



LEGEND:

- R/W Right of way
- P.O.B. Point of beginning
- P.O.C. Point of commencement
- P.T. Point of tangency
- P.I. Point of intersection
- R Radius
- CH Chord distance
- C.B. Chord bearing
- Δ Delta angle
- 1/2" Capped iron rod set #7073
- 4"x4" Concrete monument found #7073
- ⊠ Water meter
- ⊞ Sprinkler control valve

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Sub-surface improvements, if any, not located.
6. Improvements not located.

LEGAL DESCRIPTION:

Commence at the northeast corner of Oak Point, as recorded in Plat Book 17, page 84 of the public records of Escambia County, Florida, said point being on the west right of way line of 17th Avenue (R/W varies) and the south right of way line of Louisville and Nashville Railroad (100' R/W); thence North 83 degrees 55'01" East along said south right of way line for a distance of 162.26 feet to the east right of way line of said 17th Avenue, as shown on Florida Department of Transportation Map, Section #48006-2501, said point being on a circular curve concave to the northwest, having a radius of 1205.34 feet, and delta angle of 12 degrees 56'42"; thence Southwesterly (this course and the next four courses along said east right of way line) for an arc distance of 272.32 feet (chord bearing of South 01 degrees 45'18" West, chord distance of 271.74 feet); thence South 81 degrees 01'33" East for a distance of 10.09 feet; thence South 02 degrees 43'05" West for a distance of 114.14 feet; thence South 17 degrees 03'35" West for a distance of 205.58 feet for the point of beginning.

Thence continue South 17 degrees 03'35" West for a distance of 150.00 feet to the easterly right of way line of State Road #30 (Bayfront Parkway, R/W varies) as shown on Florida Department of Transportation Map, Section #48100-2501; thence South 03 degrees 29'00" East (this course and the next three courses along said easterly right of way line) for a distance of 131.16 feet; thence South 33 degrees 00'02" East for a distance of 343.08 feet; thence South 33 degrees 21'58" East for a distance of 171.80 feet; thence North 76 degrees 45'12" East for a distance of 31.95 feet; thence North 33 degrees 21'58" West for a distance of 182.69 feet; thence North 33 degrees 00'02" West for a distance of 335.08 feet; thence North 03 degrees 29'00" West for a distance of 117.82 feet; thence North 17 degrees 03'35" East for a distance of 144.57 feet; thence North 12 degrees 56'25" West for a distance of 30.00 feet to the point of beginning.

All lying and being in Section 8, Township 2 South, Range 29 West, Waterfront Tract, City of Pensacola, Escambia County, Florida. Containing 0.54 acres, more or less.

A BOUNDARY SURVEY AND LEGAL DESCRIPTION

Measurements made in accordance with United States Standards.

Bearing Reference NORTH BASED ON THE EASTERLY R/W STATE ROAD #30 AS S 33°00'02" E (D.O.T. R/W MAP)
 Ordered By MR. ANDRE CALAMINUS
 Elevation Reference _____
 Encroachments: _____

Source of information PUBLIC RECORDS; CITY ATLAS #43; D.O.T. R/W MAPS SR 30, SECTION 48100-2501 & BAYFRONT PKWY, SECTION 48006-2501; RECORDED PLAT: OAK POINT (P.B.17, P. 84); SURVEYS BY THIS FIRM

PITTMAN, GLAZE AND ASSOCIATES, INC.
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I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes. **LB No. 7073**

David D. Glaze **Walter J. Glaze**
 PSM #5605 PSM #6190

This survey is valid only if it contains the original seal and original signature of the signing surveyor.

NOT VALID WITHOUT SEAL AND SIGNATURE

File No. E-4693
 Job No. 38064-18
 Scale 1" = 60'
 Date of Survey 12-13-2018
 Date of Plat 12-17-2018
 Date of Revision 1-2-2019
 FB 1665 PG 3
 _____ PG _____
 Drawn by PMJ
 Checked By WJG

SHEET **1** OF **1**