

# BOUNDARY SURVEY

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**LEGAL DESCRIPTION**  
 PREPARED BY RUBEN SURVEYING AND MAPPING

A PORTION OF BLOCKS 15, 22 AND 23, WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

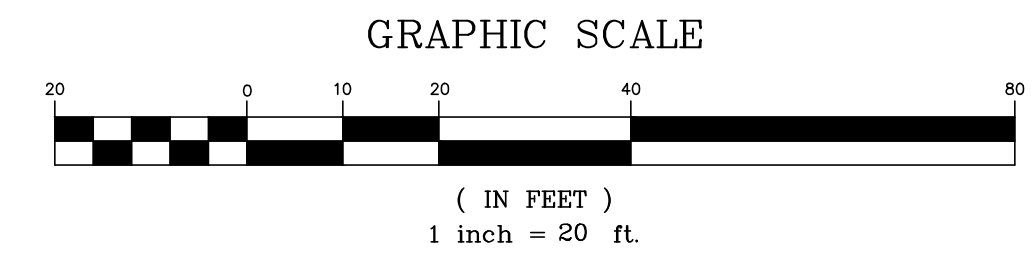
COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 14, OF SAID WATERFRONT TRACT, THENCE PROCEED NORTH 80 DEGREES 12 MINUTES 32 SECONDS EAST ALONG THE EASTERLY PROJECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PINE STREET (60' RIGHT-OF-WAY) FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COMMENDENCIA STREET (60' RIGHT-OF-WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID BLOCK 15 AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 08 DEGREES 12 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PINE STREET, A DISTANCE OF 54.18 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, GO NORTH 08 DEGREES 19 MINUTES 33 SECONDS WEST, A DISTANCE OF 67.54 FEET; THENCE GO NORTH 81 DEGREES 37 MINUTES 23 SECONDS EAST, A DISTANCE OF 108.38 FEET; THENCE GO SOUTH 08 DEGREES 24 MINUTES 11 SECONDS EAST, A DISTANCE OF 450.85 FEET; THENCE GO SOUTH 07 DEGREES 29 MINUTES 56 SECONDS WEST, A DISTANCE OF 6.46 FEET; THENCE GO SOUTH 81 DEGREES 30 MINUTES 26 SECONDS WEST, A DISTANCE OF 156.79 FEET; THENCE GO NORTH 08 DEGREES 10 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE GO SOUTH 79 DEGREES 08 MINUTES 25 SECONDS WEST, A DISTANCE OF 48.59 FEET TO THE EASTERLY EDGE OF AN EXISTING CONCRETE SIDEWALK; THENCE GO NORTH 09 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY EDGE, A DISTANCE OF 295.27 FEET TO THE INTERSECTION WITH THE BACK OF AN EXISTING CURB AND GUTTER; THENCE GO NORTH 40 DEGREES 30 MINUTES 12 SECONDS EAST, A DISTANCE OF 69.10 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF THE WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 1.970 ACRES.

- GENERAL NOTES:**
- NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011 NGS ADJUSTMENT).
  - THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
  - 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.
  - THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE MAP OF THE CITY OF PENSACOLA AS COPYRIGHTED BY THOMAS C. WATSON IN 1906, PREVIOUS SURVEYS BY THIS FIRM AND TO EXISTING FIELD MONUMENTATION.
  - STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS 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.
  - IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE, ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPING ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPING.
  - THE STRUCTURE DIMENSIONS IF ANY DO NOT INCLUDE THE EAVES OR OVERHANG OR THE FOUNDATION FOOTINGS.
  - ABOVE-GROUND UTILITIES AND EVIDENCE OF SUBTERRANEAN UTILITIES ARE SHOWN HEREON. THERE MAY BE ADDITIONAL SUBTERRANEAN UTILITIES WHICH ARE NOT SHOWN HEREON.
  - THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASE ON NATIONAL GEODETIC SURVEY BENCHMARK 872 9840 M TIDAL (PID: BG4867), WITH A PUBLISHED ELEVATION OF 5.57 FEET.

**LEGEND:**

- R/W - RIGHT OF WAY
- P - PLAT
- D - FIELD
- B.S.L. - BUILDING SETBACK LINE
- LDC - ESCAMBIA COUNTY LAND DEVELOPMENT CODE
- LS - LICENSED SURVEYOR
- LB - LICENSED BUSINESS
- SWL - SOLID WHITE LINE
- DIVYL - DIVIDED YELLOW LINE
- - 1/2" METAL ROD LS #5791 (SET)
- ⊙ - NAIL AND DISK LS #5791 (SET)
- ⊕ - 1/2" CAPPED METAL ROD LS #5791 (FOUND)
- ⊗ - 1/2" CAPPED METAL ROD LB #7277 (FOUND)
- ⊙ - 1/2" CAPPED METAL ROD , ILLEGIBLE (FOUND)
- - 1/2" METAL ROD, NO IDENTIFICATION (FOUND)

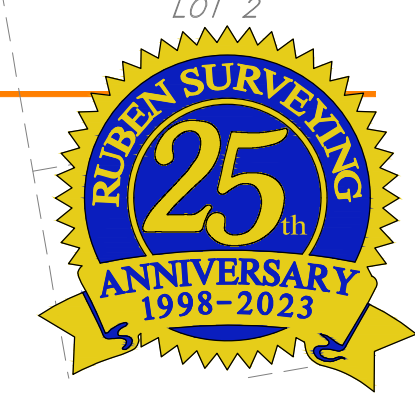


**SURVEYOR'S CERTIFICATE:**

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

JOB NO. 23832-23	REVISION:	SHEET 1 OF 2
APPROVED BY:	DATE:	
NO.:		
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING		
PAGE: 15/17	FIELD BOOK: 842/845	ENCROACHMENTS: AS SHOWN
FIELD DATE: 02/24/23	PROPERTY ADDRESS: COMMENDENCIA STREET, PENSACOLA, FLORIDA	APPROVED:
JOB NO.: 23832-23	SCALE: 1"=20'	REVISION:
BOUNDARY SURVEY		
A PORTION OF BLOCK 22, WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA		



MATCH LINE, SEE SHEET 2 OF 2