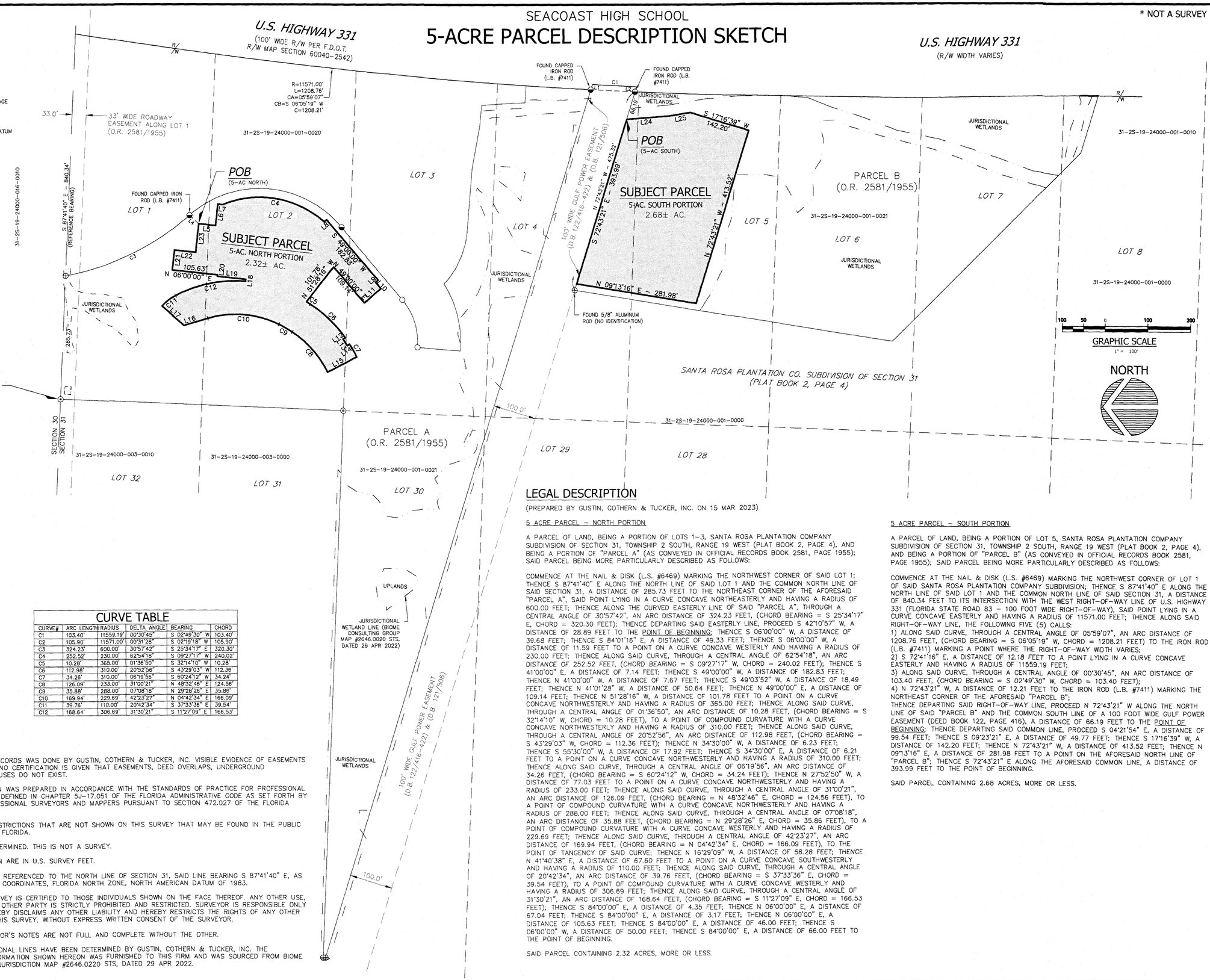
SEACOAST HIGH SCHOOL

5-ACRE PARCEL DESCRIPTION SKETCH

* NOT A SURVEY *

LEGEND

No. OR #	= NUMBER
~/~	= DISTANCE NOT TO SCALE
L.B.	= LICENSED BUSINESS
L.S.	= LICENSED SURVEYOR
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
O.R.	= OFFICIAL RECORDS BOOK / PAGE
±	= MORE OR LESS
R/W	= RIGHT-OF-WAY
NAD	= NORTH AMERICAN DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
NO ID	= NO IDENTIFICATION
R	= RADIUS
L	= ARC LENGTH
CA	= CENTRAL ANGLE (DELTA)
CB	= CHORD BEARING
C	= CHORD LENGTH



POC

FOUND NAIL & DISK (L.S. #6469) MARKING THE NORTHWEST CORNER OF LOT 1, SANTA ROSA PLANTATION'S SUBDIVISION OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA

SECTION 30 / SECTION 31

LINE TABLE

LINE#	BEARING	LENGTH
L1	S 72°41'16" E	12.18'
L2	N 72°43'21" W	12.21'
L4	S 42°10'57" W	28.89'
L5	S 06°00'00" W	39.68'
L6	S 84°01'16" E	49.33'
L7	S 06°00'00" W	11.59'
L8	S 41°00'00" E	7.14'
L9	N 41°00'00" W	7.67'
L10	S 49°03'52" W	18.49'
L11	N 41°01'28" W	50.64'
L12	N 34°30'00" W	6.23'
L13	S 55°30'00" W	17.92'
L14	S 34°30'00" E	6.21'
L15	N 27°52'50" W	77.03'
L16	N 16°29'09" W	58.28'
L17	N 41°40'38" E	67.60'
L18	S 84°00'00" E	4.35'
L19	N 06°00'00" E	67.04'
L20	S 84°00'00" E	3.17'
L21	S 84°00'00" E	46.00'
L22	S 06°00'00" W	50.00'
L23	S 84°00'00" E	66.00'
L24	S 04°21'54" E	99.54'
L25	S 09°23'21" E	49.77'

CURVE TABLE

CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	103.40'	11559.19'	00°30'45"	S 02°49'30" W	103.40'
C2	105.90'	11571.00'	00°31'28"	S 02°19'18" W	105.90'
C3	324.23'	600.00'	30°57'42"	S 25°34'17" E	320.30'
C4	252.52'	230.00'	62°54'18"	S 09°27'17" W	240.02'
C5	10.28'	365.00'	01°36'50"	S 32°14'10" W	10.28'
C6	112.98'	310.00'	20°52'56"	S 43°29'03" W	112.36'
C7	34.26'	310.00'	06°19'56"	S 60°24'12" W	34.24'
C8	126.09'	233.00'	31°00'21"	N 48°32'46" E	124.56'
C9	35.88'	288.00'	07°08'18"	N 29°28'26" E	35.86'
C10	169.94'	229.69'	42°23'27"	N 04°42'34" E	166.09'
C11	39.76'	110.00'	20°42'34"	S 37°33'36" E	39.54'
C12	168.64'	306.69'	31°30'21"	S 11°27'09" E	166.53'

SURVEYOR'S NOTES

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
4. NO APPARENT USES WERE DETERMINED. THIS IS NOT A SURVEY.
5. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 31, SAID LINE BEARING S 87°41'40" E, AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
7. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
8. THE SKETCH MAP AND SURVEYOR'S NOTES ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.
9. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC. THE JURISDICTIONAL WETLANDS INFORMATION SHOWN HEREON WAS FURNISHED TO THIS FIRM AND WAS SOURCED FROM BIOME CONSULTING GROUP WETLAND JURISDICTION MAP #2646.0220 STS, DATED 29 APR 2022.

LEGAL DESCRIPTION

(PREPARED BY GUSTIN, COTHERN & TUCKER, INC. ON 15 MAR 2023)

5 ACRE PARCEL – NORTH PORTION

A PARCEL OF LAND, BEING A PORTION OF LOTS 1–3, SANTA ROSA PLANTATION COMPANY SUBDIVISION OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 19 WEST (PLAT BOOK 2, PAGE 4), AND BEING A PORTION OF "PARCEL A" (AS CONVEYED IN OFFICIAL RECORDS BOOK 2581, PAGE 1955); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NAIL & DISK (L.S. #6469) MARKING THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 87°41'40" E ALONG THE NORTH LINE OF SAID LOT 1 AND THE COMMON NORTH LINE OF SAID SECTION 31, A DISTANCE OF 285.73 FEET TO THE NORTHEAST CORNER OF THE AFORESAID "PARCEL A", SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 600.00 FEET; THENCE ALONG THE CURVED EASTERLY LINE OF SAID "PARCEL A", THROUGH A CENTRAL ANGLE OF 30°57'42", AN ARC DISTANCE OF 324.23 FEET, (CHORD BEARING = S 25°34'17" E, CHORD = 320.30 FEET); THENCE DEPARTING SAID EASTERLY LINE, PROCEED S 42°10'57" W, A DISTANCE OF 28.89 FEET TO THE POINT OF BEGINNING; THENCE S 06°00'00" W, A DISTANCE OF 39.68 FEET; THENCE S 84°01'16" E, A DISTANCE OF 49.33 FEET; THENCE S 06°00'00" W, A DISTANCE OF 11.59 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°54'18", AN ARC DISTANCE OF 252.52 FEET, (CHORD BEARING = S 09°27'17" W, CHORD = 240.02 FEET); THENCE S 41°00'00" E, A DISTANCE OF 7.14 FEET; THENCE S 49°00'00" W, A DISTANCE OF 182.83 FEET; THENCE N 41°00'00" W, A DISTANCE OF 7.67 FEET; THENCE S 49°03'52" W, A DISTANCE OF 18.49 FEET; THENCE N 41°01'28" W, A DISTANCE OF 50.64 FEET; THENCE N 49°00'00" E, A DISTANCE OF 109.14 FEET; THENCE N 51°28'16" W, A DISTANCE OF 101.78 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 365.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°36'50", AN ARC DISTANCE OF 10.28 FEET, (CHORD BEARING = S 32°14'10" W, CHORD = 10.28 FEET), TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°52'56", AN ARC DISTANCE OF 112.98 FEET, (CHORD BEARING = S 43°29'03" W, CHORD = 112.36 FEET); THENCE N 34°30'00" W, A DISTANCE OF 6.23 FEET; THENCE S 55°30'00" W, A DISTANCE OF 17.92 FEET; THENCE S 34°30'00" E, A DISTANCE OF 6.21 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'56", AN ARC DISTANCE OF 34.26 FEET, (CHORD BEARING = S 60°24'12" W, CHORD = 34.24 FEET); THENCE N 27°52'50" W, A DISTANCE OF 77.03 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 233.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°00'21", AN ARC DISTANCE OF 126.09 FEET, (CHORD BEARING = N 48°32'46" E, CHORD = 124.56 FEET), TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 288.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°08'18", AN ARC DISTANCE OF 35.88 FEET, (CHORD BEARING = N 29°28'26" E, CHORD = 35.86 FEET), TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 229.69 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°23'27", AN ARC DISTANCE OF 169.94 FEET, (CHORD BEARING = N 04°42'34" E, CHORD = 166.09 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 16°29'09" W, A DISTANCE OF 58.28 FEET; THENCE N 41°40'38" E, A DISTANCE OF 67.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 110.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°42'34", AN ARC DISTANCE OF 39.76 FEET, (CHORD BEARING = S 37°33'36" E, CHORD = 39.54 FEET), TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 306.69 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°30'21", AN ARC DISTANCE OF 168.64 FEET, (CHORD BEARING = S 11°27'09" E, CHORD = 166.53 FEET); THENCE S 84°00'00" E, A DISTANCE OF 4.35 FEET; THENCE N 06°00'00" E, A DISTANCE OF 67.04 FEET; THENCE S 84°00'00" E, A DISTANCE OF 3.17 FEET; THENCE N 06°00'00" E, A DISTANCE OF 105.63 FEET; THENCE S 84°00'00" E, A DISTANCE OF 46.00 FEET; THENCE S 06°00'00" W, A DISTANCE OF 50.00 FEET; THENCE S 84°00'00" E, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.32 ACRES, MORE OR LESS.

5 ACRE PARCEL – SOUTH PORTION

A PARCEL OF LAND, BEING A PORTION OF LOT 5, SANTA ROSA PLANTATION COMPANY SUBDIVISION OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 19 WEST (PLAT BOOK 2, PAGE 4), AND BEING A PORTION OF "PARCEL B" (AS CONVEYED IN OFFICIAL RECORDS BOOK 2581, PAGE 1955); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NAIL & DISK (L.S. #6469) MARKING THE NORTHWEST CORNER OF LOT 1 OF SAID SANTA ROSA PLANTATION COMPANY SUBDIVISION; THENCE S 87°41'40" E ALONG THE NORTH LINE OF SAID LOT 1 AND THE COMMON NORTH LINE OF SAID SECTION 31, A DISTANCE OF 840.34 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 331 (FLORIDA STATE ROAD 83 – 100 FOOT WIDE RIGHT-OF-WAY), SAID POINT LYING IN A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 11571.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) CALLS:
1) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°59'07", AN ARC DISTANCE OF 1208.76 FEET, (CHORD BEARING = S 06°05'19" W, CHORD = 1208.21 FEET) TO THE IRON ROD (L.B. #7411) MARKING A POINT WHERE THE RIGHT-OF-WAY WIDTH VARIES;
2) S 72°41'16" E, A DISTANCE OF 12.18 FEET TO A POINT LYING IN A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 11559.19 FEET;
3) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°30'45", AN ARC DISTANCE OF 103.40 FEET, (CHORD BEARING = S 02°49'30" W, CHORD = 103.40 FEET);
4) N 72°43'21" W, A DISTANCE OF 12.21 FEET TO THE IRON ROD (L.B. #7411) MARKING THE NORTHEAST CORNER OF THE AFORESAID "PARCEL B";
THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N 72°43'21" W ALONG THE NORTH LINE OF SAID "PARCEL B" AND THE COMMON SOUTH LINE OF A 100 FOOT WIDE GULF POWER EASEMENT (DEED BOOK 122, PAGE 416), A DISTANCE OF 66.19 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID COMMON LINE, PROCEED S 04°21'54" E, A DISTANCE OF 99.54 FEET; THENCE S 09°23'21" E, A DISTANCE OF 49.77 FEET; THENCE S 17°16'39" W, A DISTANCE OF 142.20 FEET; THENCE N 72°43'21" W, A DISTANCE OF 413.52 FEET; THENCE N 09°13'16" E, A DISTANCE OF 281.98 FEET TO A POINT ON THE AFORESAID NORTH LINE OF "PARCEL B"; THENCE S 72°43'21" E ALONG THE AFORESAID COMMON LINE, A DISTANCE OF 393.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.68 ACRES, MORE OR LESS.

Gustin, Cothern & Tucker, Inc.
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALLEN E. TUCKER, P.S.M. No.4584
JOSHUA P. WOOD, P.S.M. No.6960
DATE 15 MAR 2023

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5-ACRE PARCEL DESCRIPTION SKETCH
SEACOAST HIGH SCHOOL
LOTS 1–3 & 5–6, SANTA ROSA PLANTATION CO. S/D (P.B. 2, P. 4) IN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA
PARCEL ID: 31-2S-19-24000-001-0021

REV	DESCRIPTION	DRAFT BY	DATE
A	INITIAL RELEASE	J. EVANS	3/14/2023
B	REVISED SOUTH PORTION	J. EVANS	3/15/2023

SURVEY TYPE: DESCRIPTION SKETCH
FIELD DATE: 18 APR 2022
FIELD BOOK: 22-01, PG. 6 (O.B.)
DATUM: (HORIZONTAL/VERTICAL) NAD 83 / N/A
CLIENT: O'CONNELL & ASSOCIATES CONSULTING ENGINEERS, LLC
SHEET 01 OF 1
PROJECT 220036
ORDER# 220036.05
MAP# 220036.05 REV B

3/15/2023 3:41 PM JFOWLER