

2011-CU-013

Project Name: "Adventures Unlimited"

Applicant and/or
Property Owner: Jack Sanborn,
Wolfe Creek LLC

Representative: n/a

Zoning District: AG, HCD, & P2 (Agriculture, Highway
Commercial Development, & Active Park)

Request: Conditional Use to allow treehouse cabins
(recreational activities) to be located
within an Agriculture (AG) zoning district
(LDC 6.09.02.V)

Zoning Board
Recommendation: Approval with a vote of 9 – 0

**Board of County Commissioners Data & Analysis
December 8, 2011**

Conditional Use 2011-CU-013

I. Applicant:

“Adventures Unlimited” Jack Sanborn, Wolfe Creek LLC

II. Requests:

Conditional Use to allow treehouse cabins (recreational activities) to be located within an Agriculture (AG) zoning district

III. Land Development Code Criteria:

6.09.00 CONDITIONAL USES

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustments and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;
- B. Will not unduly adversely affect other property in the impacted area which it is located;
- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;
- D. Satisfies criteria stipulated for similar uses as described in the following section.

6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

V. Recreational Activities:

- 1. Recreational activities limited to the following: archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridle trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, miniature golf courses, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities. However, rifle and pistol ranges shall only be allowed as a conditional use in AG and AG-2 districts.

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Recreational activities in HCD, M-1, M-2, C-1M, C-2M, AG and AG-2 may be private enterprise (private ownership for profit) or publicly held (state or county) activities.

The following recreational activities in all residential districts (RR-1, R-1, R-1A, R-1M, R-2, R-2M and R-3) must be public held (state or county) or non-profit activities and limited to: baseball and/or football fields, bicycle path, public boat dock, botanical garden, cabanas, handball or racquetball courts, basketball court, boat launching ramp, lawn bowling, fishing pier, horseshoe pitching court, public park, softball field, shuffleboard courts, soccer fields, tennis courts, track and field facilities.

2. Site plan approval is required by the Community Planning, Zoning and Development Division pursuant to Section 4.04.00 et seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or by other such means as may be appropriate and effective to prevent or minimize such hazards.
3. Yards:
 - a. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.
 - b. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as hereinafter provided, shall be located within 25 feet of any property line.
4. Open space and landscaping is permitted in accordance with the requirements set forth in Article Seven.
5. Parking shall be required in accordance with the requirements set forth in Article Seven
6. Fences and walls:
 - a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.
 - b. No fence or wall shall be erected within twenty-five (25) feet of any street line.
 - c. No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property shall exceed six (6) feet in height.

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7. Signage is permitted in accordance with the requirements set forth in Article Eight.
8. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

IV. Proposed Location:

8974 Tomahawk Landing Road, Milton; at the terminus of Tomahawk Landing south of Springhill Road between Munson Highway and Highway 87 North in the Allentown community (Parcel number 13-3N-28-0000-00101-0000)

V. LDC 6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustments and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

Is this criterion met?

Staff Analysis: It is anticipated that the proposed recreational housing facilities will be designed, located, and operated so that the public health, safety, and welfare will be protected. The treehouses will be required to meet the Florida Building Code as applicable.

B. Will not unduly adversely affect other property in the impacted area which it is located;

Is this criterion met?

Staff Analysis: It is not anticipated that the inclusion of treehouse cabins to the existing recreational facility will unduly or adversely affect other property in the impacted area. The development currently includes several recreational rental lodging facilities in addition to a zip-line and canoe and kayak livery.

The subject area is bounded by silvicultural uses in all directions.

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- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

Is this criterion met?

Staff Analysis: According to the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located in Agriculture (AG) land use category. This request is consistent with the Goals, Objectives, and Policies of the Santa Rosa Comprehensive Plan.

- D. Satisfies criteria stipulated for similar uses and as listed below.

V. Recreational Activities:

1. Recreational activities limited to the following: archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridle trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, miniature golf courses, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities. However, rifle and pistol ranges shall only be allowed as a conditional use in AG and AG-2 districts.

Is this criterion met?

Staff Analysis: The applicant is seeking approval to allow treehouse cabins to be constructed on an existing recreational facility which includes rental lodging facilities.

Recreational activities in HCD, M-1, M-2, C-1M, C-2M, AG and

**Board of County Commissioners Data & Analysis
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AG-2 may be private enterprise (private ownership for profit) or publicly held (state or county) activities.

The following recreational activities in all residential districts (RR-1, R-1, R-1A, R-1M, R-2, R-2M and R-3) must be public held (state or county) or non-profit activities and limited to: baseball and/or football fields, bicycle path, public boat dock, botanical garden, cabanas, handball or racquetball courts, basketball court, boat launching ramp, lawn bowling, fishing pier, horseshoe pitching court, public park, softball field, shuffleboard courts, soccer fields, tennis courts, track and field facilities.

2. Site plan approval is required by the Community Planning, Zoning and Development Division pursuant to Section 4.04.00 et seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects or traffic or parking, protection to such contiguous residential properties

Is this criterion met?

Staff Analysis: The applicant is aware that the site will need to be reviewed by the Community Planning, Zoning and Development Division and that all improvement will be required to be in accordance with the criteria set forth. It is not anticipated that the proposed expansion of the existing use will present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects or traffic or parking.

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shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or by other such means as may be appropriate and effective to prevent or minimize such hazards.

3. Yards:

- a. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.

Is this criterion met?

Staff Analysis: The proposed site plan does not include parking areas. The proposed improvements will utilize the existing parking areas for the development.

- b. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as hereinafter provided, shall be located within 25 feet of any property line.

Is this criterion met?

Staff Analysis: The proposed treehouse cabins will not be located closer than 25 feet from any property line.

4. Open space and landscaping is permitted in accordance with the requirements set forth in Article Seven.

Is this criterion met?

Staff Analysis: Since the facility in question is a recreational facility developed within a heavily wooded area, open space and landscaping requirements will be more than sufficient.

5. Parking shall be required in accordance with the requirements set forth in Article Seven.

Is this criterion met?

Staff Analysis: The applicant will comply with all of the applicable requirements as they pertain to parking.

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6. Fences and walls:

- a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.

Is this criterion met?

Staff Analysis: This criterion is not applicable since no fences or walls are proposed with the treehouse cabin expansion.

- b. No fence or wall shall be erected within twenty-five (25) feet of any street line.

Is this criterion met?

Staff Analysis: This criterion is not applicable since no fences or walls are proposed with the treehouse cabin expansion.

- c. No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property shall exceed six (6) feet in height.

Is this criterion met?

Staff Analysis: This criterion is not applicable since no fences or walls are proposed with the treehouse cabin expansion.

7. Signage is permitted in accordance with the requirements set forth in Article Eight.

Is this criterion met?

Staff Analysis: The proposed improvements do not include changes to the existing signage.

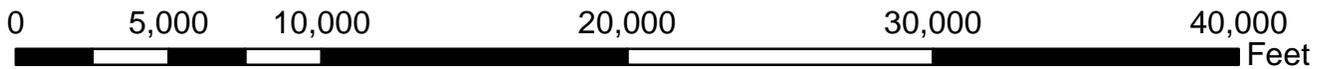
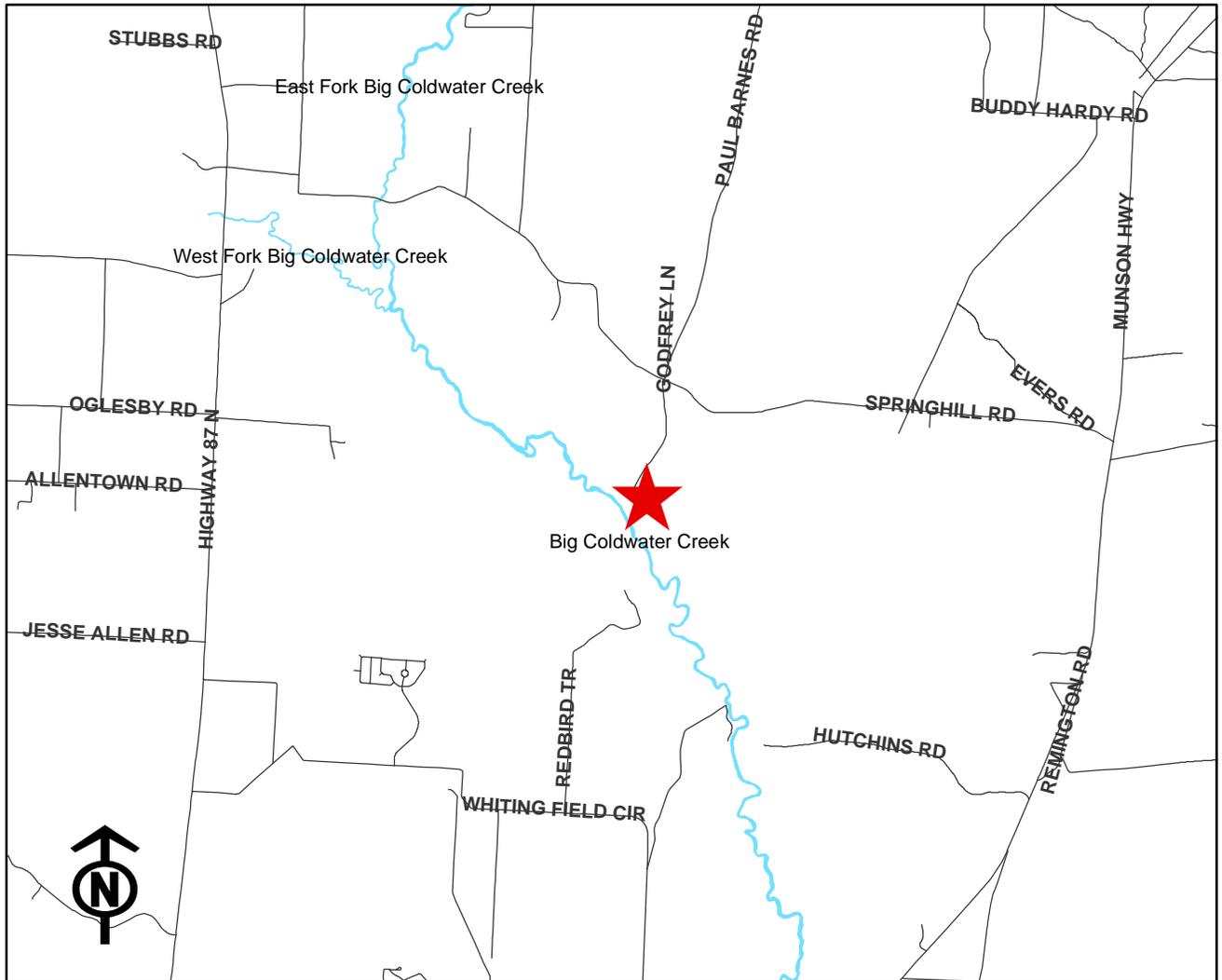
8. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

Is this criterion met?

Staff Analysis: The applicant will comply with all of the applicable requirements as they pertain to refuse collection and solid waste removal.

2011-CU-013

Location

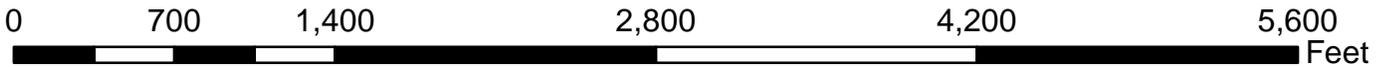
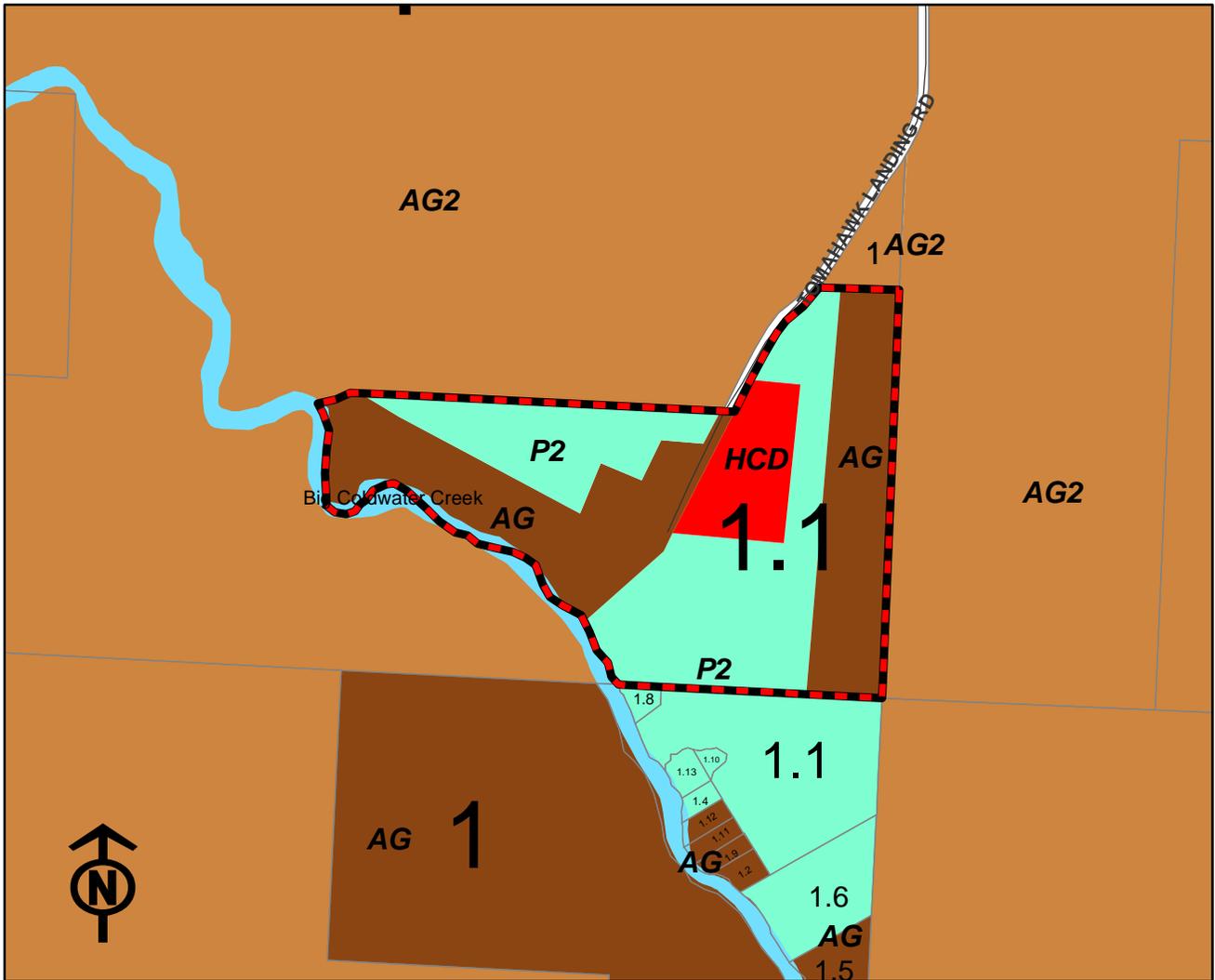


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2011-CU-013 Zoning



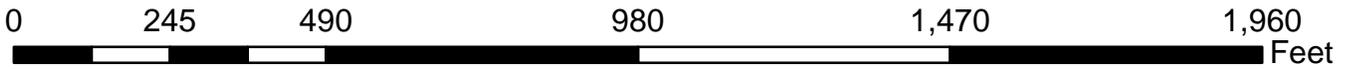
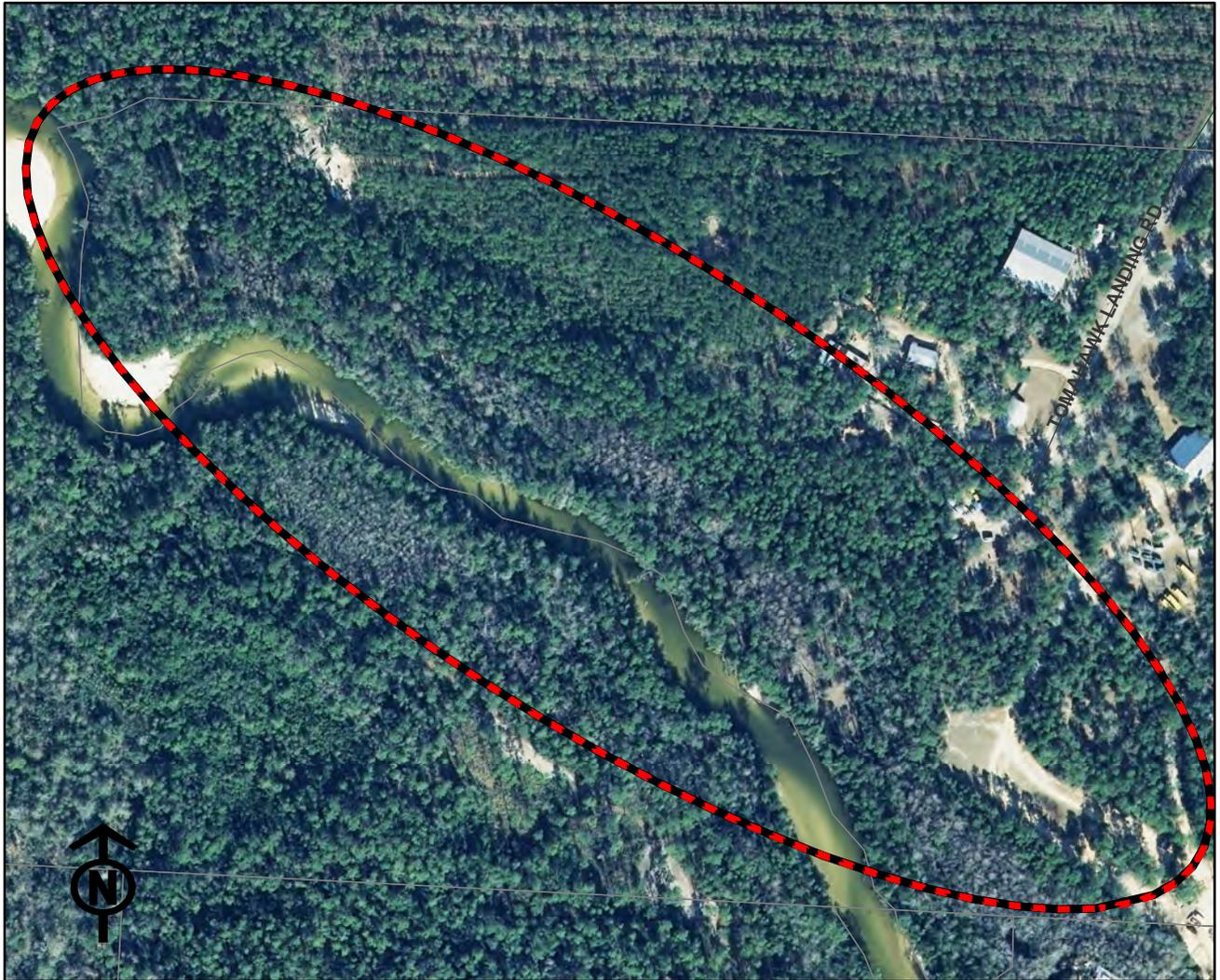
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- | | | | |
|---|---|---|---|
| Pending BOA | M1 within the Heart of Navarre (M1-HON) | R1 within the Heart of Navarre (R1-HON) | Navarre Beach - Commercial |
| Agriculture/Rural Residential (AG) | General Industrial (M-2) | Single Family Residential (R-1A) | Hotel - Navarre Beach |
| AG within an Accident Potential Zone (AG-APZ) | M2 within an Accident Potential Zone (M2-APZ) | Mixed Residential Subdivision (R-1M) | Navarre Beach - High Density |
| Agriculture (AG2) | Planned Industrial Development (PID) | R1M within an Accident Potential Zone (R1M-APZ) | Navarre Beach - Medium Density |
| AG2 within an Accident Potential Zone (AG2-APZ) | Neighborhood Commercial (NC) | R1M within the Heart of Navarre (R1M-HON) | Navarre Beach - Planned Mixed Use Development |
| Marina (C-1M) | NC-APZ | Medium Density Residential (R-2) | Navarre Beach - Conservation/Recreation |
| Marina and Yacht Club (C-2M) | NC within the Heart of Navarre (NC-HON) | R2 within an Accident Potential Zone (R2-APZ) | Navarre Beach - Single Family |
| Historical/Commercial (HC-1) | Passive Park (P-1) | R2 within the Heart of Navarre (R2-HON) | Navarre Beach - Medium High Density |
| Highway Commercial Development (HCD) | P1 within the Heart of Navarre (P1-HON) | Medium Density Mixed Residential (R-2M) | Navarre Beach - Utilities |
| HCD within an Accident Potential Zone (HCD-APZ) | Active Park (P-2) | R2M within an Accident Potential Zone (R2M-APZ) | State |
| HCD within the Heart of Navarre (HCD-HON) | P2 within an Accident Potential Zone (P2-APZ) | R2M within the Navarre Town Center (R2M-NTC) | State within an Accident Potential Zone (STATE-APZ) |
| HCD with the Navarre Town Center (HCD-NTC) | P2 within the Heart of Navarre (P2-HON) | Medium High Density Residential (R-3) | RAIL |
| Historical/Single Family (HR-1) | Planned Business District (PBD) | Rural Residential Single Family (RR-1) | Right of Ways |
| Historical/Multiple Family (HR-2) | Planned Unit Development (PUD) | RR1 within an Accident Potential Zone (RR1-APZ) | Military |
| Restricted Industrial (M-1) | Single Family Residential (R-1) | Navarre Town Center 1 (TC1) | Water |
| M1 within an Accident Potential Zone (M1-APZ) | R1 within an Accident Potential Zone (R1-APZ) | Navarre Town Center 2 (TC2) | Municipal Boundaries |

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2011-CU-013
Aerial, Area Enlargement



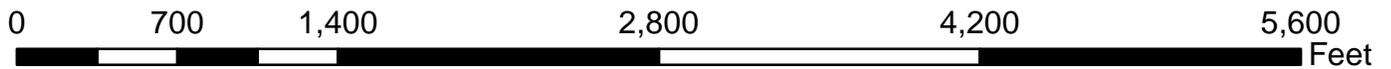
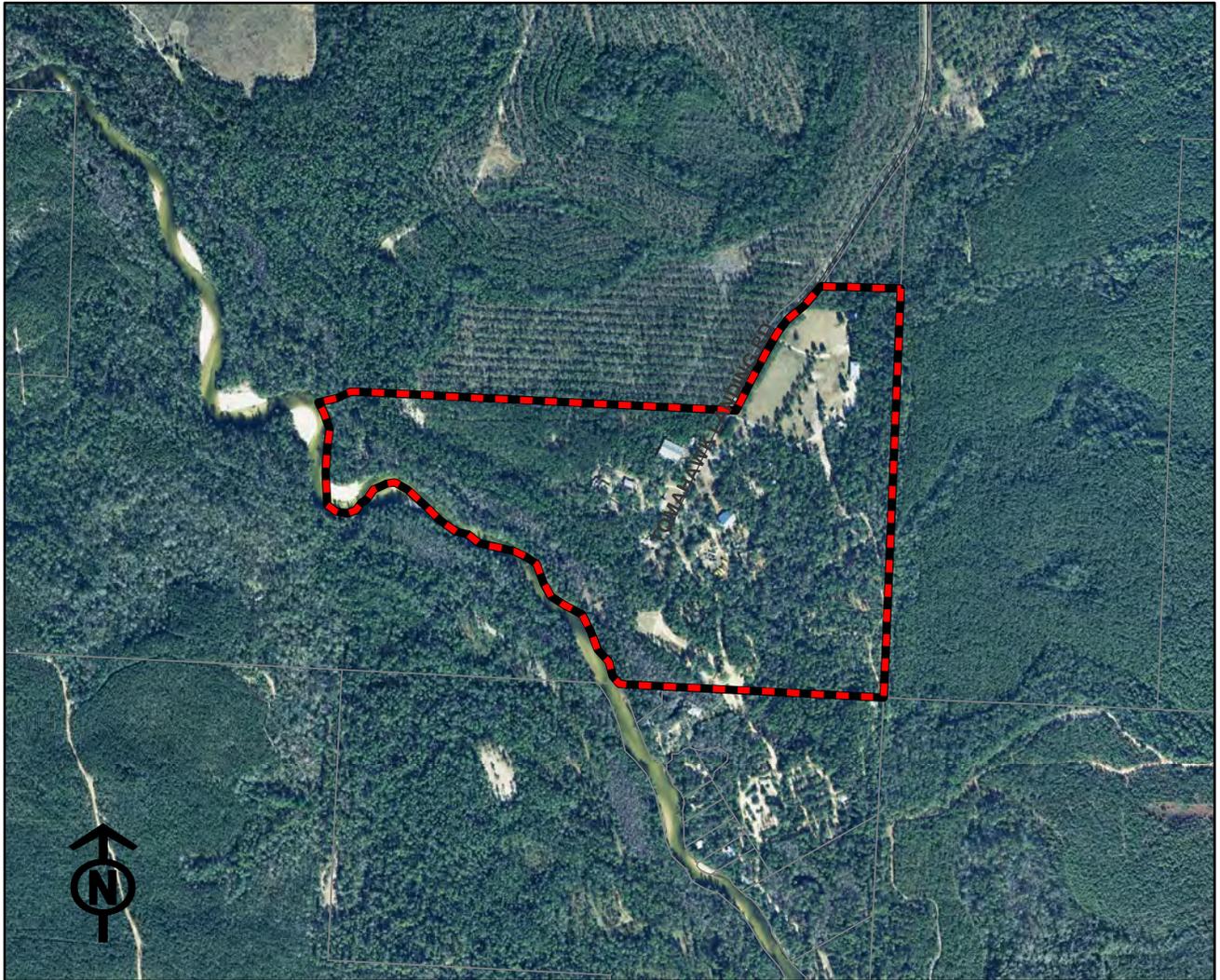
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2011-CU-013

Aerial



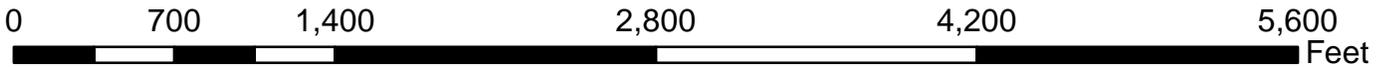
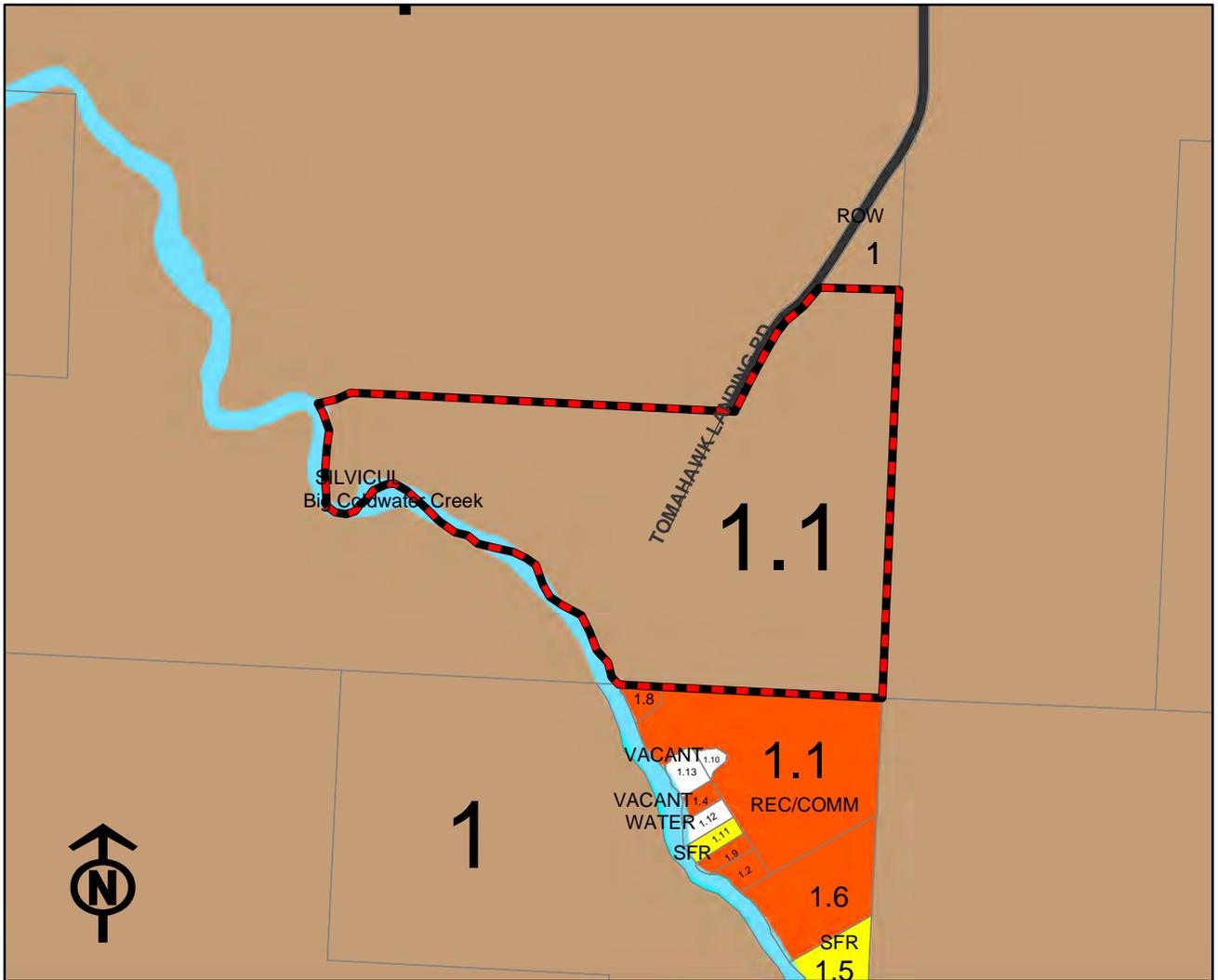
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 PendingBOA

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2011-CU-013 Existing Land Use



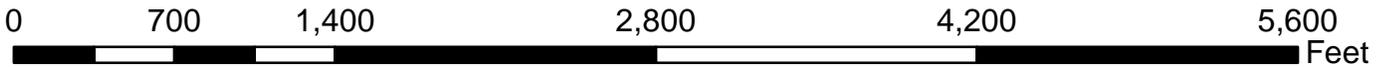
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Pending BOA	Mixed Residential/Commercial
Existing Land Use	Office
CATEGORY	Public Owned Property
Agriculture	Rail
Agriculture, Homestead	Recreation/Commercial
Condo's/Townhomes	Recreation/Open Space
City	Right of Way
Commercial	Single Family Residential
Industrial	Silviculture
Institutional	Uncategorized
Multi-Family Residential <5	Utilities
Multi-Family Residential >5	Vacant
Military	Water

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2011-CU-013 Future Land Use



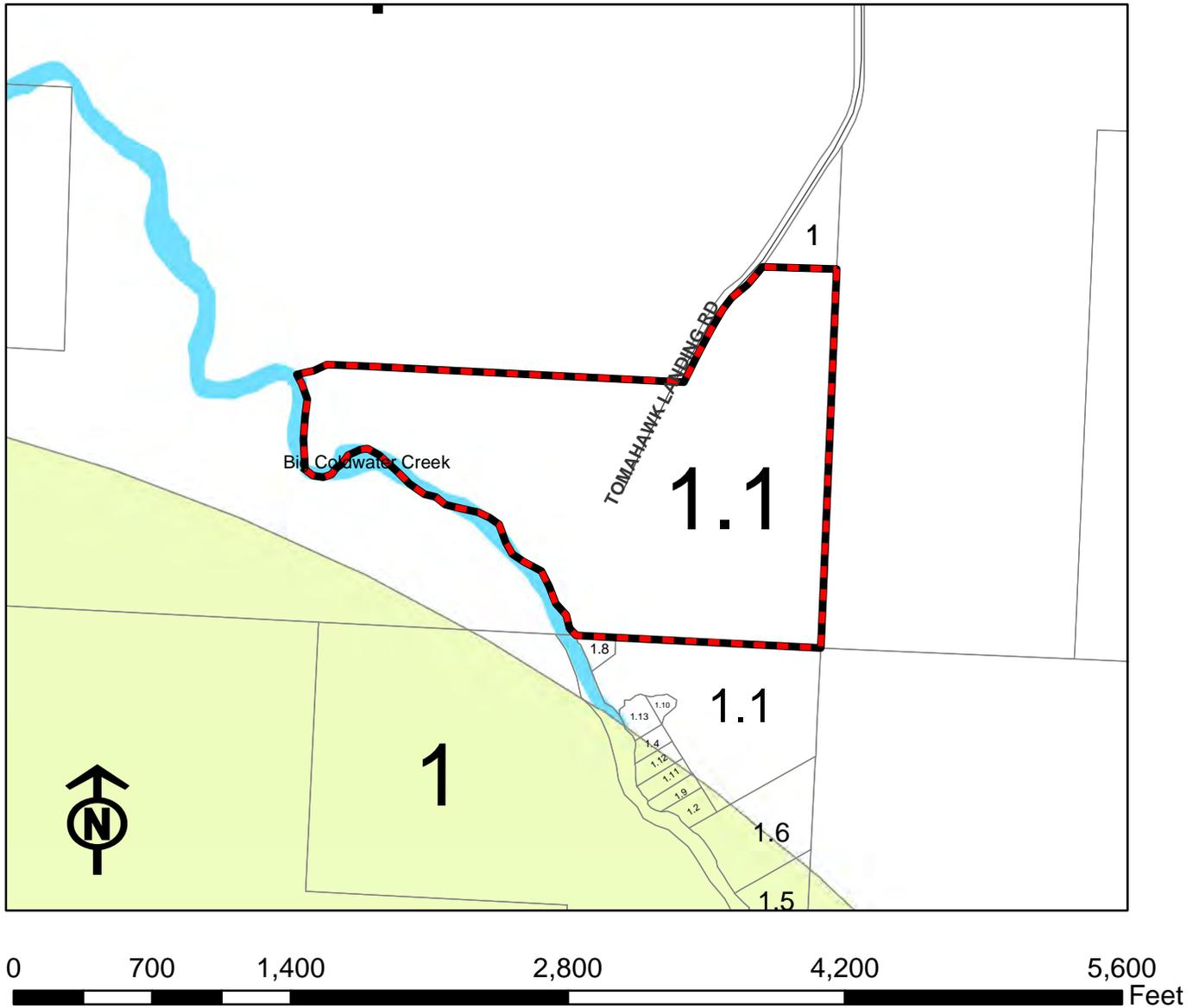
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Pending BOA	MILITARY (MIL)
AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCCOMM)
MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
RESIDENTIAL (RES)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
COMMERCIAL (COMM)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH UTILITIES (NBU)
BAGDAD HISTORIC DISTRICT (HIS)	CITY
INDUSTRIAL (INDUS)	RAIL
MARINA (MARINA)	WATER

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2011-CU-013 Airfield Data



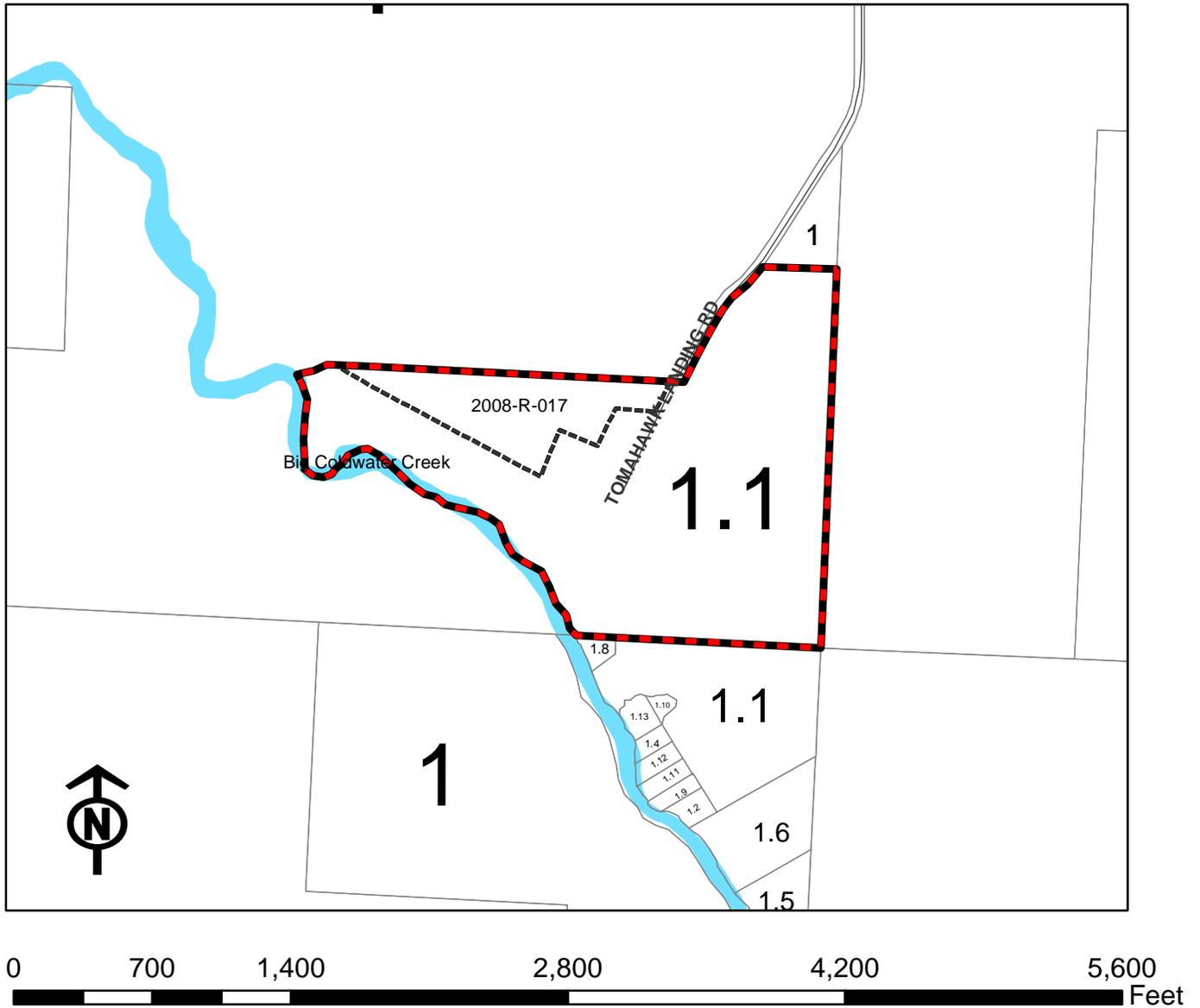
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- Pending BOA
- Airfields
- Flight Clearance Easement
- A - Clear Zone - High Accident Potential
- B - APZ 1 - Significant Accident Potential
- C - APZ 2 - Measurable Accident Potential
- Military Operation Areas
- Military/Private Airport Zone
- Airfield Notification Zones
- Private/Military Airport Influence Area

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2011-CU-013 Prior Rezoning Data



Legend

- PendingBOA
- Approved Rezonings

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Presentation Slides
November 17, 2011, Zoning Board meeting



The entrance into the recreation facility



The area immediately east of the entrance



Springhill Road looking east

Presentation Slides
November 17, 2011, Zoning Board meeting



Across Springhill Road to the northeast



To the northwest



The area adjacent to the west of the entrance

Presentation Slides
November 17, 2011, Zoning Board meeting



The following pictures indicate the southern portion of the wooded area where the proposed treehouses are to be located; this area has a zip-line with platforms visible in some of the pictures



Presentation Slides
November 17, 2011, Zoning Board meeting





Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

John T. "Tim" Tolbert
Building and Fire Official

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2011 -CU- 013</u>	Date Received: <u>9/23/2011 @ 1529</u>
Review Fee: <u>235.00</u>	Receipt No.: <u>220</u>
Zoning District: _____	Conditional Use
FLUM Designation: _____	Request: <u>6.09.02.</u>

Comm Dist #3

Property
Owner

Property Owner Name: Wolfe Creek LLC

Address: P.O. Box 40
Bagdad FL 32530

Phone: 850-450-1008 Fax: 626 3124

Email: jades1952@aol.com

Applicant

Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue conditional use approvals.

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property
Information

Parcel ID Number(s): _____

-OR-

Street Address of property for which the Conditional Use is requested:

13 3N 28 0000 00101 0000

Parcel Size (acres): 10 ACRES

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Conditional Use Request Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

Adding 8 Tree house cabins
in wooded area along Colowah
Creek.

Conditional Use Criteria I understand that all decisions made by the Zoning Board of Adjustments are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

Yes No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

Yes No

I understand that determinations by the Zoning Board of Adjustments are valid for 36 months.

Yes No

Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary.

This is extremely low impact use of wooded creek front property. Visitors would walk to cabins from existing parking areas.

Certification and Authorization

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Jack Sanborn
Applicant Name (Type or Print)

Jack Sanborn
Applicant Signature

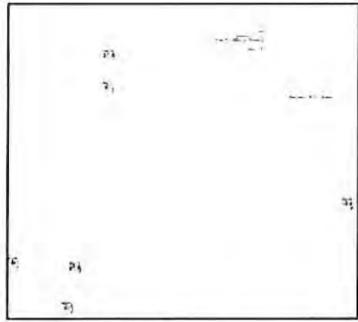
Title (if applicable)

24 Sept 11
Date

2011-CU-013
Proposed Site Plan

LEGAL DESCRIPTION: (O.R. BOOK 2350, PAGE 1005)

BEGIN AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA;
 THENCE GO NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 13 FOR A DISTANCE OF 1800.79 FEET;
 THENCE GO SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 515.52 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 1244.42 FEET;
 THENCE GO SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 319.11 FEET (CHORD BEARING = SOUTH 37 DEGREES 22 MINUTES 20 SECONDS WEST, CHORD - 347.96 FEET, Δ = 16 DEGREES 04 MINUTES 39 SECONDS) TO THE POINT OF TANGENCY;
 THENCE GO SOUTH 2 DEGREES 20 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1792 FEET, MORE OR LESS, TO THE SOUTHEASTERLY SHORELINE OF BASS BRINK CREEK;
 THENCE MEANDER SOUTHWESTERLY ALONG SAID SHORLINE FOR A DISTANCE OF 120 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EASTERLY SHORLINE OF BIG COLDWATER CREEK;
 THENCE MEANDER SOUTHERLY ALONG SAID EASTERLY SHORLINE FOR A DISTANCE OF 2430 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 28 WEST, SAID LINE PASSING THROUGH THE POINT OF BEGINNING AND HAVING A BEARING OF SOUTH 69 DEGREES 58 MINUTES 48 SECONDS WEST;
 THENCE GO NORTH 69 DEGREES 58 MINUTES, 48 SECONDS EAST ALONG SAID SOUTH LINE OF SECTION 13 FOR A DISTANCE OF 1233 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

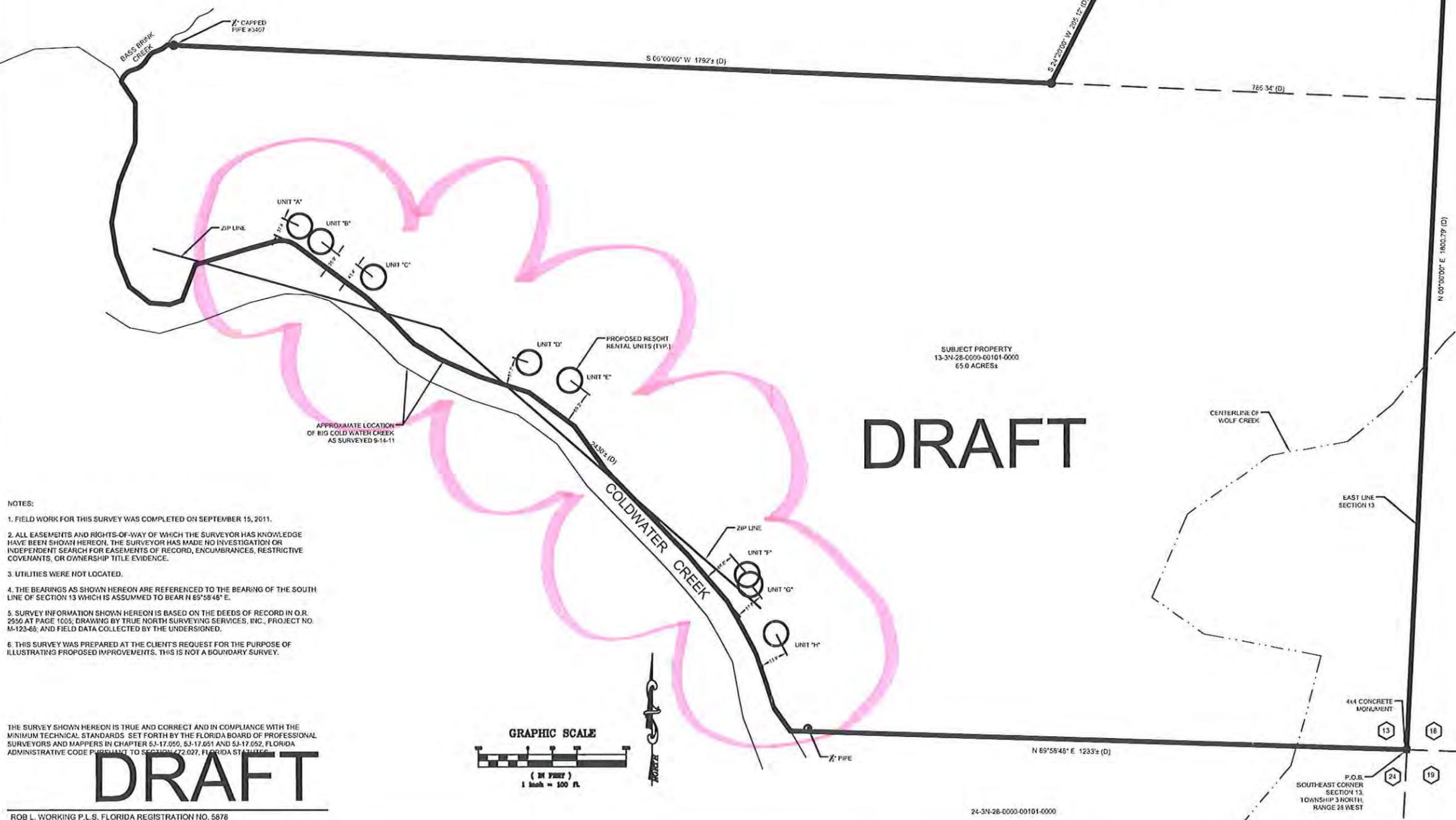


VICINITY MAP
N.T.S.

NO.	DATE	BY	DESCRIPTION

TITLE	SPECIFIC PURPOSE SURVEY
CLIENT	ADVENTURES UNLIMITED RESORT MUNSON, FLORIDA
DATE	SEPTEMBER 20, 2011
SCALE	1" = 100'
PLANNED BY	JACK SANBORN
DESIGNED BY	BAGDAD, FLORIDA
DATE	SEPTEMBER 20, 2011
NO.	1 OF 1

360° Surveying Services
 Professional Land Surveyors
 1801 Creighton Road - Pensacola, Florida 32504
 Ph: (850) 857-4400

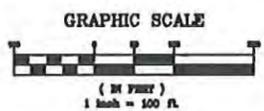


- NOTES:
1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON SEPTEMBER 15, 2011.
 2. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
 3. UTILITIES WERE NOT LOCATED.
 4. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF THE SOUTH LINE OF SECTION 13 WHICH IS ASSUMED TO BEAR N 69°58'48" E.
 5. SURVEY INFORMATION SHOWN HEREON IS BASED ON THE DEEDS OF RECORD IN O.R. 2350 AT PAGE 1005; DRAWING BY TRUE NORTH SURVEYING SERVICES, INC., PROJECT NO. M-123-68; AND FIELD DATA COLLECTED BY THE UNDERSIGNED.
 6. THIS SURVEY WAS PREPARED AT THE CLIENT'S REQUEST FOR THE PURPOSE OF ILLUSTRATING PROPOSED IMPROVEMENTS. THIS IS NOT A BOUNDARY SURVEY.

THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 63-17.050, 63-17.051 AND 63-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 272.027, FLORIDA STATUTES.

DRAFT

ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 5878



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