

THIS IS NOT A BOUNDARY SURVEY

9TH AVENUE E. (30' R/W)

(PAVED ROAD)

HORSESHOE BEACH SUBDIVISION
PLAT BOOK 1 PAGE 24

SKETCH OF NEW DESCRIPTION
30' FIRST STREET ADJUSTMENT
LOCATED IN HORSESHOE BEACH SUBDIVISION AND
LYING SITUATE WITHIN SECTION 14
TOWNSHIP 12 SOUTH, RANGE 10 EAST
DIXIE COUNTY, FLORIDA

NEW DESCRIPTION (30' 1ST STREET ADJUSTMENT)

A 30-foot wide strip of land, lying situate within Section 14, Township 12 South, Range 10 East, Dixie County, Florida and being a portion of Lots 1 and 8 of Block 40 & part of 1st Street (as plotted) in Horseshoe Beach Subdivision, a subdivision as per the map or plat thereof, recorded in Plat Book 1, Page 24, of the public records of Dixie County, Florida; said 30-foot wide strip more particularly described by recent survey as follows:

COMMENCE AT a found 4"x4" concrete monument stamped RLS#1093 marking the southwest corner of Lot 5, Block 39, of Horseshoe Beach Subdivision, as per the map or plat thereof in the public records of Dixie County, Florida, and run along the north right-of-way line of 30-foot wide 10th Avenue East as follows: South 88 degrees 20 minutes 17 seconds West 14.90 feet to a 4"x4" concrete monument marking the (former) centerline of that certain 30-foot wide roadway known as 1st Street as plotted on the Horseshoe Beach Subdivision record plat; thence South 88 degrees 26 minutes 28 seconds West 7.46 feet to the POINT OF BEGINNING of this 30-foot-wide strip of land; from said POINT OF BEGINNING, continue South 88 degrees 26 minutes 28 seconds West 7.46 feet to a found 4"x4" concrete monument (no identification) marking the southeast corner of Lot 8, Block 39, of Horseshoe Beach Subdivision; thence South 88 degrees 23 minutes 34 seconds West 22.46 feet to the west boundary line of this 30-foot wide strip of land; thence leaving north right-of-way line, run North 01 degree 50 minutes 29 seconds West along the west boundary line of this 30-foot wide strip of land a distance of 180.06 feet to the south right-of-way line of 30-foot wide 9th Avenue East; thence run along the south right-of-way line of 9th Avenue East as follows: North 88 degrees 24 minutes 39 seconds East 22.46 feet to a found nail in the pavement marking the northeast corner of said Lot 8, Block 39; thence North 88 degrees 34 minutes 01 second East 7.53 feet to the east boundary line of this 30-foot wide strip of land; thence leaving the south right-of-way line of 9th Avenue East, run South 01 degree 50 minutes 29 seconds East along a line being 30 feet East of and parallel with the aforementioned West boundary line a distance of 180.04 feet to the north right-of-way line of 10th Avenue East and back to the Point of Beginning, containing 0.12 acres (5,400 square feet), more or less.

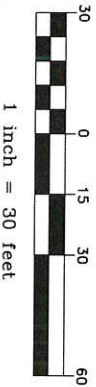
SURVEYOR'S NOTES:

1. Bearings hereon are Florida (North) State Plane GRD bearings. Bearing base and source of information derived from previous surveys and available county public records.
2. If no difference is shown, plat call bearings and distances are the same as previously measured.
3. Utilities, interior fences & other improvements were not located except as shown.
4. This is not a boundary survey.
5. There may be other restrictions of record not shown on this plat that are found in the county's public records.
6. The herein signed surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to subject property. It is possible there are deeds of record, simultaneous conveyances, senior deeds, unrecorded deeds, easements or other instruments which could affect the boundaries of subject property.
7. This sketch does not determine ownership of property.

LEGEND & ABBREVIATIONS

FD FOUND	DC DEED CALL
FIP FOUND IRON PIPE	PC PLAT CALL
FIRC FOUND IRON ROD & CAP	GC CENTRILINE
SIRC SET 5/8" IRON ROD LB#482	R/W RIGHT-OF-WAY
FCM FOUND CONCRETE MONUMENT	EOR EDGE OF ROAD
RLS REGISTERED LAND SURVEYOR	EOP EDGE OF PAVEMENT
LS LICENSED SURVEYOR	PP POWER POLE
LB LICENSED BOUNDARY	LP LIGHT POLE
ORB OFFICIAL RECORDS BOOK	OE OVERHEAD ELECTRIC
	-X- FENCE LINE

GRAPHIC SCALE



10TH AVENUE E. (30' R/W)
(PAVED ROAD)
HYDRANT IS
0.5 (6') INSIDE OF
NEW BOUNDARY
POINT OF
COMMENCEMENT
SW CORNER OF LOT 5
BLOCK 39 HORSESHOE BEACH
SUBDIVISION

(PAVED ROAD)



CERTIFIED TO:

THE TOWN OF
HORSESHOE BEACH
and
J & C SHERILL
HOLDINGS LLC

I hereby certify that in my opinion this is a true representation of the property shown hereon. I further certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors and Mapmakers in Chapter 5J-17 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

Kimberly V. Odom, PSM Florida LS#7302
05/14/2025 Date



DELTA LAND SURVEYORS, LLC

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB#482
kimberly@deltalandsurveyors.com
MONTICELLO: (850)987-0301
PERRY: (850)584-5848
275 NORTH KIMBERRY STREET
MONTICELLO, FLORIDA 32344
PROUDLY SERVING ALL OF FLORIDA SINCE 1983

SURVEY TECH: DRC
PROJECT MGR: KO
SCALE: 1" = 30'
Crew: N/A
FIELD BOOK: N/A
DATE: MAY 14, 2025
24-222-21(1d)
JOB NO.

REVISED 05/14/2025

Exhibit "A" ①