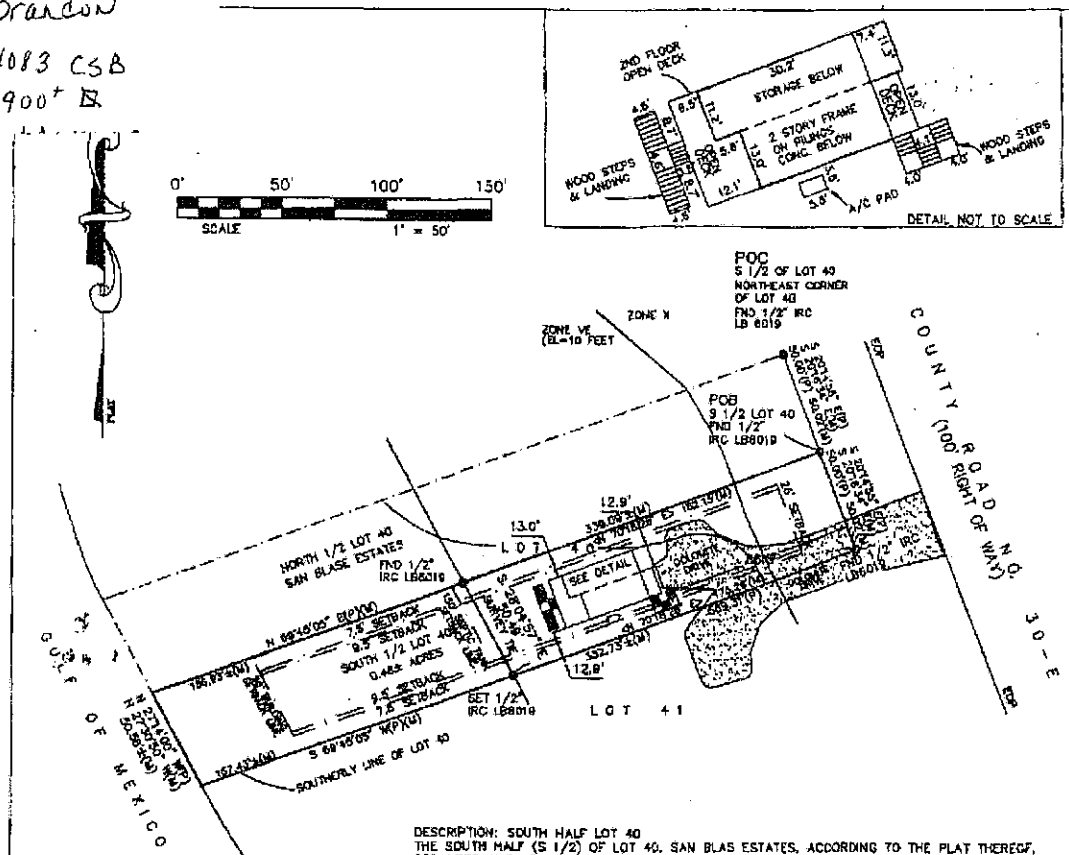
Brandon
4083 CSB
1900+ ☒



DESCRIPTION: SOUTH HALF LOT 40
THE SOUTH HALF (S 1/2) OF LOT 40, SAN BLAS ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 20, 21 AND 22 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 40; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD C-30-E, S 20°14'55" E, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, S 20°14'55" E, 50.00 FEET; THENCE S 69°45'05" W, 410.50 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO; THENCE ALONG SAID MEAN HIGH WATER LINE, N 28°44'51" W, 50.58 FEET TO A POINT THAT BEARS S 69°45'05" W OF THE POINT OF BEGINNING; THENCE N 69°45'05" E, 417.95 FEET, MORE OR LESS TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.48 ACRE, MORE OR LESS.

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

ABBREVIATIONS

FB=FIELD BOOK	PG=PAGE	CONC=CONCRETE
IRC=IRON ROD & CAP	EOP=EDGE OF PAVEMENT	FND=FOUND
POB=POINT OF BEGINNING	CM=CONCRETE MONUMENT	IR=IRON ROD
POC=POINT OF COMMENCEMENT	EL=BASE FLOOD ELEVATION	

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, IN THE PUBLIC RECORDS OF COUNTY, FLORIDA. NOTATION (M) REFERS TO BEARINGS AND DISTANCES MEASURED IN THE FIELD. NOTATION < > REFERS TO BEARINGS AND DISTANCES SHOWN ON THE FLORIDA DEPARTMENT OF NATURAL RESOURCES COASTAL CONSTRUCTION CONTROL LINE MAPS RECORDED IN MISCELLANEOUS PLAT BOOK 1, PAGE 12, IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.
3. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE ACCORDING TO THE PLAT OF SAN BLAS ESTATES, REFERENCED TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 30-E, BEARING BEING NORTH 20°14'55" WEST.
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. 12045C0428E, INDEX DATE 11/07/03, THIS PROPERTY LIES IN ZONE X AND ZONE VE. (BASE FLOOD ELEVATION 10 FEET). THE DELINEATION OF THESE ZONES WAS 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 18-3, 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 AND THE GULF COUNTY UNIFIED LAND DEVELOPMENT REGULATIONS. 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 AND A 50 FOOT BUILDING SETBACK FROM WETLANDS, BAY AND GULF.
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 93 829-2, ELEVATION 5.69 FEET.

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 LB0006015
BY: [signature]
BOBBIE R. BORDERS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER LS0006365

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

S. M. MARLEY & ASSOC., INC.
P. O. BOX 475 408 REID AVENUE
PORT ST. JOE, FLORIDA 32456
(904)227-7322

SKETCH OF BOUNDARY SURVEY
FOR
H.T. TEHRANI

DATE: 10/08/04	SCALE: 1"=60'	DRAWN BY: BAB
SOUTH 1/2 OF LOT 40, SAN BLAS ESTATES FB: 220, PG: 72		DRAWING NUMBER: 04G-3582-B