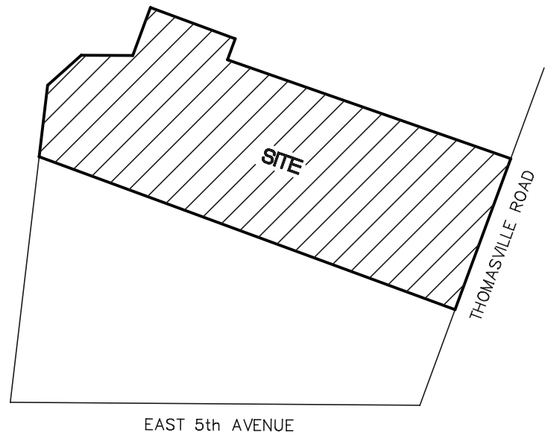
## LEGEND

| | | |
|---|---|---|
| ■ | SCM | SET CONCRETE MONUMENT LB NO. 6745 (4"x4") |
| ◉ | SIR | SET IRON ROD LB NO. 6745 (5/8") |
| ◉ | SNC | SET NAIL & CAP LB NO. 6745 |
| ◉ | REF.PT | REFERENCE POINT LB NO. 6745 |
| ◉ | WIT.PT | WITNESS POINT LB NO. 6745 |
| ⊡ | FCM | FOUND CONCRETE MONUMENT (4"x4") |
| O | FTCM | FOUND TERRA COTTA MONUMENT |
| O | FIR | FOUND IRON ROD |
| O | FNC | FOUND NAIL & CAP |
| O | FIP | FOUND IRON PIPE |
| O | FPP | FOUND PINCH PIPE |
| | PCP | PERMANENT CONTROL POINT |
| | PRM | PERMANENT REFERENCE MONUMENT |
| | LB. | LICENSED BUSINESS NUMBER |
| ⌖ | BM | BENCH MARK |
| ⌖ | TBM | TEMPORARY BENCH MARK |
| | NAD | NORTH AMERICAN DATUM DATUM, 1983 |
| | NAVD | NORTH AMERICAN VERTICAL DATUM, 1988 |
| | NGVD | NATIONAL GEODETIC VERTICAL DATUM, 1929 |
| | PES | POOLE ENGINEERING & SURVEYING |
| | DOT | STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION |
| | COT | CITY OF TALLAHASSEE |
| | ALTA | AMERICAN LAND TITLE ASSOCIATION |
| | ACSM | AMERICAN CONGRESS ON SURVEYING & MAPPING |
| | NSPS | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| | (S) | SURVEY INFORMATION |
| | (D) | DEED INFORMATION |
| | (P) | PLATTED DATA |
| | (C) | CALCULATED DATA |
| | POC | POINT OF COMMENCEMENT |
| | POB | POINT OF BEGINNING |
| | SEC. | SECTION |
| | T____ | TOWNSHIP |
| | R____ | RANGE |
| | O.R. | OFFICIAL RECORDS |
| | △ | CENTRAL ANGLE |
| | R | RADIUS |
| | L | LENGTH |
| | CH | CHORD BEARING & DISTANCE |
| | PI | POINT OF INTERSECTION |
| | PT | POINT OF TANGENCY |
| | POT | POINT OF TANGENT |
| | PC | POINT OF CURVE |
| | PCC | POINT OF COMPOUND CURVE |
| | PRC | POINT OF REVERSE CURVE |
| | R\W | RIGHT-OF-WAY |
| | ℄ | CENTER LINE |
| | R\R | RAILROAD |
| | SR | STATE ROAD |
| | SRD | STATE ROAD DEPARTMENT |
| | EL | ELEVATION |
| | FFE | FINISH FLOOR ELEVATION |
| | INV | INVERT ELEVATION |
| | OHW | OVERHEAD WIRE |
| ○ | UP | UTILITY POLE |
| | TELE | TELEPHONE |
| | CONC | CONCRETE |
| | CO | CLEAN OUT |
| | WM | WATER METER |
| ⋇ | WV | WATER VALVE |
| ⋇ | FH | FIRE HYDRANT |
| ⋇ | GV | GAS VALVE |
| | CMP | CORRUGATED METAL PIPE |
| | RCP | REINFORCED CONCRETE PIPE |
| | HDPE | HIGH DENSITY POLYETHYLENE |
| Ⓢ | SSMH | SANITARY SEWER MANHOLE |
| Ⓓ | SDMH | STORM DRAIN MANHOLE |
| | CLF | CHAIN LINK FENCE |
| | MB | MAIL BOX |
| | C-PED | CABLE PEDESTAL |
| | T-PED | TELEPHONE PEDESTAL |
| | ⊦ | SIGN |
| | | CONCRETE |
| | | WOOD DECK |
| | D.E.P. | DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| | T.E.C. | TALQUIN ELECTRIC COOPERATIVE |
| | H.O.A. | HOME OWNERS ASSOCIATION |
| | —OHW— | OVERHEAD WIRES |

## TREE LEGEND

| | |
|---|---|
| LVK | LIVE OAK |
| WRK | WATER OAK |
| RDK | RED OAK |
| LRLK | LAUREL OAK |
| PTK | POST OAK |
| TRK | TURKEY OAK |
| BLK | BLACK OAK |
| SMK | SHUMARD OAK |
| PN | PINE |
| LGLP | LONGLEAF PINE |
| SDP | SAND PINE |
| SLP | SHORTLEAF PINE |
| LBYP | LOBLOLLY PINE |
| SRUP | SPRUCE PINE |
| CPH | CAMPHOR |
| DOG | DOGWOOD |
| GUM | SWEETGUM |
| RMPL | RED MAPLE |
| CHY | CHERRY |
| HKY | HICKORY |
| MAG | MAGNOLIA |
| CDR | CEDAR |
| PCN | PECAN |
| SYC | SYCAMORE |
| MUL | MULBERRY |
| BAY | BAY |
| CYP | CYPRESS |
| POP | POPLAR |
| CHLL | CHERRY LAUREL |
| X | UNIDENTIFIED |
| Y | UNIDENTIFIED |
| OT | ORNAMENTAL TREE |




**LOCATION SKETCH**
NOT TO SCALE

## LEGAL DESCRIPTION:

COMMENCE AT AN IRON PIPE (FOUND, 1", NO #) AT THE INTERSECTION OF THE WEST EDGE OF THE SIDEWALK ON THE WEST SIDE OF THOMASVILLE ROAD WITH THE NORTH RIGHT OF WAY BOUNDARY OF FIFTH AVENUE IN THE CITY OF TALLAHASSEE, FLORIDA, AND RUN THENCE NORTH 89 DEGREES 35 MINUTES 13 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY 203.53 FEET TO AN IRON PIPE (FOUND, 1", NO #), THENCE NORTH 06 DEGREES 42 MINUTES 34 SECONDS EAST 122.84 FEET TO A RAILROAD SPIKE FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE NORTH 06 DEGREES 42 MINUTES 34 SECONDS EAST 35.79 FEET TO A NAIL AND CAP (FOUND, #4016); THENCE NORTH 48 DEGREES 18 MINUTES 34 SECONDS EAST 22.44 FEET TO A NAIL AND CAP (FOUND, #4016); THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST 25.56 FEET TO A NAIL AND CAP (FOUND, #4016); THENCE NORTH 20 DEGREES 14 MINUTES 28 SECONDS EAST 25.43 FEET TO A NAIL AND CAP (FOUND, #4016); THENCE SOUTH 69 DEGREES 45 MINUTES 32 SECONDS EAST 44.87 FEET TO A NAIL AND CAP (FOUND, #4016); THENCE SOUTH 20 DEGREES 14 MINUTES 28 SECONDS WEST 11.14 FEET TO A NAIL AND CAP (FOUND, #4016); THENCE SOUTH 70 DEGREES 46 MINUTES 09 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 387, ON PAGE 39, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, 149.08 FEET TO A NAIL AND CAP (FOUND, #4016) ON THE WESTERLY RIGHT OF WAY BOUNDARY OF THOMASVILLE ROAD; THENCE SOUTH 20 DEGREES 13 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY (BEARING BASE FOR THIS DESCRIPTION) 79.99 FEET TO AN IRON PIPE (FOUND, 1", NO #); THENCE NORTH 69 DEGREES 49 MINUTES 02 SECONDS WEST 220.18 FEET TO THE POINT OF BEGINNING.

EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1610, PAGE 959, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, OVER THE FOLLOWING PROPERTY:

A TRACT OF LAND 20 FEET IN WIDTH LYING IMMEDIATELY WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHWEST INTERSECTION OF 5TH AVENUE AND THE THOMASVILLE ROAD IN TALLAHASSEE, FLORIDA, AND RUN THENCE WEST 204 FEET TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE RUN NORTH 6 DEGREES 38 MINUTES EAST TO A POINT ON THE SOUTH BOUNDARY LINE OF LOT 1 OF LAFAYETTE CIRCLE AS PER PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, 190 FEET, MORE OR LESS.

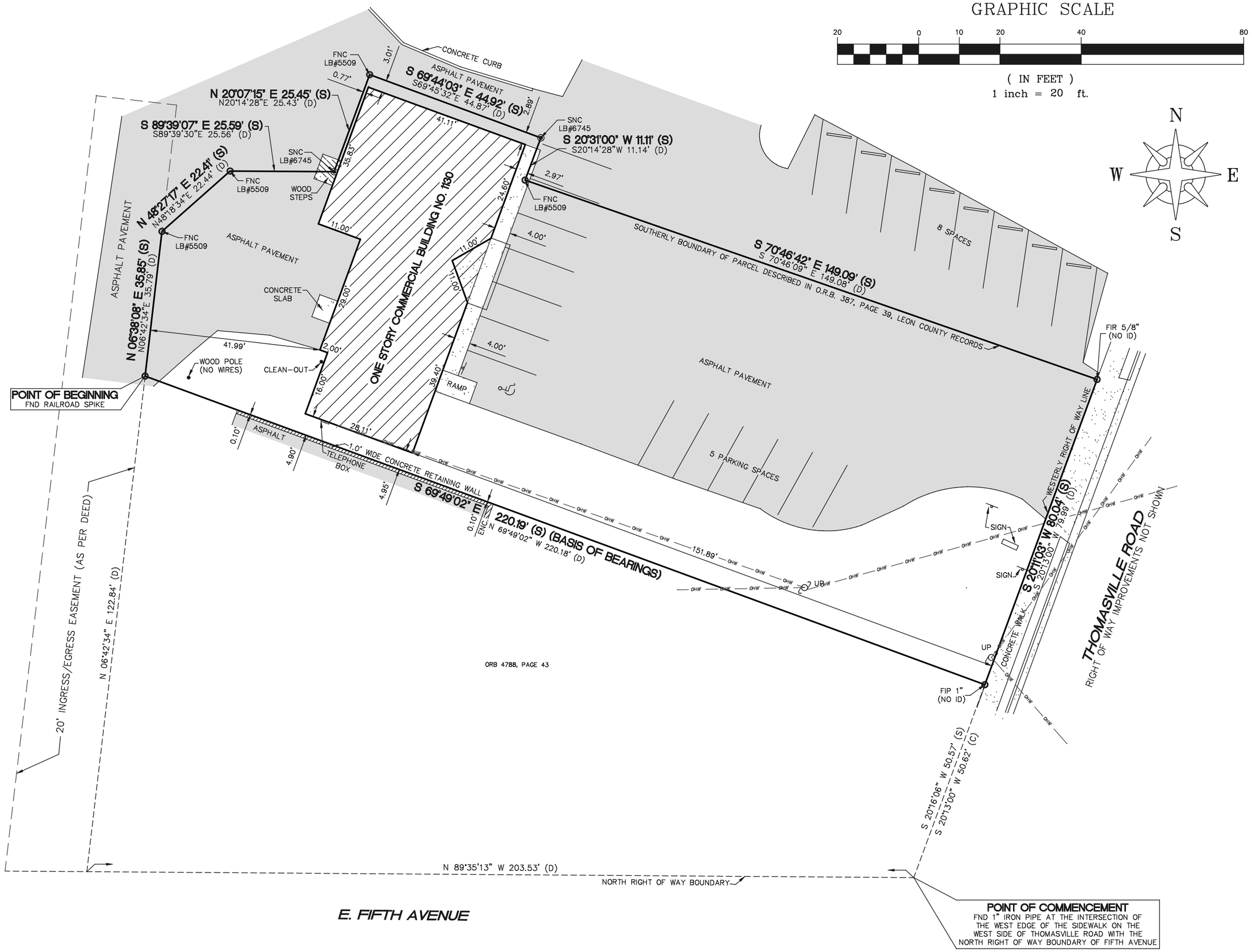
## NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SITE SHOWN HEREON BEING NORTH 69°49'02" EAST (AS PER RECORD DEED).
2) THE SURVEY SHOWN HEREON IS DEPENDENT ON EXISTING MONUMENTATION AS SHOWN.
3) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4) UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS ARE NOT LOCATED OR SHOWN.
5) ROOF OVERHANG NOT LOCATED UNLESS OTHERWISE SHOWN.
6) MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FEET AND HORIZONTAL DISTANCES.
7) THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THE UNDERSIGNED 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 BOUNDARIES.

CERTIFIED TO :

- GBH CONSTRUCTION, INC.
- AMERIS BANK
- INVESTORS TITLE INSURANCE COMPANY
- MANAUSA LAW FIRM

FLOOD INSURANCE RATE MAPS INDICATE THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS INDICATED ON PANEL NO. 12073C 0284F LEON COUNTY, FLORIDA DATED 8-18-09

| | |
|---|---|
| DRAWN BY : | JK |
| CHECKED BY : | JK |
| DATE : | MARCH 28, 2016 |
| REVISED: | |
| SCALE | 1" = 20' |

FIELD BOOK: 246, PAGE 32
SURVEY DATE: MARCH 22, 2016
BASE OF SURVEY: DEED RECORDED IN OFFICIAL RECORDS BOOK 3634, PAGE 106, PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

JAY ALAN KERI
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
LICENSE NO. 5721


POOLE ENGINEERING & SURVEYING, Inc.
LICENSED BUSINESS NO. 6745
2145 DELTA BOULEVARD, SUITE 100
TALLAHASSEE, FLORIDA 32303
TELEPHONE #: (850) 386-5117


# BOUNDARY SURVEY OF
1130 THOMASVILLE ROAD
TALLAHASSEE, FLORIDA

GBGH CONSTRUCTION, INC.

SHEET NO. 1 OF 1
JOB NO. 16127