Carly
4111 CSB
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ABBREVIATIONS
PG=PAGE
EOP=EDGE OF PAVEMENT
LS=LAND SURVEYOR
TEL PED=TELEPHONE PEDESTAL
CONC=CONCRETE
FND=FOUND
IR=IRON ROD

SURVEY NOTES
1. THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NOTATION (P) REFERS TO BEARINGS AND DISTANCES SHOWN ON THE PLAT OF SAN BLAS ESTATES RECORDED IN PLAT BOOK 3, PAGE 20, 21 AND 22 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA. NOTATION (M) REFERS TO BEARINGS AND DISTANCES MEASURED IN THE FIELD.
3. THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ACCORDING TO THE PLAT OF SAN BLAS ESTATES, REFERENCED TO THE NORTHERLY BOUNDARY LINE OF LOT 39, BEARING BEING N 69°45'05" E.
5. THIS IS A BOUNDARY SURVEY.
6. THERE ARE NO OTHER VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
7. UNDERGROUND FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED.
8. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12045C428E, INDEX DATE 11/07/02, THIS PROPERTY LIES IN ZONE X AND ZONE VE, (BASE FLOOD ELEVATION 10 FEET). THE DELINEATION OF THESE ZONES WERE SCALED FROM SAID PANEL.
9. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THIS PROPERTY. THERE MAY BE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT MAY AFFECT THE PROPERTY.
10. THE APPROXIMATE MEAN HIGH WATER LINE SHOWN HEREON IS NOT A TITLE BOUNDARY LINE OR A JURISDICTIONAL LINE ESTABLISHED BY ANY GOVERNMENTAL AGENCY, AND WAS NOT LOCATED IN ACCORDANCE WITH THE ACT AND RULES OF CHAPTER 16-3, RULES OF THE FLORIDA DEPARTMENT OF NATURAL RESOURCES.
11. THE LANDS DESCRIBED HEREON ARE SUBJECT TO RESTRICTIONS FROM THE FLORIDA DEPARTMENT OF NATURAL RESOURCES COASTAL CONSTRUCTION CONTROL LINE, WHICH HAS NOT BEEN LOCATED AT THIS TIME. ANY IMPROVEMENTS TO THIS PROPERTY SEAWARD OF THIS LINE SHOULD BE PERMITTED THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BEFORE CONSTRUCTION, AS WELL AS ALL LOCAL AUTHORITIES.
12. BUILDING SETBACKS SHOWN HEREON ARE ACCORDING TO THE PLAT OF SAN BLAS ESTATES AND GULF COUNTY UNIFIED LAND DEVELOPMENT REGULATIONS ADOPTED ON MARCH 2, 1993. THESE SETBACKS SHOULD BE VERIFIED WITH LOCAL BUILDING DEPARTMENT BEFORE CONSTRUCTION. THE 7.5 FOOT SETBACK APPLIES TO STRUCTURES LESS THAN 25 FEET HIGH. THE 9.5 FOOT SETBACK APPLIES TO STRUCTURES 25 FEET HIGH OR HIGHER. THERE IS A 150 FOOT SEPTIC TANK SETBACK FROM THE GULF AND WETLANDS.
13. THE APPROXIMATE MEAN HIGH WATER LINE IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND DERIVED FROM THE FLORIDA DEPARTMENT OF NATURAL RESOURCES BENCHMARK NUMBER 51 93 B29-2, ELEVATION 5.68 FEET.

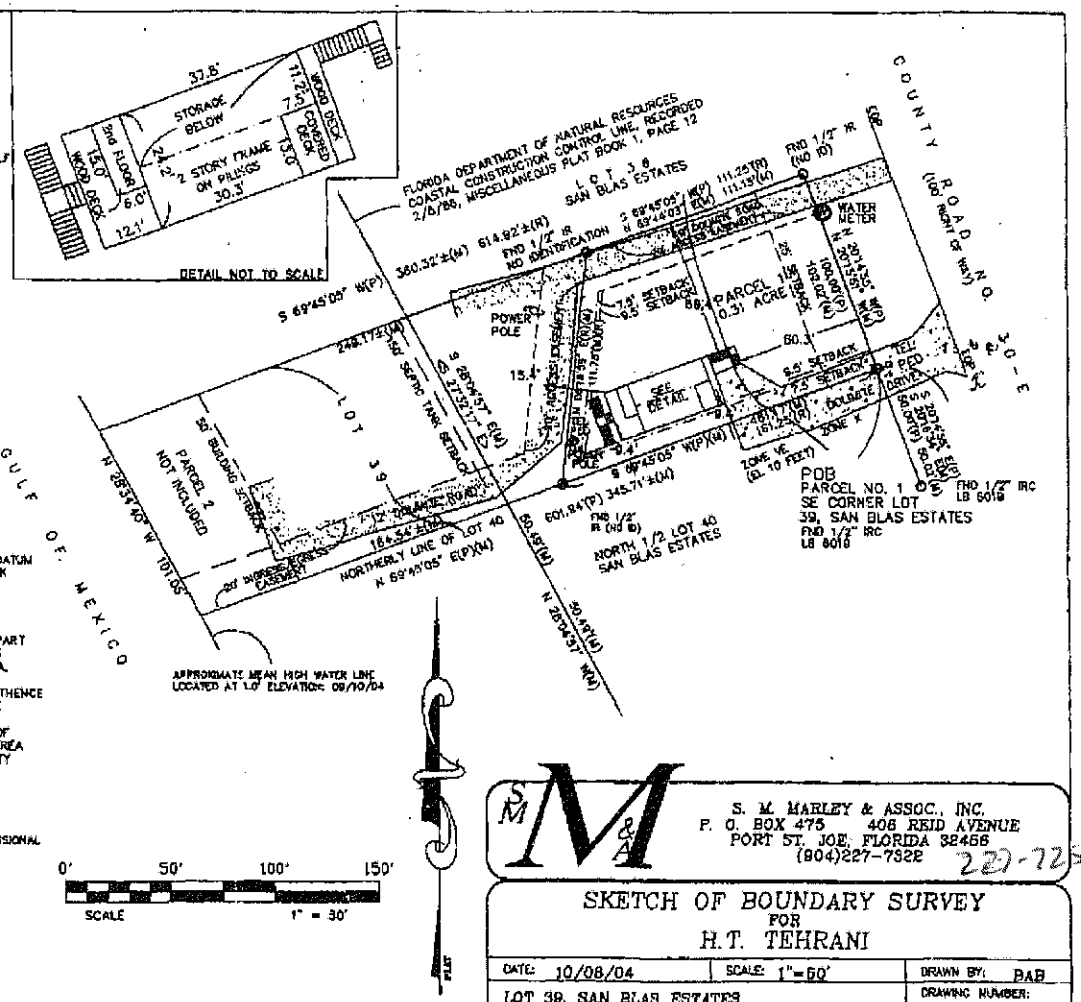
DESCRIPTION PARCEL NO. 1
BEGIN AT THE SOUTHEAST CORNER OF LOT 39, SAN BLAS ESTATES, A SUBDIVISION OF A PART OF SECTIONS 18 AND 19, TOWNSHIP 9 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 3, PAGE 22, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, AND THENCE RUN NORTH 20°14'55" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 30-E FOR 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 39; THENCE SOUTH 69°45'05" WEST ALONG THE NORTH LINE OF SAID LOT 39 FOR 111.25 FEET; THENCE SOUTH 06°18'59" WEST FOR 111.80 FEET TO A POINT OF THE SOUTH LINE OF SAID LOT 39; THENCE NORTH 69°45'05" EAST ALONG SAID SOUTH LINE FOR 161.25 FEET TO TEH POINT OF BEGINNING. SAID LANDS BEING A PART OF LOT 39, SAN BLAS ESTATES, AND HAVING AN AREA OF 13,820.00 SQUARE FEET AND BEING SUBJECT TO A 20 FOOT WIDE ROADWAY AND UTILITY EASEMENT ALONG THE NORTHERLY BOUNDARY THEREOF.

CERTIFICATE
THIS IS TO CERTIFY TO H.T. TEHRANI, THAT THIS MAP AND THE BOUNDARY SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 61G17-6, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DATE OF THIS SURVEY AND THE CERTIFICATE: 10/08/04

S. M. MARLEY & ASSOCIATES, INC.
SURVEYING & MAPPING BUSINESS
FLORIDA LICENSE NUMBER LB0006018
BOBBIE R. BERGERS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER LS0006395

DATE SIGNED (NOT DATE OF SURVEY) 10/08/04



S. M. MARLEY & ASSOC., INC.
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PORT ST. JOE, FLORIDA 32456
(904)227-7322

227-7252

SKETCH OF BOUNDARY SURVEY
FOR
H.T. TEHRANI

DATE: 10/08/04	SCALE: 1"=50'	DRAWN BY: BAB
LOT 39, SAN BLAS ESTATES FB: 220, PG: 72		DRAWING NUMBER: 04G-4063-B

SECTION 18, TOWNSHIP 9 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA