Topographic Survey

In Sections 10 & 11, T.-1-N., R.-28-W. Santa Rosa County, Florida

NORTH

ASSUMED
SCALE: 1" = 60'

GRAPHIC SCALE

0 60 90 120 180 300

(IN FEET)
1 inch = 60' ft.

ABBREVIATIONS:

P.O.C. --- POINT OF COMMENCEMENT
P.O.B. --- POINT OF BEGINNING
R/W --- RIGHT-OF-WAY
P/L --- PROPERTY LINE
R --- RADIUS
CA --- CENTRAL ANGLE
LA --- LENGTH OF ARC
LC --- LENGTH OF CHORD
CB --- CHORD BEARING
PP --- POWER POLE
LP --- LIGHT POLE
ELEV. --- ELEVATION
TBM --- TEMPORARY BENCHMARK

TBM 99/78 ELEV.= 8.84
Set 60D Nail in South face of Sycamore Tree.
NORTHING 592838.97 EASTING 1171848.19
AT CENTER OF TREE

TBM PT. #56 ELEV.= 5.84
Set Capped Rod
Control Point
NORTHING 591916.32 EASTING 1172456.94

BLACKWATER RIVER

POND CREEK

WETLANDS JURISDICTION LINE, AS FLAGED

CONCRETE RETAINING WALL WIDTH VARIES

OLD CONCRETE STRUCTURE

CONCRETE RETAINING WALL – 2.00' WIDE

WOOD RAIL FENCE ENDS

RETENTION POND

EXISTING POND

VEGETATION LINE

±EDGE OF WATER

CONCRETE SPILLWAY

RIP-RAP

CHAINLINK FENCE ENDS AT RET. WALL

±EDGE OF WATER HIGH TIDE, EL. 1.44

"P.O.B." AT WEST BANK OF BLACKWATER RIVER 6' CHAINLINK FENCE ENDS

WOOD RAIL FENCE ENDS

CROSS ST. (50' R/W)
EXISTING PAVED ROAD

S.57°14'24"W. 205.0'
NORTH R/W
200.00'

EAST R/W

N.19°27'25"W. 279.96'

ZONE AE (Elev. 11)
ZONE X

6' HIGH CHAINLINK FENCE

"P.O.C." AT INTERSECTION OF NORTH R/W LINE CROSS ST. AND EAST R/W LINE THOMPSON ST., CITY OF BAGDAD, FLORIDA
CHAINLINK FENCE CORNER 0.46' EAST & 2.4' NORTH OF PROPERTY COR.

CHAINLINK FENCE CORNER 0.83' EAST & 0.85' NORTH OF EXISTING NAIL

CHAINLINK FENCE CORNER 6.9' EAST & 4.5' NORTH OF PROPERTY COR.

S.71°00'32"W. 249.95'
NORTH R/W

N.12°31'01"W. 137.56'
4' WIRE FENCE

S.86°29'57"W. 186.22'
SOUTH R/W

CHAINLINK FENCE CORNER 0.50' NORTH & 1.23' EAST OF EXISTING I.R.

CHAINLINK FENCE CORNER 0.61' EAST & 0.95' NORTH OF EXISTING C.I.P.

CHAINLINK FENCE CORNER 0.58' EAST & 9.4' NORTH OF EXISTING I.R.

6' HIGH CHAINLINK FENCE

N.14°25'45"W. 267.88'

S.82°17'05"W. 129.67'

N.07°42'55"W. 257.92'

N.38°25'57"W. 599.15'

S.87°08'30"W. 2.25'
NORTH R/W

P/L CURVE DATA:
R.= 1932.40'
CA= 08°38'39"
LA= 291.54'
LC= 291.26'
CB= N.07°10'50"W.

FORSYTH STREET (A.K.A. MILTON ROAD)

EXISTING PAVED ROAD

EAST R/W

MAGNOLIA ST. (R/W VARIES)

THOMPSON ST. (50' R/W)

SOUTH R/W

WETLANDS JURISDICTION LINES located on 01-18-2012

DRAINAGE INLET
M.G. TOP EL.= 11.8
INVERT EL.= 7.56

M.H.-STORM
TOP EL.= 15.29
TOP OF WATER= 10.90
INVERT EL.= 8.43

EXISTING CONCRETE DRAINAGE PIPE

MAIN STREET (60' R/W)

ZONE X

LEGAL DESCRIPTION: AS FURNISHED

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CROSS STREET (50' R/W) AND THE EAST RIGHT-OF-WAY LINE OF THOMPSON STREET (50' R/W), CITY OF BAGDAD, FLORIDA; THENCE N.57°14'24"E. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 205.0 FEET, MORE OR LESS, TO THE WEST BANK OF THE BLACKWATER RIVER FOR THE POINT OF BEGINNING; THENCE S.57°14'24"W. ALONG SAID NORTH RIGHT-OF-WAY FOR 205.0 FEET, MORE OR LESS, TO AFORESAID EAST RIGHT-OF-WAY LINE; THENCE N.19°27'25"W. ALONG SAID EAST RIGHT-OF-WAY LINE FOR 279.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THOMPSON STREET; THENCE S.71°00'32"W. ALONG SAID RIGHT-OF-WAY LINE FOR 249.95 FEET; THENCE N.12°31'01"W. FOR 137.56 FEET; THENCE S.68°25'57"W. FOR 186.22 FEET; THENCE N.14°25'45"W. FOR 267.88 FEET; THENCE S.82°17'05"W. FOR 129.67 FEET TO THE EAST RIGHT-OF-WAY LINE OF MAGNOLIA STREET (R/W VARIES); THENCE N.07°42'55"W. ALONG SAID RIGHT-OF-WAY LINE FOR 257.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET (60' R/W); THENCE N.38°25'57"W. FOR 599.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MILTON ROAD (R/W VARIES); THENCE S.87°08'30"W. ALONG SAID RIGHT-OF-WAY LINE FOR 2.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILTON ROAD, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1932.40 FEET AND A CENTRAL ANGLE OF 08°38'39"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 291.54 FEET, (CHORD= 291.26', CHORD BEARING N.07°10'50"W.); THENCE CONTINUE NORTHWESTERLY ALONG SAID CURVE FOR 15.0 FEET, MORE OR LESS, TO THE SOUTH BANK OF POND CREEK; THENCE MEANDER NORTHEASTERLY ALONG SAID SOUTH BANK FOR 80 FEET MORE OR LESS, THENCE CONTINUING ALONG SAID SOUTH BANK, MEANDER GENERALLY SOUTHERLY AND EASTERLY FOR 1000 FEET, MORE OR LESS, TO THE WEST BANK OF THE BLACKWATER RIVER; THENCE MEANDER SOUTHERLY AND EASTERLY ALONG SAID WEST BANK FOR 1200 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTIONS 10 AND 11, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINING IN EXCESS OF 18 ACRES.

LEGEND

--- DENOTES SYCAMORE TREE
--- DENOTES MAGNOLIA TREE
--- DENOTES OAK TREE
--- DENOTES PINE TREE
--- DENOTES EDGE OF WOODS LINE
J43 --- DENOTES JURISDICTION LINE
X 12.67 --- DENOTES SPOT ELEVATION
--- DENOTES WOOD RAIL FENCE
--- DENOTES CHAINLINK FENCE
--- DENOTES TEMPORARY BENCHMARK LOCATION
--- DENOTES FIRM ZONE SEPERATION LINE

SURVEYORS NOTES:

THE DIRECTION OF NORTH AND COORDINATES SHOWN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM IN U.S. FEET, NAD 83-90, FLORIDA NORTH ZONE.

THIS SURVEY IS FOR THE PURPOSE OF SHOWING TOPOGRAPHIC CONDICTIONS WITHIN THE PROJECT AREA. THE BOUNDARY INFORMATION SHOWN IS BASED ON THE DESCRIPTION OF RECORD AND A PREVIOUS SURVEY OF THE SITE BY A1 LAND SURVEYING DATED OCTOBER 7, 1994 AND HAS NOT BEEN VERIFIED FOR ACCURACY.

THE ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK F 165, 1955, ELEVATION 30.61 FEET, NAVD 88 DATUM.

THE LOCATION OF THE JURISDICTIONAL WETLANDS LINE IS BASED ON A LINE FLAGGED BY JOE EDMISTEN & ASSOCIATES.

THE MEAN HIGH WATER ELEVATION FOR THIS AREA IS 0.99 FEET, NAVD 88 DATUM. THE APPROXIMATE EDGE OF WATER SHOWN HEREON IS NOT A TIDAL BOUNDARY.

THERE HAS BEEN NO TITLE SEARCH PERFORMED OR PROVIDED TO SANTA ROSA COUNTY, FLORIDA FOR THIS PROPERTY. THERE MAY BE DEEDS OF RECORD, RIGHTS OF WAY, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY IS LOCATED IN ZONES X, AND AE ELEVATION 11 FEET, ACCORDING TO THE FLOOD INSURANCE RATE MAP, NUMBER 12113C0431G, AND 12113C0435G, EFFECTIVE DATE DECEMBER 19, 2006. THE FEMA ZONE SEPERATION LINE IS APPROXIMATE.

SURVEYOR'S CERTIFICATE:
I CERTIFY THE TOPOGRAPHIC SURVEY SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING PER CHAPTER 5J-17.050 THRU 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FLORIDA LICENSED SURVEYOR AND MAPPER NO. 4511 DATE
RICKY B. SEARS, COUNTY SURVEYOR

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE LICENSED SURVEYOR & MAPPER NAMED ABOVE.

SANTA ROSA COUNTY ENGINEERING
6051 OLD BAGDAD HIGHWAY
SUITE 300
MILTON, FLORIDA 32583
(850) 981-7100

Bagdad Mill Site Park

Bagdad Florida, Santa Rosa County, Florida

SCALE: 1" = 60'

REVISIONS:
06-03-2011
N/A

DRAWN BY: D.C.G.

DATE DRAWN: 08-25-2009

FIELD DATE: 05-24-2011

F.B. 84 5-6
F.B. 99 73-78

PROJECT NO. 2006H-005

SHEET 1 OF 1