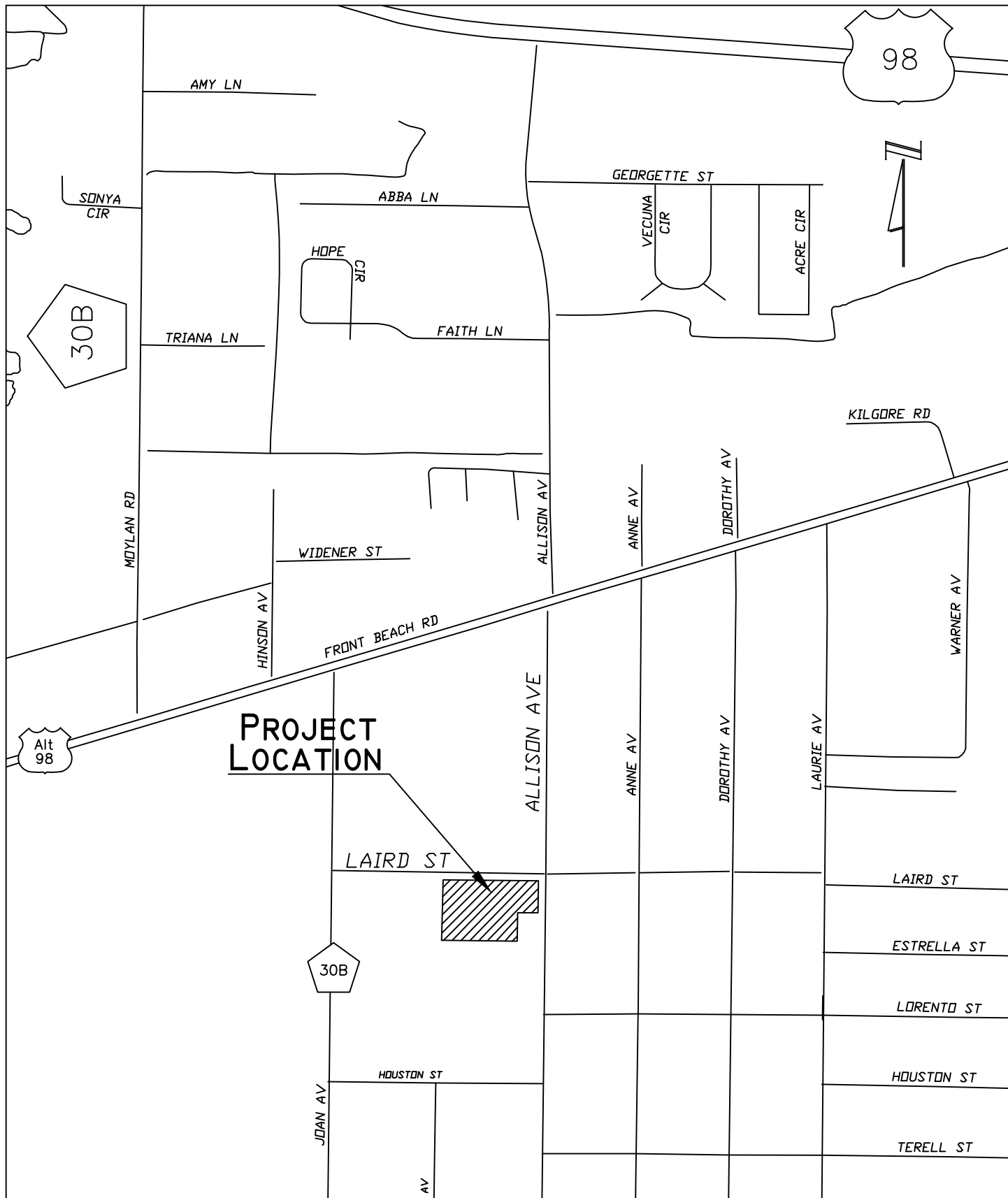


Drawing name: s:\c3d\dannys DWG LOCATION MAPS & PDF (DJG 6 AUG 18)\ALLISON POINT (SMK 5JUNE23).dwg ~ Date plotted: July 05, 2023 ~ 10:01am



ENGINEERING DIVISION
BAY COUNTY GOVERNMENT
CENTER
840 W. 11TH STREET
PANAMA CITY, FL 32401
PHONE: (850) 248-8301

ALLISON POINT

VICINITY MAP

Scale	Date Drawn	By	Checked By	Project#	Page
N/A	28 JUNE 23	SMK	JC	N/A	1 of 1

ALLISON POINT

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 3 SOUTH, RANGE 15 WEST
BEING A REPLAT OF A PORTION OF LOT 32 AND A PORTION OF LOT 33 IN BLOCK 3 OF THE AMENDED PLAT THE PINES
AS RECORDED IN PLAT BOOK 7, PAGE 65 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA
AUGUST 2023

PREPARED BY

POOLE ENGINEERING & SURVEYING, Inc.
L3 NO. 6745
2145 DELTA BOULEVARD, SUITE 100
TALLAHASSEE, FLORIDA 32303 (850) 386-3117

LEGAL DESCRIPTION:

A PORTION OF LOTS 32 AND 33, BLOCK 3, AMENDED PLAT OF THE PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 65, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 6"X2ND 4"X4" CONCRETE MONUMENT STAMPED L8 6411 MARKING THE NORTHWEST CORNER OF SAID LOT 33; THENCE RUN SOUTH 89°28'57" EAST ALONG THE NORTH LINE OF AFORESAID LOT 33 FOR 488.15 FEET TO A FOUND 6" ROUND CONCRETE MONUMENT (NO ID) MARKING THE NORTHEAST CORNER OF AFORESAID LOT 33; THENCE RUN SOUTH 00°34'08" WEST ALONG THE EAST LINE OF AFORESAID LOT 33 FOR 100.00 FEET TO A 5/8" IRON ROD AND CAP (L8 6745) MARKING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4558, PAGE 918 OF SAID BAY COUNTY; THENCE LEAVING SAID EAST LINE RUN NORTH 89°29'03" WEST FOR 115.30 FEET TO A 5/8" IRON ROD AND CAP (L8 6745) MARKING THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4558, PAGE 918; THENCE RUN SOUTH 00°34'08" WEST FOR 110.00 FEET TO A 5/8" IRON ROD AND CAP (L8 6745) MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4476, PAGE 1140, OF SAID BAY COUNTY; SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 32; THENCE RUN NORTH 89°28'52" WEST ALONG THE SOUTH LINE OF AFORESAID LOT 32 FOR 373.00 FEET TO A 5/8" IRON ROD AND CAP (L8 6745) MARKING THE SOUTHWEST CORNER OF AFORESAID LOT 32; THENCE RUN NORTH 00°36'33" EAST ALONG THE WEST LINE OF SAID LOTS 32 AND 33 FOR 210.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 89,845 SQUARE FEET (2.06 ACRES) ±

DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BLANCH INVESTMENTS LIMITED, INC., A FLORIDA CORPORATION ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED HEREIN AS ALLISON POINT (THE "PLAT"), AND THAT THE OWNER HAS CAUSED THE LANDS TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH THE SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THE LANDS.

THE DRAINAGE EASEMENTS, STORM WATER FACILITIES, AND HOA COMMON AREAS SHOWN HEREON ARE PRIVATE AND ARE THE MAINTENANCE RESPONSIBILITY OF ALLISON POINT OWNERS ASSOCIATION, INC. IN WITNESS WHEREOF, SAID BLANCH INVESTMENTS LIMITED, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS AUTHORIZED REPRESENTATIVE NAMED BELOW. ALL WATER AND SEWER UTILITIES WITHIN THE ROADWAY RIGHTS OF WAY WILL BE DEDICATED TO THE CITY OF PANAMA CITY BEACH, FLORIDA BY A SEPARATE INSTRUMENT.

BLANCH INVESTMENTS LIMITED, INC.,
A FLORIDA CORPORATION

BY: PRINTED: BARBARA J. DARBY
WITNESS
ITS: PRESIDENT
WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS DAY OF _____, 2023 BY BARBARA J. DARBY AS PRESIDENT OF BLANCH INVESTMENTS LIMITED, INC., A FLORIDA CORPORATION. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

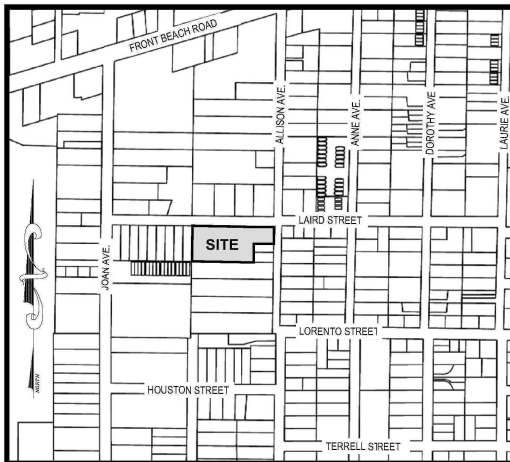
NAME TYPED, PRINTED OR STAMPED
MY COMMISSION EXPIRES:

TITLE CERTIFICATION

I, BRANDON R. BURG, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BLANCH INVESTMENTS LIMITED, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE

BRANDON R. BURG
FLORIDA BAR NO. 58295
BURG WYNN P.A.
215 HARRISON AVENUE
PANAMA CITY, FLORIDA 32401



VICINITY MAP
(NOT TO SCALE)

IMPORTANT:

THE LOCATION AND EXTENT OF ENVIRONMENTAL FEATURES SHOWN ON THIS DRAWING, IF ANY, ARE BASED UPON LAWS AND REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS RECORDED. ALL PERSONS ARE ADVISED TO DETERMINE WHETHER OR NOT CHANGES HAVE OCCURRED TO THESE LAWS OR REGULATIONS THAT WOULD AFFECT THE DELINEATION SHOWN.

IMPORTANT:

THE STREETS, DRAINAGE EASEMENTS, WATER AND SEWER LINES, STREETLIGHTS OR STORM WATER BASIN SERVING, OR WHICH MAY IN THE FUTURE SERVE, THE LAND BEING PURCHASED HAVE NOT BEEN DEDICATED FOR MAINTENANCE AT THE EXPENSE OF BAY COUNTY BY THE BOARD OF COUNTY COMMISSIONERS OF BAY COUNTY, FLORIDA. ALL ROADS, DRAINAGE, WATER AND SEWER LINES, STREETLIGHTS, AND OTHER RELATED PUBLIC FACILITIES HAVE BEEN CONSTRUCTED TO COUNTY STANDARDS REGARDLESS OF WHETHER OR NOT MAINTENANCE WILL BE PERFORMED BY BAY COUNTY OR BY A PRIVATE ENTITY.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

- 1) DATE OF BOUNDARY SURVEY: JANUARY 13, 2023.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (NAD 83(2011)), FLORIDA NORTH AND ARE GRID BEARINGS. REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF LAIRD STREET, HAVING A BEARING OF S 89°28'52" E.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
- 4) ALL PERMANENT CONTROL POINTS AND PERMANENT REFERENCE MONUMENTS ARE MARKED AS SHOWN UNLESS OTHERWISE NOTED ON PLAT.
- 5) FIXED IMPROVEMENTS ON THIS PROPERTY ARE NOT SHOWN ON THIS PLAT.
- 6) FLOOD INSURANCE RATE MAPS INDICATE THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" AND "A" AS INDICATED ON PANEL No. 120595 03194, BAY COUNTY, FLORIDA, DATED JUNE 2, 2009.
- 7) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET AND ARE HORIZONTAL DISTANCES.
- 8) ALL PLATTED UTILITY EASEMENTS SHALL ALSO ALLOW FOR CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091 (28). PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 9) ALL OFFICIAL RECORD BOOK AND PAGES ARE AS PER THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
- 10) AS PER CIVIL PLANS PROVIDED BY MANEL CARROLL ENGINEERING, INC., MINIMUM FINISHED FLOOR SHALL BE 1 FOOT (MIN.) ABOVE ROADWAY CENTERLINE.
- 11) COVENANTS AND RESTRICTIONS WHICH ENCUMBER THE LAND HEREBY PLATTED ARE FILED IN BAY COUNTY OFFICIAL RECORDS BOOK 4715, PAGE 2040.

TAX COLLECTOR STATEMENT

I CHECK PURDUE, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR _____, TO THE BEST OF MY KNOWLEDGE, THIS DAY OF _____, 2023.

BY: _____
CHUCK PERDUE
BAY COUNTY TAX COLLECTOR

CHIEF INFRASTRUCTURE OFFICER / COUNTY ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, KEITH C. BRYANT, COUNTY ENGINEER FOR BAY COUNTY, FLORIDA, HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN BAY COUNTY, FLORIDA. SIGNED ON THIS THE _____ DAY OF _____, 2023.

BY: _____
KEITH C. BRYANT, P.E., P.T.O.E.
CHIEF INFRASTRUCTURE OFFICER / COUNTY ENGINEER
FLORIDA CERTIFICATE No. 53906

COUNTY SURVEYOR'S CERTIFICATE

I, STEVEN M. KIEFFER, COUNTY SURVEYOR FOR BAY COUNTY, FLORIDA, HAVE REVIEWED THIS PLAT, ALLISON POINT, AND CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

SIGNED ON THIS THE _____ DAY OF _____, 2023.

BY: _____
STEVEN M. KIEFFER, PSM DATE _____
COUNTY SURVEYOR
FLORIDA LICENSE No. LS 5615

COUNTY COMMISSIONERS' APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT, ALLISON POINT, HAS BEEN EXAMINED AND WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BAY COUNTY, FLORIDA, SIGNED ON THIS THE _____ DAY OF _____, 2023.

BY: _____
TOMMY HAMM, CHAIRMAN
DISTRICT I

BY: _____
ROBERT CARROLL
DISTRICT II

BY: _____
WILLIAM T. DOZIER
DISTRICT III

BY: _____
DOUGLAS MOORENCE, CHAIRMAN
DISTRICT IV

BY: _____
CLAIR PEASE
DISTRICT V

CERTIFICATE OF CLERK

I, BILL KINSAUL, CLERK OF CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE _____ DAY OF _____, 2023 IN PLAT BOOK No. _____, PAGE(S) No. _____ IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

BY: _____
BILL KINSAUL
CLERK OF THE CIRCUIT COURT
BAY COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND PLAT DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS AND RIGHT-OF-WAY PERMANENT REFERENCE MONUMENTS WILL BE SET IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE IMPROVEMENTS.

Jon R. Chancey
Professional Surveyor and Mapper
Florida Certificate No. 7055

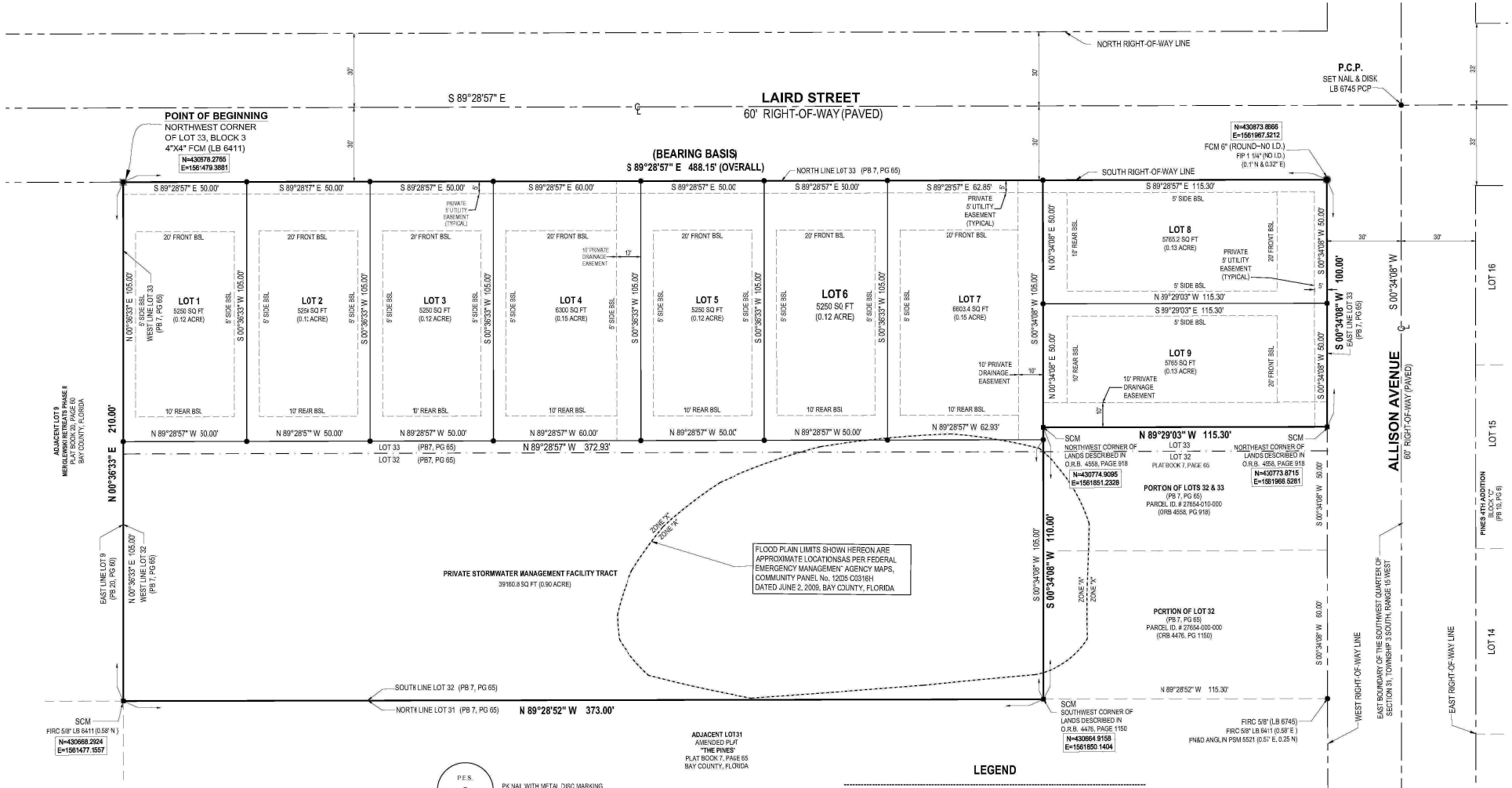
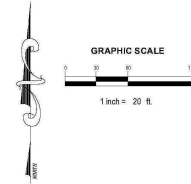
Poole Engineering & Surveying, Inc.
Licensed Business No. 6745
2145 Delta Boulevard, Suite 100
Tallahassee, Florida 32303 and
17320 Panama City Beach Parkway, suite 111
Panama City Beach, Florida 32413

ALLISON POINT

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 3 SOUTH, RANGE 15 WEST
BEING A REPLAT OF A PORTION OF LOT 32 AND A PORTION OF LOT 33 IN BLOCK 3 OF THE AMENDED PLAT THE PINES
AS RECORDED IN PLAT BOOK 7, PAGE 65 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA
AUGUST 2023

PREPARED BY

POOLE ENGINEERING & SURVEYING, Inc.
L.B. NO. 6745
2145 DELTA BOULEVARD, SUITE 100
TALLAHASSEE, FLORIDA 32303 (850) 386-5117



NOTE: MINIMUM FINISHED FLOOR SHALL BE 1 FOOT (MIN.) ABOVE ROADWAY CENTERLINE, AS PER CIVIL PLANS PROVIDED BY MCNEIL CARROLL ENGINEERING, INC.

- P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
R.W. = RIGHT-OF-WAY
C. = CENTERLINE
MIN. = MINIMUM
F.F. = FINISH FLOOR ELEVATION
B.R.L. = BUILDING RESTRICTION LINE
B.S.L. = BUILDING SETBACK LINE
P.B. = PLAT BOOK
P.G. = PAGE
(D) = DEED INFORMATION
(S) = SURVEY INFORMATION

- SCM = SET 4"x4" CONCRETE MONUMENT W/ CAP LB#6745
SIR = SET IRON ROD (5/8") LB#6745
SNC = SET PK NAIL W/ DISK LB#6745
FCM = FOUND CONCRETE MONUMENT (4"x4")
FIR = FOUND IRON ROD (5/8") (AS NOTED)
FIP = FOUND IRON PIPE (AS NOTED)
HGA = HOME OWNERS ASSOCIATION
O.R.B. = OFFICIAL RECORDS BOOK
A = CENTRAL ANGLE
CH = CHORD BEARING AND DISTANCE
L = ARC LENGTH
R = RADIUS
LB = LICENSED BUSINESS
AC = ACRES

LEGEND

SHEET 2 OF 2 SHEETS
(OVERALL BOUNDARY AND LOT DATA)

PROJECT NO. 21-175