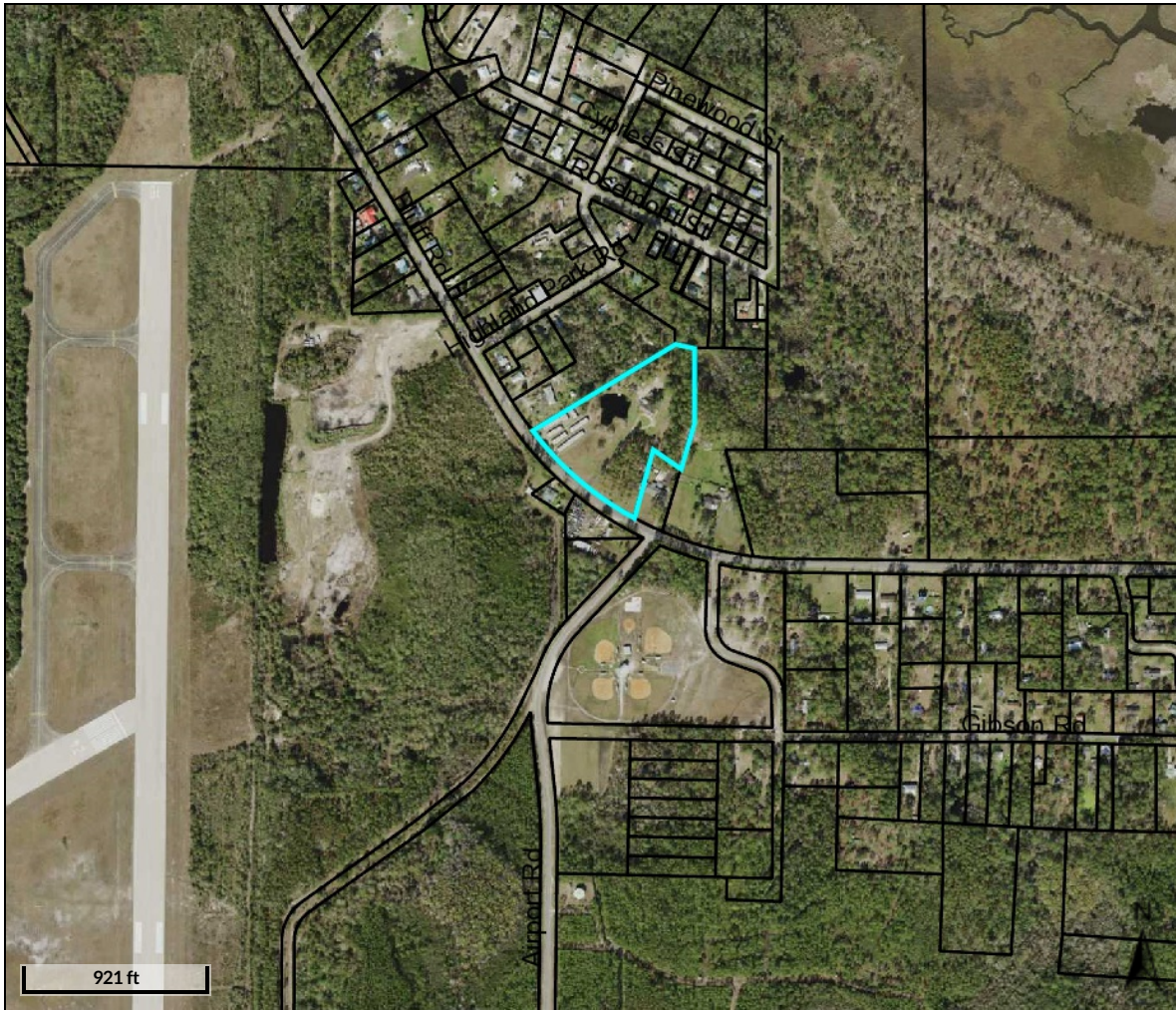
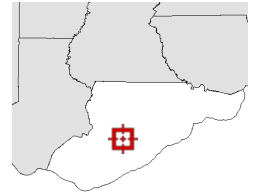




Overview



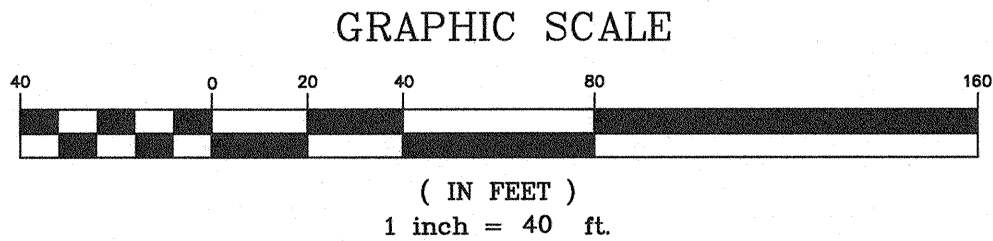
Legend

- Parcels
- Roads
- City Labels

Parcel ID	02-09S-08W-0000-0030-0000	Alternate ID	08W09S02000000300000	Owner Address	THOMPSON CHARLES A & W
Sec/Twp/Rng	2-9S-8W	Class	SINGLE FAM		1001 BLUFF RD
Property Address	1001 BLUFF ROAD	Acreage	6.51		APALACHICOLA, FL 32320
District	1				
Brief Tax Description	6.51 ACRES LESS EASEMENT SOLD				
	(Note: Not to be used on legal documents)				

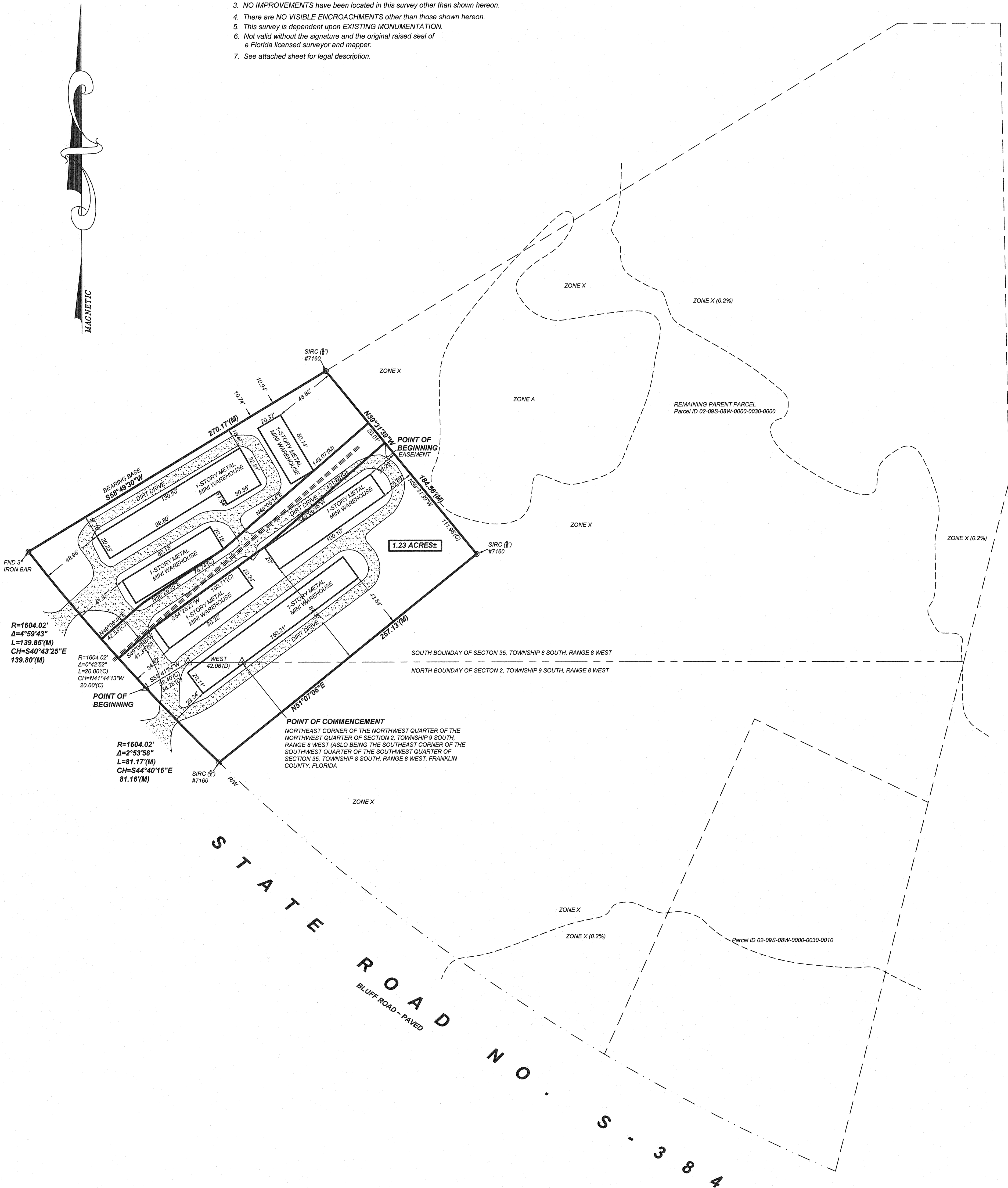
Date created: 2/12/2020
Last Data Uploaded: 2/12/2020 7:39:12 AM

Developed by Schneider
GEOSPATIAL



NOTES:

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northwesterly boundary of subject parcel being South 58 degrees 49 minutes 30 seconds West as 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.



I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

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

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

*The limits of said flood zones are shown hereon. They are shown in approximate locations only as transposed from said F.I.R.M. and were not field located by field survey methods.
FLOOD ZONES DEPICTED HEREON ARE NOT TO BE USED FOR CONSTRUCTION PERMITTING PURPOSES. ALL FLOOD ZONES AND SETBACKS SHOULD BE VERIFIED BY THE APPROPRIATE COUNTY DEPARTMENTS.

FLOOD ZONE INFORMATION:

Subject property is located in Zone X as per Flood Insurance Rate Map Community Panel No: 120088 0507G index date: February 5, 2014, Franklin County, Florida.

THURMAN RODDENBERRY & ASSOCIATES, INC

PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-3538 FAX NUMBER: 850-962-1103
1/8 # 7160

T & A

CLIENT:
JONATHAN FAIRCLOTH

DRAWING NAME:
93092.DWG

DRAWN BY: MD

CHECKED BY:

FIELD BOOK
PAGE

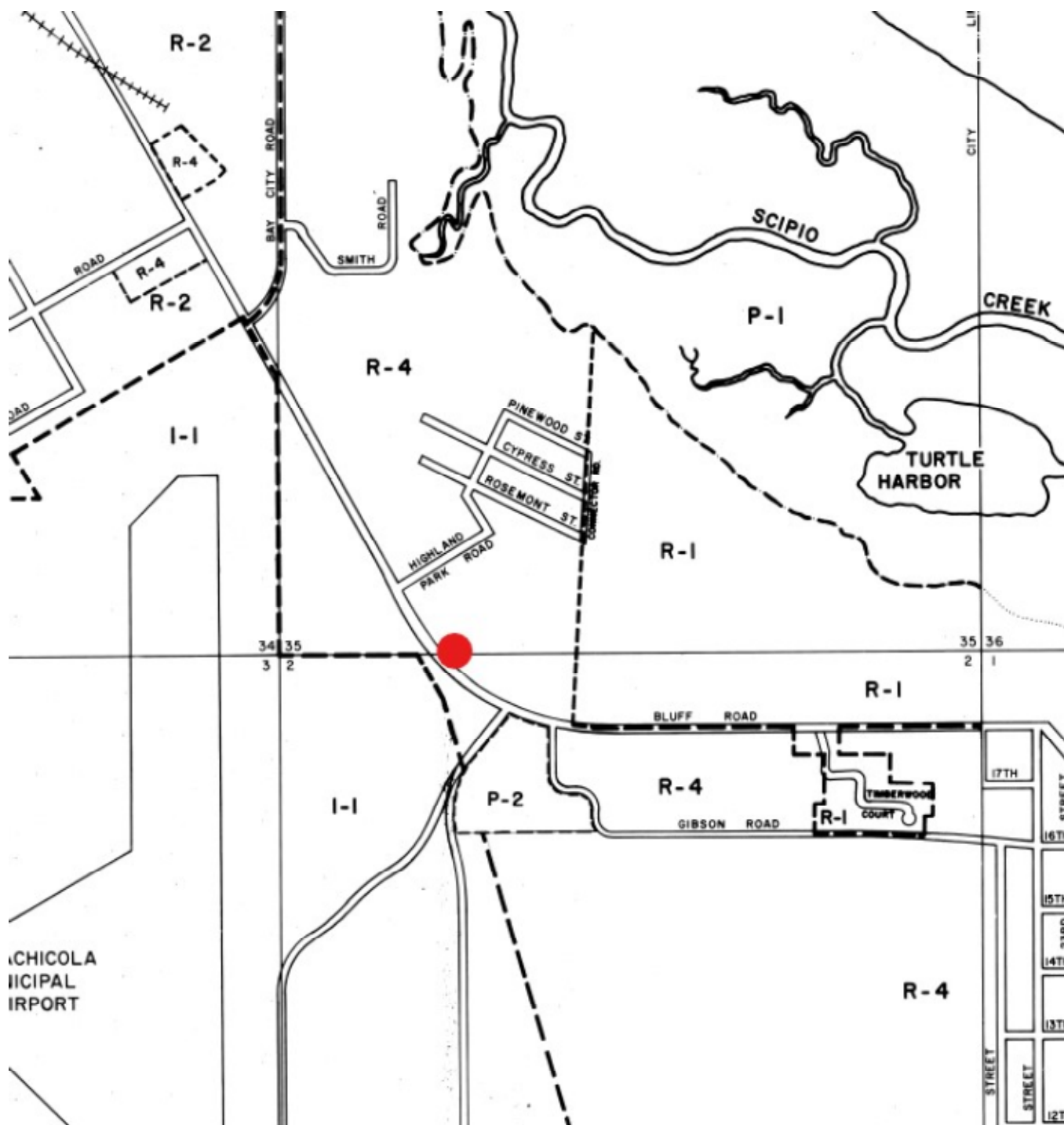
COUNTY:
FRANKLIN

DATE:
01/06/20

DATE OF LAST FIELD WORK:
01/02/20

LEGEND	WATER METER BOX
1. FLOOD ZONE	1. SANITARY SEWER MANHOLE
2. FLOOD ZONE	2. SANITARY SEWER MANHOLE
3. FLOOD ZONE	3. SANITARY SEWER MANHOLE
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100. FLOOD ZONE	100. SANITARY SEWER MANHOLE

REVISIONS:



AN ORDINANCE RE-ZONING A 1.23 +/- ACRE PARCEL LYING IN SECTION 2, TOWNSHIP 9 SOUTH, RANGE 8 WEST AND SECTION 35, TOWNSHIP 8 SOUTH, RANGE 8 WEST, APALACHICOLA, FRANKLIN COUNTY, FLORIDA FROM R-4 SINGLE FAMILY HOME INDUSTRY TO C-2 COMMERCIAL BUSINESS.

**ORDINANCE 2020- _____
FRANKLIN COUNTY, FLORIDA**

WHEREAS, the Board of County Commissioners of Franklin County, Florida has received a recommendation from the Franklin County Planning and Zoning Commission for changing the zoning of private real property, and

WHEREAS, the Board of County Commissioners of Franklin County, Florida has conducted a public hearing with due notice.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that:

The permitted zoning of a 1.23 +/- acre parcel lying in Section 2, Township 9 South, Range 8 West and Section 35, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida as shown on the attached Legal Description labeled Exhibit A and the Map labeled Exhibit B, is changed from R-1 Single Family Residential to C-4 Commercial Mixed Use.

This Ordinance adopted this _____ day of _____, 2020, in regular meeting of the Franklin County Board of County Commissioners after notice of intent to adopt it as a rezoning of less than 5% of the County. This ordinance shall take effect when notice of receipt of a certified copy of same is returned from the Florida Secretary of State.

**THE FRANKLIN COUNTY BOARD OF
COUNTY COMMISSIONERS**

BY: _____
Noah Lockley, Jr. Chairman

ATTEST:

Marcia M. Johnson, Clerk of Court

EXHIBIT A
Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

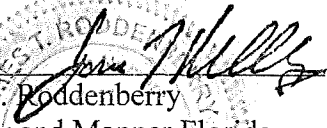
January 9, 2020

Legal Description of a 1.23 Acre Tract
Certified To: Jonathan Faircloth

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051/.052, Florida Administrative Code).

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 2, Township 9 South, Range 8 West (also being the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 35, Township 8 South, Range 8 West, Franklin County, Florida; thence run West along the North boundary of said Section 2, a distance of 42.06 feet; thence run South 58 degrees 41 minutes 54 seconds West 38.40 feet to a point lying on the Northeasterly right-of-way boundary of State Road No. S-384 said point also lying on a curve concave to the Northeasterly said point being the POINT OF BEGINNING. From said POINT OF BEGINNING run Southeasterly along said right-of-way boundary and curve having a radius of 1,604.02 feet; through a central angle of 02 degrees 53 minutes 58 seconds, for an arc distance of 81.17 feet, chord being South 44 degrees 40 minutes 16 seconds East 81.16 feet to an iron rod and cap (marked #7160); thence leaving said right-of-way boundary run North 51 degrees 07 minutes 06 seconds East 257.12 feet to an iron rod and cap (marked #7160); thence run North 39 degrees 31 minutes 39 seconds West 184.26 feet to an iron rod and cap (marked #7160); thence run South 58 degrees 49 minutes 30 seconds West 270.17 feet to a 3" iron bar lying the Northeasterly right-of-way boundary of said State Road No. S-384 said point also lying on a curve concave to the Northeasterly, having a radius of 1,604.02 feet; through a central angle of 04 degrees 59 minutes 43 seconds, for an arc distance of 139.85 feet, chord being South 40 degrees 43 minutes 25 seconds East 139.80 feet to the POINT OF BEGINNING containing 1.23 acres, more or less.

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


James T. Roddenberry
Surveyor and Mapper Florida
Certificate No. 4261

92-092ac1.23

EXHIBIT B

