



CITY OF PARKER
City Hall
1001 West Park Street
Phone 850-871-4104

Planning Committee
Mark Rega, Chairman
Rich Hall
Kyle Merritt
Terence Stryker

Attorney
Tim Sloan
City Clerk
Ingrid Bundy

PUBLIC HEARING
PLANNING COMMITTEE REGULAR MEETING
JANUARY 14, 2025 | 5:00 P.M.
LOCATED AT
PARKER CITY HALL

AGENDA

CALL TO ORDER – Mark Rega, Chairman

INVOCATION – Chairman Rega

ROLL CALL – City Clerk

APPROVAL OF MINUTES – REGULAR MEETING 12/10/2024

ITEMS FROM THE AUDIENCE: (non-agenda items)

REGULAR AGENDA

- 1. Application for Parcel Split**
 - **Parcel # 25160-000-000 (518 11th St N) - Farrell**
REQUESTING TO SPLIT PARCEL INTO 2 LOTS TO DEVELOP SINGLE FAMILY HOMES
- 2. Application for Parcel Split**
 - **Parcel # 25330-000-000 (9th St N) - Lipscomb**
REQUESTING TO SPLIT PARCEL INTO 2 LOTS TO DEVELOP SINGLE FAMILY HOMES
- 3. Application for Variance**
 - **Parcel # 25714-050-000 (1013 Pitts Ave) - Davis**
REQUESTING VARIANCE TO BUILD GARAGE
- 4. Application for**
 - **East Bay Apartments**
FINAL PLAT APPROVAL

COMMENTS/ANNOUNCEMENTS

ADJOURNMENT

Ingrid Bundy, City Clerk

If a person decides to appeal any decision made by the Planning Council with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be made.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at 1001 West Park Street, Parker, Florida 32404; or by phone at (850) 871-4104. If you are hearing or speech impaired and you have TDD equipment, you may contact the City Clerk using the Florida Dual Party System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

ALL INTERESTED PERSONS DESIRING TO BE HEARD ON THE AFORESAID agenda are invited to be present at the meeting.

**CITY OF PARKER
PLANNING COMMITTEE REGULAR MEETING MINUTES
HELD AT 1001 W. PARK ST, DECEMBER 10, 2024 – 5:00 PM**

Chairman, Mark Rega called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Chairman, Mark Rega, Commissioners Rich Hall, Kyle Merritt, Terence Stryker, City Clerk Ingrid Bundy, City Planner Kevin Boyd, City Attorney Tim Sloan.

Minutes

The Committee agreed to shelve the approval of minutes for Regular Meeting November 12, 2024, until the next Regular Meeting on January 14, 2025.

ITEMS FROM THE AUDIENCE (Non-Agenda)

Resident David Whaley presented a discussion pertaining to property located at 108 Blackshear. He explained his desire to demolish an existing building on the conforming lot and replace it with a new residential dwelling. He shared the concerns regarding the lot being attached to a parcel that currently contains non-conforming property resulting in non-conforming exemption to be lost. Attorney Sloan advised the Committee to shelve a decision until further discussion with Anchor. Chairman Rega concurred that further discussion with Anchor and Attorney Sloan were merited. Mr. Whaley agreed and provided copies of documents for review.

AGENDA

Application for parcel combination (Parcel # 25575-003-000 & Parcel # 25575-000-000) – 101 and 103 Morris Drive - Wilkins

Ms. Ellen Wilkins presented the request and explained that the current layout of the parcels limits the use. Ms. Wilkins is requesting the parcels to be combined. A motion for recommendation to Council was made by Commissioner Stryker; seconded by Commissioner Hall. The motion was carried with all voting in favor; 4-0.

Application for parcel split (Parcel # 25163-000-000) – 512 N 11th Street - Farrell

Mr. Jeremy Farrell presented the request and explained that there are two locations being addressed in this request. The parcel located at 518 N 11th Street was not included in the consideration for this meeting and will be considered at a future date. Mr. Farrell explained the desire to split each parcel into two separate lots for future land development.

Chairman Rega clarified that the parcel located at 512 N 11th Street is only accessible via the easement located on parcel located at 518 N 11th Street. City Attorney, Mr. Sloan, reiterated that the motion needs to include recommendation that the City will be granted access to easement to service lots.

A motion for recommendation to Council was made by Commissioner Hall; seconded by Commissioner Stryker. The motion was carried with all voting in favor; 4-0.

Application for parcel combination (Parcel # 24920-000-010 & Parcel # 24920-005-000) – 212 S Sudduth Place - Lozada

Mr. Felipe Lozada presented the request and explained his desire to build a privacy fence to prevent trespassers and remedy the current illegal dumping on his property. Mr. Lozada is aware that the LDR prevents him from being able to erect certain structures on parcel # 24920-000-010 because it is a vacant lot. A motion for recommendation to Council was made by Commissioner Stryker; seconded by Commissioner Merritt. The motion was carried with all voting in favor; 4-0.

Marriott Review

Mr. John Bianco represented the developer and presented the details of the proposed major development project. The Committee acknowledged the development will tie into the City of Callaway's sewer and tie into the City of Parker's water. A motion for conditional recommendation to Council with regards to utilities was made by Commissioner Stryker; seconded by Commissioner Merritt. The motion was carried with all voting in favor; 4-0.

7 Brew Coffee Variance Request

Mr. Drew Deagon, representative of 7 Brew Enterprises, and Mr. Mason Silavent, Civil Engineer, were present to explain the variance request. The proposed variance is to reduce the accessory building separation from the required 10 feet to 5 feet and to increase the impervious surface ratio to 0.72 from the required 0.70. A motion for recommendation to Council was made by Commissioner Merritt; seconded by Commissioner Hall. The motion was carried with all voting in favor; 4-0.

Comp Plan Review

Chairman Rega presented the details for completion of reviewing the Comp Plan. The final eight pages presented no conflict with the LDR. A motion for the recommended changes be submitted to Council was made by Commissioner Stryker; seconded by Commissioner Merritt. The motion was carried with all voting in favor; 4-0.

DISCUSSION ITEMS BY COMMISSIONERS

There were no further items to discuss by Commissioners.

With no further discussion the meeting adjourned at 6:25 P.M.

Approved this _____ day of _____, 2025.

Mark Rega, Chairman

Date


Ingrid Bundy, City Clerk

Date



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Farrell

2. MEETING DATE:

01/14/2025

3. PURPOSE:

Parcel Split – 518 11th St N

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

NO

N/A

X

Parcel # 25160-000-000 (518 11th St N)

REQUESTING TO SPLIT PARCEL INTO 2 LOTS TO DEVELOP
SINGLE FAMILY HOMES



CITY OF PARKER

1001 WEST PARK STREET, PARKER, FLORIDA, 32404
TELEPHONE (850) 871-4104 – FAX (850) 871-6684

Request for Combining or Separation of Parcel

Date of Submittal:	_____
BLDG Permit #:	_____
Land Use Designation:	_____
Parcel ID #:	_____

Applicant Information:

Name of Property Owner: Jeremy Farrell & Amberteigh Farrell

Site Location: 570 17th St. N

Telephone #: 801.628.3216

Email: jeremy@porcnswinghomesfl.com

Reason for Parcel Split or Combination: Building Single Family Homes

Submit detailed professional survey showing proposed combination or split of parcel.

I hereby certify, under penalty of perjury, that I have read and understood the provisions of this permit and that the information provided herein is true and correct to the best of my knowledge

Signature of Applicant: Amberteigh Farrell Date: 1/6/25

Signature of Approval: _____ Date: _____

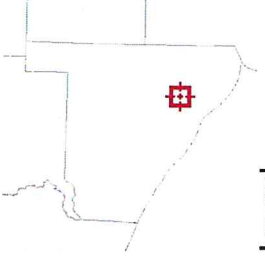
Comments: _____



Bay County Property Appraiser - Dan Sowell, CFA
 Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401
 Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



Overview



- Legend**
- Parcels
 - Parcel Numbers
 - 2024 Improved Sales
 - 2024 Vacant Sales
 - 2023 Improved Sales
 - 2023 Vacant Sales
 - 2022 Improved Sales
 - 2022 Vacant Sales

Parcel ID	25160-000-000	Owner	FARRELL, AMBERLEIGH L & JEREMY	Last 2 Sales Date	2/26/2024	Price	\$120000	Reason	QUAL/MULT-PROP W/MULT-Q	Qual	Q
Class Code	VACANT	Physical Address	2402 ALLISON AVE PANAMA CITY, FL 32408	Price	6/27/2016	\$100		TAXIDS	REMOVE CAP	U	
Taxing District	10	Just Value	518 11TH ST N		MLS						
Acres	0.969										

(Note: Not to be used on legal documents)

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. THIS MAP IS NOT A SURVEY

LEGAL DESCRIPTION-PROPOSED LOT 1 (AS SURVEYED)

COMMENCE AT A FOUND 1/2" REBAR MARKING THE NE CORNER OF PARCEL 2 AS RECORDED IN OFFICIAL RECORD BOOK 4776, PAGE 2134, BAY COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING.

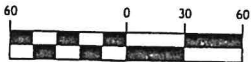
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TOGETHER WITH A PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT.

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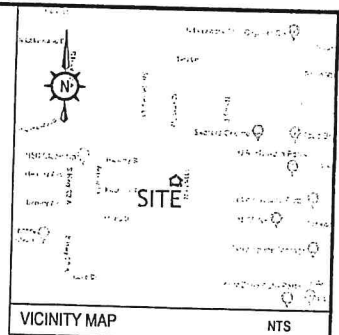
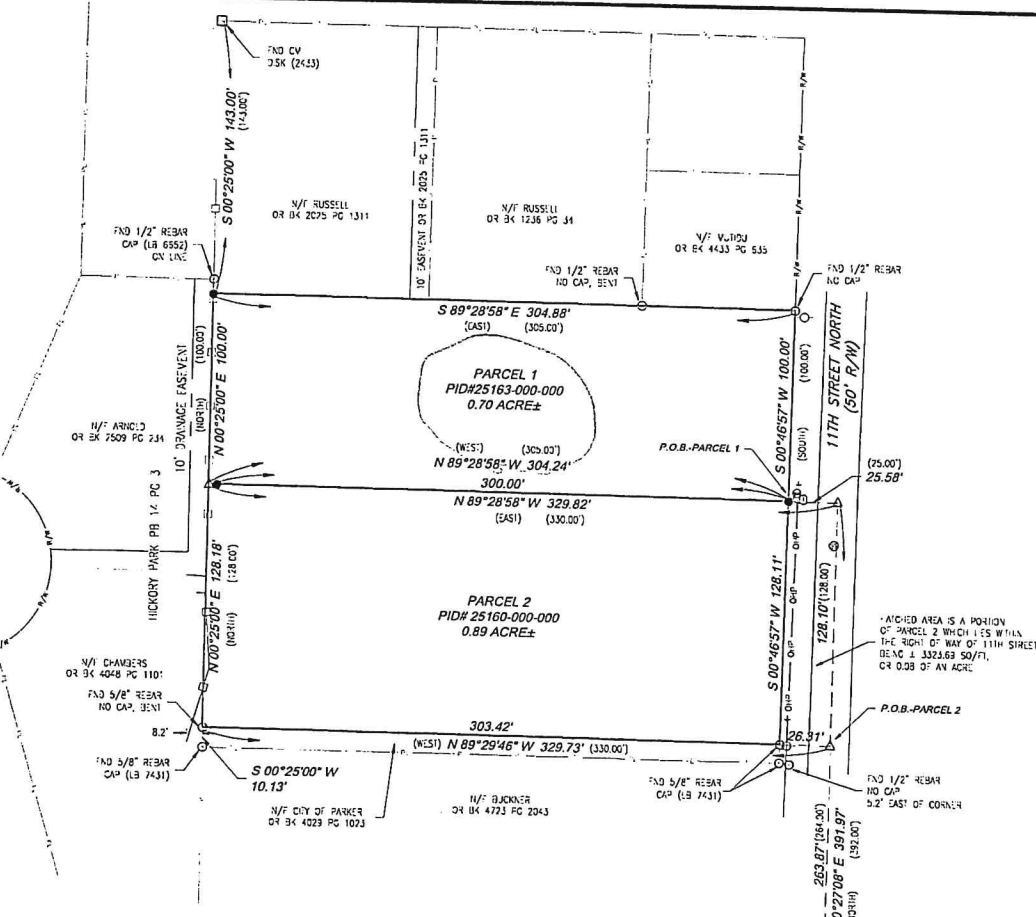
(1" = 60')
GRAPHIC SCALE

PARCEL 1
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 533)
W H PARKER PLAT-(S-15)-11941-3 LG 25' W & 392' N OF SE COR LOT 5 TH W
305' N 100' E 305' S 100' TO POB CR3 747 P 720

PARCEL 2
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 533)
W H PARKER PLAT-(E-11)-1184-BEG AT A PT 254' N OF SE COR LOT 5 TH W
330' N 128' E 330' S 128' TO POB

NOTES:

- IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN. UNDERGROUND UTILITIES HAVEN'T BEEN VERIFIED AND MAY DIFFER FROM THE INFORMATION SHOWN HEREON. BEFORE DOING ANY WORK, CALL SUNSHINE 811 FOR LOCATIONS.
- THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. BEST REFERENCE MADE TO OFFICIAL RECORDS 9004 3812, PAGE 533 AND OFFICIAL RECORD 9004 3812, PAGE 535.
- BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
- LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
- THIS SURVEY MAP OR REPORT OR THE COPIES OF THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER 51-17.032 OF THE FLORIDA ADMINISTRATIVE CODE.
- THE USE OF THIS BOUNDARY SURVEY IN CONNECTION WITH AN "OWNER'S AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR, AND WILL VOID "THIS SURVEY".
- THIS DRAWING IS INTENDED TO BE PRINTED ON 11X17. IF PRINTED IN A DIFFERENT SIZE THE SCALE WILL BE INACCURATE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR BAY COUNTY, FLORIDA, MAP NUMBER 1206020254N, EFFECTIVE DATE 6-7-2009, THIS SITE LIES WITHIN ZONE X DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."



- LEGEND OF ABBREVIATIONS
- R/W - RIGHT OF WAY
 - N/F - NOW OR FORMERLY
 - PL - PROPERTY LINE
 - OR BK - OFFICIAL RECORD BOOK
 - PLB - PLAT BOOK
 - PG - PAGE
 - SS - SANITARY SEWER
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - N - NORTH
 - S - SOUTH
 - E - EAST
 - W - WEST
 - O-P - OVERHEAD POWER
 - FO - FOUND

- LEGEND
- SET PROPERTY CORNER 1/2" REBAR WITH CAP STAMPED LBS8096
 - FOUND IRON PIN TYPE AND SIZE AS SHOWN
 - △ CALCULATED POINT NOT SET
 - ⊙ POWER POLE AND GUY (TYPICAL)
 - ⊕ SANITARY SEWER MANHOLE
 - ⊖ TELEPHONE PEDESTAL
 - ⊗ WATER METER
 - FEET / MINUTES
 - ⊘ INCHES / SECONDS
 - ⊘ NOT TO SCALE
 - AS MEASURED THIS SURVEY (N00°00'00"E)
 - R/W
 - PL
 - OR BK
 - PG
 - SS
 - P.O.C.
 - P.O.B.
 - N
 - S
 - E
 - W
 - O-P
 - FO



1417 COLONY ROAD 214
SUITE 100
PANAMA CITY, FL 32409
TEL: 904-763-1111
FAX: 904-763-1112

11788 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
TEL: 904-763-1111
FAX: 904-763-1112

178 PANORAMA ROAD SUITE 5
DUNN, AL 36825
TEL: 256-838-0000
FAX: 256-838-0000

3163 W. HIGHWAY 31, SUITE C
SHALERS, AL 36588
TEL: 256-838-0000
FAX: 256-838-0000



STATE OF FLORIDA
COUNTY OF BAY

THE SURVEY SHOWN HEREON WAS PREPARED FOR JEREMY FARRELL IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS SET FORTH IN CHAPTER 51-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 412.008 AND SECTION 412.027 OF THE FLORIDA STATUTES AND TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACCORDING TO MY SURVEY THIS THE 25TH DAY OF FEBRUARY, 2024

Justin R Thomley
JUSTIN R. THOMLEY, FLORIDA LS 7039

RETRACEMENT SURVEY		DATE	PROJECT NO.	512 & 516 11TH STREET NORTH
SHEET NO.	01	SURVEY DATE	2/15/2024	PROJECT NO.
SUBMITTALS	01	DRAWING SCALE	1"=60'	DRAWN BY
		DATE	2/26/2024	CHECKED BY

LEGAL DESCRIPTION-PROPOSED LOT 2 (AS SURVEYED)

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FROM SAID POINT OF BEGINNING; THENCE S 00°36'16" W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 89°28'58" W A DISTANCE OF 147.88 FEET TO A 1/2" REBAR CAP (LB#8096), REFERENCE; THENCE N 89°28'58" W A DISTANCE OF 4.24 FEET; THENCE N 00°25'00" E A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE S 89°28'58" E A DISTANCE OF 152.45 FEET TO THE POINT OF BEGINNING. SAID LOT LYING IN AND BEING A PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND CONTAINING 0.35 ACRES, MORE OR LESS.

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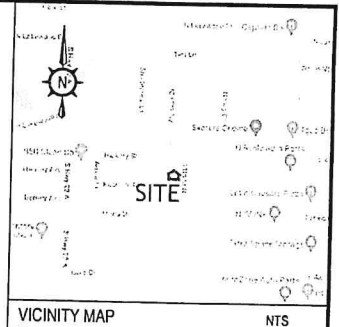
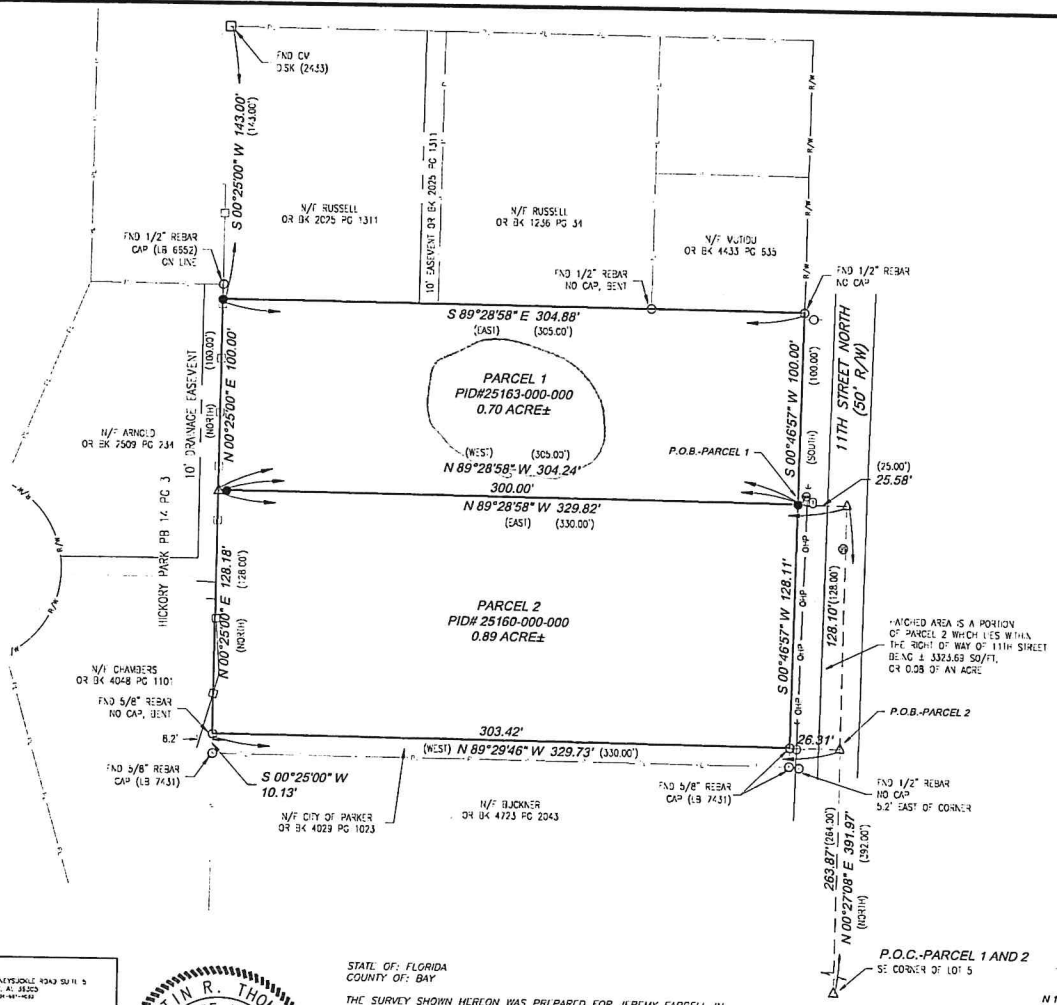
GRAPHIC SCALE
(1" = 60')

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W 1/4 PARKER PLAT-(S.15)-11844 - BEG 25' W & 392' N OF SE COR LOT 5 TH W
305' N 100' E 305' S 100' TO POB CR3 747 P 720

PARCEL 2
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 533)
W 1/4 PARKER PLAT-(S.15)-11844-BEG AT A PT 254' N OF SE COR LOT 5 TH W
330' N 128' E 330' S 128' TO POB

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- W - WEST
- O-P - OVER-HEAD POWER
- FO - FOUND

LEGEND

- SET PROPERTY CORNER
- 1/2" REBAR WITH CAP
- STAMPED LBRIDGE
- FOUND IRON PIN
- TYPE AND SIZE AS SHOWN
- CALCULATED POINT NOT SET
- POWER POLE AND GUY (TYPICAL)
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- WATER METER
- FEET / MINUTES
- INCHES / SECONDS
- NOT TO SCALE
- AS MEASURED THIS SURVEY
- RECORD INFORMATION, DEED OR OTHER
- RIGHT OF WAY LINE
- CENTERLINE
- APPROXIMATE ADJOINING PROPERTY LINES
- OVERHEAD POWER LINE
- WOOD FENCE
- EASEMENT
- PROPERTY LINE (THIS SURVEY)



1847 COUNTY ROAD 2214
PO BOX 38279
PANAMA CITY, FL 32408
TEL: 904-767-3400

1778 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
TEL: 904-767-3400

178 W. PENNSACOLA ROAD SUITE 5
PO BOX 41320
PANAMA CITY, FL 32408
TEL: 904-767-3400

3482 U.S. HIGHWAY 27, SUITE C
PANAMA CITY, FL 32408
TEL: 904-767-3400



STATE OF FLORIDA
COUNTY OF BAY

THE SURVEY SHOWN HEREON WAS PREPARED FOR JEREMY FARRELL IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS SET FORTH IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 412.008 AND SECTION 422.027 OF THE FLORIDA STATUTES AND TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACCORDING TO MY SURVEY THIS THE 21st DAY OF FEBRUARY, 2024

Justin R Thomley
Justin R. Thomley, Florida LS 7039

SHEET TITLE		NO.	REVISED	DATE
RETRACEMENT SURVEY				
512 & 518 11TH STREET NORTH				
JEREMY FARRELL				
PANAMA CITY				
BAY COUNTY, FLORIDA				
P.L.S. GROUP, INC. COPYRIGHT © 2024. ALL RIGHTS RESERVED				

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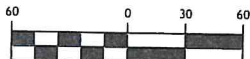
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TOGETHER WITH A PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT.

LEGAL DESCRIPTION-PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT

COMMENCE AT A FOUND 1/2" REBAR MARKING THE NE CORNER OF PARCEL 2 AS RECORDED IN OFFICIAL RECORD BOOK 4776, PAGE 2134, BAY COUNTY, FLORIDA; THENCE ALONG THE WEST RIGHT OF WAY LINE OF 11TH STREET NORTH (50' R/W) S 00°46'57" W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096) AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 00°46'57" W A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID RIGHT OF WAY N 89°28'58" W A DISTANCE OF 226.01 FEET; THENCE N 00°31'02" E A DISTANCE OF 20.00 FEET; THENCE S 89°28'58" E A DISTANCE OF 226.11 FEET TO THE POINT OF BEGINNING. SAID EASEMENT LYING IN AND BEING A PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND CONTAINING 0.10 ACRE, MORE OR LESS.



(1" = 60')
GRAPHIC SCALE

PARCEL 1
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 533)

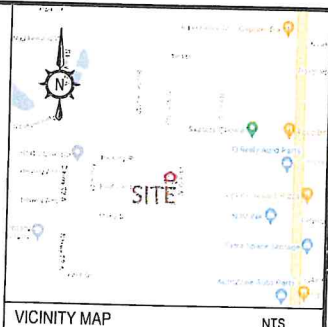
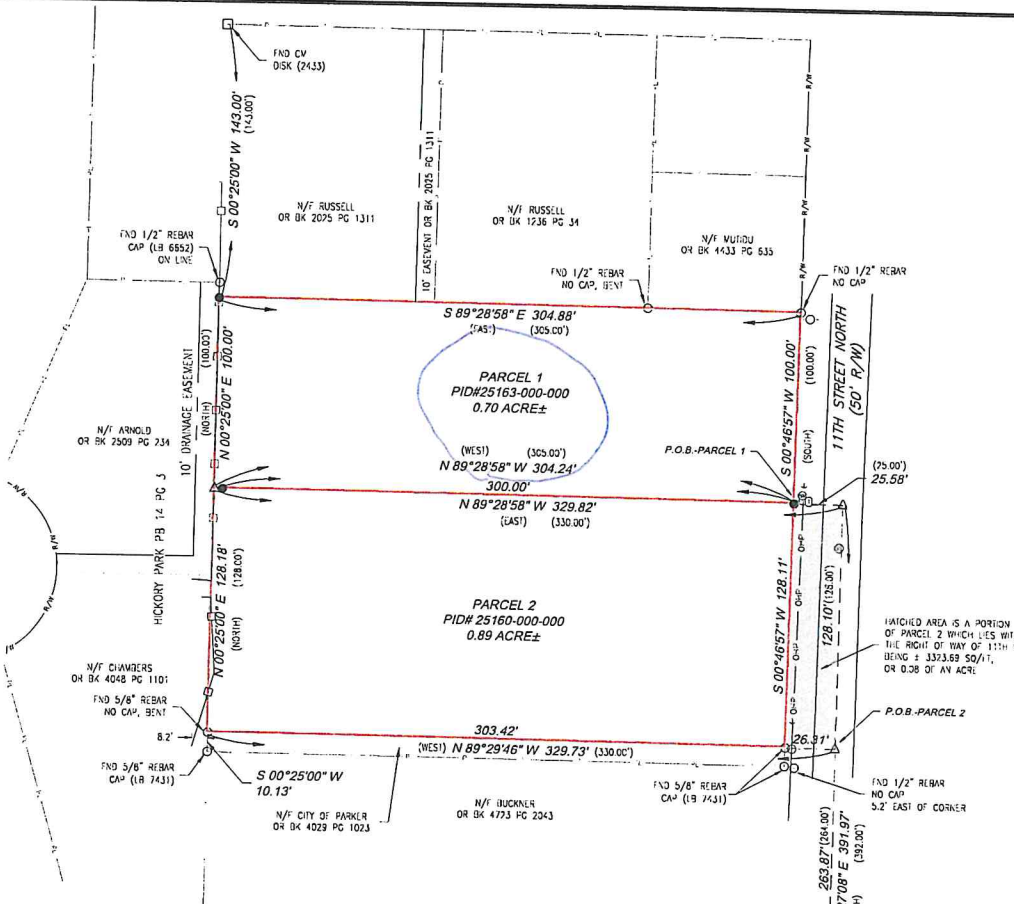
W 1/4 PARKER PLAT-(S.15)-11984-BEG 25' W & 392' N 0° 52' COR LOT 5 TH W
305' N 100' E 305' S 100' TO POB OR 747 P 780

PARCEL 2
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 533)

W 1/4 PARKER PLAT-(S.11)-11984-BEG AT A PT 264' N OF SE COR LOT 5 TH W
330' N 128' E 330' S 128' TO POB

NOTES:

- IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN. UNDERGROUND UTILITIES HAVEN'T BEEN VERIFIED AND MAY DIFFER FROM THE INFORMATION SHOWN HEREON. BEFORE DIGGING CALL SUNSHINE 811 LINE LOCATORS.
- THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCE MADE TO OFFICIAL RECORD BOOK 3812, PAGE 533 AND OFFICIAL RECORD BOOK 3812, PAGE 535.
- BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
- LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
- THIS SURVEY MAP OR REPORT OR THE COPIES OF THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SIGNED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER SJ-17.092 OF THE FLORIDA ADMINISTRATIVE CODE.
- THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNERS AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR. ISS WILL INVALIDATE THIS SURVEY.
- THIS DRAWING IS INTENDED TO BE PRINTED ON 11X17" IF PRINTED ON A DIFFERENT SIZE THE SCALE WILL BE INACCURATE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR BAY COUNTY, FLORIDA, MAP NUMBER 12005C03581, EFFECTIVE DATE 6-2-2009, THIS SITE LIES WITHIN ZONE X DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."



VICINITY MAP NTS

- LEGEND OF ABBREVIATIONS
- R/W - RIGHT OF WAY
 - N/F - NOW OR FORMERLY
 - PL - PROPERTY LINE
 - OR BK - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - PG - PAGE
 - SS - SANITARY SEWER
 - P.O.C. - POINT OF CONVENIENCE
 - P.O.B. - POINT OF BEGINNING
 - N - NORTH
 - S - SOUTH
 - E - EAST
 - W - WEST
 - OHP - OVER-HEAD POWER
 - FND - FOUND

- LEGEND
- SET PROPERTY CORNER
 - FOUND IRON PIN TYPE AND SIZE AS SHOWN
 - △ CALCULATED POINT NOT SET
 - ⊕ POWER POLE AND GUY (TYPICAL)
 - ⊗ SANITARY SEWER MANHOLE
 - ⊞ TELEPHONE PEDESTAL
 - ⊙ WATER METER
 - FEET / MINUTES
 - INCHES / SECONDS
 - NOT TO SCALE
 - AS MEASURED THIS SURVEY
 - RECORD INFORMATION, DEED OR OTHER
 - R/W — RIGHT OF WAY LINE
 - CENTERLINE — CENTERLINE
 - APPROXIMATE ADJOINING PROPERTY LINES
 - OVER-HEAD POWER LINE
 - WOOD FENCE
 - EASEMENT
 - PROPERTY LINE (THIS SURVEY)

11800 N. 17th St
Panama City, FL 32404
Tel: 904-234-1111

4412 COUNTY ROAD 7314
LOT 1, AL 38279
PANAMA CITY, FL 32404
Tel: 904-234-1111

118 UNIVERSITY BLVD SUITE 5
PANAMA CITY, FL 32404
Tel: 904-234-1111

PROJECT TITLE		RETRACEMENT SURVEY	
DATE	2/1/2024	PROJECT NO.	24-0019
DRAWING SCALE	1"=60'	CAD FILE	ALA
DRAWING DATE	2/5/2024	DRAWN BY	JRT

512 & 518 11TH STREET NORTH

JEREMY FARRELL
PANAMA CITY
BAY COUNTY, FLORIDA

PLS GROUP, INC. COPYRIGHT © 2024. ALL RIGHTS RESERVED



STATE OF FLORIDA
COUNTY OF: BAY

THE SURVEY SHOWN HEREON WAS PREPARED FOR JEREMY FARRELL IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS SET FORTH BY CHAPTER SJ-17.001 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUTES AND TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACCORDING TO MY SURVEY THIS THE 8TH DAY OF FEBRUARY, 2024

Justin R Thomley
Florida State Board of Professional Land Surveyors and Mappers
 171 N. W. 4th Street
 Tallahassee, Florida 32304-1000
 Tel: 904-488-0000
 Fax: 904-488-0000

JUSTIN R. THOMLEY, FLORIDA LS 7039



**CITY OF PARKER
AGENDA ITEM SUMMARY**

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Lipscomb

2. MEETING DATE:

01/14/2025

3. PURPOSE:

Parcel Split – 9th St N

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

NO

N/A

Parcel # 25330-000-000 (9th St N)

**REQUESTING TO SPLIT PARCEL INTO 2 LOTS TO DEVELOP
SINGLE FAMILY HOMES**

Homes Sweet Homes Inc
Richard C Lipscomb
PO Box 16445
Panama City FL 32406
850-763-7355
chanlipscomb@gmail.com

12/3/2024

Dear Parker Planning Commission

Thank you for reviewing my application for a lot split on parcel 25330-000-000. I thought it might be helpful for me to include a cover letter as an introduction and explanation of my intentions.

I have been working with Guyson Construction in Lynn Haven for many years, building single family homes for resale. Most of our work has been on the west end of the Beach, however we recently completed a project at 5213 Teri Lane in Parker, and we are currently in the permitting process at 730 West St.

The parcel that I am applying to divide was originally platted as two lots, Lots 1 and 2 of Lake Drive Heights. At some point in the past, 50 feet was cut off of the south end of these lots to create a 6900 square foot parcel (706 North 9th Street, 25330-010-000) which now has a single family house on it.

I recently bought 25330-000-000 (the north 100 feet of Lots 1 and 2) and would like to convert this one parcel into two lots as detailed in the attached survey. This would yield 2 69x100 lots, exactly the same square footage as the lot to the south. I would then like to apply for a variance for these lots to allow me to build a 1430 square foot house on each of them. Considering that there are already houses built on this size lot in the area, my new houses will fit perfectly into the neighborhood. I will submit the applications for variance as soon as the lot split is completed.

The plan that I intend to use is one that I have built on the beach several times on lots that are a bit smaller, usually 50x100. It has 3 bedrooms, 2 bathrooms, and a single car garage. The house is 48 feet deep and 40 feet wide, which will allow ample side yards and a spacious backyard. I am attaching plans of one of these for your consideration.

Thank you for your help and consideration,
Richard Channing "Chan" Lipscomb

Attachments: Lot Split Application, 3 copies closing statement (proof of ownership), 3 copies lot split survey, 3 copies suggested house plan.



CITY OF PARKER

1001 WEST PARK STREET, PARKER, FLORIDA, 32404
TELEPHONE (850) 871-4104 – FAX (850) 871-6684

Request for Combining or Separation of Parcel

Date of Submittal:	_____
BLDG Permit #:	_____
Land Use Designation:	_____
Parcel ID #:	_____

Applicant Information:

Name of Property Owner: Homes Sweet Homes Inc (Michael Lipscomb)

Site Location: 25330-000-000

Telephone #: 850 763 7355

Email: Charlipscomb@gmail.com

Reason for Parcel Split or Combination: Split Parcel into 2 69x100 lots,
the apply for variance to build 2 Single Family Houses

Submit detailed professional survey showing proposed combination or split of parcel.

I hereby certify, under penalty of perjury, that I have read and understood the provisions of this permit and that the information provided herein is true and correct to the best of my knowledge

Signature of Applicant:  Date: 2-3-2024
Richard C Lipscomb, Homes Sweet Homes Inc

Signature of Approval: _____ Date: _____

Comments: _____

LEGAL DESCRIPTION PROVIDED

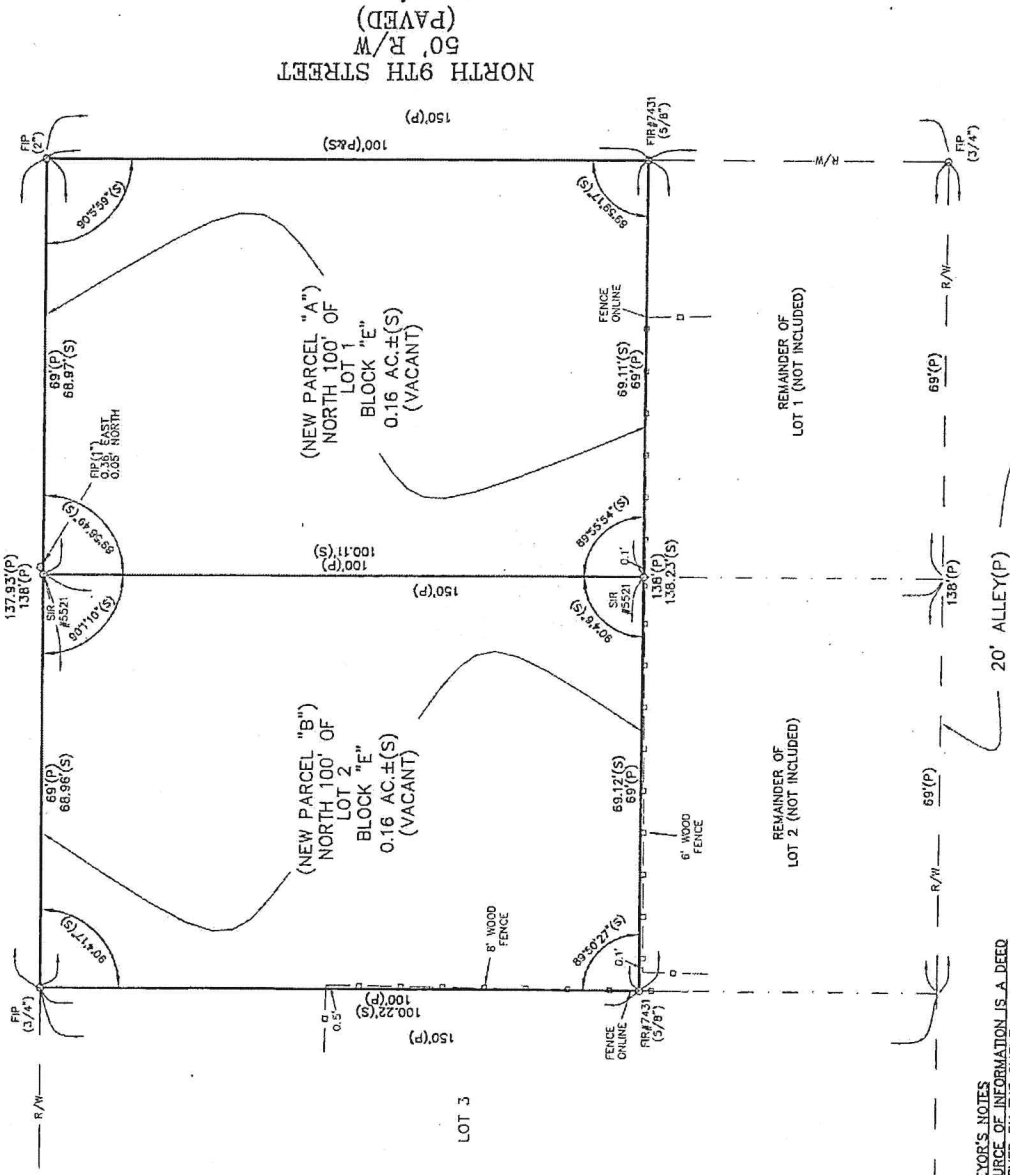
DESCRIPTION OF PARENT TRACT:
THE NORTH 100 FEET OF LOTS 1 AND 2, BLOCK "E", LAKE DRIVE HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 12, ON FILE WITH THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA.

DESCRIPTION OF NEW PARCEL "A":
THE NORTH 100 FEET OF LOT 1, BLOCK "E", LAKE DRIVE HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 12, ON FILE WITH THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA.

DESCRIPTION OF NEW PARCEL "B":
THE NORTH 100 FEET OF LOT 2, BLOCK "E", LAKE DRIVE HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 12, ON FILE WITH THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA.

CERTIFIED TO:
1) HOME SWEET HOMES INC.
2) SETCO SERVICES LLC
3) FIDELITY NATIONAL TITLE INSURANCE COMPANY

**LAKE DRIVE
50' R/W
(PAVED)**



SURVEYOR'S NOTES

1. SOURCE OF INFORMATION IS A DEED FURNISHED BY THE CLIENT.
2. THIS IS A SURFACE SURVEY ONLY. ALL IMPROVEMENTS ARE VISIBLE AS SHOWN UNLESS NOTED. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES.
3. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
4. IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME EXTURES, SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC., IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.

**BOUNDARY SURVEY PREPARED BY ANGLIN SURVEYING LLC
FOR: HOME SWEET HOMES INC.**

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to this subject property. The plat is based on records, unrecorded deeds, easements or other instruments which could affect the boundaries.

LEGEND (GENERAL)

- FW/C = FOUND WALL & CAP
- SW/D = SET NAIL & DISK FASER
- SR = SURVEYOR'S REVERSE MOUNT
- P.B.C. = POINT OF BEGINNING
- CP = CORNER
- SS = SERVICE POLE

NOTE: THE FLOOD ZONE DESIGNATION SHOWN ON THIS SURVEY SKETCH WAS OBTAINED FROM THE FEDERAL ADVANCED RATE MAP AS NOTATED. THE LOCATION OF THE FLOOD ZONE DESIGNATION IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PROBE AREA DETERMINATIONS BY THIS FIRM.

This property lies in zone "X" as determined by the Flood Insurance Rate Maps for Bay County, Florida, on Map Number 12005C03363.J. Dated: 10/24/2024.

SCALE 1" = 20'
BASE NORTH
NO BEARINGS ON PLAT (SEE ANGLES)

LEGEND (GENERAL)

- FW/C = FOUND CONCRETE MONUMENT (X/M)
- FW/P = FOUND IRON PIPE
- SW/D = SET NAIL & DISK FASER (X/S)
- SR = SURVEYOR'S REVERSE MOUNT
- CP = CORNER
- SS = SERVICE POLE
- CD = CALCULATED DISTANCE AND/OR BEARING

LEGEND (BEARINGS)

- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- D = DEGREES
- M = MINUTES
- S = SECONDS

LEGEND (DISTANCES)

ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FOOT

ANGLIN SURVEYING, LLC
Professional Surveyor & Mapper
3712 CORNELIA LANE
PANAMA CITY, Florida 32409
Phone: (850)-271-4055

DESCRIPTION: BOUNDARY SURVEY
LAKE DRIVE HEIGHTS

SEC. 13 TWP 4-SOUTH RING 14-WEST RECORDED IN PLAT BOOK 8
DATE OF SURVEY 11/18/2024 PAGE 22 IN PLAT BOOK 8
FILED BOOK 256 PAGE 45
I hereby certify that the survey was made in accordance with the standards as established by chapter 61-17.001 of the Florida Administrative Code.

SCALE 1" = 20'
JOB No. 24-741
FILE No. 24-741.DWG

DATE: 11/20/24

UNLESS IT BEARS THE SIGNATURE AND A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



Contract 222 - A license holder practicing in the State of Florida shall not be held responsible for the work of any other person who is not a duly licensed professional engineer in the State of Florida. The work of any other person who is not a duly licensed professional engineer in the State of Florida shall be the responsibility of that person. The work of any other person who is not a duly licensed professional engineer in the State of Florida shall be the responsibility of that person. The work of any other person who is not a duly licensed professional engineer in the State of Florida shall be the responsibility of that person.

Project # 2020-094
 - Floor Plan -
 - Electrical Plan -

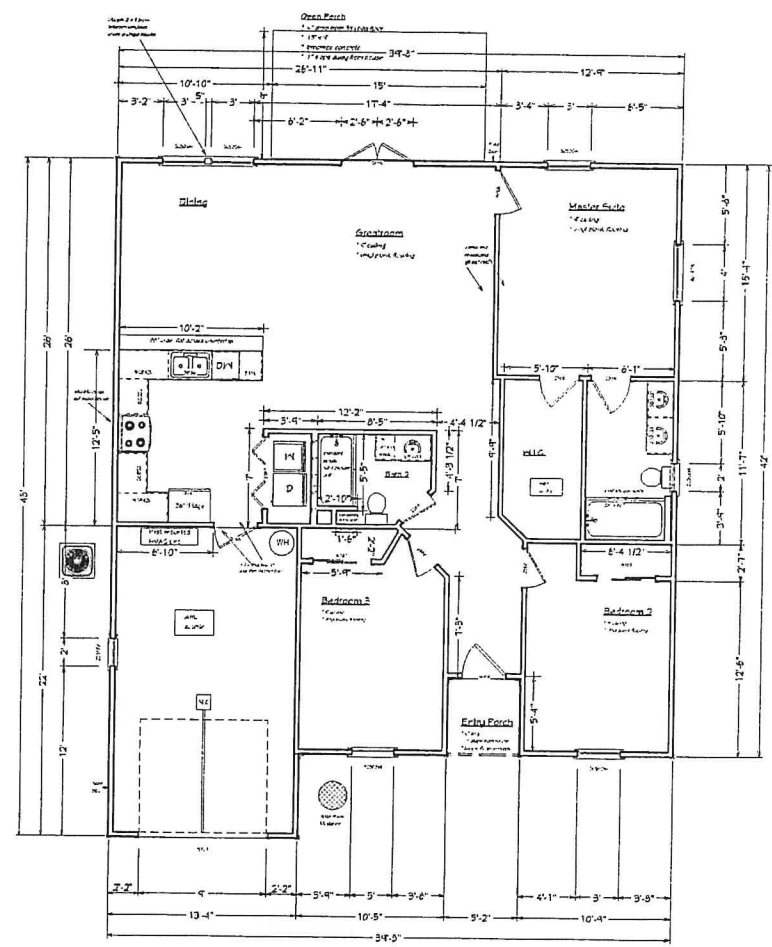
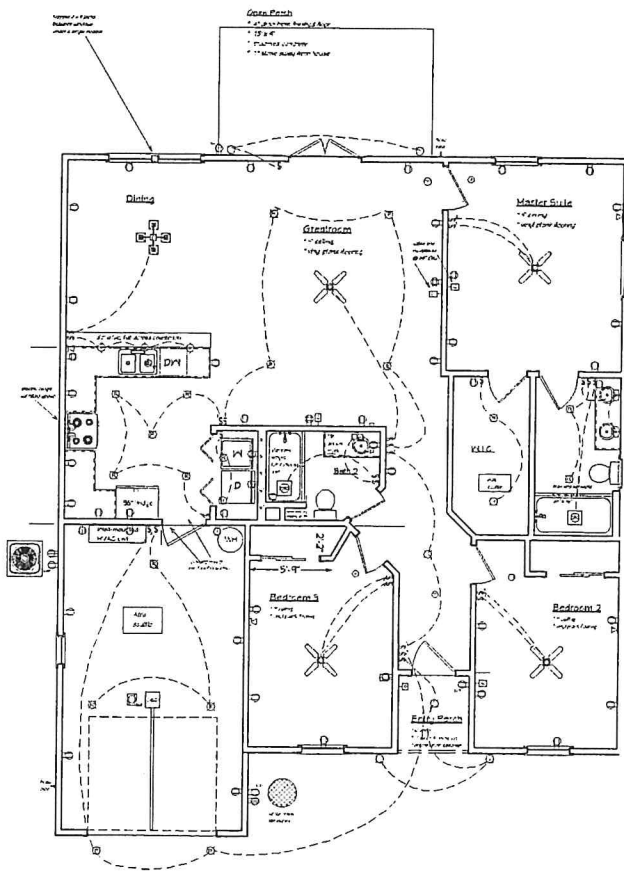
A Space Home for
Homes Sweet Homes, Inc.
 319 Oleander Drive, Ft. Myers City Beach

- FineLine Home Designs -
 Barry Gibbs, C.E.A.C.
 850-258-3899

Date
 12/15/2020

Sheet #
A 1

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Coffin Fan
	Ventilation Panel Ceiling Exhaust Wall Mounted
	Coffin Mounted Light Fixture, Surface/Pendant
	Recessed Wall Light, Line Voltage
	Wall Mounted Light Fixture, Flush Mounted
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacle, Duplex, Weather Proof, GFCI
	Switches, Single Pole, Weather Proof, 3-Way, 4-Way
	Switches, Dimmer, Timer
	Audio Video Control Panel, Switch
	Speaker, Ceiling Mounted, Wall Mounted
	Wall Jack, CAT5, CAT6, TV, Cable
	Telephone Jack
	Switch
	Thermostat
	Door Chime, Door Bell Station
	Smoke Detector, Ceiling Mounted, Wall Mounted
	Electrical Panel, Panel

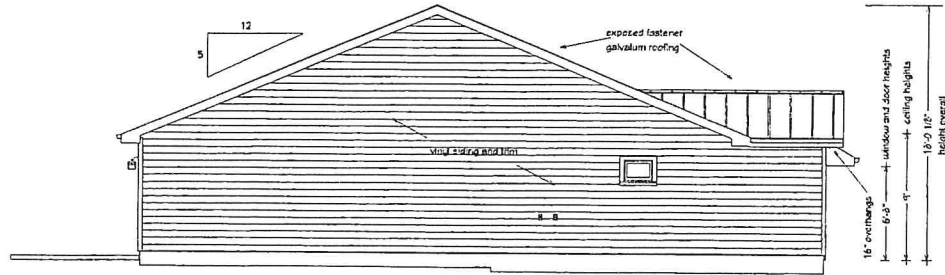


LIVING AREA
 1430 SQ FT

- 1/4" = 1 Foot -



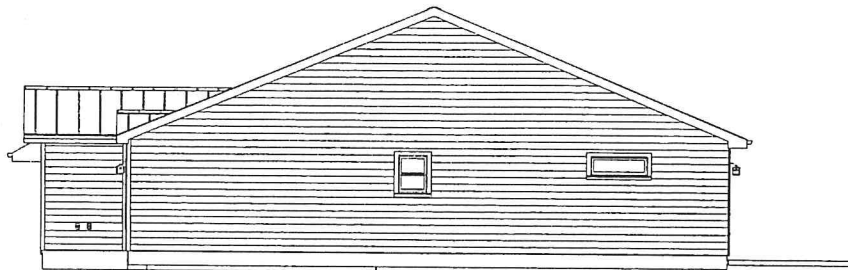
- Southeast Elevation -



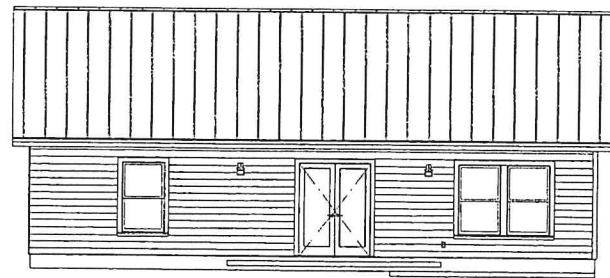
- Southeast Elevation -
- 1/4" = 1 Foot -

Notes Specific to This Project:

- 4" wood-framed exterior walls
- 5 / 12 roof pitch
- 9' ceiling heights
- 16" roof overhangs
- Exposed fastener metal roofing
- Non-impact glazed door and windows
- Low-E window and door glazings
- R-30 fiberglass insulation in the ceiling
- R-13 fiberglass insulation in the walls
- Vinyl siding and trim
- ≥ 15 SEER heat pump
- Public water, force-main sewer
- Only "ZERO VOC" paints will be allowed



- Northeast Elevation -



- Northwest Elevation -



Copyright 2020 - All drawings and specifications are the property of Barry Gibbs and Pamela Home Design, Inc. This drawing is not to be used for any other project without the written consent of Barry Gibbs and Pamela Home Design, Inc. The information herein is the property of Barry Gibbs and Pamela Home Design, Inc. and is not to be used for any other project without the written consent of Barry Gibbs and Pamela Home Design, Inc.

Project #: 2020-054

- Elevations -
- Notes -

A 4002 Home for

- Homes Sweet Homes, Inc. -
3114 Oleander Drive, Panama City Beach

- FineLine Home Designs -
Barry Gibbs, C.E.A.C.
950-258-3899

Date
12/15/2020

Sheet #
A 2



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Davis

2. MEETING DATE:

01/14/2025

3. PURPOSE:

Variance – 1013 Pitts Ave

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

NO

N/A

Parcel # 25714-050-000 (1013 Pitts Ave)

REQUESTING VARIANCE TO BUILD GARAGE

CITY OF PARKER PETITION FOR VARRIANCE APPLICATION

Date of application: 30 Dec 2024 Application No: _____

Petitioner's Name: GLENN A. DAVIS
(Current owner of property must apply for the variance)

Address: 1013 Pitts Ave

City, State, Zip: Panama City, FL. 32404

Telephone Number: 850-999-3150 Fax Number: N/A

Email: glendavis57@yahoo.de

Parcel Identification Number(s). Obtained from Property Appraiser's Office:
25714-050-000

Legal Description: Vacant lot

Description of Proposed Variance: Build Garage

Location of Variance Property: _____

Surveyor's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

Agent's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

COPY

**CITY OF PARKER
PETITION FOR VARRIANCE APPLICATION**

Date of application: 30 Dec 2024 Application No: _____

Petitioner's Name: GLENN A. DAVIS
(Current owner of property must apply for the variance)

Address: 1013 Pitts Ave

City, State, Zip: Panama City, FL 32404

Telephone Number: 850-999-3150 Fax Number: N/A

Email: glendavis57@yahoo.de

Parcel Identification Number(s). Obtained from Property Appraiser's Office:
25714-050-000

Legal Description: Vacant lot

Description of Proposed Variance: Build Garage

Location of Variance Property: _____

Surveyor's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

Agent's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

COPY

CITY OF PARKER

PETITION FOR VARRIANCE APPLICATION

Date of application: 30 Dec 2024 Application No: _____

Petitioner's Name: GLENN A. DAVIS
(Current owner of property must apply for the variance)

Address: 1013 Pitts Ave

City, State, Zip: Panama City, FL. 32404

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25714-050-000

Legal Description: Vacant lot

Description of Proposed Variance: Build Garage

Location of Variance Property: _____

Surveyor's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

Agent's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

CITY OF PARKER

VARIANCE APPLICATION SUBMITAL CHECKLIST

SUBMITTALS FOR THE PETITION FOR VARIANCE-Packets will include: If any submittals do not meet these requirements, they will not be accepted

1. Original plus two (2) copies of the variance application.
2. Application Fee: \$ 150.00 (non-refundable regardless of decision by the City).
If paying by check the check should be made payable to “City of Parker”.
3. Three (3) copies of the site plan. The plan must include a north arrow, a scale and show setbacks of all existing structures and all proposed structures from all property lines that is neat and legible. If the proposed variance is requested for a gulf front lot, you will need to have a surveyor show the Shoreline Protection Zone and the FDEP Control Line on your site plan.
4. Three (3) copies of numbered photographs in color of the proposed site location of view written on back of each photograph, corresponding numbers to be shown on a site plan of the photography locations.

CITY OF PARKER
VARIANCE APPLICATION NOTIFICATION TO AFFECTED
PROPERTY OWNERS

The applicant agrees that the City has the right to post a notification sign on the property, visible from the roadway, identifying the date, time, and location of the meeting of the City Council to consider the variance application. The applicant agrees to ensure that the sign is continually posted on the property until after a final decision of the City Council on the variance request or the application is withdrawn. After the meeting, the City shall have the right to remove the sign, restoring the surfaces of the property to its former natural state.

GLENN A. DAVIS

Printed Name

30 DEC 2024

Date



Signature

30 DEC 2024

Date

CITY OF PARKER VARIANCE APPLICATION

Representative authorization

I, GLEN A. DAVIS, owner of the following property:

PROPERTY ADDRESS: _____

Hereby authorize the following named individual to appear on my behalf at the City Council
Hearing to be held on _____.

AUTHORIZED REPRESENTATIVE: _____
BY: _____

PROPERTY OWNER

STATE OF: _____

COUNTY OF: _____

The foregoing instrument was acknowledged before me this _____ day of
_____ 20____, by who is personally known to me, or who has produced as
identification and who did (did not) take an oath.

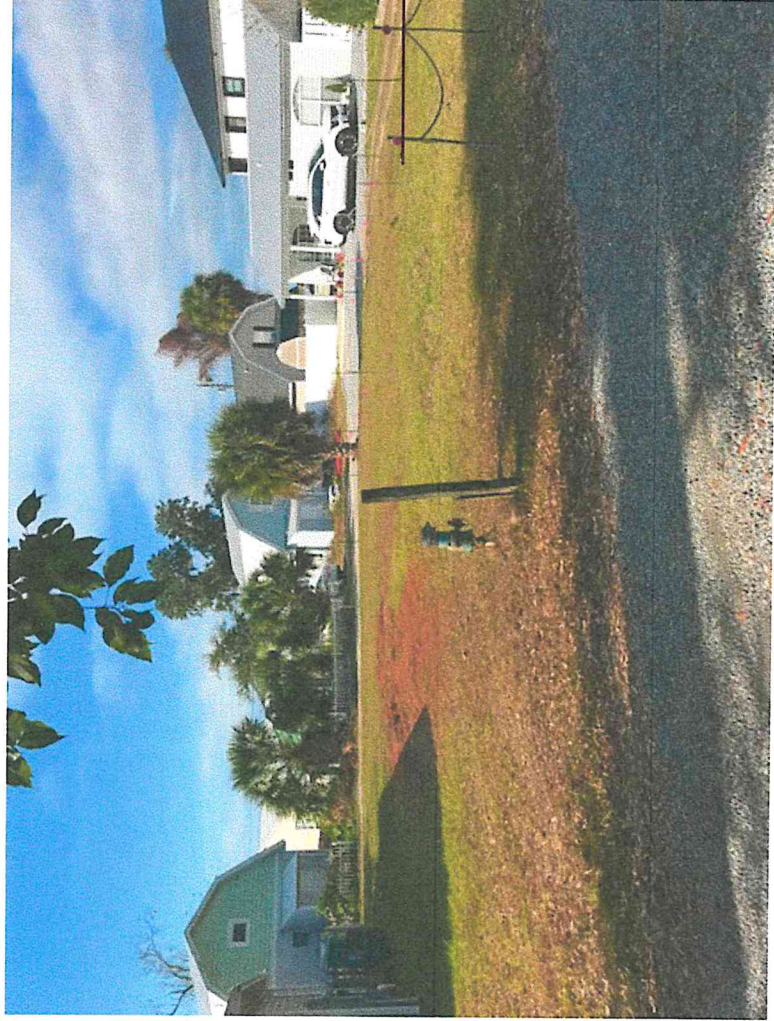
NOTARY PUBLIC

NAME: _____

TITLE: _____

COMMISSION NUMBER: _____

1013 PITTAS AVE



Flays Mark
Back side of
barns facing
South West

1013 Pitts Ave



THE PINK

Fly's Mark
the Backside
of Garage -
6 First Floor
Proprietary Lines
↓ SERVICE ROAD.

REQUIRED SIGNATURE

I have read and understand all information provided in this application, the requirements listed within the application and agree to provide the necessary information requested by the City of Parker. The information I have provided on this application is true and correct to the best of my knowledge.

I understand that this application will be heard in a public meeting by the City of Parker City Council, the Parker Land Development Code shall govern the procedure of the decision.

I understand the Parker City Council cannot issue variances for the requirements of the City of Parker Comprehensive Plan. Changes to the Comprehensive Plan require a submittal of a Comprehensive Plan amendment application. (Applications are available at the City of Parker.)

I understand the City Council shall not vary the requirements of any provision of Ordinance 90-177, Parker Comprehensive Planning and Land Development Regulation Code, unless it makes a positive finding, based on substantial competent evidence on each of the finds contained in the variance application.

FLORIDA STATUTES 837.06-FALSE OFFICIAL STATEMENT
Whoever knowingly makes false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

Glen Davis Glen A. Davis 27 Jan 2025
Petitioner's Signature Printed Name Date of Signature

STATE OF Florida

COUNTY OF BAY

BEFORE ME, the undersigned Notary Public in and for said County and State, appeared

Glen Davis, who is personally know to me or who has produced

FLDL D120 28157 2650 identification and who executed the foregoing instrument.

Given under my hand and seal this 2nd day of January, 2025
{Seal}

Danna L Perdue
Signed Name of Notary Public

Danna L Perdue
Printed Name of the Notary of the Public



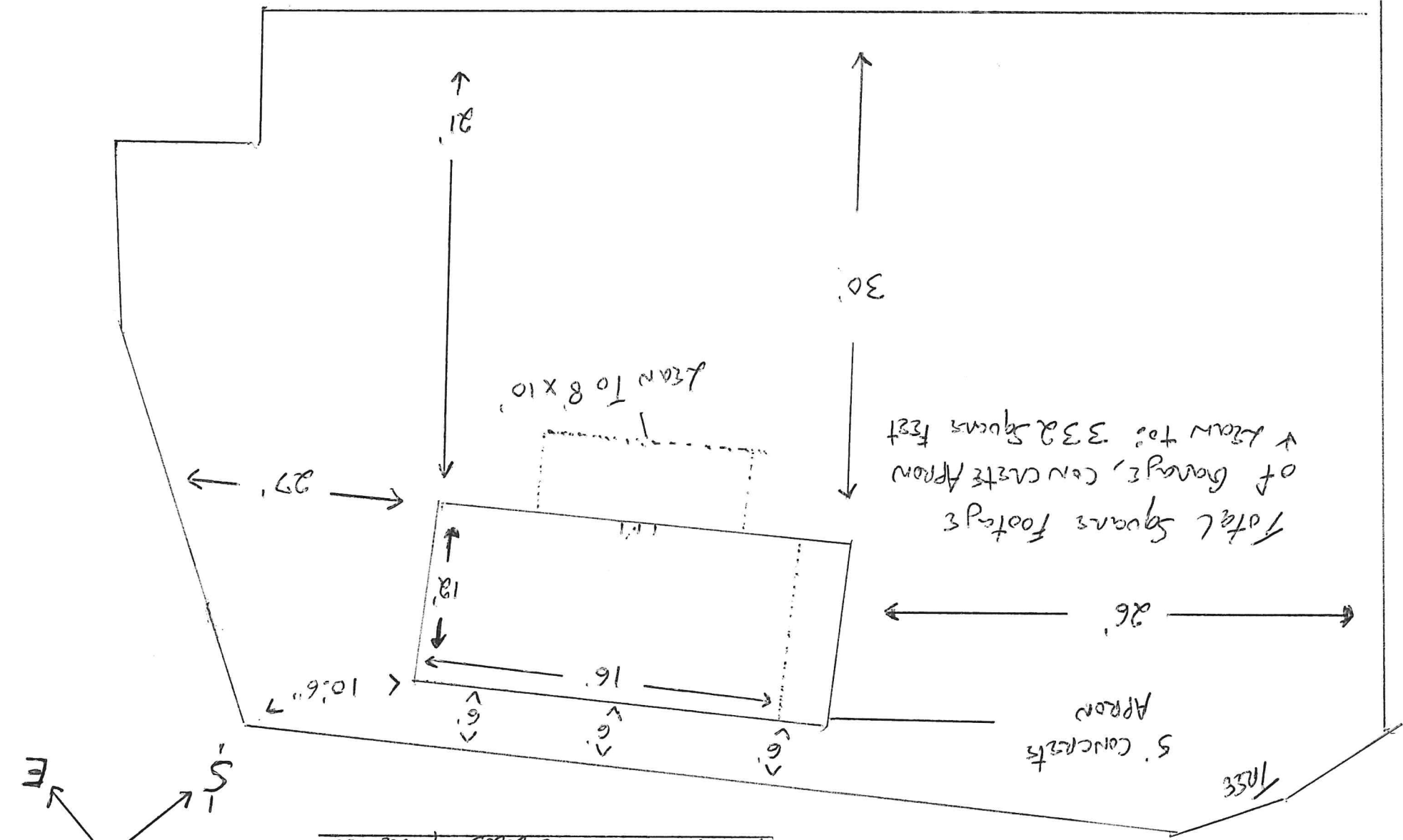
Commission Number: _____

original

1013 PITTS AV2.

Parcel # 25714-050-000

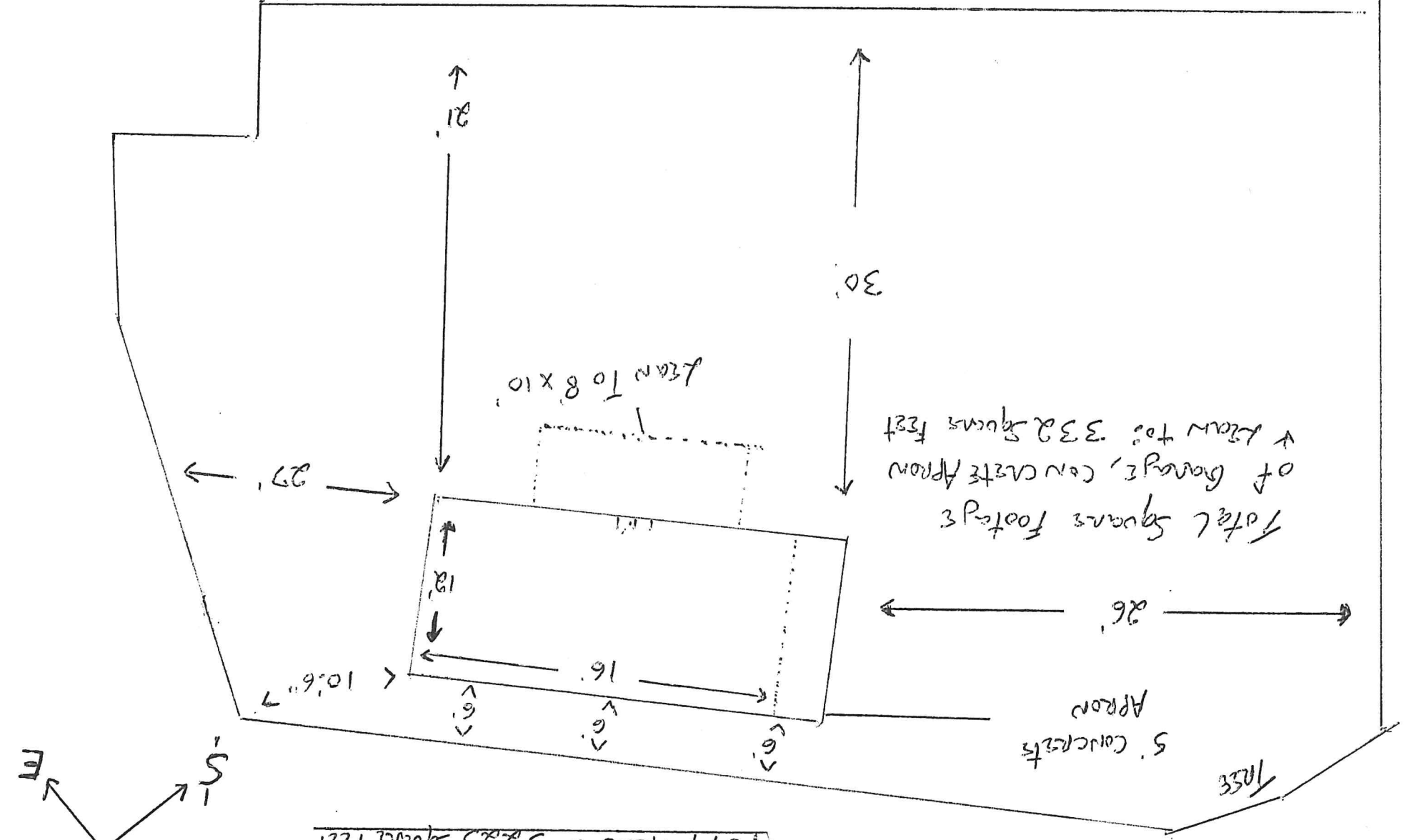
0.074 Acres = 3223 square feet



1013 PITTS AVE:

Parcel # 25714-050-000

074 Acre = 3223 square feet



Total Square Footage
of Garage, concrete Apron
& Lean to: 332 square feet

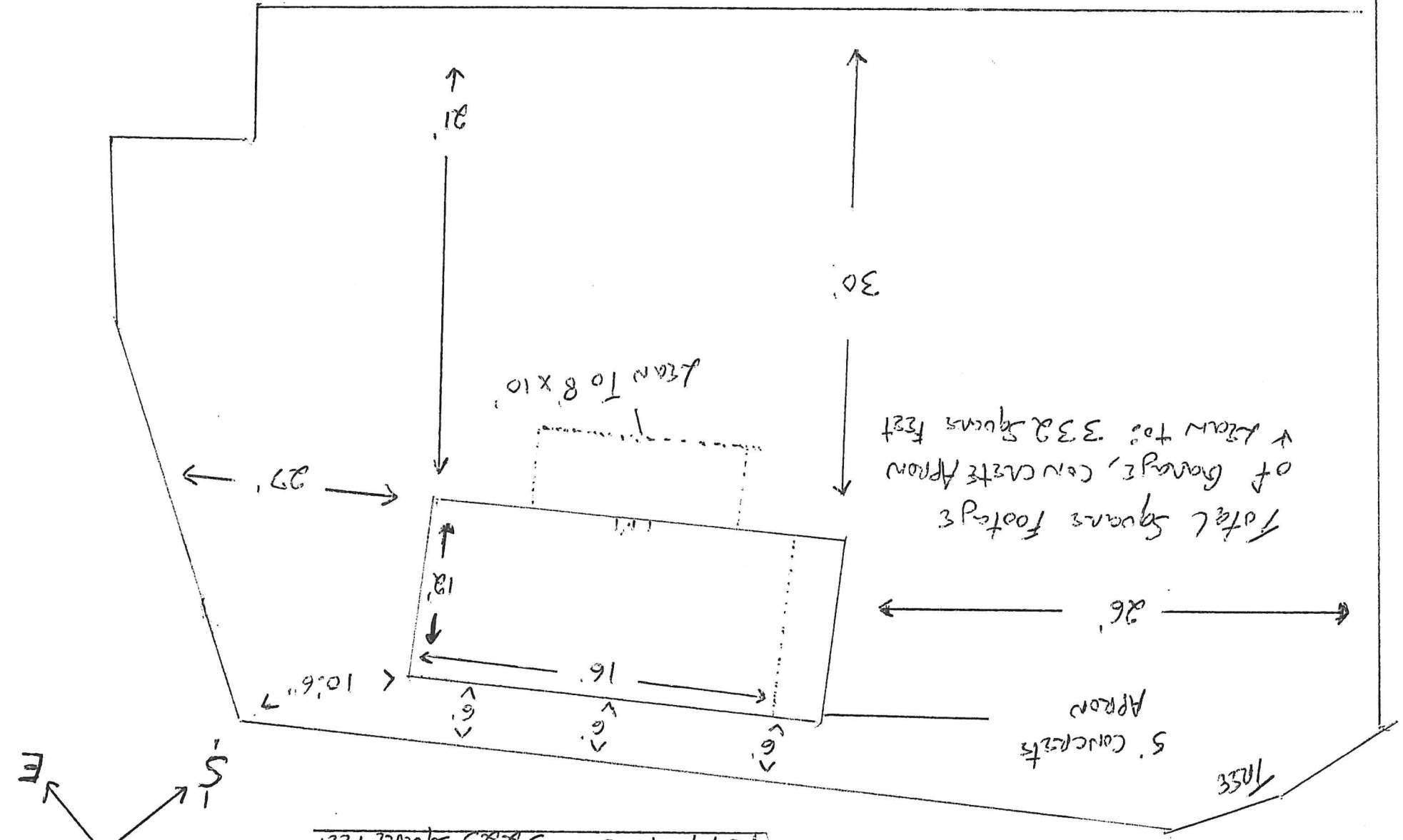
5' concrete
Apron

Toss

1013 PITTS AVE.

Parcel # 25714-050-000

074 Acre = 3223 square feet

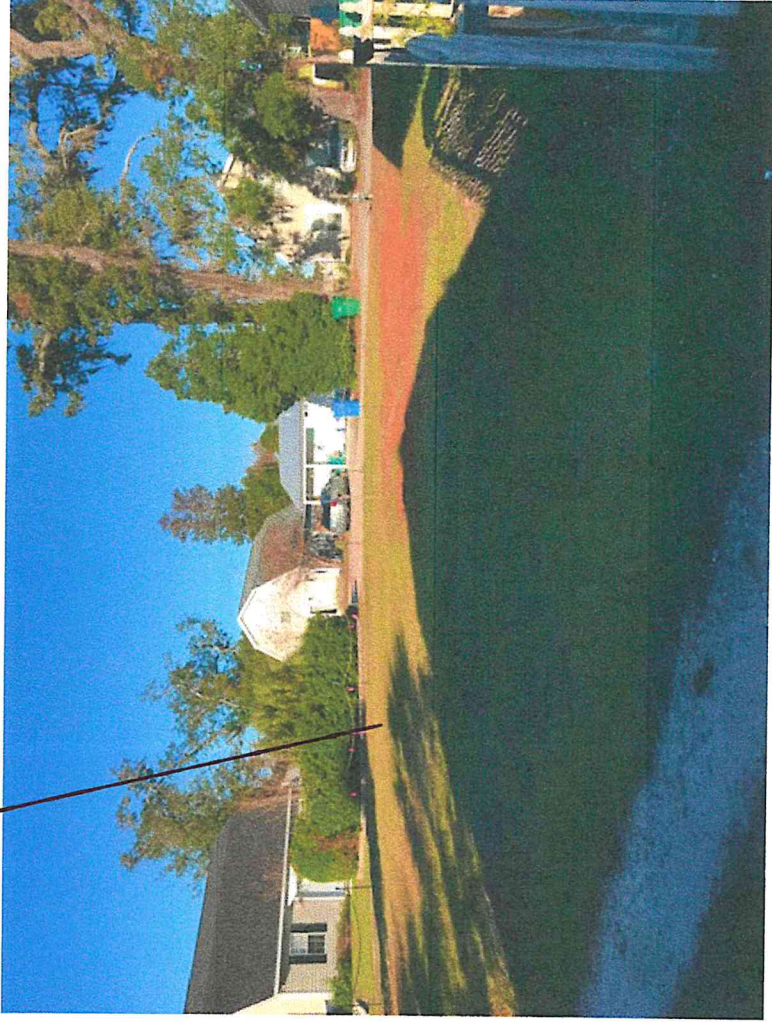


1013 Pitts AVE

Parcel 257/4-050-000

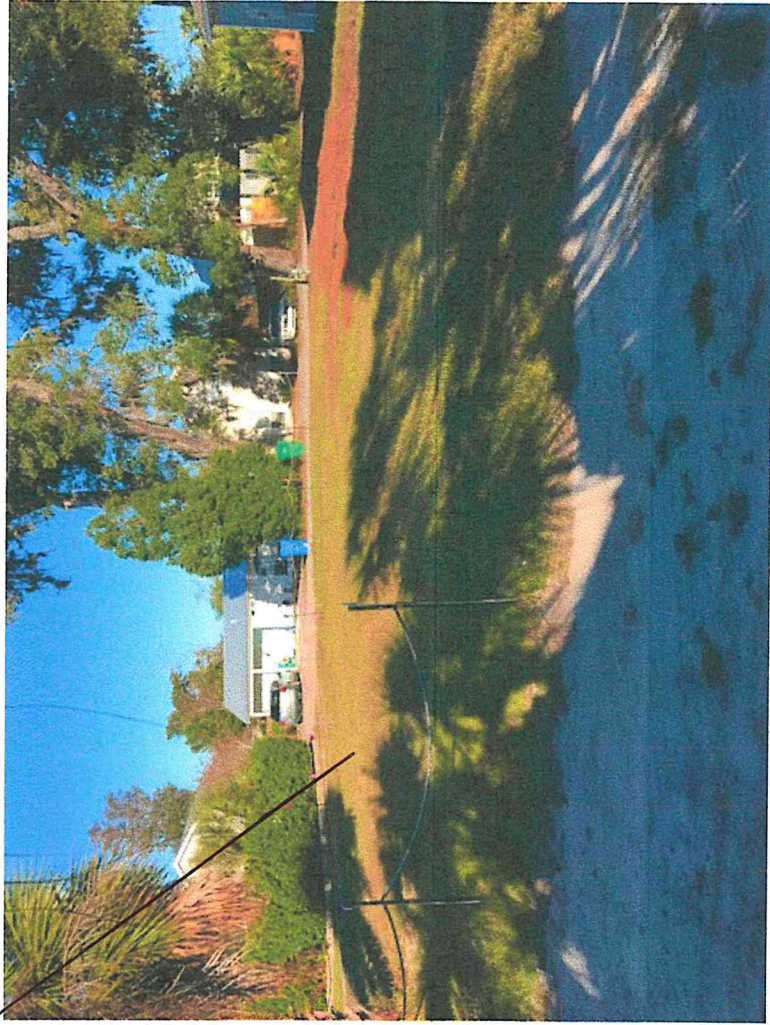
.074 Acres = 3223 Square Feet

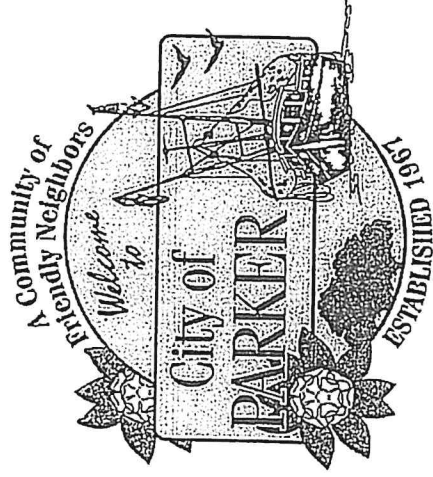
Garage will be At Back of Property
away from Houses.



1013 PITT AVENUE

looking At property Facing North
with Floye marking 16'x12' Garage





CITY OF PARKER

Petition for Variance Application Criteria for Variance Application Approval

The following 5 criteria must be met for the variance to be approved by the council:

1. There are extreme practical or economic difficulties in carrying out the strict letter of these Land Development Regulations
2. The variance request is not based predominately upon a desire to reduce the cost of developing the site.
3. The proposed variance will not substantially increase congestion on surrounding public roadways, the danger of fire, or other hazard to the public.
4. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.
5. The effect of the proposed variance is in harmony with the general intent of these Land Development Regulations and the specific intent of the relevant subject area(s) of these Regulations.

SUBMITTALS FOR THE PETITION FOR VARIANCE-Packets must include the following:

- 1- Original plus two (2) copies of the variance application.
- 2- Non-Refundable Application Fee: \$150.00 (non-refundable regardless of decision by the City). Check should be made payable to "City of Parker".
- 3- Three (3) copies of the site plan. The plan must include a north arrow, a scale and show setbacks of all existing structures and all proposed structures from all property lines. If the proposed variance is requested for a waterfront lot, you will need to have a surveyor show the Shoreline Protection Zone and the FDEP Control Line on your site plan.
- 4- Three (3) copies of numbered photographs in color of the proposed site location of view written on



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Frederick Rankin (Dewberry)

2. MEETING DATE:

01/14/2025

3. PURPOSE:

Final Plat Approval

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

NO

N/A

X

FINAL PLAT APPROVAL – Parcel of land lying in Section 25, Township 4 South, Range 14 West, Bay County, FL

From: Rankin, Frederick <erankin@dewberry.com>

Sent: Wednesday, December 4, 2024 6:19 AM

To: Timothy J. Sloan <tsloan@sloanpa.com>; emoore@anchorcei.com; Todd Tindell <todd@buchanan-harper.com>; Donna Perdue <dperdue@cityofparker.com>

Subject: East Bay Apartments Final Plat

Caution! This message was sent from outside your organization. Do not click links or open attachments you were not expecting.

[Allow sender](#) | [Block sender](#) | [Report](#)

Please find attached the revised plat of East Bay Apartments. The last item we were waiting on was how the client wanted to address the issue with the Dock Access Parcel. They decided to make that parcel meet the 5,000 sq. ft. minimum lot size. Therefore, the area of this parcel and of lot 1 have changed, as well as the dimensions around their common lines. My client reached out to Protective Life Insurance, and they were told the person who would sign on their behalf would depend on who is in the office on that day, so this will be a write in. All of the other comments from the last review have been addressed. So we are now ready to be placed back on the agendas to get this plat recorded. Please let me know if you need anything else from me. Thanks,

Frederick Rankin, PSM

Associate, Senior Project Manager

D [850.571.1194](tel:850.571.1194)



www.dewberry.com

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EAST BAY APARTMENTS

SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST,
CITY OF PARKER, BAY COUNTY, FLORIDA
DECEMBER, 2024

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OAKSHORE DRIVE (FORMER U.S. HIGHWAY 98) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP SECTION NO. 46020-2328 (SAID MAP BEING ON FILE AT F.D.O.T. DISTRICT OFFICE 3, CROP 17, FLORIDA) LOCATED 135 FEET SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE FROM THE SOUTHEAST CORNER OF LOT 2, LONG POINT PARK, FIRST ADDITION, RECORDED IN PLAT BOOK B, PAGE 7, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3314.32 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 44 SECONDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 124.11 FEET (CHORD BEARING AND DISTANCE = SOUTH 22 DEGREES 36 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 124.11 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: THENCE CONTINUE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 3314.32 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 13 MINUTES 15 SECONDS; ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 100.00 FEET (CHORD BEARING AND DISTANCE = SOUTH 12 DEGREES 25 MINUTES 45 01 SECONDS WEST, FOR A DISTANCE OF 104.93 FEET); THENCE SOUTH 03 DEGREES 18 MINUTES 23 SECONDS WEST, FOR A DISTANCE OF 1.0493 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 869.64 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 27 MINUTES 09 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 862.28 FEET (CHORD BEARING AND DISTANCE = SOUTH 25 DEGREES 46 MINUTES 58 SECONDS WEST, FOR A DISTANCE OF 664.16 FEET); MORE OR LESS TO THE MEAN HIGH WATER LINE OF EAST BAY; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, PROCEED ALONG SAID MEAN HIGH WATER LINE AS FOLLOWS: THENCE NORTH 07 DEGREES 32 MINUTES 37 SECONDS WEST, FOR A DISTANCE OF 4.83 FEET; THENCE NORTH 13 DEGREES 28 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 18.35 FEET; THENCE NORTH 11 DEGREES 08 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 20.09 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 56.18 FEET; THENCE NORTH 01 DEGREE 13 MINUTES 24 SECONDS EAST, FOR A DISTANCE OF 85.42 FEET; THENCE NORTH 01 DEGREE 27 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 37.32 FEET; THENCE NORTH 02 DEGREES 23 MINUTES 46 SECONDS WEST, FOR A DISTANCE OF 46.19 FEET; THENCE NORTH 39 DEGREES 53 MINUTES 59 SECONDS WEST, FOR A DISTANCE OF 68.95 FEET; THENCE NORTH 51 DEGREES 07 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 76.09 FEET; THENCE NORTH 54 DEGREES 53 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 135.28 FEET; THENCE NORTH 57 DEGREES 22 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 77.53 FEET; THENCE NORTH 54 DEGREES 18 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 159 FEET; THENCE NORTH 79 DEGREES 55 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 31.54 FEET; THENCE NORTH 80 DEGREES 22 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 13.68 FEET; THENCE NORTH 52 DEGREES 25 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 42.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 30 (U.S. HIGHWAY 98); THENCE LEAVING SAID MEAN HIGH WATER LINE, PROCEED ALONG SAID EASTERLY RIGHT OF WAY LINE AS FOLLOWS: THENCE NORTH 37 DEGREES 23 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 273.91 FEET; MORE OR LESS; THENCE NORTH 51 DEGREES 36 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 37 DEGREES 23 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 313.26 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 23,090.02 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREE 57 MINUTES 11 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 787.08 FEET (CHORD BEARING AND DISTANCE = NORTH 38 DEGREES 20 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 787.08 FEET) TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY DEDICATION PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4446, PAGE 1756, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, PROCEED ALONG SAID SOUTHERLY BOUNDARY LINE AS FOLLOWS: THENCE NORTH 52 DEGREES 52 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 68.30 FEET; THENCE NORTH 39 DEGREES 34 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 186.08 FEET; THENCE SOUTH 50 DEGREES 16 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 51.24 FEET TO THE POINT OF BEGINNING.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT EAST BAY PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, (HEREIN AFTER REFERRED TO AS "OWNER") BY EAST BAY VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, BY EAST BAY FLATS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, AND BY EAST BAY INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS MANAGER, HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON; THAT OWNER HAS CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED, AND THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

EAST BAY PARTNERS, LLC
A GEORGIA LIMITED LIABILITY COMPANY

WITNESS BY: EAST BAY VENTURE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

PRINTED NAME BY: EAST BAY FLATS, LLC,
A GEORGIA LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

WITNESS BY: EAST BAY INVESTORS, LLC,
A GEORGIA LIMITED LIABILITY COMPANY,
ITS MANAGER

PRINTED NAME

BY:
ROBERT H. LEDBETTER, JR.
MANAGER

DATE SIGNED

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROBERT H. LEDBETTER, JR., AS MANAGER OF EAST BAY INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AS THE MANAGER OF EAST BAY FLATS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AS THE MANAGING MEMBER OF EAST BAY VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS THE SOLE MEMBER OF EAST BAY PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, THE OWNER IN FEE SIMPLE, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS PLAT OF "EAST BAY APARTMENTS", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC STATE OF _____
MY COMMISSION EXPIRES: _____

MORTGAGEE JOINDER IN DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PROTECTIVE LIFE INSURANCE COMPANY, A TENNESSEE CORPORATION, THROUGH ITS _____ A MORTGAGEE OF THE LANDS PLATTED HEREIN, HEREBY AUTHORIZES AND JOINS IN THE PLAT AND DEDICATION OF "EAST BAY APARTMENTS".

SIGNED ON THIS _____ DAY OF _____, 2024

WITNESS BY: _____

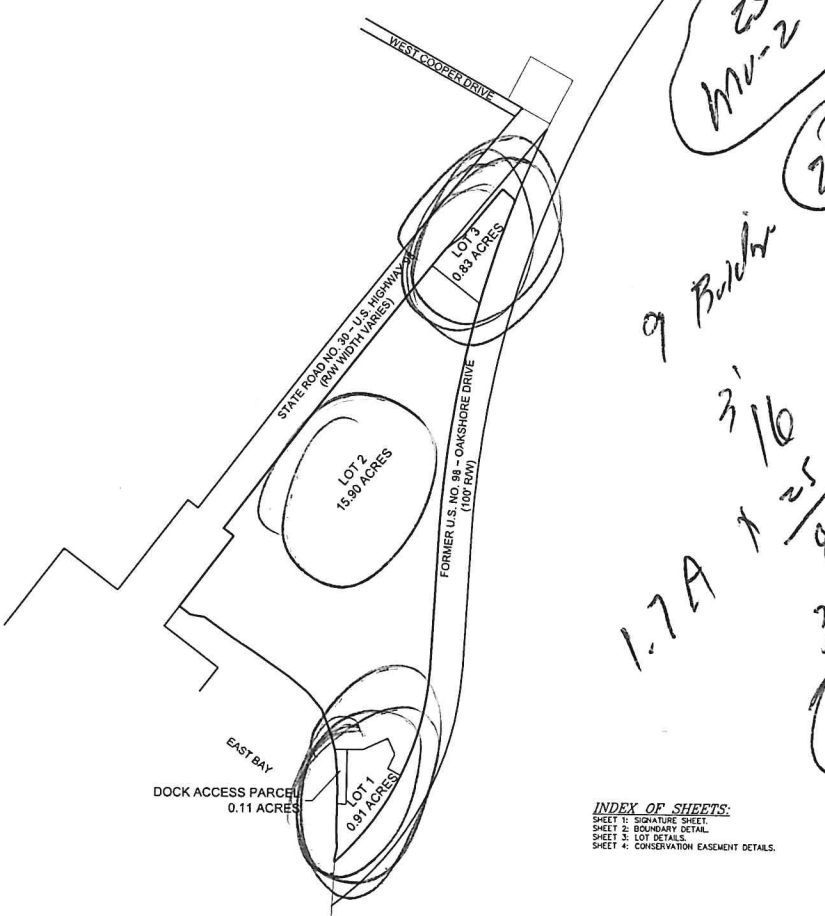
WITNESS BY: _____

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ OF PROTECTIVE LIFE INSURANCE COMPANY, A TENNESSEE CORPORATION, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THIS JOINDER IN DEDICATION OF THIS PLAT OF "EAST BAY APARTMENTS", FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC STATE OF _____
MY COMMISSION EXPIRES: _____



INDEX OF SHEETS:

- SHEET 1: SIGNATURE SHEET.
- SHEET 2: BOUNDARY DETAIL.
- SHEET 3: LOT DETAILS.
- SHEET 4: CONSERVATION EASEMENT DETAILS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83/2011, BEARING NORTH 37 DEGREES 23 MINUTES 55 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 30 (U.S. HIGHWAY 98), AS SHOWN HEREON.
- SOURCE OF INFORMATION: BOUNDARY SURVEY OF SUBJECT PROPERTY.
- ALL LOT LINES SHOWN HEREON ARE NON-RADIAL, UNLESS STATED OTHERWISE.
- BY GRAPHIC PLOTTING ONLY: THE PROPERTY SHOWN HEREON LIES IN ZONE X, ZONE AT (EL 9), AND ZONE VE (EL 11), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR THE CITY OF PARKER, BAY COUNTY, FLORIDA; SEE COMMUNITY NO. 120011, PANEL 0426 H, WHICH BEARS A MAP REVISED DATE OF JUNE 02, 2009.

TAX COLLECTOR'S STATEMENT

I, CHUCK PERDUE, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR _____ TO THE BEST OF MY KNOWLEDGE.

DATE: _____ BY: CHUCK PERDUE
BAY COUNTY TAX COLLECTOR

CITY ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, ELIZABETH MOORE, CITY ENGINEER FOR THE CITY OF PARKER, FLORIDA, HAVE EXAMINED THIS PLAT, "EAST BAY APARTMENTS", AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS WITHIN THE CITY, SIGNED ON THIS THE _____ DAY OF _____, 2024.

BY: ELIZABETH MOORE, P.E.
CITY OF PARKER ENGINEER
FLORIDA REGISTRATION NO. 57607

CITY COMMISSIONERS' APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT, "EAST BAY APARTMENTS", HAS BEEN EXAMINED IN REGULAR SESSION AND THAT IT IS HEREBY APPROVED FOR RECORD BY A MAJORITY VOTE OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PARKER, FLORIDA, SIGNED ON THIS THE _____ DAY OF _____, 2024.

BY: ANDREW KELLY
MAYOR

BY: TONYA BARRON
MAYOR PRO TEM

BY: JOHN HANEY

BY: KATY BARRETT

BY: RON CHAPLE

CERTIFICATE OF CLERK:

I, BILL KINSAIL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE _____ DAY OF _____, 2024 IN PLAT BOOK NO. _____ AT PAGE(S) NO. _____ AND NO. _____ IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

BY: BILL KINSAIL
CLERK OF THE CIRCUIT COURT
BAY COUNTY, FLORIDA

CERTIFICATE OF CITY SURVEYOR:

I, W. TODD TINDELL, CITY SURVEYOR FOR THE CITY OF PARKER, FLORIDA, HAVE REVIEWED THIS PLAT, "EAST BAY APARTMENTS", AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SIGNED ON THIS THE _____ DAY OF _____, 2024.

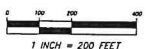
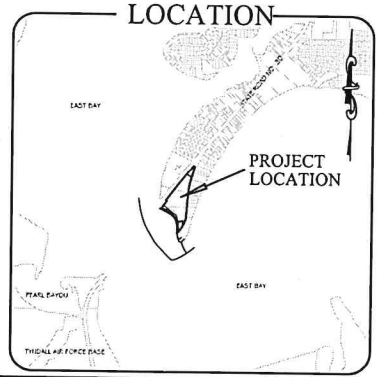
BY: W. TODD TINDELL, CITY SURVEYOR
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS 4958

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, "EAST BAY APARTMENTS", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET AFTER COMPLETION OF CONSTRUCTION.

SIGNED ON THIS THE _____ DAY OF _____, 2024.

BY: FREDERICK C. RANKIN, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS 8585



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE:

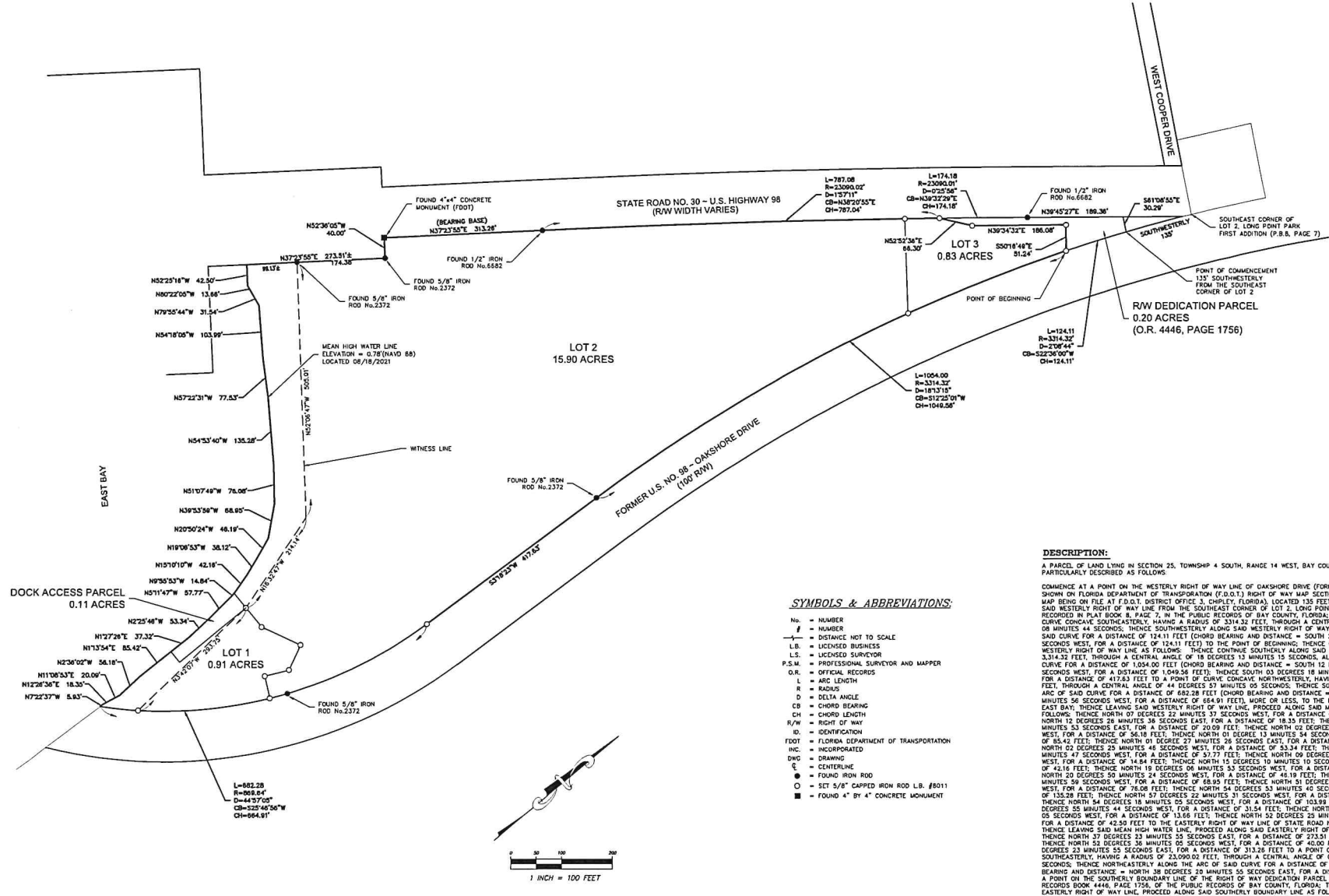
ALL PLATTED UTILITY EASEMENTS, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF THE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

December 4, 2024 (05:36:33 EST)
DRAWING NAME: C:\TEMP\PROJECTS\TEMP\PROJECTS\TEMP\PROJECTS\SUBDIVISION\SUBDIVISION-FINAL-PLAT-112624.DWG SHEET(1) BY: DRANKIN

Dewberry
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.322.0544 FAX: 850.322.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

EAST BAY APARTMENTS

SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST,
CITY OF PARKER, BAY COUNTY, FLORIDA
DECEMBER, 2024



DESCRIPTION:
A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DAKSHORE DRIVE (FORMER U.S. HIGHWAY 98) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT OF WAY MAP SECTION NO. 4602D-2528 (SAID MAP BEING ON FILE AT F.D.O.T. DISTRICT OFFICE 3, CHIPLEY, FLORIDA), LOCATED 135 FEET SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE FROM THE SOUTHEAST CORNER OF LOT 2, LONG POINT PARK FIRST ADDITION, RECORDED IN PLAT BOOK 8, PAGE 7, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.22 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 44 SECONDS; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 114.11 FEET (CHORD BEARING AND DISTANCE = SOUTH 22 DEGREES 36 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 124.11 FEET); THENCE CONTINUE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: THENCE CONTINUE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 3,114.32 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 13 MINUTES 15 SECONDS, ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 1,054.00 FEET (CHORD BEARING AND DISTANCE = SOUTH 12 DEGREES 25 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 1,049.56 FEET); THENCE NORTH 03 DEGREES 18 MINUTES 23 SECONDS WEST, FOR A DISTANCE OF 417.83 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 869.64 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 57 MINUTES 00 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 882.28 FEET (CHORD BEARING AND DISTANCE = SOUTH 25 DEGREES 46 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 884.91 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF EAST BAY; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, PROCEED ALONG SAID MEAN HIGH WATER LINE AS FOLLOWS: THENCE NORTH 07 DEGREES 22 MINUTES 37 SECONDS WEST, FOR A DISTANCE OF 5.83 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 18.35 FEET; THENCE NORTH 11 DEGREES 08 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 20.09 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 36.18 FEET; THENCE NORTH 01 DEGREE 13 MINUTES 54 SECONDS EAST, FOR A DISTANCE OF 85.42 FEET; THENCE NORTH 01 DEGREE 27 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 37.32 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 48 SECONDS WEST, FOR A DISTANCE OF 33.34 FEET; THENCE NORTH 09 DEGREES 11 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 57.77 FEET; THENCE NORTH 09 DEGREES 55 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 14.84 FEET; THENCE NORTH 15 DEGREES 10 MINUTES 10 SECONDS WEST, FOR A DISTANCE OF 42.16 FEET; THENCE NORTH 19 DEGREES 08 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 36.12 FEET; THENCE NORTH 20 DEGREES 50 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 46.19 FEET; THENCE NORTH 39 DEGREES 53 MINUTES 59 SECONDS WEST, FOR A DISTANCE OF 68.93 FEET; THENCE NORTH 31 DEGREES 07 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 76.08 FEET; THENCE NORTH 54 DEGREES 22 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 133.28 FEET; THENCE NORTH 57 DEGREES 22 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 77.53 FEET; THENCE NORTH 54 DEGREES 18 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 103.98 FEET; THENCE NORTH 19 DEGREES 55 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 31.54 FEET; THENCE NORTH 16 DEGREES 24 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 13.66 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 42.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 30 (U.S. HIGHWAY 98); THENCE LEAVING SAID MEAN HIGH WATER LINE, PROCEED ALONG SAID EASTERLY RIGHT OF WAY LINE AS FOLLOWS: THENCE NORTH 37 DEGREES 23 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 273.51 FEET, MORE OR LESS; THENCE NORTH 53 DEGREES 36 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 37 DEGREES 23 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 313.26 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 23,090.03 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREE 27 MINUTES 11 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 787.08 FEET (CHORD BEARING AND DISTANCE = NORTH 08 DEGREES 20 MINUTES 50 SECONDS EAST, FOR A DISTANCE OF 787.04 FEET) TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY DEDICATION PARCEL, RECORDED IN OFFICIAL RECORDS BOOK 4446, PAGE 1756, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, PROCEED ALONG SAID SOUTHERLY BOUNDARY LINE AS FOLLOWS: THENCE NORTH 52 DEGREES 50 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 86.50 FEET; THENCE NORTH 28 DEGREES 34 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 186.08 FEET; THENCE SOUTH 50 DEGREES 16 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 51.24 FEET TO THE POINT OF BEGINNING.

SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
- N. = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR AND MAPPER
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- L = ARC LENGTH
- R = RADIUS
- Δ = DELTA ANGLE
- CH = CHORD BEARING
- CB = CHORD LENGTH
- R/W = RIGHT OF WAY
- ID. = IDENTIFICATION
- FLORIDA DEPARTMENT OF TRANSPORTATION
- INC. = INCORPORATED
- DWG = DRAWING
- ⊕ = CENTERLINE
- ⊙ = FOUND IRON ROD
- ⊚ = SET 5/8" CAPPED IRON ROD L.B. #8011
- ⊠ = FOUND 4" BY 4" CONCRETE MONUMENT

NOTICE:
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NOTE:
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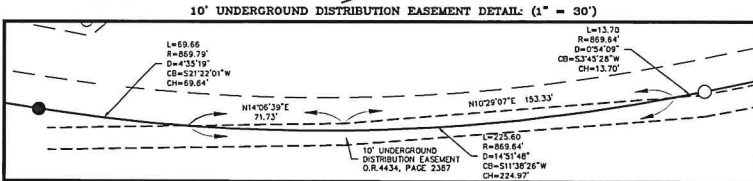
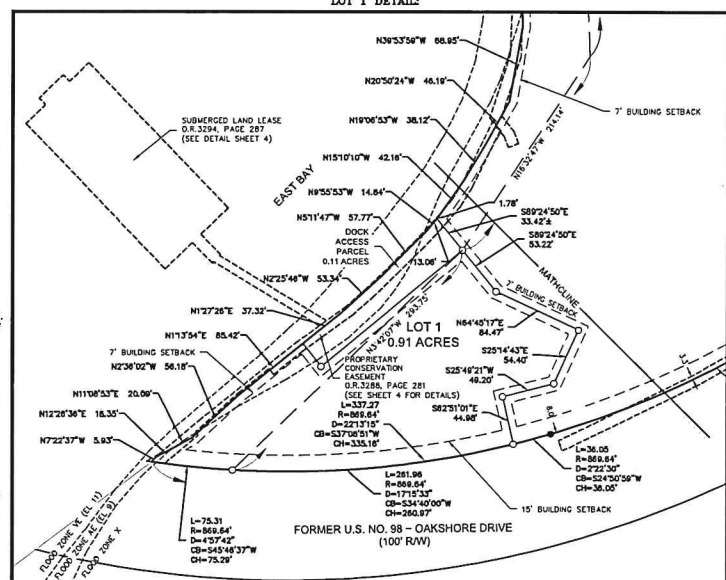
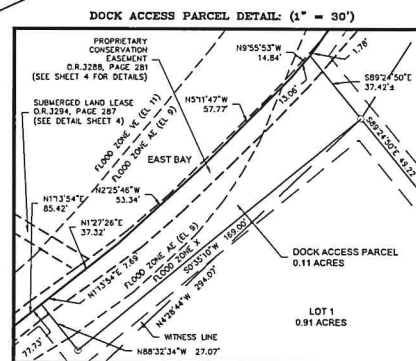
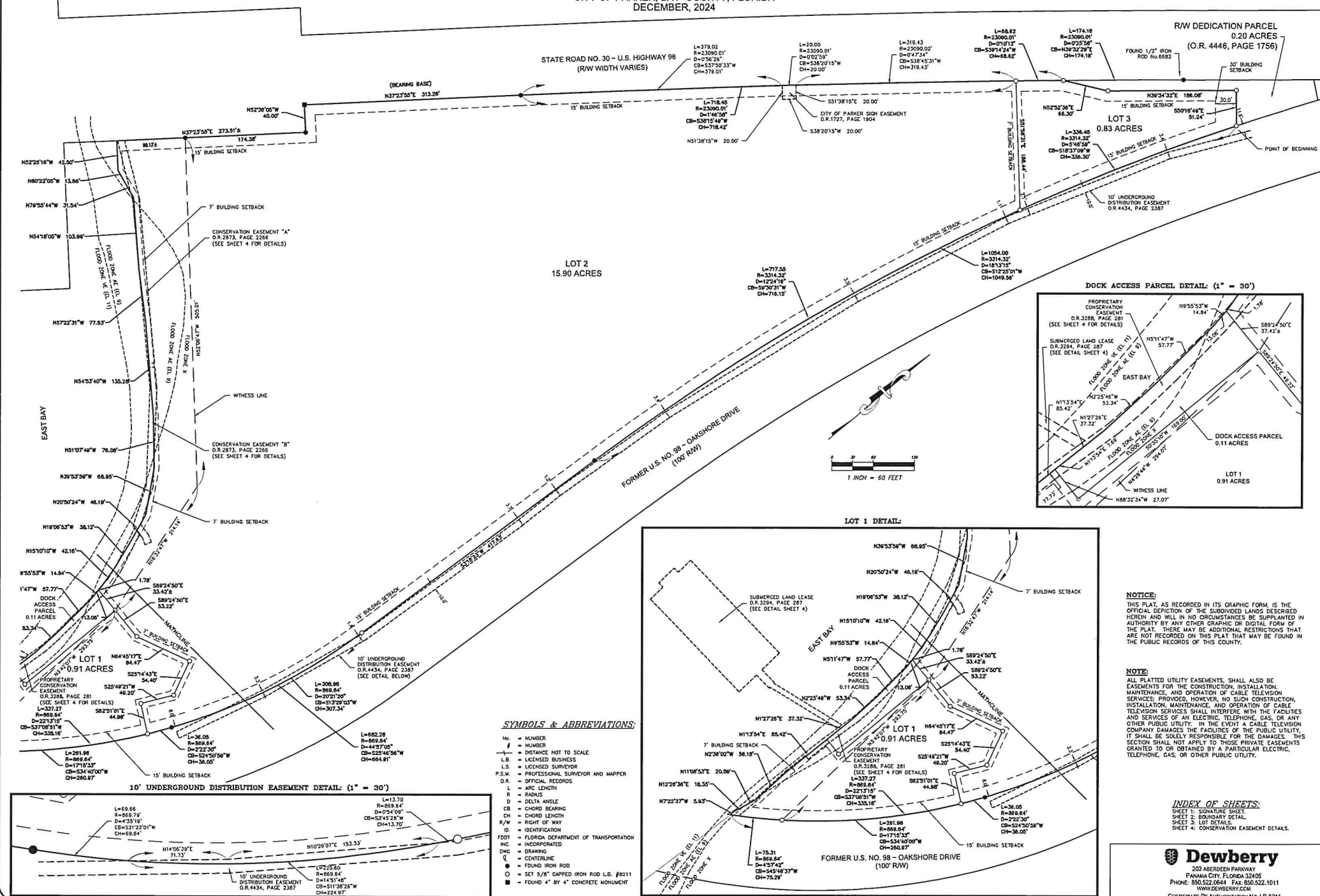
INDEX OF SHEETS:
SHEET 1: SIGNATURE SHEET.
SHEET 2: BOUNDARY DETAIL.
SHEET 3: LOT DETAILS.
SHEET 4: CONSERVATION EASEMENT DETAILS.

Dewberry
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

December 4, 2024 (08:56:53 EST)
 DRAWING NAME: C:\CURREY PROJECTS (TEMPORARY)\SR\US98_EAST BAY APARTMENTS SUBDIVISION\SR\US98_FINAL_PLAT-11824.DWG SHEET(2) BY: EDWARD

EAST BAY APARTMENTS

SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST,
CITY OF PARKER, BAY COUNTY, FLORIDA
DECEMBER, 2024



SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
- # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- L = ARC LENGTH
- R = RADIUS
- D = DELTA ANGLE
- CB = CHORD BEARING
- CH = CHORD LENGTH
- R/W = RIGHT OF WAY
- ID. = IDENTIFICATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- INC. = INCORPORATED
- DWG. = DRAWING
- = CENTERLINE
- = FOUND IRON ROD
- = SET 5/8" CAPPED IRON ROD, #8011
- = FOUND 4" BY 4" CONCRETE MONUMENT

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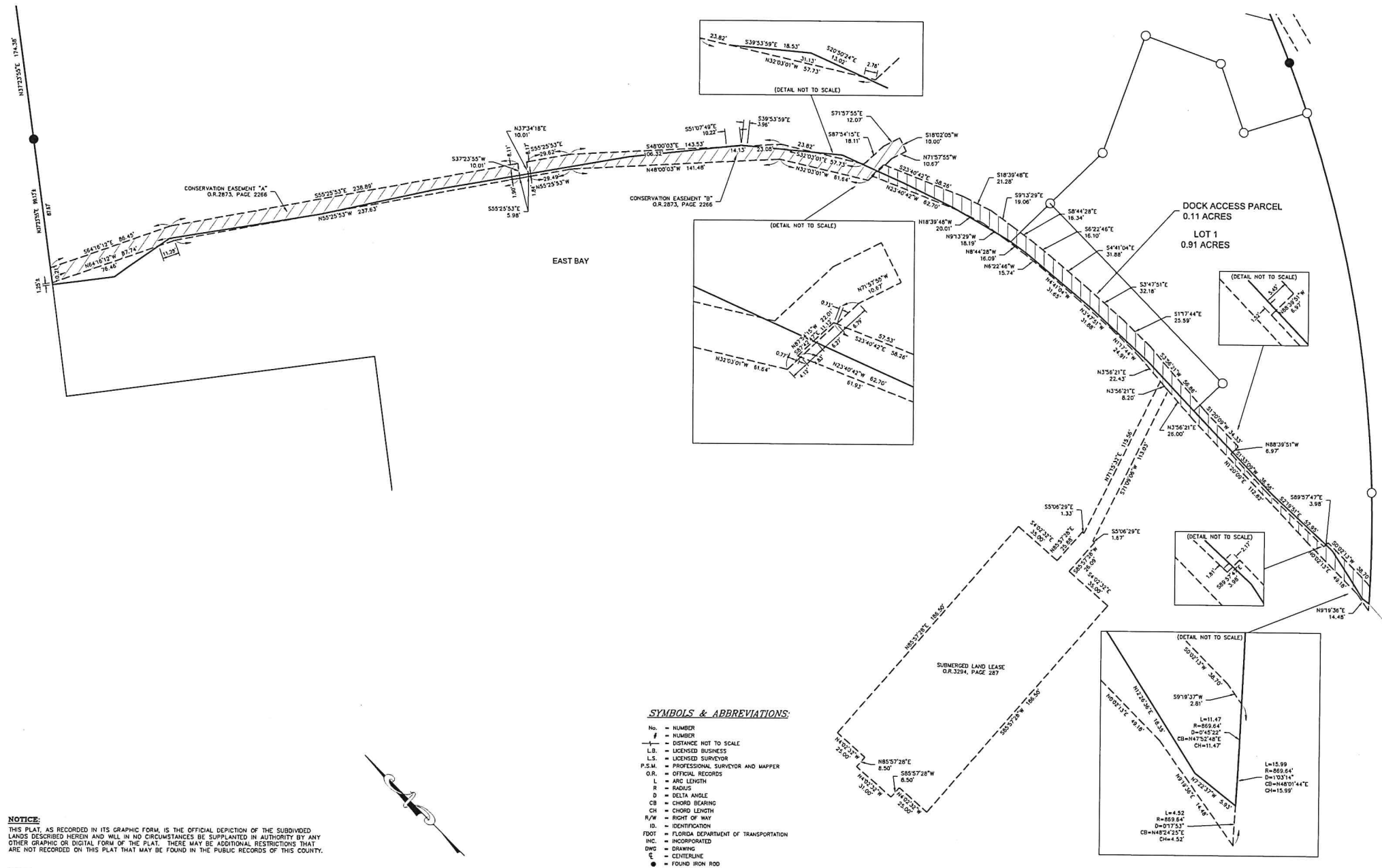
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CERTIFICATE OF AUTHORIZATION NO. LB 8311

DRAWING NO. 2024 (AS SHOWN) EAST BAY APARTMENTS SUBDIVISION (SHEET 3 OF 4) SHEET 3 OF 4

EAST BAY APARTMENTS

SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST,
CITY OF PARKER, BAY COUNTY, FLORIDA
DECEMBER, 2024



December 4, 2024 (02:06:53 EDT)
 DRAWING NAME: C:\SURVEY\PROJECTS\TOPHOBART\0414364_EAST BAY APARTMENTS SUBMISSION\0414364-FINAL-PLAT-11262.LWD SHEET(4) BY: EDAMON

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