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## **PARKER**

### **CITY COUNCIL REGULAR MEETING**

Council Chambers, City Hall  
Tuesday, April 1, 2025, at 5:30 P.M.

**MAYOR:**

Andrew Kelly

**COUNCILMEMBERS:**

Tonya Barrow, Mayor Pro Tem

Katy Bodiford

Ron Chaple

John Haney

**CITY ATTORNEY:**

Tim Sloan

**CITY CLERK:**

Ingrid Bundy

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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**

**\*AMENDED\***

**CALL TO ORDER**

**INVOCATION**

**ROLL CALL**

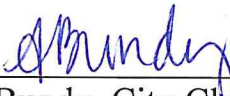
**ITEMS FROM THE AUDIENCE: (non-agenda items)**

**REGULAR AGENDA**

- 1. Reading of Proclamation – Fair Housing Month**
- 2. First Reading Ordinance 2025-425 – Impact Fees**
- 3. Approval of Minutes**
  - March 4, 2025
- 4. Planning Board Recommendation – Application for Parcel Split**
  - Parcel # 25176-000-000 (Nicole Dr) - McConnell  
REQUESTING PARCEL SPLIT INTO 2 LOTS
- 5. Planning Board Recommendation – Application for Parcel Combining**
  - Parcel # 25855-002-002 & 25855-003-000 (Vacant lots between 4932 & 4936 E Bus Hwy 98) - Forehand  
REQUEST COMBINING OF 2 PARCELS TO BUILD A NEW HOME

## 6. East Bay Apartments - Rankin

Approval of Final Plat for project


  
\_\_\_\_\_  
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](mailto: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](http://www.cityofparker.com)**

		<b>CITY OF PARKER AGENDA ITEM SUMMARY</b>	
<b>1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:</b>  Council		<b>2. MEETING DATE:</b>  04/01/2025	
<b>3. PURPOSE:</b>  Reading of Proclamation			
<b>4. IS THIS ITEM BUDGETED (IF APPLICABLE)</b>  YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>			
Fair Housing Month – April 2025			



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# PROCLAMATION

## WHEREAS

Title VIII of the Civil Rights act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits for fair housing in the United States; and

## WHEREAS

The principle of Fair Housing is not only national law and policy, but a fundamental human concept and right for all Americans; and

## WHEREAS

The National Fair Housing Law, during the month of April, provides an opportunity for Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

**NOW, THEREFORE, I, MAYOR ANDREW KELLY**, Mayor of the City of Parker, Florida, do hereby acknowledge and recognize the month of **APRIL 2025**, as

## “Fair Housing Month”

in Parker and hereby urge the citizens of Parker to become aware and support the Fair Housing Law.

Dated this 1<sup>st</sup> day of April 2025.

Attest:


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Andrew Kelly, Mayor  
City of Parker

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Ingrid Bundy, City Clerk



	<b>CITY OF PARKER</b> <b>AGENDA ITEM SUMMARY</b>	
<b>1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:</b> <b>Tony Summerlin/Tim Sloan</b>		<b>2. MEETING DATE:</b> <b>04/01/2025</b>
<b>3. PURPOSE:</b> <b>FIRST READING</b>		
<b>4. IS THIS ITEM BUDGETED (IF APPLICABLE)</b> <b>YES   <input type="checkbox"/>   NO   <input type="checkbox"/>   N/A   <input checked="" type="checkbox"/></b>		
Ordinance 2025-425 – Impact Fees		

**Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the website of the City of Parker ("City") by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference:

ORDINANCE NO. 2025-425

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF PARKER (ORDINANCE NO. 2010-349, AS AMENDED); AMENDING CERTAIN PROVISIONS OF CHAPTER 82 OF THE CODE OF ORDINANCES RELATING TO UTILITY SERVICES; PROVIDING FOR SEVERABILITY; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR CODIFICATION AND REPEALER CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Ordinance 2025-425 would update the water and sewer rates and amend the water and sewer impact fees to account for the amounts needed to be charged as determined by a recent study; thereby, satisfying a public purpose.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There will be direct compliance costs associated with Ordinance 2025-425 for new construction in the City for which businesses in the City should be financially responsible. The City may incur increased, indeterminate regulatory costs associated with code compliance. Existing fees and costs may be incurred as a part of code compliance, the amounts are currently not determinable.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Ordinance 2025-425 will only impact businesses for which new construction is contemplated in the City. The City may incur increased, indeterminate costs associated with ensuring compliance. There are no new charges or fees that will be imposed on existing businesses by the proposed Ordinance to cover the City's costs of ensuring compliance.

4. Additional information the governing body deems useful (if any):

The proposed Ordinance 2025-425 is a generally applicable Ordinance that applies to all persons similarly situated (individuals as well as businesses) who might apply for a building permit for new construction in the City. The estimated number of businesses likely to be impacted by the Ordinance cannot be quantified at this time because the number of businesses likely to be impacted by Ordinance 2025-425 will depend on how many businesses seek to construct new buildings within the City.

ORDINANCE NO. 2025-425

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF PARKER (ORDINANCE NO. 2010-349, AS AMENDED); AMENDING CERTAIN PROVISIONS OF CHAPTER 82 OF THE CODE OF ORDINANCES RELATING TO UTILITY SERVICES; PROVIDING FOR SEVERABILITY; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR CODIFICATION AND REPEALER CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITATION OF FACTS

WHEREAS, the water and sewer impact fees ordained below are based on a study using the most recent and localized data available that has been done within 4 years of this Ordinance and such study is adopted by the City within twelve (12) months of the initiation of the new impact fee study.

WHEREAS, the City provides for accounting and reporting of impact fees collections and expenditures and accounts for the revenues and expenditures of such impact fees in separate accounting funds.

WHEREAS, administrative charges of the City are limited for the collection of impact fees to the actual costs.

WHEREAS, notice of the imposition of amended impact fees was and is provided at least ninety (90) days before the effective date of this Ordinance imposing increased impact fees.

WHEREAS, the City does not require the collection of impact fees prior to the date of issuance of the building permit for the property that is subject to the fees.

WHEREAS, the impact fees levied by the City are proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

WHEREAS, the impact fees are proportional and reasonably connected to, or has a rational nexus with, the expenditures of

the funds collected and the benefits accruing to the new residential or nonresidential construction.

WHEREAS, the City specifically earmarks impact fees collected for use in acquiring, constructing, or improving capital facilities to benefit new users and any other matters allowed by Florida law.

WHEREAS, the revenues generated by the impact fees are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure was or is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

WHEREAS, the demonstrated-need study for the City justifying an increase of the impact fees in excess of those authorized in Subparagraphs (6)(b), (6)(c), (6)(d), or (6)(e) of Section 163.31801, F.S. has been completed within twelve (12) months before the adoption of the increases of the impact fees herein and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

WHEREAS, the City has held not less than two publicly noticed workshops/meetings dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in Section 163.31801(6), F.S.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER AS FOLLOWS:

Section 1. Section 82-68 of the Code of Ordinances, City of Parker, Florida, is hereby amended to read as follows:

**Sec. 82-68. Monthly water rate and impact fee.**

(a) *Water rates.* The charges for water service, with no minimum water consumption included, are currently set forth below but shall be adjusted as set forth herein and altered by action of the council. The charges shall be subject to the applicable taxes. In the first and final month of service during which a customer will be initiating or terminating service, the regular monthly base rate shall be pro-rated for the number of days that the city's water service is available. Meters are read in thousands only for

billing purposes.

*Residential.*

*Base monthly charge*

Single-family units . . . . . \$ 32.59

Multifamily units (also includes bulk customers) on a  
per-unit basis . . . . . 32.59

*Volumetric charge*

Per 1,000 gallons for all water consumed . . . . . 6.13

10% utility surcharge on water only customers

*Commercial or industrial.*

*Base monthly charge*

Charge for each individual unit . . . . . 12.26

*Volumetric charge*

Per 1,000 gallons for all water consumed . . . . . 6.13

*Hydrants.*

*Base monthly charge*

Charge for each individual hydrant . . . \$9.59

*Volumetric charge*

Per 1,000 gallons for all water consumed . . . . . \$6.13

(b) *Basis for rates.* The water rates set forth in this section are determined in accordance with the current rates charged by the county to the city. If the county increases the rates charged to the city from those currently charged, the rates set forth herein shall be automatically increased by the same amount on a per-thousand-gallon basis as implemented by the county in its



wholesale water rate in order to recover the total cost incurred by the city of the rate increase implemented by the county's wholesale rate.

All rates including base rates shall be subject to an inflationary adjustment of three percent effective on October 1 of each year hereafter and shall be applied to each customer's water bill beginning with the first bill issued after October 1 of each year. Such inflationary adjustment shall be in addition to any other rate adjustment which may be approved by the city. The city council may change, alter or amend any or all fees and charges relating to water use, including but not limited to fees, deposits, base rates and impact fees by subsequent ordinance, resolution or action.

(c) *Fire sprinkler system rate charge:*

- (1) The rate charge for establishments relating to a fire sprinkler system connected to a four-inch city water line shall be \$6.25 per month.
- (2) The rate charge for establishments relating to a fire sprinkler system connected to a six-inch city water line shall be \$10.50 per month.
- (3) In addition to the amounts set forth in subparagraphs (1) and (2) above, each customer shall pay the amount of \$1.00 per month for each sprinkler head permitted or installed.
- (4) The monthly rate charge for establishments connected to the county water system shall be equal to whatever charge the county levies upon the city for such service.
- (5) The monthly rate charge set forth in this subsection (c) shall be payable to the department upon billing as reflected on the customer's monthly water bill from the city.

(d) *Impact fees.*

- (1) It shall be unlawful for any person to connect or permit any other person to connect any fixture or piping to the water system of the city, or to any private water system

which is already connected to the water system of the city, without first paying the applicable impact fee to the city. An impact fee shall not be required solely in connection with an irrigation meter.

- (2) The current impact fee for one equivalent residential connection (including irrigation) shall be \$3,070.00. The impact fee for one equivalent residential connection (including irrigation) may be altered or amended by subsequent ordinance or resolution.
- (3) The current impact fee for nonresidential customers shall be a multiplier factor of the number of equivalent residential connections based upon the table set forth below multiplied by the then existing impact fee.

Diameter of Pipe	Equivalent Residential Connection
5/8" or 3/4"	1.0
1"	2.5
1 1/2"	5.0
2"	8.0
3"	16.0
4"	25.0

- (4) Impact fees shall be payable at such time as a permit from the city for water connection is obtained. No water connection permit shall be issued until such fees are paid in full. In the event a building is located outside the boundaries of the city, such fee shall be due at the time water tap and sewer connection fees are paid. No service shall be provided until such fees are paid.
- (5) The foregoing impact fee may be changed in the future by the city by subsequent ordinance, resolution, or motion of the council.

(e) *Water reserve fund.* All monies received from water impact fees imposed hereunder shall be deposited and held together with interest thereon in a separate reserve fund hereby created and shall be expended from that fund only for the purpose of extending or oversizing, separating or constructing additions to the production or holding facilities, treatment plant, or

distribution system, including new taps and meters, or for any other lawful purpose.

Section 2.      Section 82-372 of the Code of Ordinances, City of Parker, Florida, is hereby amended to read as follows:

**Sec. 82-372. Amount of fee.**

(a) The current impact fee for one equivalent residential sewer connection shall be \$6.150.00.

(b) The current impact fee for nonresidential customers shall be a multiplier factor of the number of equivalent residential connections (ERCs) based upon the table set forth below multiplied by the then existing impact fee.

Diameter of Pipe	ERC
5/8" or 3/4"	1.0
1"	2.5
1 1/2"	5.0
2"	8.0
3"	16.0
4"	25.0

(c) Impact fees shall be payable at such time as a permit from the city for sewer or sewer connection is obtained. No sewer or sewer connection permit shall be issued until such fees are paid in full. In the event a building is located outside the boundaries of the city, such fee shall be due at the time water tap and sewer connection fees are paid. No service shall be provided until such fees are paid.

(d) The impact fees set forth herein may be changed in the future by the city by subsequent ordinance, resolution, or motion of the council.

Section 3.      Severability.

If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or

unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4.      Scrivener's Errors.

The City Attorney may correct any scrivener's errors found in this Ordinance, without public hearing, by filing a corrected copy of the Ordinance with the Clerk. A scrivener's error may not include an amendment that changes the intent or meaning of the Ordinance.

Section 5.      Ordinance to be Liberally Construed.

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

Section 6.      Codification.

The provisions of this Ordinance shall become and be made part of the Code of the City. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 7.      Repeal of Conflicting Codes, Ordinances, and

Resolutions.

All codes, ordinances and resolutions or parts of codes, ordinances and resolutions or portions thereof of the City of Parker, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 8.      Effective Date.

This Ordinance shall take effect on the 91<sup>st</sup> day following passage of this Ordinance.

PASSED, APPROVED AND ADOPTED at a Meeting of the City Council of the City of Parker, Florida as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF PARKER

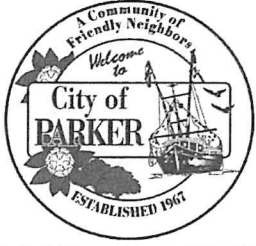
\_\_\_\_\_  
Andrew Kelly, Mayor

ATTEST:

\_\_\_\_\_  
Ingrid Bundy, City Clerk

Examined and approved by me, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Andrew Kelly, Mayor

	<b>CITY OF PARKER</b> <b>AGENDA ITEM SUMMARY</b>	
<b>1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:</b> <b>Council</b>		<b>2. MEETING DATE:</b> <b>04/01/2025</b>
<b>3. PURPOSE:</b> <b>APPROVAL OF COUNCIL MEETING MINUTES</b>		
<b>4. IS THIS ITEM BUDGETED (IF APPLICABLE)</b> <b>YES   <input type="checkbox"/>   NO   <input type="checkbox"/>   N/A   <input checked="" type="checkbox"/></b>		
<div>March 4, 2025</div>		



**CITY OF PARKER**  
**REGULAR MEETING MINUTES**  
**HELD AT 1001 W. PARK ST, MARCH 4, 2025 – 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 Attorney Tim Sloan.

**ITEMS FROM THE AUDIENCE (Non-Agenda)**

Residents, Joe Hofbauer of 5033 Sharon Drive, Tim Greene of 5105 Stratford Ave, and Leesa Marlow of 5103 Stratford Ave, presented information regarding dredging of the area located by their residences.

Resident, Garry Brannon of 1034 Brannon Place, discussed outfalls coming off 98 into the bayou.

Residents, Greg and Brandi Parker of 16 Wood Avenue, shared their concerns regarding the testing of noise level and claims of vibration affecting their residence.

**AGENDA**

**Approval of Council Meeting Minutes**

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

**Approval of alternate magistrate – Mark Rega**

Mayor Andrew Kelly presented the recommendation of Mark Rega to be appointed the alternate magistrate. A motion to approve the award was made by Councilmember Haney; seconded by Councilmember Barrow. The motion was carried with all voting in favor; 5-0.

**Approval of Municipal Election Agreement**

City Attorney, Mr. Tim Sloan, presented the details of the new Municipal Election Agreement. A motion to authorize signature for the agreement was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

**Approval of use of ARPA funds**

Mayor Andrew Kelly presented the request to use ARPA funding to purchase a new backhoe for the Public Works Department. A motion to approve was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

A motion was made to declare the previous backhoes as surplus by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 5-0.

**Consideration of Application for Shoreline Construction and Dredging Permit - Parcel # 25814-010-000 (5904 E Hwy 98)**

Mr. Paul Buholz presented the request for approval of the application for shoreline construction. After discussion, a motion was made to approve the permit by Councilmember Bodiford; seconded by Councilmember Barrow. The motion was carried with Councilmember Haney dissenting; 4-1.

**Consideration of Final Plat Approval – East Bay Apartments**

With no one present to discuss the package the item was tabled until further review can happen.

**DISCUSSION ITEMS BY COMMISSIONERS**

Councilmember Barrow requested specific information regarding residents’ concerns from earlier.

With no further discussion the meeting adjourned at 6:22 P.M.

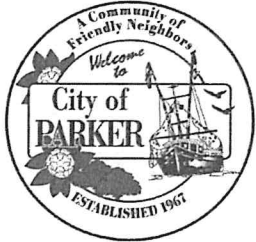
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Andrew Kelly, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ingrid Bundy, City Clerk

\_\_\_\_\_  
Date

	<b>CITY OF PARKER</b> <b>AGENDA ITEM SUMMARY</b>	
<b>1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:</b> <b>McConnell</b>		<b>2. MEETING DATE:</b> <b>04/01/2025</b>
<b>3. PURPOSE:</b> <b>Application for Parcel Split</b>		
<b>4. IS THIS ITEM BUDGETED (IF APPLICABLE)</b>  YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>		
<b>Parcel # 25176-000-000 (Nicole Dr)</b> <b>REQUESTING APPROVAL OF PARCEL SPLIT INTO 2 LOTS</b>		



# 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: JAMES W. McCONNELL

Site Location: NICOLE DR

Telephone #: 850-527-5673 Email: JAMES@TOOLTIME.COMCASTBIZ

Reason for Parcel Split or Combination: BUILDING 2 HORSES OR IT. Net

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: [Signature] Date: 1-31-25

Signature of Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_



LEGAL DESCRIPTION: (OVERALL PARCEL)

BEGINNING 90 FEET SOUTH FROM NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, RUNNING SOUTH 250 FEET, EAST 330 FEET, NORTH 250 FEET, WEST 330 FEET TO THE POINT OF BEGINNING

AND

BEGINNING AT A POINT 300 FEET NORTH OF SOUTHEAST CORNER OF LOT 10 IN W.H. PARKER PLAT (OF 5 ACRE TRACKS) IN SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, RUNNING THENCE WEST 330 FEET, THENCE NORTH 20 FEET, THENCE EAST 330 FEET, THENCE SOUTH 20 FEET TO POINT OF BEGINNING

LESS AND EXCEPT PARCEL RECORDED IN ORB 2514, PAGE 2220, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT THAT IS 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, RUNNING SOUTH 00 DEGREES, 00'00" WEST 259.99 FEET, THENCE NORTH 89 DEGREES 40'30" EAST 165.00 FEET, THENCE NORTH 00 DEGREES 00'00" EAST 270.00 FEET, THENCE SOUTH 89 DEGREES 40'30" WEST 165.00 FEET TO THE POINT OF BEGINNING, LESS THE WEST 15 FEET FOR ROAD RIGHT OF WAY.

LEGAL DESCRIPTION: (PARCEL I)

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, THENCE RUN N 89°40'30" E ALONG THE NORTH LINE OF ARROW STREET SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 165.00' TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SUBDIVISION CONTINUE N 89°40'30" E FOR 165.00' TO THE WEST R/W LINE OF NICOLE DRIVE; THENCE RUN S 00°00'00" W ALONG SAID R/W LINE FOR 67.50'; THENCE DEPARTING SAID R/W LINE RUN S 89°40'30" W FOR 165.00' TO THE EAST LINE OF AFOREMENTIONED SUBDIVISION; THENCE RUN N 00°00'00" E FOR 67.50' TO AFOREMENTIONED NORTHEAST CORNER OF SUBDIVISION AND THE POINT OF BEGINNING.

PARCEL CONTAINS 0.255 ACRES MORE OR LESS.

LEGAL DESCRIPTION: (PARCEL II)

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, THENCE RUN N 89°40'30" E ALONG THE NORTH LINE OF ARROW STREET SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 165.00' TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE DEPARTING SAID SUBDIVISION CONTINUE N 89°40'30" E FOR 165.00' TO THE WEST R/W LINE OF NICOLE DRIVE; THENCE RUN S 00°00'00" W ALONG SAID R/W LINE FOR 67.50' TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°00'00" W ALONG SAID R/W LINE FOR 202.32'; THENCE DEPARTING SAID R/W LINE RUN S 89°40'30" W FOR 165.00' TO THE EAST LINE OF AFOREMENTIONED SUBDIVISION; THENCE RUN N 00°00'00" E ALONG SAID EAST LINE FOR 202.40'; THENCE DEPARTING SAID EAST LINE RUN N 89°40'30" E FOR 165.00' TO THE AFOREMENTIONED R/W LINE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 0.765 ACRES MORE OR LESS.

NOTES:  
NO UNDER GROUND FOUNDATIONS, IMPROVEMENTS OR ENCROACHMENTS LOCATED DURING THIS SURVEY

A COMPARISON HAS BEEN MADE BETWEEN RECORD OR PLATED BEARINGS AND DISTANCES WITH FIELD MEASURED DIMENSIONS. WHEN A DIFFERENCE IS FOUND, RECORD OR PLATTED ARE SHOWN IN PARENTHESIS.

BEARING BASED ON STATE PLANE FL NORTH

A TITLE SEARCH OF THE SUBJECT PROPERTY HAS NOT BEEN CONDUCTED BY THE UNDERSIGNED SURVEYOR. IT IS POSSIBLE THERE ARE DEEDS (RECORDED OR UNRECORDED), EASEMENTS, RIGHT OF WAYS, STATE OR FEDERAL JURISDICTIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

SYMBOLS AND ABBREVIATIONS

○	SET 6" IRON ROD AND CAP #1 BUSH
□	SET 4" CONCRETE P.R.M. #1 BUSH
P.O.B.	POINT OF BEGINNING
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.P.	POINT OF CURVATURE CONTROL POINT
P.C.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
CONC	CONCRETE
C.M.P.	CORRUGATED METAL PIPE
R.C.P.	REINFORCED CONCRETE PIPE

FLOOD ZONE:

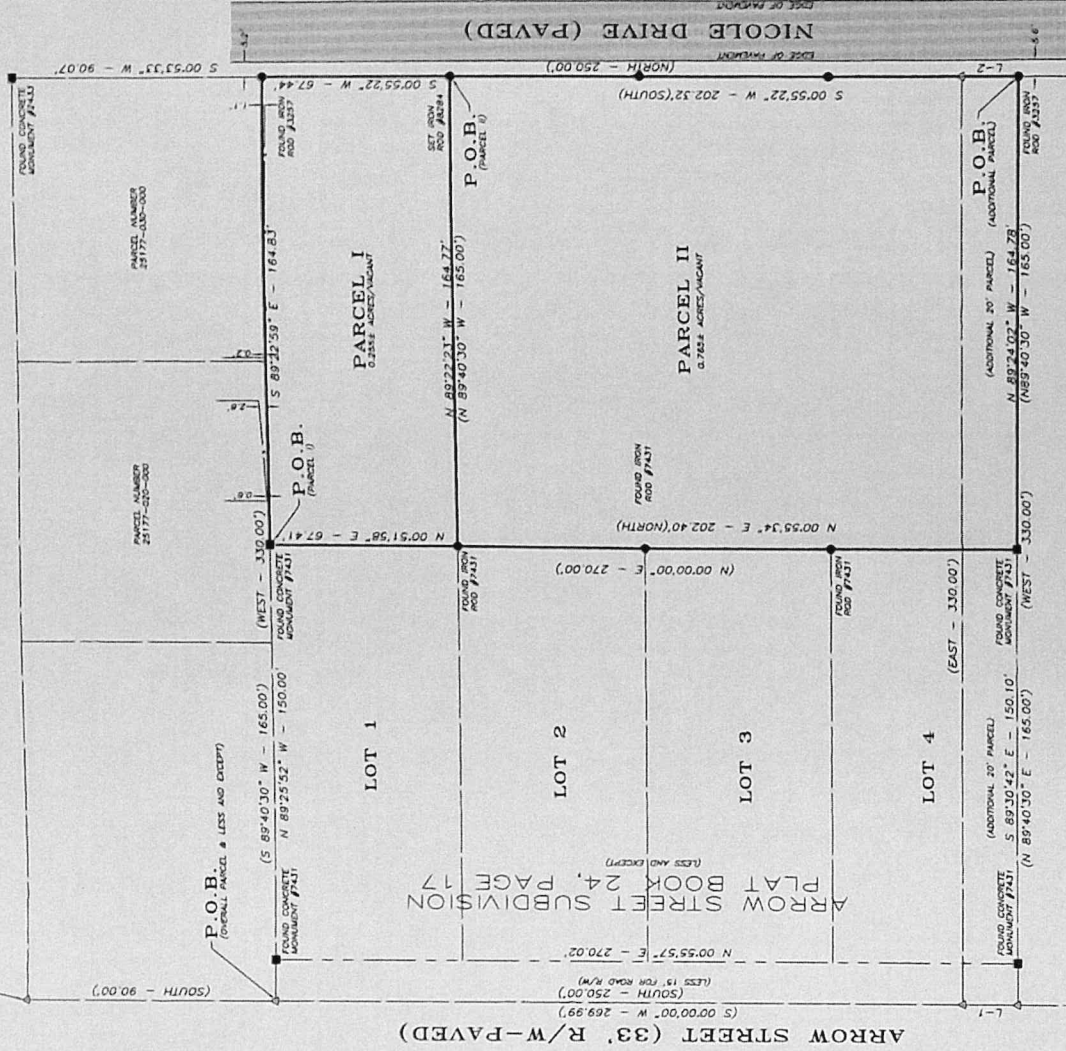
"X"  
MAP #12005C0363H EFFECTIVE 6/2/2009

CERTIFIED TO:

JORDAN MACKIE

MARLA DRIVE (PAVED)

P.O.C.  
(OVERALL PARCEL & LESS AND EXCEPT)  
NORTHWEST CORNER OF LOT 10 OF W.H. PARKER PLAT OF 1915, IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST

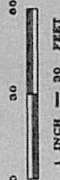


PARCEL NUMBER  
25175-000-000

LINE #	BEARING	DISTANCE	(BEARING)	(DISTANCE)
L-1	N/A	N/A	(NORTH)	(20.00')
L-2	N/A	N/A	(SOUTH)	(20.00')

SCALE: 1"=30'

GRAPHIC SCALE



COMPUTED POINT  
POSITION OF SET  
TYPICAL (7)

P.O.C.  
(ADDITIONAL PARCEL)  
NORTHWEST CORNER OF LOT 10  
IN W.H. PARKER PLAT (OF 5 ACRE TRACKS)  
RECORDED IN PLAT BOOK 24, PAGE 17  
TOWNSHIP 4 SOUTH, RANGE 14 WEST

LAKE DRIVE (50' R/W - PAVED)

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT IN MY OPINION THIS IS A TRUE REPRESENTATION OF THE PROPERTY SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 6J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

MTS Surveying and Mapping  
LB #8284


4619 ASHLAND WAY  
PANAMA CITY, FL 32404  
PHONE: 850-704-5775

mtssurveyingmapping@gmail.com

LS#7055 LB #8284  
THIS SURVEY IS NOT VALID WITHOUT  
THE SIGNATURE OF AND SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY  
OF  
NICOLE DRIVE

Date Of Field Work - 02/14/2023  
FIELD BOOK-61 PAGE - 59  
Drawn By - EAS  
Job # - 699-22

	<b>CITY OF PARKER</b> <b>AGENDA ITEM SUMMARY</b>	
<b>1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:</b>  Forehand	<b>2. MEETING DATE:</b>  04/01/2025	
<b>3. PURPOSE:</b>  Application for Parcel Combining		
<b>4. IS THIS ITEM BUDGETED (IF APPLICABLE)</b>  YES <input type="checkbox"/> NO <input type="checkbox"/> N/A X		
<p><b>Parcel # 25855-002-002 &amp; 25855-003-000 (Vacant lots between 4932 &amp; 4936 E Bus Hwy 98)</b></p> <p>REQUESTING COMBINING OF 2 PARCELS TO BUILD A NEW HOME</p>		





# 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: DOUGLAS FOREHAND (GERRY)

Site Location: BETWEEN 4932 & 4936 E. BUS 98

Telephone #: 850 474-5432 Email: CJFOREHAND71@MSN.COM

Reason for Parcel Split or Combination: NEW HOUSE

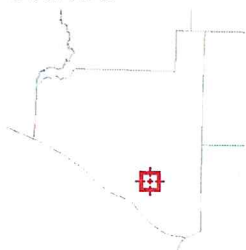
Submit detailed professional survey showing proposed combination or split of parcel.

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: Douglas H. Forehand Date: 3-4-2025

Signature of Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_



### Legend

- ☐ Parcels
- ☐ Roads
- ☐ Lots

Parcel ID	25855-002-002	Owner	FOREHAND, DOUGLAS GREALD & CAROLYN FOREHAND (TRUSTEES)	Last 2 Sales			
Class Code	VACANT			Date	Price	Reason	Qual
Taxing District	10		1005 S KIMBREL AVE	n/a	0	n/a	n/a
	PANAMA CITY		PANAMA CITY, FL 32404	n/a	0	n/a	n/a
Acres	0.123	Physical Address	HWY 98 BUS E A	MLS			
		Just Value	Value \$12592				

(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**

Date created: 3/4/2025  
Last Data Uploaded: 3/4/2025 2:02:08 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL

EXHIBIT "A"

The East Half of Lot (13), according to the Plat of parker situated in Section 24, Township 4 South, Range 14 West, as on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

**The West Half of Lot Thirteen (13), according to the Plat of Parker situated in Section 24, Township 4 South, Range 14 West, as on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.**

and

**Commence at the Northeast Corner of Block 2, Corrected Plat of E.B. Register's First Addition to Callaway as Per Plat thereof reported in Plat Book 9, Page 32 of the Public Records of Bay County, Florida; Thence South 89 degrees 39 Minutes 50 Seconds East along the North line of the Southeast Quarter of the South-west Quarter of Section 7; Township 4 South, Range 13 West a distance of 195 feet to the East Right-of Way line of North Gay Avenue (60 Foot Right-of-Way); Thence South 00-Degrees 49 Minutes 55 Seconds East along said East Right-of-Way line, a distance of 842.58 feet to the point of beginning; Thence East 135 Feet, Thence South 75 Feet, Thence West 135 Feet to the East Right-of-Way line of North Gay Ave., Thence North 75 Feet along said Right-of-Way to the point of beginning.**

Less and Except:

Road right of way and the South 82 feet of the East 67 feet of the East Half of Lot 13, according to the Plat of Parker, situated in Section 24, Township 4 South, Range 14 West, as on file in the Office of the Clerk of Circuit Court of Bay County, Florida.



THIS DOCUMENT PREPARED FROM  
INFORMATION FURNISHED BY THE  
GRANTORS; ACCURACY OF LEGAL  
DESCRIPTION OR MARKETABILITY  
OF TITLE IS NOT GUARANTEED BY  
THE PREPARER:  
BURKE BLUE HUTCHISON WALTERS  
& SMITH, P.A.  
P.O. BOX 70  
PANAMA CITY  
FLORIDA 32402  
(850) 769-1414

Property Appraiser's Parcel ID #25855-003-000 and 25855-002-001  
Consideration: \$100  
Doc Stamps: \$.70  
Burke Blue File No. F461-28695

**WARRANTY DEED**

THIS WARRANTY DEED made this 29<sup>th</sup> day of May, 2018, by **DOUGLAS GERALD FOREHAND**  
of 1005 Kimbrel Ave. S., Panama City, Florida 32404, (the "Grantor") to **DOUGLAS G. FOREHAND and**  
**CAROLYN FOREHAND**, as Trustees of the Forehand Family Trust Dated August 29, 2013, of 1005 Kimbrel  
Ave. S., Panama City, Florida 32404 (the "Grantee");

**WITNESSETH:**

THAT THE GRANTOR, for and in consideration, of the sum of \$10.00 and other valuable  
consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and  
convey unto the Grantee, including the heirs, legal representatives and assigns of individuals and the  
successors and assigns of corporations as the case may be, his interest in all that certain land situate in Bay  
County, Florida, to wit:

SEE ATTACHED EXHIBIT "A"

THE property is not the Grantor's homestead property.  
THE property is not encumbered by any liens or mortgages.

TO HAVE AND TO HOLD, the same in fee simple forever.

  
Initials

AND THE GRANTOR hereby covenants with said Grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land; that he hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments for the year of 2018 and restrictions of record, the mention of which herein shall not reimpose the same.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in his name the day and year first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

WITNESS: Mary A. Farney  
WITNESS: Catherine M. Ford

Douglas Gerald Forehand  
DOUGLAS GERALD FOREHAND

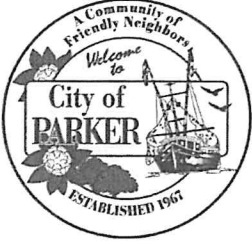
STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 2018, by DOUGLAS GERALD FOREHAND. He (notary must check applicable box):

- ☒ is personally known to me.
- ☐ produced a current Florida driver's license as identification, No. \_\_\_\_\_
- ☐ produced \_\_\_\_\_ as identification.



Catherine M. Ford  
(Print Name)  
Notary Public  
Serial # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

	<b>CITY OF PARKER</b> <b>AGENDA ITEM SUMMARY</b>	
<b>1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:</b> <b>Fredrick Rankin (Dewberry)</b>		<b>2. MEETING DATE:</b> <b>04/01/2025</b>
<b>3. PURPOSE:</b> <b>Recommendation for Approval by Planning Committee</b>		
<b>4. IS THIS ITEM BUDGETED (IF APPLICABLE)</b> <b>YES   <input type="checkbox"/>   NO   <input type="checkbox"/>   N/A   <input checked="" type="checkbox"/></b>		
<b>Final Plat Approval:</b>  Parcel of land lying in Section 25, Township 4 South, Range 14 West, Bay County, FL		



Map 15, 15, 2025 (06:35:37 EST)  
DRAWING NAME: C:\PROJECTS\PROJECTS (TEMPORARY)\50143854\_EAST BAY APARTMENTS SUBDIVISION\50143854-FINAL-PLAT-031825.DWG SHEET(1) BY: DRANKIN

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 (F.D.O.T.) RIGHT OF WAY MAP SECTION NO. 46020-2528 (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 SOUTHEASTERLY, HAVING A RADIUS OF 3314.32 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 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 3,314.32 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 1,049.55 FEET); THENCE SOUTH 03 DEGREES 18 MINUTES 23 SECONDS WEST, FOR A DISTANCE OF 417.63 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 869.64 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 57 MINUTES 05 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 682.28 FEET (CHORD BEARING AND DISTANCE = SOUTH 25 DEGREES 46 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 684.91 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 5.93 FEET; THENCE NORTH 12 DEGREES 28 MINUTES 36 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 56.18 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 46 SECONDS WEST, FOR A DISTANCE OF 53.34 FEET; THENCE NORTH 05 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 38.12 FEET; THENCE NORTH 20 DEGREES 50 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 46.18 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 76.08 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 103.99 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 13.66 FEET; THENCE NORTH 52 DEGREES 25 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 42.50 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 55 SECONDS EAST, FOR A DISTANCE OF 273.51 FEET, MORE OR LESS; THENCE NORTH 52 DEGREES 36 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 37 DEGREES 23 MINUTES 55 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 NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 787.08 FEET (CHORD BEARING AND DISTANCE = NORTH 38 DEGREES 20 MINUTES 56 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 52 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 66.30 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, IT'S SOLE MEMBER, BY EAST BAY FLATS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, IT'S MANAGING MEMBER, AND BY EAST BAY INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, IT'S 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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025

WITNESS

BY: \_\_\_\_\_

WITNESS

ACKNOWLEDGMENT

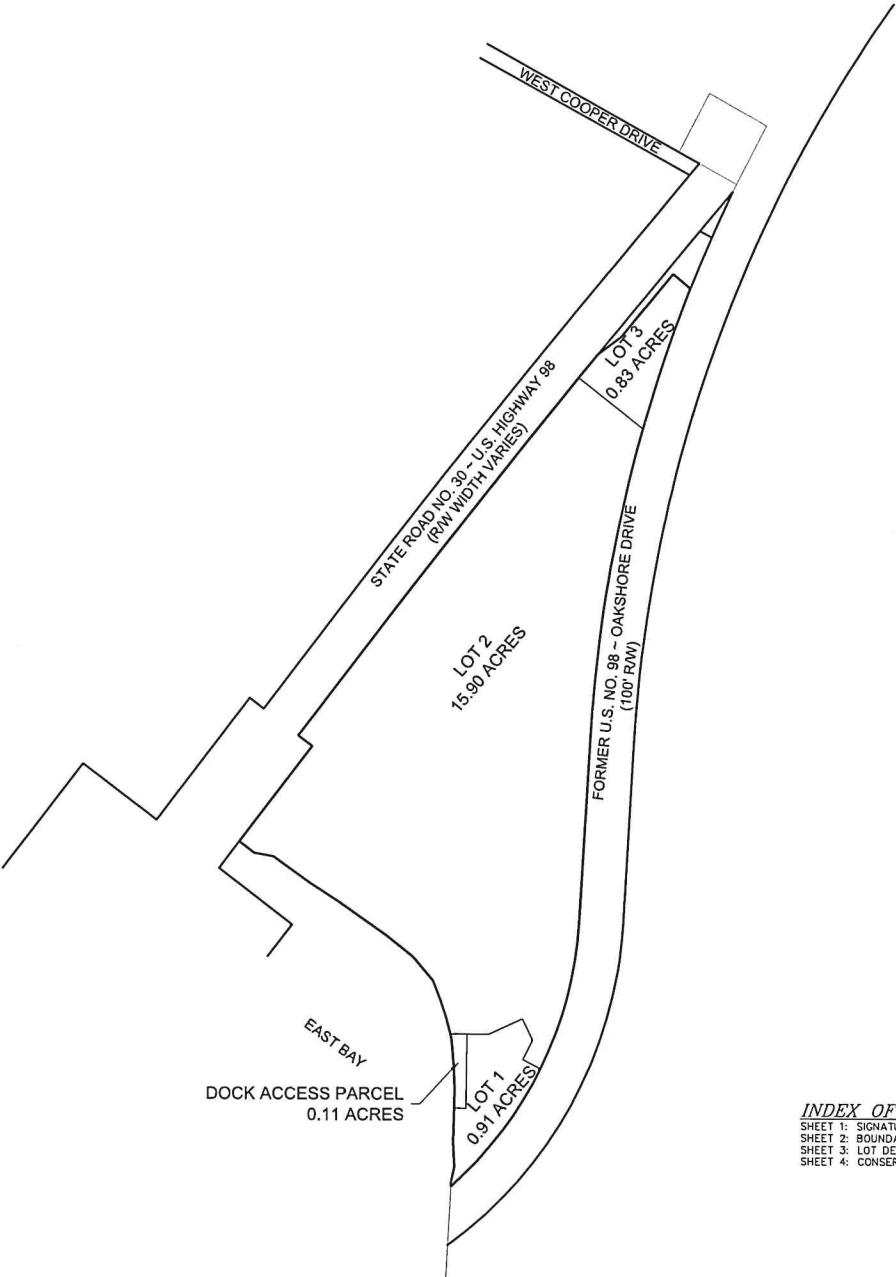
BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_ OF PROTECTIVE LIFE INSURANCE COMPANY, A TENNESSEE CORPORATION, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THIS JOINDER IN DEDICATION OF THIS PLAT OF "EAST BAY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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

# EAST BAY APARTMENTS

SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST,  
CITY OF PARKER, BAY COUNTY, FLORIDA  
MARCH, 2025

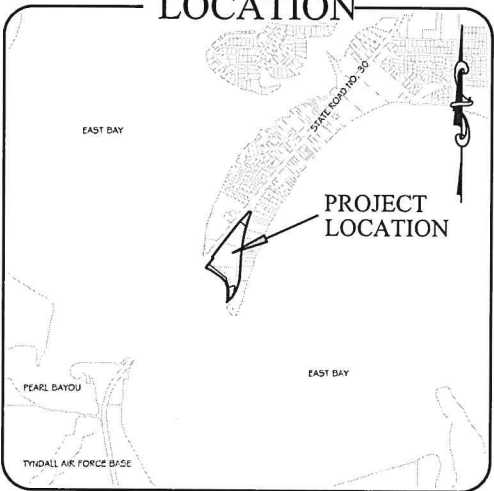


INDEX OF SHEETS:

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



## LOCATION



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.

PLAT BOOK

PAGE

SHEET 1 OF 4

SURVEYOR'S NOTES:

1. 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.
2. SOURCE OF INFORMATION: BOUNDARY SURVEY OF SUBJECT PROPERTY.
3. ALL LOT LINES SHOWN HEREON ARE NON-RADIAL, UNLESS STATED OTHERWISE.
4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONE X, ZONE X (0.2%), ZONE AE (EL 9), ZONE AE (EL 10), ZONE VE (EL 10), AND ZONE VE (EL 12), 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 J, WHICH BEARS A MAP REVISED DATE OF OCTOBER 24, 2024.

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 \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

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

CITY COUNCIL 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 CITY COUNCIL OF THE CITY OF PARKER, FLORIDA, SIGNED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

ANDREW KELLY  
MAYOR

BY: \_\_\_\_\_

TONYA BARROW  
MAYOR PRO TEM

BY: \_\_\_\_\_

KATY BARRETT

BY: \_\_\_\_\_

JOHN HANEY

BY: \_\_\_\_\_

RON CHAPLE

CERTIFICATE OF CLERK:

I, BILL KINSAUL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 IN PLAT BOOK NO. \_\_\_\_\_ AT PAGE(S) NO. \_\_\_\_\_ AND NO. \_\_\_\_\_, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

BY: \_\_\_\_\_

BILL KINSAUL  
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 \_\_\_\_\_, 2025.

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 COMPLIES 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 \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

FREDERICK C. RANKIN, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NO. LS 6585



**Dewberry**

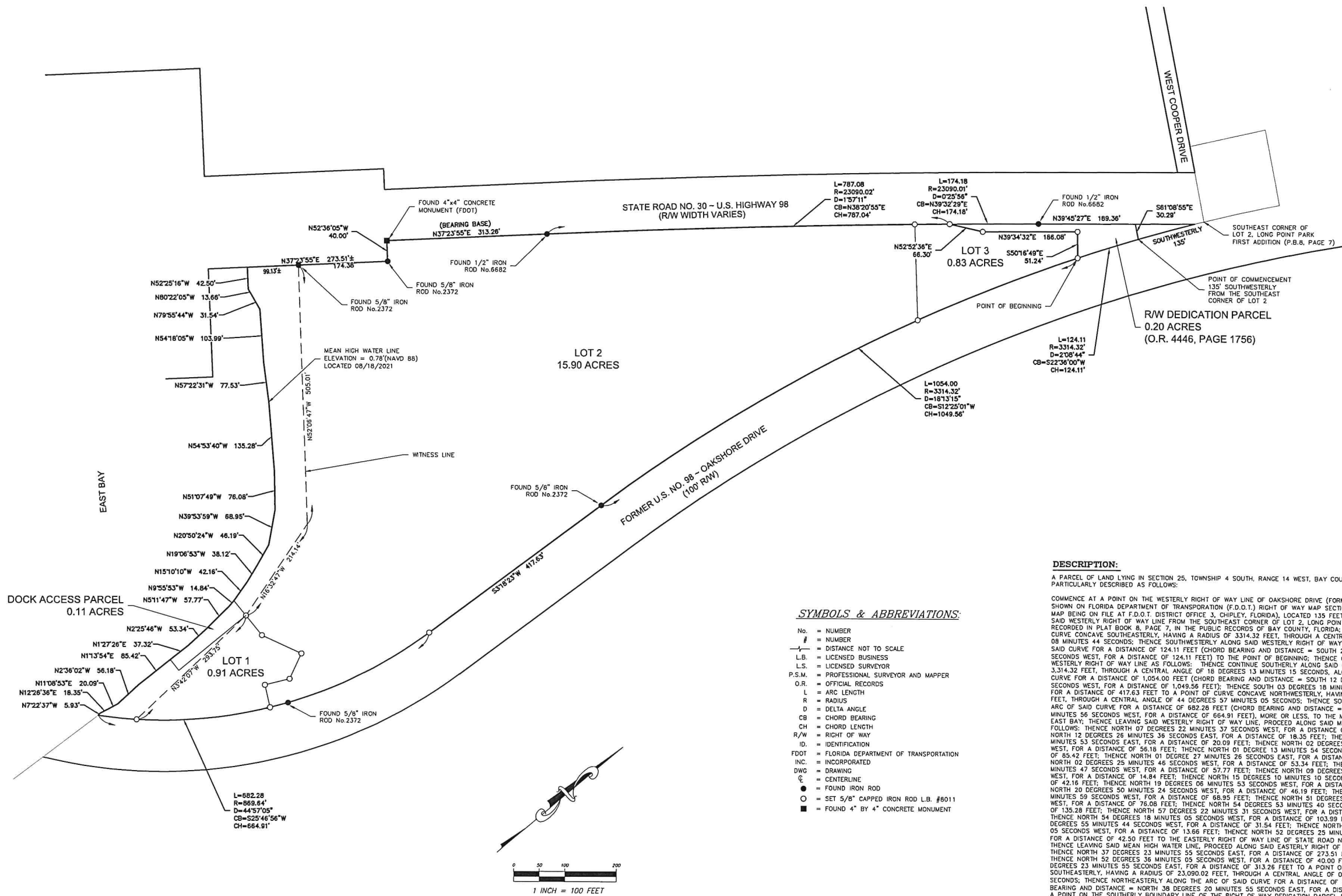
203 ABERDEEN PARKWAY  
PANAMA CITY, FLORIDA 32405  
PHONE: 850.522.0644 FAX: 850.522.1011  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

# EAST BAY APARTMENTS

SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST,  
CITY OF PARKER, BAY COUNTY, FLORIDA  
MARCH, 2025

PLAT BOOK PAGE  
SHEET 2 OF 4



## 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 (F.D.O.T.) RIGHT OF WAY MAP SECTION NO. 46020-2528 (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 SOUTHEASTERLY, HAVING A RADIUS OF 3314.32 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 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 3,314.32 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 SOUTH 03 DEGREES 18 MINUTES 23 SECONDS WEST, FOR A DISTANCE OF 417.63 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 869.64 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 57 MINUTES 05 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 682.26 FEET (CHORD BEARING AND DISTANCE = SOUTH 25 DEGREES 46 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 664.91 FEET), MORE OR LESS, TO THE MEAN HIGH WATER LINE AS FOLLOWS: THENCE NORTH 07 DEGREES 22 MINUTES 37 SECONDS WEST, FOR A DISTANCE OF 5.93 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 36 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 56.18 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 46 SECONDS WEST, FOR A DISTANCE OF 53.34 FEET; THENCE NORTH 05 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 06 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 38.12 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 68.95 FEET; THENCE NORTH 51 DEGREES 07 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 66.30 FEET; THENCE NORTH 54 DEGREES 53 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 103.99 FEET; THENCE NORTH 57 DEGREES 05 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 103.99 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 13.66 FEET; THENCE NORTH 81 DEGREES 55 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE AS FOLLOWS: THENCE NORTH 37 DEGREES 23 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 273.51 FEET, MORE OR LESS; THENCE NORTH 52 DEGREES 36 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 37 DEGREES 23 MINUTES 55 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 NORTHEASTERLY 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 787.04 FEET) TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY DEDICATION PARCEL RECORDED IN OFFICIAL RECORDS BOOK 444-E, 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 66.30 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.

## 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
CL	=	CENTERLINE
●	=	FOUND IRON ROD
○	=	SET 5/8" CAPPED IRON ROD L.B. #8011
■	=	FOUND 4" BY 4" CONCRETE MONUMENT

## 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.

## INDEX OF SHEETS:

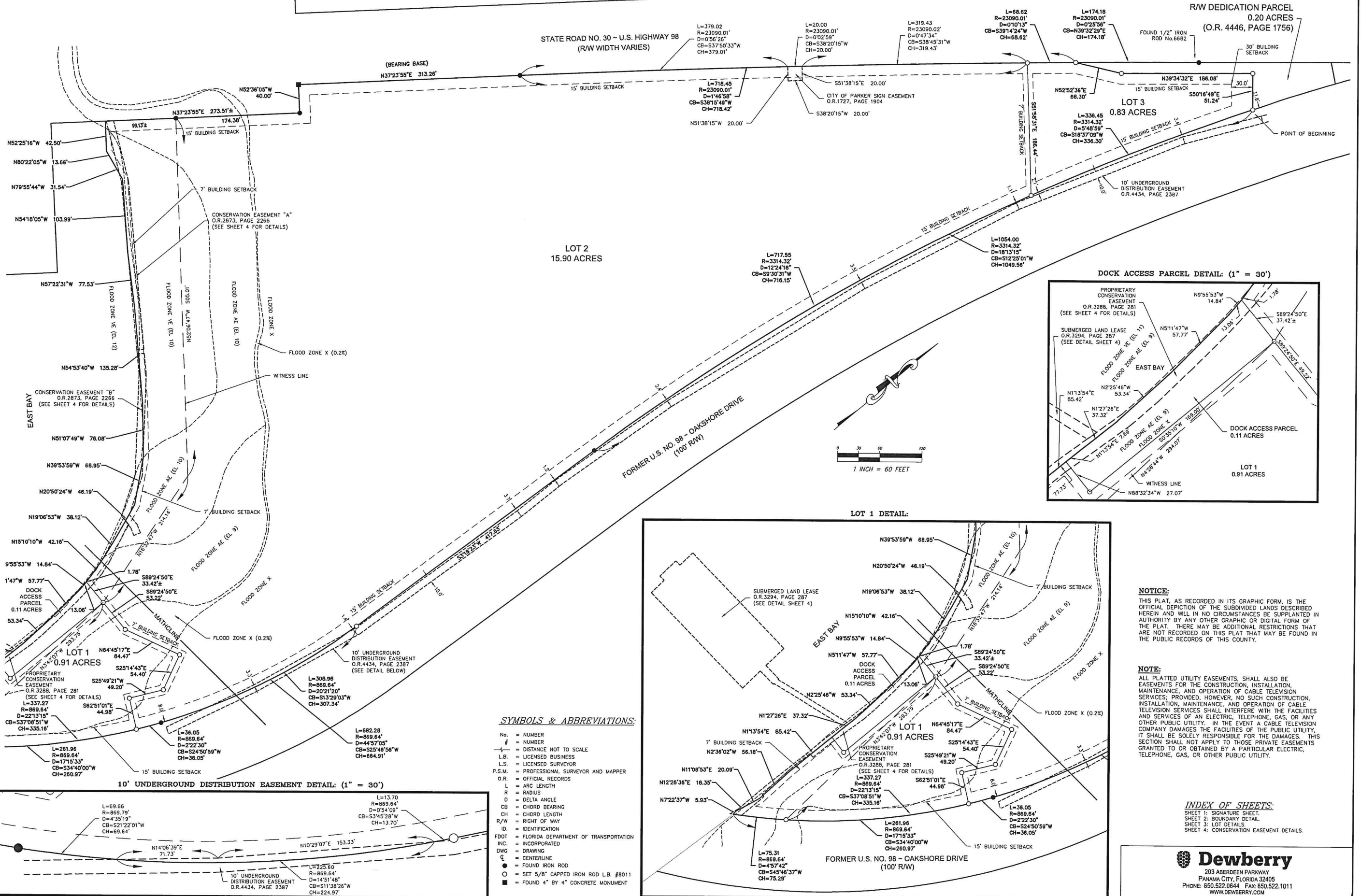
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SHEET 2: BOUNDARY DETAIL  
SHEET 3: LOT DETAILS  
SHEET 4: CONSERVATION EASEMENT DETAILS.

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PLAT BOOK PAGE  
SHEET 3 OF 4

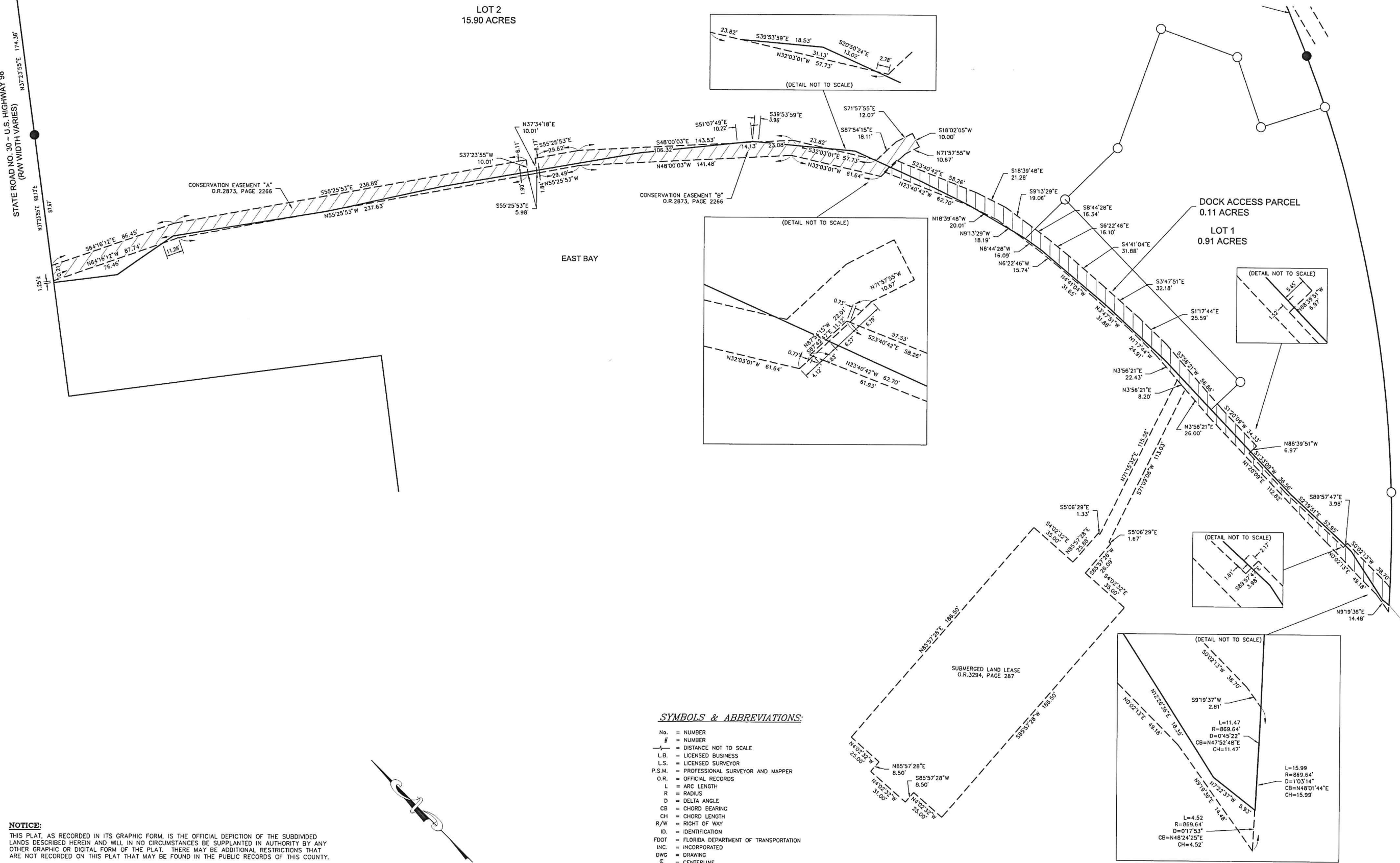


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SECTION 25, TOWNSHIP 4 SOUTH, RANGE 14 WEST,  
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MARCH, 2025

PLAT BOOK PAGE  
SHEET 4 OF 4

LOT 2  
15.90 ACRES



## SYMBOLS & ABBREVIATIONS:

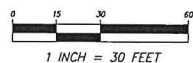
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