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 Data & Analysis
November 17, 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.

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.

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.**

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. <u>Recreational Activities:</u>

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.

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

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.

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.

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.

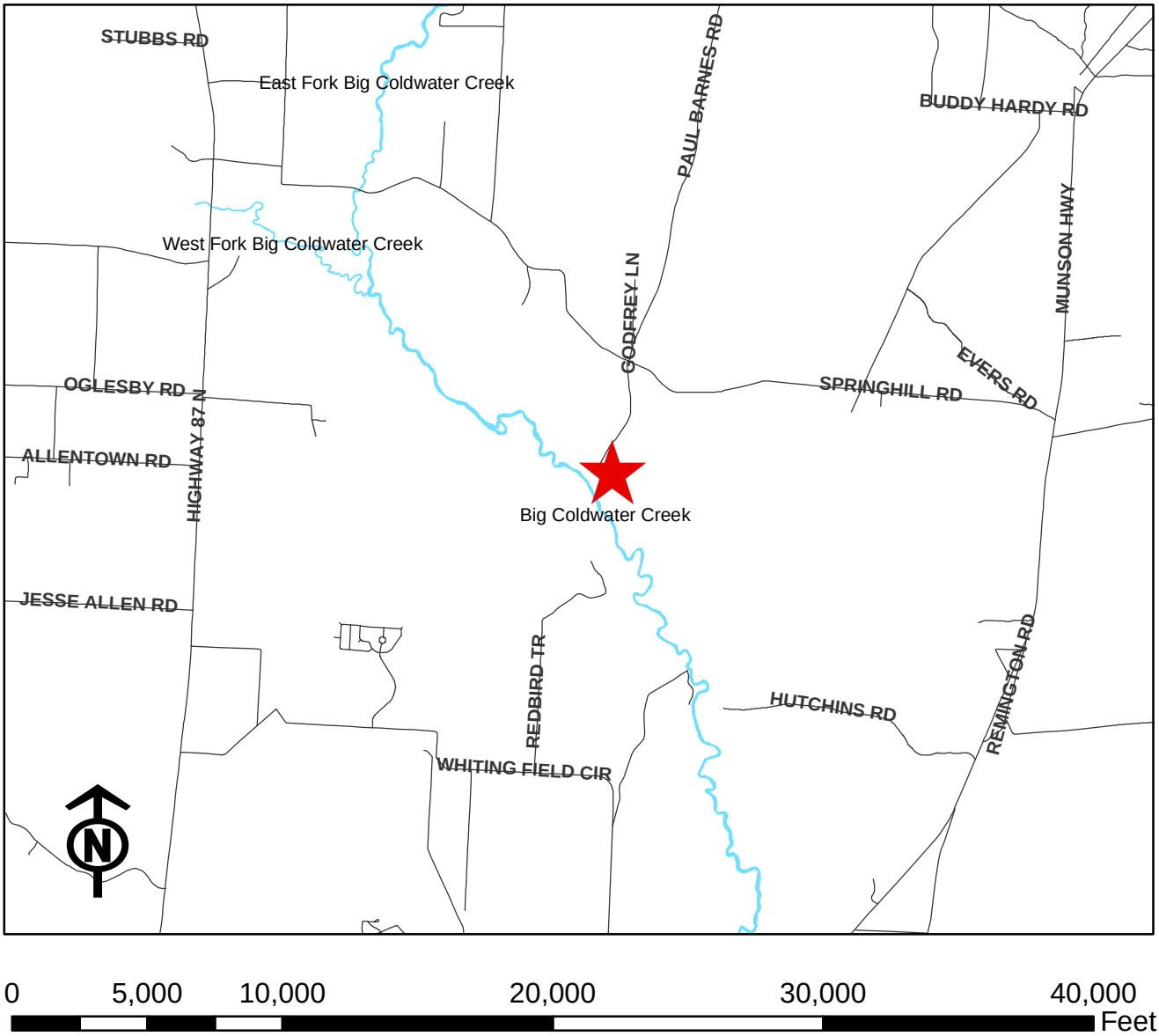
Is this criterion met?

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

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.**

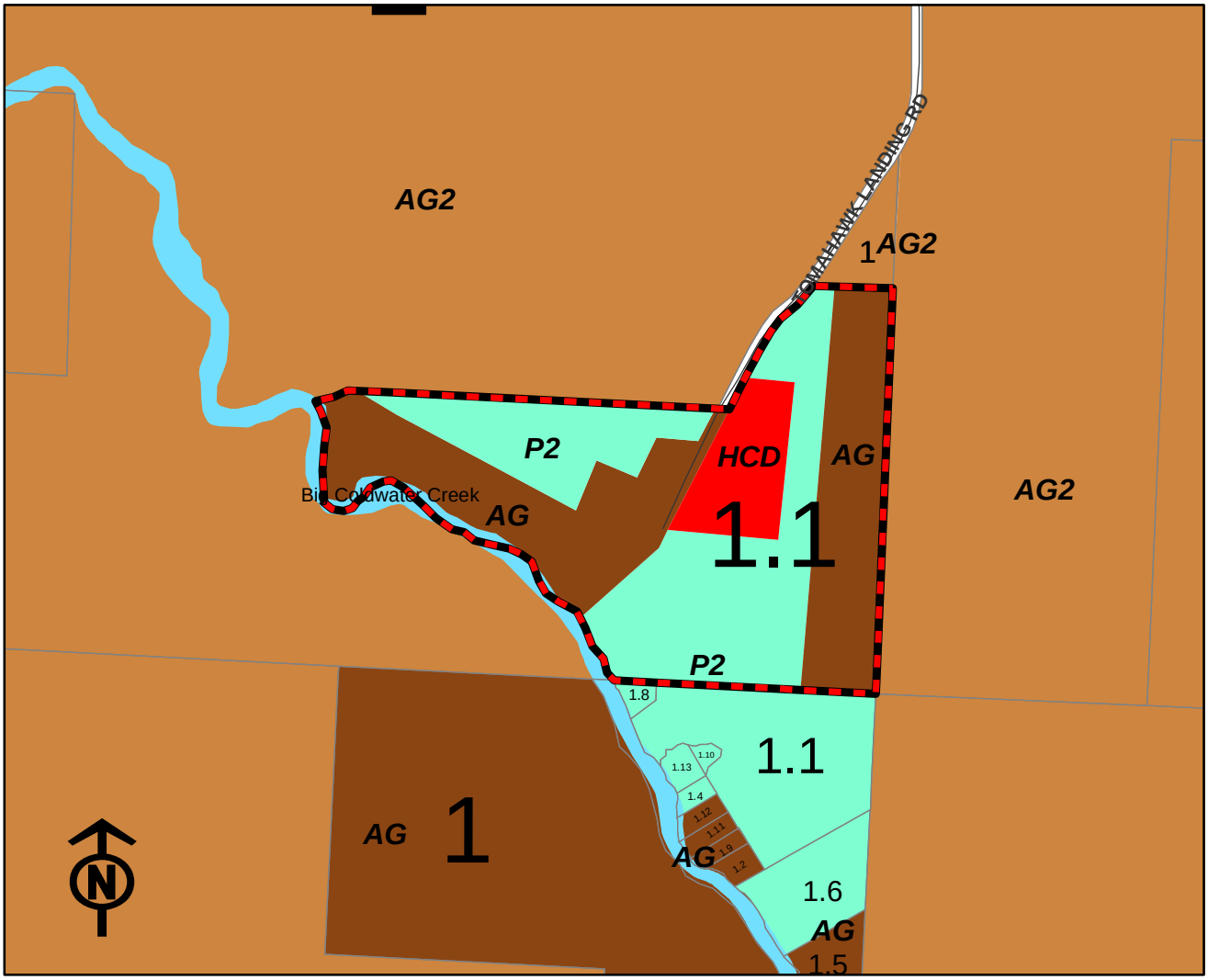
2011-CU-013
Location



Legend

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2011-CU-013
Zoning

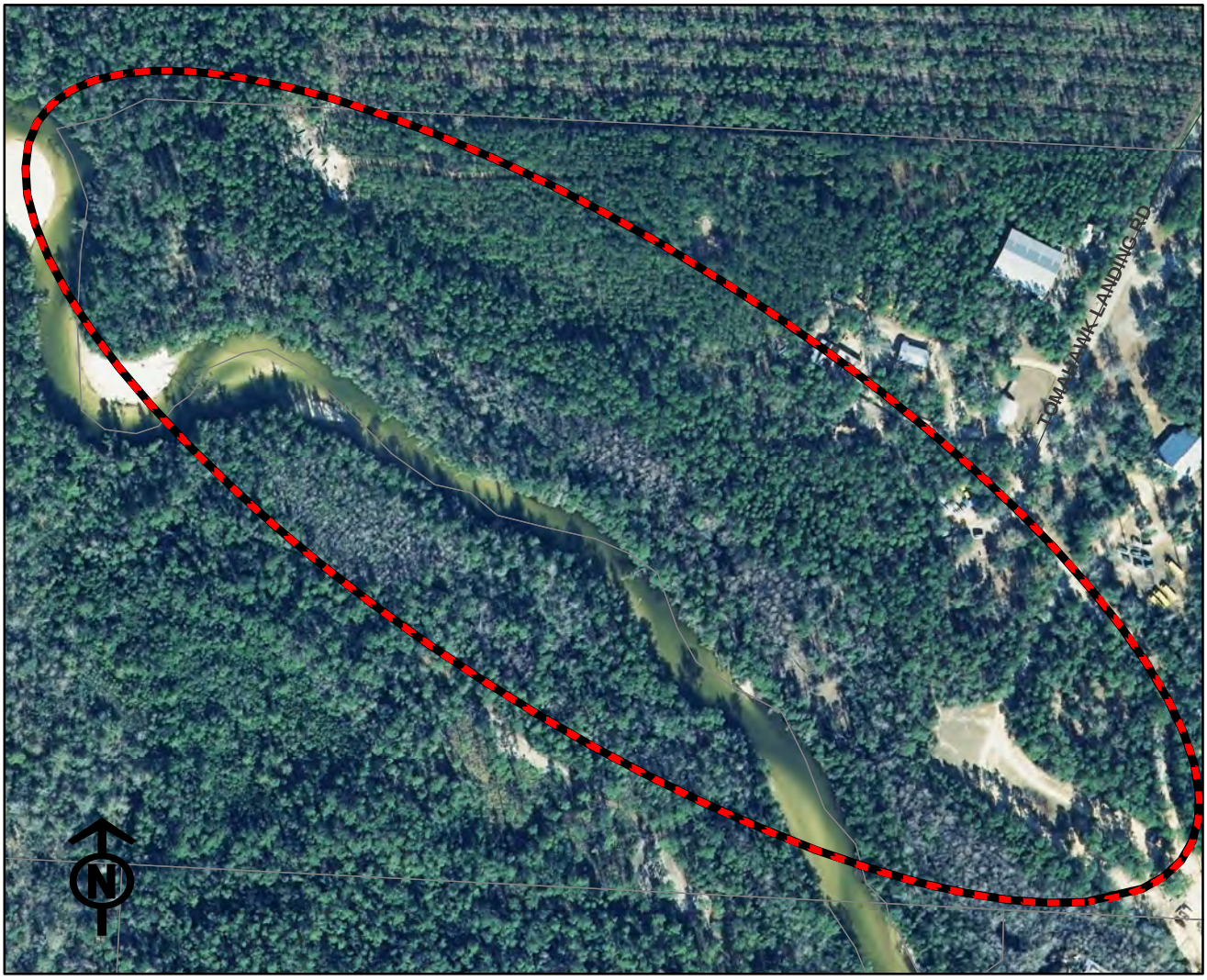


Legend

PendingBOA	M1 within the Heart of Navarre (M1-HON)	R1within 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

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2011-CU-013
Aerial, Area Enlargement

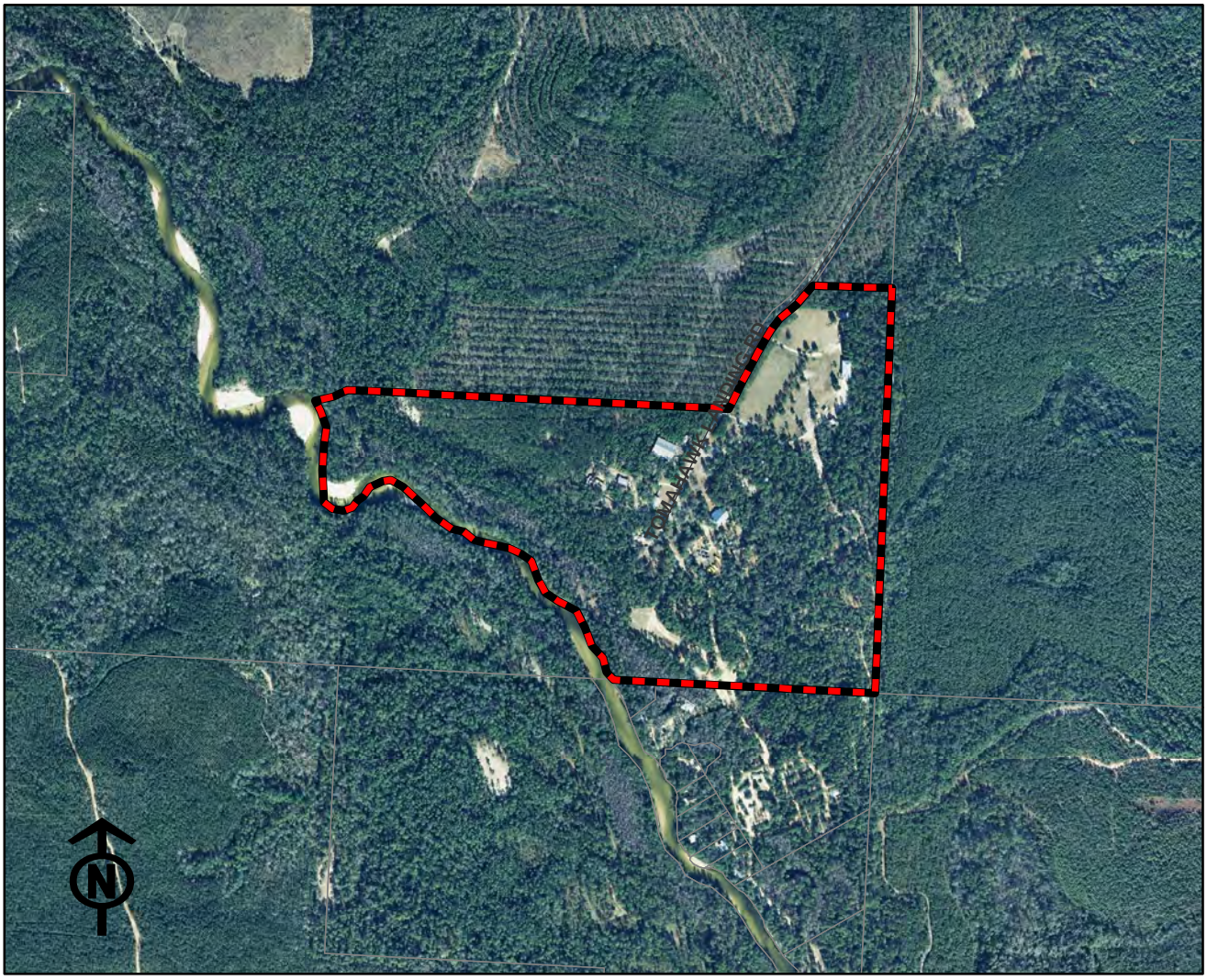


0 245 490 980 1,470 1,960
Feet

Legend

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2011-CU-013
Aerial



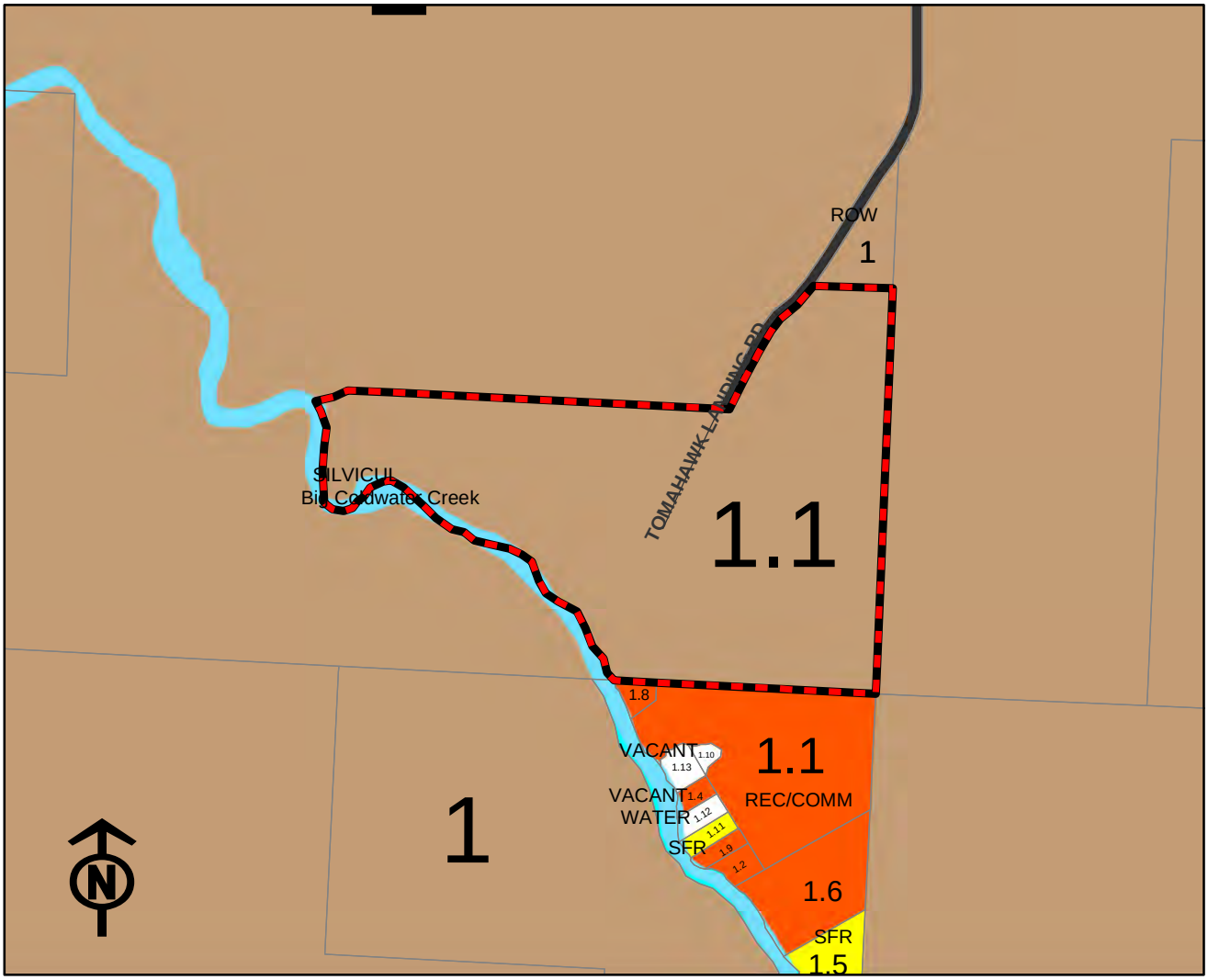
0 700 1,400 2,800 4,200 5,600 Feet

Legend

PendingBOA

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2011-CU-013
Existing Land Use



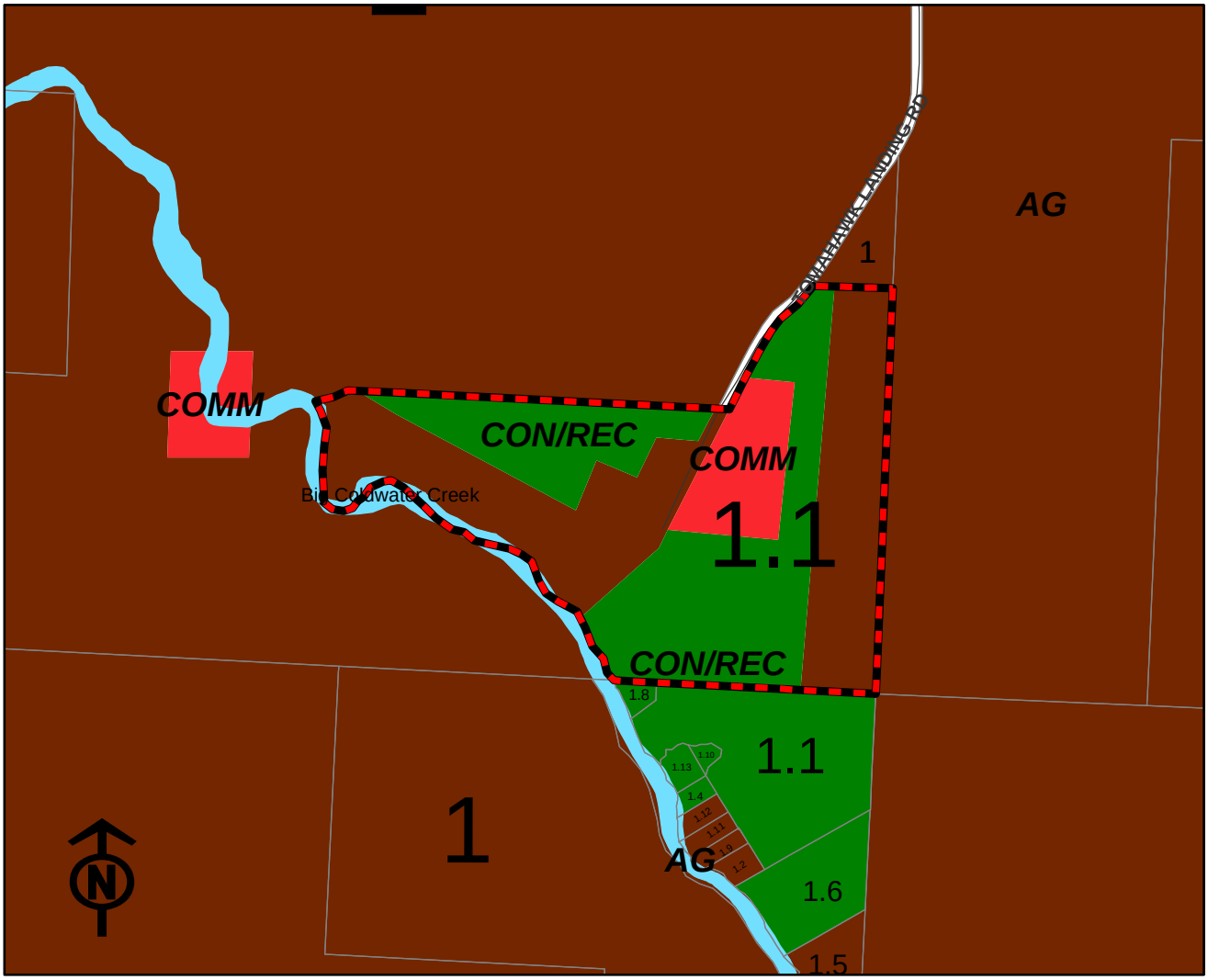
0 700 1,400 2,800 4,200 5,600 Feet

Legend

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

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2011-CU-013
Future Land Use

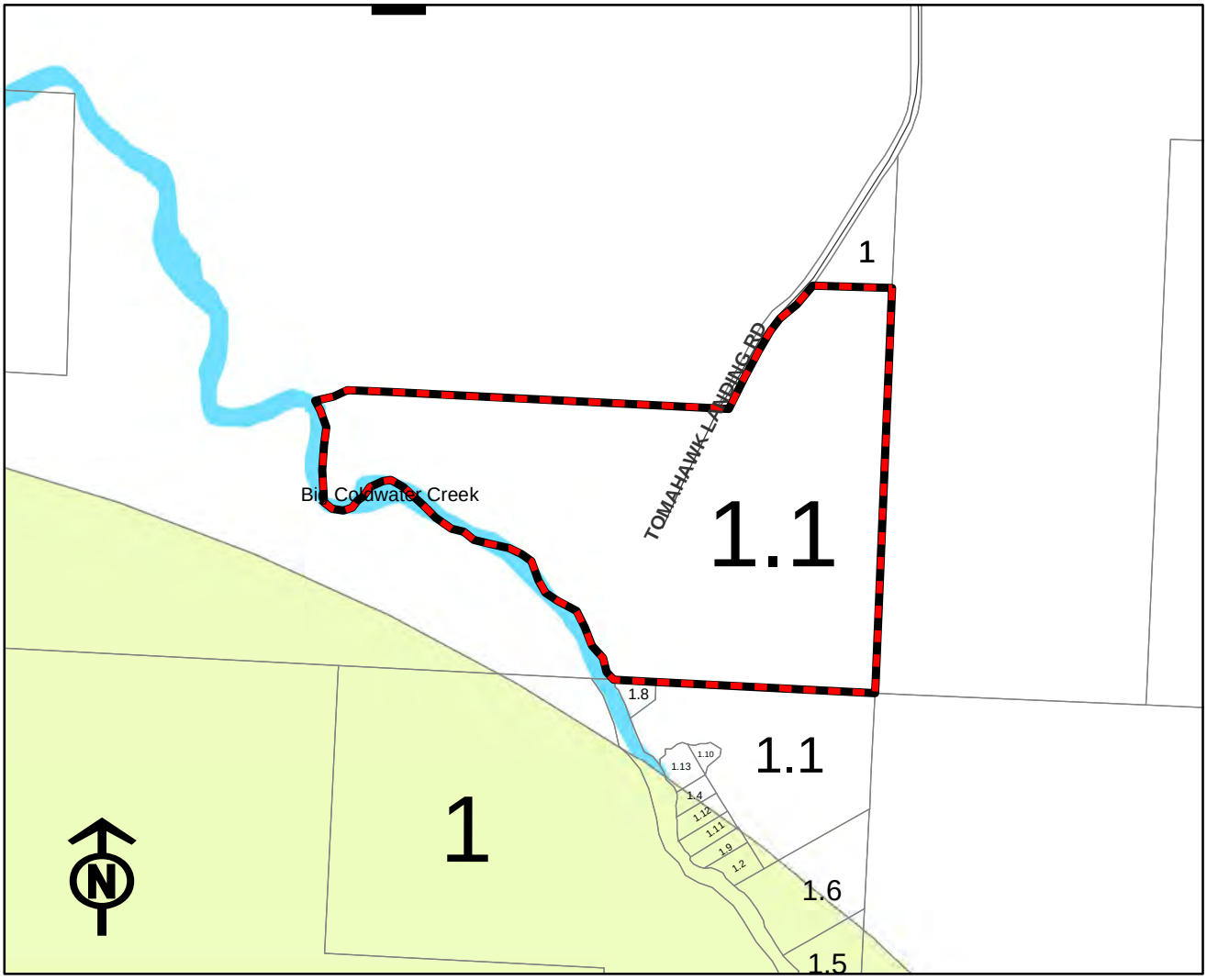


Legend

PendingBOA	MILITARY (MIL)
AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCOMM)
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

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2011-CU-013
Airfield Data



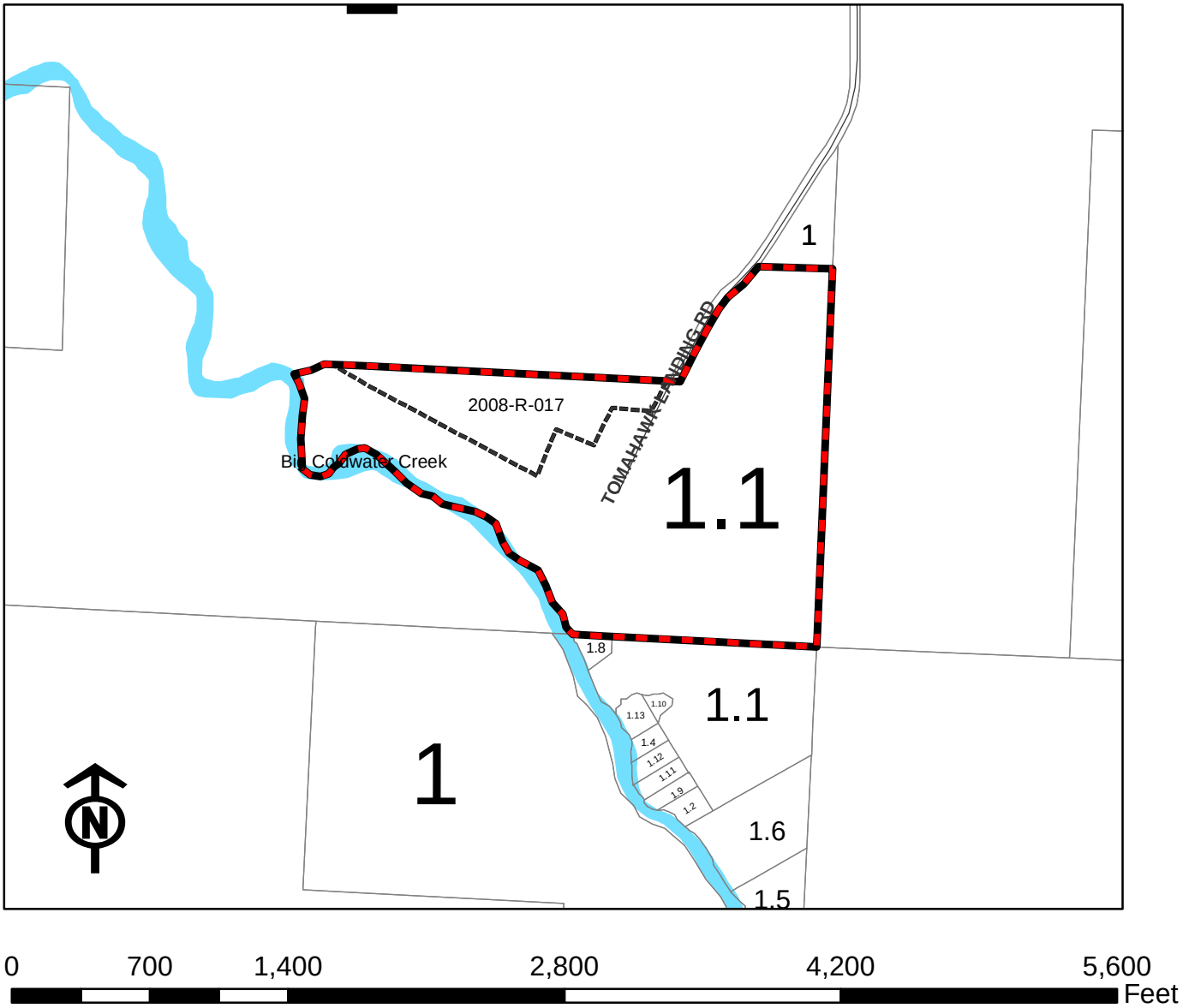
0 700 1,400 2,800 4,200 5,600 Feet

Legend

- PendingBOA
- Airfields
- FlightClearanceEasement
- 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

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2011-CU-013
Prior Rezoning Data



Legend

- Pending BOA
- Approved Rezonings

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

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.	2011 -CU- 013	Date Received:	9/23/2011 @ 1509
Review Fee:	235.00 /	Receipt No.:	220 /
Zoning District:		Conditional Use Request:	6.09.02.
FLUM Designation:			

Comm Dist #3

Property Owner

Property Owner Name: Wolf 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 D0101 0000

Parcel Size (acres): 10 Acres

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 Treehouse cabins in wooded area along Cowhouse 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.

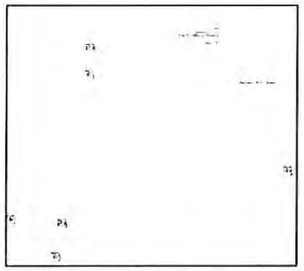
Jack Sanborn
Applicant Name (Type or Print)

Jack Sanborn
Applicant Signature

Title (if applicable)

24 Sept 11
Date

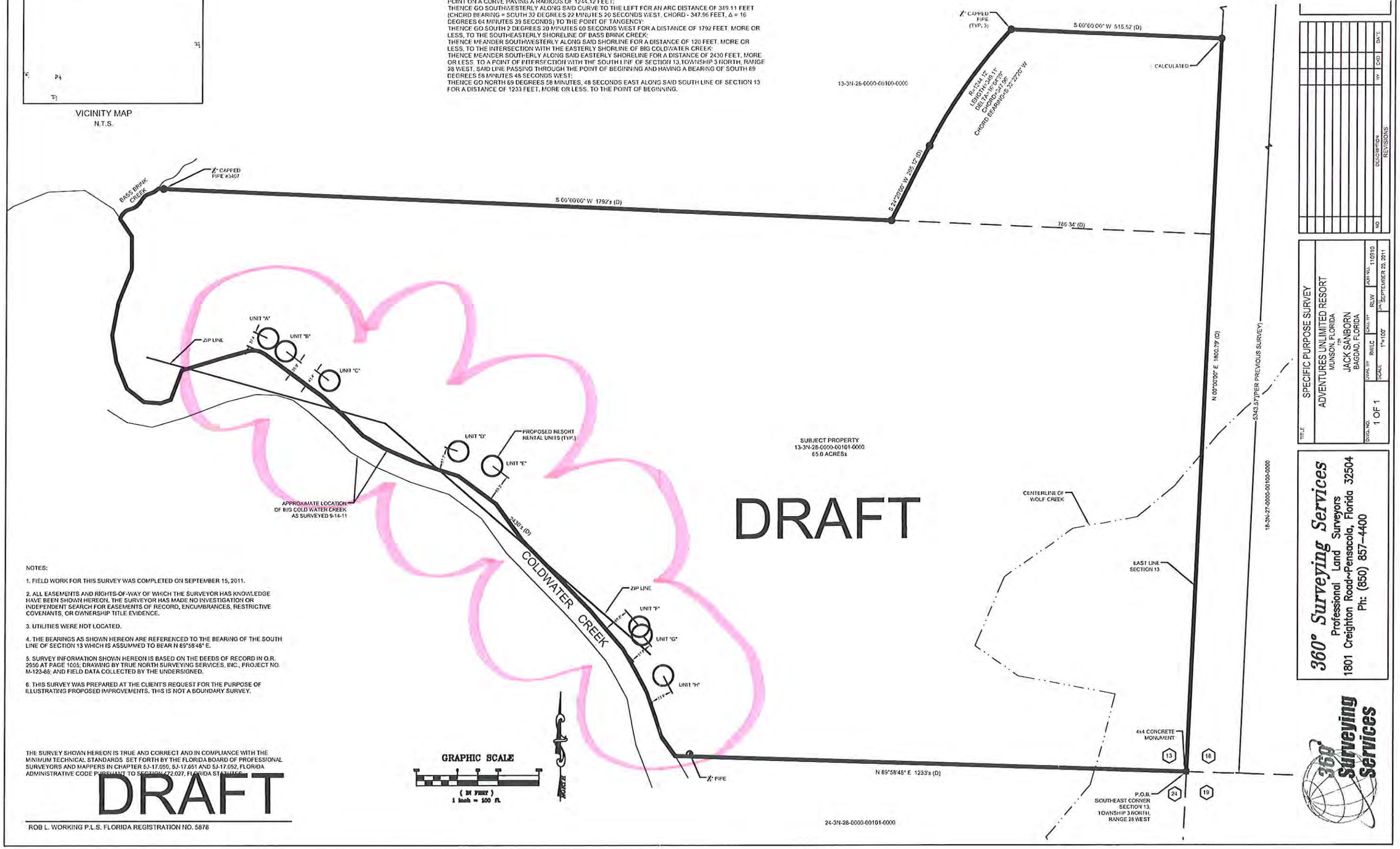
2011-CU-013
Proposed Site Plan



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION: (O.R. BOOK 2950, PAGE 1005)

BEGIN AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA;
THENCE GO NORTH 00 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 RADIOUS OF 1244.12 FEET;
THENCE GO SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 349.11 FEET (CHORD BEARING = SOUTH 32 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 SHORELINE 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 89 DEGREES 58 MINUTES 48 SECONDS WEST;
THENCE GO NORTH 89 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.



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 ASSUMMED TO BEAR N 89°58'48" E.

5. SURVEY INFORMATION SHOWN HEREON IS BASED ON THE DEEDS OF RECORD IN O.R. 2950 AT PAGE 1005; DRAWING BY TRUE NORTH SURVEYING SERVICES, INC., PROJECT NO. M-123-66; 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 5J-17.050, 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DRAFT

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

NO.	DESCRIPTION	BY	CKD	DATE
	REVISIONS			

TITLE: SPECIFIC PURPOSE SURVEY
ADVENTURES UNLIMITED RESORT
MUNSON, FLORIDA
FOR
JACK SANBORN
BAGDAD, FLORIDA

DWG. NO. 1 OF 1 | DWN. BY: RWLC | CKD. BY: RLW | JOB NO. 110510 | SCALE: 1"=100' | DATE: SEPTEMBER 20, 2011

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

360° Surveying Services