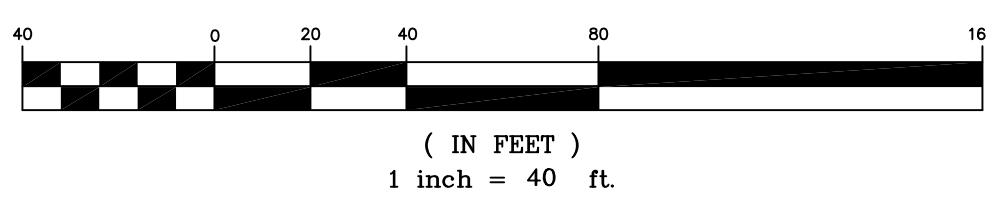


"THE BLUFFS ON NORTH BAYSHORE"

Parcel ID 36-08S-07W-0000-0090-0000
 Location Address: 94 OLD FERRY DOCK
 EASTPOINT, FLORIDA 32328
 Zoning: R-1 (Residential 1 unit to 1 acres)

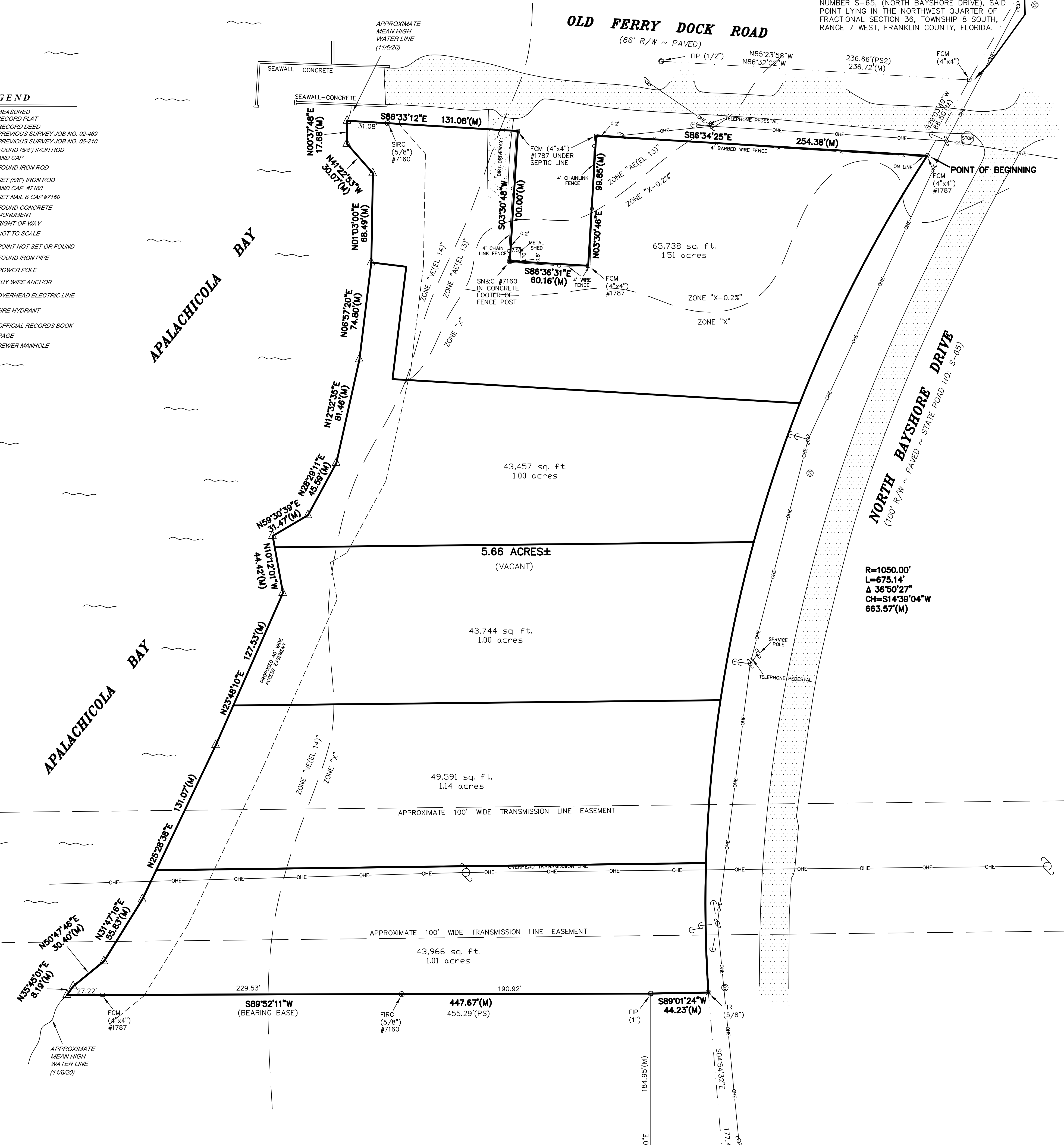
GRAPHIC SCALE



LEGEND

- M MEASURED
- RP RECORD PLAT
- D RECORD DEED
- PS PREVIOUS SURVEY JOB NO. 02-469
- PS2 PREVIOUS SURVEY JOB NO. 05-210
- FIRC FOUND (S/8") IRON ROD AND CAP
- FIR FOUND IRON ROD
- SIRC SET (S/8") IRON ROD AND CAP #7160
- SMC SET MAIL & CAP #7160
- FCM FOUND CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- POINT NOT SET OR FOUND
- FIP FOUND IRON PIPE
- POWER POLE
- GUY WIRE ANCHOR
- OHE OVERHEAD ELECTRIC LINE
- FIRE HYDRANT
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- SEWER MANHOLE

POINT OF COMMENCEMENT:
 POINT OF INTERSECTION OF THE NORTHERLY R/W BOUNDARY OF OLD FERRY DOCK ROAD WITH THE WESTERLY R/W BOUNDARY OF STATE ROAD NUMBER S-65, (NORTH BAYSHORE DRIVE), SAID POINT LYING IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 8 SOUTH, RANGE 7 WEST, FRANKLIN COUNTY, FLORIDA.



R=1050.00'
 L=675.14'
 Δ 36°50'27"
 CH=S14°39'04\"/>

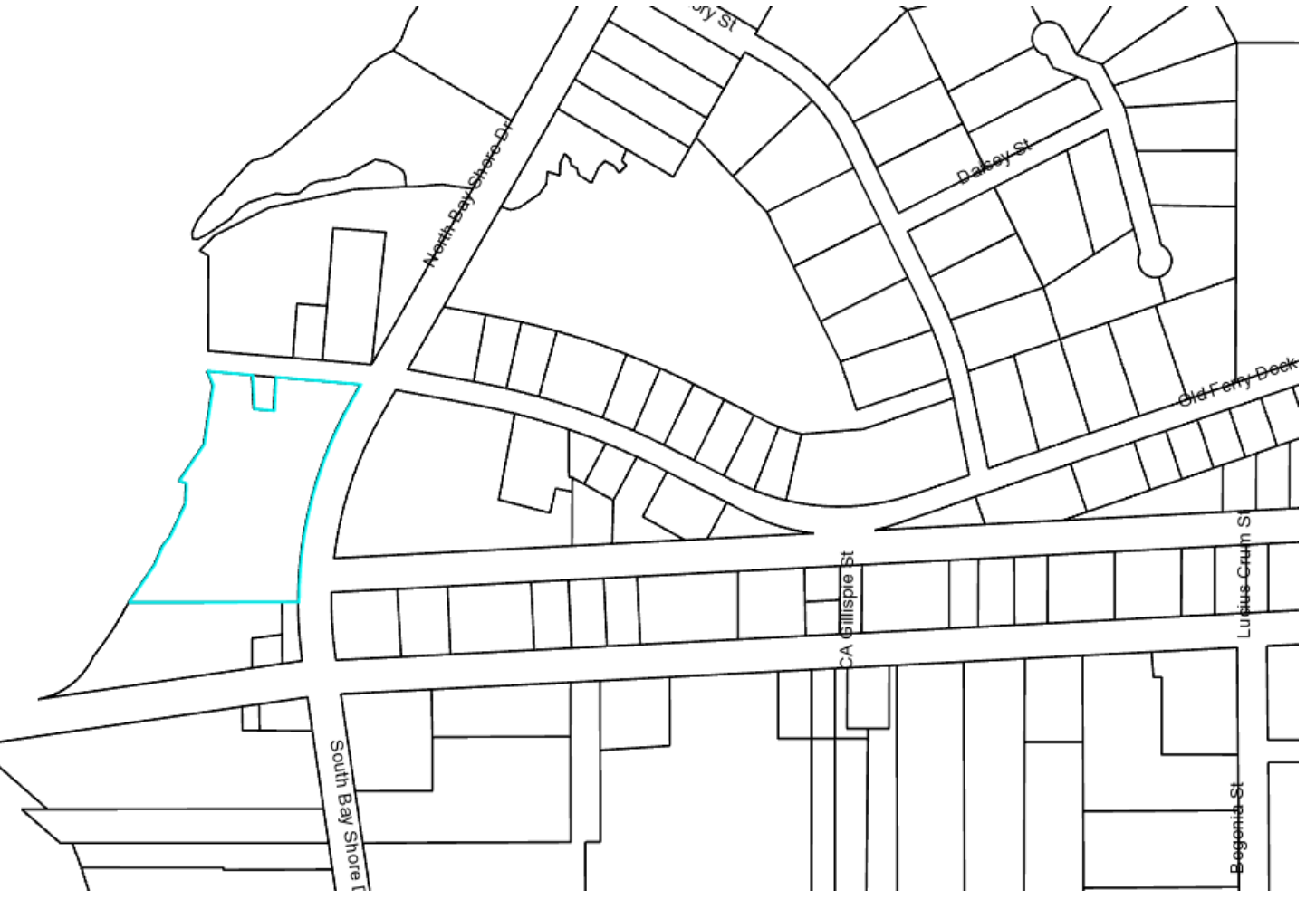
LEGAL DESCRIPTION:
 Commence at a concrete monument marking the point of intersection of the Northernly right-of-way boundary of Old Ferry Dock Road with the Westerly right-of-way boundary of State Road No. S-65 (North Bayshore Drive), said point lying in the Northwest quarter of Fractional Section 36, Township 8 South, Range 7 West, Franklin County, Florida, thence leaving said point of intersection run South 29 degrees 03 minutes 49 seconds West along said Westerly right of way boundary 66.50 feet to a concrete monument (marked 1787) marking a point of intersection with said Westerly right of way boundary with the Southernly right of way boundary of said Old Ferry Dock Road, said point also marking a point of curve concave to the Easterly, said point also marking the POINT OF BEGINNING. From said POINT OF BEGINNING run Southwesterly along said Westerly right of way boundary and said curve with a radius of 1050.00 feet, through a central angle of 36 degrees 50 minutes 27 seconds, for an arc distance of 675.14 feet, chord being South 14 degrees 39 minutes 04 seconds West 663.57 feet to an iron rod, thence leaving said Westerly right of way boundary and said curve run South 89 degrees 01 minute 24 seconds West 44.23 feet to an iron pipe, thence run South 89 degrees 52 minutes 11 seconds West 447.67 feet to the approximate mean high water line of Apalachicola Bay, thence run Northwesterly and Northwesterly along said mean high water line the following thirteen (13) courses: North 35 degrees 45 minutes 01 second East 8.19 feet, North 50 degrees 47 minutes 46 seconds East 30.40 feet, North 31 degrees 47 minutes 16 seconds East 55.63 feet, North 23 degrees 29 minutes 38 seconds East 131.07 feet, North 23 degrees 48 minutes 10 seconds East 127.53 feet, North 10 degrees 12 minutes 01 second West 44.42 feet, North 59 degrees 30 minutes 39 seconds East 31.47 feet, North 28 degrees 29 minutes 11 seconds East 45.59 feet, North 12 degrees 32 minutes 35 seconds East 81.46 feet, North 06 degrees 57 minutes 20 seconds East 74.80 feet, North 01 degree 03 minutes 00 seconds East 68.49 feet, North 41 degrees 22 minutes 53 seconds West 30.07 feet, North 00 degrees 37 minutes 48 seconds East 17.68 feet to a point lying on the Southernly right of way boundary of said Old Ferry Dock Road, thence leaving said mean high water line run South 86 degrees 33 minutes 12 seconds East along said Southernly right of way boundary 131.08 feet to a concrete monument (marked 1787), thence leaving said Southernly right of way boundary run South 03 degrees 30 minutes 48 seconds West 100.00 feet to a nail and cap (marked 7160), thence run South 86 degrees 36 minutes 31 seconds East 60.16 feet to a concrete monument (marked 1787), thence run North 03 degrees 30 minutes 46 seconds East 99.85 feet to a concrete monument (marked 1787) lying on said Southernly right of way boundary, thence run South 86 degrees 34 minutes 25 seconds East along said Southernly right of way boundary 254.38 feet to the POINT OF BEGINNING containing 5.66 acres, more or less.

EFFECTIVE FLOOD ZONE INFORMATION:
 Subject property is located in Zones "X", "X-0.2%", "AE (EL 13)" and "VE (EL 14)" as per Flood Insurance Rate Map Community Panel No: 120088 0532F, index date: February 05, 2014, Franklin County, Florida.

U.S. HIGHWAY NO. 98
 (R/W VARIES ~ PAVED)

- NOTES:**
1. SURVEY SOURCE: Record deed a previous survey by this firm (Job No. 02-469, dated 7/08/14) and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: Southerly boundary of subject parcel being North 88 degrees 48 minutes 12 seconds West as per previous survey mentioned above.
 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. ELEVATIONS depicted hereon were established using NAVD 1988 DATUM.
 8. 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.
 9. See attached sheet for LEGAL DESCRIPTION.

VICINITY MAP (NOT TO SCALE)



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.S. 531.05(1)(2).

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

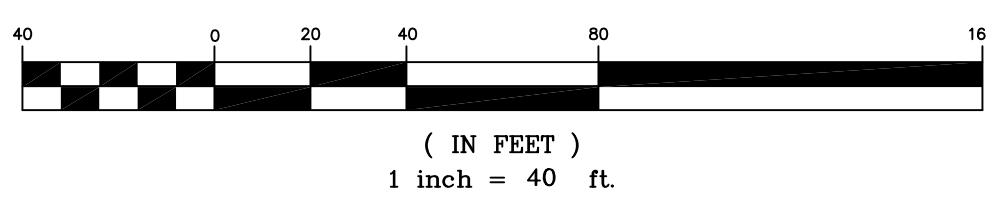
TR & A THURMAN RODDENBERRY & ASSOCIATES, INC
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 125 SHILDON STREET • SOPCHOPPY, FLORIDA 32358
 PHONE NUMBER: 850-962-2518 FAX NUMBER: 850-962-1103
 LB # 7160

DATE: 11/09/20	DRAWN BY: BB	N.B.640 PG.13	COUNTY: FRANKLIN
FILE: 20908.DWG	DATE OF LAST FIELD WORK: 11/09/20	CHECKED BY:	JOB NUMBER: 20-908

"THE BLUFFS ON NORTH BAYSHORE"

Parcel ID 36-08S-07W-0000-0090-0000
 Location Address: 94 OLD FERRY DOCK
 EASTPOINT, FLORIDA 32328
 Zoning: R-1 (Residential 1 unit to 1 acres)

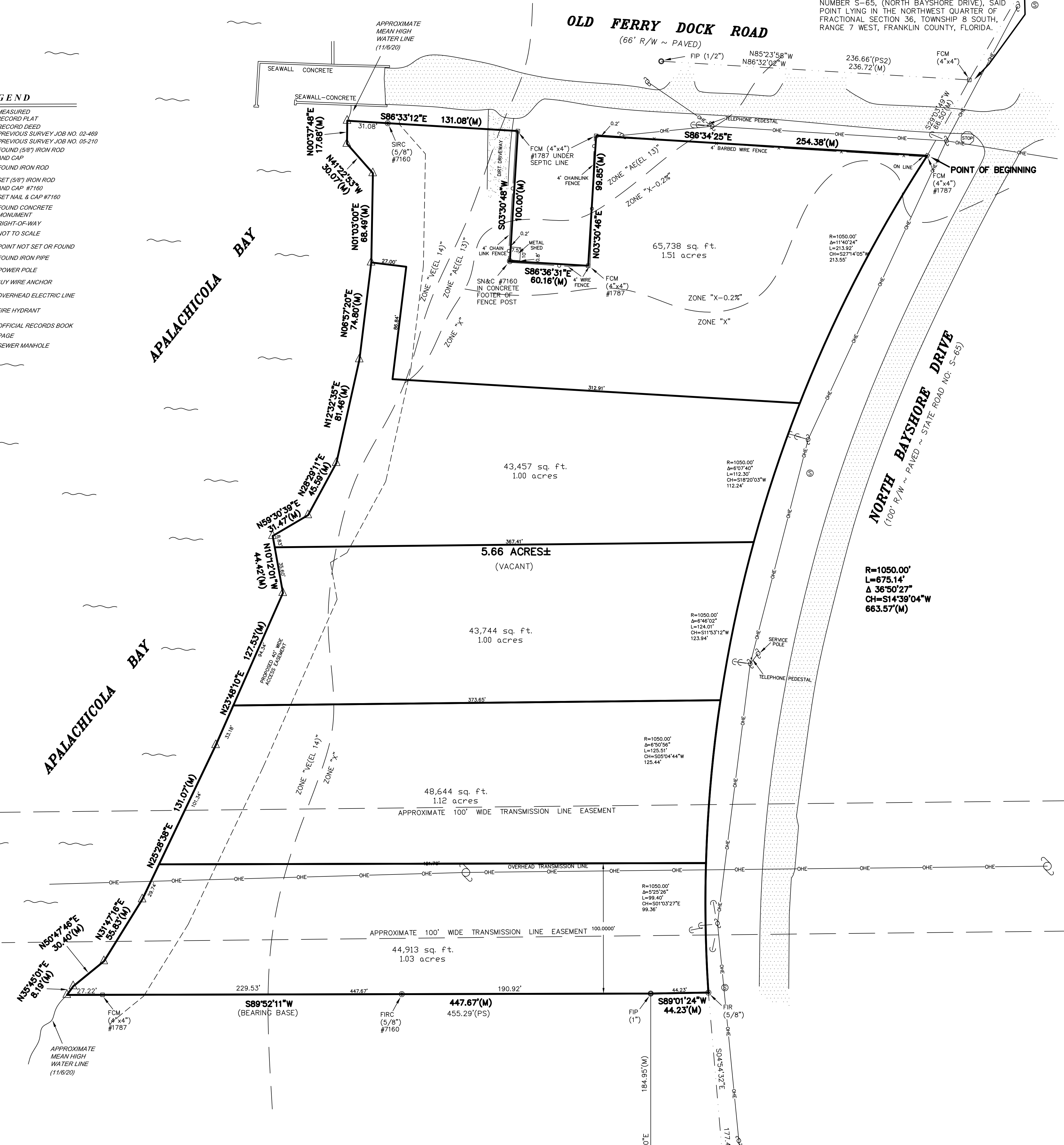
GRAPHIC SCALE



LEGEND

- M MEASURED
- RP RECORD PLAT
- D RECORD DEED
- PS PREVIOUS SURVEY JOB NO. 02-469
- PS2 PREVIOUS SURVEY JOB NO. 05-210
- FIRC FOUND (S/8) IRON ROD AND CAP
- FIR FOUND IRON ROD
- SIRC SET (S/8) IRON ROD AND CAP #7160
- SMSC SET NAIL & CAP #7160
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- R/W RIGHT-OF-WAY
- NOT TO SCALE
- POINT NOT SET OR FOUND
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POINT OF COMMENCEMENT:
 POINT OF INTERSECTION OF THE NORTHERLY R/W BOUNDARY OF OLD FERRY DOCK ROAD WITH THE WESTERLY R/W BOUNDARY OF STATE ROAD NUMBER S-65, (NORTH BAYSHORE DRIVE), SAID POINT LYING IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 8 SOUTH, RANGE 7 WEST, FRANKLIN COUNTY, FLORIDA.



R=1050.00'
 L=675.14'
 Δ 36°50'27"
 CH=S14°39'04"W
 663.57'(M)

LEGAL DESCRIPTION:
 Commence at a concrete monument marking the point of intersection of the Northernly right-of-way boundary of Old Ferry Dock Road with the Westerly right-of-way boundary of State Road No. S-65 (North Bayshore Drive), said point lying in the Northwest quarter of Fractional Section 36, Township 8 South, Range 7 West, Franklin County, Florida thence leaving said point of intersection run South 29 degrees 03 minutes 49 seconds West along said Westerly right of way boundary 66.50 feet to a concrete monument (marked 1787) marking a point of intersection with said Westerly right of way boundary with the Southernly right of way boundary of said Old Ferry Dock Road, said point also marking a point of curve concave to the Easterly, said point also marking the POINT OF BEGINNING. From said POINT OF BEGINNING run Southwesterly along said Westerly right of way boundary and said curve with a radius of 1050.00 feet, through a central angle of 36 degrees 50 minutes 27 seconds, for an arc distance of 675.14 feet, chord being South 14 degrees 39 minutes 04 seconds West 663.57 feet to an iron rod, thence leaving said Westerly right of way boundary and said curve run South 89 degrees 01 minute 24 seconds West 44.23 feet to an iron pipe, thence run South 89 degrees 52 minutes 11 seconds East 447.67 feet to the approximate mean high water line of Apalachicola Bay, thence run Northwesterly and Northwesterly along said mean high water line the following thirteen (13) courses: North 35 degrees 45 minutes 01 second East 8.19 feet, North 50 degrees 47 minutes 46 seconds East 30.40 feet, North 31 degrees 47 minutes 16 seconds East 55.63 feet, North 23 degrees 29 minutes 38 seconds East 131.07 feet, North 23 degrees 48 minutes 10 seconds East 127.53 feet, North 10 degrees 12 minutes 01 second West 44.42 feet, North 59 degrees 30 minutes 39 seconds East 31.47 feet, North 28 degrees 29 minutes 11 seconds East 45.59 feet, North 12 degrees 32 minutes 35 seconds East 81.46 feet, North 06 degrees 57 minutes 20 seconds East 74.80 feet, North 01 degree 03 minutes 00 seconds East 68.49 feet, North 41 degrees 22 minutes 53 seconds West 30.07 feet, North 00 degrees 37 minutes 48 seconds East 17.68 feet to a point lying on the Southernly right of way boundary of said Old Ferry Dock Road, thence leaving said mean high water line run South 86 degrees 33 minutes 12 seconds East along said Southernly right of way boundary 131.08 feet to a concrete monument (marked 1787), thence leaving said Southernly right of way boundary run South 03 degrees 30 minutes 48 seconds West 100.00 feet to a nail and cap (marked 7160), thence run South 86 degrees 36 minutes 31 seconds East 60.16 feet to a concrete monument (marked 1787), thence run North 03 degrees 30 minutes 46 seconds East 99.85 feet to a concrete monument (marked 1787) lying on said Southernly right of way boundary, thence run South 86 degrees 34 minutes 25 seconds East along said Southernly right of way boundary 254.38 feet to the POINT OF BEGINNING containing 5.66 acres, more or less.

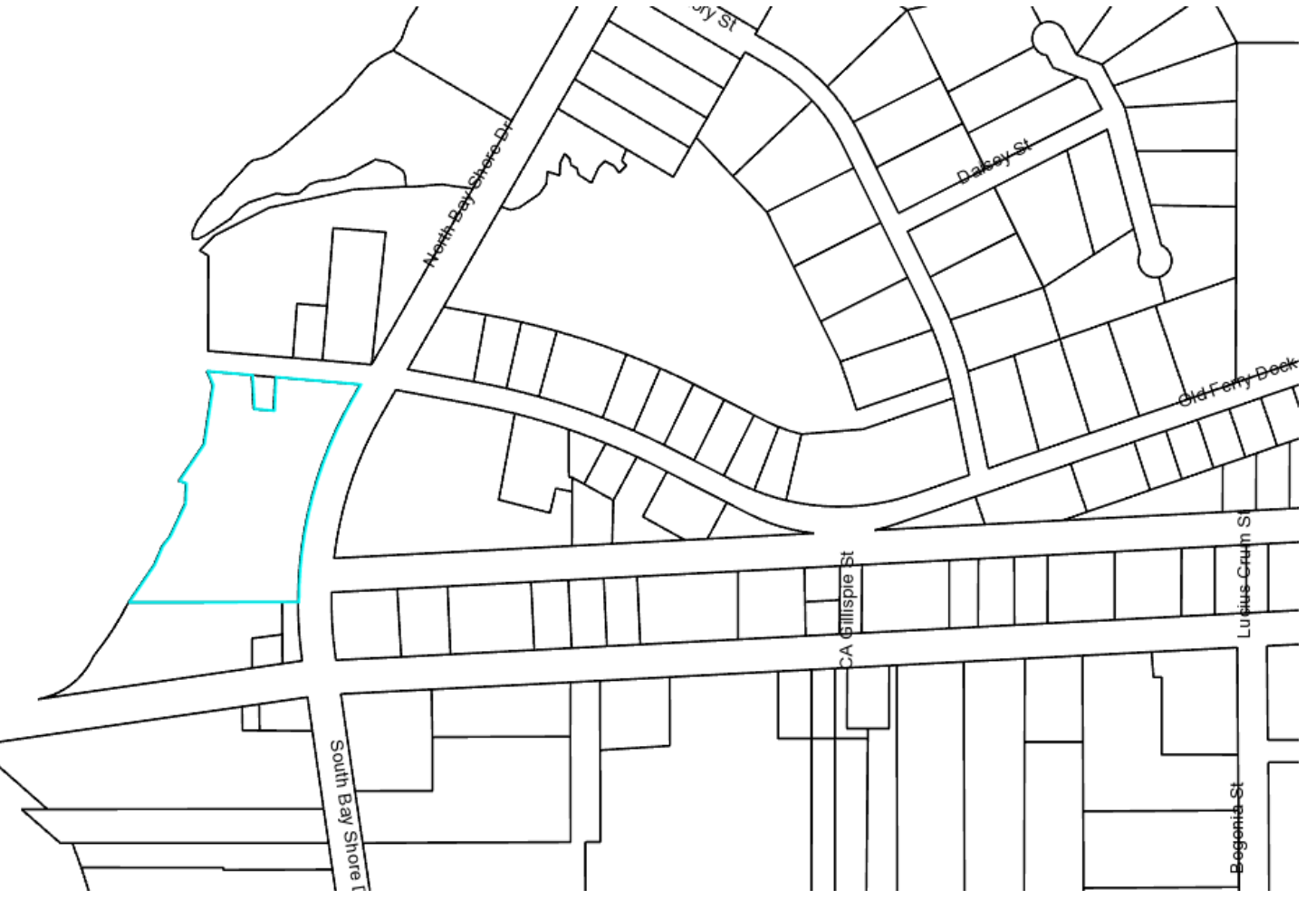
SUBJECT TO: a 100 foot wide Powerline Easement lying over and across the Southernly portion thereof.

EFFECTIVE FLOOD ZONE INFORMATION:
 Subject property is located in Zones "X", "X-0.2%", "AE (EL 13)" and "VE (EL 14)" as per Flood Insurance Rate Map Community Panel No: 120088 0532F, index date: February 05, 2014, Franklin County, Florida.

U.S. HIGHWAY NO. 98
 (R/W VARIES ~ PAVED)

- NOTES:**
1. SURVEY SOURCE: Record deed a previous survey by this firm (Job No. 02-469, dated 7/08/14) and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: Southernly boundary of subject parcel being North 88 degrees 48 minutes 12 seconds West as per previous survey mentioned above.
 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. ELEVATIONS depicted hereon were established using NAVD 1988 DATUM.
 8. 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.
 9. See attached sheet for LEGAL DESCRIPTION.

VICINITY MAP (NOT TO SCALE)



I hereby certify that this was performed under my responsible direction and supervision and the plan 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.S.C. 53.17 (05/1/02).

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

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 P.O. BOX 100 • 125 SHILDON STREET • SOPCHOPPY, FLORIDA 32358
 PHONE NUMBER: 850-962-2518 FAX NUMBER: 850-962-1183
 LB # 7160

DATE: 11/09/20	DRAWN BY: BB	N.B.640 PG.13	COUNTY: FRANKLIN
FILE: 20908.DWG	DATE OF LAST FIELD WORK: 11/09/20	CHECKED BY:	JOB NUMBER: 20-908