

Benchmark



NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 29 WEST,
SANTA ROSA COUNTY, FLORIDA (PER
FIELD MONUMENTATION, DEEDS OF
RECORD, AND SURVEYS BY OTHERS).

PARCEL IDENTIFICATION
22-4N-29-0000-00100-0000
(NOT INCLUDED)

PARCEL IDENTIFICATION
23-4N-29-0000-00900-0000
(NOT INCLUDED)

NORTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 23...

PARCEL IDENTIFICATION
25-4N-29-0000-00900-0000
(NOT INCLUDED)

PARCEL IDENTIFICATION
23-4N-25-0000-00507-0000
(NOT INCLUDED)

PARCEL IDENTIFICATION
23-4N-29-0000-00806-000
(NOT INCLUDED)

589°35'34"E (D) 1545.97
589°36'03"E (F) 1545.97

PARCEL IDENTIFICATION
23-4H-29-0000-00007-000
(NOT INCLUDED)

PARCEL IDENTIFICATION
23-44-29-0000-00806-0000
(NOT INCLUDED)

LAND BOUNDARY SURVEY
OF A PORTION OF SECTION 23, TOWNSHIP 4 NORTH,
RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA.....

NOTE:
THE SURVEY DRAWING 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.

FLOOD STATEMENT:
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE AVAILABLE FEDERAL INSURANCE ADMINISTRATION
FLOOD HAZARD MAP, MAP NUMBER 12213C 0180 H, DATED 11/19/21 AND IT IS MY OPINION THAT
THE ABOVE DESCRIBED PROPERTY IS IN FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

DESCRIPTION AS PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST:
A PORTION OF OFFICIAL RECORDS BOOK 4053, PAGE 1133 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN NORTH 08 DEGREES 01 MINUTES 01 SECONDS WEST ALONG TO THE WEST LINE OF SAID SECTION A DISTANCE OF 735 FEET 7 INCHES TO A CAPPED METAL ROD L.S. 5903 FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 06 DEGREES 01 MINUTES 01 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 979 FEET 10 INCHES TO A SET CAP METAL ROD L.B. 5170; THENCE DEPART SAID WEST LINE AND TURN SOUTH 48 DEGREES 45 MINUTES 45 SECONDS EAST TO AN IRON PIPE 10 INCHES DIAMETER L.S. 5904; THENCE RUN N 170° E ON THE OLD LINE TO THE WEDGELINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE RUN SOUTH 06 DEGREES 00 MINUTES 02 SECONDS WEST ALONG SAID EAST LINE OF THE WEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 953.45 FEET TO A CAPPED METAL ROD L.S. 5905; THENCE RUN NORTH 01 DEGREES 34 MINUTES 49 SECONDS EAST ALONG SAID EAST LINE OF THE WEST QUARTER OF THE SOUTHWEST QUARTER 14.51 ACRES MORE OR LESS.

DESCRIPTION AS PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST:
A PORTION OF OFFICIAL RECORDS BOOK 4053, PAGE 1133 BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

PARCEL 3:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS WEST A DISTANCE OF 78.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS WEST ALONG THE RIGHT-OF-WAY OF BURNING TREE DRIVE FOR 101.17 FEET; THENCE DEPART SAID WEST LINE AND RUN SOUTH 89 DEGREES 53 MINUTES 25 SECONDS EAST A DISTANCE OF 479.57 FEET; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 32 SECONDS WEST A DISTANCE OF 101.17 FEET TO THE POINT OF BEGINNING; SAID PARCEL LYING AND BEING IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 01 ACRES MORE OR LESS.

NOTE:
MAY BE SUBJECT TO REQUIREMENTS AS ESTABLISHED IN
THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE.

FENCE NOTE:
THE FENCES SHOWN HEREON, FOR CLARITY
PURPOSES, MAY OR MAY NOT BE DRAWN
TO SCALE.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY TO JARED ASHWORTH, CHICAGO TITLE INSURANCE COMPANY, AND WEST FLORIDA TITLE COMPANY OF MILTON, INC., THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


THOMAS E. NICHOLS, P.L.S., FLN4657

DATE: JUNE 26, 2023
F.S. 5J.17.051-17.053* NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SUB/DIVISION AND MARSHAL*

LAND BOUNDARY SURVEY
FOR
PHD REALTY
A PORTION OF SECTION 23, TOWNSHIP 4 NORTH,
RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA

REVISIONS			Benchmark Surveying & Land Planning, Inc.		
NO.	DATE	BY			
1. UPDATE 207 EASEMENT 06/20/2023			7200 Chumucka Highway Pace, Florida 32371 (888) 994-4882 benchmark@bellsouth.net		
			FIELD BOOK	DATE:	DATE:
			769	23-24	05/31/2023
			DRAWN BY:	DATE:	JOB NO:
			RES	06-02-2023	L23-092B
					-3104
			SCALE:	APPROVED	SHEET NO:
			1" = 60'	BY: TEN	1 OF 1

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POINT OF
BEGINNING
PARCEL 2

N89°54'49"W (F) 661.78'

N89°53'53"W (D) 661.63'

S89°53'53"E (D) 661.63'

LESS THE SOUTH 65.84' AS DESCRIBED IN OFFICIAL RECORDS BOOK 2889, PAGE 1374
(NOT INCLUDED)

N00°01'01"W (C)
10.11' (C)

N89°53'53"W (D) 661.58'

S89°53'53"E (C) 479.57'

N90°00'00"W (D) 479.57'

S00°01'32"W (D)
9.28' (D)

POINT OF
BEGINNING
PARCEL 3

REMAINDER OF
OFFICIAL RECORDS BOOK 4053, PAGE 1133
PARCEL 3
±0.11 ACRES

20.0' INGRESS/EGRESS/UTILITY EASEMENT PER OFFICIAL
RECORDS BOOK 3452, PAGE 1125, AND OFFICIAL
RECORDS BOOK 4359, PAGE 103

C.R 178 (A.K.A. SPANISH TRAIL)
(R/W WIDTH UNKNOWN)

SOUTH LINE SECTION 23...

N00°01'01"W (F) 735.78'
±4.3'

N00°01'01"W (D)
65.84' (D)

N00°01'01"W (D)
660.00' (D)

ENCEMENT

ER OF SECTION 23,
1, RANGE 29 WEST,
TY, FLORIDA (PER
TION, DEEDS OF
EYS BY OTHERS).

Easement

SCALE

120

8' WIRE FENCE

N00°01'01"W (F) 1944.58'

N00°01'01"W (F) 957.01'

N00°01'01"W (D) 2020.50'

A PORTION OF
OFFICIAL RECORDS BOOK 4053, PAGE 1133
PARCEL 2
±14.51 ACRES

S00°00'02"W (F) 953.45'

S00°01'32"W (D) 1397.10'

EAST LINE OF THE WEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 23...

POINT OF
BEGINNING
PARCEL 2

N89°54'49"W (F) 661.78'
N89°53'53"W (D) 661.63'
S89°53'53"E (D) 661.63'

LESS THE SOUTH 65.84' AS DESCRIBED IN OFFICIAL RECORDS BOOK 2889, PAGE 1374
(NOT INCLUDED)

N00°01'01"W (C)
10.11' (C)

POINT OF
BEGINNING
PARCEL 3

20.0' INGRESS/EGRESS/UTILITY EASEMENT PER OFFICIAL
RECORDS BOOK 3452, PAGE 1125, AND OFFICIAL
RECORDS BOOK 4359, PAGE 103

C.R. 178 (A.K.A. SPANISH TRAIL)
(R/W WIDTH UNKNOWN)

SOUTH LINE SECTION 23...

REMAINDER OF
OFFICIAL RECORDS BOOK 4053, PAGE 1133
PARCEL 3
±0.11 ACRES

S00°01'32"W (D)
9.28' (D)

N89°53'53"W (D) 182.00'

NORTH LINE OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 23...

ENCEMENT
F SECTION 23,
ANGE 29 WEST,
LORIDA (PER
N, DEEDS OF
BY OTHERS).

DESCRIPTION AS PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST:

A PORTION OF OFFICIAL RECORDS BOOK 4053, PAGE 1133 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 735.78 FEET TO A CAPPED METAL ROD L.S. 5903 FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 957.01 FEET TO A SET CAPPED METAL ROD L.B. 5170; THENCE DEPART SAID WEST LINE AND RUN SOUTH 89 DEGREES 36 MINUTES 21 SECONDS EAST A DISTANCE OF 662.09 FEET TO A SET CAPPED METAL ROD L.B. 5170 ON THE EAST LINE OF THE WEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST ALONG SAID EAST LINE OF THE WEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 953.45 FEET TO A CAPPED METAL ROD L.S. 5903; THENCE RUN NORTH 89 DEGREES 54 MINUTES 49 SECONDS WEST A DISTANCE OF 661.78 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING AND BEING IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 14.51 ACRES MORE OR LESS.

DESCRIPTION AS PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST:

A PORTION OF OFFICIAL RECORDS BOOK 4053, PAGE 1133 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 660.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 10.11 FEET; THENCE DEPART SAID WEST LINE AND RUN SOUTH 89 DEGREES 53 MINUTES 53 SECONDS EAST A DISTANCE OF 479.57 FEET; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 32 SECONDS WEST A DISTANCE OF 9.28 FEET; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 479.57 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING AND BEING IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 0.11 ACRES MORE OR LESS.