

December 18, 2017

RE: 1000 Blk E. LA RUA ST

This vacation of right-of-way is requested to attain the highest and best use of said property and to preserve and increase the property values in this area of East Hill.

As of now, and in accordance with the current R-1AA zoning requirements, this property can be subdivided into three parcels, one with a single family detached structure and two with attached townhomes. I am requesting this vacation to obtain the additional lot square footage needed to build three single family detached structures instead. This will keep values in the area consistent, satisfy the requests of the neighboring home owners, and provide an increased tax base for the City of Pensacola. The Lot is currently 13,750 sqft; however, 15,000 sqft is required to complete the subdivision in accordance with R-1AA zoning (Chapter 12-2, Table 12-2.2, SFD 5,000 sqft per lot).

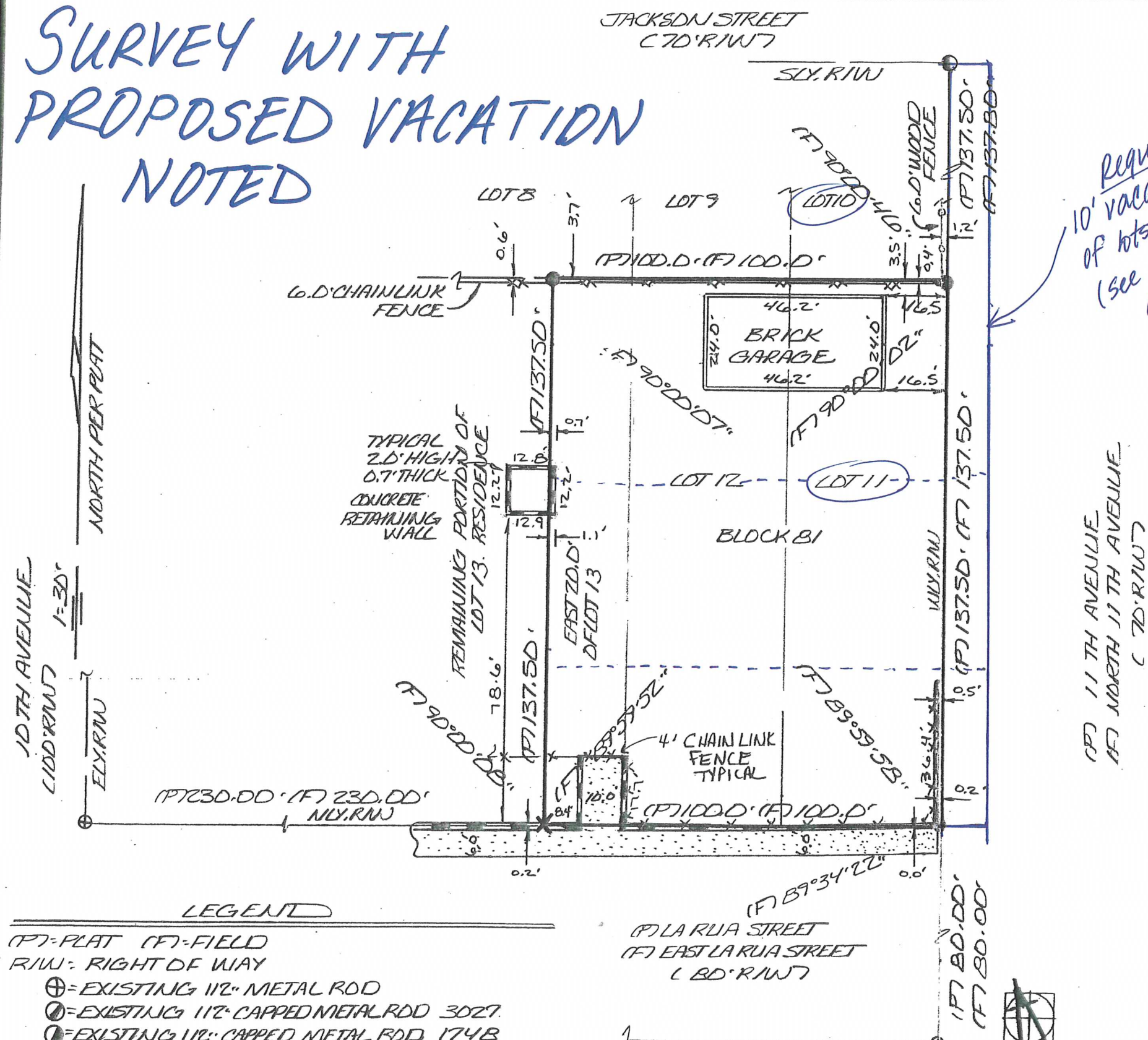
**The current legal description is as follows:**

Lot 11, 12, AND THE EAST 20.00 FEET OF LOT 13, BLOCK 81, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

**The new legal description would be as follows:**

Lot 11, 12, THE EAST 20.00 FEET OF LOT 13, AND THE WEST 10 FEET OF 11<sup>TH</sup> AVE ADJACENT TO AND CONTIGUOUS WITH LOTS 10 AND 11, BLOCK 81, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

# SURVEY WITH PROPOSED VACATION NOTED



*10' vacation of lots 10 and 11, Block 81. (see new legal description attached)*

**DESCRIPTION:**  
 LOT 11, 12 AND THE EAST 20.00 FEET OF LOT 13, BLOCK 81, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

**SURVEYORS NOTES:**

THIS SURVEY WAS PERFORMED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.

ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES FOOT.

NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.

NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.

ERROR OF CLOSURE MEETS MINIMUM TECHNICAL STANDARDS.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.

**BASIS OF BEARING:** NORTH PER PLAT

**REFERENCE SOURCE:** FIELD WORK AND EXISTING FIELD MONUMENTATION:  
 LEGAL AS FURNISHED

ENCROACHMENTS ARE AS SHOWN.

**CERTIFY TO:**  
 RAYMOND P. HUDKINS AND MARY E. COLLINS  
 SURETY LAND TITLE OF FLORIDA, LLC  
 WESTCOR LAND TITLE

LICENSE BUSINESS NO. 7092

ADDRESS: 1018 EAST LA RUA STREET		
REQUESTED BY: JAMI ROGERS		
TYPE: BOUNDARY WITH IMPROVEMENTS		COUNTY: ESCAMBIA
CITY OF PENSACOLA		
SCALE: 1=30'	DRAWN BY: BH	FIELD DATE: 12-30-05
DATE: 01-03-06	FIELD BOOK: 156	CREW: MIS OH
REVISION DATE:		PAGE: 41.42

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATION CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*[Signature]*  
 DAVID MARK SWINNEY  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5641  
 STATE OF FLORIDA

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

DRAWING NUMBER:  
 05-9255

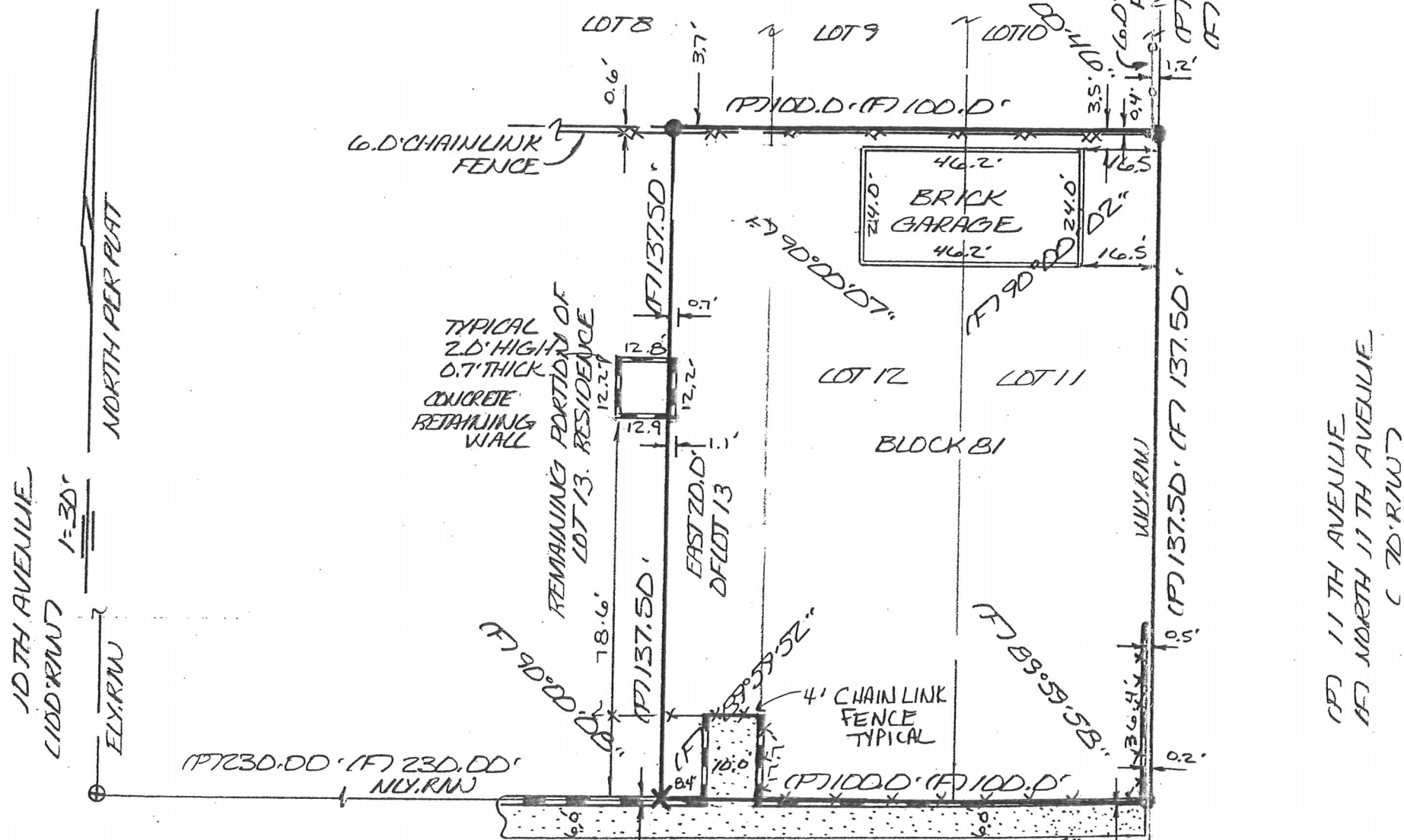
- LEGEND**
- (P) - PLAT (F) - FIELD
  - R/W - RIGHT OF WAY
  - ⊕ - EXISTING 1 1/2" METAL ROD
  - ⊙ - EXISTING 1 1/2" CAPPED METAL ROD 3027
  - ⊙ - EXISTING 1 1/2" CAPPED METAL ROD 174B
  - X - SET X IN RETAINING WALL
  - - SET 1 1/2" CAPPED METAL ROD 7092

SWINNEY & ASSOCIATES, INC.  
 218 HENRY STREET  
 PENSACOLA, FLORIDA 32507  
 (850) 453-4261 FAX: (850) 458-2630  
 D.SWINNEY@WORLDNET.ATT.NET

# CURRENT SURVEY

## 12/19/17

JACKSON STREET  
C 70' R/W



**DESCRIPTION:**  
 LOT 11, 12 AND THE EAST 20.00 FEET OF LOT 13, BLOCK 81, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

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**REFERENCE SOURCE:** FIELD WORK AND EXISTING FIELD MONUMENTATION:

LEGAL AS FURNISHED

ENCROACHMENTS ARE AS SHOWN.

**CERTIFY TO:**  
 RAYMOND P. HUDKINS AND MARY E. COLLINS  
 SURETY LAND TITLE OF FLORIDA, LLC  
 WESTCOR LAND TITLE

LICENSE BUSINESS NO. 7092

ADDRESS:	1013 EAST LA RUA STREET		
REQUESTED BY:	SAMI ROGERS		
TYPE:	BOUNDARY WITH IMPROVEMENTS		
	CITY OF PENSACOLA		COUNTY: ESCAMBIA
SCALE:	1"=30'	DRAWN BY:	BH
DATE:	01-03-06	FIELD DATE:	12-30-05
		FIELD BOOK:	156
		CREW:	MIS DH
REVISION DATE:		PAGE:	41.42

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

*[Signature]*

DAVID MARK SWINNEY  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5641  
 STATE OF FLORIDA

DRAWING NUMBER:  
 05-9055

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  - R/W = RIGHT OF WAY
  - ⊕ = EXISTING 1 1/2" METAL ROD
  - ⊙ = EXISTING 1 1/2" CAPPED METAL ROD 3027
  - ⊙ = EXISTING 1 1/2" CAPPED METAL ROD 174B
  - X = SET X IN RETAINING WALL
  - = SET 1 1/2" CAPPED METAL ROD 7092

(P) LA RUA STREET  
 (F) EAST LA RUA STREET  
 ( 80' R/W)

SWINNEY & ASSOCIATES, INC.  
 218 HENRY STREET  
 PENSACOLA, FLORIDA 32507  
 (850) 453-4261 FAX: (850) 458-2630  
 D.SWINNEY@WORLDNET.ATT.NET

Prepared by and return to:  
Matthew C. Hoffman  
Carver Darden Koretzky Tessier Finn Blossman & Areaux, LLC  
801 W. Romana St., Suite A  
Pensacola, FL 32502  
850-266-2300  
File Number: 4486.43835

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## Warranty Deed

This Warranty Deed made this 19th day of December, 2017 between **Raymond P. Hudkins and Mary E. Collins, husband and wife**, whose post office address is **1126 E. La Rua Street, Pensacola, FL 32501** ("Grantor"), and **Chandler Prospecting, LLC, a Florida limited liability company**, whose post office address is **1012 N 6th Ave., Pensacola, FL 32501** ("Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, companies, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

**Lots 11, 12 and the East 20 feet of Lot 13, Block 81, New City Tract, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906.**

The above-described property is not the homestead of Grantor, nor is it contiguous to the homestead of Grantor, under the laws and constitution of the State of Florida.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** subject to taxes for the current year and later years and all valid easements and restrictions or record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And Grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Matthew C. Hoffman

[Signature] (Seal)  
Raymond P. Hudkins

[Signature]  
Witness Name: CHERYL SNYDER

[Signature] (Seal)  
Mary E. Collins

[Signature]  
Witness Name: Matthew C. Hoffman

[Signature]  
Witness Name: CHERYL SNYDER

State of Florida  
County of Escambia

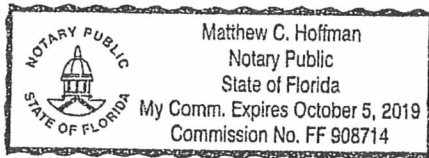
The foregoing Warranty Deed was sworn to, subscribed and acknowledged before me this 19th day of December, 2017 by Raymond P. Hudkins and Mary E. Collins, who  are personally known or  have produced a driver's licenses as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Matthew C. Hoffman

My Commission Expires: \_\_\_\_\_



12/18/2017

**Neighbors in Agreement with Requested Vacation of Right-of-way at 1000 Blk E. La Rua St.**

Chandler Prospecting is seeking possession of 10' of the right-of-way on the North West corner of 11th and La Rua Sts.

Name	Address	Phone
Gerry Chevekoff	1018 E. La Rua St.	
JT Colla	1018 E. La Rua St.	
Betty & TERRY Berling	1100 E. La Rua St.	
SEAN HICKSY & CHRISTINE O'CONNOR	1103 E. La Rua St	251-802-8689
RAYMOND PIEL	1027 E JACKSON ST	850-776-7478
RAYMOND P. HUDKINS	1126 E LA RUA ST	850-346-5199
MARY E. COLLINS	11	850-346-5520