2016-R-004

Project Name:	n/a
Applicant and/or Property Owner:	Richard Williams
Agent:	n/a
Existing Zoning:	R1, Single Family Residential
Requested Zoning:	AG2, Agriculture
Existing FLU:	AG, Agriculture
Requested FLU:	*No change to FLU*

Rezoning 2016-R-004

Part I. General Information:

Project/Applicant:	Richard Williams
Representative:	n/a
Location:	2800 block of Wallace Lake Road, Pace, FL
Parcel(s):	13-2N-30-0000-00198-0000
Existing Zone:	R1 (Single Family Residential)
Proposed Zone:	AG2 (Agriculture)
Current FLU:	AG (Agriculture)
Proposed Change to FLU:	**No change to FLUM**
Area Size:	(+/-) 42.27 acres
District:	Commissioner District #3
Current Conditions:	Vacant land
Proposed use:	Crop land and planted pines
Requested Action(s):	Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1 to AG2**.
Staff Recommended Action(s):	

Existing Zoning Description: R1 (Single Family Residential) is intended for low density residential development and is characterized by single-family detached dwellings and applicable accessory structures. Group homes are permissible. Mobile homes are prohibited.

Proposed Zoning Description: AG2 (Agriculture) is intended for agriculture and silviculture endeavors and is characterized by relatively larger parcels of land devoted to the production of food and fiber. The district may include single family detached dwellings. It is the intent of the district to exclude all buildings having commercial characteristics.

Surrounding Zoning: The subject property is surrounded by AG-RR (Rural Residential Agriculture) and R1 (Single Family Residential) parcels. The surrounding properties are a mixture of single family residences

and silviculture uses.

Rezoning History: Records indicate that in 2007 this parcel was part of a larger 138-acre tract and was rezoned from AG to R1 per 2007-R-064 as part of the workforce housing density bonus program. The BOCC approved this request with the condition the development be on sewer unless the lots were at least 1-acre in size.

Previously, rezoning 2004-R-015 was requested to change the district from AG to R1; this request was denied.

<u>Part II. Data and Analysis:</u> (Consistency with the Santa Rosa County Comprehensive Plan)

A. Infrastructure Availability:

The requested rezoning is not expected to create infrastructure capacity problems for water, sewer, traffic, and solid waste.

B. Compatibility:

The Land Development Code Articles and Comprehensive Plan Policies that apply with respect to the compatibility and/or suitability of the requested amendment are as follows:

Article 6.05.02.A states:

"This district is designed to provide suitable areas for agricultural and silviculture endeavors. This district will be characterized by relatively large parcels of land being devoted to the production of food or fiber. This district also may include single family detached structures and, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with the agricultural activities extant within the district and the farming environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities while protecting the agricultural productivity of the surrounding lands.

It is the express purpose of this section to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this ordinance and the commercial activities associated with the farming environment."

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to

the degradation of residential neighborhoods."

The surrounding area is a mixture of single family residences on lots ranging in size from 1-acre to 20 acres and greater.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

Flood zone maps show this area is partially located within an "X" flood zone which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

Policy 3.1.A.2 of the Comprehensive Plan states:
"the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects."

The National Wetlands Inventory Map indicates there are no wetlands on this site.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:
"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed zoning would not result in a finding of urban sprawl under the proposed classification.

Appendix

For the R1 estimation:

Single Family Detached Housing (210)

169 possible units (per Comprehensive Plan)
ITE Average Rate: 9.57 x 169 = 1617.33 Average Daily Vehicle Trips
Driveway % 0.50 x 6842.55 = 808.67 Daily Vehicle Trips
New Trip % = 100%; 3421.28 x 1.00 = 808.67 New Daily Vehicle Trips

Selection of the ITE data plot (210) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

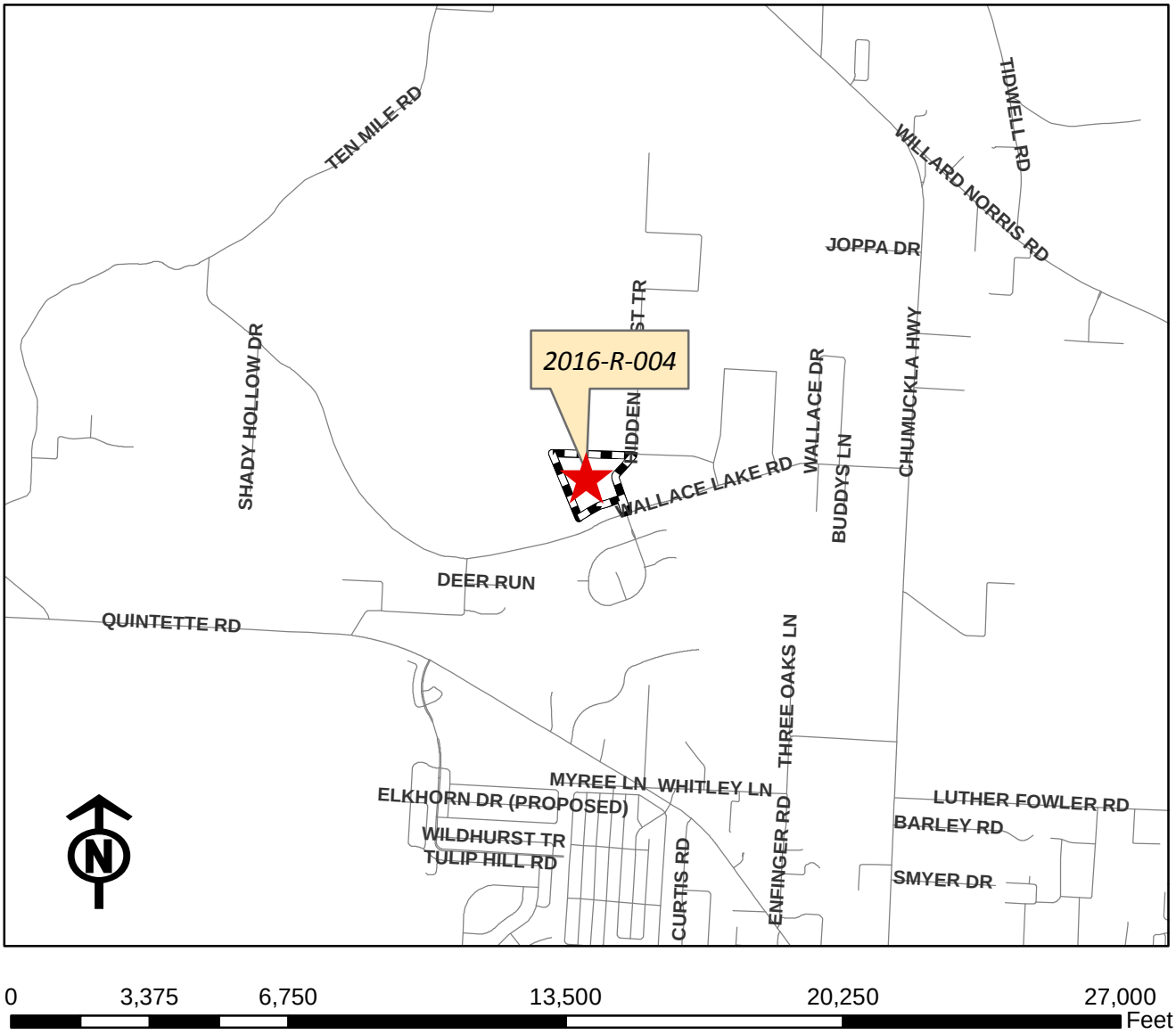
For the AG2 estimation:

Single Family Detached Housing (210)

2 possible units (per self-imposed development maximum)
ITE Average Rate: 9.57 x 2 = 19.14 Average Daily Vehicle Trips
Driveway % 0.50 x 19.14 = 9.57 Daily Vehicle Trips
New Trip % = 100%; 9.57 x 1.00 = 9.57 New Daily Vehicle Trips

Selection of the ITE data plot (210) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

2016-R-004
Location



Legend

Pending Mar ZB

Streets

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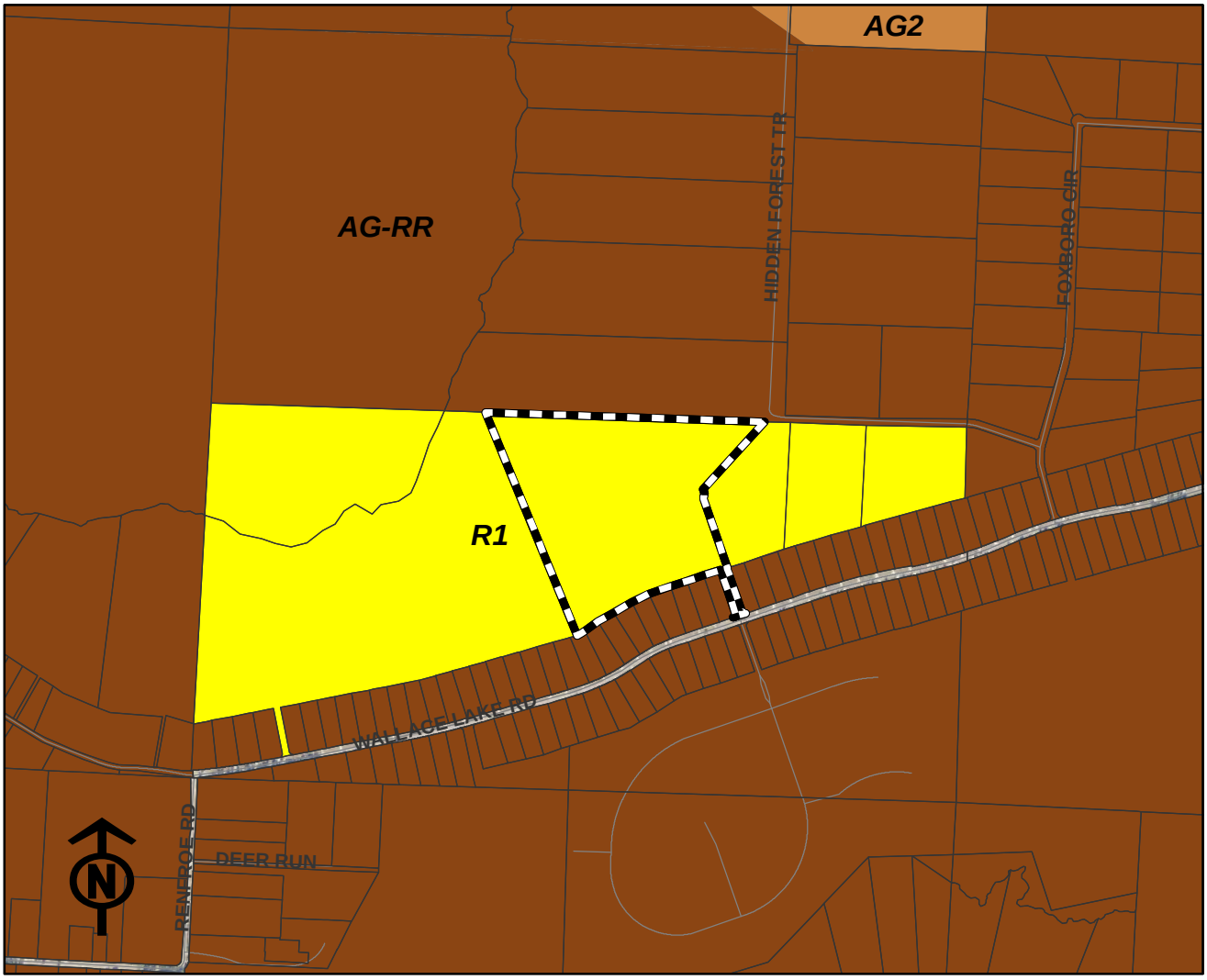
2016-R-004
Existing Zoning



0 1,000 2,000 4,000 6,000 8,000 Feet

Legend

Pending Mar ZB	HCD-APZ or CZ	NB-CON/REC	P2-APZ or CZ	R2
Parcel Lines	HCD-HON	NB-HD	P2-HON	R2-APZ or CZ
Streets	HNB	NB-MD	PBD	R2-HON
AG-RR	HR1	NB-MHD	PID	R2M
AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ	HR2	NB-PMUD	PUD	R2M-APZ or CZ
AG1	M1	NB-SF	R1	R3
AG2	M1-APZ or CZ	NB-U	R1-APZ or CZ	RAIL
AG2-APZ or CZ	M1-HON	NC	R1-HON	RR1
C1M	M2	NC-APZ or CZ	R1A	RR1-APZ or CZ
C2M	M2-APZ or CZ	NC-HON	R1A-HON	STATE
CITY	MID	P1	R1M	STATE-APZ or CZ
HC1	MIL	P1-HON	R1M-APZ or CZ	TC1-HON
HCD	NB-C	P2	R1M-HON	WATER

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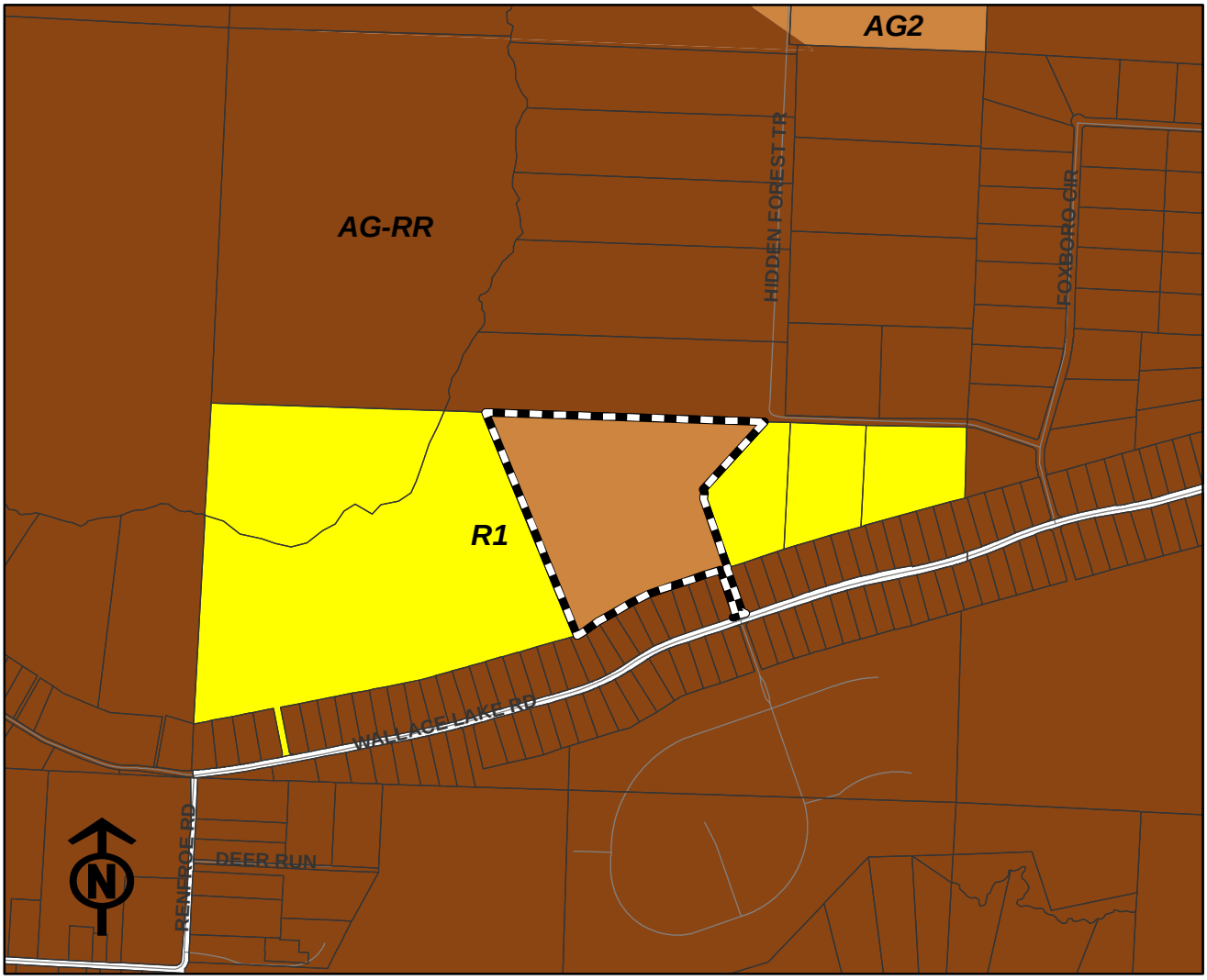
2016-R-004
Proposed Zoning District



0 1,000 2,000 4,000 6,000 8,000 Feet

Legend

Pending Mar ZB	HCD-APZ or CZ	NB-CON/REC	P2-APZ or CZ	R2
Parcel Lines	HCD-HON	NB-HD	P2-HON	R2-APZ or CZ
Streets	HNB	NB-MD	PBD	R2-HON
AG-RR	HR1	NB-MHD	PID	R2M
AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ	HR2	NB-PMUD	PUD	R2M-APZ or CZ
AG1	M1	NB-SF	R1	R3
AG2	M1-APZ or CZ	NB-U	R1-APZ or CZ	RAIL
AG2-APZ or CZ	M1-HON	NC	R1-HON	RR1
C1M	M2	NC-APZ or CZ	R1A	RR1-APZ or CZ
C2M	M2-APZ or CZ	NC-HON	R1A-HON	STATE
CITY	MID	P1	R1M	STATE-APZ or CZ
HC1	MIL	P1-HON	R1M-APZ or CZ	TC1-HON
HCD	NB-C	P2	R1M-HON	WATER

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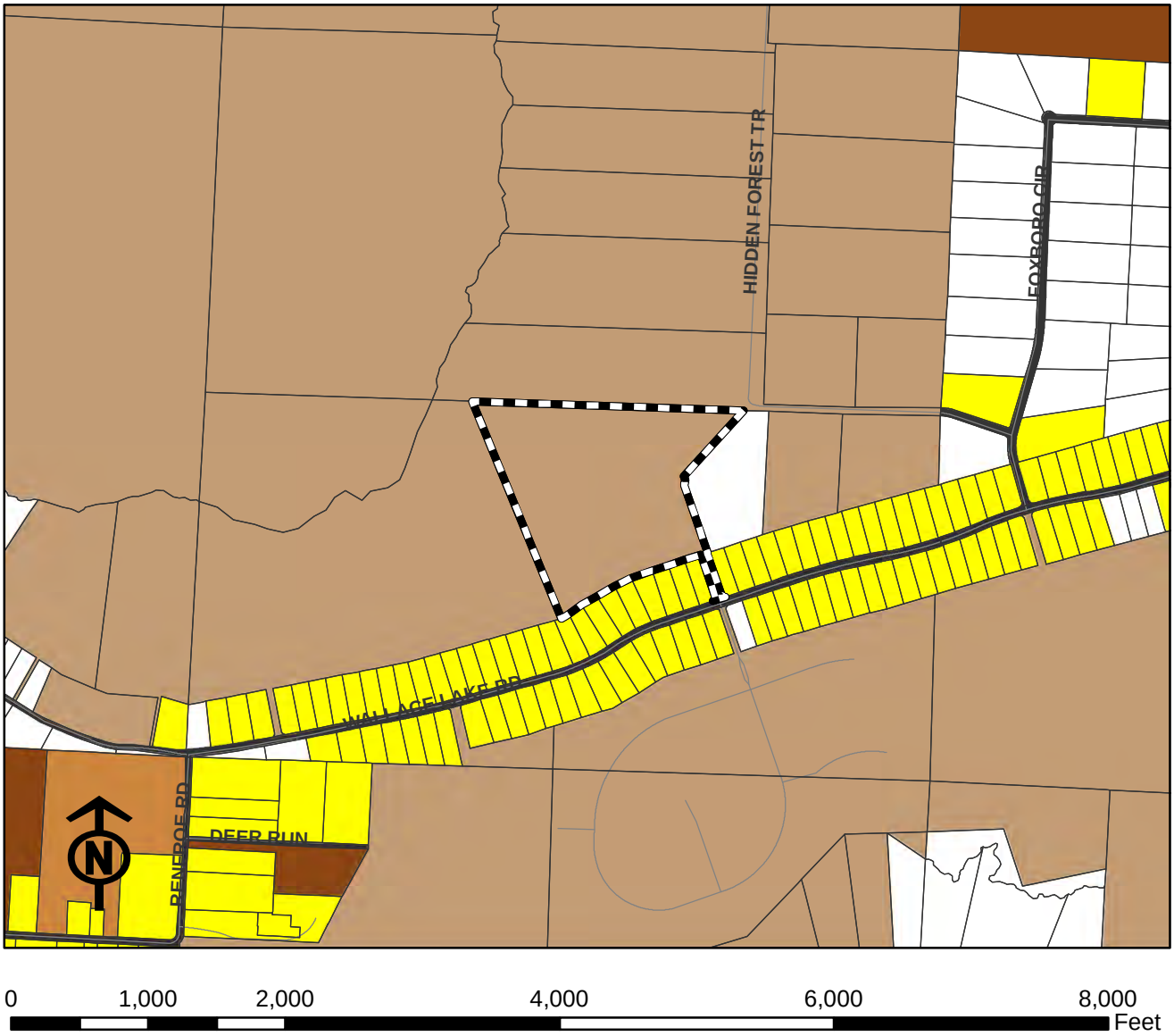
2016-R-004
Existing Land Use



Legend

- Pending Mar ZB
- Parcel Lines
- Streets

Existing Land Use

Category

- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)
- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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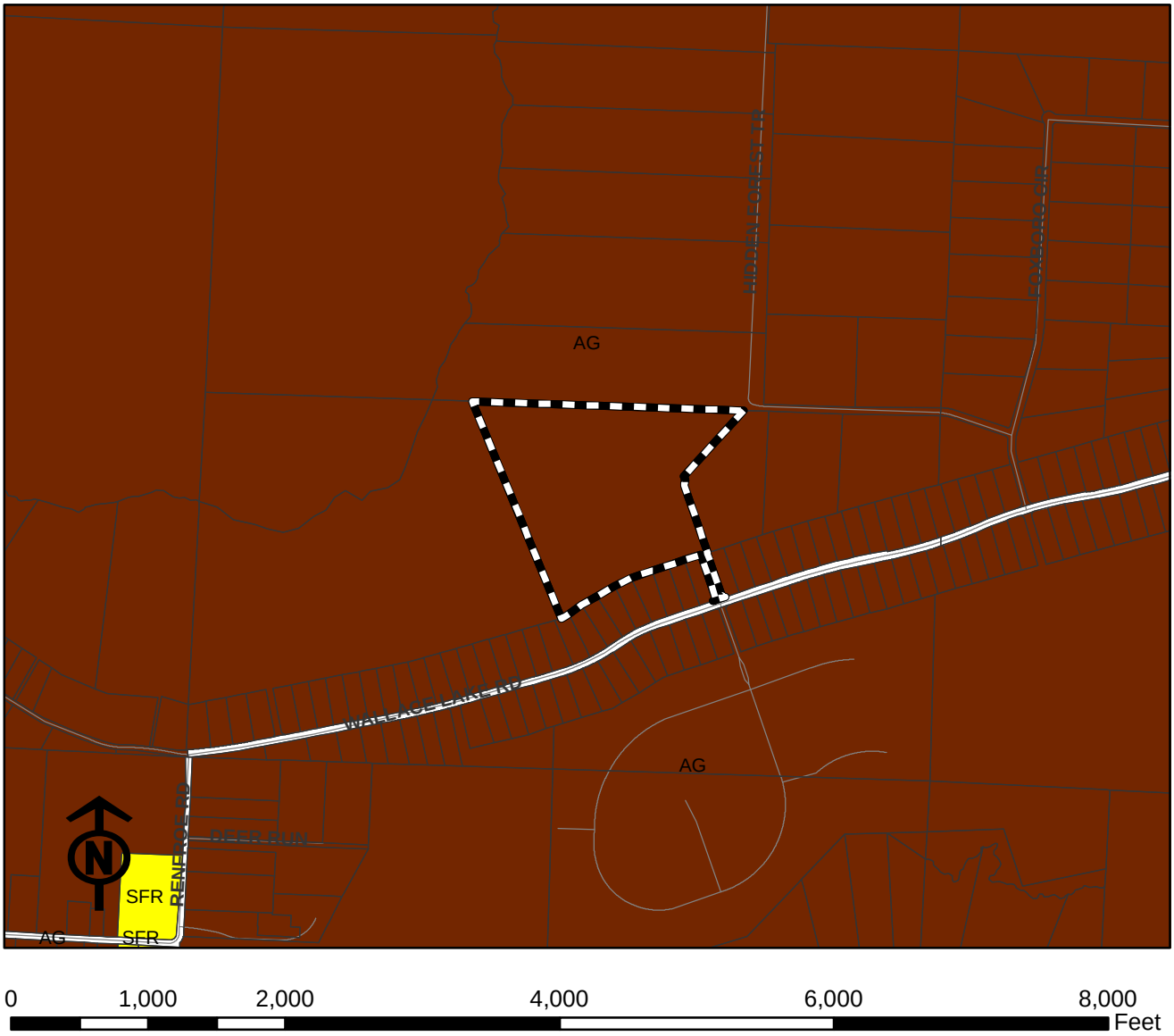
2016-R-004
Future Land UseMap



Legend

- Pending Mar ZB
- Parcel Lines
- Streets
- AGRICULTURE (AG)
- SINGLE FAMILY RESIDENTIAL (SFR)
- MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL (RES)
- COMMERCIAL (COMM)
- CONSERVATION/RECREATION (CON/REC)
- GP SINGLE FAMILY RESIDENTIAL (GPSFR)
- GP RURAL RESIDENTIAL (GPRR)
- BAGDAD HISTORIC DISTRICT (HIS)
- INDUSTRIAL (INDUS)
- MARINA (MARINA)
- MILITARY (MIL)
- MIXED RESIDENTIAL COMMERCIAL (MRC)
- NAVARRE BEACH COMMERCIAL (NBCOMM)
- NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
- NAVARRE BEACH MEDIUM DENS
- NAVARRE BEACH MEDIUM/HIGH
- NAVARRE BEACH HIGH DENSITY
- NAVARRE BEACH MIXED RESIDE
- NAVARRE BEACH UTILITIES (NBU
- CITY
- RAIL
- WATER

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2016-R-004
Aerial

0 1,000 2,000 4,000 6,000 8,000 Feet

Legend

- Pending Mar ZB
- Parcel Lines
- Streets

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2016-R-004
Aerial, Closer View

0 485 970 1,940 2,910 3,880 Feet

Legend

- Pending Mar ZB
- Parcel Lines
- Streets

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Santa Rosa County Development Services

JAN 22 '16 PM03:

Beckie Cato, AICP
Planning and Zoning Director

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

Rhonda C. Royals
Building Official

Rezoning Application

* For Rezoning only – no Future Land Use Map (FLUM) Amendment required

** Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	2016 - R - 004	Date Received:	1/22/16
Review Fee:	$ 1,000 + 71.70	Receipt No.:	23
Zoning District:	R1	Proposed Zoning District:	AG

± 42.27 VD # 3

Property Owner

Property Owner Name: Richard Williams

Address: 5500 DeLONA ROAD

mitton 32583

Phone: 850 516 8834 Fax: _____

Email: RW@GulfBreeze it.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 rezoning approvals.

Company: _____

Contact Name: _____

Address: _____

_____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 13-2N-30-0000-00198-0000

-OR-

Street Address of property for which the Rezoning is requested:

2800 block of Wallace Lake Rd., Pace, FL 32571

Subdivision Name (if applicable): _____

Project Details

Size of parcel (in acres or square footage) to be considered for the Rezoning.

42.926

Existing Zoning: R1 Proposed Zoning: AG11

Existing FLUM: AG

If the amendment is granted, the property will be used for (Please be as specific as possible):

FARMING GENERAL FOOD crops AND Pine trees

Facility Capacity Analysis

You must provide information concerning the site's access to potable water, sewage disposal solid waste disposal, roads, and stormwater control. If potable water and/or sewage are to be provided by a utility, you must attach a letter from the servicing utility provider that certifies Adequate capacity is available to serve the site requested for rezoning.

Potable Water Source (check one):

Private Water Well(s)	☒	
Private Community System	☐	Provider: _____
Public Water System	☐	Provider: _____
		(Attach Letter of Certification)

Sewage Disposal Source (check one):

Private Septic Tank	☒	
Private Sewage System	☐	Provider: _____
Public Sewage System	☐	Provider: _____
		(Attach Letter of Certification)

School Capacity (for rezoning requests involving more than 10 acres of property or proposed for residential development of more than 10 dwelling units per acre):

Staff will submit a school impact analysis to the Santa Rosa County School Board requesting a determination of student capacity. In the event that there is not adequate capacity available as calculated, the School Board shall entertain proportionate share mitigation; and, if the proposed mitigation is accepted, enter into an enforceable and binding agreement with the affected local government and the developer.

Recreation/Open Sapce: _____

_____

Certification and Authorization

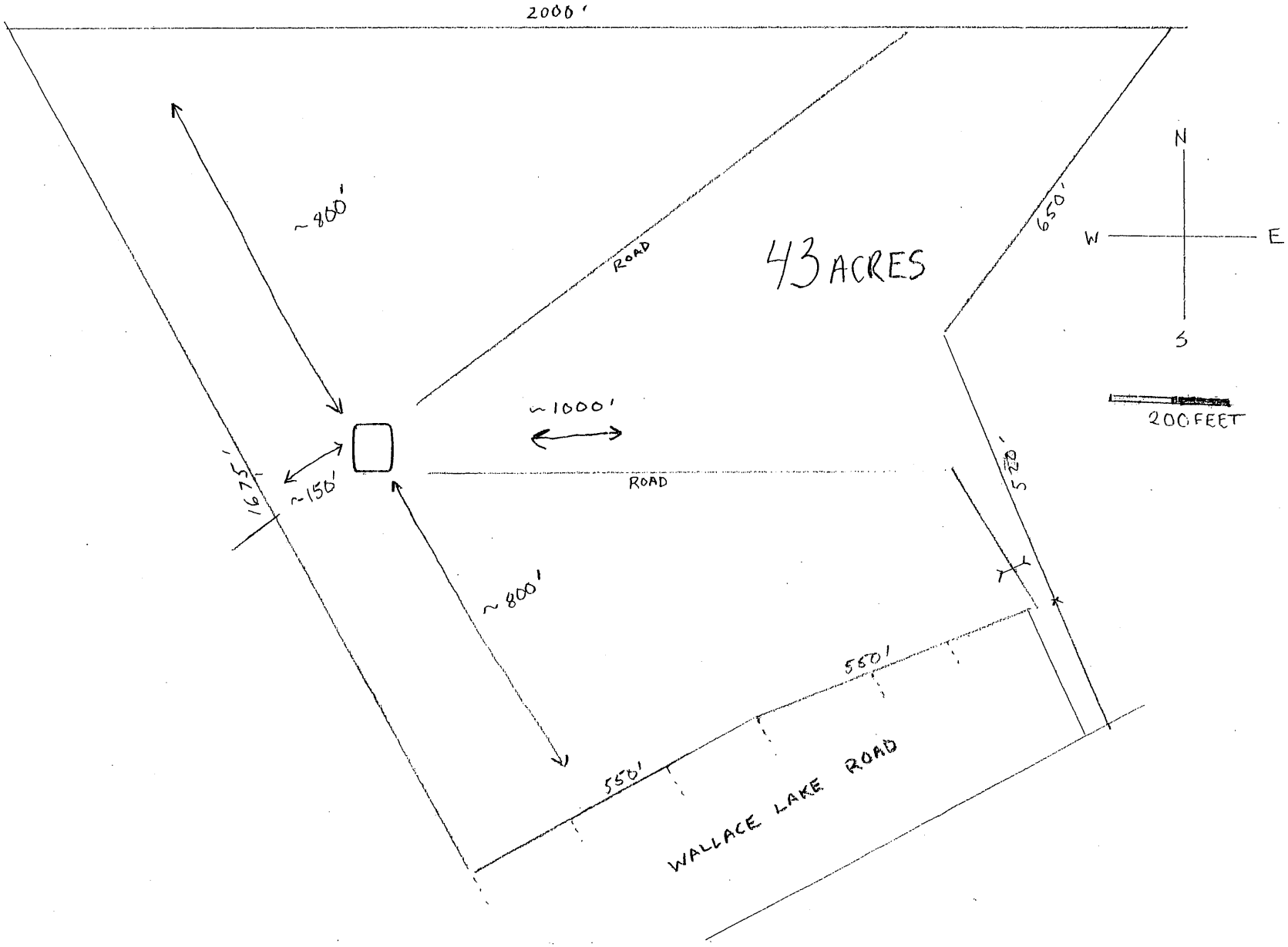
1. By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.
2. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.
3. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by the County staff.
4. If applicable, I do hereby authorize the Agent shown as the applicant on this application to act on my behalf in all matters pertaining to this Rezoning application.

Richard Williams
Property Owner Name (Type or Print)

Rich Williams
Property Owner Signature

_____
Title (if applicable)

1/21/2016
Date


2000'
~800'
ROAD
43 ACRES
650'
N
W
E
S
200 FEET
~1000'
~150'
1625'
ROAD
520'
~800'
550'
550'
WALLACE LAKE ROAD

LAND BOUNDARY SURVEY OF A PORTION OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA

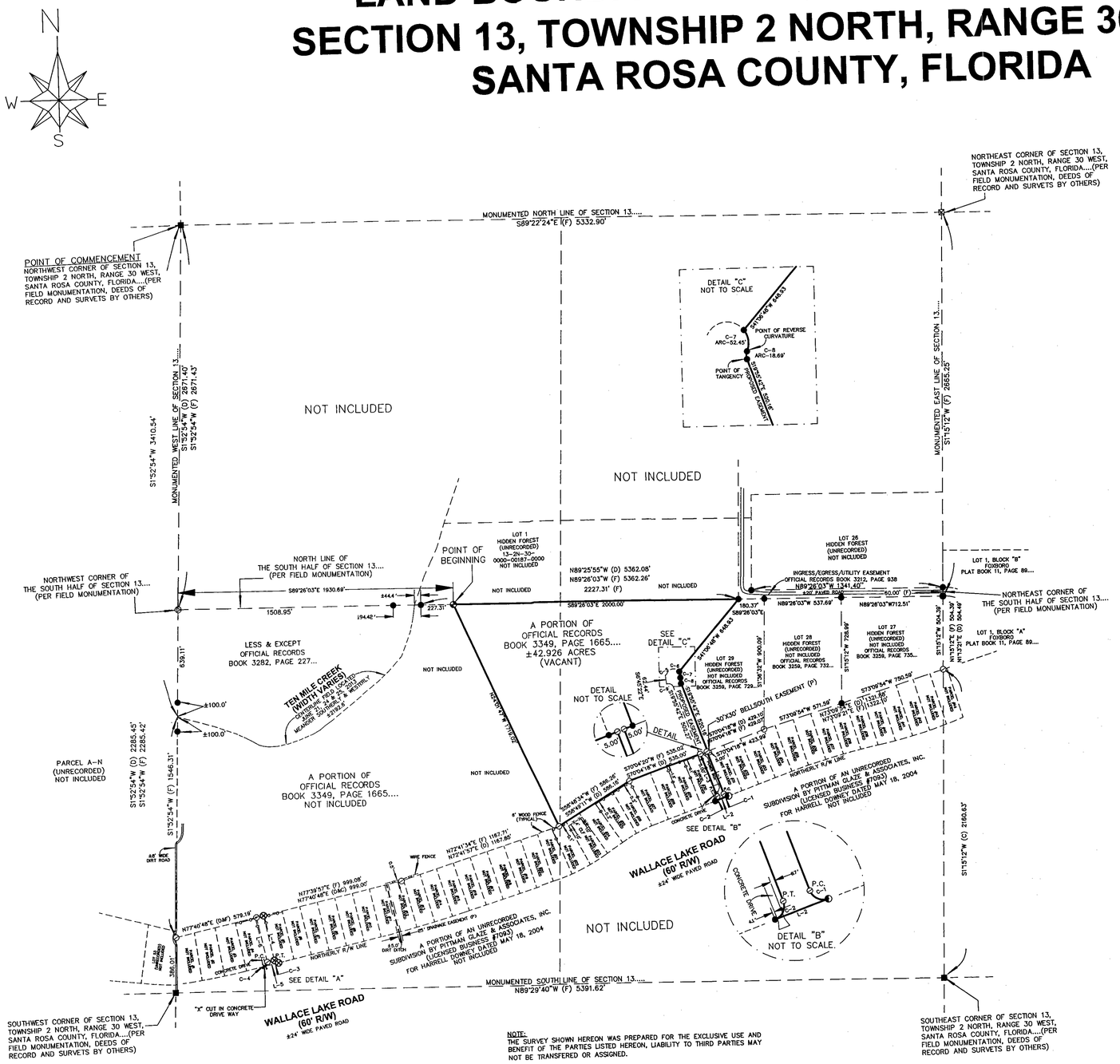
Benchmark
Surveying & Land Planning, Inc.
7200 Chumuckla Highway
Pace, Florida 32571
(850) 994-4882
FAX 995-9612

THOMAS E. NICHOLS, P.L.S.
President

Consulting • Land Surveying
Land Planning • Wetland Surveying

Surveyors & Land Planners

DESCRIPTION AS PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN SOUTH 01 DEGREES 52 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 2671.43 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SECTION 13; THENCE DEPART SAID WEST LINE AND RUN SOUTH 89 DEGREES 26 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 1930.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 26 MINUTES 03 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 2000.00 FEET; THENCE DEPART SAID NORTH LINE AND RUN SOUTH 41 DEGREES 06 MINUTES 48 SECONDS WEST A DISTANCE OF 648.93 FEET TO A POINT IN A CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 52.45 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 60 DEGREES 06 MINUTES 11 SECONDS, A CHORD DISTANCE OF 50.08 FEET AND A CHORD BEARING OF SOUTH 07 DEGREES 08 MINUTES 47 SECONDS EAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 18.69 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 50 MINUTES 00 SECONDS, A CHORD DISTANCE OF 18.26 FEET AND A CHORD BEARING OF SOUTH 01 DEGREES 29 MINUTES 18 SECONDS WEST; THENCE RUN SOUTH 19 DEGREES 55 MINUTES 42 SECONDS EAST A DISTANCE OF 520.18 FEET; THENCE RUN SOUTH 70 DEGREES 04 MINUTES 18 SECONDS WEST A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 19 DEGREES 55 MINUTES 05 SECONDS EAST A DISTANCE OF 324.96 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 39.17 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF WALLACE LAKE ROAD (60' R/W), SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 46 MINUTES 10 SECONDS, A CHORD DISTANCE OF 35.28 AND A CHORD BEARING OF SOUTH 65 DEGREES 03 MINUTES 44 SECONDS EAST; THENCE RUN SOUTH 70 DEGREES 09 MINUTES 24 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 100.14 FEET TO A POINT IN A CURVE; THENCE DEPART SAID NORTHERLY RIGHT OF WAY LINE AND RUN NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 39.29 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 02 MINUTES 41 SECONDS, A CHORD DISTANCE OF 35.37 FEET AND A CHORD BEARING OF NORTH 25 DEGREES 08 MINUTES 04 SECONDS EAST; THENCE RUN NORTH 19 DEGREES 53 MINUTES 17 SECONDS WEST A DISTANCE OF 325.00 FEET; THENCE RUN SOUTH 70 DEGREES 04 MINUTES 20 SECONDS WEST A DISTANCE OF 535.02 FEET; THENCE RUN SOUTH 58 DEGREES 48 MINUTES 34 SECONDS WEST A DISTANCE OF 586.26 FEET; THENCE RUN NORTH 24 DEGREES 01 MINUTES 47 SECONDS WEST A DISTANCE OF 1719.02 FEET TO THE POINT OF BEGINNING, SAID PARCEL LYING IN AND BEING A PORTION OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA AND BEING A PORTION OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3349, PAGE 1665 OF THE PUBLIC RECORDS OF SAID COUNTY AND CONTAINS 42.926 ACRES, MORE OR LESS. MAY BE SUBJECT TO A PROPOSED EASEMENT (WIDTH VARIES) ALONG A PORTION OF THE EAST LINE THEREOF.



GENERAL NOTES:

1. No title search of Public Records have been performed by this firm to determine if any defect and/or ambiguities or easements exists.
2. Measurements made to U.S. Standards.
3. NOTICE: There may be restrictions not shown that may be found in the public records of Santa Rosa County, Florida.
4. The accuracy of measurement performed meets rural land development.
5. The bearings shown hereon were referenced to a South 01 degrees 52 minutes 54 seconds West along the West line of Section 13.
6. Only acts of possession, if any that are visible from a casual inspection as to the existence of acts of possession by adjoiners to the lands shown and described hereon.
7. No "Wetlands" jurisdictional lines were located (unless indicated on plat).
8. The Certificate of Authorization Number for Benchmark Surveying & Land Planning, Inc. is Licensed Business No. 5170.
9. This survey does not reflect or determine ownership.
10. The survey datum shown was referenced to actual field evidence and monumentation, deeds of record, and survey drawings by Benchmark Surveying and Land Planning, Inc., job no. L08-237-1365, sheet 8 of 11, dated 12/26/2008 and L11-185-1541, dated 4/26/2011, survey drawing by Merrill Parker Shaw, Inc., job no. 02-173-1, sheet 1 of 4 dated 12/31/2002, unrecorded plat by Pittman Glaze & Assoc., preliminary plat by Geci & Associates, Inc project no. 18201, dated 10/11/2007, unrecorded plat of Wallace Acres by J.W. Cook R.L.S. #458, file no. B10389, dated 1/11/197, Plat of Foxboro Subdivision (Plat Book 11, Page 89).
11. F.S.5J-17.051-17.053 "Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper" additions or deletions to Survey Maps or Reports by other than the siging Party or Parties is prohibited without written consent of the signing Party or parties.
12. A new parcel was created within a furnished description per client's instructions.
13. No "Underground" utility lines were located (unless indicated on plat).

LEGEND

- ....SET CAPPED IRON ROD (L.B. #5170)
- ....FOUND CAPPED IRON ROD (L.S. #5791)
- ....FOUND CAPPED IRON ROD (L.B. #7092)
- ....FOUND 4" SQUARE CONCRETE (ST. REGIS)
- ....FOUND CONCRETE MONUMENT WITH SHELL CASING
- ....FOUND CAPPED IRON ROD (L.B. #7174)
- ....FOUND CAPPED IRON ROD (L.B. #5170)
- ....FOUND 1" IRON PIPE (UNNUMBERED)
- ....FOUND 4" SQUARE CONCRETE (UNNUMBERED)
- ....FOUND CAPPED IRON ROD (L.B. #7073)

R/W....RIGHT-OF-WAY
L.B.....LICENSED BUSINESS
L.S.....LICENSED SURVEYOR
P.L.S....PROFESSIONAL LAND SURVEYOR
(P) ....UNRECORDED PLAT
(F) ....FIELD MEASURE
(D) ....FURNISHED DESCRIPTION
(C) ....CALCULATED
P.C.....POINT OF CURVATURE
P.T. ....POINT OF TANGENCY
L-1....LINE TABLE (SEE TABLE)
CLF ....CHAIN-LINK FENCE

LINE TABLE

(L-1)	S19°55'42"E (D) 325.00'
(L-1)	S19°55'05"E (F) 324.96'
(L-2)	S70°04'18"W (D) 100.00'
(L-2)	S70°09'24"W (F) 100.14'
(L-3)	N19°55'42"W (D) 325.00'
(L-3)	N19°53'17"W (F) 325.00'
(L-4)	N12°19'12"W (D) 320.00'
(L-4)	N12°19'50"W (F) 320.02'
(L-5)	N77°40'48"E (D) 100.00'
(L-5)	N77°38'54"E (F) 100.14'
(L-6)	S12°19'12"E (D) 320.00'
(L-6)	S12°19'12"E (F) 320.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
(D) C-1	(D) 25.00'	(D) 90°00'00"	(D) 39.27'	(D) 35.36'	(D) S64°55'42"E
(C) C-1	(C) 25.00'	(C) 89°46'10"	(C) 39.17'	(F) 35.28'	(F) S65°03'44"E
(D) C-2	(D) 25.00'	(D) 90°00'00"	(D) 39.27'	(D) 35.36'	(D) N25°04'18"E
(C) C-2	(C) 25.00'	(C) 90°02'41"	(C) 39.29'	(F) 35.37'	(F) N25°08'04"E
(D) C-3	(D) 25.00'	(D) 90°00'00"	(D) 39.27'	(D) 35.36'	(D) N57°19'12"W
(C) C-3	(C) 25.00'	(C) 90°01'16"	(C) 39.28'	(F) 35.36'	(F) N57°20'28"W
(D) C-4	(D) 25.00'	(D) 90°00'00"	(D) 39.27'	(D) 35.36'	(D) S32°40'48"W
(F) C-4	(C) 25.00'	(C) 89°58'06"	(C) 39.26'	(F) 35.35'	(F) S32°29'51"W
(F) C-5	(C) 25.00'	(C) 43°03'44"	(C) 18.79'	(F) 18.35'	(F) N45°38'11"E
(F) C-6	(C) 50.00'	(C) 118°41'48"	(C) 103.58'	(F) 86.03'	(F) N83°27'14"E
(F) C-7	(C) 50.00'	(C) 60°06'11"	(C) 52.45'	(F) 50.08'	(F) S07°08'47"E
(F) C-8	(C) 25.00'	(C) 42°50'00"	(C) 18.69'	(F) 18.26'	(F) S01°29'18"W
(F) C-9	(C) 35.00'	(C) 92°54'15"	(C) 56.75'	(F) 50.74'	(F) N66°22'49"W

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS E. NICHOLS, P.L.S., FL#4657

DATE: APRIL 29, 2015
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

NOTE:
THE SURVEY SHOWN HEREON WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON, LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERED OR ASSIGNED.

FLOOD STATEMENT:
This is to certify that I have consulted the available Federal Insurance Administration Flood Hazard Map. Map numbers 12113C 0290 G, dated 12/19/06 and it is my opinion that the parcel described hereon is in flood zone "X" areas determined to be outside the 0.2% annual chance floodplain and flood zone "A" base flood elevations not determined.

FENCE NOTE: THE FENCES SHOWN HEREON, FOR CLARITY REASONS, MAY OR MAY NOT BE DRAWN TO SCALE

LAND BOUNDARY SURVEY
FOR
RICH WILLIAMS
A PORTION OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA.

REVISIONS		
NO:	DATE:	BY:

Benchmark
Surveying & Land Planning, Inc.
7200 Chumuckla Highway
Pace, Florida 32571
(850) 994-4882

FIELD BOOK: 700	PAGE: 22-23	DATE: 4/20/15
DRAWN BY: RLA	DATE: 4/22/15	JOB NO: L15-191 2011
SCALE: 1" = 400'	APPROVED: TEN	SHEET NO: 1 OF 1

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