
WM	-	WATER METER
WV	-	WATER VALVE
TP	-	TELEPHONE PEDESTAL
FH	-	FIRE HYDRANT
SS	-	SANITARY SEWER MANHOLE
——	-	WATER LINE
—SS—	-	SANITARY SEWER LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTERS 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RONALD E. RUBEN II, P.S.M. # 5791 — DATE

NO.	DATE	APPROVED BY:	REVISION:

JOB NO. 19196-18 — SHEET 1 OF 1

NOT VALID WITHOUT SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

RUBEN SURVEYING & MAPPING
4192 BELLEVUE DRIVE PENSACOLA, FLORIDA 32504
PH. (850) 478-5261 FAX (850) 478-5275

JOB NO.	FIELD DATE	FIELD BOOK	PAGE
19196-18	08/23/2023	863	33

PROPERTY ADDRESS: 800 VIA DE LUNA DRIVE, PENSACOLA, BEACH, FLORIDA

SCALE	DRAWN BY	PARTY CHIEF	APPROVED	ENCROACHMENTS
1" = 10'	CAB	RPM	REP	AS SHOWN

BOUNDARY SURVEY

LOT 8, BLOCK "15", A PORTION OF THE FIRST ADDITION TO VILLA SEGUNDA, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA