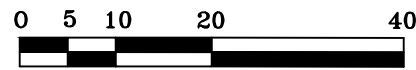
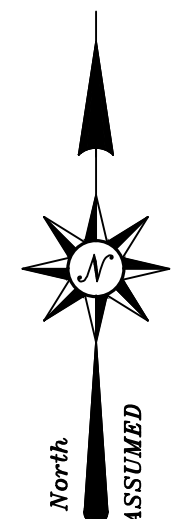


EMPIRE

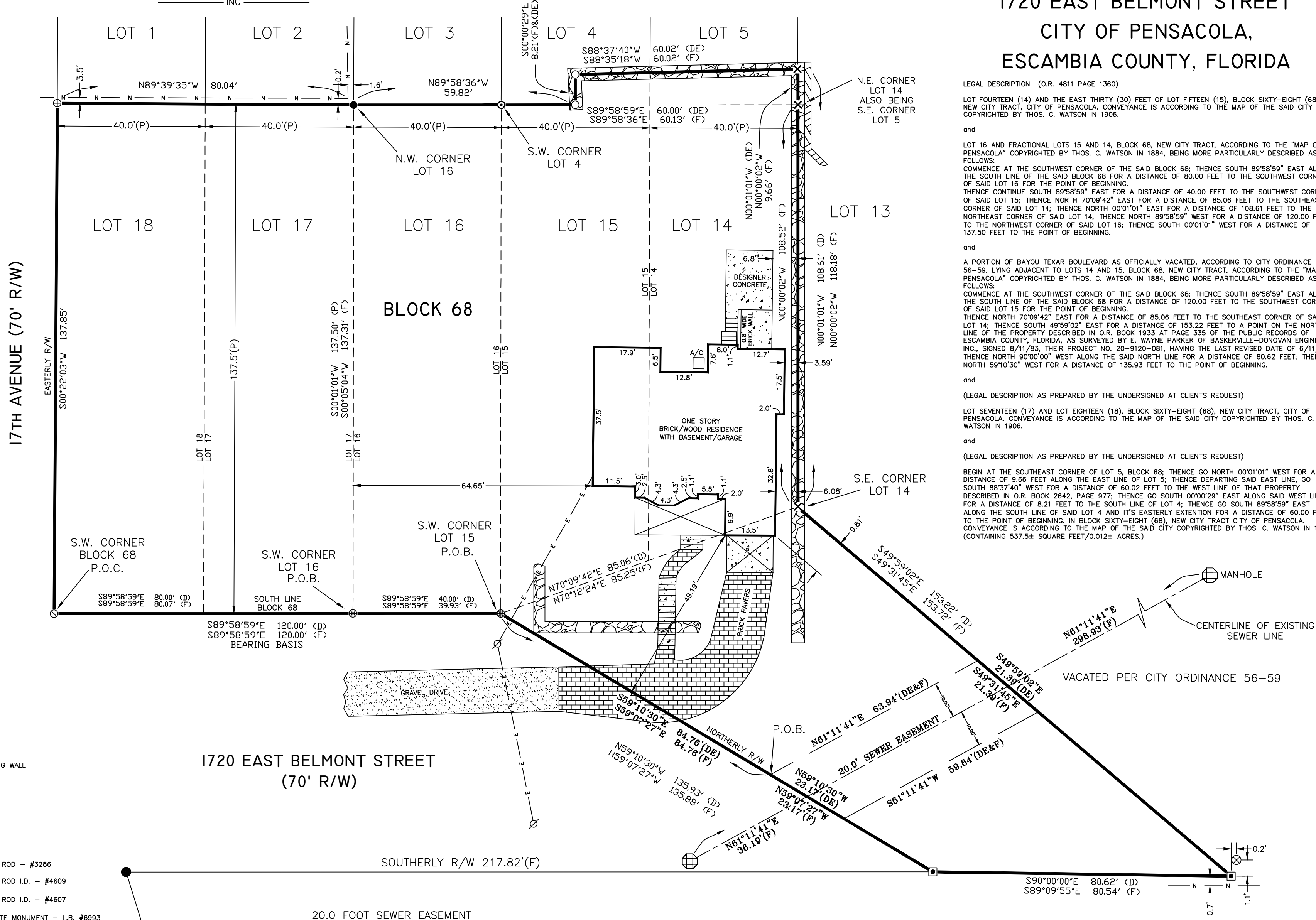
LAND SURVEYING
INC.

BOUNDARY SURVEY

1720 EAST BELMONT STREET
CITY OF PENSACOLA,
ESCAMBIA COUNTY, FLORIDA



SCALE: 1" = 20'



LEGAL DESCRIPTION (O.R. 4811 PAGE 1360)
LOT FOURTEEN (14) AND THE EAST THIRTY (30) FEET OF LOT FIFTEEN (15), BLOCK SIXTY-EIGHT (68), NEW CITY TRACT, CITY OF PENSACOLA, CONVEYANCE IS ACCORDING TO THE MAP OF THE SAID CITY COPYRIGHTED BY THOS. C. WATSON IN 1906.
and
LOT 16 AND FRACTIONAL LOTS 15 AND 14, BLOCK 68, NEW CITY TRACT, ACCORDING TO THE "MAP OF PENSACOLA" COPYRIGHTED BY THOS. C. WATSON IN 1884, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SW. CORNER OF THE SAID BLOCK 68; THENCE SOUTH 89°58'59" EAST ALONG THE SOUTH LINE OF THE SAID BLOCK 68 FOR A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16 FOR THE POINT OF BEGINNING.
THENCE CONTINUE SOUTH 89°58'59" EAST FOR A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 70°09'42" EAST FOR A DISTANCE OF 85.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTH 00°01'01" EAST FOR A DISTANCE OF 108.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTH 89°58'59" WEST FOR A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE SOUTH 00°01'01" WEST FOR A DISTANCE OF 137.50 FEET TO THE POINT OF BEGINNING.
and
A PORTION OF BAYOU TEXAR BOULEVARD AS OFFICIALLY VACATED, ACCORDING TO CITY ORDINANCE NO. 56-59, LYING ADJACENT TO LOTS 14 AND 15, BLOCK 68, NEW CITY TRACT, ACCORDING TO THE "MAP OF PENSACOLA" COPYRIGHTED BY THOS. C. WATSON IN 1884, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SAID BLOCK 68; THENCE SOUTH 89°58'59" EAST ALONG THE SOUTH LINE OF THE SAID BLOCK 68 FOR A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15 FOR THE POINT OF BEGINNING.
THENCE NORTH 70°09'42" EAST FOR A DISTANCE OF 85.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 49°59'02" EAST FOR A DISTANCE OF 153.22 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN O.R. BOOK 1933 AT PAGE 335 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS SURVEYED BY E. WAYNE PARKER OF BASKERVILLE-DONOVAN ENGINEERS, INC., SIGNED 8/11/83, THEIR PROJECT NO. 20-9120-081, HAVING THE LAST REVISED DATE OF 6/11/84; THENCE NORTH 90°00'00" WEST ALONG THE SAID NORTH LINE FOR A DISTANCE OF 80.62 FEET; THENCE NORTH 59°10'30" WEST FOR A DISTANCE OF 135.93 FEET TO THE POINT OF BEGINNING.
and
(LEGAL DESCRIPTION AS PREPARED BY THE UNDERSIGNED AT CLIENTS REQUEST)
LOT SEVENTEEN (17) AND LOT EIGHTEEN (18), BLOCK SIXTY-EIGHT (68), NEW CITY TRACT, CITY OF PENSACOLA, CONVEYANCE IS ACCORDING TO THE MAP OF THE SAID CITY COPYRIGHTED BY THOS. C. WATSON IN 1906.
and
(LEGAL DESCRIPTION AS PREPARED BY THE UNDERSIGNED AT CLIENTS REQUEST)
BEGIN AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 68; THENCE GO NORTH 00°01'01" WEST FOR A DISTANCE OF 9.66 FEET ALONG THE EAST LINE OF LOT 5; THENCE DEPARTING SAID EAST LINE, GO SOUTH 88°37'40" WEST FOR A DISTANCE OF 60.02 FEET TO THE WEST LINE OF THAT PROPERTY DESCRIBED IN O.R. BOOK 2642, PAGE 977; THENCE GO SOUTH 00°00'29" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 8.21 FEET TO THE SOUTH LINE OF LOT 4; THENCE GO SOUTH 89°58'59" EAST ALONG THE SOUTH LINE OF SAID LOT 4 AND ITS EASTERLY EXTENSION FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, IN BLOCK SIXTY-EIGHT (68), NEW CITY TRACT CITY OF PENSACOLA, CONVEYANCE IS ACCORDING TO THE MAP OF THE SAID CITY COPYRIGHTED BY THOS. C. WATSON IN 1906. (CONTAINING 537.5± SQUARE FEET/0.012± ACRES.)

LEGEND

- DE DESCRIPTION
- A/C AIR CONDITIONER
- O.R. OFFICIAL RECORD BOOK
- R/W RIGHT OF WAY
- A.P.O. A PORTION OF....
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N 4' CHAIN LINK FENCE
- E AERIAL UTILITY WIRES
- 1.5' X 1.5' STONE RETAINING WALL
- 0.6' WOOD RETAINING WALL
- GRAVEL DRIVE
- CONCRETE
- BRICK PAVERS
- FOUND 1/2" IRON ROD
- ⊕ FOUND 1/2" CAPPED IRON ROD - #3286
- FOUND 1/2" CAPPED IRON ROD I.D. - #4609
- ⊕ FOUND 1/2" CAPPED IRON ROD I.D. - #4607
- ⊠ FOUND 4" SQUARE CONCRETE MONUMENT - L.B. #6993
- ⊙ FOUND 1/2" CAPPED IRON ROD - L.B. #6993
- ✕ FOUND "X" IN STONE WALL
- SET 1/2" CAPPED IRON ROD - ELSI L.B. #6993
- ⊙ FOUND 5/8" IRON ROD
- ⊖ POWER POLE
- CORNER NOT FOUND
- ⊕ EXISTING SEWER MANHOLE

1720 EAST BELMONT STREET
(70' R/W)

20.0 FOOT SEWER EASEMENT
LEGAL DESCRIPTION (AS WRITTEN BY THE UNDERSIGNED AT CLIENTS REQUEST)

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 68, NEW CITY TRACT, CITY OF PENSACOLA, FLORIDA, AS FOUND ON THE MAP OF SAID CITY COPYRIGHTED BY THOS. C. WATSON IN 1906. THENCE S89°58'59"E ALONG THE SOUTH LINE OF THE SAID BLOCK 68 FOR A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF LOT 15; THENCE S59°10'30"E FOR A DISTANCE OF 84.76 FEET TO THE POINT OF BEGINNING; THENCE N61°11'41"E FOR A DISTANCE OF 63.94 FEET; THENCE S49°59'02"E FOR A DISTANCE OF 21.39 FEET; THENCE S61°11'41"W FOR A DISTANCE OF 59.84 FEET; THENCE N59°10'30"W FOR A DISTANCE OF 23.17 FEET TO THE POINT OF BEGINNING.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

LEIRISSA S. ROWE

THE PURPOSE OF THIS SURVEY IS FOR SEWER EASEMENT DESCRIPTION. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:
LEIRISSA S. ROWE

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

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745--FAX: 850-477-3705
LICENSED BUSINESS #6993, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE
6.) SEWER LINE EASEMENT	S/S DWG	09/23/21
ENCROACHMENTS:	STONE WALL, BRICK PAVERS	

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 FLORIDA ADMINISTRATION CODE CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
SEPTEMBER 24, 2021 LELAND M. EMPIE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA DATE

CLIENT: ROWE
BEARING BASIS: NORTHERLY R/W 1720 EAST BELMONT STREET S69°58'59" (D)
TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS

GENERAL NOTES:
1. Fence locations as drawn are not to scale.
2. Jurisdiction (Wetlands) boundary lines not located unless otherwise noted.
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Actual Field Measurement = (F); Plat = (P)
5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area.
6. No Title Search of the Public Records has been performed by this firm and lands shown hereon were not abstracted by this firm for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.

SOURCE OF INFORMATION:
FIELD BOOK NO. 1000
CITY ATLAS #42, VARIOUS SURVEYS FROM FITZPATRICK & ASSOC. AND ROBERT HENSON FROM SURVEY PLANNING

SCALE: 1" = 20'
FIELD DATE: 02/22/05
ORDER NO: 066-05-6
FIELD BOOK: 66/28-29