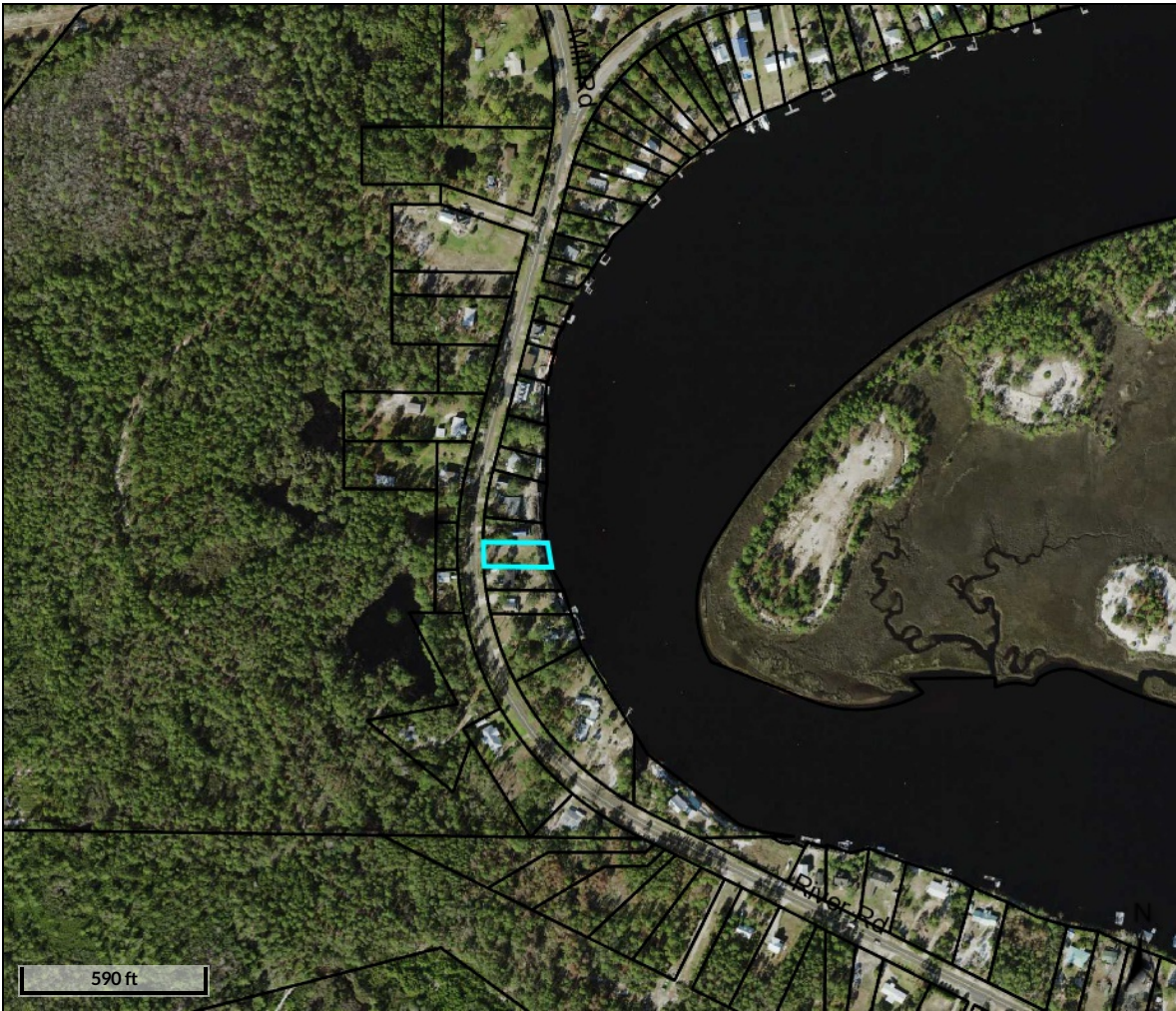
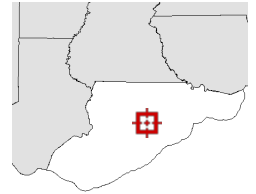




Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	24-07S-05W-0180-0005-0110	Alternate ID	05W07S24018000050110	Owner Address	JEM CONSTRUCTION OF TALLAHASSEE 8350 TRAM ROAD TALLAHASSEE, FL 32311
Sec/Twp/Rng	24-7S-5W	Class	VACANT		
Property Address	309 RIVER RD	Acreage	0.352		
District	1				
Brief Tax Description	CARRABELLE RIVER SUB				
	(Note: Not to be used on legal documents)				

Date created: 1/28/2020
Last Data Uploaded: 1/28/2020 7:41:00 AM

Developed by Schneider
GEOSPATIAL

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Jimmy Maige

WATERBODY/CLASS: Carrabelle River

PURPOSE: Residential Dock

PROJECT LOCATION / USGS:

LATITUDE: 29° 51' 11.57"

LONGITUDE: 84° 41' 25.74"

SECTION: 24 TOWNSHIP: 7 South

RNG: 5 West

JOB: 19-040

DEP:

COE:

OTHER:

DATE: January 21, 2020

SHEET: 1/4



A simple line drawing of a large, leafy tree with a thick trunk and a smaller tree in the background. The drawing is done in a sketchy, hand-drawn style with black outlines. The large tree has a wide, spreading canopy of leaves. The smaller tree is located to the right and slightly behind the main tree. The ground is indicated by a few simple lines at the base of the trees.

(850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

JOB: 19-040

DEP:

COE:

OTHER: Revised 2-14-20

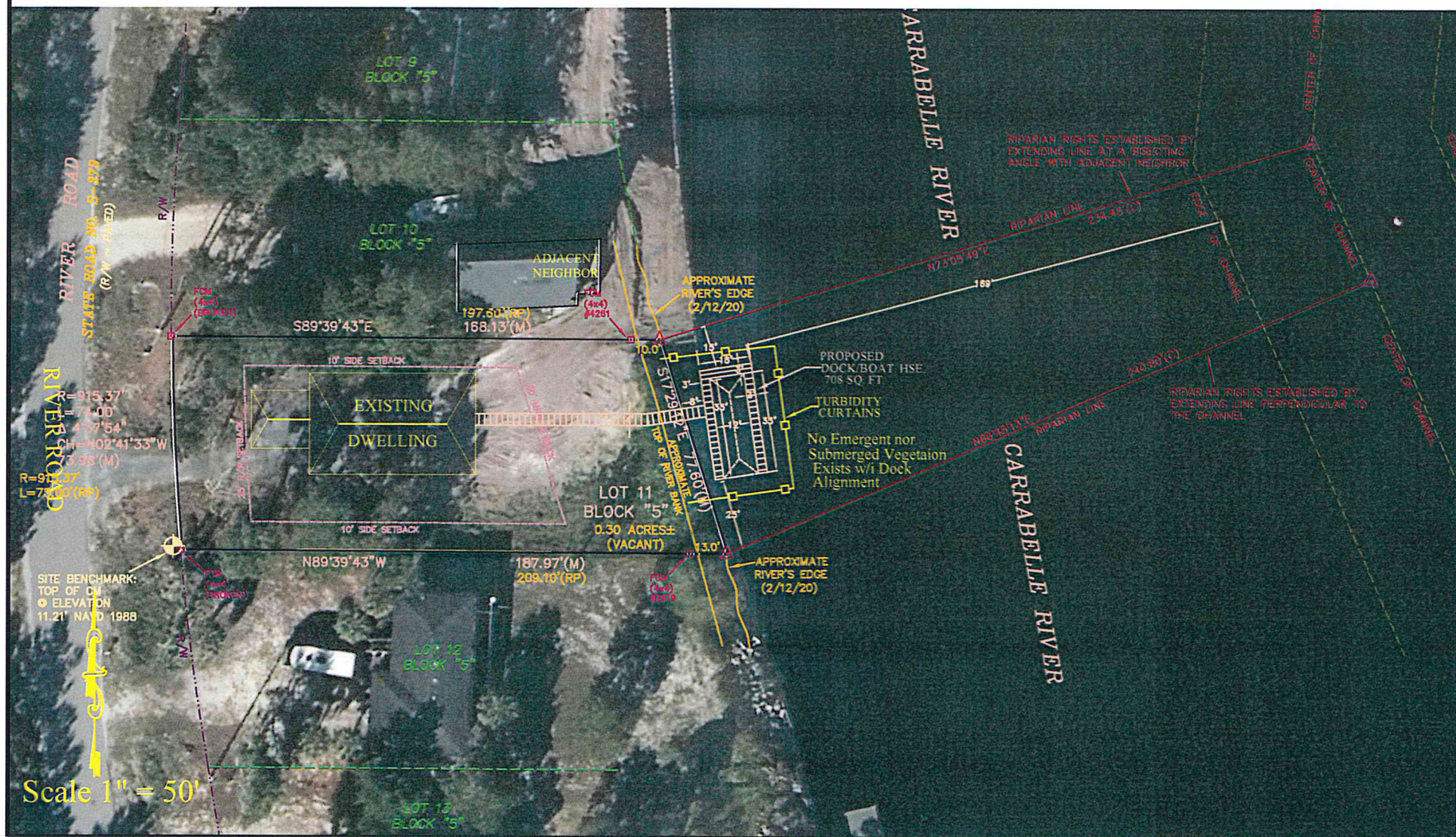
DATE: January 21, 2020

SHEET: 2/4

LONGITUDE: 84° 41' 25.74"

SECTION: 24 TOWNSHIP: 7 South

RNG: 5 West



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

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LATITUDE: 29° 51' 11.57"

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SECTION: 24 TOWNSHIP: 7 South

RANGE: 5 West

JOB: 19-040

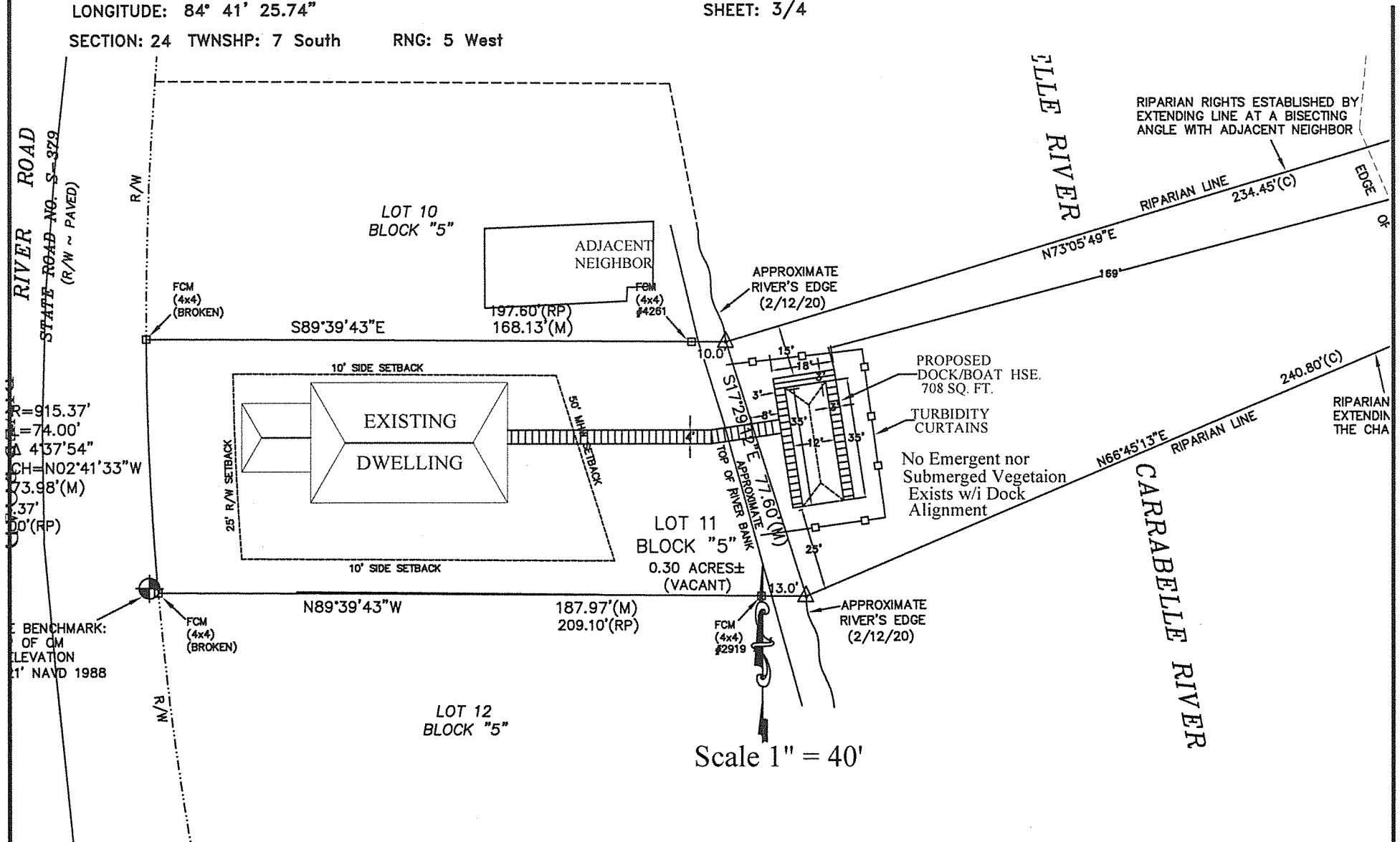
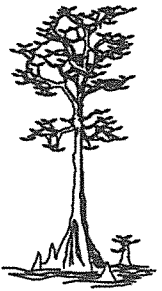
DEP:

COE:

OTHER: 2-14-20

DATE: January 21, 2020

SHEET: 3/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Jimmy Maige

WATERBODY/CLASS: Carrabelle River

PURPOSE: Residential Dock

PROJECT LOCATION / USGS: Carrabelle

LATITUDE: 29° 51' 11.57"

LONGITUDE: 84° 41' 25.74"

JOB: 19-040

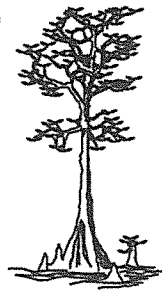
DEP:

COE:

OTHER: Revised 2-14-20

DATE: January 21, 2020

SHEET: 3a/4



Scale 1" = 20'

SECTION: 24 TWSHP: 7 South

RNG: 5 West

ADJACENT
NEIGHBOR

FCM
(4x4)
#4261
197.60'(RP)
168.13'(M)

APPROXIMATE
RIVER'S EDGE
(2/12/20)

PROPOSED
DOCK/BOAT HSE.
708 SQ. FT.

TURBIDITY
CURTAINS

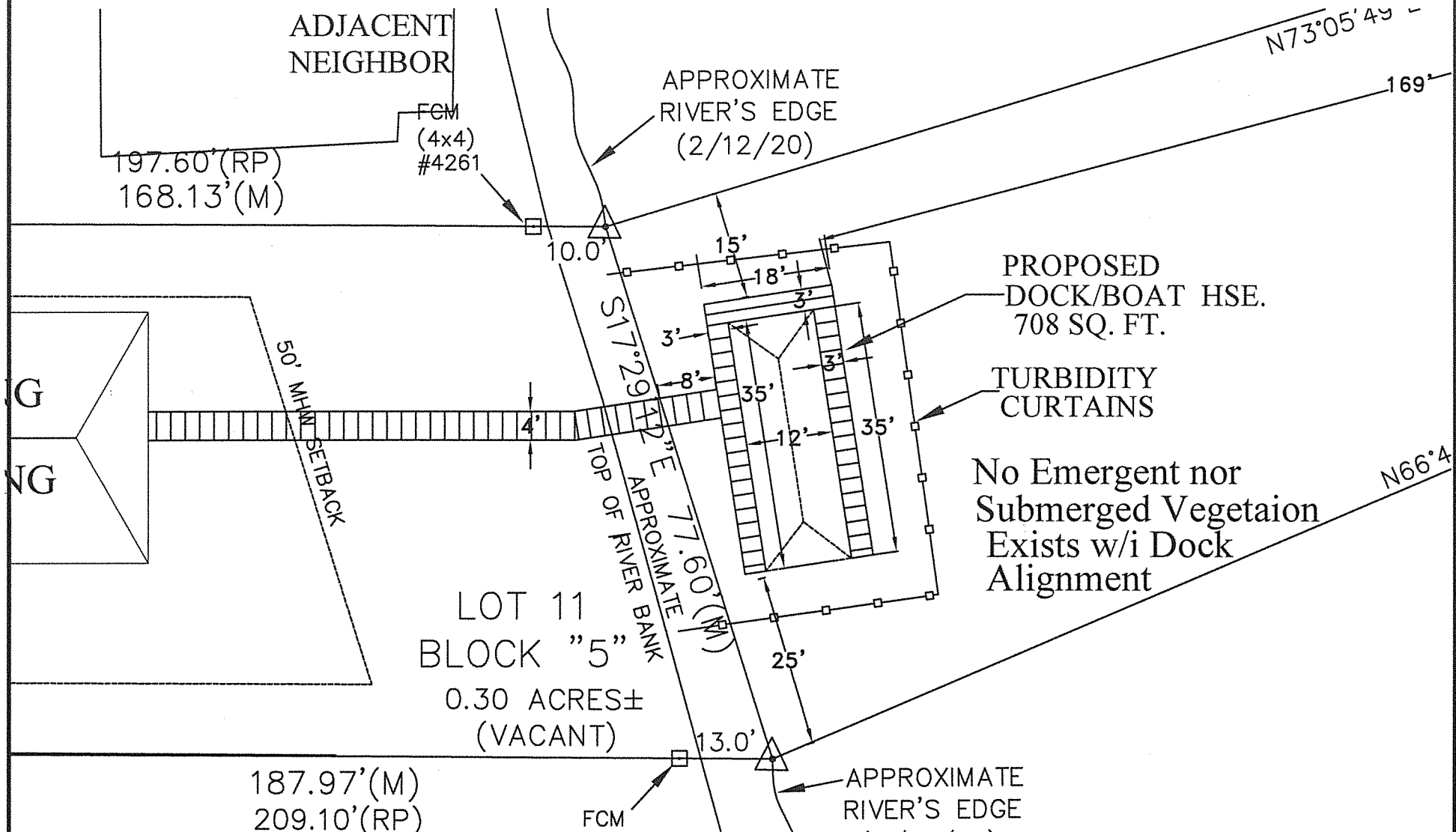
No Emergent nor
Submerged Vegetaion
Exists w/i Dock
Alignment

LOT 11
BLOCK "5"
0.30 ACRES±
(VACANT)

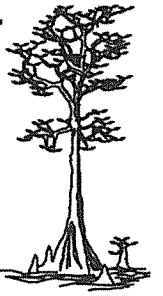
187.97'(M)
209.10'(RP)

FCM

APPROXIMATE
RIVER'S EDGE



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

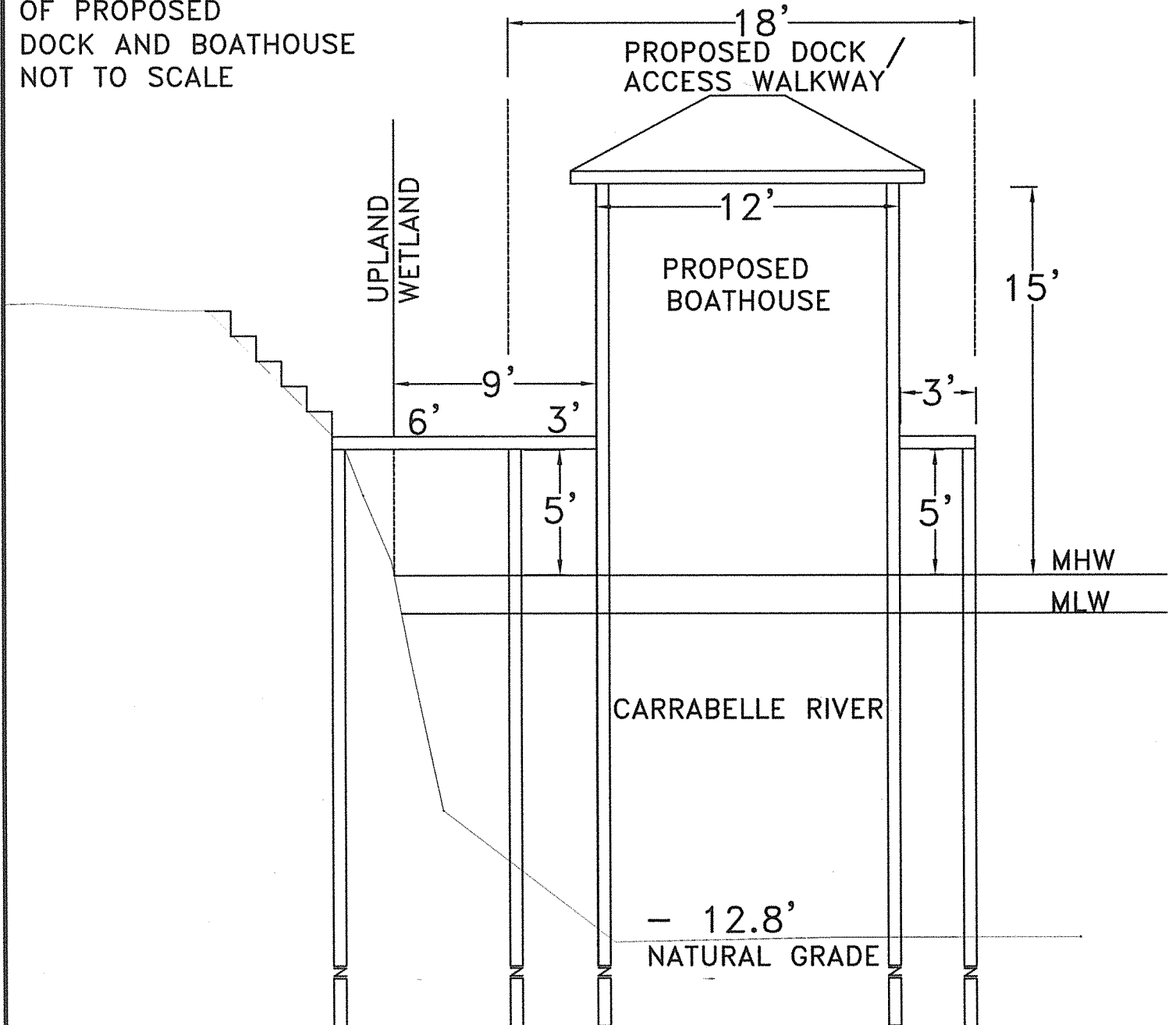


APPLICANT/CLIENT: Jimmy Maige
WATERBODY/CLASS: Carrabelle River
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Carrabelle
LATITUDE: 29° 51' 11.57"
LONGITUDE: 84° 41' 25.74"

JOB: 19-040
DEP:
COE:
OTHER: Revised 2-14-20
DATE: January 21, 2020
SHEET: 4/4

SECTION: 24 TWSHP: 7 South RNG: 5 West

CROSS SECTION
OF PROPOSED
DOCK AND BOATHOUSE
NOT TO SCALE

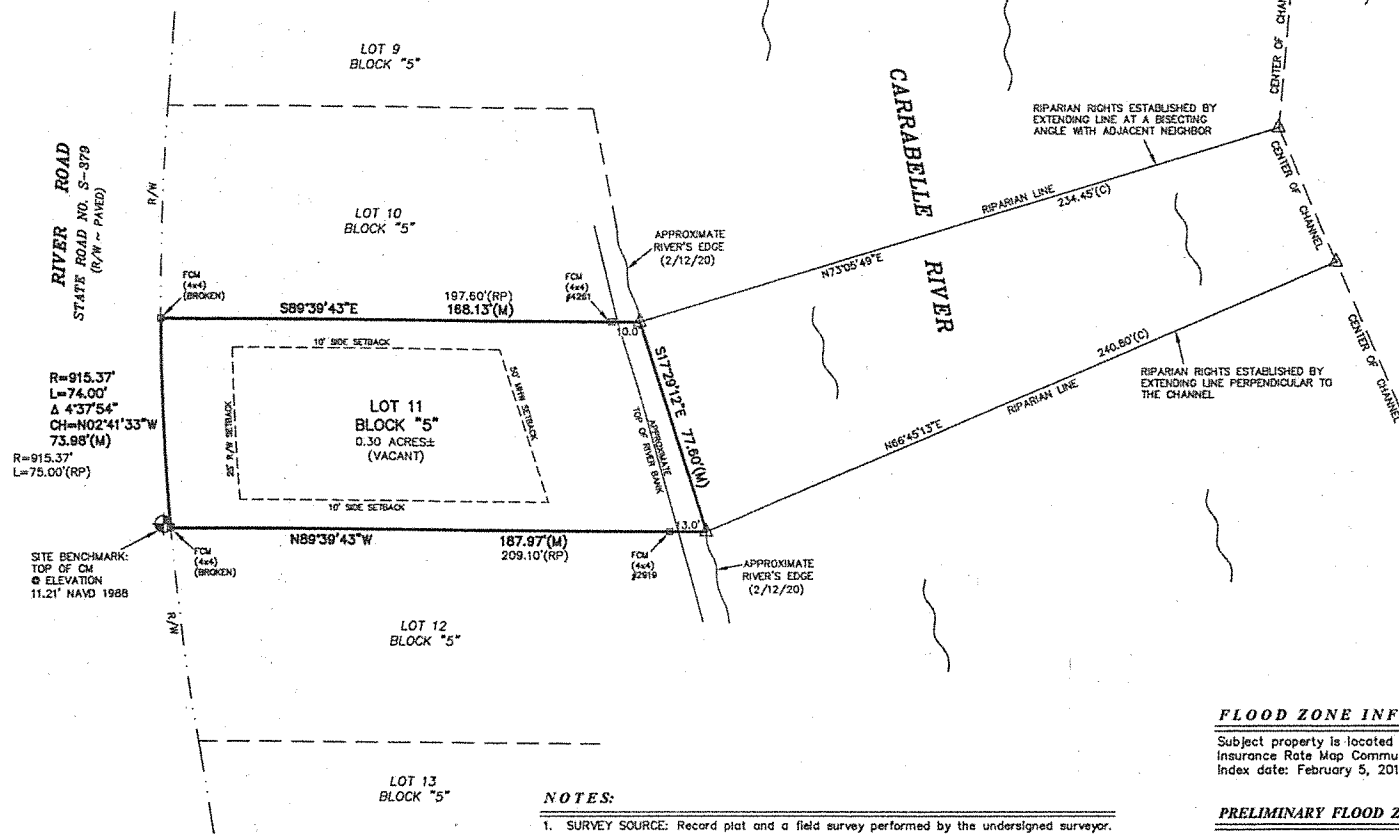


These drawings are for
permitting purposes
only. Not intended for
construction purposes

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
JEM CONSTRUCTION OF TALLAHASSEE, INC.**

LEGAL DESCRIPTION:

Lot 11, Block "5" of CARRABELLE RIVER SUBDIVISION,
a subdivision as per map or plat thereof recorded
in Plat Book 3, Page 21 of the Public Records
of Franklin County, Florida.



NOTES:

1. SURVEY SOURCE: Record plot and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS established by Florida Grid North datum.
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. FLOOD ZONES and SETBACKS 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 "AE" (EL 13) as per Flood Insurance Rate Map Community Panel No: 120088 0430F
Index date: February 5, 2014, Franklin County, Florida.

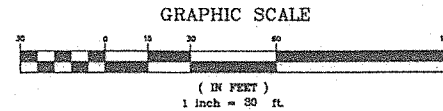
PRELIMINARY FLOOD ZONE INFORMATION:

Subject property is located in Zone "AE" (EL 13) as per Flood Insurance Rate Map Community Panel No: 120088 0430G index date: June 13, 2019, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plot 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 contract 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 effect the boundaries.

JAMES T. HOOD, LMSRRY
Surveyor and Mapper
Florida Certificate No. 4261



LEGEND

RP	RECORD PLAT
M	MEASURED
R/W	RIGHT-OF-WAY
	NOT TO SCALE
	POINT NOT SET OR FOUND
SIRC	SET (5/8") IRON ROD AND CAP #7180
FIRC	FOUND IRON ROD AND CAP
FIR	FOUND IRON ROD
FCM	FOUND CONCRETE MONUMENT

TR & A **THURMAN RODDENBERRY & ASSOCIATES, INC**
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHILTON STREET • SOPCHOPPEY, FLORIDA 32378
PHONE NUMBER: 904-264-3544 FAX NUMBER: 904-264-1283
L&T 7-00

DATE: 02/13/20	DRAWN BY: BB	N.B. 624 PG.71	COUNTY: FRANKLIN
FILE: 20108.DWG	DATE OF LAST FIELD WORK: 02/12/20	CHECKED BY:	JOB NUMBER: 20-108

LETTER OF CONCURRENCE FOR SETBACK WAIVER

TO: Jimmy Maige (owner/applicant)
8350 Tram Rd (address of project)
Tallahassee, FL 32311

File No.: _____

FROM: Campagna et al (adjacent property owner)
4930 Willow Creek Dr.
Woodstock, GA 30188

Section 18-21.004(3)(d), Florida Administrative Code, provides:

Except as provided herein, all structures, including mooring pilings, breakwaters, jetties and groins, and activities must be set back a minimum of 25 feet inside the applicant's riparian rights lines. Marginal docks, however, must be set back a minimum of 10 feet. Exceptions to the setbacks are: private residential single-family docks or piers associated with a parcel that has a shoreline frontage of less than 65 feet, where portions of such structures are located between riparian lines less than 65 feet apart, or where such structure is shared by two adjacent single-family parcels; utility lines; bulkheads, seawalls, riprap or similar shoreline protection structures located along the shoreline; structures and activities previously authorized by the Board; structures and activities built or occurring prior to any requirement for Board authorization; when a letter of concurrence is obtained from the affected adjacent upland riparian owner; or when the Board determines that locating any portion of the structure or activity within the setback area is necessary to avoid or minimize adverse impacts to natural resources.

I hereby state that I am the owner of the adjacent upland riparian property located to the (north / south / east / west) of the facility or activity proposed to be constructed or conducted by Jimmy Maige (the applicant), as shown in the above referenced file (and on the attached drawing). I understand that the subject project will be located entirely within the applicant's riparian rights area, and I do not object to the proposed structure or activity being located within the area required as a setback distance from the common riparian rights line, as required by Chapter 18-21.004(3)(d), F.A.C. This file shows the structure will be located entirely within the applicant's riparian rights area and within 13' feet of the common riparian rights line between our parcels.

Harrison Campagna
(Original signature of adjacent owner)

4/5/19
(Date signed)

Harrison Campagna
(Printed name of adjacent owner)

This form is not adopted by rule; therefore, any letter of concurrence of similar content may be accepted.

(1/30/03)