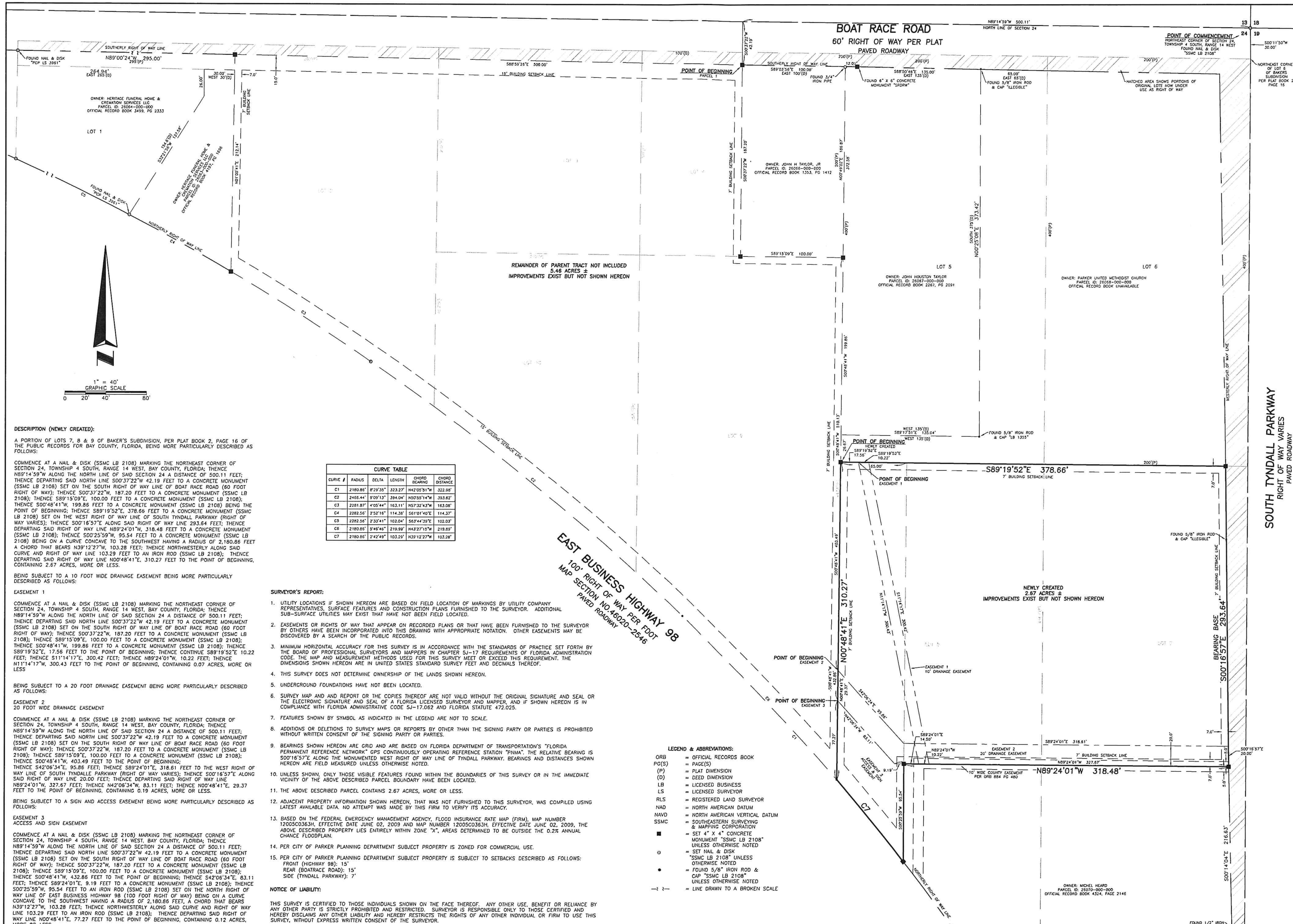

DESCRIPTION (NEWLY CREATED):

A PORTION OF LOTS 7, 8 & 9 OF BAKER'S SUBDIVISION, PER PLAT BOOK 2, PAGE 16 OF THE PUBLIC RECORDS FOR BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL & DISK (SSMC LB 2108) MARKING THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE N89°14'59"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 500.11 FEET; THENCE DEPARTING SAID NORTH LINE S00°37'22"W 42.19 FEET TO A CONCRETE MONUMENT (SSMC LB 2108) SET ON THE SOUTH RIGHT OF WAY LINE OF BOAT RACE ROAD (60 FOOT RIGHT OF WAY); THENCE S00°37'22"W, 187.20 FEET TO A CONCRETE MONUMENT (SSMC LB 2108); THENCE S89°15'09"E, 100.00 FEET TO A CONCRETE MONUMENT (SSMC LB 2108); THENCE S00°48'41"W, 199.86 FEET TO A CONCRETE MONUMENT (SSMC LB 2108) BEING THE POINT OF BEGINNING; THENCE S89°19'52"E, 378.66 FEET TO A CONCRETE MONUMENT (SSMC LB 2108) SET ON THE WEST RIGHT OF WAY LINE OF SOUTH TYNDALL PARKWAY (RIGHT OF WAY VARIES); THENCE S00°16'57"E ALONG SAID RIGHT OF WAY LINE 293.64 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N89°24'01"W, 318.48 FEET TO A CONCRETE MONUMENT (SSMC LB 2108); THENCE S00°25'59"W, 95.54 FEET TO A CONCRETE MONUMENT (SSMC LB 2108) BEING ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2,180.86 FEET A CHORD THAT BEARS N39°12'27"W, 103.28 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 103.29 FEET TO AN IRON ROD (SSMC LB 2108); THENCE DEPARTING SAID RIGHT OF WAY LINE N00°48'41"E, 310.27 FEET TO THE POINT OF BEGINNING, CONTAINING 2.67 ACRES, MORE OR LESS.

BEING SUBJECT TO A 10 FOOT WIDE DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT 1

COMMENCE AT A NAIL & DISK (SSMC LB 2108) MARKING THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE N89°14'59"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 500.11 FEET; THENCE DEPARTING SAID NORTH LINE S00°37'22"W 42.19 FEET TO A CONCRETE MONUMENT (SSMC LB 2108) SET ON THE SOUTH RIGHT OF WAY LINE OF BOAT RACE ROAD (60 FOOT RIGHT OF WAY); THENCE S00°37'22"W, 187.20 FEET TO A CONCRETE MONUMENT (SSMC LB 2108); THENCE S89°15'09"E, 100.00 FEET TO A CONCRETE MONUMENT (SSMC LB 2108); THENCE S00°48'41"W, 199.86 FEET TO A CONCRETE MONUMENT (SSMC LB 2108); THENCE S89°19'52"E, 17.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°19'52"E 10.22 FEET; THENCE S11°14'17"E, 300.42 FEET; THENCE N89°24'01"W, 10.22 FEET; THENCE N11°14'17"W, 300.43 FEET TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES, MORE OR LESS

BEING SUBJECT TO A 20 FOOT DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT 2
20 FOOT WIDE DRAINAGE EASEMENT

COMMENCE AT A NAIL & DISK (SSMC LB 2108) MARKING THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE N89°14'59"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 500.11 FEET; THENCE DEPARTING SAID NORTH LINE S00°37'22"W 42.19 FEET TO A CONCRETE MONUMENT (SSMC LB 2108) SET ON THE SOUTH RIGHT OF WAY LINE OF BOAT RACE ROAD (60 FOOT RIGHT OF WAY); THENCE S00°37'22"W, 187.20 FEET TO A CONCRETE MONUMENT (SSMC LB 2108); THENCE S89°15'09"E, 100.00 FEET TO A CONCRETE MONUMENT (SSMC LB 2108); THENCE S00°48'41"W, 403.49 FEET TO THE POINT OF BEGINNING;
THENCE S42°06'34"E, 95.86 FEET; THENCE S89°24'01"E, 318.61 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH TYNDALLE PARKWAY (RIGHT OF WAY VARIES); THENCE S00°16'57"E ALONG SAID RIGHT OF WAY LINE 20.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N89°24'01"W, 327.67 FEET; THENCE N42°06'34"W, 83.11 FEET; THENCE N00°48'41"E, 29.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES, MORE OR LESS.

BEING SUBJECT TO A SIGN AND ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT 3
ACCESS AND SIGN EASEMENT

COMMENCE AT A NAIL & DISK (SSMC LB 2108) MARKING THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE N89°14'59"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 500.11 FEET; THENCE DEPARTING SAID NORTH LINE S00°37'22"W 42.19 FEET TO A CONCRETE MONUMENT (SSMC LB 2108) SET ON THE SOUTH RIGHT OF WAY LINE OF BOAT RACE ROAD (60 FOOT RIGHT OF WAY); THENCE S00°37'22"W, 187.20 FEET TO A CONCRETE MONUMENT (SSMC LB 2108); THENCE S89°15'09"E, 100.00 FEET TO A CONCRETE MONUMENT (SSMC LB 2108); THENCE S00°48'41"W, 432.86 FEET TO THE POINT OF BEGINNING; THENCE S42°06'34"E, 83.11 FEET; THENCE S89°24'01"E, 9.19 FEET TO A CONCRETE MONUMENT (SSMC LB 2108); THENCE S00°25'59"W, 95.54 FEET TO AN IRON ROD (SSMC LB 2108) SET ON THE NORTH RIGHT OF WAY LINE OF EAST BUSINESS HIGHWAY 98 (100 FOOT RIGHT OF WAY) BEING ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2,180.86 FEET, A CHORD THAT BEARS N39°12'27"W, 103.28 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 103.29 FEET TO AN IRON ROD (SSMC LB 2108); THENCE DEPARTING SAID RIGHT OF WAY LINE N00°48'41"E, 77.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2180.86'	8°29'35"	323.27'	N42°05'51"W	322.98'
C2	2466.44'	9°09'13"	394.04'	N50°55'14"W	393.62'
C3	2281.87'	4°05'44"	163.11'	N57°32'43"W	163.08'
C4	2282.56'	2°52'16"	114.38'	S61°01'40"E	114.37'
C5	2282.56'	2°33'41"	102.04'	S63°44'39"E	102.03'
C6	2180.86'	5°46'46"	219.99'	N43°27'15"W	219.89'
C7	2180.86'	2°42'49"	103.29'	N39°12'27"W	103.28'

SURVEYOR'S REPORT:

1. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
2. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
3. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
5. UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
6. SURVEY MAP AND AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025.
7. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION'S "FLORIDA PERMANENT REFERENCE NETWORK" GPS CONTINUOUSLY OPERATING REFERENCE STATION "PNMA". THE RELATIVE BEARING IS S00°16'57"E ALONG THE MONUMENTED WEST RIGHT OF WAY LINE OF TYNDALL PARKWAY. BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
10. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
11. THE ABOVE DESCRIBED PARCEL CONTAINS 2.67 ACRES, MORE OR LESS.
12. ADJACENT PROPERTY INFORMATION SHOWN HEREON, THAT WAS NOT FURNISHED TO THIS SURVEYOR, WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS FIRM TO VERIFY ITS ACCURACY.
13. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 12005C0363H, EFFECTIVE DATE JUNE 02, 2009 AND MAP NUMBER 12005C0363H, EFFECTIVE DATE JUNE 02, 2009, THE ABOVE DESCRIBED PROPERTY LIES ENTIRELY WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
14. PER CITY OF PARKER PLANNING DEPARTMENT SUBJECT PROPERTY IS ZONED FOR COMMERCIAL USE.
15. PER CITY OF PARKER PLANNING DEPARTMENT SUBJECT PROPERTY IS SUBJECT TO SETBACKS DESCRIBED AS FOLLOWS:
    FRONT (HIGHWAY 98): 15'
    REAR (BOATRACE ROAD): 15'
    SIDE (TYNDALL PARKWAY): 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.

LEGEND & ABBREVIATIONS:

ORB	= OFFICIAL RECORDS BOOK
PG(S)	= PAGE(S)
(P)	= PLAT DIMENSION
(D)	= DEED DIMENSION
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
RLS	= REGISTERED LAND SURVEYOR
NAD	= NORTH AMERICAN DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION
■	= SET 4" X 4" CONCRETE MONUMENT "SSMC LB 2108" UNLESS OTHERWISE NOTED
⊙	= SET NAIL & DISK "SSMC LB 2108" UNLESS OTHERWISE NOTED
●	= FOUND 5/8" IRON ROD & CAP "SSMC LB 2108" UNLESS OTHERWISE NOTED
—≀ ≀—	= LINE DRAWN TO A BROKEN SCALE

THOMAS K. MEAD
Registered Land Surveyor and Mapper
Number 5624

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
SSMC SUE • SURVEY • GIS
1130 Highway 90
Chipley, Florida 32428
(850) 638-0790
e-mail: info@southeasternsurveying.com
Certification Number LB2108

REVISION DATE	REVISION	BY

SHEET NUMBER 1 OF 1
NOT VALID WITHOUT SHEETS 1 THROUGH 1

BOUNDARY SURVEY

Project: 5215 HIGHWAY 98 BUSINESS EAST
PARKER, FLORIDA

Field Date: 03/01/2023 | Drawn By: KMA | Scale: 1" = 40'

Certified to:
MOVE IT FUND I TYNDALL PARKWAY LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
NORTH DALLAS BANK & TRUST CO.

DRAWING NUMBER
66418005
SHEET NUMBER
1 OF 1