

Overview

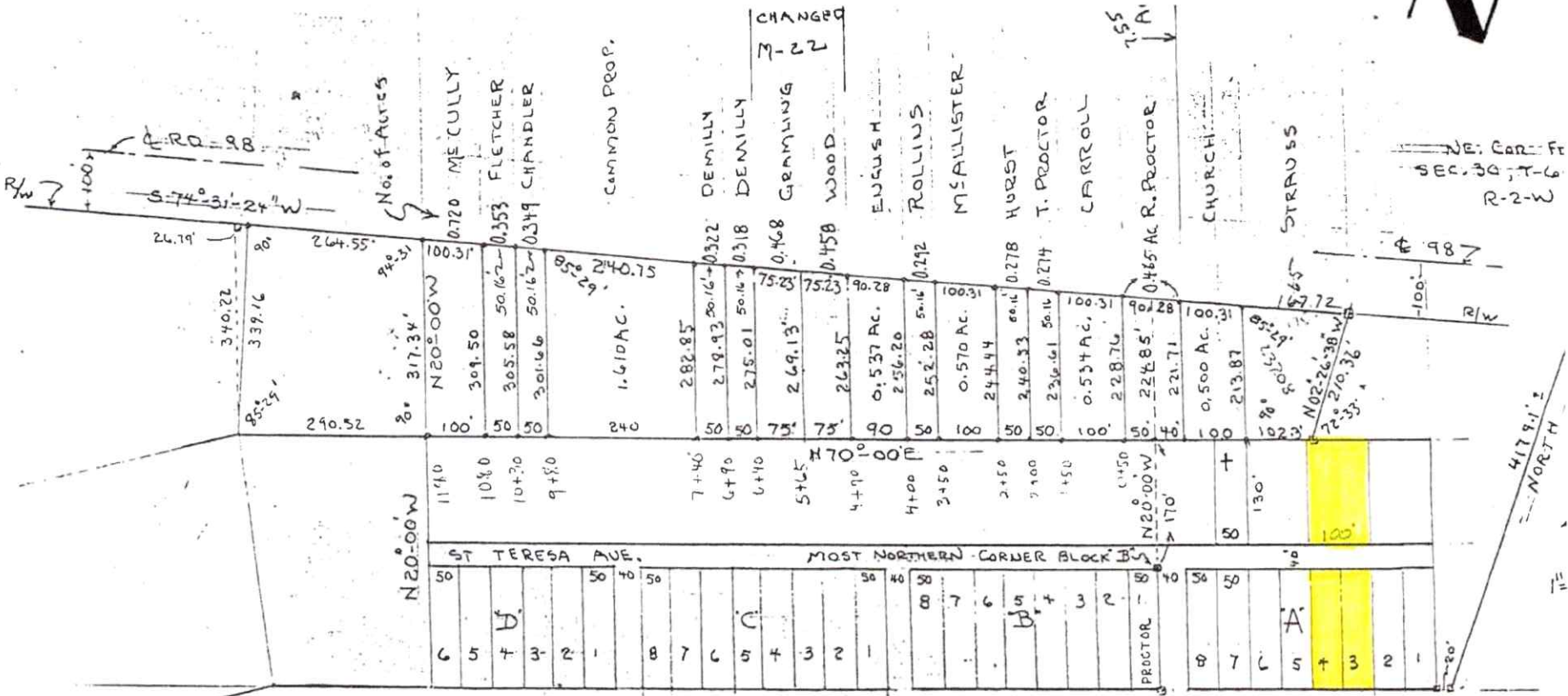


Legend

-  Parcels
-  Roads
-  City Labels

Date created: 7/13/2020
Last Data Uploaded: 7/13/2020 7:40:06 AM

Developed by  **Schneider**
GEO SPATIAL



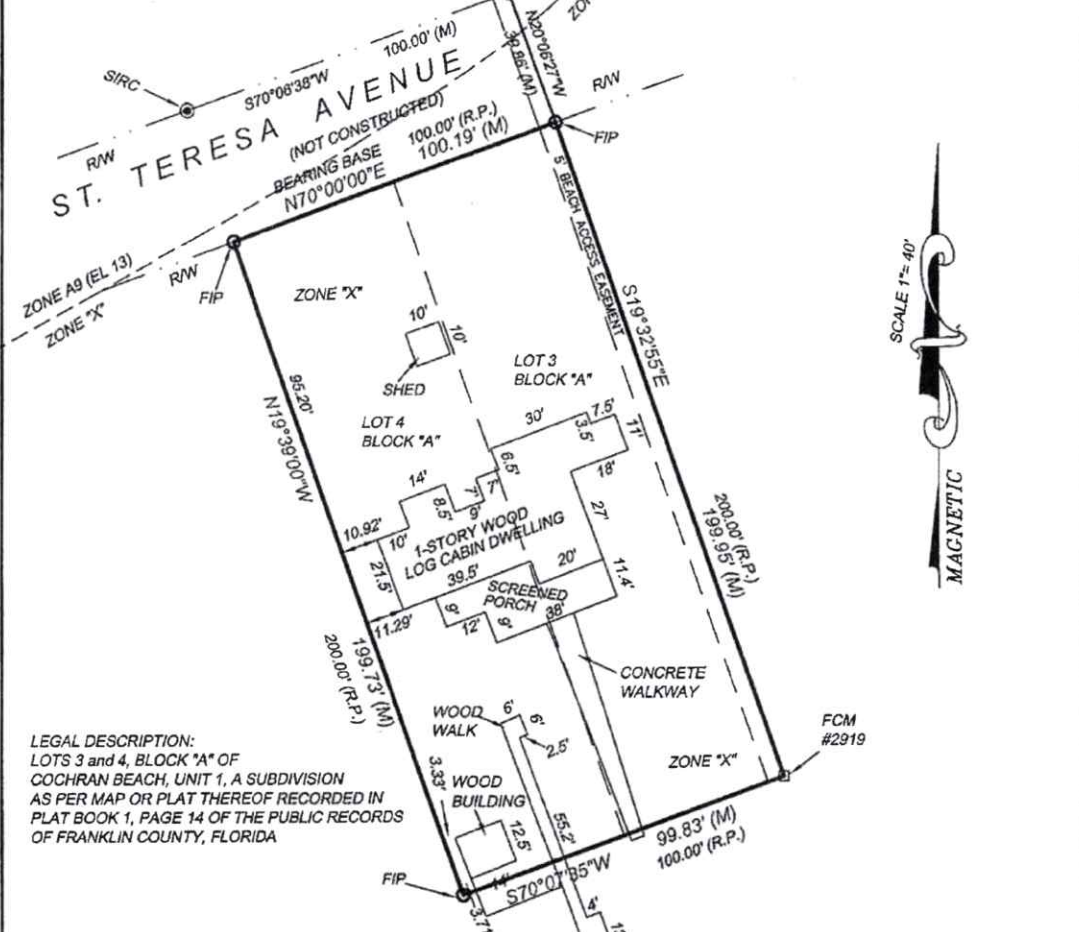
SURVEY OF LOTS BETWEEN
COCHRAN BEACH UNIT 1 AND
STATE RD 98, FRANKLIN
COUNTY FLORIDA.

LEGAL DESCRIPTIONS ATTACHED.
3 SHEETS.

By: A. Marshall March 20 1979



PLAT OF BOUNDARY SURVEY CERTIFIED TO:
CHARLES REDDING AND LESLIE REDDING



LEGAL DESCRIPTION:
LOTS 3 and 4, BLOCK "A" OF
COCHRAN BEACH, UNIT 1, A SUBDIVISION
AS PER MAP OR PLAT THEREOF RECORDED IN
PLAT BOOK 1, PAGE 14 OF THE PUBLIC RECORDS
OF FRANKLIN COUNTY, FLORIDA

FLOOD ZONE INFORMATION:

Subject property is located in Zone "A9" (EL 13) and Zone "X" as per Flood Insurance Rate Map Community Panel No. 120088 0290E, index date: June 17, 2002, Franklin County, Florida

REVISED 10/16/12: RECERTIFICATIONS

NOTES:

1. SURVEY SOURCE: Record deeds, special instructions as per client, and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: The Southeasterly right-of-way boundary of ST. Teresa Avenue being North 70 degrees 00 minutes 00 seconds East per record deed.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for legal description.

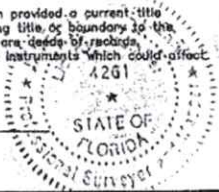
LEGEND

FIRC	FOUND IRON ROD & CAP
FCM	FOUND CONCRETE MONUMENT
RAW	RIGHT-OF-WAY
M	MEASURED
FIP	FOUND IRON PIPE

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 61C17-6, Florida Administrative Code).

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, records, unrecorded deeds, easements or other instruments which could affect the boundaries.

James A. Roddenberry
JAMES A. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261



TR & A THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 300 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103
LB # 7160

DATE: 8/01/02	DRAWN BY: TR	N.B. 348 Pg 43	COUNTY: Franklin
FILE: 02429.DWG	DATE OF LAST FIELD WORK: 3/13/12	JOB NUMBER: 02-429	

US 90

McGinn
4203 St. Teresa Ave

St. Teresa
Beach Church
Area Hwy. 90

Parley

Redding
Tract 23
100' x 130'

Lochman

St. Teresa Ave (40' R/W)

St. Teresa Ave

Lot 6

Lot 5

4203 St. Teresa Ave
Parley Lot 4

Parley Lot 3

Redding Lot 2

4200 St. Teresa Ave
Lochman Lot 2

Lot 1

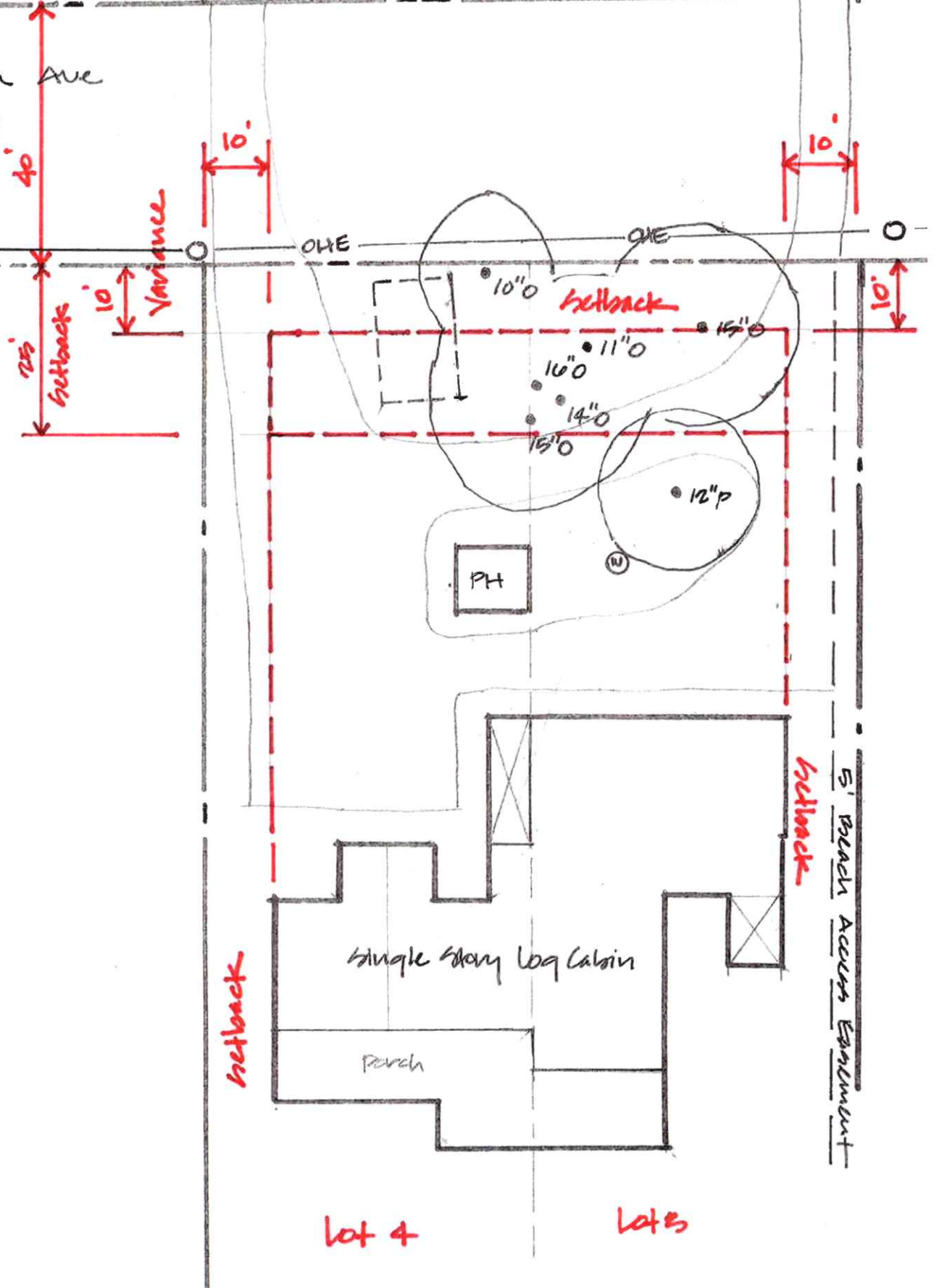
KNOT

MHW

Gulf

Tract 23 (100' x 130')

St. TERESA Ave
40' ROW



setback

setback

setback

S' Branch Access Easement

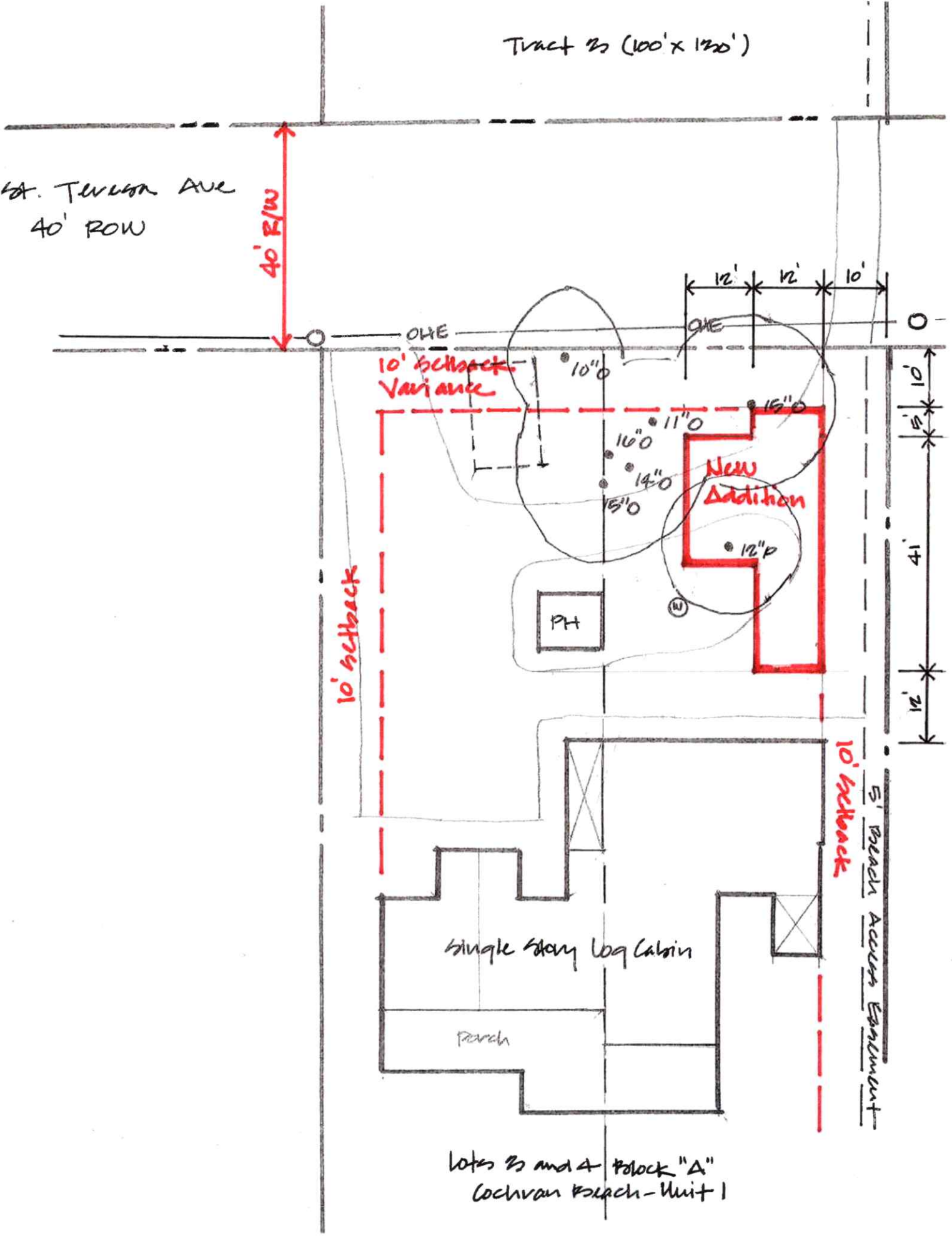
Lot 4

Lots

Tract 22 (100' x 120')

St. TULLOH AVE
40' ROW

40' R/W



lots 22 and 4 Block "A"
Cochran Beach - Unit 1

June 11, 2020

Franklin Co. Planning & Building
34 Forbes St, Suite 1
Apalachicola, FL 32320

Attn: Mark Curenton
Franklin Co. Planner

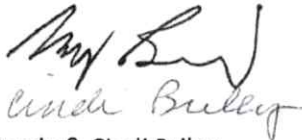
**Ref: Charley & Leslie Redding
4198 St. Teresa Ave.
Setback Variance Application**

Dear Mr. Curenton,

Our St. Teresa Beach House is adjacent to the Redding's and they have discussed building a Master Bedroom behind their main house. We fully support reducing the required 25' setback to a 10' setback from St. Teresa Ave.

If you have questions, please let us know.

Thanks,

A handwritten signature in black ink, appearing to read "Randy & Cindi Briley". The signature is written in a cursive, flowing style.

Randy & Cindi Briley
4194 St. Teresa Ave.
850 545 4142

June 11, 2020

Franklin Co. Planning & Building
34 Forbes St, Suite 1
Apalachicola, FL 32320

Attn: Mark Curenton
Franklin Co. Planner

**Ref: Charley & Leslie Redding
4198 St. Teresa Ave.
Setback Variance Application**

Dear Mr. Curenton,

My St. Teresa Beach House is adjacent to the Redding's and they have discussed building a Master Bedroom behind their main house. I fully support reducing the required 25' setback to a 10' setback from St. Teresa Ave.

If you have questions, please let me know.

Thanks,

Jeannine McGinn
4203 St. Teresa Ave.

³²³⁵⁸
Jeannine McGinn
904-501-3444

June 12, 2020

Franklin Co. Planning & Building
34 Forbes St, Suite 1
Apalachicola, FL 32320

Attn: Mark Curenton
Franklin Co. Planner

**Ref: Charley & Leslie Redding
4198 St. Teresa Ave.
Setback Variance Application**

Dear Mr. Curenton,

Our Family Home at St. Teresa Beach House is next door to the Redding's. We're aware that they want to build a Master Bedroom behind their main house. We fully support reducing the required 25' setback to a 10' setback from St. Teresa Ave.

If you have questions, please let us know.

Thanks,

Cole Cochran
4200 St. Teresa Ave.

Faye Woolf
4200 St. Teresa Ave.

June 12, 2020

Franklin County Planning & Building
34 Forbes St, Suite 1
Apalachicola, FL 32320

RECEIVED
JUN 16 2020

BY: *mcc*

Attn: Mark Curenton
Franklin County Planner

Ref: **Charley & Leslie Redding**
4198 St. Teresa Ave.
Setback Variance Application

Dear Mr. Curenton,

Our family home at St. Teresa Beach House is next door (east) to the Redding's. We're aware that they want to build a Master Bedroom behind their main house. We support reducing the required 25' setback to a 10' setback from St. Teresa Ave.

If you have questions, please let me know.

Thanks,


Lewis Cole Cochran
4200 St. Teresa Ave.

Owner/Manager
Defiant Properties LLC
62 Caldwell Court
Fortson, GA 31808
Defiantllc@bellsouth.net
706-536-2333