

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
July 7, 2026 4:00 P.M.**

**Jay Rish
Minnie Likely
Rawlis Leslie
Phil Earley**

**Hal Keels
Travis Burge
Chris Karagiannis**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

June 2, 2026 Regular Meeting Minutes

Pages 1-4

BUSINESS ITEMS

- **Special Exception Request- 102 Gulf Coast Circle, Bubba's
Construction Management LLC, Parcel #03039-575R**

Pages 5-10

***You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.**

City of Port St. Joe
Regular Meeting
Planning, Development, and Review Board
June 2, 2026
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish	Jim Anderson	Hal Keels	
Travis Burge	Charlotte Pierce		
Phil Earley	Tiffany Giddens		
Chris Karagiannis	Clinton McCahill		
Rawlis Leslie			
Minnie Likely			

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4:00 P.M.

Consent Agenda

Attorney McCahill read Form 8B where Chairman Rish abstained in the May 5, 2026, meeting from voting on the Special Exception to build a pier at 282 Dockside Drive, St. Joe Marina Cottages – Parcel #04594-030R because it would be inured to his special private gain or loss.

May 5, 2026, Regular Meeting Minutes

A Motion was made by Phil Earley, second by Travis Burge, to approve the Minutes of the May 5, 2026, Regular Meeting. All in favor; Motion carried 6-0.

Business Items

Ordinance 630 Small Scale Plan Amendment: Ralph Rish Parcel #06076-016R

Chairman Rish stated that he would be abstaining from voting on Ordinance 630 Small Scale Plan Amendment: Ralph Rish Parcel #06076-016R.

Ray Greer, advocate of the requestor, stated the request is to change the property from Residential R-1 to Commercial C-1.

Christy McElroy and Robert Branch shared their opinions on the request.

The site is to house two 3,500 foot buildings for a telecommunications center.

A Motion was made by Chris Karagiannis, second by Travis Burge, to recommend approval of the Small Scale Plan Amendment to the City Commission. All in favor; Motion passed 5-0 with Chairman Rish abstaining. He completed Form 8B Memorandum of Voting Conflict For County, Municipal, and Other Local public Officers citing it would be inured to his special private or loss. The form is attached as Exhibit A.

Special Exception Request: Edward Webb, 2105 Cypress Avenue, Parcel #05681-002R

No one was present to represent Mr. Webb.

Sabrin Garrote, Port St. Joe Building Department, stated that she had not received any objections to the request from the neighbors

A Motion was made by Phil Earley, second by Travis Burge, to approve the Special Exception Request for 2105 Cypress Avenue to encroach seven feet six inches into the left side set back was approved. All in favor; Motion carried 6-0..

Plat Approval: St. Joe Company, Windmark Beach North Phase 3 Unit 2, Parcel #04227-000R

Mr. Anderson shared that a Development Order was approval about a year ago and this is to be a portion of the approval for 262 units.

A Motion was made by Chris Karagiannis, second by Phil Earley, to recommend approval to the City Commission. All in favor; Motion passed 6-0.

Mr. Anderson shared that a recent ruling will allow the Commission to pass an Ordinance approving the PSJRA to approve plats that have already been approved.

Citizens to be Heard

No one from the public addressed the Board.

Discussion by Board Members

No one had any additional issues to discuss with the Board.

Motion to Adjourn

There was no further business to come before the PDRB and a Motion was made by Rawlis Leslie, second by Chris Karagiannis, to adjourn the meeting at 4:25 P.M. All in favor; Motion carried 6-0.

Charlotte M. Pierce, City Clerk

Date

Jay Rish, Chairman

Date

Exhibit A

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Rish Jr William Joseph</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>City of Port St. Joe Planning, Development, and Review Board</i>	
MAILING ADDRESS <i>P.O. Box 9</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>City of Port St. Joe</i>	COUNTY <i>Gulf</i>	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>6-2-26</i>		NAME OF POLITICAL SUBDIVISION: <i>City of Port St. Joe</i>	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William J. Rish, Jr, hereby disclose that on 6-2, 2026:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

6-2-26

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

**CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION**

Property Address: 102 Gulf Coast Circle Zoning: R-1

Property Owner: Bulba's Construction Management LLC Phone: 850-512-9116

Mailing Address: 64 Elderberry St. Fregent, FL City, State, and Zip: 32439

Parcel Number: 03039-575R Applicant if different: _____

Gordon Cecil Cove
Owner signature

Swore to and subscribed before me this 2 day of July 2024. Personally known or produced identification _____.

Agawet
Signature of Notary Public

PUBLIC NOTICE

A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.

APPLICATION REQUIREMENTS:

Application Fee - \$300

A letter indicating the section of the LDR under which special exception is being requested

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

Gordon Cecil Cove
Owner Signature

6-2-2024
Date

Applicant Signature

Date

PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, July 07, 2026, at 4:00 P.M. EST and at the Regular City Commission Meeting on July 21, 2026, at 12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to discuss and act on the following:

SPECIAL EXCEPTION REQUEST BUBBA'S CONSTRUCT MANAGE LLC

102 GULF COAST CIR

City of Port St. Joe, Gulf County, FL

Parcel: 03039-575R

Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning and Development Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act, persons wishing to attend needing assistance and special accommodations to participate in these proceedings should contact Charlotte Pierce, City Clerk, at City Hall, (850) 229-8261.

To be published for no less than 15 days, beginning no later than June 21st, and furnish proof of.

EPCI

PROJECT REQUEST FORM

VENDOR INFORMATION

Company Name: Ramsey's Printing & Office Supplies

Email: ramseysprinting@fairpoint.net

Phone: (850) 227-7468

TYPE OF REQUEST

☐ Special Exception Request

DESCRIPTION OF REQUEST

Order public notice sign and metal stakes for Special Exception request (setback encroachment due to irregular lot configuration).

SIGN CONTENT

Paste or write the exact text to appear on the sign:

Special Exception Request

Applicant: Bubbas Construction Management, LLC

Parcel ID: 03039-575R

Property Address 102 Gulf Coast Circle Port St Je, FL 32456

A Public Hearing will be held on July 7th, 2026, at the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, at 4:00 pm EST to consider a request to grant a Special Exception in reference to setbacks per section 3.03 of the Land Development Regulations.

Contact EPCI at 850-229-1093 with any questions.

Prepared by:
Cesta and Costin
413 Williams Ave.
Port St. Joe, Florida 32456
File Number: CHONBU8BAS
Parcel ID Number: 03039-575R

General Warranty Deed

Made this April 2nd day, 2026 A.D. By **CHRISTOPHER T CHIN**, whose address is: 1516 HALL STREET, SUGAR GROVE FL 32554, hereinafter called the grantor, to

BUBBA'S CONSTRUCTION MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is: 64 ELDERSBERRY STREET, Freeport, Florida 32439, hereinafter called the grantee

(Whenever used herein the term "grantor" and "grantee" shall include all the parties to this instrument and their heirs, legal representatives and assigns of said parties, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, conveys, releases, conveys and confirms unto the grantee, all that certain land situate in Gulf County, Florida, viz:

Lot 35, Southgate Subdivision, according to the plat thereof as recorded in Plat Book 4, Page 17, public records of Gulf County, Florida.

Subject to covenants, conditions, restrictions, easements of record and for taxes for the current year.

PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

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.

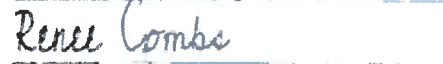
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence


Witness Signature
Witness Printed Name: Tammy Dausel

Witness Address
107 Second St, Port St Joe, FL 32456


Witness Signature
Witness Printed Name: Renee Combs

Witness Address
107 Second St, Port St Joe, FL 32456

State of Florida
County of Gulf

The foregoing instrument was acknowledged before me this 2nd day of April 2026, by **CHRISTOPHER T CHIN**, who physically appeared before me and who has produced _____ as identification.

Notarized Online Using an approved communication



CHRISTOPHER T CHIN (Seal)



Tammy Dausel
Electronic Notary Public
State of Florida
Commission # 44497007
Commission Expires: 06/18/2028


Notary Public
Print Name: Tammy Dausel
My Commission Expires: _____

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110

***An Actual Year of 1900 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Parcel Summary

Parcel ID 03039-575R
 Location Address 102 GULF COAST CIR
 Brief Tax Description PORT ST JOE
 SOUTHGATE SUB PB 4 PG 17 LOT 35 ORB 885/669 WD FR CHIN MAP 69B
 (Note: Not to be used on legal documents.)
 Property Use Code VACANT (0000)
 Sec/Twp/Rng 18-8S-10W
 Tax District Port St. Joe City (5)
 Millage Rate 14.5341
 Acreage 0.252
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 BUBBA'S CONSTRUCT MANAGE LLC
 64 ELDERBERRY ST
 FREEPORT, FL 32439

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
530000 - SOUTHGATE	1	LT	102	108

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	4/27/2026	\$75,000	WD	885/669	Qualified	Vacant	CHIN CHRISTOPHER T	BUBBA'S CONSTRUCT MANAGE LLC
N	5/24/2006	\$100	CW	0409/0969	Unqualified	Vacant	PREBLE RISH ASSOC & GULF COUNTY PROPERTIES	ROBERSON STANLEY B
N	3/11/2005	\$99,000	WD	0370/0352	Qualified	Vacant	CHAEFFER KRISTIN	CHIN CHRISTOPHER T
N	11/12/2003	\$57,500	WD	0324/0015	Qualified	Vacant	ROBERSON STANLEY B	CHAEFFER KRISTIN F
N	1/29/2003	\$100	CD	0298/0582	Unqualified	Vacant	PREBLE RISH & GULF CO. PROP.	ROBERSON STANLEY B.

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$63,000	\$63,000	\$63,000	\$50,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$63,000	\$63,000	\$63,000	\$50,000
Just (Market) Value	\$63,000	\$63,000	\$63,000	\$50,000
Assessed Value	\$35,017	\$31,834	\$28,940	\$26,309
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$35,017	\$31,834	\$28,940	\$26,309
Maximum Save Our Homes Portability	\$27,983	\$31,166	\$34,060	\$23,691

Lot 35, Southgate Subdivision, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 17 in the Public Records of Gulf County, Florida

NOTES:

1. No improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
4. As accoed from Flood Insurance Rate Map for Gulf County, Florida, Community- Panel Number 12045C 0343 H; Firm Index Date: March 9, 2021; Firm Panel Date: March 9, 2021. This Property is located in Zone "X".
5. The use of this survey is limited to the specific transaction shown hereon.
6. Subject to zoning setbacks, easements and restrictions of record.
7. Adjoining deeds of record were not provided to this firm.
8. Elevations are based on Coastal Geodetic Survey control monument B 174 1957 at an elevation of 4.40' NAVD 88 Datum.
9. Bearings shown hereon are based on the Florida Department of Transportation "Florida Permanent Easement Network" Real-Time Correction. NTRIP Center MSW4 Near RTCM-Ref 0307 NAD 83.

ADDITIONAL NOTE:

ADDITIONAL NOTE: Building setbacks shown hereon are Standard City of Port St Joe Building Setbacks and proposed variance setbacks as directed by the owner, this firm is not responsible for obtaining the variance approval from the City. It shall be the responsibility of the owner to obtain the proposed variances prior to construction the proposed residence. Contact the City of Port St. Joe Building Department to verify building setbacks prior to design or construction. It is a possibility that additional building setbacks may apply through Covenants & Restrictions or Homeowners Association etc.. Verify all setbacks that may apply before design or construction.

PROPOSED RESIDENCE DATA TABLE (AS SHOWN ON ARCHITECTURAL PLANS)

LIVING AREA: 1924 sq.ft.
GARAGE AREA: 574 sq.ft.
FRONT PORCH AREA: 271 sq.ft.
REAR PORCH AREA: 410 sq.ft.
TOTAL AREA UNDER ROOF: 3179 sq.ft.

ROOF HEIGHT: 26' (AS SCALED FROM ARCHITECTURAL PLANS)

LEGEND

- N/C - NAIL AND CAP
N/C - RE-BAR
ORB - OFFICIAL RECORDS BOOK
CM - CONCRETE MORTAR
PCH - POINT OF BEGINNING
PCD - POINT OF COMMENCEMENT
SETT 5/4" RE-BAR @#475
SCB - SET NAIL & CAP @#475
FEE - FINISHED FLOOR ELEVATION
EL - ELEVATION
TBM - TEMPORARY BENCHMARK
D - DEAD
H - MEASURED
P - RECORDED PLAT
R/W - RIGHT OF WAY
RAD - RADII
DEL - DELTA OR INCLUDED ANGLE
C - CHORD LENGTH
CB - CHORD BEARING
ARC - ARC LENGTH
RC - ROD AND CAP
@ - IRON PIPE
PC - POINT OF CURVE
C - CENTER LINE
C - CALCULATED
FND - FOUND
INV - INVERT ELEVATION
TV - CABLE TELEVISION BOX
S-P-C - ST. JOE PAPER COMPANY
-ORE- OVERHEAD ELECTRIC LINE
T - TOWNSHIP
R - RANGE
N - NORTH
S - SOUTH
E - EAST
W - WEST
● - CALCULATED POINT
PRM - PERMANENT REFERENCE MONUMENT
FWD - FORWARD
PTI - POINT OF TANGENT
TOT - POINT OF TERMINUS
TL - POWER POLE
@ - SET 5/4" @#475
C - FIBER CONCRETE MONUMENT
C - SERVICE POLE
C - FID MONUMENTATION
EP - EDGE OF PAVEMENT
L - LIGHT POLE
C - CURVE TAG (SEE CURVE TABLE)
LI - LINE TAG (SEE LINE TABLE)
ID - IDENTIFICATION
FIE - FIRE HYDRANT
V/V - WATER VALVE
PH - PHONE BOX
WS - WATER SERVICE
ELE - ELECTRIC BOX
SO - SUBUT OUT
RCP - REINFORCED CONCRETE PIPE
PVC - POLYVINYL CHLORIDE PIPE
CMP - CORRUGATED METAL PIPE
MWHL - MEAN HIGH WATER LINE
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
FERP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
ED - EDGE OF ROAD
(TYP) - TYPICAL
BND - BOUNDARY
NOT TO SCALE
PFT - PRELIMINARY FLOOD ZONE
CSL - 1975 COASTAL SETBACK LINE
PP - POWER POLE
SHWL - SEASONAL HIGH WATER LINE
GPER - GENERAL PERMIT LINE
-O- - OUY ANCHOR

SOUTHGATE BOULEVARD
(70'~R/W)(OPEN/PAVED)

GRAPHIC SCALE

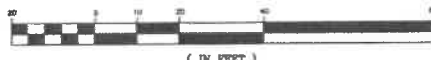
(IN FEET)
1 inch = 20 ft

Line Table(M)

Line #	Bearing	Length
L1	N10°48'38"W	0.23'

Line Table(P)

Line #	Bearing	Length
L1	N10°47'09"W	8.29'



THIS SURVEY IS CERTIFIED TO:
GORDON PEARL DONE & TAMMY T. CONE

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE CERTIFIED ENTITIES AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

REVISION	BY	DATE
STE PLAN	CB	4/30/2026

PLAN OF BOUNDARY SURVEY PREPARED FOR
GORDON CECIL CONE
& TAMMY T. CONE

PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.
3 CRAWFORDVILLE HWY. P.O. BOX 825 CRAWFORDVILLE, FL 32336 (850) 828-3016

NOTEBOOK/PAGE: 104/74	COUNTY: GULF	DRAWN BY: CB	REVIEWED BY: WGB
NOTEBOOK/PAGE:	SECTION: 10	SCALE: 1" = 20'	CHECKED BY: WGB
NOTEBOOK/PAGE:	TOWNSHIP: 5-SOUTH	SURVEY DATE: MARCH 20, 2020	
SHEET: 1 OF 1	RANGE: 10-WEST	JOB NUMBER	PIC#
		26-113	52047



The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, assessments or other instruments which could affect the boundaries.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Wade G. Brown
2026.05.01 09:59:49 -04'00
2026.001.21367

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB# 8475)

