

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Sub-surface improvements, if any, not located.

LEGEND:

- R/W Right of way
P.O.B. Point of beginning
P.O.C. Point of commencement
P.C.C. Point of compound curvature
R Radius
ARC Arc distance
CH Chord distance
Δ Delta
C.B. Chord bearing
1/2" Capped iron rod set #7073
Permanent control point set #7073
"X" cut in concrete/brick
1/2" iron rod found
Air conditioning unit
Backflow preventor
Cable equipment
Electric equipment
Elevator condenser
Handhole
Light pole
Manhole
Meter pole
Metal vent fan
Sewer cleanout
Storm grate
Water valve
Wood fence

LEGAL DESCRIPTION: Parcel "A"

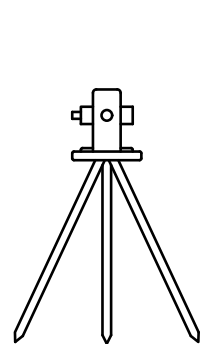
Commence at the Northwest corner of Lot 1, Block 34, of the Waterfront Tract or Pintado Grant according to the map of the City of Pensacola copyrighted by Thomas C. Watson in 1906; thence South 10 degrees 34'11" East along the Westerly line of said Block 34 and the extension thereof for a distance of 257.00 feet; thence North 78 degrees 25'49" East for a distance of 8.12 feet; thence North 79 degrees 23'15" East for a distance of 117.00 feet; thence South 10 degrees 36' 45" East for a distance of 642.43 feet; thence North 79 degrees 29'51" East for a distance of 288.58 feet; thence South 10 degrees 37'31" East for a distance of 520.29 feet; thence South 79 degrees 29'22" West for a distance of 114.07 feet; thence South 10 degrees 44'42" East for a distance of 10.74 feet for the Point of Beginning.
Thence continue South 10 degrees 44'42" East for a distance of 125.00 feet; thence North 79 degrees 15'18" East for a distance of 40.00 feet; thence North 10 degrees 44'42" West for a distance of 83.00 feet; thence North 10 degrees 15'18" East for a distance of 20.00 feet; thence North 10 degrees 44'42" West for a distance of 17.00 feet; thence North 79 degrees 15'18" East for a distance of 18.00 feet; thence North 43 degrees 43'22" East for a distance of 25.81 feet; thence North 10 degrees 44'42" West for a distance of 10.00 feet; thence South 79 degrees 15'18" West for a distance of 49.00 feet to the Point of Beginning.
Containing 0.15 acres, more or less and all lying and being in Section 46, Township 2 South, Range 30 West, Escambia County, Florida.

LEGAL DESCRIPTION: Parcel "B"

Commence at the Northwest corner of Lot 1, Block 34, of the Waterfront Tract or Pintado Grant according to the map of the City of Pensacola copyrighted by Thomas C. Watson in 1906; thence South 10 degrees 34'11" East along the Westerly line of said Block 34 and the extension thereof for a distance of 257.00 feet; thence North 78 degrees 25'49" East for a distance of 8.12 feet; thence North 79 degrees 23'15" East for a distance of 117.00 feet; thence South 10 degrees 36' 45" East for a distance of 642.43 feet; thence North 79 degrees 29'51" East for a distance of 288.58 feet; thence South 10 degrees 37'31" East for a distance of 520.29 feet; thence South 79 degrees 29'22" West for a distance of 36.07 feet; thence South 10 degrees 44'42" East for a distance of 35.47 feet for the Point of Beginning.
Thence continue South 10 degrees 44'42" East for a distance of 50.12 feet to a point on a circular curve concave to the southeast having a radius of 146.00 feet and delta angle of 18 degrees 03'07"; thence Southwesterly along said curve for an arc distance of 46.00 feet (chord bearing of South 23 degrees 02'17" West, chord distance of 45.81 feet) to the point of compound curvature with a circular curve concave to the southeast having a radius of 200.60 feet and delta angle of 10 degrees 48'56"; thence Southwesterly along said curve for an arc distance of 37.87 feet (chord bearing of South 08 degrees 36'15" West, chord distance of 37.81 feet); thence North 10 degrees 44'42" West for a distance of 106.86 feet; thence North 79 degrees 15'18" East for a distance of 20.00 feet; thence North 10 degrees 44'42" West for a distance of 17.00 feet; thence North 79 degrees 15'18" East for a distance of 18.00 feet to the Point of Beginning.
Containing 0.08 acres, more or less and all lying and being in Section 46, Township 2 South, Range 30 West, Escambia County, Florida.

Measurements made in accordance with United States Standards.

Bearing Reference **NORTH BASED ON THE EAST R/W BAYLEN STREET**
AS **S 10°34'11" E (DEED CALL)**
Ordered By **FEDERIQUE BEROSSET** Elevation Reference _____
Encroachments **BRICK, CONCRETE, UTILITIES**
Source of information **PUBLIC RECORDS, CITY ATLAS #78, MAP OF PENSACOLA BY T.C. WATSON (1906); SURVEYS ON FILE WITH THIS FIRM**
A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS OF A PORTION OF BLOCK 102, WATERFRONT TRACT



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I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.		LB No. 7073 DAVID D. GLAZE No. 55605 STATE OF FLORIDA PROFESSIONAL SURVEYOR		File No. C-1282 Job No. 40655-24 Scale 1" = 10' Date of Survey 8-22-2024 Date of Revision _____ FB 1810_PG_38-41 Drawn by FMJ Checked By DDG
David D. Glaze PSM #5605 This survey is valid only if it contains the original seal and original signature of the signing surveyor.		Walter J. Glaze PSM #6190		SHEET 1 OF 1