

LEGAL DESCRIPTION: (O.R. BOOK 4523, PAGE 1371)

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NAVARRE BEACH, RESIDENTIAL SECTION NUMBER 1, AND THE NORTH RIGHT OF WAY LINE OF GULF BOULEVARD (120 FEET RIGHT OF WAY); THENCE GO EASTERLY ALONG THE SAID NORTH RIGHT OF WAY LINE, BEING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 17,270.8 FEET, FOR AN ARC DISTANCE OF 604.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 17,106.08 FEET; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 612.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST ALONG THE SAID RIGHT OF WAY LINE FOR A DISTANCE OF 204.54 FEET, THENCE GO NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST, LEAVING THE NORTH RIGHT OF WAY LINE OF GULF BOULEVARD, FOR A DISTANCE OF 316.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SANTA ROSA BOULEVARD (66 FEET RIGHT OF WAY); THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE GO NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 610 FEET, MORE OR LESS, TO THE SOUTHERLY SHORELINE OF SANTA ROSA SOUND, SAID POINT BEING HEREINAFTER KNOWN AS POINT "X"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF SANTA ROSA BOULEVARD FOR A DISTANCE OF 459.75 FEET; THENCE GO NORTH 11 DEGREES 40 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 800 FEET, MORE OR LESS TO THE SOUTHERLY SHORELINE OF SANTA ROSA SOUND; THENCE GO SOUTHWESTERLY ALONG THE SAID SHORELINE FOR A DISTANCE OF 500 FEET MORE OR LESS TO THE AFOREMENTIONED POINT "X" AND THE END OF THIS DESCRIPTION.

FEET MORE OR LESS TO THE AFOREMENTIONED POINT "X" AND THE END OF THIS DESCRIPTION.
MORE PARTICULARLY DESCRIBED BY SURVEY DATED JUNE 20, 2022, PREPARED BY 360 SURVEYING SERVICES,
PROJECT 2022-131:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NAVARRE BEACH, RESIDENTIAL SECTION NUMBER 1, AND THE NORTH RIGHT OF WAY LINE OF GULF BOULEVARD (120' R/W); THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE, BEING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 17,270.80 FEET, AN ARC DISTANCE OF 604.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 17,106.08 FEET; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 612.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 76 DEGREES 01 MINUTES 14 SECONDS EAST, 204.54 FEET (BEING NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST, 204.54 FEET PER O.R. BOOK 2444, PAGE 1571); THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF GULF BOULEVARD, NORTH 13 DEGREES 58 MINUTES 46 SECONDS WEST, 316.00 FEET (BEING NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST, 316.00 FEET PER O.R. BOOK 2444, PAGE 1571) TO THE NORTH RIGHT OF WAY LINE OF WHITE SANDS BOULEVARD (FORMERLY SANTA ROSA BOULEVARD) (66' R/W); THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 80 DEGREES 21 MINUTES 46 SECONDS EAST, 166.00 FEET (BEING NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST, 166.00 FEET PER O.R. BOOK 2444, PAGE 1571) TO THE POINT OF BEGINNING AND THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SOUTH CAROLINA STREET (FORMERLY SANTA ROSA BOULEVARD) (66' R/W) AND THE NORTH RIGHT OF WAY LINE OF WHITE SANDS BOULEVARD (66' R/W) ALSO BEING THE SOUTHEAST CORNER OF GRAND NAVARRE, A SUBDIVISION OF A PORTION OF SANTA ROSA ISLAND, AS RECORDED IN PLAT BOOK F, AT PAGE 52 OF THE PUBLIC RECORDS SANTA ROSA COUNTY, FLORIDA; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG THE EAST RIGHT OF WAY LINE OF SOUTH CAROLINA STREET ALSO BEING THE EAST LINE OF SAID GRAND NAVARRE, NORTH 09 DEGREES 35 MINUTES 18 SECONDS WEST, 603.83 FEET TO THE SOUTHERLY MEAN HIGH WATER LINE (MHWL) OF SANTA ROSA SOUND AND PASSING THROUGH A 1/2" CAPPED IRON ROD #8259, BEING POINT "A", AT 597.65 FEET (BEING NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST, 610 FEET, MORE OR LESS, PER O.R. BOOK 2444, PAGE 1571); THENCE ALONG SAID MHWL THE FOLLOWING 11 COURSES AND DISTANCES: NORTH 79 DEGREES 35 MINUTES 07 SECONDS EAST, 24.76 FEET; THENCE NORTH 72 DEGREES 27 MINUTES 07 SECONDS EAST, 43.88 FEET; THENCE NORTH 70 DEGREES 11 MINUTES 37 SECONDS EAST, 32.92 FEET; THENCE NORTH 64 DEGREES 44 MINUTES 13 SECONDS EAST, 84.85 FEET; THENCE NORTH 62 DEGREES 35 MINUTES 14 SECONDS EAST, 44.45 FEET; THENCE NORTH 58 DEGREES 09 MINUTES 06 SECONDS EAST, 44.07 FEET; THENCE NORTH 55 DEGREES 07 MINUTES 14 SECONDS EAST, 41.65 FEET; THENCE NORTH 51 DEGREES 46 MINUTES 02 SECONDS EAST, 41.86 FEET; THENCE NORTH 48 DEGREES 28 MINUTES 51 SECONDS EAST, 43.89 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 17 SECONDS EAST, 87.96 FEET; THENCE NORTH 41 DEGREES 48 MINUTES 54 SECONDS EAST, 13.17 FEET TO THE NORTHWESTERLY CORNER OF SUNSET HARBOR VILLAS (ALSO KNOWN AS SUNSET HARBOUR VILLAS), A CONDOMINIUM, AS RECORDED IN O.R. BOOK 2030, PAGES 776 TO 829, AND AMENDED IN O.R. BOOK 2661, PAGES 495 TO 516, AND O.R. BOOK 2820, PAGES 238 AND 239, ALL IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND AMENDED IN O.R. BOOK 1515, PAGES 456 TO 458, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE DEPARTING SAID MHWL ALONG THE WEST LINE OF SAID SUNSET HARBOR, SOUTH 09 DEGREES 38 MINUTES 26 SECONDS EAST, 789.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID SUNSET HARBOR VILLAS AND AFORESAID NORTHERLY RIGHT OF WAY LINE OF WHITE SANDS BOULEVARD AND PASSING THROUGH A 1/2" CAPPED IRON ROD #5802, BEING POINT "B", AT 36.93 FEET (BEING SOUTH 11 DEGREES 48 MINUTES 30 SECONDS EAST, 800 FEET, MORE OR LESS, PER O.R. BOOK 2444, PAGE 1571) THENCE DEPARTING SAID WEST LINE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 80 DEGREES 21 MINUTES 46 SECONDS WEST, 459.70 FEET; (SOUTH 78 DEGREES 11 MINUTES 30 SECONDS WEST, 459.75 FEET PER O.R. BOOK 2444, PAGE 1571) TO THE POINT OF BEGINNING.

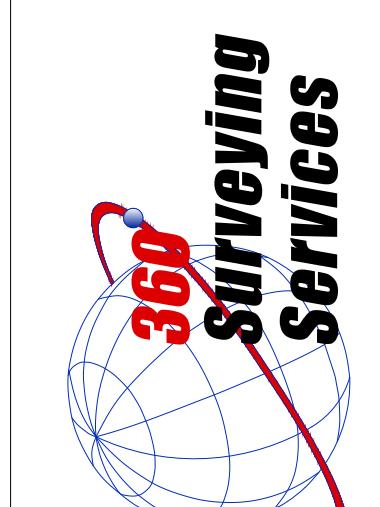
ALL LYING AND BEING IN SANTA ROSA ISLAND, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 8-19-24 AND WAS RECORDED IN FIELD BOOK 230 PAGE 14..
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. NORTH AND THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (RE-ADJUSTED IN 2011).
4. 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, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. BEARINGS SHOWN HERE ARE BASED ON THE NORTH RIGHT OF WAY OF WHITE SANDS BOULEVARD (66' R/W) AS IT RELATES TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (RE-ADJUSTED IN 2011).
6. ENCROACHMENTS ARE AS SHOWN.
7. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" REBAR WITH CAP STAMPED "FLLB 7612".
8. ALL POINTS OF CURVATURE, POINTS OF TANGENCY, POINTS OF INTERSECTION AND RADIUS POINTS ALONG THE CENTERLINE OF RIGHT OF WAY ARE MONUMENTED WITH MAG NAIL WITH GREEN DISK STAMPED "FLLB 7612".
9. THE MEAN HIGH WATER LINE (MHWL) [ORDINARY HIGH WATER LINE (OHWL)] AS SHOWN HEREON WAS ESTABLISHED IN ACCORDANCE WITH F.S. CHAPTER 177.25-177.40 AS PER INSTRUCTIONS AND REFERENCE DATA PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING.
10. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON NATIONAL GEODETIC SURVEY MARKER DESIGNATION: 872 9678 A TIDAL (PID: BG3685), HAVING A PUBLISHED ELEVATION OF 16.23 FEET.
11. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
12. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN:
 - ZONES "VE" & "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
 - ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ELECTRONIC FLOOD INSURANCE RATE MAP FOR SANTA ROSA COUNTY, FLORIDA, COMMUNITY PANEL NUMBERS 12133C0568H & 12133C0656H, EFFECTIVE DATE OF NOVEMBER 19, 2021. ELEVATIONS SHOWN ARE THOSE PUBLISHED ON SAID FEMA MAP AND ARE NOT FIELD VERIFIED. (SEE TABLE BELOW)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE
CHARGE AND ADHERES TO STANDARDS OF PRACTICE AS 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 170.027, FLORIDA STATUTES.



360 Surveying Services

Live Oak Street - Suite E ~ Gulf Breeze, FL 32561

TITLE AS-BUILT SURVEY

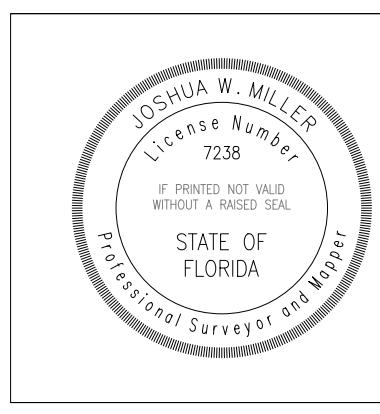
MER SEA ON NAVARRE BEACH

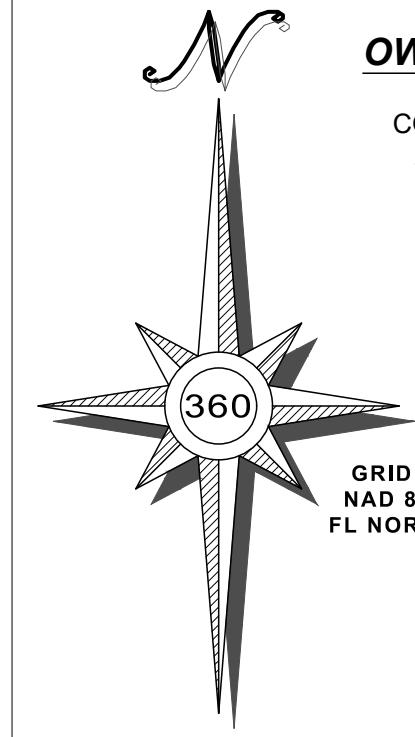
A 47 LOT RESIDENTIAL SUBDIVISION

BEING A PORTION OF SANTA ROSA ISLAND, TOWNSHIP 2 SOUTH

RANGE 27 WEST SANTA ROSA COUNTY, FLORIDA

HEET NUMBER:	DWN. BY:	CKD. BY:	JWM	JOB NO.:
1 OF 2	SCALE	1"=30'	DATE:	09-05-2024





OWNER AND DEVELOPER:

SBAH PROPERTY, LLC
CONTACT: STEVE & ANN HERING
2575 CYPRESS POINT CIRCLE
NAVARRE, FL 32566
PHONE: 850-225-6465

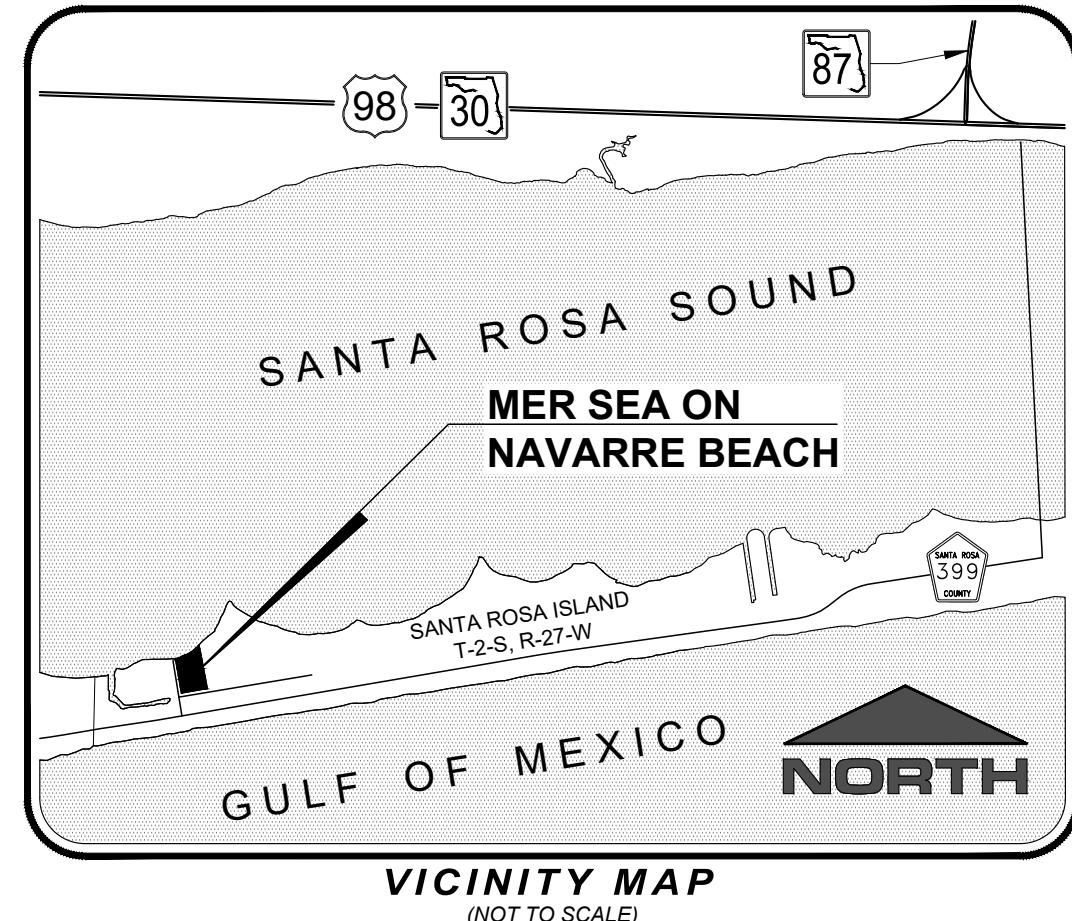
LAND SURVEYOR:
360 SURVEYING SERVICES
CONTACT: JOSHUA W. MILLER
14 LIVE OAK STREET
GULF BREEZE, FLORIDA 32561
PHONE: 850-857-4400

CIVIL ENGINEER:
JMA ENGINEERING SERVICES, INC.
CONTACT: GERALD W. MAGUIRE, P.E.
2726 WALLACE LAKE ROAD
PACE, FLORIDA 32571
PHONE: 850-554-5903

30' 0 30'

GRAPHIC SCALE: 1" = 30'

LEGEND	
(F)	FIELD MEASUREMENT
(D)	DEED MEASUREMENT
TBM	TEMPORARY BENCHMARK
PB	PLAT BOOK
PG	PAGE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN OUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	SINGLE POLE SIGN
	MAJOR CONTOUR
	MINOR CONTOUR
50.41	SPOT ELEVATION
	WATERLINE
	SANITARY SEWER LINE



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COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NAVARRE BEACH, RESIDENTIAL SECTION NUMBER 1, AND THE NORTH RIGHT OF WAY LINE OF GULF BOULEVARD (120 FEET RIGHT OF WAY); THENCE GO EASTERLY ALONG THE SAID NORTH RIGHT OF WAY LINE, BEING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 17,270.8 FEET, FOR AN ARC DISTANCE OF 604.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 17,106.08 FEET; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 612.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST ALONG THE SAID RIGHT OF WAY LINE FOR A DISTANCE OF 204.54 FEET, THENCE GO NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST, LEAVING THE NORTH RIGHT OF WAY LINE OF GULF BOULEVARD, FOR A DISTANCE OF 316.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SANTA ROSA BOULEVARD (66 FEET RIGHT OF WAY); THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE GO NORTH 11 DEGREES 48 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 610 FEET, MORE OR LESS, TO THE SOUTHERLY SHORELINE OF SANTA ROSA SOUND, SAID POINT BEING HEREINAFTER KNOWN AS POINT "X"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE GO NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF SANTA ROSA BOULEVARD FOR A DISTANCE OF 459.75 FEET; THENCE GO NORTH 11 DEGREES 40 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 800 FEET, MORE OR LESS TO THE SOUTHERLY SHORELINE OF SANTA ROSA SOUND; THENCE GO SOUTHWESTERLY ALONG THE SAID SHORELINE FOR A DISTANCE OF 500 FEET MORE OR LESS TO THE AFOREMENTIONED POINT "X" AND THE END OF THIS DESCRIPTION.

MORE PARTICULARLY DESCRIBED BY SURVEY DATED JUNE 20, 2022, PREPARED BY 360 SURVEYING SERVICES,

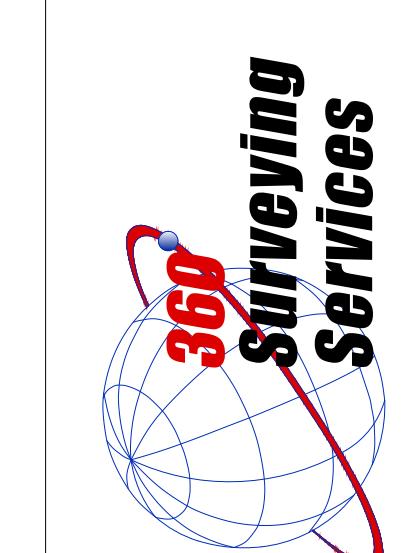
PRINTED ON: 04/17/2023 10:45:00 AM - THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED BY [REDACTED]

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360 Surveying Services

AS-BUILT SURVEY

MER SEA ON NAVARRE BEACH

A 47 LOT RESIDENTIAL SUBDIVISION

BEING A PORTION OF SANTA ROSA ISLAND, TOWNSHIP 2 SOUTH,
RANGE 27 WEST SANTA ROSA COUNTY, FLORIDA

JULY 2012

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