



FLOOD STATEMENT:

This is to certify that I have consulted the available Federal Insurance Administration Flood Hazard Map, Map number 12113C 0280 G, dated 12/19/06 and it is my opinion that the above described property is in flood zone "X" areas determined to be outside the 0.2% annual chance floodplain and flood zone "A" no base flood elevations determined.

CERTIFICATIONS:

I HEREBY CERTIFY TO CLEAR TITLE OF NORTHWEST FLORIDA, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, JEFFREY L. LORD AND LUCIANE M. LORD THAT THE SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGEND

- ⊕ SET CAPPED IRON ROD (L.B. #5170)
- ⊙ FOUND CAPPED IRON ROD (L.B. #5170)
- FOUND 4" SQUARE CONCRETE MONUMENT (ST REGIS)
- P.L.S. PROFESSIONAL LAND SURVEYOR
- R/W. RIGHT-OF-WAY
- L.B. LICENSED BUSINESS
- P.I. POINT OF INTERSECTION
- (F) FIELD MONUMENTATION
- O.R. OFFICIAL RECORDS BOOK

SECTION 40....
SECTION 2....
POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 2,
TOWNSHIP 2 NORTH, RANGE 30 WEST,
SANTA ROSA COUNTY, FLORIDA... (PER
FIELD MONUMENTATION & SECTIONAL
BREAKDOWN)

GENERAL NOTES:

1. No title search of Public Records have been performed by this firm to determine if any defect and/or ambiguities or easements exists.
2. Measurements made to U.S. Standards.
3. NOTICE: There may be restrictions not shown that may be found in the Public Records.
4. The accuracy of measurement performed meets rural land development.
5. The bearings shown hereon were referenced to an assumed South 02 degrees 36 minutes 15 seconds West along the East line of Section 2.
6. The dimensions of the buildings shown hereon do not include the eave overhang or the footings thereof.
7. Only acts of possession, if any that are visible from a casual inspection as to the existence of acts of possession by adjoining to the lands shown and described hereon.
8. No "Wetlands" jurisdictional lines were located (unless indicated on plat).
9. The Certificate of Authorization Number for Benchmark Surveying & Land Planning, Inc. is Licensed Business No. 5170.
10. This survey does not reflect or determine ownership.
11. The boundary survey datum shown was referenced to actual evidence and monumentation, furnished description, a survey drawings by Benchmark Surveying & Land Planning, Inc., Job# L15-069-1997, dated 03/23/2015, job no. L05-976-919, dated 07/22/2005, job no. L13-149-1770, dated 6/26/2013, job no. L08-237-1365, dated 12/26/2008 and job no. L15-598-2055, dated 10/22/15.
12. This survey is prepared for the exclusive use and benefit of the parties listed hereon, liability to third parties may not be transferred or assigned.
13. F.S. 5J-17.051-17.053 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER" ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. No "Underground" utilities were located (unless indicated on plat).
15. A new parcel was created and prepared within a furnished description per the instructions of our client.

DESCRIPTION AS PREPARED BY THE UNDERSIGNED AT THE CLIENT'S REQUEST:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN SOUTH 02 DEGREES 36 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 2653.83 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 2; THENCE DEPART SAID EAST LINE NORTH 87 DEGREES 17 MINUTES 07 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 4582.83 FEET; THENCE DEPART SAID SOUTH LINE SOUTH 00 DEGREES 56 MINUTES 18 SECONDS EAST A DISTANCE OF 1302.01 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A 40.00 FEET WIDE INGRESS/EGRESS/UTILITY EASEMENT (KNOWN AS BUFFALO CREEK DRIVE) AS RECORDED IN OFFICIAL RECORDS BOOK 3538, PAGE 1810 OF THE PUBLIC RECORDS OF SAID COUNTY FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 34 DEGREES 05 MINUTES 35 SECONDS WEST A DISTANCE OF 671.98 FEET; THENCE RUN SOUTH 55 DEGREES 54 MINUTES 25 SECONDS EAST A DISTANCE OF 958.80 FEET; THENCE RUN NORTH 39 DEGREES 28 MINUTES 12 SECONDS EAST A DISTANCE OF 970.18 FEET TO A POINT OF INTERSECTION IN THE CENTERLINE OF SAID EASEMENT; THENCE RUN NORTH 75 DEGREES 13 MINUTES 02 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 158.28 FEET TO A POINT OF INTERSECTION; THENCE CONTINUE ALONG SAID CENTERLINE FOR THE FOLLOWING SEVEN (7) CALLS: SOUTH 88 DEGREES 17 MINUTES 32 SECONDS WEST A DISTANCE OF 169.22 FEET TO A POINT OF INTERSECTION; THENCE RUN SOUTH 69 DEGREES 37 MINUTES 35 SECONDS WEST A DISTANCE OF 280.76 FEET TO A POINT OF INTERSECTION; THENCE RUN NORTH 37 DEGREES 40 MINUTES 48 SECONDS WEST A DISTANCE OF 156.85 FEET TO A POINT OF INTERSECTION; THENCE RUN NORTH 57 DEGREES 55 MINUTES 38 SECONDS WEST A DISTANCE OF 162.50 FEET TO A POINT OF INTERSECTION; THENCE RUN NORTH 40 DEGREES 53 MINUTES 53 SECONDS WEST A DISTANCE OF 143.58 FEET TO A POINT OF INTERSECTION; THENCE RUN NORTH 49 DEGREES 20 MINUTES 28 SECONDS WEST A DISTANCE OF 56.16 FEET TO A POINT OF INTERSECTION; THENCE RUN NORTH 56 DEGREES 33 MINUTES 27 SECONDS WEST A DISTANCE OF 94.07 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING LOT 41 OF AN UNRECORDED SUBDIVISION KNOWN AS BUFFALO CREEK, IN SECTION 2, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 16.384 ACRES, MORE OR LESS.

ALONG AND TOGETHER WITH AND SUBJECT TO A 40.00 FEET WIDE INGRESS/EGRESS/UTILITY EASEMENT (KNOWN AS BUFFALO CREEK DRIVE) AS RECORDED IN OFFICIAL RECORDS BOOK 3538, PAGE 1810 OF THE PUBLIC RECORDS OF SAID COUNTY.

SOUTHEAST CORNER OF SECTION 2,
TOWNSHIP 2 NORTH, RANGE 30 WEST,
SANTA ROSA COUNTY, FLORIDA... (PER
FIELD MONUMENTATION & SECTIONAL
BREAKDOWN)

NOTE:

THE SURVEY SHOWN HEREON WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON, LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas E. Nichols

THOMAS E. NICHOLS, P.L.S., FL#4657

DATE: NOVEMBER 21, 2016

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

LAND BOUNDARY SURVEY FOR BUFFALO CREEK A PORTION OF SECTION 2 & 3, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA

REVISIONS:			Benchmark Surveying & Land Planning, Inc.		
NO.:	DATE:	BY:	7200 Chumuckla Highway Pace, Florida 32571 (850) 994-4882		
			FIELD BOOK:	PAGE:	DATE:
			732	66	11/11/16
			DRAWN BY:	DATE:	JOB NO.:
			VJW	11/08/16	M16-832 3497
			SCALE:	APPROVED:	SHEET NO.:
			1"=200'	TEN	1 OF 1

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