

LEGEND

**A BOUNDARY SURVEY FOR
FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT III
LOCATED IN SECTION 34
TOWNSHIP 3 NORTH, RANGE 2 WEST
GADSDEN COUNTY, FLORIDA**

- SET 5/8" IRON ROD WITH CAP STAMPED SNELGROVE LB 7070
- FOUND 5/8" IRON ROD WITH CAP STAMPED RLS 3031
- FOUND 1/2" IRON ROD WITH CAP STAMPED CORP 6477
- INV INVERT
- ELEV ELEVATION
- RCP REINFORCED CONCRETE PIPE
- E/P EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- OP OVERHEAD POWER
- OR OFFICIAL RECORD BOOK
- PB PLAT BOOK
- P PLAT/PAGE
- DB DEED BOOK
- GI GUTTER INLET
- WBF WOOD BOARD FENCE
- △ CENTRAL ANGLE
- D DEGREE OF CURVE
- R RADIUS LENGTH
- L ARC LENGTH
- CH CHORD BEARING AND DISTANCE
- US UNITED STATES
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SR STATE ROAD
- FO FIBER OPTIC LINE
- GAS GAS LINE
- WL WATER LINE
- LT LEFT
- ID IDENTIFICATION
- + MORE OR LESS
- X- FENCE
- SIGN WITH SINGLE SUPPORT
- SIGN WITH MULTIPLE SUPPORTS
- BROKEN SCALE
- POWER POLE
- GUY ANCHOR
- GUY POLE
- CLEAN OUT
- SANITARY SEWER MANHOLE
- FLAG POLE
- FIBER OPTIC WARNING POST
- CENTERLINE PAVEMENT
- WATER VALVE
- GAS VALVE
- FDOT PARCEL NUMBER

BENCH MARK
SET MAG NAIL IN WEST SIDE OF POWER POLE
ELEV. 233.90'

SURVEY CURVE DATA
PI=1025+49.09
Δ=69°58'10"LT
D=03°29'58"
R=1637.28'
L=1999.44'
PC=1014+03.31
PT=1034+02.75

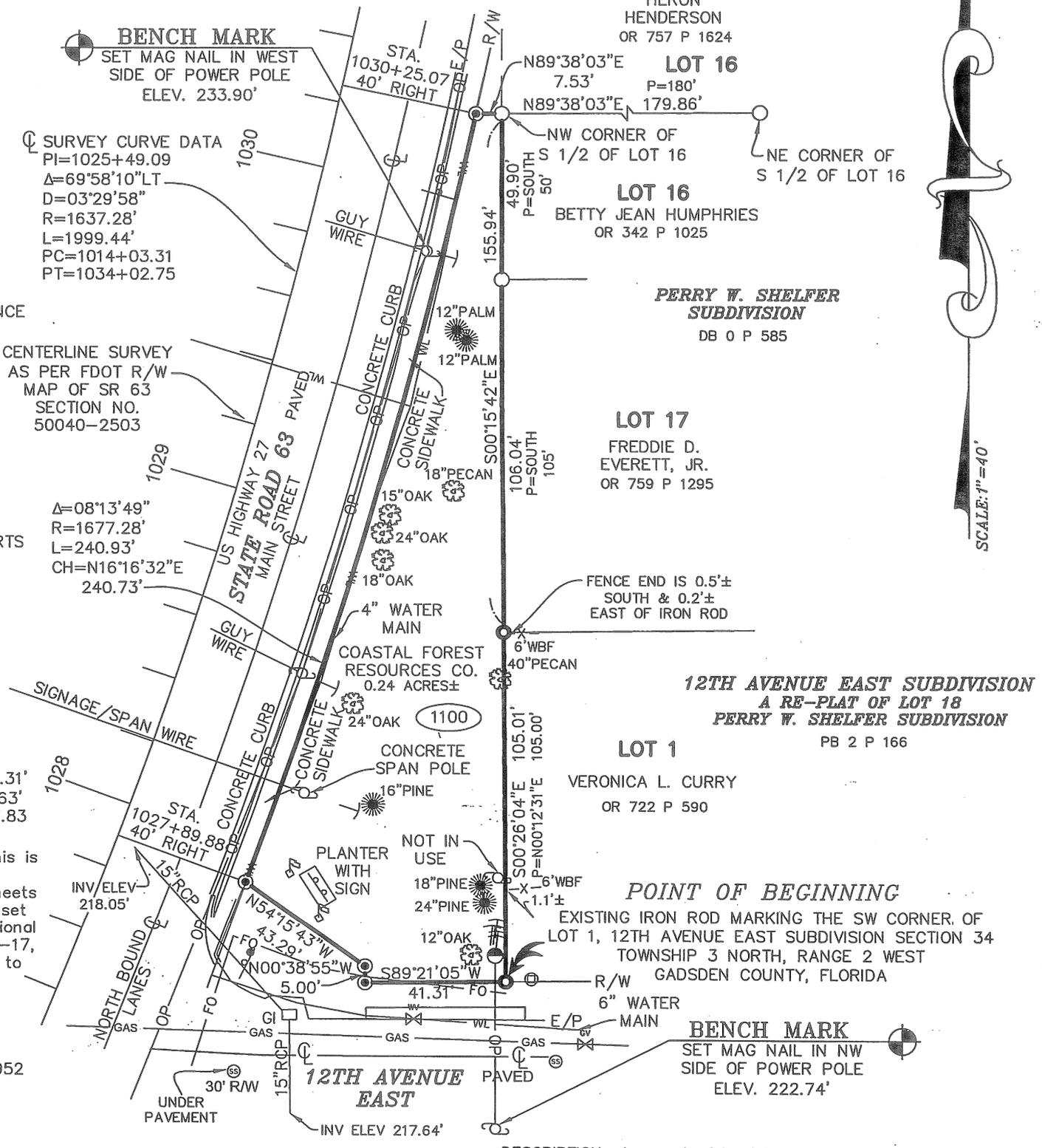
CENTERLINE SURVEY
AS PER FDOT R/W
MAP OF SR 63
SECTION NO.
50040-2503

Δ=08°13'49"
R=1677.28'
L=240.93'
CH=N16°16'32"E
240.73'

GI TOP ELEV 222.31'
S INV ELEV 217.63'
NW INV ELEV 217.83

INV ELEV 218.05'

INV ELEV 217.64'



CERTIFICATION

I hereby certify that in my opinion this is a true representation of the property shown hereon and that this survey meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Faul A. Snelgrove
Faul A. Snelgrove
Professional Surveyor and Mapper #4952

- SURVEYOR'S NOTES AND REPORT:**
1. Bearings and distances are based on Grid North and the Florida State Plane Coordinate System, Zone Florida North, NAD 83/99 by existing Gadsden/Calhoun County GPS Densification Project control monuments stamped GC014 and GC018 from a previous RRR Resurfacing project of State Road 12, Financial Project # 4269301 as provided by the Florida Department of Transportation and the projection thereof.
 2. If no difference is shown, deed and/or plat call bearings and distances are the same as measured.
 3. The station and offset shown at the Southwest corner and the Northwest corner of the subject property are based on ties to the point of curvature station 1014+03.31 as per Florida Department of Transportation Right of Way Map of State Road 63 Section No. 50040-2503 dated 4-2-63.
 4. Underground utilities, underground foundations and other improvements were not located except as shown.
 5. Fence ties were located at points indicated on this plat. Fence may meander between these points.
 6. Some portions of this plat may be shown off scale for better presentation and or clarity.
 7. Field work was completed September 6, 2012.
 8. There may be other restrictions of record not shown on this plat that may be found in the Public Records of Gadsden County, Florida.
 9. The hereon signed surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.
 10. This plat of survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed hereon, on the most current date, and shall not be relied upon by any other entity or individuals whomsoever.
 11. This survey does not determine ownership of property.
 12. This map is intended to be displayed at a scale of 1 inch equals 40 feet.
 13. Elevation Datum based on direct ties to Florida Department of Transportation Benchmark concrete monument with brass disk stamped 50-00-A05V, elevation 244.17 feet, NAVD 88.
 14. The subject property is mostly wooded. Only trees 12 inches and up were located.

DESCRIPTION: A parcel of land lying in the Southeast quarter of the Northeast quarter of Section 34, Township 3 North, Range 2 West, Gadsden County, Florida and being more particularly described as follows:

Begin at an existing iron rod marking the Southwest corner of Lot 1 of 12th Avenue East Subdivision, a re-plat of Lot 18 of Perry W. Shelfer Subdivision recorded in Deed Book 0 page 585, as recorded in Plat Book 2 page 166 of the Public Records of Gadsden County, Florida and run South 89 degrees 21 minutes 05 seconds West, along the Northerly right of way line of 12th Avenue East, 41.31 feet to an iron rod marking the intersection of said Northerly right of way line with the Easterly right of way line of State Road 63 (US Highway 27), thence run North 00 degrees 38 minutes 55 seconds West, along said Easterly right of way line, 5.00 feet to an iron rod, thence run North 54 degrees 15 minutes 43 seconds West, along said Easterly right of way line, 43.29 feet to an iron rod, said iron rod being on a curve concave to the Northwest, thence run in a Northeasterly direction along said Easterly right of way line and curve having a radius of 1677.28 feet, through a central angle of 08 degrees 13 minutes 49 seconds for an arc length of 240.93 feet, chord of said arc being North 16 degrees 16 minutes 32 seconds East 240.73 feet to an iron rod, thence departing said Easterly right of way line run North 89 degrees 38 minutes 03 seconds East 7.53 feet to an iron rod marking the Northwest corner of the South half of Lot 16 of said Perry W. Shelfer Subdivision, thence run South 00 degrees 15 minutes 42 seconds East, along the West boundary line of said Perry W. Shelfer Subdivision, 155.94 feet to an iron rod marking the Southwest corner of Lot 17 of said Perry W. Shelfer Subdivision, also being the Northwest corner of Lot 1 of said 12th Avenue East Subdivision, thence run South 00 degrees 26 minutes 04 seconds East 105.01 feet to the point of beginning.

COMPUTED BY E. REID	OFFICE 850-526-3991	 SNELGROVE Surveying & Mapping, Inc. www.snelgrovesurveying.com	DATE SEPTEMBER 6, 2012
DRAWN BY J. LOVELY		FAX 850-526-3988	FDOT FINANCIAL ID 4280981
CHECKED BY P. SNELGROVE			JOB NO. 12-228-50
		PROFESSIONAL SURVEYING AND LAND DEVELOPMENT SERVICES P.O. BOX 836 - MARIANNA, FL. 32447 / 2840 JEFFERSON ST. - MARIANNA, FL. 32448	FDOT FIELD BOOK 501200
<small>© THIS SURVEY MAP AND THE NOTES AND REPORT SHOWN HEREON OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER WHOSE NAME APPEARS IN THE CERTIFICATION. THE MAP AND NOTES ARE NOT COMPLETE WITHOUT THE OTHER. REPRODUCTION OF THIS MAP WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HEREON SIGNED SURVEYOR AND MAPPER IS PROHIBITED.</small>			