

1 TITLE DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OKALOOSA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:
BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 2114.90 FEET FOR A POINT OF BEGINNING; THENCE WEST A DISTANCE OF 427 FEET; THENCE NORTH A DISTANCE OF 347.37 FEET; THENCE EASTERLY A DISTANCE OF 427 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE SOUTH ALONG THE EAST LINE OF SECTION 34 A DISTANCE OF 347.37 FEET TO THE POINT OF BEGINNING.

PARCEL II:
A STRIP OF PROPERTY 50 FEET IN WIDTH TO BECOME AN ACCESS-WAY TO PARCEL I FROM MAR-WALT DRIVE, WHICH SHALL BEGIN 99.12 FEET NORTH OF THE SOUTHEAST CORNER OF GRANTOR'S TRACT AND RUN WESTERLY PARALLEL WITH GRANTOR'S SOUTH PROPERTY LINE TO PARCEL I. THE PROPERTY IS ALSO DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2114.90 FEET; THENCE WEST A DISTANCE OF 627 FEET; THENCE NORTH A DISTANCE OF 99.12 FEET FOR A POINT OF BEGINNING; THENCE NORTH ALONG MAR-WALT DRIVE A DISTANCE OF 50 FEET; THENCE EASTERLY A DISTANCE OF 200 FEET TO THE WEST LINE OF PARCEL I; THENCE SOUTH ALONG THE WEST LINE OF PARCEL I A DISTANCE OF 50 FEET; THENCE WESTERLY TO THE POINT OF BEGINNING AT THE INTERSECTION OF MAR-WALT DRIVE, BEING SAME AS PARCEL II OF OFFICIAL RECORDS BOOK 1143, PAGE 1754.

THE LAND SHOWN IN THIS SURVEY IS THE SAME THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-868142-WA1, DATED AUGUST 25, 2017.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NCS-868142-WA1, DATED AUGUST 25, 2017.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

9 EASEMENT GRANTED FROM MEDEVCO, INC., MEDICAL ARTS, ASSOCIATES, KATHLEEN P. RUSHIN AND MARSHALL HAROLD WALTERS, AS PERSONAL REPRESENTATIVES AND CO-TRUSTEES OF THE ESTATE OF JOHN H. WALTERS, DECEASED, MARSHALL H. WALTERS, ADA B. KELLY AND KATHLEEN P. RUSHIN, ALSO KNOWN AS KATHLEEN P. WALTERS, INDIVIDUALLY TO OKALOOSA COUNTY BOARD OF COMMISSIONERS, RECORDED IN OFFICIAL RECORDS BOOK 1035, PAGE 397. (ON PROPERTY, AS SHOWN ON SURVEY)

10 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED FROM DONALD M. HOLBROOK AND LORRAINE E. HOLBROOK, HUSBAND AND WIFE TO FRED W. SCHINZ, ROBERT L. GATWOOD, DANIEL A. VERTREES AND WALLACE C. YOST, D/B/A RACETRACK DEVELOPERS, A FLORIDA PARTNERSHIP, RECORDED IN OFFICIAL RECORDS BOOK 1296, PAGE 1164, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (ON PROPERTY, AS SHOWN ON SURVEY)

11 EASEMENT GRANTED FROM FRED W. SCHINZ, ROBERT L. GATWOOD, DANIEL A. VERTREES, AND WALLACE C. YOST; D/B/A RACETRACK DEVELOPERS, A FLORIDA PARTNERSHIP TO OKALOOSA COUNTY BOARD OF COMMISSIONERS, RECORDED IN OFFICIAL RECORDS BOOK 1432, PAGE 1911. (ON PROPERTY, AS SHOWN ON SURVEY)

12 GRANT OF EASEMENT FROM DONALD M. HOLBROOK TO LIBERTY BANK, RECORDED IN OFFICIAL RECORDS BOOK 1629, PAGE 1309. (ON PROPERTY, AS SHOWN ON SURVEY)

13 GRANT OF EASEMENT FROM DONALD M. HOLBROOK TO SAMUEL E. POPPELL, NOREEN A. POPPELL, R. KEITH AMIEL AND G. WILLIAM DOOLIN, JR., RECORDED IN OFFICIAL RECORDS BOOK 1629, PAGE 1311. (ON PROPERTY, AS SHOWN ON SURVEY)

14 GRANT OF EASEMENT FROM DONALD M. HOLBROOK TO ALBERT E. ZANT, LESLIE M. O'STEEN, A.N. O'STEEN, ALEX D. TRUM, JR., AND DAVID R. ARROWSMITH, RECORDED IN OFFICIAL RECORDS BOOK 1688, PAGE 1690. (ON PROPERTY, AS SHOWN ON SURVEY)

15 UNDERGROUND DISTRIBUTION EASEMENT GRANTED TO GULF POWER COMPANY, A MAINE CORPORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2220, PAGE 1043. (ON PROPERTY; BLANKET EASEMENT - CANNOT PLOT)

5 FLOOD INFORMATION

Approved CDS Surveyor

Surveyors Name: Polysurveying
Address: 5588 Jackson Road
Mobile, AL 36619
Telephone Number: 251-666-2010
email: mail@polysurveying.com

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 12091C0435H, which bears an effective date of DECEMBER 6, 2002 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

8 ZONING INFORMATION

ZONE: MU (MIXED USE DISTRICT)

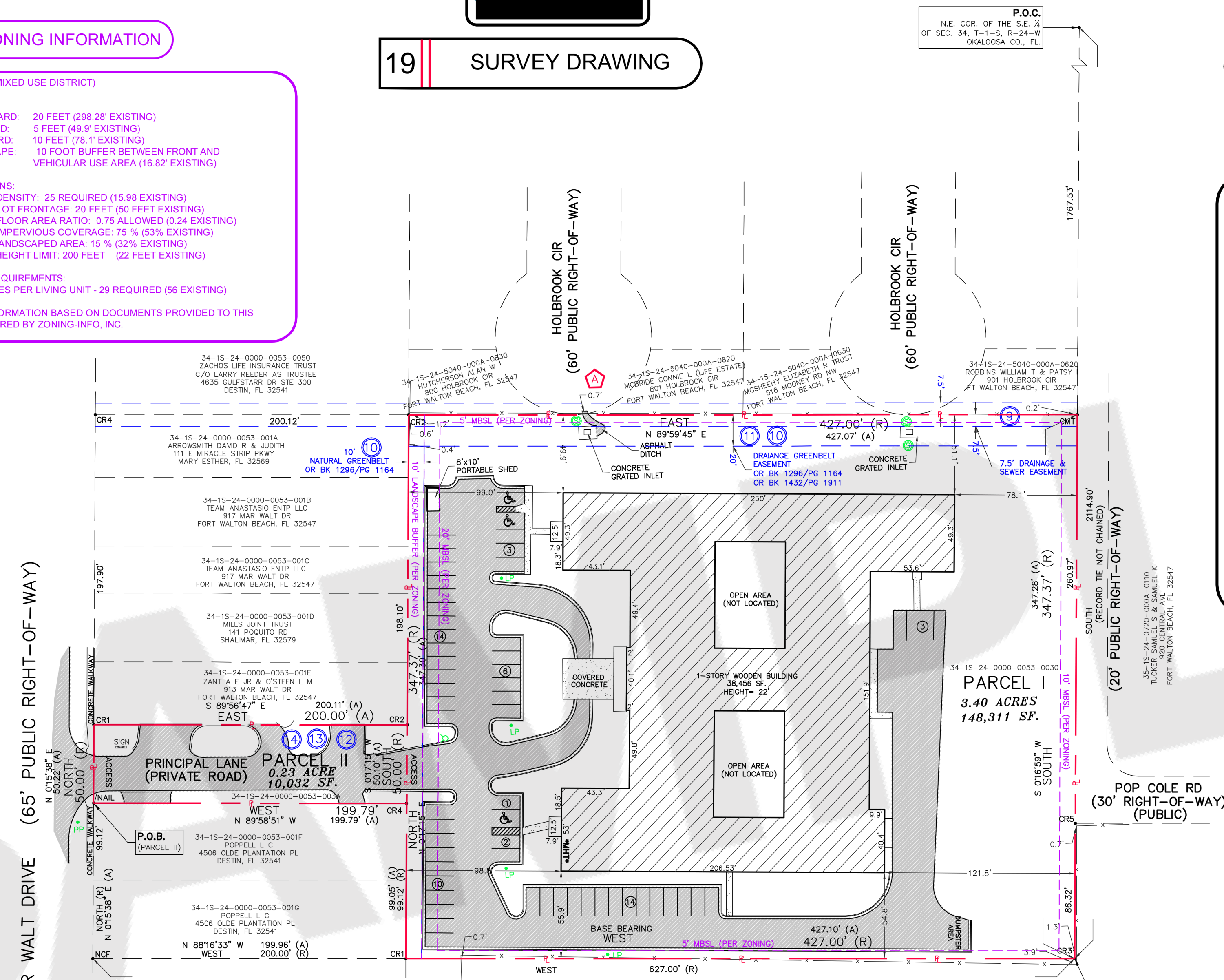
SETBACKS:
FRONT YARD: 20 FEET (298.28' EXISTING)
SIDE YARD: 5 FEET (48.9' EXISTING)
REAR YARD: 10 FEET (78.1' EXISTING)
LANDSCAPE:
10 FOOT BUFFER BETWEEN FRONT AND VEHICULAR USE AREA (16.82' EXISTING)

RESTRICTIONS:
MAXIMUM DENSITY: 25 REQUIRED (15.98 EXISTING)
MAXIMUM LOT FRONTAGE: 20 FEET (50 FEET EXISTING)
MAXIMUM FLOOR AREA RATIO: 0.75 ALLOWED (0.24 EXISTING)
MAXIMUM IMPERVIOUS COVERAGE: 75 % (53% EXISTING)
MINIMUM LANDSCAPED AREA: 15 % (32% EXISTING)
BUILDING HEIGHT LIMIT: 200 FEET (22 FEET EXISTING)

PARKING REQUIREMENTS:
0.5 SPACES PER LIVING UNIT - 22 REQUIRED (56 EXISTING)

ZONING INFORMATION BASED ON DOCUMENTS PROVIDED TO THIS FIRM PREPARED BY ZONING-INFO, INC.

19 SURVEY DRAWING



6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

4 SURVEYOR CERTIFICATION



14 BUILDING AREA

38,456 square feet

15 BUILDING HEIGHT

22 FEET ±

7 STATEMENT OF ENCROACHMENTS

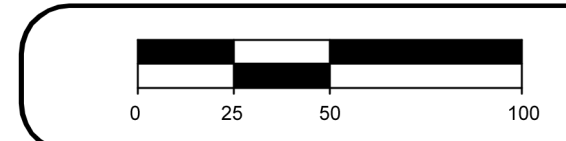
▲ - 0.7' ENCROACHMENT OF ASPHALT DRAIN ONTO ADJACENT PROPERTY

13 LAND AREA

PARCEL I
148,311 square feet or 3.40 Acres
PARCEL II
10,032 square feet or 0.23 Acre

SCALE : 1" = 50'

17 NORTH ARROW / SCALE



10 BASIS OF BEARINGS

BASIS OF BEARING IS THE SOUTH LINE OF THE PROPERTY, TAKEN FROM DEED PROVIDED TO THIS FIRM.

11 SURVEYOR'S NOTES

1. PARCEL II HAS DIRECT ACCESS TO MAR WALT DRIVE, A PUBLIC RIGHT-OF-WAY AND PARCEL I HAS DIRECT ACCESS TO PRINCIPAL LANE, A PRIVATE ROAD WHICH LEADS TO MAR WALT DRIVE, A PUBLIC RIGHT-OF-WAY.
2. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
6. THE APN/TAX NUMBER FOR PARCEL I IS 34-15-24-0000-0053-0030; THE APN/TAX NUMBER FOR PARCEL II IS 34-15-24-0000-0053-003A.

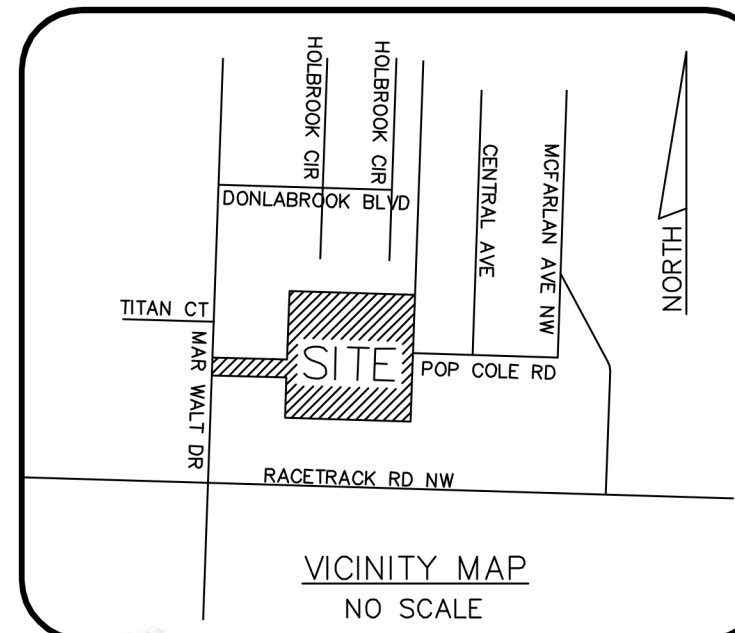
12 PARKING INFORMATION

53 Standard Spaces
3 Handicap Spaces
56 Total Parking Spaces

Key to CDS ALTA Survey

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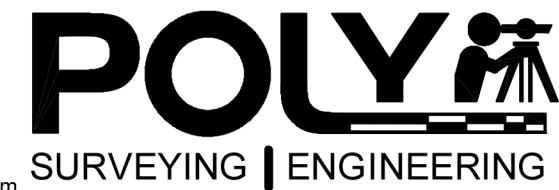
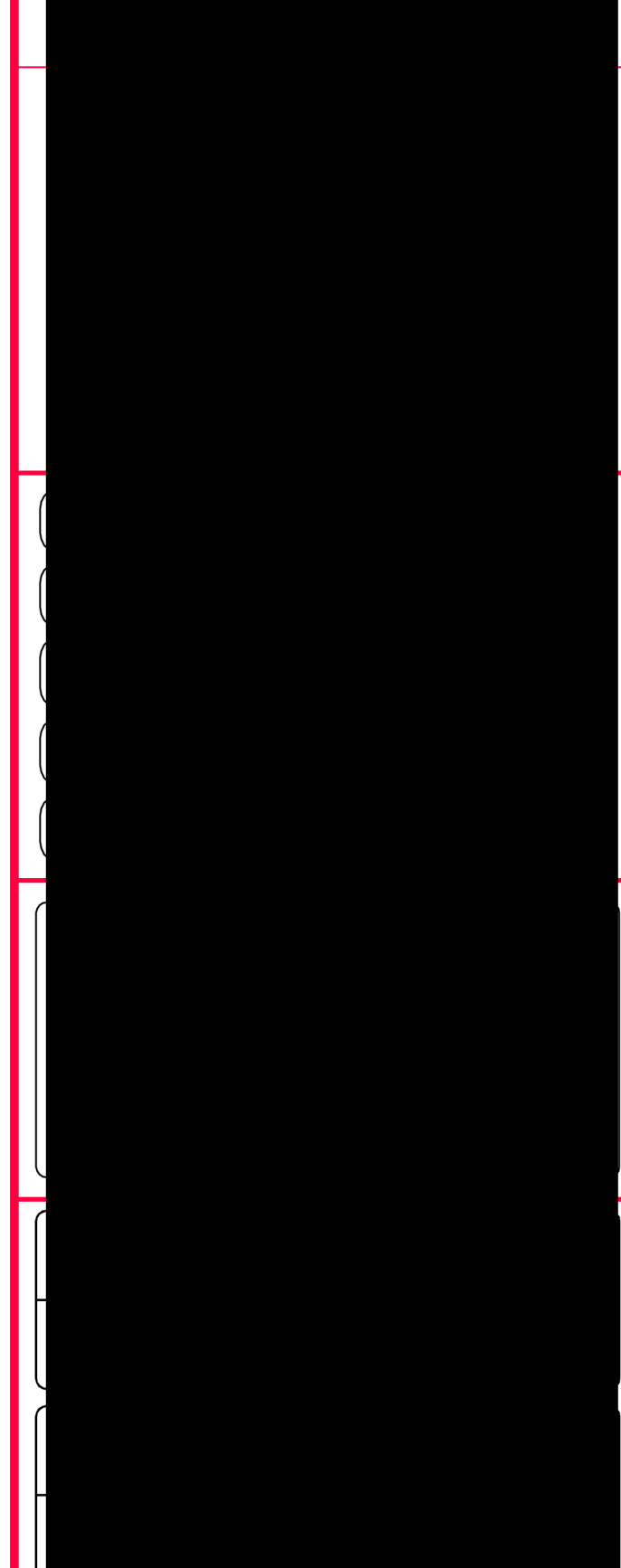
16 VICINITY MAP



9 LEGEND

- CR1 = 1/2" CAPPED REBAR IRON FOUND (PSM 4450)
- CR2 = 1/2" CAPPED REBAR IRON FOUND (OVERSTREET)
- CR3 = 1/2" CAPPED REBAR IRON FOUND (LS 3420)
- CR4 = 1/2" CAPPED REBAR IRON FOUND (ILLEGIBLE)
- CR5 = 1/2" CAPPED REBAR IRON FOUND (CORP 4452)
- NCF = NAIL AND CAP FOUND
- CMT = CONCRETE MONUMENT FOUND
- NAIL = NAIL FOUND IN ASPHALT
- (R) = RECORD
- (A) = ACTUAL
- = FENCE LINE
- ⊙ = FIRE HYDRANT
- ⊕ = LIGHT POLE
- ⊖ = POWER POLE
- MHT = MEASURED BUILDING HEIGHT
- ⊕ = SANITARY SEWER MANHOLE
- ▨ = EXISTING ASPHALT
- ▩ = EXISTING CONCRETE
- ♿ = HANDICAP PARKING

18 ALTA/NSPS Land Title Survey



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