EREON Inst. #2016000030236 Bk; 3020 Pg; 4024 Recorded; 9/16/2016 3:28 PM Alex Alford Clerk of Courts, Walton County, Florida ANGI Rec Fees: \$10.00 Deputy Clerk PIPPIN Z INFORMATION *NOT A BOUNDARY SURVEY* CONTAINED N 90'00'00" E - 200.00'(D) S 89'58'02" E - 75.00'(D) SUBJECT 00'00'00" 00'00'00" PARCEL 2 PARCEL #26-25-20 33200-000-0494 ALUES PARCEL 1 ALL PARCEL #26-25-20 33200-000-049B m i 1 123,10'(0) 122.10°(D) S 89'41'36" E - 30.00° 322.17(0) (0)18 N 90'00'00" W - 300.00'(D) N 90'00'00" W - 200.00'(D) LEGEND: 321 REFERENCE BEARING NUMBER POINT OF BEGINNING DISTANCE NOT TO SCALE ш LEGAL DESCRIPTION FOR L.B. LICENSED BUSINESS LICENSED SURVEYOR 0078'24" 0018'24" 230.07 E - 230,07 L.S. PROPOSED EASEMENT P.S.M. PROFESSIONAL SURVEYOR 00'00'00" AND MAPPER AS WRITTEN O.R. OFFICIAL RECORDS COMMENCING AT THE SOUTHEAST CORNER OF LOT 49, SECTION 26, TOWNSHIP 2 SOUTH, RANGE 20 WEST, ACCORDING TO THE MAP OF SANTA ROSA PLANTATION, RECORDED IN PLAT BOOK 2, PAGE 4, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE N OO'O'O'O E, A DISTANCE OF 7.42 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 98 (100' RIGHT OF WAY); THENCE PROCEED ALONG SAID NORTHERLY RIGHT OF WAY N B9'41'36" W, A DISTANCE OF 496.40 FEET TO THE POINT OF BEGINNING OF A PROPOSED 30 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE CONTINUE N 89'41'36" W, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, PROCEED N 00'18'24" E, A DISTANCE OF 230.07 FEET; THENCE S 00'18'24" W, A DISTANCE OF 230.07 FEET; RETURNING TO THE POINT OF BEGINNING. = MORE OR LESS 0018'24 0018'24" R/W = RIGHT OF WAY ריז = DEED D = NOT APPLICABLE NGRESS/EGRESS EASEMENT 207. POINT OF COMMENCEMENT
THE SOUTHEAST CORNER OF
THE SOUTHEAST CORNER OF
LOT 49, MAP OF SANTA ROS
PLANTATION, PLAT BOOK 2,
PAGE 4, PUBLIC RECORDS OF
WALTON COUNTY, FLORIDA
SECTION 25, TOWNSHIP
SOUTH, RANGE 20 WEST 7.42'(D) N 89'41'36" W - 496.40'(D) POINT OF BEGINNING PROPOSED EASEMENT N 89'41'36" W -N 00'01'06" E - 7.42'(D)-75.00'(D) U.S. HIGHWAY 98 (100° R/W)

LEGAL DESCRIPTION:

PARCEL 1 (O.R. BOOK 2680, PAGE 3267)

FROM THE SOUTHEAST CORNER OF LOT 49, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 20 WEST, ACCORDING TO THE MAP OF SANTA ROSA PLANTATION, RECORDED IN PLAT BOOK 2, PAGE 4, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; RUN NORTH ALONG THE EAST BOUNDARY OF AFORESAID LOT 49 A DISTANCE OF 207.42 FEET; THENCE WEST PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 30 (U.S. HIGHWAY 98) A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST PARALLEL TO THE AFORESAID NORTH RIGHT OF WAY LINE 200 FEET; THENCE NORTH PARALLEL TO THE EAST BOUNDARY LINE OF LOT 49, 122.1 FEET, MORE OR LESS TO THE NORTH LINE OF SAID LOT 49; THENCE EAST ALONG SAID NORTH BOUNDARY LINE 200 FEET; RUN THENCE SOUTH A DISTANCE OF 123.1 FEET TO THE POINT OF BEGINNING, KNOWN AS LOTS 4 AND 5 OF AN UNRECORDED SURVEY. SITUATED IN WALTON COUNTY, FLORIDA.

PARCEL 2 (O.R. BOOK 2527, PAGE 866)

COMMENCE AT THE SOUTHEAST CORNER OF LOT 49, SECTION 26, TOWNSHIP 2 SOUTH, RANGE 20 WEST, SANTA ROSA PLANTATION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, AT PAGE 4, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE GO NORTH 0'01'06" EAST ALONG THE EAST LINE OF THE AFORESAID LOT 49, A DISTANCE OF 7.42 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 30 (U.S. 98, 100'R/W); THENCE GO NORTH 89'41'36" WEST ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET; THENCE GO NORTH 89'41'36" WEST, A DISTANCE OF 75.00 FEET; THENCE GO NORTH 0'18'24" EAST, A DISTANCE OF 321.81 FEET; THENCE GO SOUTH 89'58'02" EAST, A DISTANCE OF 75.00 FEET; THENCE GO SOUTH 0'18'24" WEST, A DISTANCE OF 322.17 FEET TO THE POINT OF BEGINNING. THE ABOVE

DESCR	HBED PARCEL BEING IN SECTION 26, TOWNSHIP 2 SOUTH, RANGE 20 WE DA AND CONTAINS 0.5544 ACRES.	ST, WALTON COUNTY,
DESCRIPTION SKETCH TOWNSHIP 2 SOUTH,	OF A PARCEL OF LAND LYING IN SECTION 26, RANGE 20 WEST, WALTON COUNTY, FLORIDA.	San San Web.
TYPE SURVEY: DESCRIPTION SKETCH OF PROPOSED EASEMENT CLIENT: VICTOR SANTIAGO FIELD DATE: N/A F.B. N/A HORIZ. DATUM: ASSUMED	ALLEN E. TUCKER, P.S.M. No.45B4 OR HORACE WAYNE WALKER, JR., P.S.M. No.5029 OR JOSHUA P. WOOD, P.S.M. No.6960	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL CAISED SEAL OF A VIDORIDA UCENSED SURVEYORS VAND MAPPER
VERT. N/A DATUM: N/A	09/16/2016 -	@ GCT 306 2015
GUSTIN, COTHERN & TUCKER, INC.		16-0710
LAND SURVEYING / CIVIL ENGINEERING (850) 678 - 5141 L.B. #3501 121 HART STREET www.gctengineering.com NICEVILLE, FL 32578		INDEX
I:\METES_AND_BOUNDS\RANGE 20 WEST\2 SOUTH\SECTION 26\16-0710 L	EGAL FOR PROPOSED EASEMENT.dwg L, 9/16/2016 1:10pm jwood	SHEET 1 OF 1

SURVEY REPORT:

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.

2. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.

3. APPARENT USES ARE AS SHOWN.

4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

5. BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE AS SHOWN ABOVE.

THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

ABOVE

SURVEY REPORT: