



SURVEYORS NOTES:

DATE OF FIELD SURVEY: 12/10/2025

FIELD BOOK: LOOSE LEAF NOTES

1. SOURCE OF INFORMATION: AS PER PLATS AND DEEDS.
2. BEARING REFERENCE: S05°04'05"E ALONG THE WEST LINE OF LOT 20 BLOCK 1.
3. STREET ADDRESS IS: ROOSEVELT DRIVE.
4. IMPROVEMENTS: AS SHOWN.
5. THE UNDERGROUND PORTIONS OF FOUNDATIONS AND FOOTINGS ARE NOT LOCATED.
6. IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FIXTURES SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC., IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.
7. THE UNDERSIGNED SURVEYOR AND MAPPER HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF PROPERTY.
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY MAP, REPORT OR COPIES THEREOF IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
11. RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES.
12. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
13. BOUNDARY DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
14. VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC SURVEY MONUMENT "M 42 RESET" WITH A PUBLISHED ELEVATION OF 35.15 FEET AS IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 1988)

Parcel Line Table		
Line #	Length	Direction
L1	8.10	N89° 04' 46" W

LEGAL DESCRIPTION: PARCEL B

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE NORTHWEST CORNER OF LOT 20, BLOCK 1, FIRST ADDITION TO LINCOLN PARK SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 21 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S05°04'05"W ALONG THE WEST LINE OF SAID LOT 20 FOR 200 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, BLOCK 1; THENCE S48°49'36"E ALONG THE SOUTHERLY LINE OF SAID LOT 20, BLOCK 1 FOR 119.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20, BLOCK 1 ALSO BEING THE SOUTHWEST CORNER OF A 15.0 FOOT PLATTED ALLEY; THENCE N80°11'13"E ALONG THE SOUTH LINE OF SAID PLATTED ALLEY AND ALONG THE SOUTH LINE OF LOT 24, BLOCK 1, OF SAID LINCOLN PARK FIRST ADDITION FOR A DISTANCE OF 100.76 FEET, TO THE WEST RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD; THENCE S0°55'14"W ALONG SAID WEST RIGHT OF WAY LINE FOR 62.0 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF LINCOLN PARK SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE LEAVING SAID WEST RIGHT OF WAY LINE N89°03'10"W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 3 AND THE NORTH LINE OF A 20.0 FOOT PLATTED ALLEY FOR 82.50 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 3, OF SAID LINCOLN PARK SUBDIVISION; THENCE N66°25'53"W ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 3 FOR 65.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 3 ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 5 OF SAID BLOCK 3; THENCE N44°46'27"W ALONG THE EASTERN LINE OF SAID LOT 5, BLOCK 3 FOR 73.0 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 5, BLOCK 3; THENCE S81°52'43"W ALONG SAID NORTH LINE OF SAID LOT 5, BLOCK 3 FOR 107.91 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5, BLOCK 3 AND THE CURVING WESTERLY RIGHT OF WAY LINE, CONCAVE SOUTHWESTERLY, OF LINCOLN DRIVE; THENCE NORTHWESTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 137.91 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 6, BLOCK 3, OF SAID LINCOLN PARK SUBDIVISION, SAID CURVE HAVING A RADIUS OF 140.0 FEET, A CENTRAL ANGLE OF 52°20'55", BEARING N45° 42'59"W FOR A CHORD DISTANCE OF 123.51 FEET; THENCE N06°26'57"E ALONG SAID EAST LINE OF SAID LOT 6, BLOCK 3 FOR 110.0 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 6, BLOCK 3; THENCE N47°00'21"W FOR 16.33 FEET TO THE SOUTHEASTERLY CORNER OF LOT 18, BLOCK 1 OF SAID FIRST ADDITION TO LINCOLN PARK SUBDIVISION; THENCE N20°38'25"E ALONG SAID EASTERN LINE OF SAID LOT 18, BLOCK 1 FOR 100.0 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 18, BLOCK 1 AND THE CURVING SOUTHERLY RIGHT OF WAY LINE, CONCAVE NORTHEASTERLY, OF ROOSEVELT DRIVE; THENCE SOUTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 187.51 FEET, SAID CURVE HAVING A RADIUS OF 690.0 FEET, A CENTRAL ANGLE OF 15°34'13", BEARING S77° 13'45"E FOR A CHORD DISTANCE OF 186.93 FEET TO THE POINT OF BEGINNING. CONTAINING 59,361 SQUARE FEET OR 1.36 ACRES.

LEGEND	
SYMBOLS AND ABBREVIATIONS	
N.	NORTH
E.	EAST
S.	SOUTH
W.	WEST
.	DEGREES
,	MINUTES OR FEET
"	SECONDS OR INCHES
FD.	FOUND
COR.	CORNER
O.C.	POINT OF COMMENCEMENT
O.B.	POINT OF BEGINNING
L.B.	LICENSED BUSINESS
NO.	NUMBER
ONC.	CONCRETE
E/P	EDGE OF PAVEMENT
P/W	RIGHT OF WAY
I.P.	IRON PIPE
I.R.	IRON ROD
RG.	BEARING
LEV.	ELEVATION
INV.	INVERT
R.B.	OFFICIAL RECORDS BOOK
C.P.	ROUND CONCRETE PIPE
J.S.	UNITED STATES
B.M.	TEMPORARY BENCH MARK
AVD	NORTH AMERICAN VERTICAL DATUM
±	MORE OR LESS
608)	DENOTES STREET ADDRESS
(S)	SANITARY SEWER MANHOLE
(D)	STORMWATER MANHOLE
(T)	TELEPHONE PEDESTAL
30.66	SPOT ELEVATION
■	CONC. MONUMENT
◆	LIGHT POLE
○	POWER POLE
◆○	LIGHT POLE/POWER POLE
●	GUY ANCHOR
HO	FIBER OPTIC BOX
☒	ELECTRICAL BOX
□	WATER METER
■□	ELECTRICAL METER
■□□	SQUARE POST
○—	SIGN
○○	ROUND POST
—○—	TEMPORARY SITE BENCHMARK
—○○—	NOT TO SCALE
R/W—	RIGHT OF WAY
DHW—	OVERHEAD WIRES
WL--	UNDERGROUND WATER LINE
UG--	UNDERGROUND GAS LINE
UC--	UNDERGROUND CABLE LINE
UT--	UNDERGROUND TELEPHONE LINE
UTC--	UNDERGROUND TRAFFIC CONTROL
JS—	UNDERGROUND SEWER LINE
FO--	UNDERGROUND FIBER OPTIC LINE
FM--	FORCE MAIN
TB--	TOP OF BANK
SS--	SANITARY SEWER LINE
STM—	STORMWATER PIPE

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE	
 NOTARIZED	
SIGNED:	FREDERICK E. SWANDOL FLORIDA LICENSE NUMBER 6037 DATE: DECEMBER 19, 2025

PROJECT: 25-063-B

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