



PARKER
CITY COUNCIL MEETING
Council Chambers, City Hall
Tuesday, January 21, 2025, at 5:30 P.M.
AGENDA

MAYOR:

Andrew Kelly

COUNCILMEMBERS:

Tonya Barrow, Mayor Pro Tem

Katy Bodiford

Ron Chaple

John Haney

CITY ATTORNEY:

Tim Sloan

CITY CLERK:

Ingrid Bundy

NOTE: AT EACH OF ITS REGULAR OR SPECIAL MEETINGS, THE CITY OF PARKER COUNCIL ALSO SITS, AS EX OFFICIO, AS THE CITY OF PARKER COMMUNITY REDEVELOPMENT AGENCY (CRA) AND MAY CONSIDER ITEMS AND TAKE ACTION IN THAT CAPACITY.

AGENDA

CALL TO ORDER

INVOCATION

ROLL CALL

ITEMS FROM THE AUDIENCE: (non-agenda items)

REGULAR AGENDA

1. APPROVAL OF COUNCIL MEETING MINUTES

- December 17, 2024
- December 20, 2024 – 4 PM
- December 20, 2024 – 5:01 PM
- December 27, 2024
- January 7, 2025

2. Planning Board Recommendations

- **East Bay Apartments**

PLANNING BOARD APPROVED FOR RECOMMENDATION THE FINAL PLAT FOR THIS PROJECT

3. Planning Board Recommendations

- **Parcel # 25163-000-000 (512 N 11th Street) and Parcel # 25160-000-000 (518 N 11th Street) - Farrell**

PLANNING BOARD APPROVED FOR RECOMMENDATION THE REQUEST TO SPLIT THE LISTED PARCELS INTO TWO SEPARATE LOTS ON EACH PARCEL



Ingrid Bundy, City Clerk

If a person decides to appeal any decision made by the City 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 clerk@cityofparker.com 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.

1001 West Park Street – Parker, Florida 32404
Telephone: 850-871-4104 – www.cityofparker.com



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Council

2. MEETING DATE:

01/21/2025

3. PURPOSE:

APPROVAL OF COUNCIL MEETING MINUTES

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES NO N/A

December 17, 2024

December 20, 2024 – 4 PM

December 20, 2024 – 5:01 PM

December 27, 2024

January 7, 2025

CITY OF PARKER
REGULAR MEETING MINUTES
HELD AT 1001 W. PARK ST, DECEMBER 17, 2024 – 5:30 PM

Mayor, Andrew Kelly called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Mayor, Andrew Kelly, Councilmembers Tonya Barrow, Katy Bodiford, Ron Chaple, John Haney, City Clerk Ingrid Bundy, City Planner Kevin Boyt, City Attorney Tim Sloan.

ITEMS FROM THE AUDIENCE (Non-Agenda)

Resident Christina Brinegar, of 20 Alma Avenue, expressed concerns regarding the property located 29 Alma Avenue. She also thanked Mr. Chaple for his contribution and suggested a posting of the hours of operation at the pier and park.

Resident Elizabeth Ledezma, of 18 Alma Avenue, expressed concerns regarding the property located 29 Alma Avenue.

AGENDA

Planning Board Recommendations - Parcel # 24920-010-000 - 7 Brew Coffee Variance Request

Mr. Mason Silavent, Civil Engineer, was sworn in and present to provide testimony regarding 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. Mr. Sloan, City Attorney, administered the questions for the seven-part test; Mr. Silavent provided responses. A motion to approve the variance was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0

Public Hearing, Reading and possible Adoption of Resolution 2024-403

Mr. Sloan, City Attorney, presented the details regarding Resolution 2024-403. The CBDG Grant Program requires a specific resolution relative to the City's commitment to the Americans with Disability Act. A motion to read was made by Councilmember Haney; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

Mr. Sloan delivered the reading of Resolution 2024-403.

A motion to adopt was made by Councilmember Haney; seconded by Councilmember Chaple. The motion was carried with all voting in favor; 5-0.

Public Hearing, Reading and possible Adoption of Resolution 2024-404

Mr. Sloan, City Attorney, presented the details regarding Resolution 2024-404. The CBDG Grant Program requires a specific resolution relative to the City's adoption of policy for Equal Employment Opportunity Protection. A motion to read was made by Councilmember Bodiford; seconded by Councilmember Haney. The motion was carried with all voting in favor; 5-0.

Mr. Sloan delivered the reading of Resolution 2024-404.

A motion to adopt was made by Councilmember Bodiford; seconded by Councilmember Haney. The motion was carried with all voting in favor; 5-0.

Public Hearing, Reading and possible Adoption of Resolution 2024-405

Mr. Sloan, City Attorney, presented the details regarding Resolution 2024-405. The CBDG Grant Program requires a specific resolution relative to the City's commitment to Fair Housing. A motion to read was made by Councilmember Bodiford; seconded by Councilmember Haney. The motion was carried with all voting in favor; 5-0.

Mr. Sloan delivered the reading of Resolution 2024-405.

A motion to adopt was made by Councilmember Bodiford; seconded by Councilmember Barrow. The motion was carried with all voting in favor; 5-0.

Public Hearing, Reading and possible Adoption of Resolution 2024-406

Mr. Sloan, City Attorney, presented the details regarding Resolution 2024-406. The Resolution provides for the SRF Funding Program establishing pledges related to the application and agreement. A motion to read was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

Resident Pat Fousek, of 1344 Stratford Avenue, had specific questions regarding the resolution and the SRF loan.

Mr. Sloan delivered the reading of Resolution 2024-406.

A motion to adopt was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

A motion to authorize Mayor to sign was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

DISCUSSION ITEMS BY COUNCILMEMBERS

Mayor Kelly offered to open discussion regarding the position of Police Chief for the City of Parker. Councilmember Haney expressed his support to offer Mr. Paul Baxley the position. A motion was made to select Mr. Baxley for the position of Police Chief effective January 1, 2025 by Councilmember Haney; seconded by Councilmember Barrow. The motion carried with all voting in favor; 5-0.

Councilmember Chaple shared concerns over the unkempt situation and damage incurred at the bathrooms located at the pier as well as the surrounding area. Mr. Chaple also donated to the concrete fund for the pavilion.

With no further discussion the meeting adjourned at 6:21 P.M.

Approved this _____ day of _____, 2025.

Andrew Kelly, Mayor

Date

Ingrid Bundy, City Clerk

Date

CITY OF PARKER
SPECIAL COUNCIL MEETING MINUTES
HELD AT 1001 W. PARK ST, DECEMBER 20, 2024 – 4:00 PM

Mayor Andrew Kelly called the meeting to order.

The following were present: Mayor, Andrew Kelly, Councilmembers Tonya Barrow, Katy Bodiford, Ron Chaple, John Haney, City Clerk Ingrid Bundy, City Attorney Tim Sloan.

AGENDA

Marriott Major Development Review

Mr. John Bianco represented the developer and presented the details of the proposed major development project. The Planning Committee recommended conditional approval with regards to utilities to the City Council. A motion was made by Councilmember Haney; seconded by Councilmember Barrow. The motion was carried with all voting in favor; 5-0.

With no further discussion the meeting adjourned at 4:15 P.M.

Approved this _____ day of _____, 2025.

Andrew Kelly, Mayor

Date

Ingrid Bundy, City Clerk

Date

CITY OF PARKER
SPECIAL COUNCIL MEETING MINUTES
HELD AT 1001 W. PARK ST, DECEMBER 20, 2024 – 5:01 PM

Mayor Andrew Kelly called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Mayor, Andrew Kelly, Councilmembers Tonya Barrow, Katy Bodiford, Ron Chaple, John Haney, City Clerk Ingrid Bundy, City Attorney Tim Sloan, City Accountant Suzanne Kennon.

AGENDA

FY 2024-2025 Final Budget Hearing

Ms. Suzanne Kennon, City Accountant, presented the details of the purpose for readvertisement and language requirement for the Fiscal Year 2024-2025 Budget.

Resident Pat Fousek, of 1344 Stratford Avenue, requested clarity about the reserve fund, the CRA funding, and fencing around Melendy Pond.

Resident Diane Coates, of 1521 Dover Road, expressed concerns regarding fencing around Melendy Pond.

A motion to read Resolution 2024-407 was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

Mr. Tim Sloan, City Attorney, read the summary for Resolution 2024-407.

A motion was made to adopt Resolution 2024-407 by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

With no further discussion the meeting adjourned at 5:13 P.M.

Approved this _____ day of _____, 2025.

Andrew Kelly, Mayor

Date

Ingrid Bundy, City Clerk

Date

CITY OF PARKER
SPECIAL COUNCIL MEETING MINUTES
HELD AT 1001 W. PARK ST, DECEMBER 27, 2024 – 10:00 AM

Mayor Andrew Kelly called the meeting to order.

The following were present: Mayor, Andrew Kelly, Councilmembers Tonya Barrow, Katy Bodiford, Ron Chaple, City Clerk Ingrid Bundy, City Attorney Tim Sloan, City Planner Kevin Boyt.

AGENDA

Imminent Public Health Threat – 29 Alma Avenue

Mayor Andrew Kelly presented the City’s findings regarding 29 Alma Avenue. City Planner Kevin Boyt testified that the sewer is in fact capped and that the residence does not have water service.

Mr. Brandon Proteet testified that he had a lease agreement to reside at the residence executed by an individual he identified as Ms. Candace Lugo, who is not the owner of the property.

Resident Christina Brinegar, of 20 Alma Avenue, expressed concerns regarding the lease agreement that Mr. Proteet claimed to have.

Councilmember Barrow asked Mr. Proteet if he realized he cannot live in a residence without water. Mr. Proteet claimed to have paid Ms. Lugo for it to be turned on.

Resident Dave Whaley, of 45 W Cooper Drive, expressed concerns regarding the living conditions at 29 Alma Avenue.

A motion was made to abate by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 4-0.

Mayor Andrew Kelly advised that the residence must be vacated by 1:00 pm today, December 27, 2025.

With no further discussion the meeting adjourned at 10:21 A.M.

Approved this _____ day of _____, 2025.

Andrew Kelly, Mayor

Date

Ingrid Bundy, City Clerk

Date

CITY OF PARKER
REGULAR MEETING MINUTES
HELD AT 1001 W. PARK ST, JANUARY 7, 2025 – 5:00 PM

Mayor Andrew Kelly called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Mayor, Andrew Kelly, Co Tonya Barrow, Katy Bodiford, Ron Chaple, John Haney, City Clerk Ingrid Bundy, City Planning Commission Chair Mark Rega, City Attorney Tim Sloan.

ITEMS FROM THE AUDIENCE (Non-Agenda)

Resident Pat Fousek, of 1344 Stratford Avenue, followed up on the fencing around Melendy Pond. Planning Commission Chair, Mark Rega, clarified that it was determined that a fence is not legally required based on how the State of Florida constructed the pond. Mayor Kelly concurred with Mr. Rega based on information provided by Anchor Engineering regarding the angle of inclination of the dirt.

Resident Diane Coates, of 1521 Dover Road, expressed concerns regarding fencing around Melendy Pond.

A motion to not erect a fence and leave Melendy Pond as-is was made by Councilmember Bodiford; seconded by Councilmember Barrow. The motion was carried with all voting in favor; 4-0.

AGENDA

Planning Board Recommendations - Parcel # 25575-003-000 (101 Morris Drive) - Wilkins

With no one present to represent the applicant, the item was tabled until a future date.

Planning Board Recommendations - Parcel # 24920-000-010 and Parcel # 24920-005-000 (212 Suddeth Place S) - Lozada

Mr. Sloan, City Attorney, presented the details regarding the application to combine the listed parcels. The applicant, Mr. Felipe Lozada, was present to present his request. A motion to approve the application was made by Councilmember Barrow; seconded by Councilmember Chaple. The motion was carried with all voting in favor; 4-0.

Approvals for City Clerk

Mayor Kelly presented the authorization to give the new City Clerk, Ingrid Bundy, access to the bank account and provide her with a city credit card. A motion to approve the authorization was made by Councilmember Bodiford; seconded by Councilmember Barrow. The motion was carried with all voting in favor; 4-0.

DISCUSSION ITEMS BY COMMISSIONERS

Mayor Kelly presented for council consideration an applicant, Ms. Ann Elizabeth Palrang, for appointment to the unexpired vacant position on the Planning Commission for the City of Parker.

A motion was made to appoint Ms. Palrang to the position on the Planning Commission by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 4-0.

Councilmember Chaple expressed his desire for future discussion regarding the City of Parker to host a holiday parade.

Councilmember Barrow expressed appreciation for the new City Clerk coming on board.

Mayor Kelly introduced the new Police Chief, Paul Baxley.

With no further discussion the meeting adjourned at 5:52 P.M.

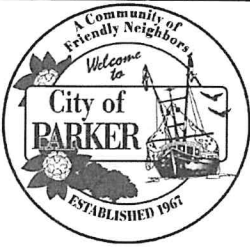
Approved this _____ day of _____, 2025.

Andrew Kelly, Mayor

Date

Ingrid Bundy, City Clerk

Date



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Erick Rankin (Dewberry)

2. MEETING DATE:

01/21/2025

3. PURPOSE:

Planning Board Recommendation – Final Plat Approval

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES NO N/A

PLANNING BOARD APPROVED FOR RECOMMENDATION
THE FINAL PLAT OF THE EAST BAY APARTMENT PROJECT
– 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@tsloanpa.com>; emoore@anchorei.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,

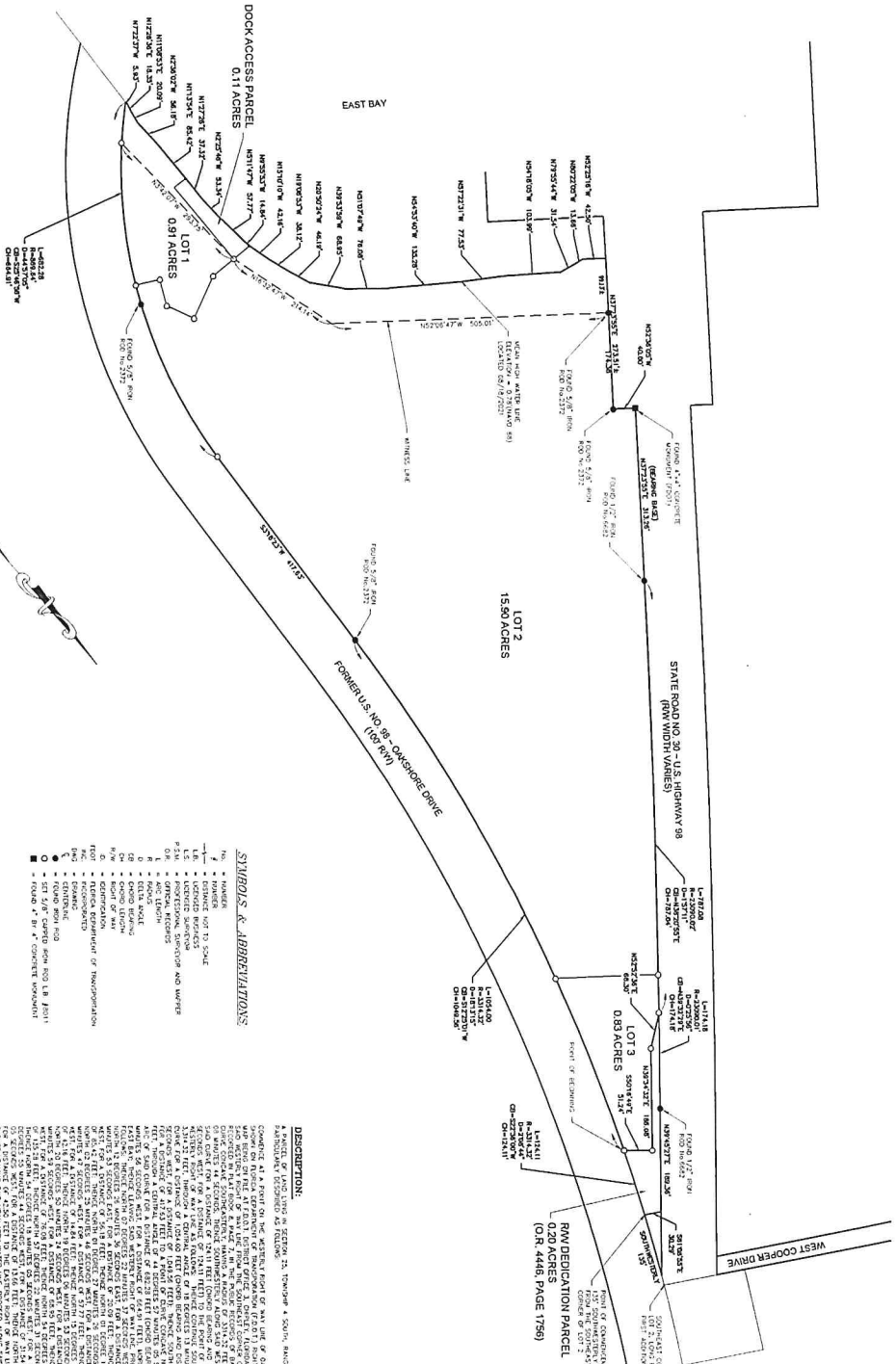
Frederick Rankin, PSM
Associate, Senior Project Manager
D [850.571.1194](tel:850.571.1194)



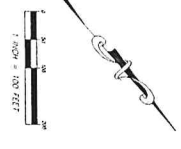
www.dewberry.com

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



NOTES:
 THE PLAT AS RECORDED IN ITS GRANTEE FORM IS THE ORIGINAL RECORD OF THE SUBDIVISION AND SHALL BE THE ORIGINAL RECORD OF THE SUBDIVISION. ANY REVISIONS TO THE PLAT SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
NOTE:
 THE PLAT, UTILITIES, EASEMENTS, SHALL ALSO BE EASEMENTS FOR THE CONVEYANCE, INSTALLATION, MAINTENANCE AND OPERATION OF GAS, TELEVISION SERVICES, PROVISION, CONDUCT, SERVICE, AND OPERATION OF THE PUBLIC UTILITIES AND SERVICES OF ALL UTILITIES, TELEPHONE, GAS, AND TELEVISION SERVICES. THE PLAT SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND OPERATION OF ALL UTILITIES, TELEPHONE, GAS, AND TELEVISION SERVICES. THE PLAT SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND OPERATION OF ALL UTILITIES, TELEPHONE, GAS, AND TELEVISION SERVICES.

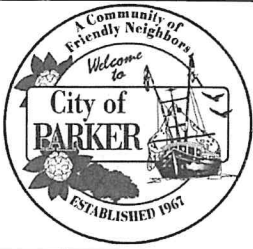


- SYMBOLS & ABBREVIATIONS:**
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DESCRIPTION:
 THIS PLAT IS A REVISION TO THE PLAT RECORDED IN ITS GRANTEE FORM IN THE PUBLIC RECORDS OF THIS COUNTY. THE PLAT AS RECORDED IN ITS GRANTEE FORM IS THE ORIGINAL RECORD OF THE SUBDIVISION AND SHALL BE THE ORIGINAL RECORD OF THE SUBDIVISION. ANY REVISIONS TO THE PLAT SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

INDEX OF SHEETS:
 SHEET 1 SUBDIVISION PLAN
 SHEET 2 CONVEYANCE (EXCERPT DETAIL)

Dewberry
 201 ALABAMA PARKWAY
 SUITE 200
 PARKER, FLORIDA 32067
 PHONE: 850.222.5644 FAX: 850.222.1011
 CENTRAL OF ALABAMA DIVISION LB 8011



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER: Farrell	2. MEETING DATE: 01/21/2025
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3. PURPOSE:

Planning Board Recommendation – 512 & 518 11th St N

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES NO N/A

**Parcel # 25163-000-000 (512 11th St N) and
Parcel # 25160-000-000 (518 11th St N)**

PLANNING BOARD APPROVED FOR RECOMMENDATION
THE REQUEST TO SPLIT EACH LISTED 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 #: 25163-000-000

Applicant Information:

Name of Property Owner: Jeremy Farrell


Site Location: 512 N. 11th Street Panama City, FL 32404

Telephone #: 801-628-3216 Email: jeremy@parchswinghomesfl.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:  Date: 10/8/2024

Signature of Approval: _____ Date: _____

Comments: _____



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 & Amberleigh Farrell
 Site Location: 510 11th St. N
 Telephone #: 801-628-3216 Email: jeremy@porchswinghomesfl.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: Amberleigh Farrell Date: 1/6/25

Signature of Approval: _____ Date: _____

Comments: _____



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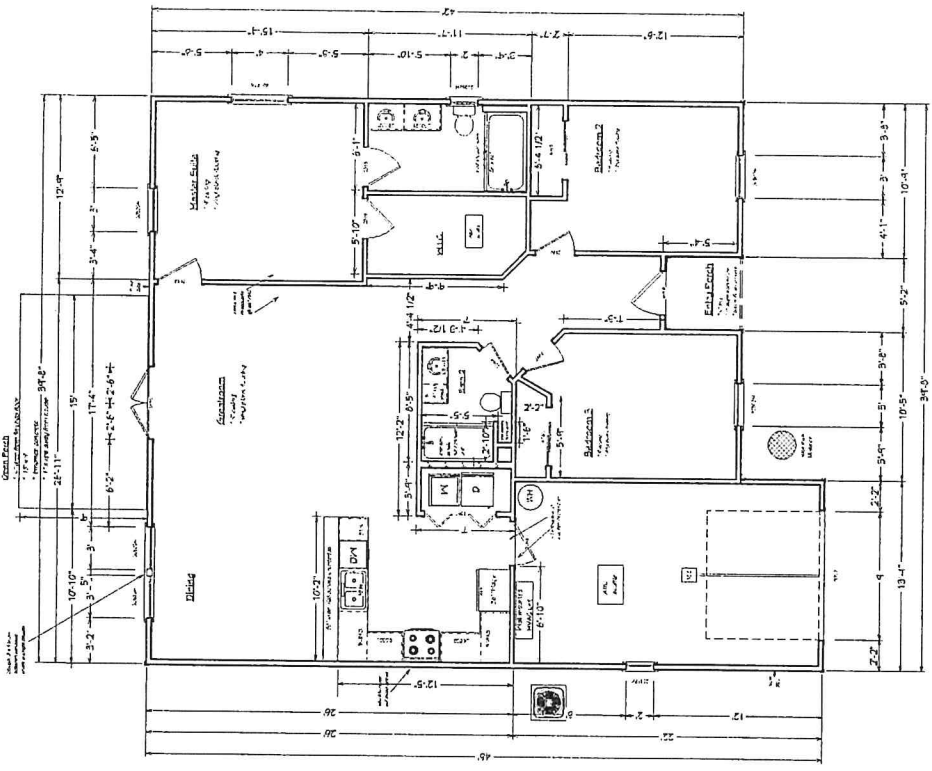
Project # 2020-054
 - Floor Plan -
 - Electrical Plan -

Homes Sweet Homes, Inc.
 319 Cleander Drive, Panama City Beach

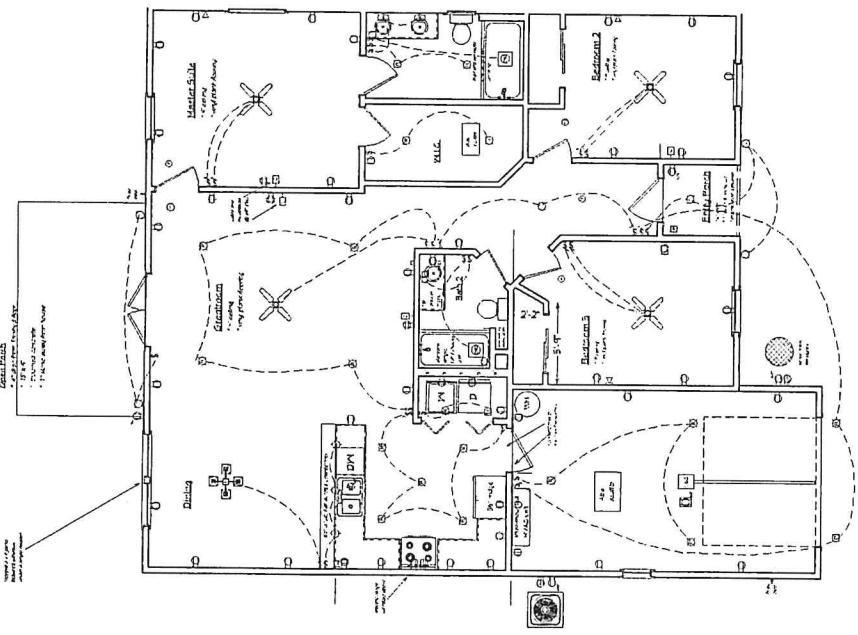
Final Home Designs -
 Barry Gibbs, C.E.A.C.
 850-258-3844

Date
 12/15/2020

Sheet #
 A1



LIVING AREA
 1200 sq. ft.



-1/4" = 1 Foot-

ELECTRICAL DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Speaker
	Amplifier
	Subwoofer
	Cable
	Switch
	Outlet
	Panel
	Light Fixture
	Recessed Light Fixture
	Switch Plate
	Outlet Plate
	Panel Plate
	Light Fixture
	Recessed Light Fixture
	Switch Plate
	Outlet Plate
	Panel Plate
	Light Fixture
	Recessed Light Fixture
	Switch Plate
	Outlet Plate
	Panel Plate

General Notes:
 1. All electrical work shall be in accordance with the National Electrical Code (NEC) and all applicable local codes.
 2. All wiring shall be in conduit unless otherwise specified.
 3. All conduit shall be installed in a neat and workmanlike manner.
 4. All electrical work shall be done in accordance with the manufacturer's instructions.
 5. All electrical work shall be done in accordance with the applicable codes and standards.
 6. All electrical work shall be done in accordance with the applicable codes and standards.
 7. All electrical work shall be done in accordance with the applicable codes and standards.
 8. All electrical work shall be done in accordance with the applicable codes and standards.
 9. All electrical work shall be done in accordance with the applicable codes and standards.
 10. All electrical work shall be done in accordance with the applicable codes and standards.



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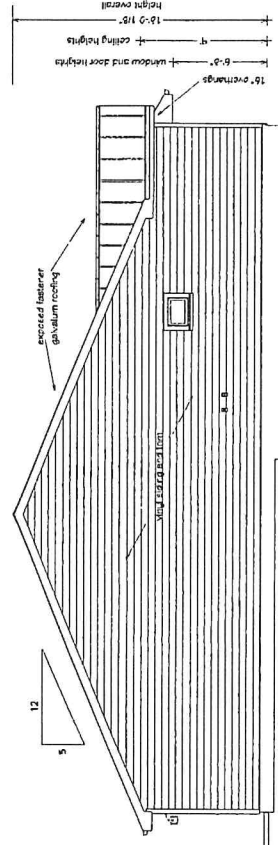
Project # 2020-054
 - Elevations -
 - Notes -

A spec home for
 - Homes Sweet Homes, Inc. -
 319 Oleander Drive, Panama City Beach

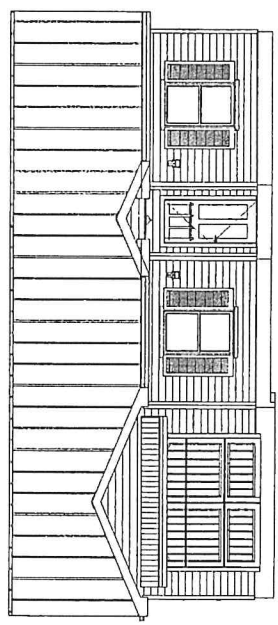
- Fireline Home Designs -
 Bury Gibbs, C.E.A.C.
 850-258-3844

Date
 12/15/2020

Sheet #
 A2



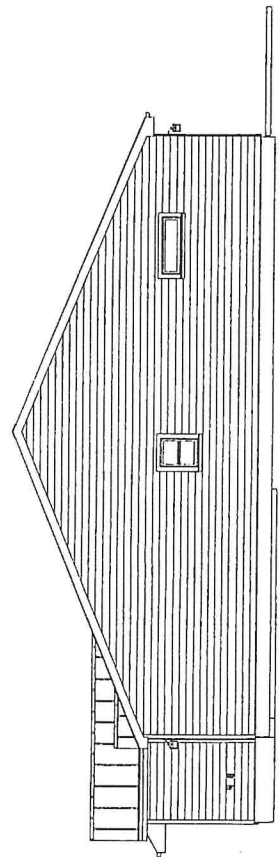
- Southwest Elevation -
 1/4" = 1 Foot



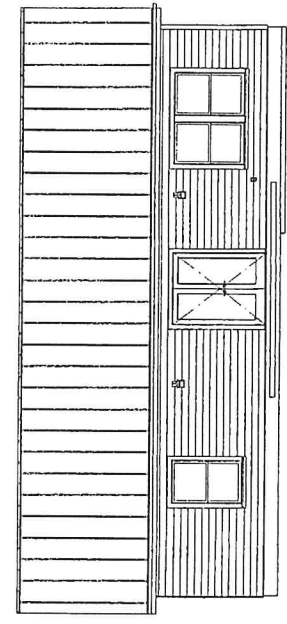
- Southeast Elevation -

Notes Specific to This Project:

- 4" wood framed exterior walls
- 5/12 roof pitch
- 9" ceiling heights
- 18" roof overhangs
- Exposed fastener metal roofing
- Non-impact glazed door and windows
- Low-E window and door glazing
- R-30 fiberglass insulation in the ceiling
- R-19 fiberglass insulation in the walls
- 1/2" drywall exterior
- 2.15 SEER central air
- Fabric water (or cement) seal
- Only ZERO VOC paints will be allowed



- Northeast Elevation -



- Northwest Elevation -

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.

FROM SAID POINT OF BEGINNING; 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); THENCE LEAVING SAID RIGHT OF WAY LINE N 89°28'58" W A DISTANCE OF 152.12 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 00°36'16" E A DISTANCE OF 100.00 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE S 89°28'58" E A DISTANCE OF 152.43 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.

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.

LEGAL DESCRIPTION-PROPOSED LOT 2 (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; THENCE N 89°28'58" W A DISTANCE OF 152.43 FEET TO A 1/2" REBAR CAP (LB#8096) AND ALSO BEING THE POINT OF BEGINNING.

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.

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.

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

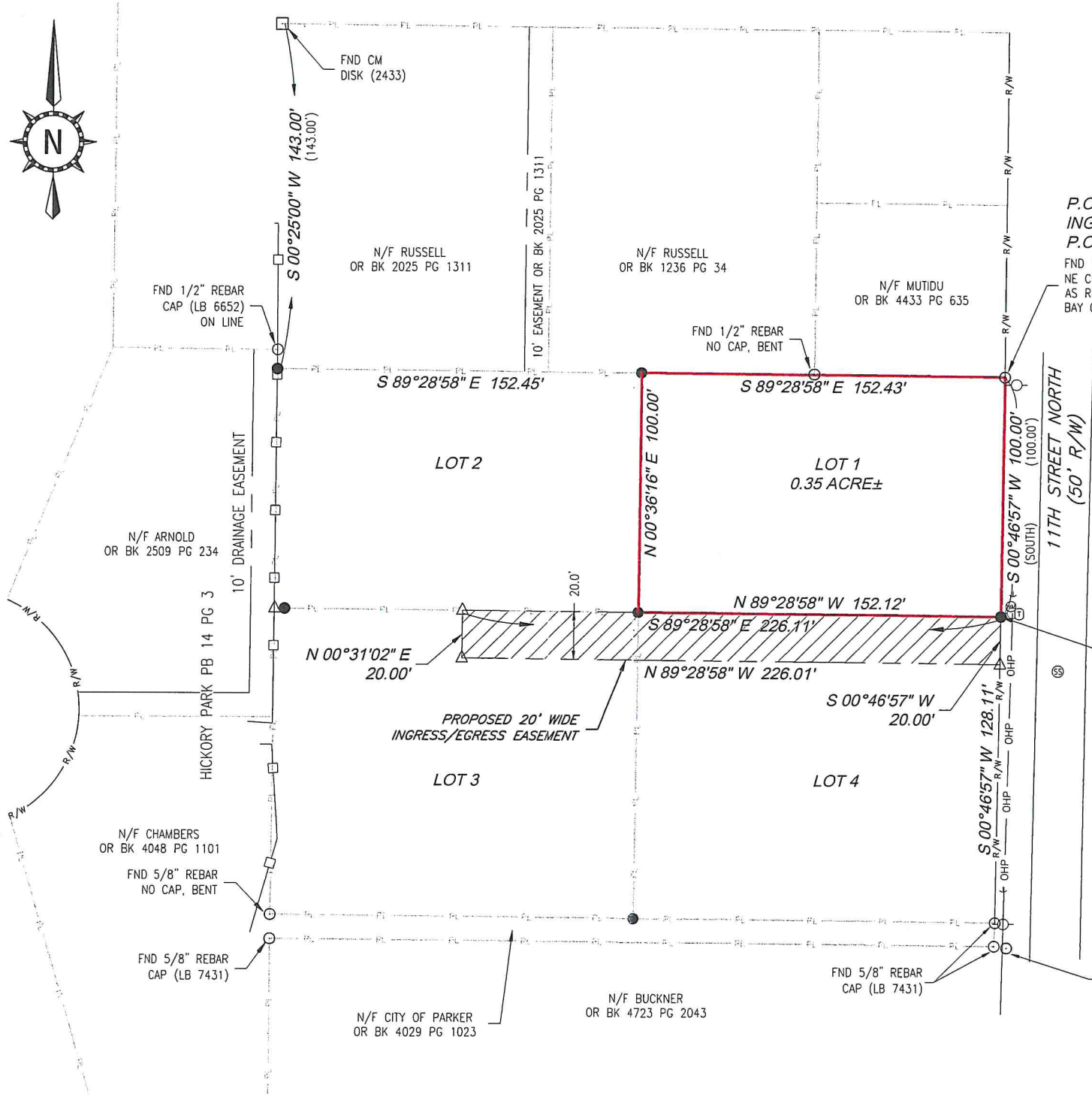
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NOTES:

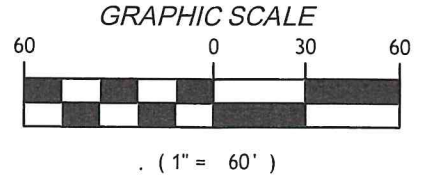
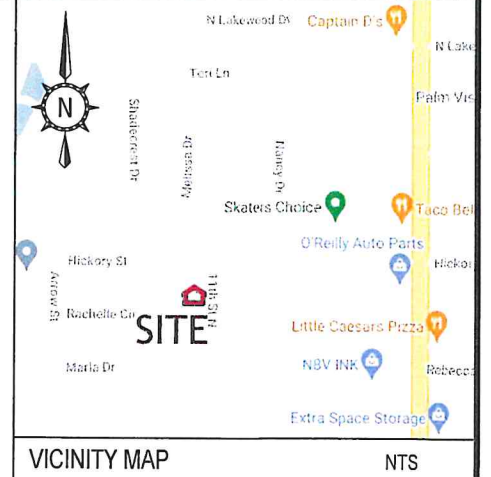
- IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN. UNDERGROUND UTILITIES HAVEN'T BEEN VERIFIED AND MAY DIFFER FROM THE INFORMATION SHOWN HEREON. BEFORE DIGGING CALL SUNSHINE 811 LINE LOCATORS.
- THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION 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 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER 5J-17.062 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, AND WILL INVALIDATE 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 12005C0363H, EFFECTIVE DATE 6-2-2009. THIS SITE LIES WITHIN ZONE X DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."



P.O.C.-LOT 1 AND PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT
P.O.B.-LOT 1

FND 1/2" REBAR MARKING THE NE CORNER OF PARCEL 2 AS RECORDED IN OR BK 4776, PG 2134 BAY COUNTY, FLORIDA

P.O.B.-20' WIDE INGRESS/EGRESS EASEMENT



LEGEND OF ABBREVIATIONS

- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- PL - PROPERTY LINE
- OR BK - OFFICIAL RECORD BOOK
- PB - 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
- OHP - OVERHEAD POWER
- FND - FOUND

LEGEND

- SET PROPERTY CORNER 1/2" REBAR WITH CAP STAMPED LB#8096
- 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
- PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT
- RIGHT OF WAY LINE
- CENTERLINE
- APPROXIMATE ADJOINING PROPERTY LINES
- OVERHEAD POWER LINE
- WOOD FENCE
- EASEMENT
- PROPERTY LINE (THIS SURVEY)

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 DEFINED 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 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 4TH DAY OF OCTOBER, 2024

JUSTIN R. THOMLEY, FLORIDA LS 7039



4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4324
FAX: 334-480-9851

179 HONEYSUCKLE ROAD SUITE 5
DOTHAN, AL 36305
OFFICE: 334-681-4030

17799 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
OFFICE: 334-403-4204

34565 U.S. HIGHWAY 31, SUITE C
STAPLETON, AL 36578
OFFICE: 251-937-1434

SHEET TITLE: PROPOSED LOT SPLIT SURVEY		NO. REVISIONS DATE		512 & 518 11TH STREET NORTH	
SHEET NUMBER: 01		SURVEY END DATE: 9/5/2024		PROJECT NO: 24-0645	
01 OF 01		DRAWING SCALE: 1"=60'		DRAWN BY: AJA	
		DRAWING END DATE: 10/4/2024		CHECKED BY: JRT	
JEREMY FARRELL PANAMA CITY BAY COUNTY, FLORIDA					
PLS GROUP, INC. COPYRIGHT © 2024, ALL RIGHTS RESERVED					

LEGAL DESCRIPTION-PROPOSED LOT 2 (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; THENCE N 89°28'58" W A DISTANCE OF 152.43 FEET TO A 1/2" REBAR CAP (LB#8096) AND ALSO BEING THE POINT OF BEGINNING.

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TOGETHER WITH A PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT

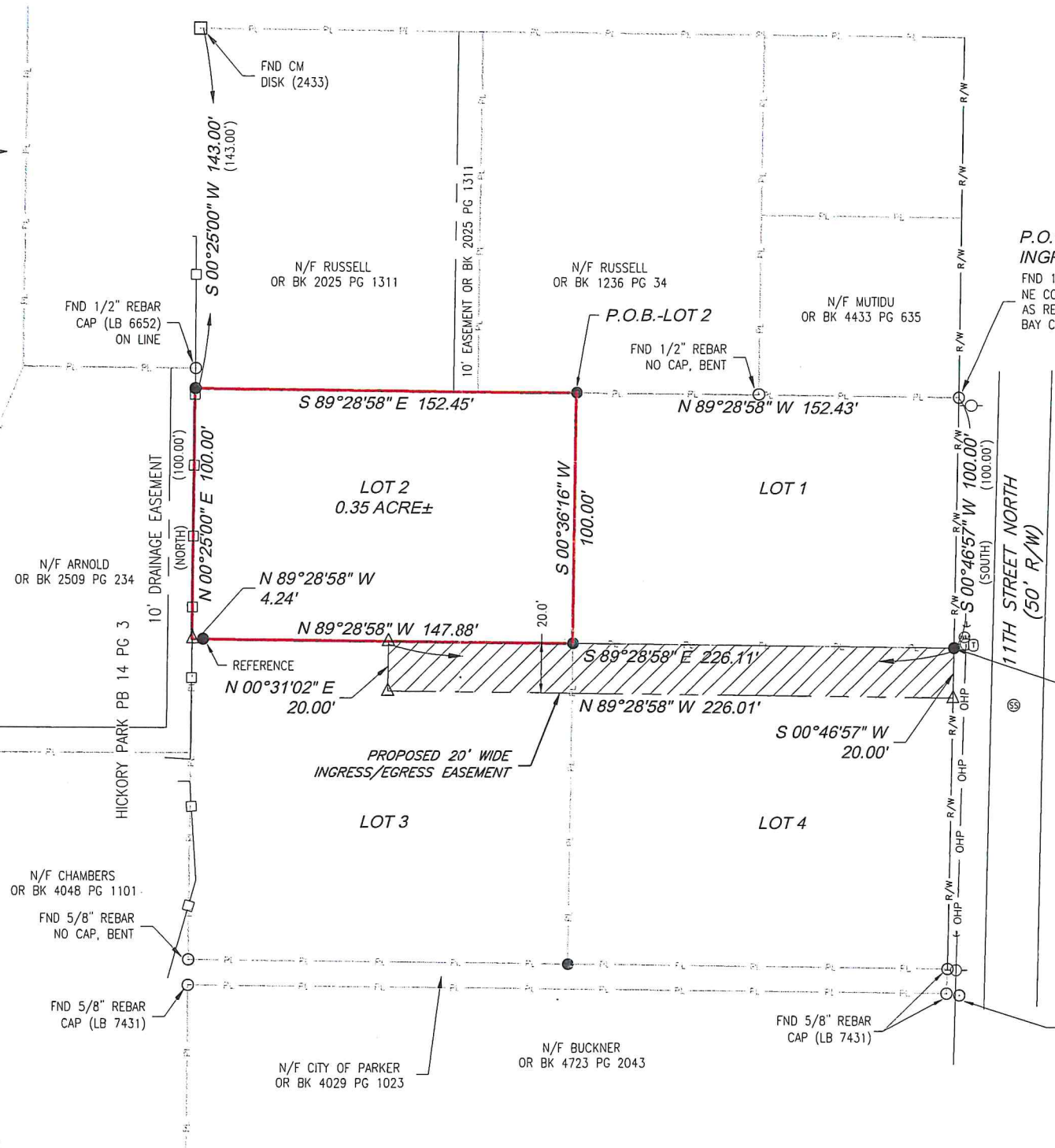
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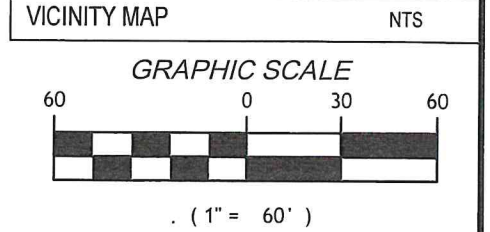
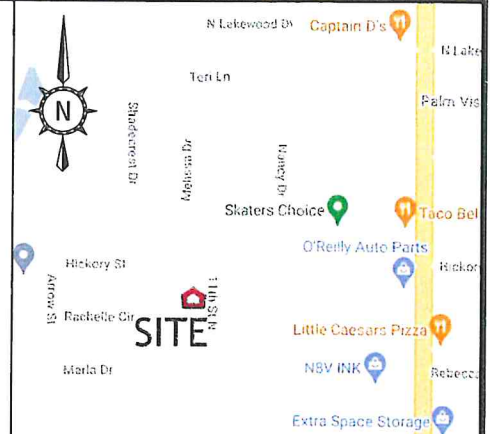
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P.O.C.-LOT 2 AND PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT
 FND 1/2" REBAR MARKING THE NE CORNER OF PARCEL 2 AS RECORDED IN OR BK 4776, PG 2134 BAY COUNTY, FLORIDA

P.O.B.-20' WIDE INGRESS/EGRESS EASEMENT



- LEGEND OF ABBREVIATIONS**
- R/W - RIGHT OF WAY
 - N/F - NOW OR FORMERLY
 - PL - PROPERTY LINE
 - OR BK - OFFICIAL RECORD BOOK
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 - P.O.B. - POINT OF BEGINNING
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 - OHP - OVERHEAD POWER
 - FND - FOUND

- LEGEND**
- SET PROPERTY CORNER 1/2" REBAR WITH CAP STAMPED LB#8096
 - FOUND IRON PIN TYPE AND SIZE AS SHOWN
 - △ CALCULATED POINT NOT SET
 - ⊕ POWER POLE AND GUY (TYPICAL)
 - SS SANITARY SEWER MANHOLE
 - T TELEPHONE PEDESTAL
 - WM WATER METER
 - ' FEET / MINUTES
 - " INCHES / SECONDS
 - ~ NOT TO SCALE
 - N 16°39'36" E AS MEASURED THIS SURVEY
 - (N00°00'00"E) RECORD INFORMATION, DEED OR OTHER
 - ▨ PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT
 - R/W — RIGHT OF WAY LINE
 - - - - - CENTERLINE
 - - - - - APPROXIMATE ADJOINING PROPERTY LINES
 - - - - - OVERHEAD POWER LINE
 - WOOD FENCE
 - - - - - EASEMENT
 - — — — — PROPERTY LINE (THIS SURVEY)

PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS

LB#8096 LSF#1260 CA-1067-LS

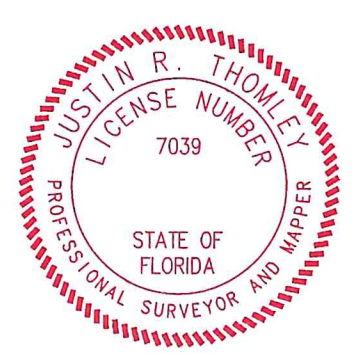
4417 COUNTY ROAD 2214
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PANAMA CITY BEACH, FL 32413
OFFICE: 334-4034-4204

34565 U.S. HIGHWAY 31, SUITE C
STAPLETON, AL 36578
OFFICE: 251-937-1434

SHEET TITLE: PROPOSED LOT SPLIT SURVEY		NO. REVISIONS	DATE	512 & 518 11TH STREET NORTH JEREMY FARRELL PANAMA CITY BAY COUNTY, FLORIDA PLS GROUP, INC. COPYRIGHT © 2024. ALL RIGHTS RESERVED
SHEET NUMBER: 01	SURVEY END DATE: 9/5/2024	PROJECT NO: 24-0645		
	DRAWING SCALE: 1"=60'	DRAWN BY: AJA		
	DRAWING END DATE: 10/4/2024	CHECKED BY: JRT		
01 OF 01				



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 DEFINED 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 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 4TH DAY OF OCTOBER, 2024

JUSTIN R. THOMLEY, FLORIDA LS 7039

LEGAL DESCRIPTION-PROPOSED LOT 3 (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; 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); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S 00°46'57" W A DISTANCE OF 128.11 FEET TO A 5/8" REBAR CAP (LB 7431); THENCE LEAVING SAID RIGHT OF WAY LINE N 89°29'46" W A DISTANCE OF 151.70 FEET TO A 1/2" REBAR CAP (LB#8096) AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE N 89°29'46" W A DISTANCE OF 151.73 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 00°25'00" E A DISTANCE OF 128.18 FEET; THENCE S 89°28'58" E A DISTANCE OF 4.24 FEET TO A 1/2" REBAR CAP (LB#8096), REFERENCE; THENCE S 89°28'58" E A DISTANCE OF 147.88 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE S 00°35'33" W A DISTANCE OF 128.14 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 0.48 ACRES, MORE OR LESS.

SUBJECT TO 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.

LEGAL DESCRIPTION-PROPOSED LOT 4 (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; 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 LINE S 00°46'57" W A DISTANCE OF 128.11 FEET TO A 5/8" REBAR CAP (LB 7431); THENCE LEAVING SAID RIGHT OF WAY LINE N 89°29'46" W A DISTANCE OF 151.70 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 00°35'33" E A DISTANCE OF 128.14 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE S 89°28'58" E A DISTANCE OF 152.12 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 0.48 ACRES, MORE OR LESS.

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.

LEGAL DESCRIPTION-PROPOSED LOT 4 (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 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 LINE S 00°46'57" W A DISTANCE OF 128.11 FEET TO A 5/8" REBAR CAP (LB 7431); THENCE LEAVING SAID RIGHT OF WAY LINE N 89°29'46" W A DISTANCE OF 151.70 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 00°35'33" E A DISTANCE OF 128.14 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE S 89°28'58" E A DISTANCE OF 152.12 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 0.48 ACRES, MORE OR LESS.

SUBJECT TO A PROPOSED 20' INGRESS/EGRESS EASEMENT

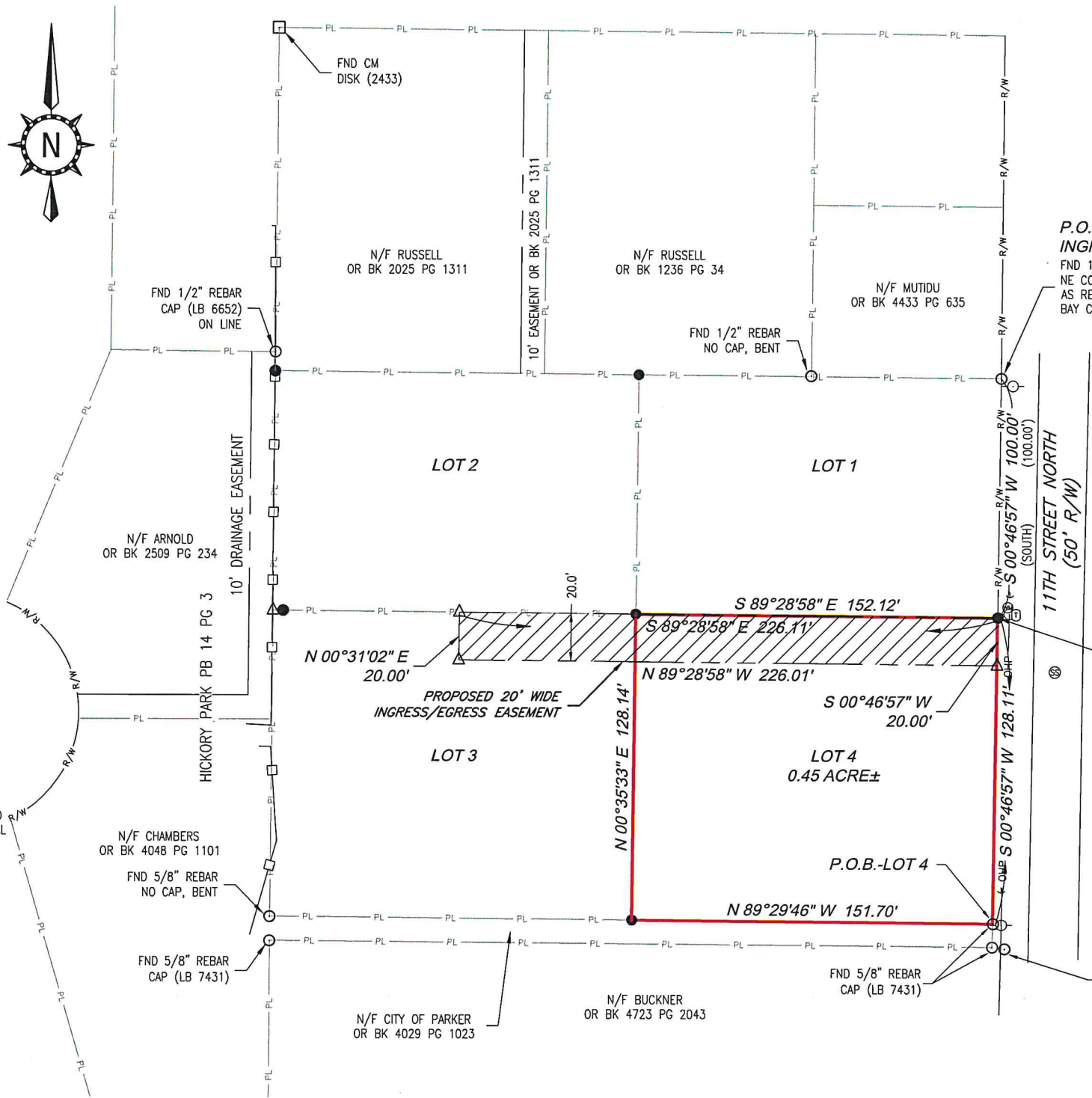
LEGAL DESCRIPTION-PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT

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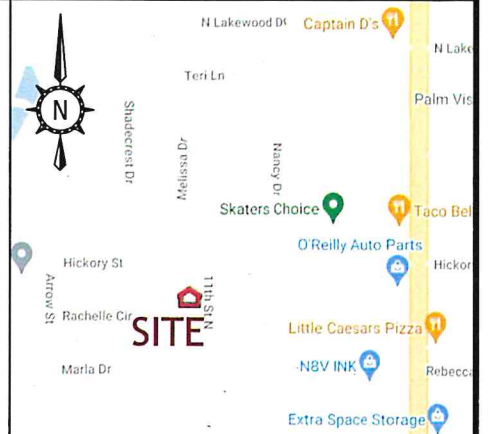
NOTES:

- 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 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER 5J-17.062 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, AND WILL INVALIDATE 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 12005C0363H, EFFECTIVE DATE 6-2-2009. THIS SITE LIES WITHIN ZONE X DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

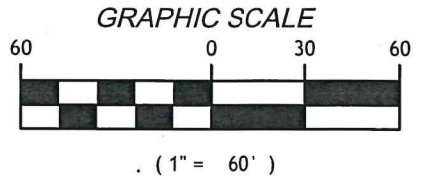


P.O.C.-LOT 4 AND PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT
 FND 1/2" REBAR MARKING THE NE CORNER OF PARCEL 2 AS RECORDED IN OR BK 4776, PG 2134 BAY COUNTY, FLORIDA

P.O.B.-LOT 4 AND 20' WIDE INGRESS/EGRESS EASEMENT



VICINITY MAP NTS



LEGEND OF ABBREVIATIONS

- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- PL - PROPERTY LINE
- OR BK - OFFICIAL RECORD BOOK
- PB - 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
- OHP - OVERHEAD POWER
- FND - FOUND

LEGEND

- SET PROPERTY CORNER 1/2" REBAR WITH CAP STAMPED LB#8096
- 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
- N 16°39'36" E AS MEASURED THIS SURVEY
- (N00°00'00"E) RECORD INFORMATION, DEED OR OTHER
- ▨ PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT
- R/W — RIGHT OF WAY LINE
- - - CENTERLINE
- - - PL - APPROXIMATE ADJOINING PROPERTY LINES
- - - OHP - OVERHEAD POWER LINE
- WOOD FENCE
- - - EASEMENT
- — — PROPERTY LINE (THIS SURVEY)

PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS

LB#8096 LSF#1260 CA-1067-LS

4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4204
FAX: 334-460-9851

17799 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
OFFICE: 334-403-4204

179 HONEYSUCKLE ROAD SUITE 5
DOTHAN, AL 36305
OFFICE: 334-661-4030

34565 U.S. HIGHWAY 31, SUITE C
STAPLETON, AL 36578
OFFICE: 251-837-1434

SHEET TITLE: PROPOSED LOT SPLIT SURVEY		NO. REVISIONS DATE		512 & 518 11TH STREET NORTH	
SHEET NUMBER: 01		SURVEY END DATE: 9/5/2024		PROJECT NO: 24-0645	
DRAWING SCALE: 1"=60'		DRAWN BY: AJA			
DRAWING END DATE: 10/4/2024		CHECKED BY: JRT			

JEREMY FARRELL
PANAMA CITY
BAY COUNTY, FLORIDA

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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 DEFINED 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 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 4TH DAY OF OCTOBER, 2024

JUSTIN R. THOMLEY, FLORIDA LS 7039

LEGAL DESCRIPTION-PROPOSED LOT 3 (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 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) THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S 00°46'57" W A DISTANCE OF 128.11 FEET TO A 5/8" REBAR CAP (LB 7431); THENCE LEAVING SAID RIGHT OF WAY LINE N 89°29'46" W A DISTANCE OF 151.70 FEET TO A 1/2" REBAR CAP (LB#8096) AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE N 89°29'46" W A DISTANCE OF 151.73 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE N 00°25'00" E A DISTANCE OF 128.18 FEET; THENCE S 89°28'58" E A DISTANCE OF 4.24 FEET TO A 1/2" REBAR CAP (LB#8096), REFERENCE; THENCE S 89°28'58" E A DISTANCE OF 147.88 FEET TO A 1/2" REBAR CAP (LB#8096); THENCE S 00°35'33" W A DISTANCE OF 128.14 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 0.48 ACRES, MORE OR LESS.

SUBJECT TO A PROPOSED 20' WIDE INGRESS/EGRESS EASEMENT

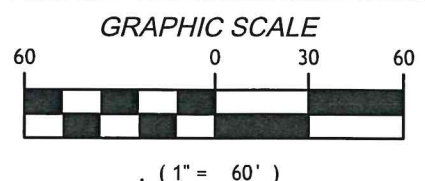
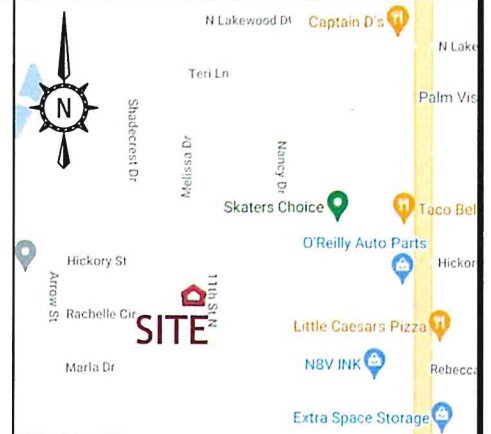
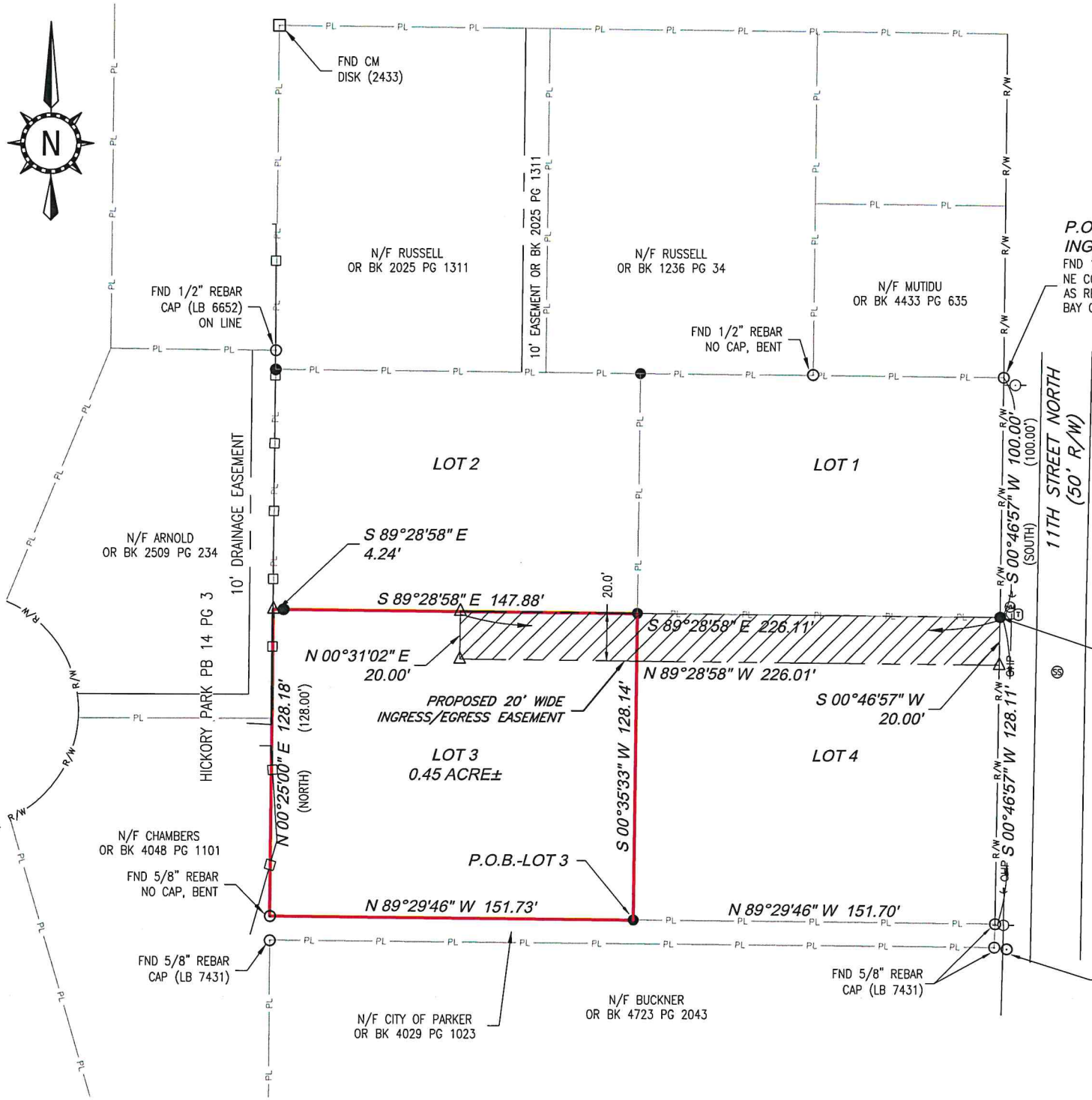
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- LEGEND**
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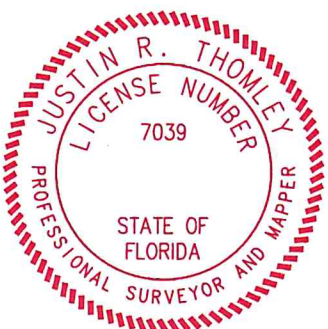
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34565 U.S. HIGHWAY 31, SUITE C
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OFFICE: 251-937-1434



STATE OF FLORIDA
COUNTY OF BAY

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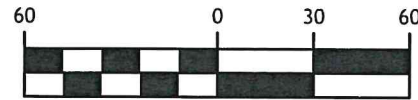
ACCORDING TO MY SURVEY THIS THE 4TH DAY OF OCTOBER, 2024

JUSTIN R. THOMLEY, FLORIDA LS 7039

SHEET TITLE: PROPOSED LOT SPLIT SURVEY		NO. REVISIONS DATE		512 & 518 11TH STREET NORTH	
SHEET NUMBER: 01		SURVEY END DATE: 9/5/2024		PROJECT NO: 24-0645	
DRAWING SCALE: 1"=60'		DRAWN BY: AJA		JEREMY FARRELL	
DRAWING END DATE: 10/4/2024		CHECKED BY: JRT		PANAMA CITY BAY COUNTY, FLORIDA	
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ORIGINAL SURVEY 512 & 518 11th Street



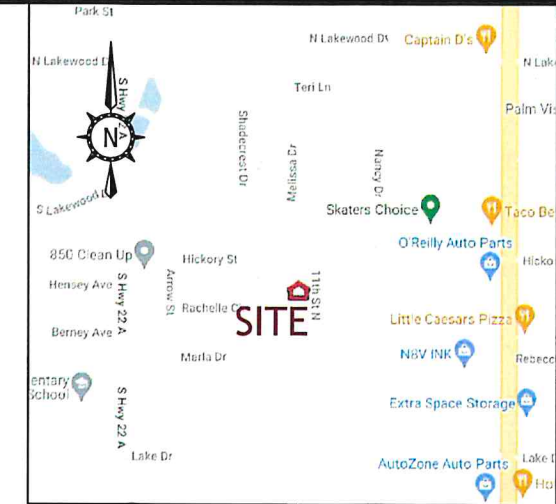
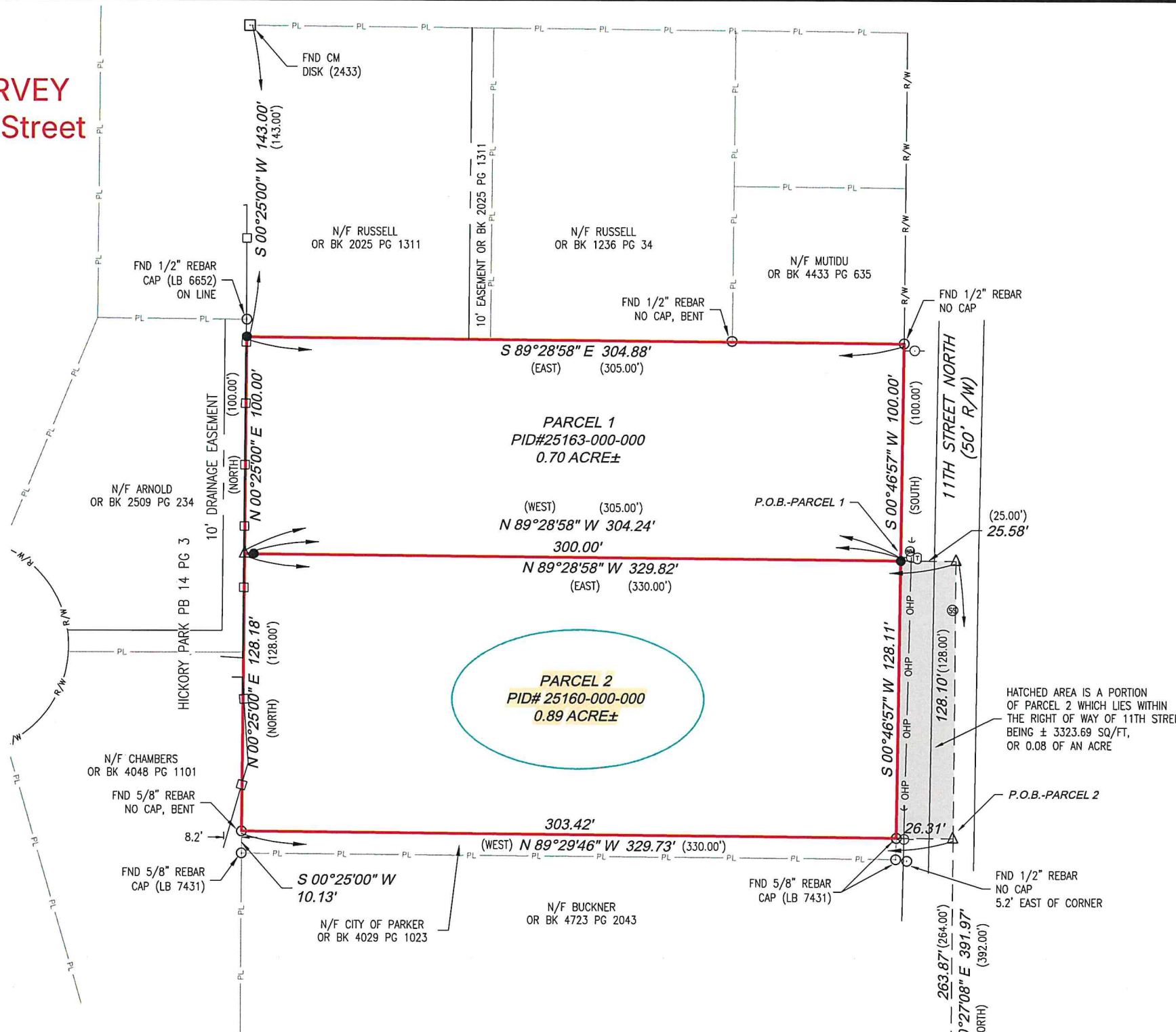
(1" = 60')
GRAPHIC SCALE

PARCEL 1
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 533)
W H PARKER PLAT-(5.15)-119A4- BEG 25' W & 392' N OF SE COR LOT 5 TH W
305' N 100' E 305' S 100' TO POB ORB 747 P 780

PARCEL 2
LEGAL DESCRIPTION (AS RECORDED IN OR BK 3812 PG 535)
W H PARKER PLAT-(5.11)-119A4-BEG AT A PT 264' N OF SE COR LOT 5 TH W
330' N 128' E 330' S 128' TO POB

NOTES:

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- 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.
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VICINITY MAP NTS

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 - FND - FOUND

- ### LEGEND
- SET PROPERTY CORNER 1/2" REBAR WITH CAP STAMPED LB#8096
 - FOUND IRON PIN TYPE AND SIZE AS SHOWN
 - △ CALCULATED POINT NOT SET
 - ⊙ POWER POLE AND GUY (TYPICAL)
 - SS SANITARY SEWER MANHOLE
 - T TELEPHONE PEDESTAL
 - WM WATER METER
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 - NOT TO SCALE
 - N 16°39'36" E AS MEASURED THIS SURVEY (N00°00'00"E)
 - R/W RIGHT OF WAY LINE
 - PL CENTERLINE
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ACCORDING TO MY SURVEY THIS THE 8TH DAY OF FEBRUARY, 2024.

JUSTIN R. THOMLEY, FLORIDA LS 7039

SHEET TITLE: RETRACEMENT SURVEY		NO. REVISIONS DATE		512 & 518 11TH STREET NORTH	
SHEET NUMBER: 01		PROJECT NO: 24-0079		JEREMY FARRELL PANAMA CITY BAY COUNTY, FLORIDA PLS GROUP, INC. COPYRIGHT © 2024, ALL RIGHTS RESERVED	
SURVEY END DATE: 2/1/2024		DRAWN BY: A.JA			
DRAWING SCALE: 1"=60'		CHECKED BY: JRT			
DRAWING END DATE: 2/5/2024					