LEGEND:

- FOUND 5/8" IR
- FOUND 6" WOOD PRIVACY FENCE
- FOUND 4' CHAIN LINK FENCE
- FOUND 4' WIRE FENCE
- CONCRETE
- CONSERVATION EASEMENT
- BRICK
- ASPHALT

ALLEGED SURVEY/GO R/W/PAVED

LEGAL DESCRIPTION:
LOT 13, GULF COAST VILLAGE UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

Scales Bar:

- 20' = 1"-0"  40' = 2"-0"  80' = 4"-0"

ABBREVIATIONS:

° = DEGREES WHEN USED IN A BEARING OR ANGLE, ' = MINUTES WHEN USED IN A BEARING OR ANGLE, " = SECONDS WHEN USED IN A BEARING OR ANGLE, FEET WHEN USED IN A DISTANCE, N = NORTH, S = SOUTH, E = EAST, W = WEST, R = RECORD DATA, CM = CONCRETE MONUMENT, IR = IRON ROD, PC = POINT OF CURVATURE, CH = CHORD, TP = TYPICAL, IR = IRON PIPE, R = RADIUS, L = ARC LENGTH, C = CURVE, D = DELTA ANGLE, TOB = TOP OF BANK, CONC. = CONCRETE, IR = IRON ROD, PC = POINT OF COMMENCEMENT, P.O.B. = POINT OF BEGINNING, ST = STREET, COR = CORNER, S = SECTION, TWP = TOWNSHIP, RGE = RANGE, BRG = BEARING, D.O.T. = DEPARTMENT OF TRANSPORTATION, BM = BUNCH MARK, EL = ELEVATION, EOP = EDGE OF PAVEMENT.

SURVEYORS NOTES:

1) SOURCE OF INFORMATION IS A DEED PROVIDED BY THE CLIENT.
2) BEARING BASE: N88°52'34"W FOR THE NORTH R/W LINE OF LYNNWOOD LANE AS PER PLAT.
3) THIS IS A SURFACE SURVEY ONLY. ALL IMPROVEMENTS ARE SHOWN AS SHOWN UNLESS OTHERWISE NOTED. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES.
4) FIELD WORK WAS COMPLETED ON 12/05/2016.
5) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY, OR THE SOURCE OF TITLE OR RECORDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE OR THE UNDERSIGNED SURVEYOR.
6) A REVIEW OF THE FLOOD INSURANCE RATE MAPS OF BAY COUNTY FLORIDA, MAP NUMBER 12005C0332, INDICATES THAT THE PARCEL SHOWN HEREIN IS WITHIN ZONE "A".
7) THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREIN.
8) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9) IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION AND/OR SIZE OF SOME FIXTURES, SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.

LEGEND:

- FOUND 5/8" IR
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LEGAL DESCRIPTION:
LOT 13, GULF COAST VILLAGE UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:
HOPE PROPERTIES OF BAY COUNTY, FLORIDA LIMITED LIABILITY COMPANY.

FIRST AMERICAN TITLE INSURANCE COMPANY.

ORGANIZATION NAME:
ANGLIN SURVEYING, LLC
3712 CORNELIA LANE
PANAMA CITY, FLORIDA 32409 (850) 271-4055

CERTIFICATION:
THIS SURVEY SHOWN HEREIN MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 517 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SIGNATURE/DATE:
ROGER BLAIN ANGLIN
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NUMBER 5521.

FIELD BOOK#130 PAGE#42

SHEET NUMBER: 1 OF 1

SCALE: 1"=20'