

**From:** Susan Woolf <[swoolf@cityofpensacola.com](mailto:swoolf@cityofpensacola.com)>

**Sent:** Monday, September 23, 2019 8:05 AM

**To:** Andy Terhaar <[aterhaar@cityofpensacola.com](mailto:aterhaar@cityofpensacola.com)>; P.C. Wu <[pcwu@cityofpensacola.com](mailto:pcwu@cityofpensacola.com)>; Jewel Cannada-Wynn <[jcannada-wynn@cityofpensacola.com](mailto:jcannada-wynn@cityofpensacola.com)>; Ann Hill <[AHill@cityofpensacola.com](mailto:AHill@cityofpensacola.com)>; Jared Moore <[JMoore@cityofpensacola.com](mailto:JMoore@cityofpensacola.com)>; Sherri Myers <[smyers@cityofpensacola.com](mailto:smyers@cityofpensacola.com)>; John Jerrals <[JJerrals@cityofpensacola.com](mailto:JJerrals@cityofpensacola.com)>

**Cc:** Grover C. Robinson, IV <[GRobinson@cityofpensacola.com](mailto:GRobinson@cityofpensacola.com)>; Christopher L. Holley <[CHolley@cityofpensacola.com](mailto:CHolley@cityofpensacola.com)>; Don Kraher <[DKraher@cityofpensacola.com](mailto:DKraher@cityofpensacola.com)>

**Subject:** RE: Amended and Restated Pitt Slip Lease Agreement

Councilmembers,

This is the partial survey I received from Ed Fleming this morning.

Susan

**Susan A. Woolf, City Attorney**

City of Pensacola

(850) 435-1615

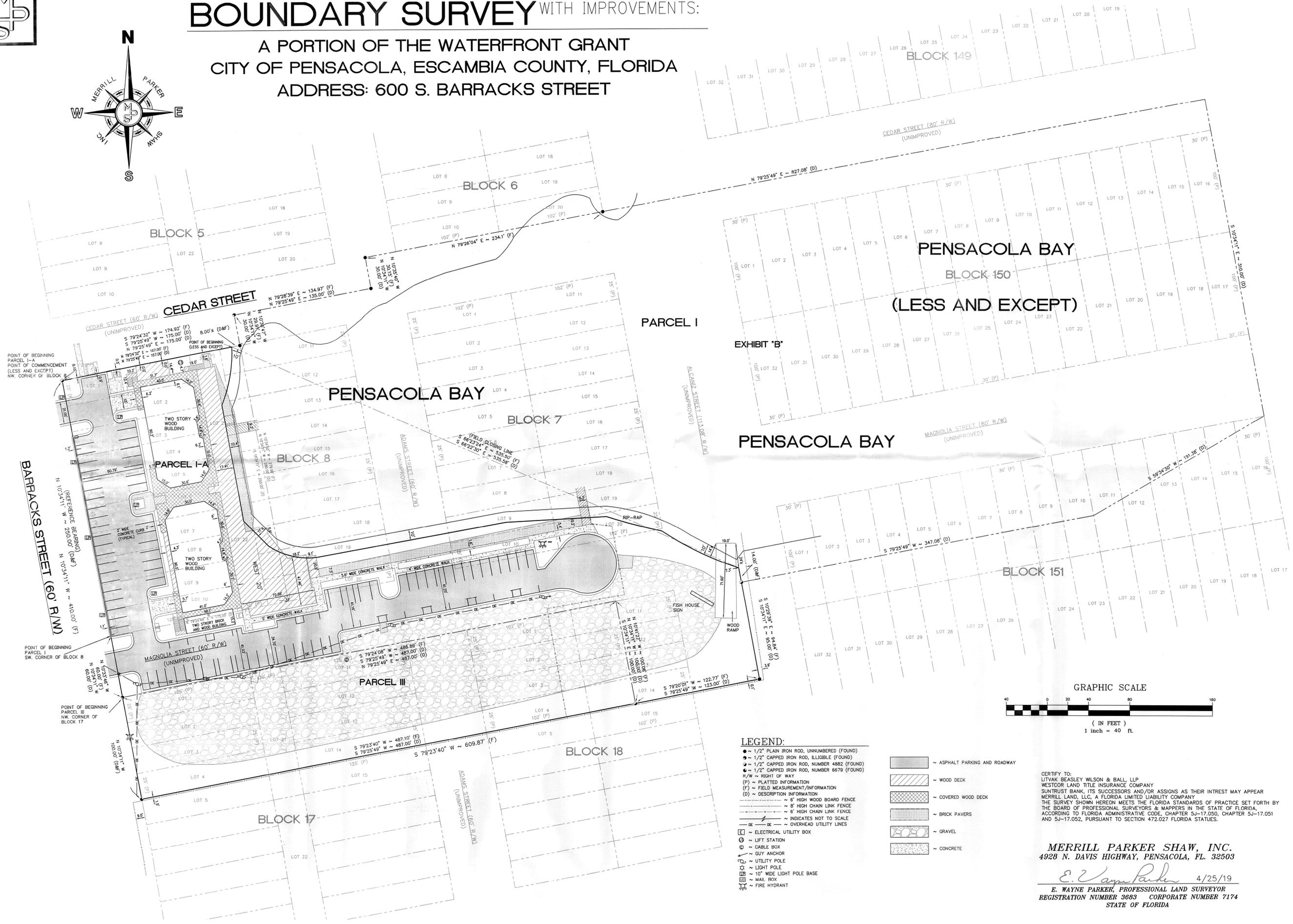
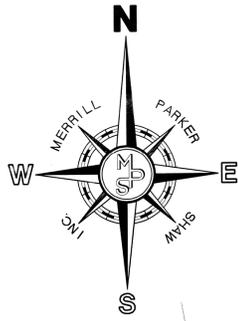
[swoolf@cityofpensacola.com](mailto:swoolf@cityofpensacola.com)

*Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.*

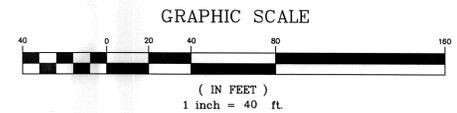


# BOUNDARY SURVEY WITH IMPROVEMENTS:

A PORTION OF THE WATERFRONT GRANT  
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA  
ADDRESS: 600 S. BARRACKS STREET



- LEGEND:**
- ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
  - ~ 1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
  - ~ 1/2" CAPPED IRON ROD, NUMBER 4882 (FOUND)
  - ~ 1/2" CAPPED IRON ROD, NUMBER 6679 (FOUND)
  - R/W ~ RIGHT OF WAY
  - (P) ~ PLATTED INFORMATION
  - (F) ~ FIELD MEASUREMENT/INFORMATION
  - (D) ~ DESCRIPTION INFORMATION
  - ~ 6" HIGH WOOD BOARD FENCE
  - ~ 6" HIGH CHAIN LINK FENCE
  - ~ 6" HIGH CHAIN LINK FENCE
  - ~ INDICATES NOT TO SCALE
  - ~ OVERHEAD UTILITY LINES
  - ~ ELECTRICAL UTILITY BOX
  - ~ LIFT STATION
  - ~ CABLE BOX
  - ~ GUY ANCHOR
  - ~ UTILITY POLE
  - ~ LIGHT POLE
  - ~ 10" WIDE LIGHT POLE BASE
  - ~ MAIL BOX
  - ~ FIRE HYDRANT
  - ~ ASPHALT PARKING AND ROADWAY
  - ~ WOOD DECK
  - ~ COVERED WOOD DECK
  - ~ BRICK PAVERS
  - ~ GRAVEL
  - ~ CONCRETE



CERTIFY TO:  
LITVAK BEASLEY WILSON & BALL, LLP  
WESTCOR LAND TITLE INSURANCE COMPANY  
SUNTRUST BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR  
MERRILL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
THE SURVEY SHOWN HERON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY  
THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA,  
ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051  
AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

**MERRILL PARKER SHAW, INC.**  
4928 N. DAVIS HIGHWAY, PENSACOLA, FL. 32503  
*E. Wayne Parker* 4/25/19  
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR  
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174  
STATE OF FLORIDA

**BOUNDARY SURVEY WITH IMPROVEMENTS:**  
A PORTION OF THE WATERFRONT GRANT  
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA  
ADDRESS: 600 S. BARRACKS STREET

PREPARED FOR: MERRILL PARKER SHAW, INC.  
REQUESTED BY: WILLIAM MERRILL

NO. 1  
DATE 4/25/19  
APPR. [Signature]  
REVISIONS:  
CORRECT SPELLING IN CERTIFICATIONS

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER

**MERRILL PARKER SHAW, INC.**  
4928 N. DAVIS HWY  
PENSACOLA, FL 32503  
FLORIDA CORPORATION NUMBER 7174  
PH (850) 475-4923  
FAX (850) 475-4924

SCALE: 1" = 40'  
DRAWN: WFS  
CHECKED: LWP  
DATE: 4/24/19  
FIELD BOOK: 412, PAGE 51

JOB NO. SHEET  
19-11557-1 1 2



# BOUNDARY SURVEY WITH IMPROVEMENTS:

A PORTION OF THE WATERFRONT GRANT  
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA  
ADDRESS: 600 S. BARRACKS STREET

## DESCRIPTION: (AS FURNISHED)

### PARCEL I:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK 8, WATERFRONT GRANT, ACCORDING TO MAP OF CITY OF PENSACOLA BY THOMAS C. WATSON, COPYRIGHTED IN 1906, SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BARRACKS STREET (60' R/W) AND THE NORTHERLY RIGHT-OF-WAY LINE OF MAGNOLIA STREET (60' R/W); THENCE GO NORTH 79 DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 175.00 FEET; THENCE GO NORTH 10 DEGREES 34 MINUTES 11 SECONDS WEST A DISTANCE OF 280.00 FEET; THENCE GO NORTH 79 DEGREES 25 MINUTES 49 SECONDS EAST A DISTANCE OF 135.00 FEET; THENCE GO NORTH 10 DEGREES 34 MINUTES 11 SECONDS WEST A DISTANCE OF 30.00 FEET; THENCE GO NORTH 79 DEGREES 25 MINUTES 49 SECONDS EAST A DISTANCE OF 827.08 FEET; THENCE GO SOUTH 10 DEGREES 34 MINUTES 11 SECONDS EAST A DISTANCE OF 310.00 FEET; THENCE GO SOUTH 59 DEGREES 34 MINUTES 30 SECONDS WEST A DISTANCE OF 191.38 FEET; THENCE GO SOUTH 79 DEGREES 25 MINUTES 49 SECONDS WEST A DISTANCE OF 347.08 FEET; THENCE GO SOUTH 10 DEGREES 34 MINUTES 11 SECONDS EAST A DISTANCE OF 95.00 FEET; THENCE GO SOUTH 79 DEGREES 25 MINUTES 49 SECONDS WEST A DISTANCE OF 123.00 FEET; THENCE GO NORTH 10 DEGREES 34 MINUTES 11 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE GO SOUTH 79 DEGREES 25 MINUTES 49 SECONDS WEST A DISTANCE OF 487.00 FEET TO THE NORTHWEST CORNER OF BLOCK 17, WATERFRONT GRANT, ACCORDING TO THE AFORESAID MAP OF THE CITY OF PENSACOLA, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MAGNOLIA STREET (60' R/W) AND THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF BARRACKS STREET; THENCE GO NORTH 10 DEGREES 34 MINUTES 11 SECONDS WEST ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 8.529 ACRES, LESS AND EXCEPT THAT PORTION OF A DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT IN A PORTION OF CEDAR AND ALCANIZ STREET; AND

### PARCEL I-A:

ALL OF LOTS 1-10, 21 AND 22, AND THE WEST 20 FEET OF LOTS 11-20, BLOCK 8, WATERFRONT GRANT, ACCORDING TO MAP OF CITY OF PENSACOLA BY THOMAS C. WATSON, COPYRIGHTED IN 1906, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BLOCK 8, WATERFRONT GRANT ACCORDING TO MAP OF CITY OF PENSACOLA BY THOMAS C. WATSON, COPYRIGHTED IN 1906, SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BARRACKS STREET (60' R/W) AND THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET (60' R/W); THENCE GO NORTH 79 DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID BLOCK 8 A DISTANCE OF 175.00 FEET; THENCE GO SOUTH 10 DEGREES 34 MINUTES 11 SECONDS EAST A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID BLOCK 8; THENCE GO SOUTH 79 DEGREES 25 MINUTES 49 SECONDS WEST ALONG THE AFORESAID SOUTH LINE A DISTANCE OF 175.00 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF BARRACKS STREET; THENCE GO NORTH 10 DEGREES 34 MINUTES 11 SECONDS WEST ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.004 ACRES; AND

### PARCEL III:

ALL OF LOTS 1-4, 11-14 AND A PORTION OF LOT 21, BLOCK 17, ALL OF LOTS 1-4 AND A PORTION OF LOTS 11-14, BLOCK 18, AND A PORTION OF ADAMS STREET, WATERFRONT GRANT, ACCORDING TO MAP OF CITY OF PENSACOLA BY THOMAS C. WATSON, COPYRIGHTED IN 1906, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BLOCK 17, WATERFRONT GRANT, ACCORDING TO MAP OF CITY OF PENSACOLA BY THOMAS C. WATSON, COPYRIGHTED IN 1906, SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BARRACKS STREET (60' R/W) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MAGNOLIA STREET (60' R/W); THENCE GO NORTH 79 DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF MAGNOLIA STREET (60' R/W) A DISTANCE OF 487.00 FEET; THENCE GO SOUTH 10 DEGREES 34 MINUTES 11 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE GO SOUTH 79 DEGREES 25 MINUTES 49 SECONDS WEST A DISTANCE OF 487.00 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF BARRACKS STREET (60' R/W); THENCE GO NORTH 10 DEGREES 34 MINUTES 11 SECONDS WEST ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF BARRACKS STREET (60' R/W) A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.118 ACRES.

LESS AND EXCEPT:

## DESCRIPTION:

DESCRIPTION AS PREPARED BY:  
NORTHWEST FLORIDA ENGINEERING AND SURVEYING, INC.  
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 8, WATERFRONT GRANT, ACCORDING TO MAP OF THE CITY OF PENSACOLA BY THOMAS C. WATSON, COPYRIGHTED IN 1906, SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BARRACKS STREET (60' R/W) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR STREET (60' R/W); THENCE GO NORTH 79 DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 8 A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; SAID POINT LYING 10 FEET LANDWARD OF THE MEAN HIGH WATER LINE OF PENSACOLA BAY; THENCE CONTINUE NORTH 79 DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF BLOCK 8 A DISTANCE OF 8.00 FEET; THENCE DEPARTING SAID NORTH LINE OF BLOCK 8 GO NORTH 10 DEGREES 34 MINUTES 11 SECONDS WEST A DISTANCE OF 30.00 FEET; THENCE GO NORTH 79 DEGREES 25 MINUTES 49 SECONDS EAST A DISTANCE OF 135.00 FEET; THENCE GO NORTH 10 DEGREES 34 MINUTES 11 SECONDS WEST A DISTANCE OF 30.00 FEET; THENCE GO NORTH 79 DEGREES 25 MINUTES 49 SECONDS EAST A DISTANCE OF 827.08 FEET; THENCE GO SOUTH 10 DEGREES 34 MINUTES 11 SECONDS EAST A DISTANCE OF 310.00 FEET; THENCE GO SOUTH 59 DEGREES 34 MINUTES 30 SECONDS WEST A DISTANCE OF 191.38 FEET; THENCE GO SOUTH 79 DEGREES 25 MINUTES 49 SECONDS WEST A DISTANCE OF 347.08 FEET; THENCE GO NORTH 10 DEGREES 34 MINUTES 11 SECONDS WEST A DISTANCE OF 95.00 FEET; THENCE GO SOUTH 79 DEGREES 25 MINUTES 49 SECONDS WEST A DISTANCE OF 123.00 FEET TO A POINT LYING BOTH SOUTH 88 DEGREES 22 MINUTES 30 SECONDS EAST A DISTANCE OF 535.58 FEET FROM THE POINT OF BEGINNING AND 10 FEET LANDWARD OF THE MEAN HIGH WATER LINE OF PENSACOLA BAY; THENCE MEANDER WESTERLY AND NORTHERLY ALONG A LINE BEING 10 FEET LANDWARD AND PARALLEL OF SAID MEAN HIGH WATER LINE TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 7 ACRES MORE OR LESS.

## SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°34'11" W ALONG THE WEST LINE OF BARRACKS STREET (60' R/W).
- 2.) SOURCE OF INFORMATION: A PREVIOUS SURVEY OF THE SUBJECT PARCEL PREPARED BY NORTHWEST FLORIDA ENGINEERING AND SURVEYING, DATE: 10/18/96, AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) 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 ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

CERTIFY TO:  
LITVAK BEASLEY WILSON & BALL LLP  
WESTCOAST LAND TITLE INSURANCE COMPANY  
SUNTRUST BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR  
MERRILL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

MERRILL PARKER SHAW, INC.  
4928 N. DAVIS HIGHWAY, PENSACOLA, FL. 32503

*E. Wayne Parker* 4/25/19  
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR  
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174  
STATE OF FLORIDA

NO.	DATE	APPR.	REVISIONS:
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS			
		FIELD BOOK: 412, PAGE 51 FIELD DATE: 4/18/19	
MERRILL PARKER SHAW, INC. 4928 N. DAVIS HWY. PENSACOLA, FL 32503 FLORIDA CORPORATION NUMBER 7174 PH: (850) 475-4693 FAX: (850) 475-4624		SCALE: 1" = 40' DEPART: WTJ CHECKED: EWP DATE: 4/25/19	
BOUNDARY SURVEY WITH IMPROVEMENTS: A PORTION OF THE WATERFRONT GRANT CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA ADDRESS: 600 S. BARRACKS STREET			
PREPARED FOR: MERRILL LAND COMPANY REQUESTED BY: WILLIAM MERRILL		JOB NO. SHEET: 19-11557-1 2 OF 2	