



# NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE  
Pensacola, FL 32526  
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: JIM REEVES, P.A.

JOB NO.: 10-24647-21

REQUESTED BY: JIM REEVES, P.A.

DATE: MAY 26, 2021

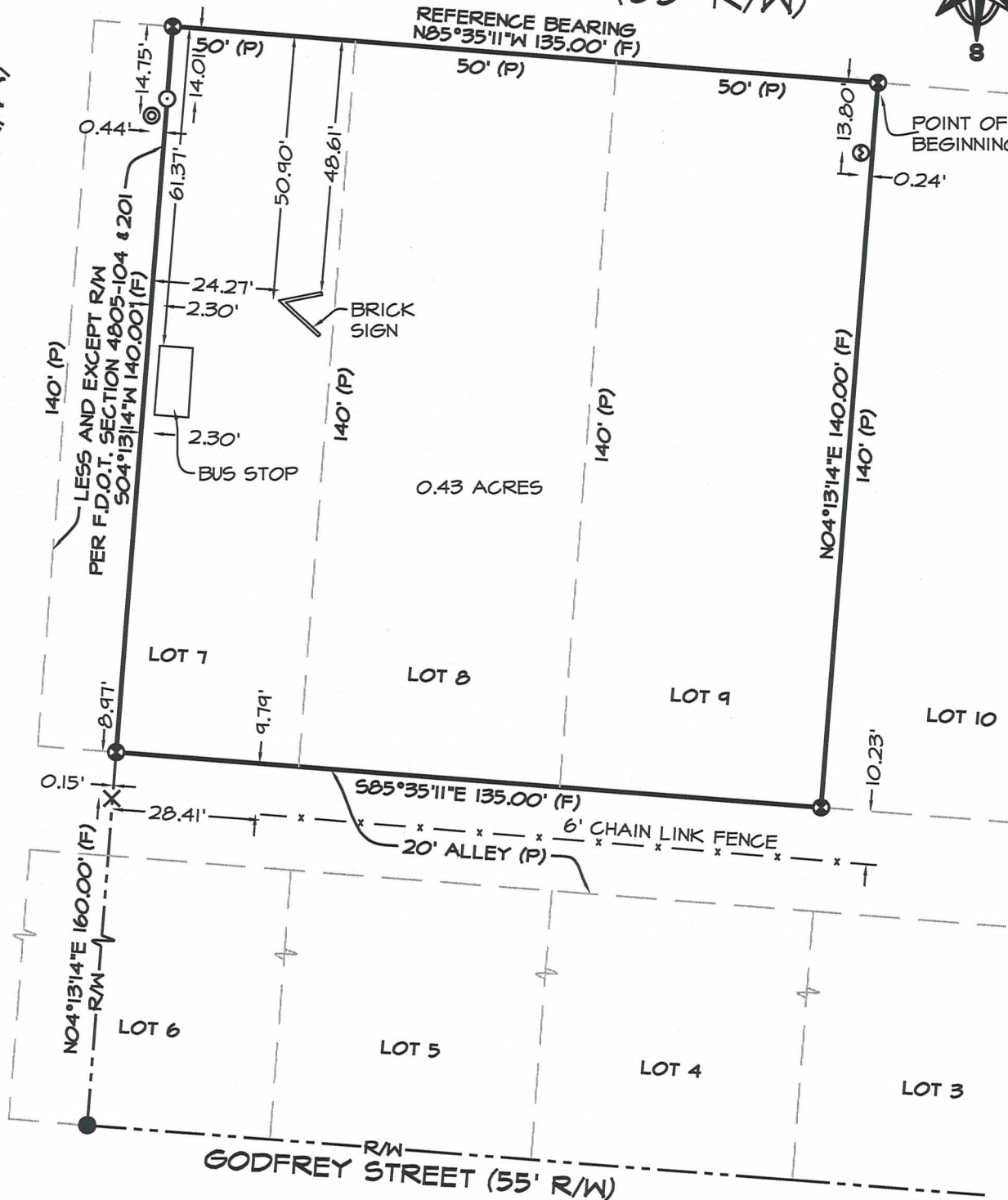
PROPERTY ADDRESS:

SCALE: 1" = 30'



PACE BOULEVARD (80' R/W)

BLOUNT STREET (55' R/W)



## BOUNDARY SURVEY

SHEET 1 OF 2

\*MEASUREMENTS MADE TO UNITED STATES STANDARDS\*

P.C.: MH DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: SEE SHEET 2 OF 2

SEC. 30, TWP. 2S, RGE. 30W, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED -- BOOK --, PAGE --. \*THE ENCROACHMENTS ARE AS SHOWN\*

FIELD DATE: 5/24/21, FIELD BOOK: MH1, PG. 64

NORTHWEST FLORIDA LAND SURVEYING, INC.  
FLORIDA CORPORATION NUMBER 7277

*Fred R. Thompson*

FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA

REVISIONS:

6/22/21 ADD NEW DESCRIPTION

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR



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85 DESCRIPTION AS FURNISHED:

SCALE: 1"=30'

LOTS 7 TO 9, BLOCK 20, KUPFRIAN PARK PLAT, RECORDED IN DEED BOOK 62 AT PAGE 245 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. LESS AND EXCEPT PACE BOULEVARD RIGHT OF WAY. ALSO DESCRIBE AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 9 BLOCK 20 KUPFRIAN PARK SUBDIVISION AS RECORDED IN DEED BOOK 62 AT PAGE 245 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 85 DEGREES 35 MINUTES 11 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY (55' R/W) OF BLOUNT STREET A DISTANCE OF 135.00 FEET TO THE EASTERLY RIGHT OF WAY OF PACE BOULEVARD (80' RIGHT OF WAY); THENCE GO SOUTH 04 DEGREES 13 MINUTES 14 SECONDS WEST ALONG THE SAID PACE BOULEVARD RIGHT OF WAY A DISTANCE OF 140.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A 20 FOOT ALLEY; THENCE GO SOUTH 85 DEGREES 35 MINUTES 11 SECONDS EAST ALONG SAID NORTHERLY LINE OF SAID 20 FOOT ALLEY A DISTANCE OF 135.00 FEET; THENCE GO NORTH 04 DEGREES 13 MINUTES 14 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.43 ACRES

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN DATUM 1983, STATE PLANE MAPPING ZONE FLORIDA NORTH 0903, LAMBERT PROJECTION AS ESTABLISHED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY HAVING A BEARING OF SOUTH 85 DEGREES 35 MINUTES 11 SECONDS EAST.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS 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 (UNINCORPORATED AREAS), MAP NUMBER 12033C 0390 G, REVISED SEPTEMBER 29, 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 5J-17.051 - 5J-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, 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, FRED 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 IMPROVEMENTS, 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 7277 (PLACED)
- ⊙ ~ 1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
- ⊙ ~ NAIL AND DISK, NUMBERED 1035 (FOUND)
- ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- ⊙ ~ 1" IRON PIPE, UNNUMBERED (FOUND)
- X ~ x" SCRIBED IN CONCRETE, UNNUMBERED (FOUND)

- (P) ~ PLATTED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- SEC. ~ SECTION
- TWP. ~ TOWNSHIP
- RGE. ~ RANGE
- PG. ~ PAGE

## BOUNDARY SURVEY

SHEET 2 OF 2

\*MEASUREMENTS MADE TO UNITED STATES STANDARDS\*

P.C.: MH DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: SEE ABOVE DESCRIPTION

SEC. 30, TWP. 2S, RGE. 30W, ESCAMBIA COUNTY, STATE OF FLORIDA.

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