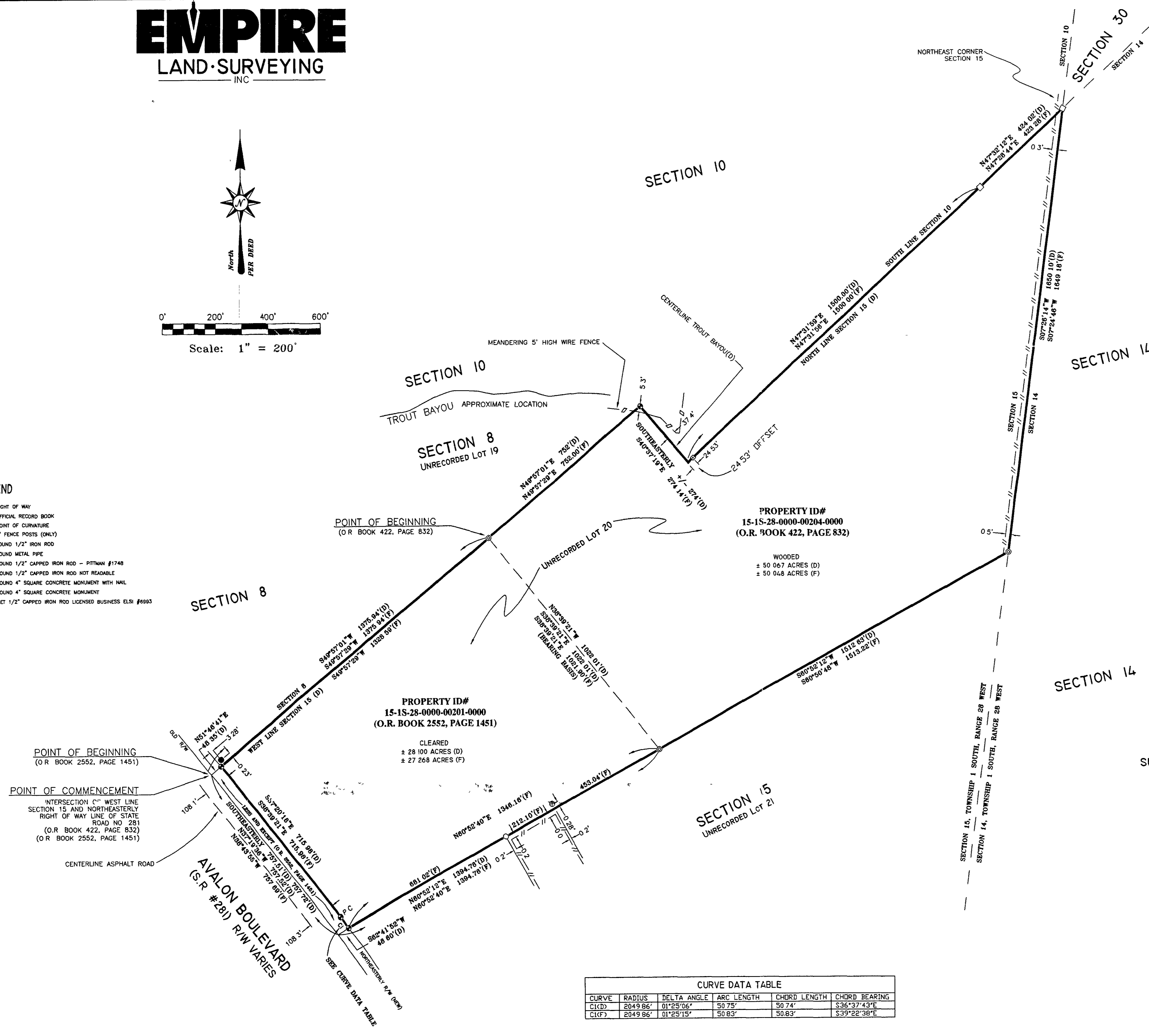


### LEGEND

- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD BOOK
- P.C. POINT OF CURVATURE
- 4" FENCE POSTS (ONLY)
- FOUND 1/2" IRON ROD
- FOUND METAL PIPE
- FOUND 1/2" CAPPED IRON ROD - PITMAN #1748
- FOUND 1/2" CAPPED IRON ROD NOT READABLE
- FOUND 4" SQUARE CONCRETE MONUMENT WITH NAIL
- FOUND 4" SQUARE CONCRETE MONUMENT
- SET 1/2" CAPPED IRON ROD LICENSED BUSINESS ELSI #6993



**PROPERTY ID#**  
15-1S-28-0000-00204-0000  
(O.R. BOOK 422, PAGE 832)

WOODED  
± 50.067 ACRES (D)  
± 50.048 ACRES (F)

**PROPERTY ID#**  
15-1S-28-0000-00201-0000  
(O.R. BOOK 2552, PAGE 1451)

CLEARED  
± 28.100 ACRES (D)  
± 27.268 ACRES (F)

CURVE DATA TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH
CL(D)	2049.86'	01°25'06"	50.75'	50.74'
CL(F)	2049.86'	01°25'15"	50.83'	50.83'

## BOUNDARY SURVEY AVALON BOULEVARD A PORTION OF SECTION 15 TOWNSHIP 1 SOUTH, RANGE 28 WEST SANTA ROSA COUNTY, FLORIDA

LEGAL DESCRIPTION (O.R. BOOK 2552, PAGE 1451)  
THAT PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA DESCRIBED AS FOLLOWS

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION AND THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA STATE ROAD NO. 281, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID RIGHT-OF-WAY OF STATE ROAD NO. 281 A DISTANCE OF 757.72 FEET, THENCE NORTH 60°52'12" EAST A DISTANCE OF 1,394.76 FEET, THENCE NORTH 38°39'21" WEST A DISTANCE OF 1,022.01 FEET, THENCE SOUTH 49°57'01" EAST } SHOULD READ "WEST" A DISTANCE OF 1,376.94 } FEET TO THE POINT OF BEGINNING, CONTAINING 28.100 ACRES, MORE OR LESS

LESS AND EXCEPT  
A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 1 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT A CONCRETE MONUMENT MARKING THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AVALON BLVD. (S.R. 281, 100' R/W), THENCE GO NORTH 51°46'41" EAST, 48.35 FEET, THENCE GO SOUTH 37°20'16" EAST, 715.98 FEET TO A POINT OF CURVATURE, THENCE GO SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2049.86 FEET AND A CENTRAL ANGLE OF 01°25'06", AN ARC DISTANCE OF 50.75 FEET (CH = 50.74', CH BRG = S 36°37'43" E), THENCE DEPARTING SAID CURVE, GO SOUTH 62°41'52" WEST, 48.60 FEET TO A FLORIDA DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF AVALON BLVD., THENCE GO NORTH 37°19'36" WEST ALONG SAID RIGHT-OF-WAY LINE, 757.51 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL CONTAINS 0.85 ACRES, MORE OR LESS

LEGAL DESCRIPTION (O.R. BOOK 422, PAGE 832)  
THAT PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA DESCRIBED AS FOLLOWS

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION AND THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA STATE ROAD NO. 281, THENCE N 49°57'01" E, 1,375.94 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 49°57'01" E, 752 FEET, MORE OR LESS, TO A POINT ON THE CENTER LINE OF TROUT BAYOU; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, 274 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID SECTION, THENCE N 47°31'59" E, ALONG SAID NORTH LINE, 1,500.00 FEET, MORE OR LESS TO A CONCRETE MONUMENT, THENCE N 47°32'12" E, ALONG SAID NORTH SECTION LINE, 424.02 FEET TO THE NORTHEAST CORNER OF SAID SECTION, THENCE S 07°26'14" W, ALONG THE EAST LINE OF SAID SECTION, 1650.10 FEET; THENCE S 60°52'12" W 1,512.63 FEET, THENCE N 38°39'21" W, 1,022.01 FEET TO THE POINT OF BEGINNING, CONTAINING 50.067 ACRES, MORE OR LESS

### SURVEYORS REPORT.

- (1) THE TWO ERRORS IN THE FIRST LEGAL ARE TYPOGRAPHICAL IN NATURE THE CORRECTIONS ARE IN BRACKETS
- (2) THE THREE LEGALS (ABOVE) ARE ALSO KNOWN AS LOT 20 OF AN UNRECORDED SUBDIVISION ENTITLED "GARCON POINT" PROPERTY OF WOODMERE JACKSONVILLE, INC PREPARED BY E. MARTIN SMITH AND ASSOCIATES OF DALTON, GEORGIA, AND C.H. OVERMAN, C.E. AND ASSOCIATES OF PENSACOLA, FLORIDA, DATED AUGUST 1977
- (3) REFERRING TO THE LESS AND EXCEPT LEGAL STATED ABOVE AND IN ACCORDANCE WITH ANGULAR CONVERSIONS FROM BEARINGS, THE NORTHERLY LINE (48.35 FEET) AND THE SOUTHERLY LINE (48.60 FEET) THEREOF ARE ONE AND THE SAME LINE AS THE NORTHERLY AND SOUTHERLY PROPERTY LINES OF THE ±28.1 ACRE PARCEL
- (4) THE BEARING BASIS FOR THE LESS AND EXCEPT PARCEL DIFFERS FROM THE BEARING BASIS OF ITS PARENT PARCEL BY ONE DEGREE 49 MINUTES 40 SECONDS CONSEQUENTLY THERE IS A LARGE DIFFERENCE BETWEEN DEED AND FIELD BEARINGS AS SHOWN ABOVE
- (5) THE EXISTANCE OF TROUT BAYOU ALONG THE NORTHERLY PROPERTY LINE 274 FEET LONG COULD NOT BE FOUND DUE TO EXTREMELY DRY WEATHER AND GROWTH OF UNDERBRUSH

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

SIGNATURE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
TYPED OR PRINTED NAME \_\_\_\_\_ TYPED OR PRINTED NAME \_\_\_\_\_

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES

LL MUSICK FAMILY LIMITED PARTNERSHIP AND FIRST AMERICAN TITLE INSURANCE COMPANY

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EMPIRE LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA  
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534  
PHONE: 850-477-3745 -- FAX: 850-477-3705  
LICENSED BUSINESS #6993, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE

POSSIBLE ENCROACHMENTS  
FENCES

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY: THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THIS SURVEY WAS COMPLETED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY RULE 61G17 FLORIDA ADMINISTRATIVE CODE, THAT THIS SURVEY ALSO COMPLEIES WITH CHAPTERS 177 AND 472 FLORIDA STATUTES.  
\_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER, NO 5766, STATE OF FLORIDA  
SEPTEMBER 5, 2008  
LELAND M. EMPLE, P.S.M.

SCALE:	1" = 200'
FIELD DATE:	08/28/06
ORDER NO.:	352-06
FIELD BOOK:	98/65-67

CLIENT: LL MUSICK FAMILY LIMITED PARTNERSHIP  
BEARING BASIS: PROPERTY LINE BETWEEN PARCELS N38°39'21" W (D)  
TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS

SOURCE OF INFORMATION:  
FIELD EVIDENCE  
DEEDS OF RECORD  
PLAT RECORDED IN:  
SERIALS #1198 & 120  
PRIOR SURVEYS/DRAWINGS

GENERAL NOTES:  
1. Fence locations as drawn are not to scale.  
2. Jurisdiction (Wetlands) boundary lines not located unless shown on drawing.  
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.  
4. All bearings and/or angles and distances are Deed and actual unless otherwise noted: Deed = (D); actual Field Measurement = (F); Plat = (P)  
5. All measurements were made in accordance with United States standards. The accuracy shown herein meets or exceeds the standards required in the appropriate land area.  
6. No Title Search of the Public Records has been performed by this firm and lands shown herein were not inspected. Any encroachments, easements, zoning restrictions that may be found in the Public Records of said County, or right-of-ways.