



**DESCRIPTION (AS SURVEYED):**

A PARCEL OF LAND, LYING IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 23 WEST, BEING A PORTION OF LOTS 2, 3, 43, 44 AND 45, BLOCK 6, PLAT NO. 7 OF VALPARAISO AS RECORDED IN PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY LINE OF EDGE AVENUE (60' RIGHT OF WAY) AND ALSO BEING THE SOUTHEAST CORNER OF LOT 42, BLOCK 6 OF SAID PLAT NO. 7 OF VALPARAISO, RUN N 01°54'19" E A DISTANCE OF 143.90 FEET; THENCE RUN S 87°44'07" E A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST PROPERTY LINE OF LOT 43, BLOCK 6 OF SAID PLAT NO. 7 OF VALPARAISO; THENCE RUN N 01°54'15" E A DISTANCE OF 172.13 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BAY SHORE DRIVE (40' RIGHT OF WAY) AND ALSO BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 6 OF SAID PLAT NO. 7 OF VALPARAISO; THENCE RUN S 88°44'28" E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 70.17 FEET TO A POINT INTERSECTING THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 85 (ALSO KNOWN AS JOHN SIMS PARKWAY), SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1710.18 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 225.67 FEET, A CENTRAL ANGLE OF 07°33'38", A CHORD BEARING AND DISTANCE OF S 13°45'25" E, 225.51 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN N 87°50'38" W A DISTANCE OF 175.84 FEET; THENCE RUN S 01°54'19" W A DISTANCE OF 100.00 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF EDGE AVENUE; THENCE RUN N 88°03'38" W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 30.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.66 ACRES OF LAND, MORE OR LESS.

**LEGEND:**

- # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- ± = MORE OR LESS
- R/W = RIGHT OF WAY
- CL = CENTERLINE
- X = SPOT ELEVATIONS
- R = RADIUS
- CA = CENTRAL ANGLE
- A = ARC LENGTH
- CH = CHORD LENGTH
- CB = CHORD BEARING

**SURVEY REPORT:**

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
3. APPARENT USES ARE AS SHOWN.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983.
6. THIS PARCEL IS LOCATED IN FLOOD ZONE X, AS DETERMINED BY SCALE FROM F.E.M.A. PANEL NUMBER 1209100488H, DATED DECEMBER 6, 2002, OKALOOSA COUNTY, FLORIDA.
7. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
8. ALL MEASUREMENTS ARE IN FEET.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR RUCKEL PROPERTIES IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA

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DATE: **AUGUST 21, 2015**

REVISIONS	
1	BOUNDARY / TOPO
2	FLORIDA STATE PLANE COORDINATE SYSTEM
3	NORTH AMERICAN DATUM 1988

SURVEY FOR:	RUCKEL PROPERTIES
DATE OF SURVEY:	4-10-2008
F.B. NO.:	08-08 PP. 28-35
TYPE OF SURVEY:	HORIZONTAL
DATUM:	FLORIDA STATE PLANE COORDINATE SYSTEM
VERTICAL DATUM:	NORTH AMERICAN DATUM 1988

E08014-17  
MAP NO.  
SHEET 1 OF 1