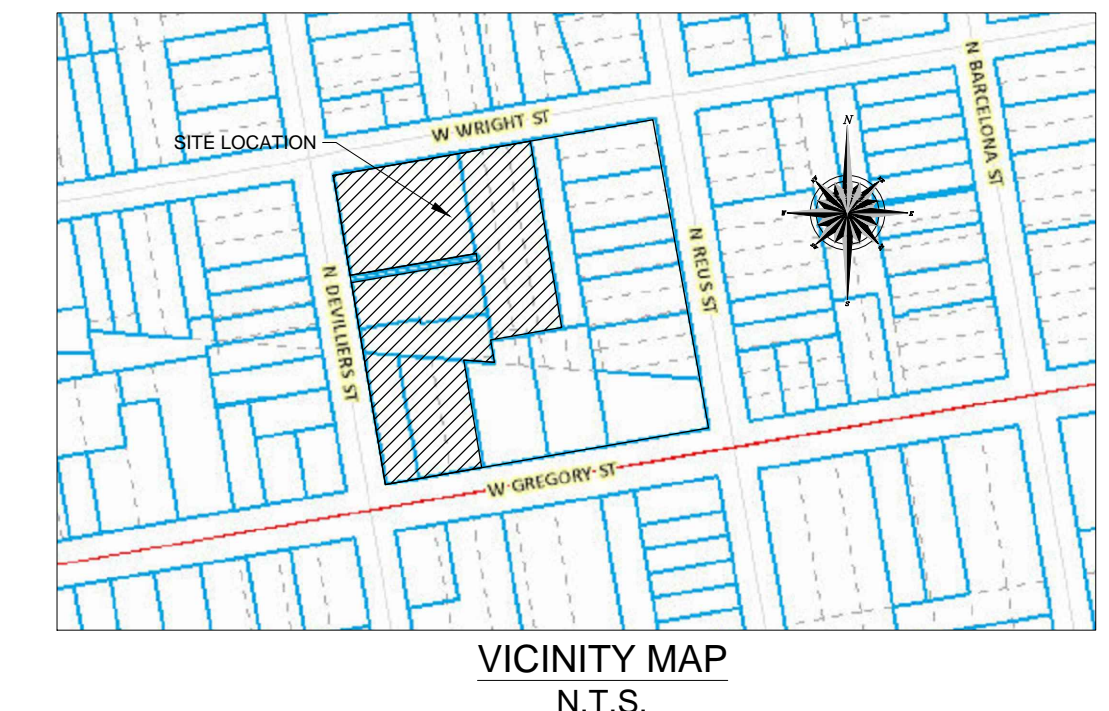
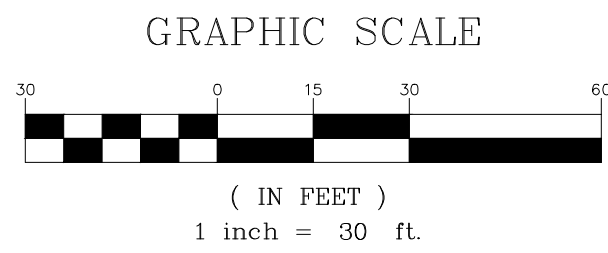
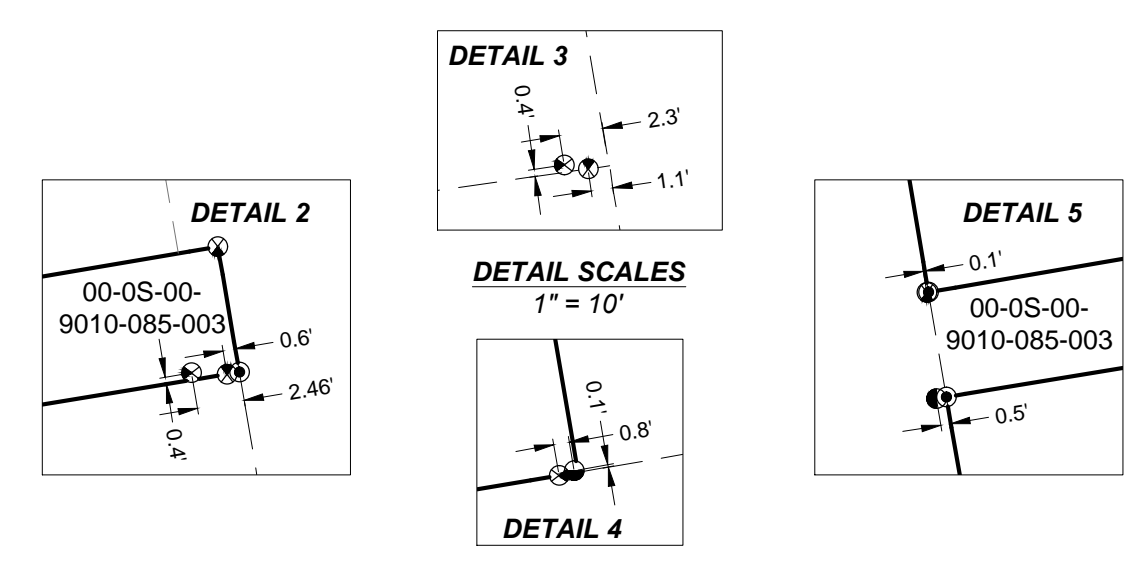
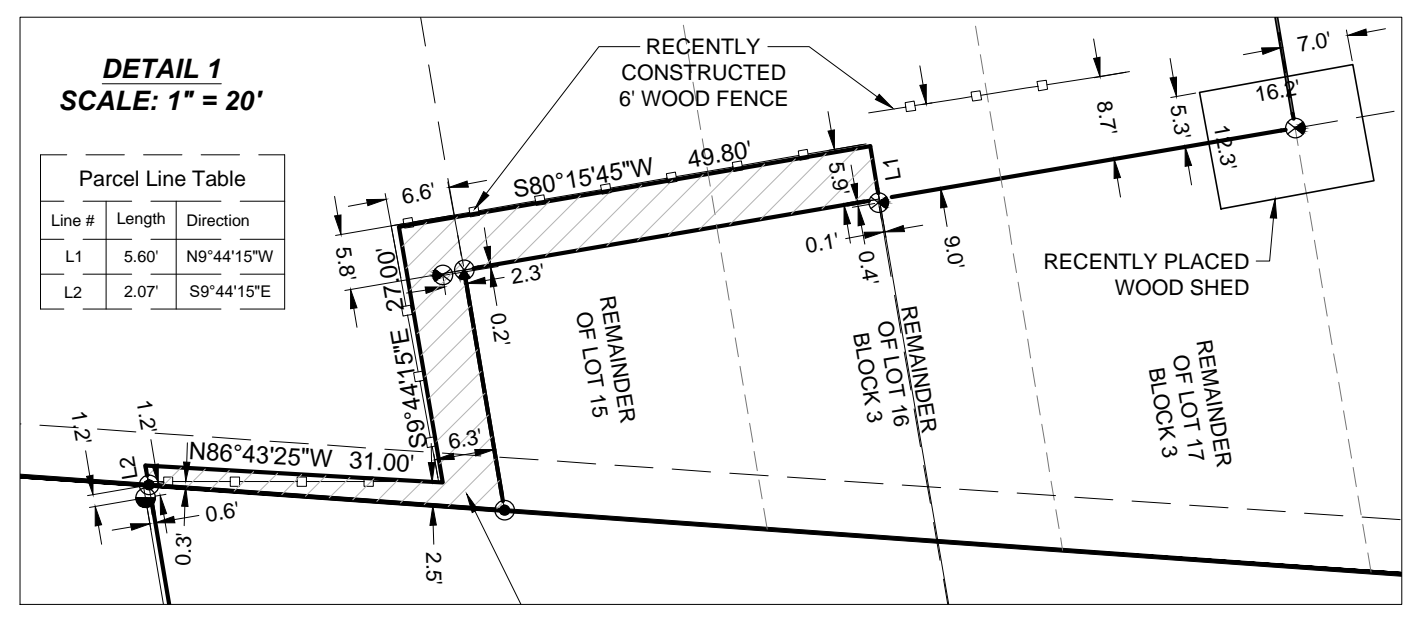
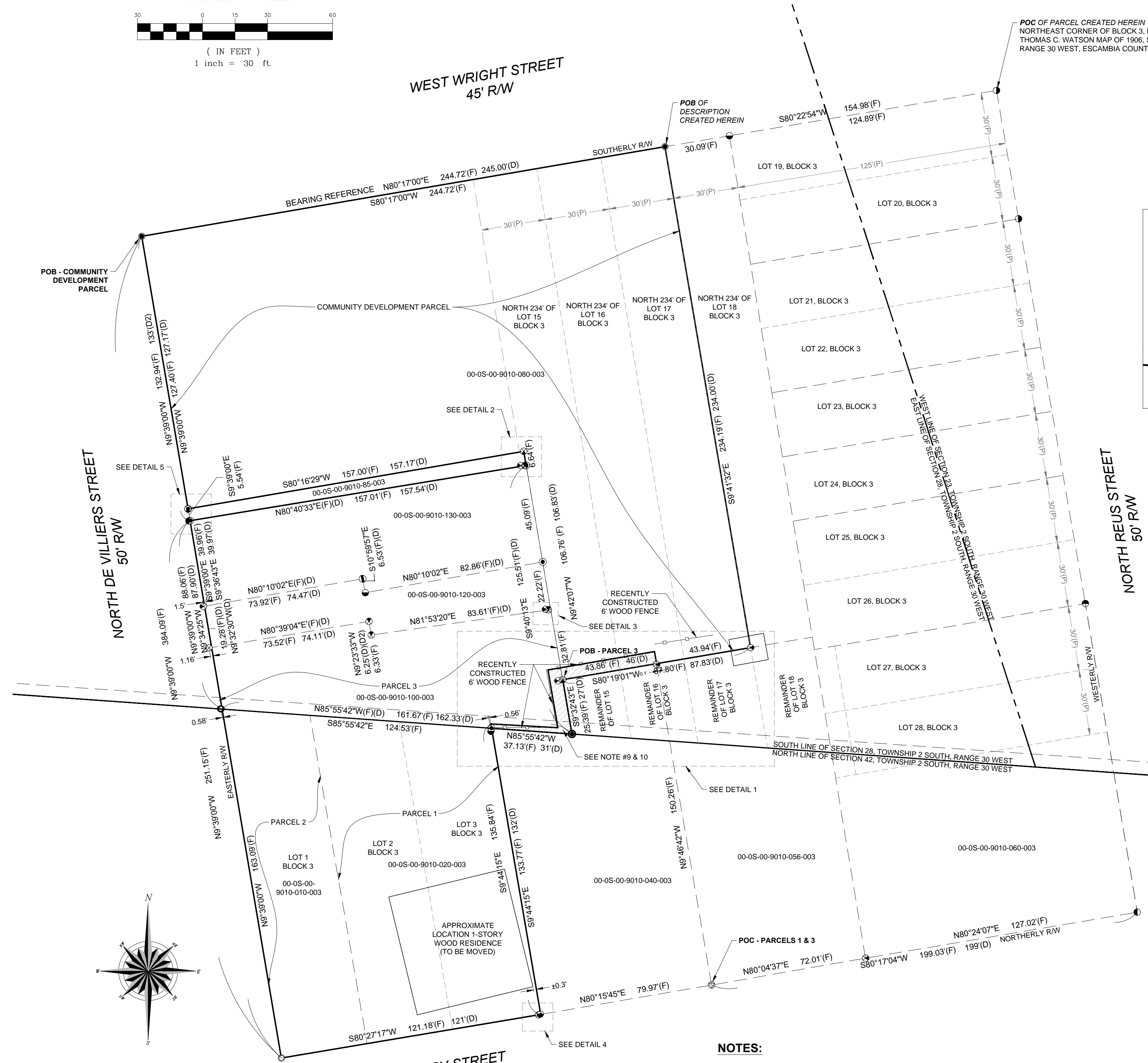


JUNCTION AT WEST HILL



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



LEGAL DESCRIPTIONS:

00-05-00-9010-010-003
 PARCEL 2 (O.R. 7434, PAGE 420) / PARCEL 2 OF PROPERTY 1 (O.R. 7465, PAGE 425)
 LOT 1, BLOCK 3 OF THE MAXENT TRACT, BELMONT NUMBERING, CITY OF PENSACOLA, ACCORDING TO MAP OF THE SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, ESCAMBIA COUNTY, FLORIDA.

00-05-00-9010-020-003
 PARCEL 1 (O.R. 7434, PAGE 420) / PARCEL 1 OF PROPERTY 1 (O.R. 7465, PAGE 425)
 LOTS 2 AND 3, BLOCK 3, MAXENT TRACT, BELMONT NUMBERING, CITY OF PENSACOLA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, AND THE WEST ONE (1) FOOT OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING ON NORTH LINE OF GREGORY STREET, CITY OF PENSACOLA, 199 FEET WEST FROM SOUTHEAST CORNER OF BLOCK 3, OF BELMONT NUMBERING, CORNER OF REUS AND GREGORY STREETS, OTHERWISE KNOWN AS SOUTHEAST CORNER OF LOT FORMERLY OWNED BY HUGH B. HATTON, RUNNING THENCE WEST ALONG NORTH LINE OF GREGORY STREET TO EAST LINE OF LOT FORMERLY OWNED BY A. H. DALEBERTE, A DISTANCE OF 81 FEET, MORE OR LESS, THENCE NORTH AT RIGHT ANGLES TO GREGORY STREET 132 FEET, THENCE EAST ALONG NORTH LINE OF MAXENT TRACT, 31 FEET, THENCE NORTH AT RIGHT ANGLES TO GREGORY STREET 27 FEET, THENCE EAST PARALLEL TO GREGORY STREET, 47 FEET, MORE OR LESS, THENCE SOUTH AT RIGHT ANGLES TO GREGORY STREET TO POINT OF BEGINNING, ALL LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA.

00-05-00-9010-080-003
 (O.R. 7493, PAGE 1576)
 THAT PORTION OF BLOCK THREE (3) WEST KING TRACT, BELMONT NUMBERING, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WRIGHT AND DE VILLIERS STREETS, THENCE RUN EAST ALONG THE SOUTH LINE OF WRIGHT STREET TWO HUNDRED FORTY FIVE (245) FEET, THENCE SOUTH ON LINE PARALLEL WITH EAST LINE OF DE VILLIERS STREET TWO HUNDRED AND THIRTY FOUR (234) FEET, THENCE WEST ON LINE PARALLEL WITH THE SOUTH LINE OF WRIGHT STREET EIGHTY SEVEN (87) FEET TEN (10) INCHES, THENCE NORTH ON LINE PARALLEL WITH THE EAST LINE OF DE VILLIERS STREET ONE HUNDRED SIX (106) FEET TEN (10) INCHES, THENCE WEST ON LINE PARALLEL WITH THE SOUTH LINE OF WRIGHT STREET ONE HUNDRED FIFTY SEVEN (157) FEET TWO (2) INCHES TO THE EAST LINE OF DE VILLIERS STREET AND THENCE NORTH ALONG EAST LINE OF DE VILLIERS STREET ONE HUNDRED TWENTY SEVEN (127) FEET TWO (2) INCHES TO POINT OF BEGINNING.

00-05-00-9010-100-003
 PARCEL 3 (O.R. 7434, PAGE 420) / PARCEL 3 OF PROPERTY 1 (O.R. 7465, PAGE 425)
 COMMENCING AT A POINT 199.0 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK 3, MAXENT TRACT, BELMONT NUMBERING, CITY OF PENSACOLA, ACCORDING TO MAP OF SAID CITY BY THOMAS C. WATSON IN 1906, THENCE NORTH 150.0 FEET; THENCE WEST 46.0 FEET AND P.O.B.; THENCE SOUTH FOR 27.0 FEET TO THE SOUTH LINE OF THE WEST KING TRACT; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID WEST KING TRACT TO THE WEST LINE OF SAID BLOCK 3 (BEING THE EAST R/W LINE OF DEVILLIERS STREET); THENCE NORTH ALONG SAID R/W LINE FOR 48.0 FEET; THENCE EAST FOR 74.67 FEET; THENCE SOUTH 6.25 FEET; THENCE EAST FOR 83.75 FEET; THENCE SOUTH TO THE P.O.B. ALL LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA.

00-05-00-9010-120-003 / 00-05-00-9010-130-003 (LESS DESCRIPTION "LESS OUT" BELOW)
PROPERTY 2 (O.R. 7634 PG 425)
 BEGIN 133 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 3, BELMONT TRACT FOR POINT OF BEGINNING, CONTINUE SOUTH 59.33 FEET; THENCE EAST 74.67 FEET; THENCE SOUTH 6.25 FEET; THENCE EAST 83.75 FEET; THENCE NORTH 67.25 FEET; THENCE WEST 157.17 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN BLOCK 3, BELMONT TRACT, CITY OF PENSACOLA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.
 WITH PARCEL 3 OF PROPERTY 1 AND PROPERTY 2 ALSO BEING DESCRIBED AS: (O.R. 7634, PAGE 425)
 COMMENCE AT THE NORTHWEST CORNER OF BLOCK 3, BELMONT TRACT, CITY OF PENSACOLA, ACCORDING TO MAP OF SAID CITY BY THOMAS C. WATSON IN 1906, ESCAMBIA COUNTY, FLORIDA, THENCE S89°25'23"E ALONG THE WEST LINE OF SAID BLOCK 132.94 FEET TO THE POINT OF BEGINNING, THENCE N80°40'33"E FOR 157.54 FEET; THENCE S9°40'13"E FOR 157.54 FEET TO A POINT ON THE SOUTH LINE OF THE WEST KING TRACT, SAID LINE ALSO BEING THE SOUTH LINE OF SECTION 28, THENCE ALONG SAID LINE N85°55'42"W FOR A DISTANCE OF 162.33 FEET TO THE INTERSECTION OF SAID LINE WITH THE SAID WEST LINE OF SAID BLOCK; THENCE N3°34'25"W ALONG SAID BLOCK 87.90 FEET TO THE POINT OF BEGINNING.

LESS OUT : 00-05-00-9010-130-003
 LESS AND EXCEPT FROM PARCEL 3 (O.R. 7634 PG 420)
 COMMENCE AT THE NORTHWEST CORNER OF BLOCK 3, BELMONT TRACT, CITY OF PENSACOLA, ACCORDING TO MAP OF SAID CITY BY THOMAS C. WATSON IN 1906, ESCAMBIA COUNTY, FLORIDA, THENCE S9°25'23"E ALONG THE WEST LINE OF SAID BLOCK 132.94 FEET; THENCE CONTINUE ALONG THE WEST LINE OF SAID BLOCK S9°36'43"E FOR A DISTANCE OF 39.97 FEET TO THE POINT OF BEGINNING, THENCE N80°10'02"E FOR A DISTANCE OF 74.47 FEET; THENCE S10°59'57"E FOR A DISTANCE OF 6.53 FEET; THENCE N80°10'02"E FOR A DISTANCE OF 82.86 FEET; THENCE S9°42'07"E FOR 22.22 FEET; THENCE S81°53'20"W FOR A DISTANCE OF 83.61 FEET; THENCE N9°23'33"W FOR A DISTANCE OF 6.33 FEET; THENCE S80°39'04"W FOR A DISTANCE OF 74.11 FEET TO THE WEST LINE OF SAID BLOCK; THENCE N9°23'33"W ALONG SAID BLOCK FOR A DISTANCE OF 19.28 FEET TO THE POINT OF BEGINNING.

NOTES:

- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 8, 2017.
- THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
- ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AND THE SOUTH RIGHT-OF-WAY LINE OF WRIGHT STREET BEARING N 80°17'00".
- ENCROACHMENTS ARE AS SHOWN.
- DEED CALLS IN THE AREA OF THE POB OF PARCELS 1&3 ARE INCONSISTENT AND LIKELY INCORRECT. USING MODERN MEASUREMENTS MADE FROM WELL ESTABLISHED LINES, INCLUDING THE EAST RIGHT-OF-WAY OF DE VILLIERS STREET AND THE EAST LINE OF LOT 17, BLOCK 3, BELMONT, THE BOUNDARY BETWEEN THE COMMUNITY DEVELOPMENT AND RICHARDS PARCELS WAS ACCURATELY REESTABLISHED AND I FIND THE PARCELS TO BE EFFECTIVELY CONTIGUOUS ALONG THEIR ADJOINING BORDER. THE SINGULARITY OF THIS LINE IS SUPPORTED BY HISTORIC CITY "SECTION" MAPS.
- SURVEY INFORMATION FOR THE "RICHARDS" PARCEL IS BASED ON OWNERS POLICY BY FIDELITY NATIONAL INSURANCE COMPANY OF NEW YORK, POLICY NUMBER 5332-196300, DATED SEPTEMBER 2, 2003 AS PROVIDED BY THE CLIENT. BASED ON DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION, A DEED OVERLAP MAY EXIST.
- APPARENT PROPERTY CLAIM BY ADJACENT LAND OWNER (OFFICIAL RECORDS BOOK 1810, PAGE 199).
- THE BOUNDARY SHOWN HEREON REFLECTS THE BOUNDARY OF FINAL PLAT OF THE JUNCTION OF WEST HILL. IT IN NO WAY DISCLAIMS OWNERSHIP OF THE 0.074 ACRE CROSSHATCHED PORTION AS SHOWN HEREON.
- SECTION LINES ARE APPROXIMATE BASED ON MEASUREMENTS SHOWN ON A COPY OF THE MAP OF PENSACOLA FLA, PUBLISHED BY THOM. C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PROPERTY CORNER LEGEND

- ⊗ FND "X" CUT
- FND 3/8" IRON ROD
- ⊙ FND 1/2" IRON ROD
- ⊚ FND 5/8" IRON ROD
- ⦿ FND 1" IRON ROD
- ⦿ FND 1" IRON PIPE
- ⦿ FND 1" CRIMPED PIPE
- SET 1/2" CAPPED IRON ROD #7612
- FND 1/2" ILLIGIBLE CAPPED IRON ROD
- FND NAIL & DISK #6112
- FND 1/2" CAPPED IRON ROD #6112
- ⦿ FND 1/2" CAPPED IRON ROD #1748
- ⦿ FND 1/2" CAPPED IRON ROD #5863
- ⦿ FND 1/2" CAPPED IRON ROD #3578
- ⦿ FND 1/2" CAPPED IRON ROD #6832

LEGEND

- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- (D) DEED MEASUREMENT
- FND FOUND BOUNDARY CORNER
- R/W RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- TYP. TYPICAL
- TBM TEMPORARY BENCHMARK
- N.T.S. NOT TO SCALE
- O.R. OFFICIAL RECORDS
- L1-L2 LINE NUMBER (SEE TABLE)
- 6" WOOD FENCE
- # NUMBER

LEGAL DESCRIPTION CREATED HEREON:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 3, BELMONT TRACT, CITY OF PENSACOLA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906; THENCE S80°22'54"W ALONG THE NORTH LINE OF SAID BLOCK 154.98 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID BLOCK, AND THE POINT OF BEGINNING; THENCE S9°41'32"E ALONG THE EAST LINE OF SAID LOT 234.19 FEET; THENCE S80°19'01"W FOR 43.94 FEET; THENCE N9°44'15"E FOR 5.60 FEET; THENCE S80°15'45"W FOR 49.80 FEET; THENCE S9°44'15"E FOR 27.00 FEET; THENCE N86°43'25"W FOR 31.00 FEET; THENCE S9°44'15"E FOR 135.84 FEET; THENCE S80°27'17"W ALONG WEST GREGORY STREET (58' R/W) FOR 121.18 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY OF WEST GREGORY STREET AND THE EAST RIGHT OF WAY OF NORTH DE VILLIERS STREET (50' R/W); THENCE N9°39'00"W ALONG THE SAID EAST RIGHT OF WAY 251.15 FEET; THENCE N80°40'33"E FOR 157.01 FEET; THENCE N9°42'07"W FOR 6.64 FEET; THENCE S80°16'29"W FOR 157.00 FEET TO SAID EAST RIGHT OF WAY; THENCE N9°39'00"W ALONG SAID RIGHT OF WAY 127.40 FEET TO THE NORTHWEST CORNER OF SAID BLOCK; THENCE N80°17'00"E ALONG THE NORTH LINE OF SAID BLOCK FOR 244.72 FEET TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATION:

THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 5878

BOUNDARY SURVEY

DESCRIPTION SURVEY FOR PLAT BOUNDARY WRIGHT STREET & DEVILLIERS STREET SECTION 28 & 42, T-2-S, R-30-W, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA

NO.	DESCRIPTION	REVISIONS	BY	DATE

DWG. NO. 1702017
 DATE FEBRUARY 2017
 JOB NO. 1702017
 SCALE 1" = 30'
 1 OF 1

360 Surveying Services, Inc.
 Professional Land Surveyors
 1801 Creighton Road - Pensacola, Florida 32504
 Office: (850) 857-4400

