

Growth Management Department
Planning & Development
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110



www.flaglercounty.gov
Phone: (386)313-4003
Fax: (386)313-4102

FLAGLER COUNTY TECHNICAL REVIEW COMMITTEE

GOVERNMENT SERVICES BUILDING
First Floor Conference Room B108

1769 EAST MOODY BOULEVARD, BUILDING 2, BUNNELL, FL 32110

A G E N D A

DATE –November 20, 2024

TIME – 9:00 A.M.

WHILE THE TECHNICAL REVIEW COMMITTEE IS OPEN TO THE PUBLIC, IT IS **NOT A PUBLIC HEARING**. COMMENTS MAY BE SUBMITTED PRIOR TO THE MEETING BY EMAIL TO PLANNINGDEPT@FLAGLERCOUNTY.GOV.

1. Project 2024100026 – **ADMINISTRATIVE ADJUSTMENT TO FUTURE LAND USE MAP IN THE AC (AGRICULTURE) DISTRICT** – request for an Administrative Adjustment to the Conservation Future Land Use Based on Wetland Delineation at 3284 North Old Dixie Hwy. Parcel Number 30-11-30-000-03030-0000; Parcel Size 11.2+/- Acres (488,070+/- square feet). Owner/Applicant: John M. and Jaime P. Seay. (AR No. 5233). (TRC Only)

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS EVENT. THE COMMISSIONERS WHO ATTEND WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING. THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE PLANNING & ZONING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.

Andy Dance
District 1

Greg Hansen
District 2

David Sullivan
District 3

Leann Pennington
District 4

Donald O'Brien, Jr.
District 5

Growth Management Department
Planning & Zoning
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110

www.flaglercounty.org
Phone: (386)313-4009
Fax: (386)313-4109



TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: November 14, 2024

Project #: 2024100026 / AR #5233

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
Flagler County General Services (Utilities)	386-313-4184
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

Attachment: Staff Comments

Reviewing Department Comments

No comments at this time.



APPLICATION FOR REVIEW

FLAGLER COUNTY, FLORIDA

1769 E. Moody Boulevard, Suite 105
Bunnell, FL 32110

Telephone: (386) 313-4009

Fax: (386) 313-4109

Application/Project #: _____

PROPERTY OWNER(S):	Name(s): John M. Seay & Jaime P. Seay /Sodbuster Properties, LLC		
	Mailing Address: PO Box 1151		
	City: Bunnell	State: FL	Zip: 32110
	Telephone Number 386-569-5866		Fax Number

APPLICANT(S):	Name(s): same		
	Mailing Address:		
	City:	State:	Zip:
	Telephone Number		Fax Number
	E-Mail Address:		

SUBJECT PROPERTY:	SITE LOCATION (<i>street address</i>): 3284 N Old Dixie Hwy, Bunnell, FL +		
	LEGAL DESCRIPTION: <small>being part of the west half (W1/2) of the southeast quarter (SE1/4) of section 30, township 11 south, range 30 east, Flagler County, FL more particularly described in attached exhibit A</small> + (<i>briefly describe, do not use "see attached"</i>)		
	Parcel # (<i>tax ID #</i>): 30-11-30-0000-03030-0000		
	Parcel Size: 11.20 acres		
	Current Zoning Classification: AGRICULTURAL		
	Current Future Land Use Designation		
Subject to A1A Scenic Corridor? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			

PURPOSE OF SUBMISSION / PROJECT DATA: REMOVE CONSERVATION DESIGNATION FROM PORTIONS OF PARCEL

SHOWN ON SURVEY DENOTING UPLANDS.



Signature of Owner(s) or Applicant/Agent
if Owner Authorization form attached

Date

****OFFICIAL USE ONLY****

PLANNING BOARD RECOMMENDATION/ACTION:

APPROVED []
*APPROVED WITH CONDITIONS []
DENIED []

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

****OFFICIAL USE ONLY****

BOARD OF COUNTY COMMISSIONERS ACTION:

APPROVED []
*APPROVED WITH CONDITIONS []
DENIED []

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

Required Attachments:

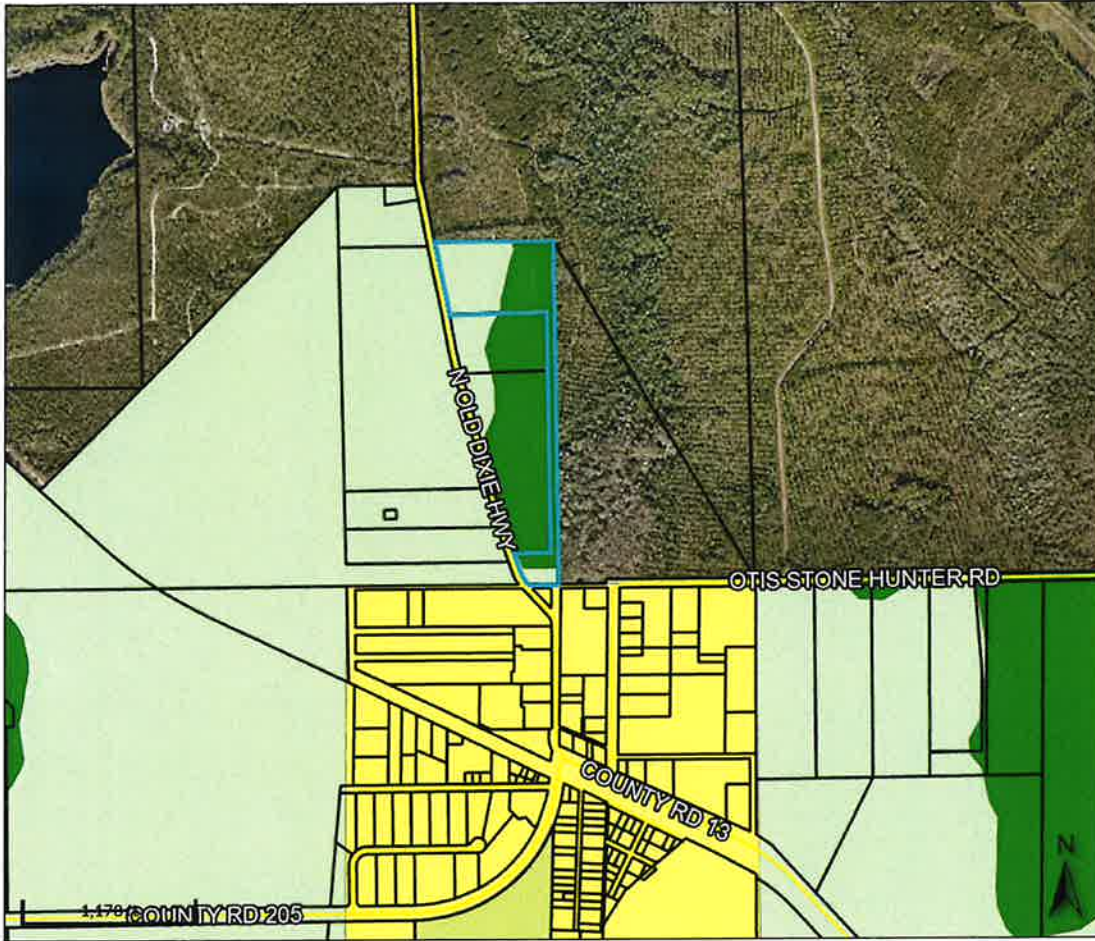
- 1.) Copy of Owner(s) recorded Warranty Deed;
- 2.) Complete site plan meeting all requirements of Flagler County Land Development
- 3.) Application Fee \$320.00 + cost of newspaper ad(s) and postage at prevailing rate and \$50 for each notification of public hearing (posting of sign). Make check payable to BOCC.

*Fee amount per Resolution 2008-31.

Pursuant to Section 286.0105 of Florida Statutes, Flagler County hereby notifies all interested persons that if a person decides to appeal any decision made by the Planning Board or Board of County Commissioners with respect to any matter considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

Revision date 05/08

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

-  Parcels
-  Roads
-  Streams and Rivers
- Unincorporated FLUM**
-  AGRICULTURE
-  AGRICULTURE & TIMBERLANDS
-  COMMERCIAL: HIGH INTENSITY
-  COMMERCIAL: LOW INTENSITY
-  CONSERVATION
-  EDUCATIONAL USES
-  INDUSTRIAL
-  MIXED USE: HIGH INTENSITY
-  MIXED USE: LOW INTENSITY
-  RECREATION & OPEN SPACE
-  RESIDENTIAL: HIGH DENSITY
-  RESIDENTIAL: LOW DENSITY / RURAL ESTATE
-  RESIDENTIAL: MEDIUM DENSITY
-  RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
-  WATER



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SODBUSTER PROPERTIES, LLC

Filing Information

Document Number	L21000515441
FEI/EIN Number	87-3945868
Date Filed	12/07/2021
Effective Date	12/06/2021
State	FL
Status	ACTIVE

Principal Address

1970 COUNTY ROAD 302
BUNNELL, FL 32110

Mailing Address

P.O. BOX 1151
BUNNELL, FL 32110

Registered Agent Name & Address

JOHN M. SEAY
1970 COUNTY ROAD 302
BUNNELL, FL 32110

Authorized Person(s) Detail

Name & Address

Title MGR

JOHN M. SEAY
P.O. BOX 1151
BUNNELL, FL 32110

Title MGR

JAIME P. SEAY
P.O. BOX 1151
BUNNELL, FL 32110

Annual Reports

Report Year	Filed Date
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2022	04/29/2022
2023	03/09/2023
2024	04/05/2024

Document Images

04/05/2024 -- ANNUAL REPORT	View image in PDF format
03/09/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
12/07/2021 -- Florida Limited Liability	View image in PDF format

Prepared By and Return To:
Flagler County Abstract Company
Attn: Robin Ammann
306 E. Moody Blvd,
Bunnell, FL 32110

Order No.: CW24303

Property Appraiser's Parcel I.D. (folio) Number:
30-11-30-0000-03030-0000

WARRANTY DEED

THIS WARRANTY DEED dated July 8, 2024, by C. Scott Crews, unmarried widower and surviving spouse of Melanie H. Crews, deceased, whose post office address is PO Box 69, Bunnell, Florida 32110 (the "Grantor"), to Sodbuster Properties, LLC, a Florida Limited Liability Company, whose post office address is P.O. Box 1151, Bunnell, Florida, 32110 (the "Grantee"). *CSC*

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

BEING A PART OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED ON ATTACHED EXHIBIT A.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2023.

Exhibit A

BEING A PART OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER(SE 1/4) OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SECTION 30, AS A POINT OF REFERENCE AND RUNNING THENCE S 88°18'00" W, ALONG THE SOUTH LINE OF THE SAID SECTION 30, A DISTANCE OF 1318.80' FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 02°09'00" W, ALONG THE EAST BOUNDARY OF THE SAID WEST HALF (1/2) OF THE SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 2280.30' FEET; THENCE S 88°18'00" W, A DISTANCE OF 785.24' FEET, TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE 50' FOOT RIGHT OF WAY OF STATE ROAD NO. 189, THENCE S 12°36'00" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 475.19' FEET; THENCE N 87°51'00" E, A DISTANCE OF 649.03' FEET; THENCE S 02°09'00" E, A DISTANCE OF 1603.75' FEET; THENCE S 88°18'00" W, A DISTANCE OF 245.85' FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE 50' FOOT RIGHT-OF-WAY OF STATE ROAD NO. 189; THENCE S 21°00'00" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 178.70' FEET; THENCE S 44°31'00" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 63.80' FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF THE SAID SECTION 30; THENCE N 88°18'00" E, A DISTANCE OF 195.23' FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Unofficial Copy

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Genette H. McKnight
Witness Signature

Genette H. McKnight
Printed Name of First Witness

306 E. Moody Blvd., Bunnell, FL 32110
Address of First Witness

C. Scott Crews
Grantor Address:
PO Box 69
Bunnell, FL 32110

Robin Ammann
Witness Signature

Robin Ammann
Printed Name of Second Witness

306 E. Moody Blvd., Bunnell, FL 32110
Address of Second Witness

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of July, 2024, by C. Scott Crews, unmarried widower and surviving spouse of Melanie H. Crews, deceased, who is personally known to me or who has produced as identification.

Witness my hand and official seal, this 8 day of July, 2024.

Genette H. McKnight
Notary Public:

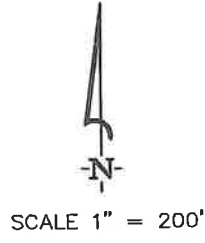
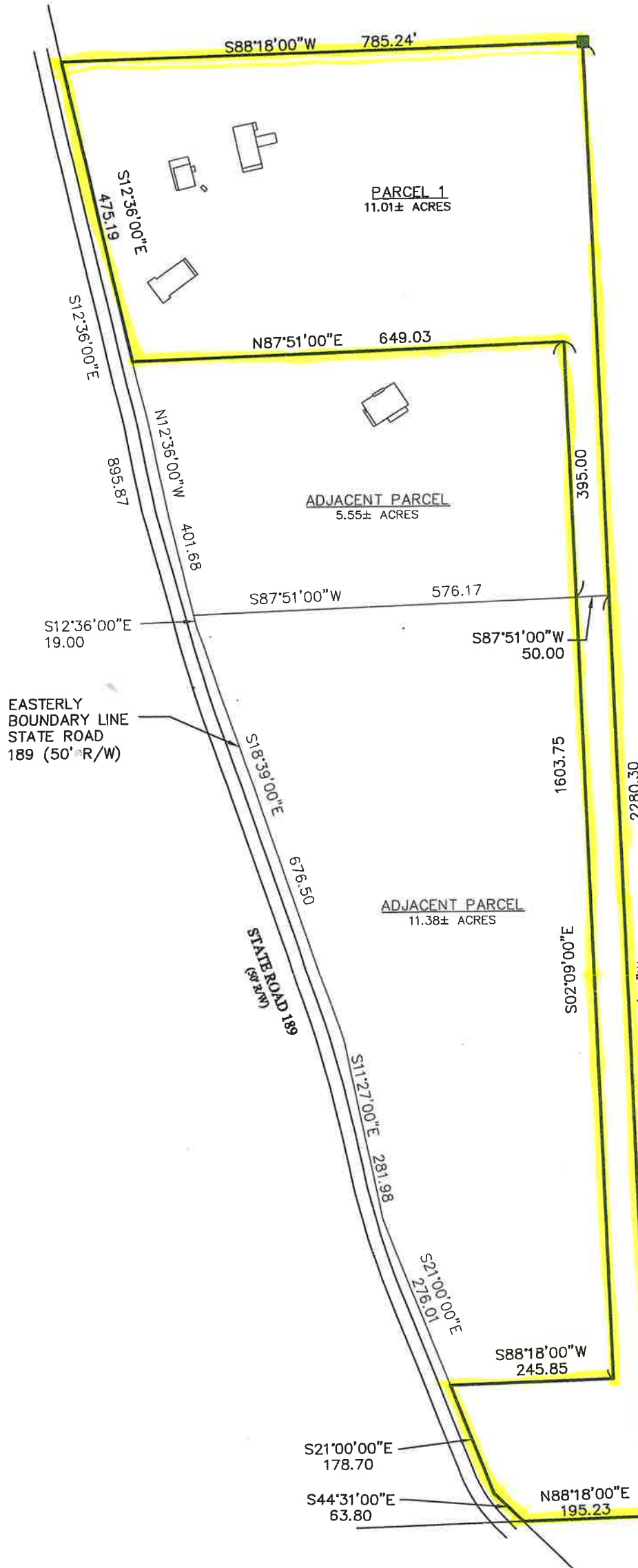
My Commission Expires: 9/27/2025

(SEAL)



ADDRESS: 3284 NORTH OLD DIXIE HIGHWAY
 CERTIFICATIONS:
 1.

JOB #24-2342



LEGAL DESCRIPTION:

PARCEL 1

BEING A PART OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SECTION 30, AS A POINT OF REFERENCE AND RUNNING THENCE S 88°18'00" W, ALONG THE SOUTH LINE OF THE SAID SECTION 30, A DISTANCE OF 1318.80' FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 02°09'00" W, ALONG THE EAST BOUNDARY OF THE SAID WEST HALF (1/2) OF THE SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 2280.30' FEET; THENCE S 88°18'00" W, A DISTANCE OF 785.24' FEET, TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE 50' FOOT RIGHT OF WAY OF STATE ROAD NO. 189, THENCE S 12°36'00" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 475.19' FEET; THENCE N 87°51'00" E, A DISTANCE OF 649.03' FEET; THENCE S 02°09'00" E, A DISTANCE OF 1603.75' FEET; THENCE S 88°18'00" W, A DISTANCE OF 245.85' FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE 50' FOOT RIGHT-OF-WAY OF STATE ROAD NO. 189; THENCE S 21°00'00" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 178.70' FEET; THENCE S 44°31'00" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 63.80' FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF THE SAID SECTION 30; THENCE N 88°18'00" E, A DISTANCE OF 195.23' FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 11.01± ACRES MORE OR LESS

TYPE OF SURVEY: SKETCH AND LEGAL DESCRIPTION

NOTE: THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK

LEGEND:	
○ IR 1/2" Iron Rod set "LB7672"	(D) Dead Bearing & Distance
● IR 5/8" Iron Rod found	(P) Plat Bearing & Distance
○ IP 1/2" Iron Pipe	(M) Measured Bearing & Distance
○ N/D Nail and Disk set "LB7672"	(C) Calculated Bearing & Distance
● N/D Nail and Disk found	C/L Center Line
○ PCP Permanent Control Point	E/P Edge of Pavement
■ CM Concrete Monument set	E/R Edge of Road
■ CM Concrete Monument found	R/W Right of Way
PRM Permanent Reference Monument	Δ Delta
FND Found	R Radius
LB Licensed Business	L Length
LS Licensed Surveyor	CB Chord Bearing
PSM Professional Surveyor & Mapper	CH Chord Distance
O.R. Official Records Book	PC Point of Curvature
PG. Page	PC Point of Reverse Curvature
	N.R. Non-Radial Curve
	PT Point of Tangency
	PI Point of Intersection
	U.E. Utility Easement
	D.E. Drainage Easement
	L.E. Landscape Easement
	N.G.V.D. National Geodetic Vertical Datum
	N.A.V.D. North American Vertical Datum
	MSL Mean Sea Level
	B.M. Bench Mark
	T.B.M. Temporary Bench Mark
	TOB Top Of Bank
	TOE TOE of slope
	F.F. Finish Floor Elevation
	INV. Invert
	C.B.S. Concrete Block & Stucco
	Conc. Concrete
	C/S Concrete Slab
	A/C Air Conditioner Pad
	EOP Pool Equipment Pad
	PEP Pretreatment Effluent Pumping Tank
	O/E Overhead Electric
	P/P - Power Pole
	Manhole
	Telephone Riser
	Cable Television Riser
	Fiber Optic Riser
	Water Meter
	Electric Meter
	Fire Hydrant
	Water Valve
	Wood Fence
	Vinyl Fence
	Chain Link Fence

NOTES:
 1. SKETCH AND LEGAL DESCRIPTION ONLY. NO FIELD WORK WAS COMPLETED.
 2. Underground improvements and utilities not located.
 3. Bearings refer to deed datum and to the South line of Section 30 as being S88°18'00"W.
 4. No search for encumbering instruments was made by surveyor.
 5. Error of closure meets or exceeds 1:7500 feet.

JOHN M SEAY
 1970 COUNTY ROAD 302,
 BUNNELL, FL 32110, P.O BOX 1151
 PHONE: (386)569-5866 / EMAIL: Jseayfarm@gmail.com

swa **STEPHENSON, WILCOX & ASSOCIATES, INC.** CA#27726-LB#7672 Phone: 386.437.2363 • Email: info.swa@gmail.com
 2729 E. Moody Blvd., Ste. 400
 PO Box 186 Bunnell FL 32110

CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

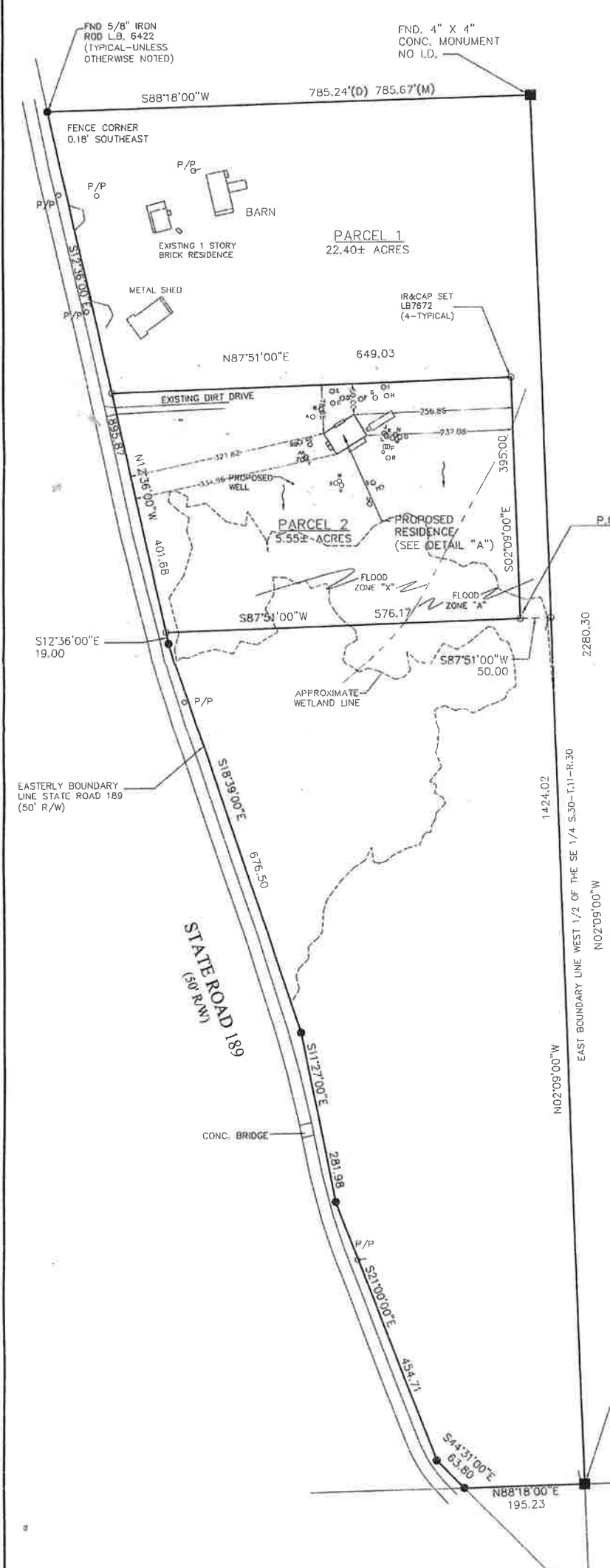
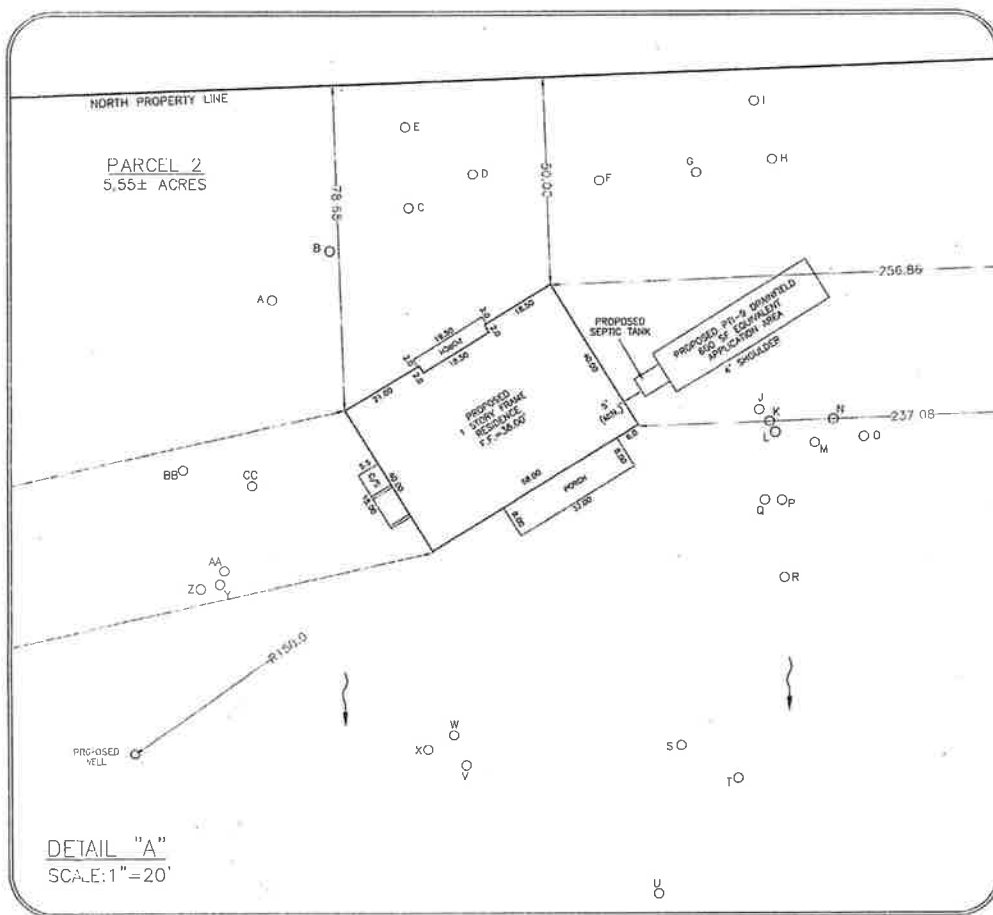
JOB TYPE:	FIELD DATE	OFFICE DATE	BY:
SKETCH/LEGAL		05/29/24	24-2342 HAW
Site Plan			
House Stake			
Formboard			
Foundation			
Final			

I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 5J-17 Florida Administrative Code.

Dan A. Wilcox Jr. 5.30.24

DAN A. WILCOX Jr., PSM No. 5749, PE No. 57633
 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

SHEET
 1 of 1



NOTE: EXISTING DRAINAGE TO REMAIN THE SAME

PROPOSED FLOW ARROWS

TREE LEGEND:

- A=18" OAK
- B=18"-19" OAK CLUSTER
- C=8" OAK
- D=19" OAK
- E=11" OAK
- F=12" OAK
- G=7" OAK
- H=15" OAK
- I=6" OAK
- J=6" OAK
- K=6" OAK
- L=5" OAK
- M=6" OAK
- N=6" OAK
- O=13" OAK
- P=9" OAK
- Q=9" OAK
- R=9" OAK
- S=9" OAK
- T=8" OAK
- U=6"-7" OAK
- V=13" OAK
- W=10" OAK
- X=7" OAK
- Y=6" OAK
- Z=6" OAK
- AA=6" OAK
- BB=6" OAK
- CC=9" OAK

LEGAL DESCRIPTION:

PARCEL 1

BEING A PART OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) SOUTH, RANGE THIRTY (30) EAST, FLAGLER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SECTION THIRTY (30), AS A POINT OF REFERENCE AND RUNNING THENCE SOUTH EIGHTY-EIGHT DEGREES EIGHTEEN MINUTES WEST, ALONG THE SOUTH LINE OF THE SAID SECTION THIRTY (30), A DISTANCE OF 1318.80 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH TWO DEGREES NINE MINUTES WEST, ALONG EAST BOUNDARY OF THE SAID WEST HALF (1/2) OF THE SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 2280.30 FEET; THENCE SOUTH EIGHTY-EIGHT DEGREES EIGHTEEN MINUTES WEST, A DISTANCE OF 785.24 FEET, TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE 50 FOOT RIGHT OF WAY OF STATE ROAD NO. 189, THENCE SOUTH TWELVE DEGREES THIRTY SIX MINUTES EAST, ALONG SAID RIGHT OF WAY BOUNDARY, A DISTANCE OF 895.87 FEET; THENCE SOUTH EIGHTEEN DEGREES THIRTY NINE MINUTES EAST, ALONG SAID RIGHT OF WAY BOUNDARY, A DISTANCE OF 678.50 FEET; THENCE SOUTH ELEVEN DEGREES TWENTY SEVEN MINUTES EAST, ALONG SAID RIGHT OF WAY BOUNDARY, A DISTANCE OF 281.98 FEET; THENCE SOUTH TWENTY ONE DEGREES NO MINUTES EAST, ALONG SAID RIGHT OF WAY BOUNDARY, A DISTANCE OF 454.71 FEET; THENCE SOUTH FORTY FOUR DEGREES, THIRTY ONE MINUTES EAST, ALONG SAID RIGHT OF WAY BOUNDARY, A DISTANCE OF 63.80 FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF THE SAID SECTION THIRTY (30); THENCE NORTH EIGHTY EIGHT DEGREES EIGHTEEN MINUTES EAST, A DISTANCE OF 195.23 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT,

PARCEL 2

A PORTION OF LAND LYING IN THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) SOUTH, RANGE THIRTY (30) EAST, FLAGLER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SECTION THIRTY (30), AS A POINT OF REFERENCE AND RUNNING THENCE SOUTH EIGHTY-EIGHT DEGREES EIGHTEEN MINUTES WEST, ALONG THE SOUTH LINE OF THE SAID SECTION THIRTY (30), A DISTANCE OF 1318.80 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID SECTION THIRTY (30) N02°09'00"W, ALONG THE EAST BOUNDARY OF THE SAID WEST HALF (1/2) OF THE SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 1424.02 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (SE 1/4), S87°51'00"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S87°51'00"W, A DISTANCE OF 576.17 FEET, TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE 50 FOOT RIGHT OF WAY OF STATE ROAD 189; THENCE ALONG SAID EASTERLY BOUNDARY LINE N12°36'00"W, A DISTANCE OF 401.68 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE N87°51'00"E, A DISTANCE OF 649.03 FEET; THENCE S02°09'00"E, A DISTANCE OF 395.00' TO THE POINT OF BEGINNING.

PARCEL CONTAINING 5.55 ACRES MORE OR LESS.

TYPE OF SURVEY: BOUNDARY / TOPOGRAPHICAL / TREE LOCATION / PLOT PLAN

NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID AND MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK

DATE	FIELD	DATE	OFFICE	DATE	BY
7/16/14	7/16/14	7/16/14	7/16/14	7/16/14	AK
7/17/14	7/17/14	7/17/14	7/17/14	7/17/14	AK
7/18/14	7/18/14	7/18/14	7/18/14	7/18/14	AK

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	Iron Rod	(Symbol)	Survey Station
(Symbol)	Concrete Monument	(Symbol)	Survey Line
(Symbol)	Survey Station	(Symbol)	Survey Line
(Symbol)	Survey Station	(Symbol)	Survey Line

swa STEPHENSON, WILCOX & ASSOCIATES, INC. CIVIL ENGINEERS - LAND SURVEYORS - CONSULTANTS - PLANNERS

284 N. Railroad Street, P.O. Box 140, Dunell, FL 32118
Phone: 386.877.2343 Fax: 386.877.8055
Email: info@swa.com

APPROVED: PLANNING 12/15/14

APPROVED: DEVELOPMENT ENGINEERING 12/15/14

DAN A. WILCOX, P.S.M. No. 1749, P.E. No. 5763 DAVID T. WILCOX, P.S.M. No. 8871