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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
HIAWATHA PPRESERVE UNRECORDED SUBDIVISION**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIAWATHA PRESERVE SUBDIVISION is made this 3 day of March, 2020, by RW HIAWATHA, L.L.C., a Florida limited liability company (hereinafter "Declarant", as further defined below).

W I T N E S S E T H:

WHEREAS, Declarant is the owner and developer of certain real property located in Santa Rosa County, Florida, and is developing the property to include certain improvements; the property and improvements will be known as Hiawatha Preserve Unrecorded Subdivision, and a portion thereof developed at the time of the recording of this Declaration is described as:

Hiawatha Preserve, a Twenty Four (24) Lot Unrecorded Subdivision as described on Exhibit "A" attached hereto and incorporated by reference ("Unrecorded Subdivision").

WHEREAS, the real property shown on the Unrecorded Subdivision described above is intended to be developed as a single unrecorded subdivision known as Hiawatha Preserve;

WHEREAS, the Declarant intends to provide for the protection of the value and desirability of the above-described land and improvements and other property and common area property that may later be annexed thereto, and to this end desires to subject the above-described land and improvements to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which are for the benefit of said property and each Owner thereof;

NOW THEREFORE, the Declarant hereby declares that all of the property described on the Unrecorded Subdivision and such land as may later be annexed to this Declaration shall be held, occupied, sold and conveyed subject to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, all of which shall run with the property described above and be binding on all parties having any right, title or interest in the above-described property or any part thereof, their heirs, successors and assigns and which shall inure to the benefit of each Owner thereof.

ARTICLE I- DEFINITIONS

Section 1. Articles. "Articles" shall mean and refer to the Articles of Incorporation of HIAWATHA PRESERVE HOMEOWNERS' ASSOCIATION, INC., a Florida non-profit corporation, as filed in the records of the Florida Department of State, Division of Corporations, as the same may hereafter be amended, altered or repealed from time to time.

Section 2. Association. "Association" shall mean and refer to HIAWATHA PRESERVE HOMEOWNERS' ASSOCIATION, INC., a Florida non-profit corporation, its successors and assigns.

Section 3. Board of Directors. "Board of Directors" or "Board" means the board of administration responsible for the management of the Association.

Section 4. Builder. "Builder" shall mean any home builder or contractor, licensed to do business in the State of Florida, engaging in the construction of improvements on a Lot or Lots within the Property.

Section 5. Bylaws. "Bylaws" means the Bylaws of the Association, as the same may hereafter be amended, altered or repealed from time to time.

Section 6. Common Area. "Common Area" shall mean and include any and all of the Property less and except: (a) any Lot, (b) any road or street shown on the Unrecorded Subdivision and dedicated to Santa Rosa County, Florida, (c) any retention ponds or areas shown on the Unrecorded Subdivision, and (d) the Private Drainage Easements (hereinafter defined); together with all the tangible personal property required for the use, maintenance and operation of the Common Area situated thereupon and any real property or interest therein acquired by the Association for the benefit of the Common Area. The Common Area is subject to utility easements granted on, in and under the Common Area for the benefit and use of the property and any other recorded easements.

Section 7. Common Expenses. "Common Expenses" shall include but not be limited to expenses of administration; expenses of insurance; expenses of maintenance, operation, repair, replacement and betterment of the Common Area, including but not limited to, electric and water bills; expense to mow grass and landscaping; for painting and maintaining amenities, entrance sign, street signs; and maintaining sprinkler systems; any other expenses declared common by provisions of this Declaration or the Bylaws, or any amendment to said documents.

Section 8. Declaration. "Declaration" shall mean this Declaration of Covenants, Conditions, and Restrictions of Hiawatha Preserve Subdivision.

Section 9. Declarant. "Declarant" shall mean and refer to RW HIAWATHA, L.L.C., its successors and assigns or any subsequent declarant that expressly assumes the Declarant's rights as "Declarant" hereunder.

Section 10. Stormwater Management System. "Stormwater Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over drainage, environmental degradation, and water pollution or otherwise affect the quantity or quality of discharges from the system, as permitted pursuant to Chapter 62-30, F.A.C.

Section 11. Lot. "Lot" shall mean and refer each and every numbered lot set forth upon the Unrecorded Subdivision, and any additional Lots developed on any additional property annexed hereto.

Section 12. Member. "Member" or "Membership" shall mean and refer to every person or entity who is a member of the Association.

Section 13. Owner. "Owner" or "Lot Owner" shall mean and refer to the holder whether one or more persons or entities, of record fee simple title to any Lot, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 14. Property. "Property" or "Unrecorded Subdivision" shall mean and refer to that certain real property described on Exhibit "A", and any additional property later annexed hereto, together with property designated as Common Area.

Section 15. Shared Private Drive. "Shared Private Drive" shall mean and refer to the driveway shared among all Lots Owners as depicted on Exhibit "A" attached hereto and incorporated by reference.

Section 16. Structures. "Structures" shall mean and include but not be limited to any residence, garage, any type of out building, patios, swimming pool, tennis courts, pool enclosure, mailbox, deck, dock, wharf, pier, gazebo, driveway, parking areas, boardwalk, sidewalk, breezeway, fountain, statue, signs, yard ornament, pet house, greenhouse, fence, wall, landscape berm or swale, terraces, hedge row or garden elements, children's playhouse, storage shed, tree house, boat house, boat lift.

Section 17. Turnover. "Turnover" means the first to occur of: (a) Declarant relinquishing control of the Association in a written instrument recorded in the Public Records of Santa Rosa County, Florida, or (b) any event described in Florida Statutes, Section 720.307(1); provided however, in the event of a conflict between the Florida Statutes and the foregoing, the applicable Florida Statute controls.

Section 18. Additional Property. "Additional Property" shall have the meaning given such term in Article XI, Section I hereof.

ARTICLE II - EASEMENTS

Section 1. Types of Easements. The Property is subject to easements, if any, set forth and described in the Unrecorded Subdivision and those certain easements set forth and described hereinafter as follows:

(1) Utility Easement. Easements are Preserved through each Lot as may be required for utility service to serve any Lot adequately.

(2) Ingress and Egress Easement. Every Owner shall have a nonexclusive easement of use for purposes of ingress and egress on, over and across those portions of the Property and Common Area, if any, that may be used as roadways designated on the Unrecorded Subdivision or that may be used from time to time as outdoor walkways.

(3) Construction Easement. An easement over, along and across the Common Area is hereby Preserved for the benefit of the Declarant, its agents, employees, successors and assigns, for the purpose of completing construction on any existing Lot owned by Declarant, and for new construction on any property annexed hereto pursuant to the provisions hereof.

(4) Easement of Enjoyment. Every Owner and his respective licensees, guests, invitees, agents, servants and employees shall have a non-exclusive easement of enjoyment in and to the Common Area.

(5) Future Easements. Declarant Preserves the right to impose further restrictions and to grant or dedicate easements and rights of way on any Lot within the Property owned by Declarant. In addition, Declarant hereby expressly Preserves the right to grant easements and rights of way over, under and through the land now or later included in the planned unit development other than Lots, so long as Declarant shall own any portion of the Property. The easements granted by the Declarant shall not materially adversely affect any improvements or unreasonably interfere with the enjoyment of the Property.

(6) Private Drainage Easements. As used in this Declaration, the term "Private Drainage Easement" means the twenty (20) foot private drainage easements located along the Western boundary of Lots 14, 15, 16, and 17 as depicted on Exhibit "B" attached hereto and incorporated by reference. Drainage swales are required to be constructed along the Private Drainage Easements to direct stormwater to conveyance system and not across neighboring lot lines. Fencing within the Private Drainage Easements shall be installed in such manner as not to impede the flow of stormwater runoff within said Private Drainage Easements. The Association shall be responsible for the maintenance of the Private Drainage Easement.

(7) Drainage/Access Easements. As used in this Declaration, the term "Drainage/Access Easements" shall mean the twenty (20) foot Drainage/Access Easements depicted on Exhibit "C" attached hereto and incorporated by reference. The purpose of the Drainage/Access Easements is for the conveyance of stormwater and maintenance thereof and such Drainage/Access Easements shall remain accessible at all times.

(8) Shared Private Drive Access Easement. As used in this Declaration, the term "Shared Private Drive Access Easement" shall mean the forty-nine foot wide along Lots 5, 6, 7, 8, 11, 12 and 13, and the fifty (50) foot along Lots 9 and 10 Shared Private Drive Access Easement depicted on Exhibit "D" attached hereto and incorporated by reference.

Section 2. Easements as Appurtenances. All easements described above or on the Unrecorded Subdivision shall be private easements created solely for the benefit of the Owners, their successors and assigns and all said easements and other rights created herein for an Owner shall be appurtenant to the Lot of that Owner and all conveyances of title to the Lot shall include a conveyance of the easements and rights as are herein provided, even though no specific reference to such easements and rights appear in any of the instruments.

Section 3. Easements in Favor of Declarant and Association. Declarant Preserves for itself, its successors and assigns and for the Association the following perpetual easements:

(1) Utilities. Easements, for ingress, egress, installation, replacement, repair, and maintenance of all public and private utilities and conveniences, upon all property subject to public utility easements as shown on the Exhibit "A;" across, over, through, and under the Common Area; and five feet in width along the front, rear, and side line of each Lot. This easement shall automatically be deemed abandoned as to the interior side Lot lines if two or more Lots are combined into a single home site.

ARTICLE III – HOMEOWNERS’ ASSOCIATION

Section 1. Operation of Association. The Association shall be governed by the provisions of the Articles and Bylaws.

Section 2. Limitation Upon Liability of Association. Notwithstanding the duty of the Association to maintain and repair, the Association shall not be liable to Owners for injury or damage, other than the cost of maintenance and repair, caused by any latent conditions of the Property to be maintained and repaired by the Association, or caused by the elements or other Owners or persons.

Section 3. Restraint Upon Assignment of Shares in Assets. The shares of Members in the funds, assets and property rights of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to a Lot.

Section 4. Approval or Disapproval of Matters. Whenever the decision of an Owner is required upon any matter, whether or not the subject of an Association meeting, such decision shall be expressed by the same person who would cast the vote of such Owner if in an Association meeting, unless the joinder of record Owners is specifically required by the Declaration.

Section 5. Membership and Voting Rights.

- (1) Membership. All persons owning an undivided interest in a Lot within the Subdivision shall be a Member of the Association; however, any person who holds an interest in a lot as security for the performance of any obligation shall not be a Member. Such Membership shall be mandatory and all Members of the Association shall be governed and controlled by the Articles, the Bylaws and this Declaration.

- (2) Voting Rights. The Association shall have two (2) classes of voting Membership:

CLASS A: Class A Members shall be all Owners other than the Declarant (who shall become a Class A Member when Declarant's Class B Membership ceases as provided hereafter) and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they, among themselves, determine; but in no event shall more than one (1) vote be cast with respect to any Lot.

CLASS B: The Class B Member shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B Membership shall terminate and be converted to Class A Membership when the total votes outstanding in the Class A Membership equal the total votes outstanding in the Class B Membership, or prior to said date in the sole discretion of Declarant.

Notwithstanding the foregoing, members other than the Declarant are entitled to elect at least a majority of the members of the Board of Directors of the Association pursuant to the provisions governing homeowners' associations of Chapter 720, Florida Statutes, which are incorporated herein by this reference.

- (3) Turnover. The Declarant shall control the Association until Turnover has occurred. Upon Turnover, the Declarant shall turn the Association over to the members of the Association, as provided in the Articles. All rights of Declarant under this Declaration shall automatically terminate upon Turnover, except those rights that Declarant holds as an Owner and not by virtue of being the declarant under this Declaration, which shall continue as long as Declarant is an Owner.
- (4) Quorum. A quorum for all purposes shall consist of one-third of the Lot Owners. A majority vote of the members shall control in all instances where a quorum is present at a meeting except for an amendment or a repeal of this document, an increase of the annual budget by more than ten percent (10%) a year, or the imposition of a special assessment, which events shall require an approving vote of fifty-one percent (51%) of the Lot Owners.

- (5) Notice. The Association shall maintain a register of the names and addresses of

the Owners and all persons having an interest in a Lot. Notice shall be deemed to have been properly given when mailed, postage prepaid, to the last known address of the person who appears as a member or owner of a Lot on the records of the Association. Notice to any owner of a Lot shall constitute notice to all owners and each owner shall be deemed to have designated any other owner of the same lot as its agent for such purposes. Notice shall also be deemed to have been properly given to an Owner of a Lot when posted on the front door of the residence on the Lot.

- (6) Officers and Directors. The members of the Association shall elect a Board of Directors consisting of three (3) members but not more than five (5), unless the Bylaws are amended to provide for more members. The Board of Directors shall elect a President, Vice-President, Treasurer and Secretary. A member may serve as more than one officer, with the exception that the President may not also serve as the Vice President. Each director and officer shall serve for a term of one year from date of appointment and shall continue in office until removed or until their successors in office have been appointed. In every event the number of directors shall be an odd number to facilitate and approving vote.
- (7) Suspension of Voting Rights. The voting rights of a member shall be suspended for all periods any assessment is due and unpaid for more than thirty (30) days.

ARTICLE IV – COMMON AREA AND COMMON EXPENSES

Section 1. Maintenance and Operation. The preservation, maintenance and operation of the Common Area shall be a Common Expense (hereinafter defined). The Association shall be responsible for the operation and maintenance of the Private Drainage Easements and Drainage/Access Easements. The Association shall be responsible for the operation and maintenance of any stormwater management system and/or discharge facility designated as private as depicted on Exhibit "A." The Association shall have the power to operate and maintain the stormwater management system and facilities as permitted by the Northwest Florida Water Management District. The Association shall be responsible for the maintenance of any and all Common Area. The Association shall insure that adequate reserves are retained from the operating budget of the Association or by assessment to the Owners to maintain the Common Area.

Section 2. Alteration and Improvement. After the construction of the Common Area is completed, there shall be no material alteration or future material improvement of the Common Area without prior approval in writing by the Owners of not less than two-thirds (2/3) of the Lots, except as otherwise provided by this Declaration. Any such alteration or improvement shall not interfere with the rights of any Owner without his or her consent. A material alteration or material improvement is defined to mean any alteration or improvement which costs or is reasonably expected to cost more than \$5,000.00. The costs of such work shall not be assessed against an institutional mortgagee that acquires its title as a result of owning a mortgage upon the Lot owned, unless such Owner shall approve the alteration or improvement and this shall be so whether title is acquired by deed or from mortgagor or through foreclosure proceedings. The share of any cost not so assessed shall be assessed to the other Owners in the share that their shares in the Common Area bear to each other. Except for adjustments due to annexation of subsequent phases of the Unrecorded Subdivision, there shall be no change in the shares or rights of an Owner in the Common Area altered or further improved, whether or not the Owner contributes to the costs of such alteration or improvements.

Section 3. Assessments. The making and collection of assessments against Owners for common expenses (hereinafter "Common Expenses") shall be pursuant to the Bylaws and subject to the following provisions:

- (1) Share of Common Expenses. Each Owner, other than the Declarant, shall be liable for an equal proportionate share of the Common Expenses and shall similarly share in the common surplus, such share being the same as the undivided share in the Common Area appurtenant to each Owner's Lot.
- (2) Maximum Annual Assessment. Assessments shall be levied by the Board annually against all Lots as follows:
 - A. Until January 1 of the year following the conveyance of the first Lot by Declarant to an Owner, the maximum annual assessment shall be Ninety Five and No/100 Dollars (\$95.00) per quarter per Lot.

- B. From and after January 1 of the year immediately following conveyance of the first Lot by Declarant to an Owner, the maximum annual assessment may be increased by the Board no more than (5%) above the previous year's assessment without a vote of the majority of the Members of the Association.
 - C. From and after January 1 of the year immediately following conveyance of the first Lot by Declarant to an Owner, the maximum annual assessment may be increased by the Board by more than (5%) above the previous year's assessment with consent by vote of two-thirds of the Members of the Association at a meeting duly called for such purpose and at which sixty (60%) percent of the Members are present in person or by proxy.
 - D. Lots owned and unimproved by the Declarant shall be assessed at twenty-five (25%) percent of the rate of annual assessment of a Class A Member's Lot.
 - E. Builders shall be exempt from the payment of the assessments provided for herein, and such assessments shall commence as to a particular Lot only upon the conveyance of a Lot to any Owner who is not a Builder.
- (3) Special Assessments. In addition to the annual assessments authorized above, the Association may levy in any assessment year, special assessments applicable to that year only for the purpose of defraying in whole or in part the cost of any construction, re-construction, repair, or replacement of improvements upon the common area, including fixtures and personal property related thereto, and including without limitation, the exterior of any building, landscaping, or fences on any Lot in the development, provided that any such assessments shall have been approved by a vote of sixty-seven (67%) of the Members voting in person or by proxy, at the annual meeting or a meeting duly called for this purpose at which a quorum is present.
- (4) Shared Private Drive Reserve Account. The Board shall be required to allocate minimum sum of Two Thousand and No/100 Dollars (\$2,000.00) of the total Annual Dues to be set aside and held in reserve for the purpose of maintenance, repair, and/or replacement of the Shared Private Drive as depicted on Exhibit "D." In the event that the amount of such funds available at the time of the necessary maintenance, repair and/or replacement is insufficient to cover the cost thereof, then the Board shall have the discretion to impose a Special Assessment pursuant to Article IV herein.
- (5) Notices. Written notice of any meeting called for the purpose of taking action authorized by Paragraph 2 or Paragraph 3 of this Section shall be sent to all Members not less than thirty (30) days in advance of such meeting by regular mail to the address shown on the records of the Association.
- (6) Lien for Assessment. There shall be a lien for the unpaid assessments as set forth in Article X and herein. Any assessment not paid by January 1 of each year shall be deemed in default, shall be subject to a late fee of \$30.00, and in addition shall bear interest at the rate of twelve percent (12%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the assessment, or may foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments by non-use of the Common Areas or abandonment of the Owner's Lot.

ARTICLE V – LOTS

Section 1. Maintenance. Each Owner shall perform promptly all maintenance and repair work within his or her Lot which, if permitted to remain unrepaired, would affect the Property in its entirety or a Lot belonging to another Owner, and each Owner is expressly responsible for damages and liability which result from his or her failure to promptly perform such maintenance and repair work. Additionally, each Owner shall be responsible for the maintenance of his or her Lot including exterior and interior maintenance of his or her home. Inoperable vehicles, equipment, garbage cans, wood piles or storage areas shall be concealed from view of neighboring buildings, Common Areas and streets. Rubbish, trash or garbage shall be regularly removed and shall not be allowed to accumulate. Landscaping, including lawns, shrubs and trees, will be maintained by the Owner in a manner aesthetically consistent with the other Lots contained within the Property. Unless otherwise provided in other Articles of this Declaration, each Owner shall be responsible for the cost of performing all such maintenance and repair work. If the Board determines in its discretion that any Owner has failed to fulfill the terms of this Article or to maintain any part of his or her Lot, including improvements in good order and repair free from debris, the Association by a majority vote of the Board, after giving ten (10) days' written notice to the Owner, shall have the right without liability to enter upon such Lot to correct, restore, paint and maintain any part of the Lot and to have any objectionable items removed or corrected. All costs related to such action shall be assessed to the Owner as an individual Lot assessment. The

Association shall be responsible for the maintenance, repair and replacement of the Common Areas and each Owner shall be liable for his pro rata share of such costs.

Section 2. Damage. If any Common Area or any part thereof is damaged due to the negligent or willful acts of an Owner, his or her family, guests or invites, the cost of any necessary repair shall be assessed to that Owner as an individual Lot assessment.

ARTICLE VI - INSURANCE

The Association may purchase public liability insurance in such amounts and with such coverage as shall be considered appropriate by the Board of Directors of the Association and such other insurance as the Board of Directors of the Association shall determine from time to time to be desirable. Insurance premiums shall be a Common Expense.

ARTICLE VII – USE RESTRICTIONS

Section 1. Residential Use. The Lots may only be used for single family residential dwelling units. Any residential dwelling unit shall contain a minimum of 1,700 square feet of heating and cooled living space, and if such dwelling unit is more than one story, the first story of such unit shall contain a minimum of 700 square feet of heating and cooled living space. Authentic exterior materials, including masonry, stucco, brick or lap-siding are acceptable. No vinyl siding is allowed, except that vinyl siding is permitted in gables, eaves and soffit areas. Cement tile, clay, standing metal seam, slate or asphalt or fiberglass shingles of dimensional shape are recommended materials for all roofs and subject to Board approval. The minimum main roof pitch shall be 5.12. Each residential dwelling must have a private, fully enclosed garage for not less than one car.

Section 2. Permitted Structures. No Structures of any kind shall be erected, altered, placed or permitted to remain on any of the Lots other than any structure specifically approved in writing by the Board, and all Structures must be consistent and compatible with the goals and specifications of this Declaration. No Structure shall be permitted within the Drainage/Access Easements, and said easements shall be accessible at all times.

Section 3. Re-Subdivision. The Declarant may re-subdivide the Unrecorded Subdivision in any way it sees fit for any purpose whatsoever consistent with the development of the subject planned Unrecorded Subdivision. The Restrictions herein contained, in case of any such re-subdividing, shall apply to each Lot as re-subdivided. A single residence may be built upon two adjacent lots if approved by the Declarant.

Section 4. Noxious or Offensive Activities. No trade or business or noxious activity, in the sole opinion of the Declarant, shall be carried on or upon the Property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No mobile homes, tents or shacks shall be placed on any Lot except mobile homes used temporarily as sales offices and construction offices with Declarant's approval. No garage shall at any time be used as a residence, temporarily or permanently. No structure of a temporary character may be used as a residence.

Section 5. Animals. No animals, livestock or poultry of any kind shall be kept or maintained on any Lot, except that dogs, cats and other household pets may be kept, provided that they are duly licensed if applicable; that they do not constitute an annoyance or nuisance; that they are not kept or bred for any commercial purposes; and further provided that such pets are not permitted to be present beyond the boundary of the Owner's Lot without being leashed or caged.

Section 6. Vehicle Parking. No automobile, truck, motorcycle, moped, boat, boat and trailer, trailer, house trailer, golf cart, riding lawn mower, mobile home, camper or other similar vehicle ("vehicle") shall be parked on any roadway overnight. No vehicle described herein other than the Owner's principal automobiles or small truck (less than one ton) shall be parked for any period of time or stored or otherwise be permitted to remain on any Lot except in an approved garage or obscured from public view by either natural or artificial means. Recreational vehicles and boats may be parked on any Lot for no more than three (3) days for the purpose of loading, unloading and cleaning. RVs and boats may be stored on any Lot behind an approved fence and obscured from public view. All non-operational or non-functional vehicles shall be subject to these restrictions and shall at all times be obscured from public or adjoining neighbor's view by approved natural or artificial means.

Section 7. Driveways. All driveways shall be constructed of concrete of natural color. No driveway shall be constructed, maintained, altered or permitted to exist on any Lot if the driveway

obstructs or impedes the flow of surface drainage in the area adjacent to the Lot or in the street right-of-way or swale area adjoining or abutting the Lot. The curbing shall not be altered except as authorized by the Board.

Section 8. Solar, Wind and other Energy-Generation Sources. The installation and/or addition of solar panels, windmills, or other forms of energy-generating equipment, are subject to the prior written approval of the Board, its agents and assigns. Such equipment shall be installed or constructed in such manner as to conform to the architectural design of the approved dwelling and shall be concealed from public view as much as possible, and shall conform to the overall development, and aesthetic scheme of the planned unit development, at the sole discretion of the Board.

Section 9. Antennas. No outside antennas, poles, masts, towers, satellite receiving dishes, or the like shall be erected on any Lot without the prior written authorization of the Board, its agents or assigns.

Section 10. Garbage and Trash Containers. No Lot may be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in sanitary containers. All Lots shall be kept free of the accumulation of rubbish, trash, garbage, other solid waste materials, and all unsightly weeds and underbrush. No incinerators or other fixed equipment shall be used for the collection, storage or disposal of solid waste materials. Garbage containers shall not remain exposed to view except for the period six hours before and six hours after the scheduled collection and pick-up by the sanitation service provider.

Section 11. Lighting. No lighting shall be permitted which alters the residential character of the Property. No lighting of pools, tennis courts or outdoor activity areas shall be permitted without the approval of the Board, its agents or assigns.

Section 12. Signs. No signs of any kind shall be erected, permitted to remain on, or displayed to public view on or from any Lot, except an approved sign giving the name of the occupant of the residence located on said Lot or an approved sign advertising the premises for sale or rent. Notwithstanding the foregoing, (a) nothing herein shall prohibit the Declarant, its agents or assigns, from maintaining any signs within the Property for so long as the Declarant has any interest in any Lot in the Property, and (b) during the building of homes in the Subdivision, Builders may place signs at the entrance of the Subdivision and/or on any Lot to advertise the Subdivision and the Lots for sale therein.

Section 13. Utility Connections. Building connections for the utilities, including but not limited to water, electricity, telephone and televisions shall be run from the proper connection points to the building structure in such a manner as is acceptable to the governing utility authority.

Section 14. Water Service. All water service to the Property shall be supplied by means of the central water supply providing service to the Property.

Section 15. Construction. During construction of a dwelling or other improvements upon a Lot, the Owner shall be required to maintain the Lot in a clean condition, providing for trash and rubbish receptacles and disposal. Construction debris shall not be permitted to remain upon any Lot. All main structures constructed upon the Property shall be completed within one (1) year after commencement of construction except where such completion is impossible due to strikes, fires, national emergencies, or natural calamities, or unless waived in writing by the Board.

Section 16. Casualty Damage. In the event of damage or destruction by fire or other casualty to any improvements located upon the Property, the Owner of such improvements shall repair or rebuild such damaged or destroyed improvements in a good and workmanlike manner within a reasonable time not to exceed one (1) year and in accordance with the provisions of this Declaration. All debris must be removed and the Lot restored to an orderly condition within sixty (60) days of the damage or destruction.

Section 17. Reconstruction or Renovation. Following completion of construction, an Owner of a Lot may not cause or permit any alteration, modification, renovation or reconstruction to be made to the structural components, roof, or exterior appearance of his dwelling, including driveways and parking areas, nor may any additions to the exterior of his dwelling without the prior written approval of the Board, its agents or assigns, except that an Owner shall replace broken windows and doors with windows or doors of the same style and equal or better quality as originally installed as part of the construction. No garage shall be permanently enclosed or converted to another use without written approval of the Board, its agents or assigns.

Section 18. Fences. Lot fencing shall not exceed six (6') feet in height. Vinyl and chain link fences are not permitted. Gates shall be consistent with the fence design. Fencing shall not be allowed within Drainage/Access Easements. Fencing within the Private Drainage Easements shall be installed in such manner as not to impede the flow of stormwater runoff.

Section 19. Declarant's Rights of Modification, Variances, Additions. Until Turnover has occurred, Declarant, or its agents or assigns, Preserves the right hereafter to modify, amend, or grant variances to any of the foregoing covenants, conditions and restrictions when, in the sole discretion of Declarant or its agents or assigns, such modification, amendment or variance is deemed useful or proper. Declarant or its agents or assigns may also make other restrictions applicable to each Lot by appropriate provisions in the Contract for Deed or in any Deed, without otherwise modifying the general plan herein outlined, and such other restrictions shall inure to the benefit of other Owners of Lots and shall bind the grantees and their respective heirs, successors or transferees in the same manner as though they had been expressed herein. Notwithstanding the foregoing, any variance to any of the foregoing covenants, conditions and restrictions must be in compliance with any applicable requirements as established by any Federal, State, County or Municipal laws or ordinances including but not limited to any variance to setback lines as shown on the Unrecorded Subdivision which must be approved by Santa Rosa County.

Section 20. Lot Drainage. As a part of the Subdivision design process, Declarant has developed a Northwest Florida Management District drainage plan for the Subdivision. The drainage plan information is contained on the construction plans for the Unrecorded Subdivision, a copy of which may be viewed or obtained from the Santa Rosa County Planning and/or Engineering Departments. Each Owner shall comply with the provisions of the Unrecorded Subdivision's approved drainage plan.

Section 21. Oil and Mining Operations. No activity or hardware used for the purpose of exploration or extraction of minerals, oil, or gas shall be allowed on any Lot or Common Area at any time.

ARTICLE VIII – COMMON TAXES

In the event that any taxing authority having jurisdiction over the Property shall levy or assess any tax or special assessment against the Common Area, then such tax or special assessment shall be separately levied and collected as a special assessment by the Association against all of the Owners. Such special assessment by the Association shall be separately identified by the Association and unless otherwise expressly stated, shall be due, payable and collectable as provided for assessments in Article X.

ARTICLE IX - APPURTENANCES TO LOTS

The Owner of each Lot shall own a share and certain interest in the Property, which share and interest are appurtenant to the several Lots and subject to adjustments by the addition of Lots or subsequent phases as follows:

(a) Share of Association. Each Owner shall own an undivided share and interest in the assets of the Association, including the Common Area, equal to a fraction, the numerator of which is one (1) and the denominator of which is the number of Lots included within the Property from time to time. The undivided share will decrease from time to time if and when additional Lots and subsequent phases are added to the Property.

(b) Easements. Each Owner shall be entitled to the use, benefit and enjoyment of the various easements described in Article II hereof.

ARTICLE X – ASSESSMENT LIENS

Section 1. Lien for Assessment. Each Owner of a Lot, by acceptance of a deed therefor, whether expressly so stated in such deed, is deemed to covenant and agree to pay the various costs, charges and assessments set forth in this Declaration when due. Unless otherwise expressly stated, the date that said costs, charges and assessments are due shall be ten (10) days after demand for payment is made by the Association. If said costs, charges and assessments are not paid when due, the Association may pay same and, upon payment, the Owner who failed to pay said costs, charges and assessments shall be liable to the Association for the amount paid plus interest at the highest rate allowed by law, which amount shall be secured by a lien against the Lot of the defaulting Owner. Said lien shall attach from and after the recording of a claim of lien in the

public records of Santa Rosa County stating the description of the Lot, the name of the record Owner, the amount due and due date and the provision of this Declaration upon which the claim is based. The lien, which shall also secure reasonable attorney's fees and court costs, may thereafter be foreclosed in the manner provided by law. Upon payment, the holder of the lien shall deliver a satisfaction of the lien.

Section 2. Subordination of the Lien to Mortgages. The assessment lien provided for herein shall be subordinate to the lien of any prior recorded first mortgage on a Lot. Sale or transfer of any Lot shall not affect the assessment lien; provided, however, the sale or transfer of any Lot pursuant to foreclosure of a first mortgage on said Lot or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof or relieve the prior Owner from any personal liability for any unpaid assessments occurring prior to said sale or transfer.

ARTICLE XI – ANNEXATION OF ADDITIONAL LANDS

Section 1. Declarant's Rights. Declarant hereby Preserves the right, exercisable in its sole and absolute discretion, to (a) make any real property adjacent to the Subdivision, including but not limited to the Additional Phases (the "Additional Property") subject to all or any of the terms and conditions of this Declaration and/or (b) permit owners of Additional Property to become Members of the Association. No assurances can be made as to whether any Additional Property will be annexed. Furthermore, Declarant expressly Preserves the right to exercise this right on multiple occasions until such time as all Additional Property has been annexed into the Subdivision and made subject to this Declaration. No assurances can be made with respect to the boundaries of any portions of any Additional Property that might be annexed. The Additional Property may be annexed in accordance with this Section by an amendment to this Declaration, which amendment may be made and entered into by Declarant in its sole and absolute authority and discretion without the consent, approval or signature of the Association or any Member. Notwithstanding anything contained in this Section to the contrary, (i) no Additional Property shall be subject to this Declaration unless and until Declarant executes an amendment to this Declaration affirmatively exercising Declarant's rights hereunder and records such amendment in the office in which this Declaration is recorded, and (ii) in the event Declarant exercises its right to annex any Additional Property in accordance with this Section, Declarant shall also have the sole and exclusive right to alter, or otherwise replace with other terms, the terms of Article VII hereof as those terms pertain to any Lots created out of such Additional Property.

Section 2. Effect of Amendment. In the event of an amendment to this Declaration to reflect the expansion of the Subdivision to include additional Lots or phases, (i) the definitions used in this Declaration shall be expanded to encompass and refer to the Subdivision so expanded and (ii) the recording of the amendment in the public records of Santa Rosa County, Florida shall be effective to vest in the Owners of the Subdivision as it existed prior to the expansion, their respective undivided shares in the Association, and (iii) the recording of the amendment in the public records of Santa Rosa County, Florida shall be effective to vest in the Owners of the Subdivision as it existed after the expansion, their respective undivided share of the Association based on the formula in Article IX.

Section 3. Mergers. Upon a merger or consolidation of the Association with another similar association, its properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association, or, alternatively, the properties, rights and obligations of another association may, by operation of law, be added to the properties, rights and obligations of the Association as a surviving corporation pursuant to a merger; provided, however, that such merger shall have been approved by the vote of eighty percent (80%) of the Class A membership and the consent of the Class B membership, if any, at a regular meeting or special meeting duly called for such purpose. The surviving or consolidated association may administer the covenants and restrictions established by this Declaration within the Subdivision, together with covenants and restrictions established upon any other properties as one scheme. No such merger or consolidation, however, shall effect any revocation, change, or addition to the covenants established by this Declaration within the Subdivision.

ARTICLE XII - GENERAL PROVISIONS

Section 1. Violations of any Covenants, Conditions and Restrictions.

- (a) Violation of any covenants, conditions, or restrictions shall give the Board, or its agents or assigns, the right to enter upon the Property where such violation exists and summarily abate or remove the same at the expense of the Owner, and such entry and abatement or removal shall not be deemed as trespass.
- (b) If any Owner, tenant or occupant of any Lot shall violate or attempt to violate any of these covenants, conditions, or restrictions while in force and effect, it shall be lawful for the Declarant, its agents or assigns, or any other person or persons having any Ownership interest in any other Lot to prosecute any proceeding at law or in equity against any person violating or attempting to violate such covenants, conditions, or restrictions and either to prevent them from doing so or to recover damages for such violation. In the event Board or its agents or assigns shall commence any proceeding to enforce these covenants, conditions, and restrictions or be required to defend any such suit regarding such covenants, conditions, and restrictions and prevail in any such obligation regarding enforcement or upholding of such covenants, conditions and restrictions, then, in such event, the party against whom such action has been brought or defended shall be responsible to pay Declarant a reasonable attorney's fee for the bringing or defending of such action.
- (c) In no event and under no circumstances shall a violation of any covenant condition, or restrictions herein contained work a forfeiture or reverter of title.
- (d) Invalidation of any of these covenants, conditions, and restrictions by judgment or court order shall in no way effect any other provisions which shall remain in full force and effect.

Section 2. Compliance and Default. Each Owner shall be governed by and shall comply with the terms of this Declaration, the Articles and the Bylaws, and the regulations adopted pursuant to those documents, and all of such as they may be amended from time to time. Failure of an Owner to comply with such documents and regulations shall entitle the Association or other Owners to the following relief in addition to the remedies provided by the law:

- (a) Negligence. An Owner shall be liable for the expense of any maintenance, repair, or replacement rendered necessary by his or her negligence or by that of any member of his or her family or his or her or their guests, employees, agents or lessees.
- (b) Fines. The Board of Directors of the Association may, upon notice and hearing before said Board, fine, assess, and charge any offending Member a sum not to exceed \$150.00 for each infraction of the provisions of this Declaration, the Articles, the Bylaws, or rules and regulations of the Association. Any such fines shall constitute a lien against the Lot owned or occupied by the violator as set forth in Article X hereof unless paid within ten (10) days of the date assessed.
- (c) Costs and Attorney's Fees. In any proceeding arising because of an alleged failure of an Owner or the Association to comply with the terms of this Declaration, the Articles, the Bylaws, or the regulations adopted pursuant to them, and the documents and regulations as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees as may be awarded by the Court.
- (d) No Waiver of Rights. The failure of the Association or any Owner to enforce any covenant, restriction, or other provision of this Declaration, the Articles, or the Bylaws shall not constitute a waiver of the right to do so thereafter.

Section 3. Term of Declaration. The covenants, conditions, and restrictions and other matters set forth in this Declaration shall run with and bind the Property from time to time submitted to this Declaration and shall inure to the benefit of and be enforceable by any Owner.

Section 4. Amendment. Until Turnover has occurred, the Declarant Preserves and shall have the exclusive right to: (i) amend these covenants and restrictions for the purpose of curing any ambiguity in or any inconsistency among the provisions contained in the Declaration; (ii) include in any contract or deed or any other instrument made any additional covenants and restrictions applicable to the particular Lot which do not lower the standards of the covenants and restrictions contained in this Declaration; and (iii) release any Lot from any part of the covenants and restrictions which have been violated if the Board, in its sole discretion, determines such violation to be minor or insubstantial. After the conveyance of the last Lot by Declarant to an Owner, the power set forth in (iii) above may be exercised by the Board of the Association. This Declaration

may be amended during the first twenty (20) year period by an instrument signed by not less than ninety (90%) percent of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five (75%) percent of the Lot Owners. Any amendment must be recorded in the Public Records of Santa Rosa County, Florida.

In addition to any other method of amending this Declaration provided for elsewhere herein, the Declarant Preserves the right and power to record a special amendment (Special Amendment) to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Association, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, or guarantee first mortgages covering lots, (iii) to bring this Declaration into compliance with Florida law, or (iv) to correct clerical or typographical errors in this Declaration or any Exhibit hereto or any supplement or amendment thereto. In furtherance of the foregoing, a power coupled with an interest is hereby Preserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, or other instrument affecting a Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Developer to make, execute and record Special Amendments. The reserved rights of the Declarant under this Article shall terminate seven (7) years from the date of recording of this Declaration.

Section 5. Termination of Covenants Conditions and Restrictions. These covenants, conditions, and restrictions are to run with the land, and shall be part of all deeds and contracts or conveyances of any and all Lots and shall be binding on all parties and all persons claiming under them until March 1, 2050, at which time said covenants, conditions, and restrictions shall terminate. They shall be extended for additional successive periods of ten (10) years each unless terminated by written and recorded agreement of 3/4ths of the record Owners on March 1, 2050, or one of such successive ten-year anniversary dates thereafter.

Section 6. Severability. Invalidation of any one of the covenants, conditions, restrictions, or other provisions of this Declaration by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

ARTICLE XIII – CONSERVATION EASEMENT/WETLANDS

Portions of the areas shown of the Unrecorded Subdivision as "Wetlands," as well as possibly some additional land areas (potentially including a portion of some of the Lots), are subject to regulations by the State of Florida Department of Environmental Protection and the United States Corps of Engineers as depicted on Exhibit "E" attached hereto and incorporated by reference. It is anticipated that Declarant shall, after the recording of this Declaration, convey to the Association the "Wetlands", all of which shall thereafter be owned and held by the Association. The Association and any Owner by accepting title to the Common Areas or "Wetlands" shown on the Unrecorded Subdivision as applicable, covenants and agrees to timely and properly abide by, observe and discharge all obligations, duties and responsibilities under State and Federal law governing the use of "Wetlands".

"Wetlands" refers to that portion, if any, of the Common Area or any Lot behind (that is, toward the rear of the Lot) any "Wetlands" or "DEP" or "COE" line shown on the Unrecorded Subdivision or as defined by any applicable State or Federal law including a definition of "wetland" implying a jurisdictional boundary governing the use of any wetland real property. Within any "Wetlands," no vegetation shall be disturbed, or cut without complying with the applicable County, State, or Federal laws and regulations.

In the interest of public health and sanitation and in order to insure that the Unrecorded Subdivision and all other land in the same locality may be benefitted by decrease in hazards of pollution and for the protection of water supplies, recreation, wildlife and other public uses of storm drainage facilities, no Owner or occupant of any Lot in the Unrecorded Subdivision shall use such Lot for any purposes that would result, directly or indirectly, in the draining or dumping into any drainage system or device, any refuse, sewage, or other material which might tend to pollute.

No Lot shall be increased in size by filling in of any wetlands, body of water, creek or any waterway located thereon or on which it may abut without appropriate governmental permits (if required) and prior written approval of the Board. Additionally, during and following construction of any residence or other improvement with any proximity at all to any Wetland, the

following shall be observed: (a) Any wetland areas or water bodies which might be affected by reason of such construction shall be protected from any erosion, sedimentation, siltation, scouring, excess turbidity, and dewatering; (b) all disturbed upland areas shall be stabilized during and after construction so as to prevent any erosion, sedimentation, siltation, or scouring; and (c) there shall be no storage or stockpiling of tools, materials, etc. within wetlands or along water bodies, and any cleared vegetation, excess materials, trash, garbage, and any type of debris shall be cleared from (or, if inadvertently located in the same, promptly removed) wetlands and water bodies at all times.

Declarant has constructed and otherwise provided for disposal of sanitary sewage within the Unrecorded Subdivision by extending the Holley Navarre Water System central sanitary sewage collection system throughout the Unrecorded Subdivision. Accordingly, the use of septic tanks on any Lot, even temporarily, is prohibited (except for use in conjunction with any temporary sales center established by Declarant.)

Jurisdictional areas depicted upon the Unrecorded Subdivision are not guaranteed or warranted as accurate or complete by the Declarant and are subject to change.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set his hand and seal this 3 day of March, 2020.

WITNESSES:

Print Name: Madeline Johnston

Print Name: Alex Johnson

RW HIAWATHA, L.L.C.

By: Brett Ramsey

Its: Manager

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ACKNOWLEDGED AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, by Brett Ramsey, the Manager of RW Hiawatha, LLC, a Florida limited liability company, who has produced a driver's license issued by Florida that contained his photograph and signature as identification, and who is personally known to me, on the 3 day of March, in the year 2020.



Notary Public, State of Florida

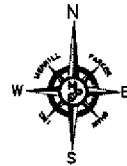
Exhibit "A"

Unrecorded Subdivision with Twenty Four (24) Lots with Shared Private Drive

MS

HIAWATHA PRESERVE UNRECORDED SUBDIVISION

OF A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST
SANTA ROSA COUNTY, FLORIDA





MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

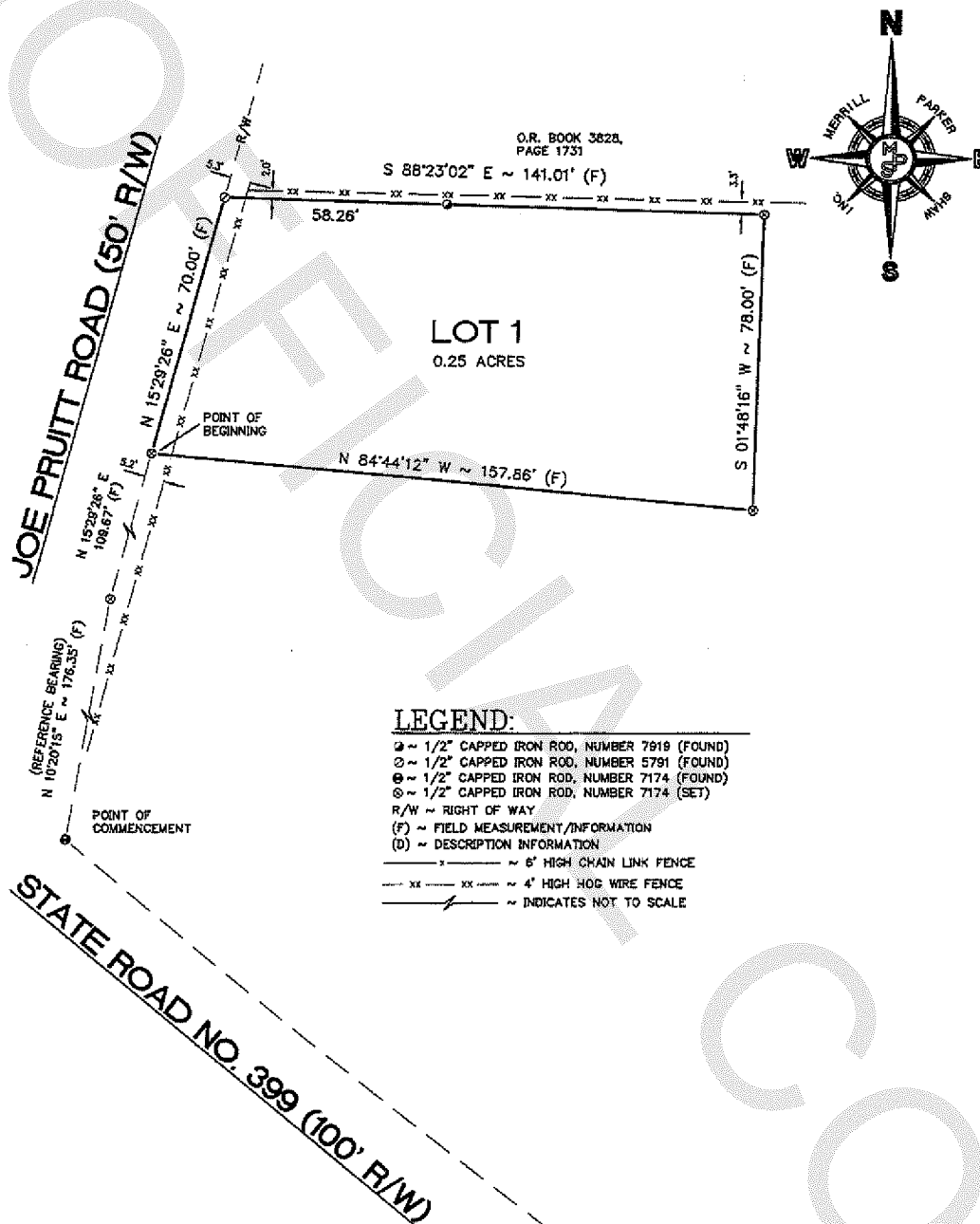
JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA

RECORDED BOOK PAGE *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



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PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 1

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO NORTH 10 DEGREES 20 MINUTES 15 SECONDS EAST ALONG THE EASTERLY RIGHT OF JOE PRUITT ROAD (50' R/W), FOR A DISTANCE OF 176.35 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 15 DEGREES 29 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 109.67 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 15 DEGREES 29 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 70.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 5791, AT THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN O.R. BOOK 3828, AT PAGE 1731; THENCE GO SOUTH 88 DEGREES 23 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL, FOR A DISTANCE OF 141.01 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SOUTH LINE OF SAID PARCEL, GO SOUTH 01 DEGREE 48 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 78.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 84 DEGREES 44 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 157.86 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.25 ACRES.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 2 OF 2

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DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20
E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR



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PREPARED FOR: RAMSEY AND WALKER, LLC

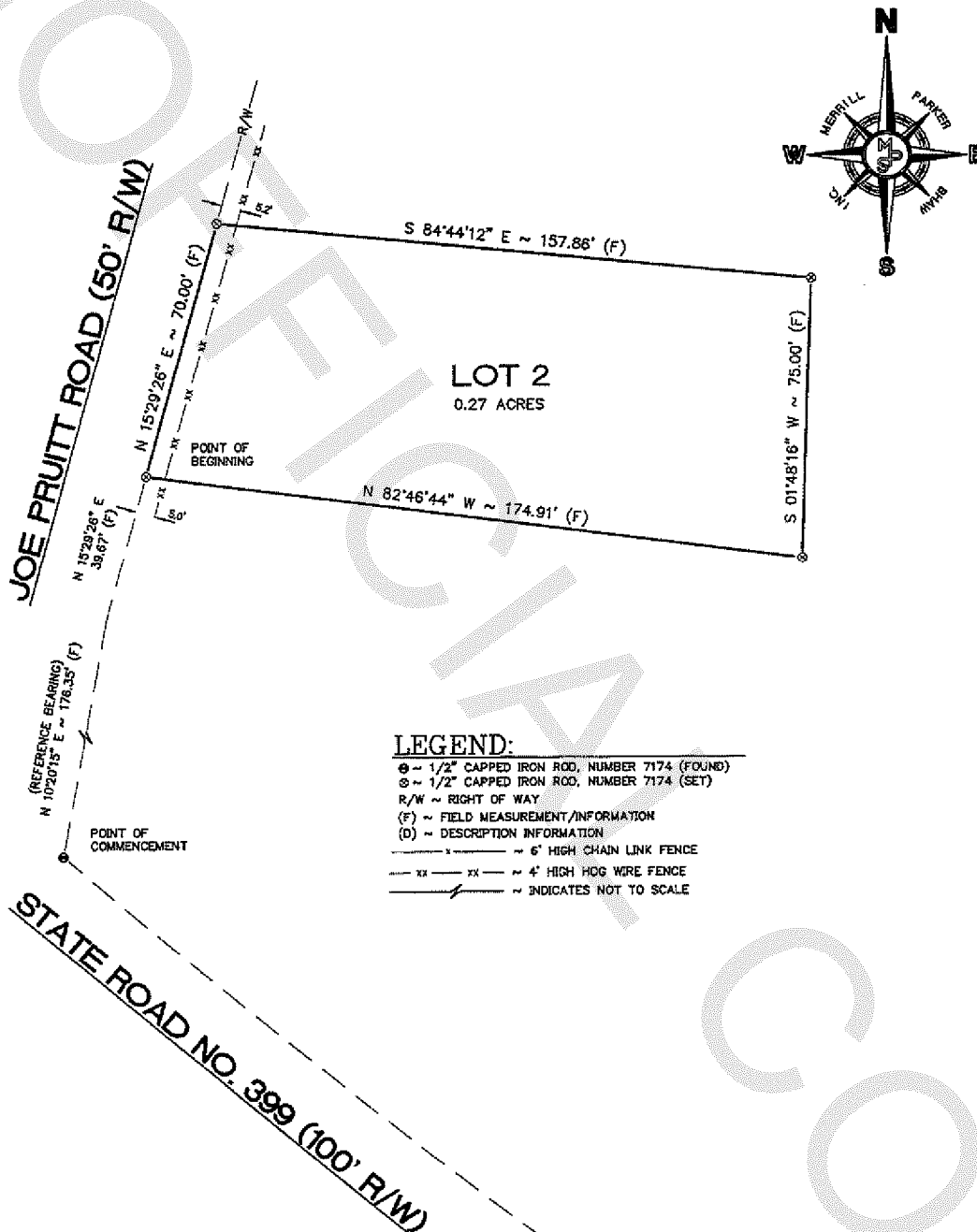
JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



"BOUNDARY SURVEY"

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP 2-S, RANGE 27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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DATE: 1/9/20

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DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 2

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'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L.C. DRAFTED: M.P. TYPED: M.P. CHECKED: M.P.

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC.

CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

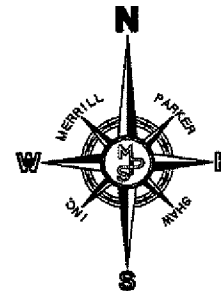
DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

LEGEND:

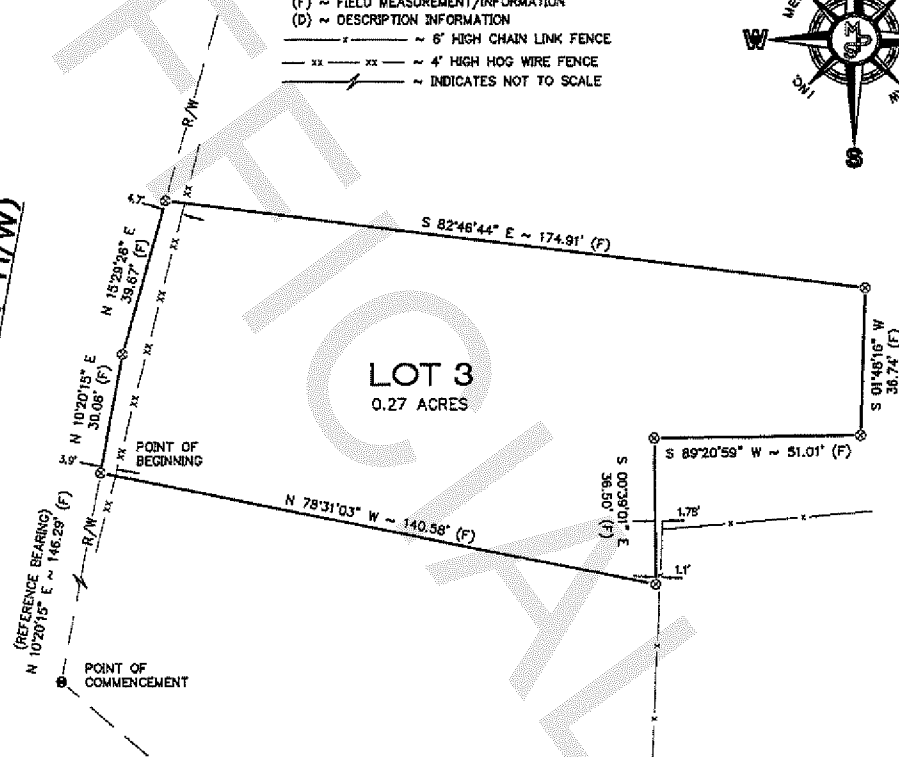
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- xx — ~ 6' HIGH CHAIN LINK FENCE
- xx — ~ 4' HIGH HOG WIRE FENCE
- — — ~ INDICATES NOT TO SCALE



JOE FRUITT ROAD (50' R/W)

STATE ROAD NO. 399 (100' R/W)

LOT 3
0.27 ACRES



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

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JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 3

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO NORTH 10 DEGREES 20 MINUTES 15 SECONDS EAST ALONG THE EASTERLY RIGHT OF JOE PRUITT ROAD (50' R/W), FOR A DISTANCE OF 146.29 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 10 DEGREES 20 MINUTES 15 SECONDS EAST ALONG SAID EASTERLY RIGHT OF JOE PRUITT ROAD (50' R/W), FOR A DISTANCE OF 30.06 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 15 DEGREES 29 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 39.67 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, GO SOUTH 82 DEGREES 46 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 174.91 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 01 DEGREE 48 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 36.74 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 89 DEGREES 20 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 51.01 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 00 DEGREES 39 MINUTES 01 SECOND EAST FOR A DISTANCE OF 36.50 FEET; THENCE GO NORTH 78 DEGREES 31 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 140.58 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.27 ACRES.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L.C. DRAFTED, NPL PLOTTED, NPL CHECKED, ENP

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

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PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

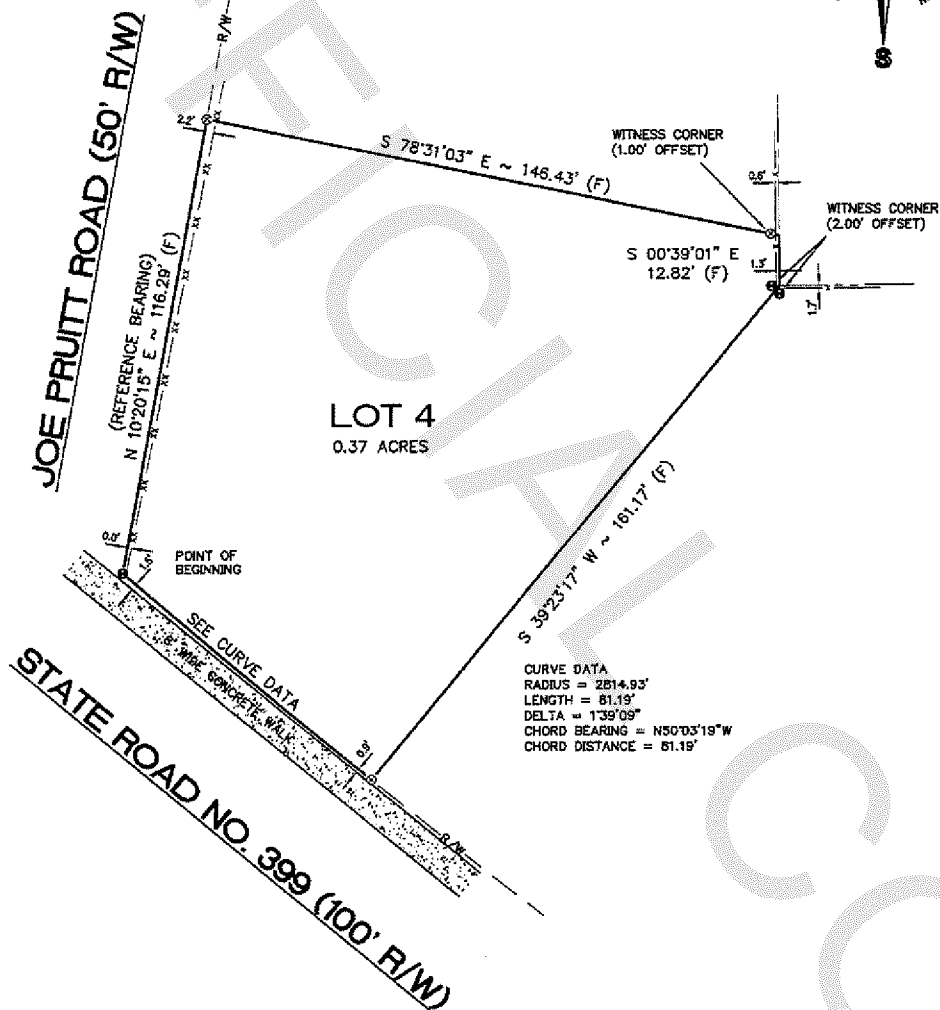
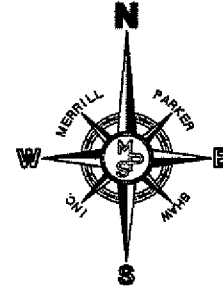
DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

LEGEND:

- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- ~ 6' HIGH CHAIN LINK FENCE
- xx ~ 4' HIGH HOG WIRE FENCE
- ~ INDICATES NOT TO SCALE



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP 2-S, RANGE 27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

REVISIONS:

EP 2/24/20
REVISE DESCRIPTION

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FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 4

BEGINNING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO NORTH 10 DEGREES 20 MINUTES 15 SECONDS EAST ALONG THE EASTERLY RIGHT OF JOE PRUITT ROAD (50' R/W), FOR A DISTANCE OF 116.29 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, GO SOUTH 78 DEGREES 31 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 148.43 FEET; THENCE GO SOUTH 00 DEGREES 39 MINUTES 01 SECOND EAST FOR A DISTANCE OF 12.82 FEET; THENCE GO SOUTH 39 DEGREES 23 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 161.17 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 81.19 FEET (DELTA = 01 DEGREE 39 MINUTES 09 SECONDS, CHORD BEARING = NORTH 50 DEGREES 03 MINUTES 19 SECONDS WEST, CHORD DISTANCE = 81.19 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.37 ACRES.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
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- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L.S.: TS, DRAFTED, MP, TYPED, MP, CHECKED, EMO

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP 2-S, RANGE 27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC.

CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER / PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

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JOB NO.: 19-11737

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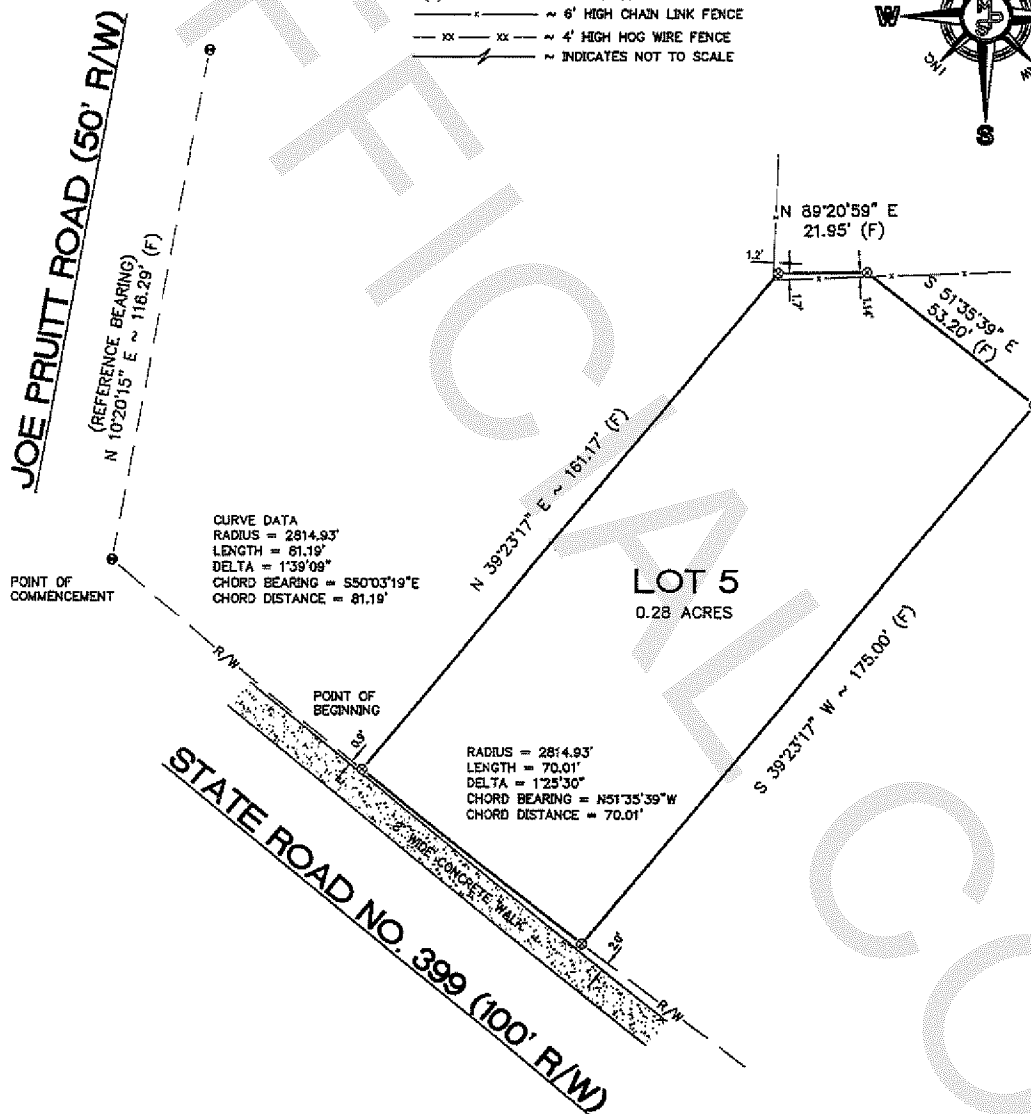
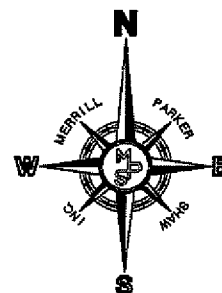
DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

LEGEND:

- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- x — ~ 6' HIGH CHAIN LINK FENCE
- xx — ~ 4' HIGH HOG WIRE FENCE
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'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.G. 13, DRAFTED: M.P., TYPED: M.P., CHECKED: EWP

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP 2-S, RANGE 27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 5

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY ALONG RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 81.19 FEET (DELTA = 01 DEGREE 39 MINUTES 09 SECONDS, CHORD BEARING = SOUTH 50 DEGREES 03 MINUTES 19 SECONDS EAST, CHORD DISTANCE = 81.19 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 161.17 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 89 DEGREES 20 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 21.95 FEET; THENCE GO SOUTH 51 DEGREES 35 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 53.20 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 39 DEGREES 23 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 175.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 70.01 FEET (DELTA = 01 DEGREE 25 MINUTES 30 SECONDS, CHORD BEARING = NORTH 51 DEGREES 35 MINUTES 39 SECONDS WEST, CHORD DISTANCE = 70.01 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.28 ACRES.

SURVEYOR'S NOTES:

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'BOUNDARY SURVEY'

SHEET 2 OF 2

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P.L. 15, DRAFTED, W.L. TYPED, W.L. CHECKED, E.L.

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP 2-S, RANGE 27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

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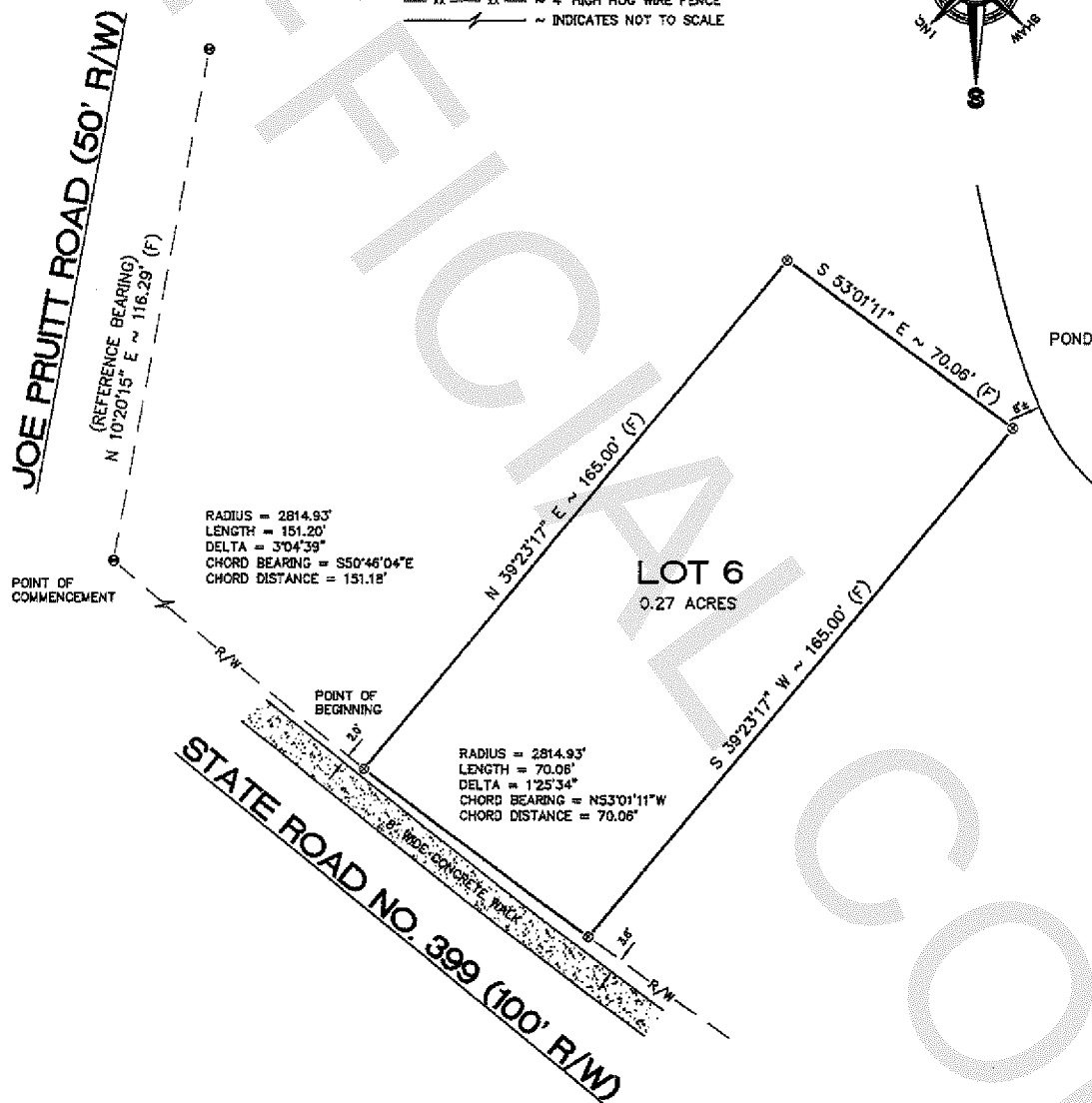
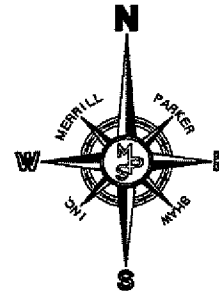
DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

LEGEND:

- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
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REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 6

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 151.20 FEET (DELTA = 03 DEGREE 04 MINUTES 39 SECONDS, CHORD BEARING = SOUTH 50 DEGREES 46 MINUTES 04 SECONDS EAST, CHORD DISTANCE = 151.18 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 185.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 53 DEGREES 01 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 70.06 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 39 DEGREES 23 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 185.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 70.06 FEET (DELTA = 01 DEGREE 25 MINUTES 34 SECONDS, CHORD BEARING = NORTH 53 DEGREES 01 MINUTES 11 SECONDS WEST, CHORD DISTANCE = 70.06 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.27 ACRES.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

"BOUNDARY SURVEY"

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

COPYRIGHT © 2016 BY MERRILL PARKER SHAW, INC.
P.C.: 12, DRAFTED: WPS, TYPED: WPS, CHECKED: WPS

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

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PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

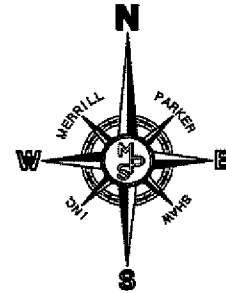
DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

LEGEND:

- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- x — ~ 6' HIGH CHAIN LINK FENCE
- xx — ~ 4' HIGH HOG WIRE FENCE
- / — ~ INDICATES NOT TO SCALE



JOE PRUITT ROAD (50' R/W)
(REFERENCE BEARING)
N 10°20'15" E ~ 116.29' (F)

POINT OF COMMENCEMENT

RADIUS = 2814.93'
LENGTH = 221.26'
DELTA = 4°30'13"
CHORD BEARING = S51°28'51"E
CHORD DISTANCE = 221.21'

POINT OF BEGINNING

RADIUS = 2814.93'
LENGTH = 70.16'
DELTA = 1°25'41"
CHORD BEARING = N54°26'48"W
CHORD DISTANCE = 70.16'

STATE ROAD NO. 399 (100' R/W)

LOT 7
0.26 ACRES

POND

'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L.: TS, DATED, MFL, TYPED, MFL, CHECKED, DFL

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

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DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 7

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 221.26 FEET (DELTA = 04 DEGREE 30 MINUTES 13 SECONDS, CHORD BEARING = SOUTH 51 DEGREES 28 MINUTES 51 SECONDS EAST, CHORD DISTANCE = 221.21 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 159.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 54 DEGREES 28 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 70.16 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 39 DEGREES 23 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 159.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 70.16 FEET (DELTA = 01 DEGREE 25 MINUTES 41 SECONDS, CHORD BEARING = NORTH 54 DEGREES 26 MINUTES 48 SECONDS WEST, CHORD DISTANCE = 70.16 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.26 ACRES.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
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- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
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'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L.L.C. DRAFTED: MPJ, TYPED: MPJ, CHECKED: DDP

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
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PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

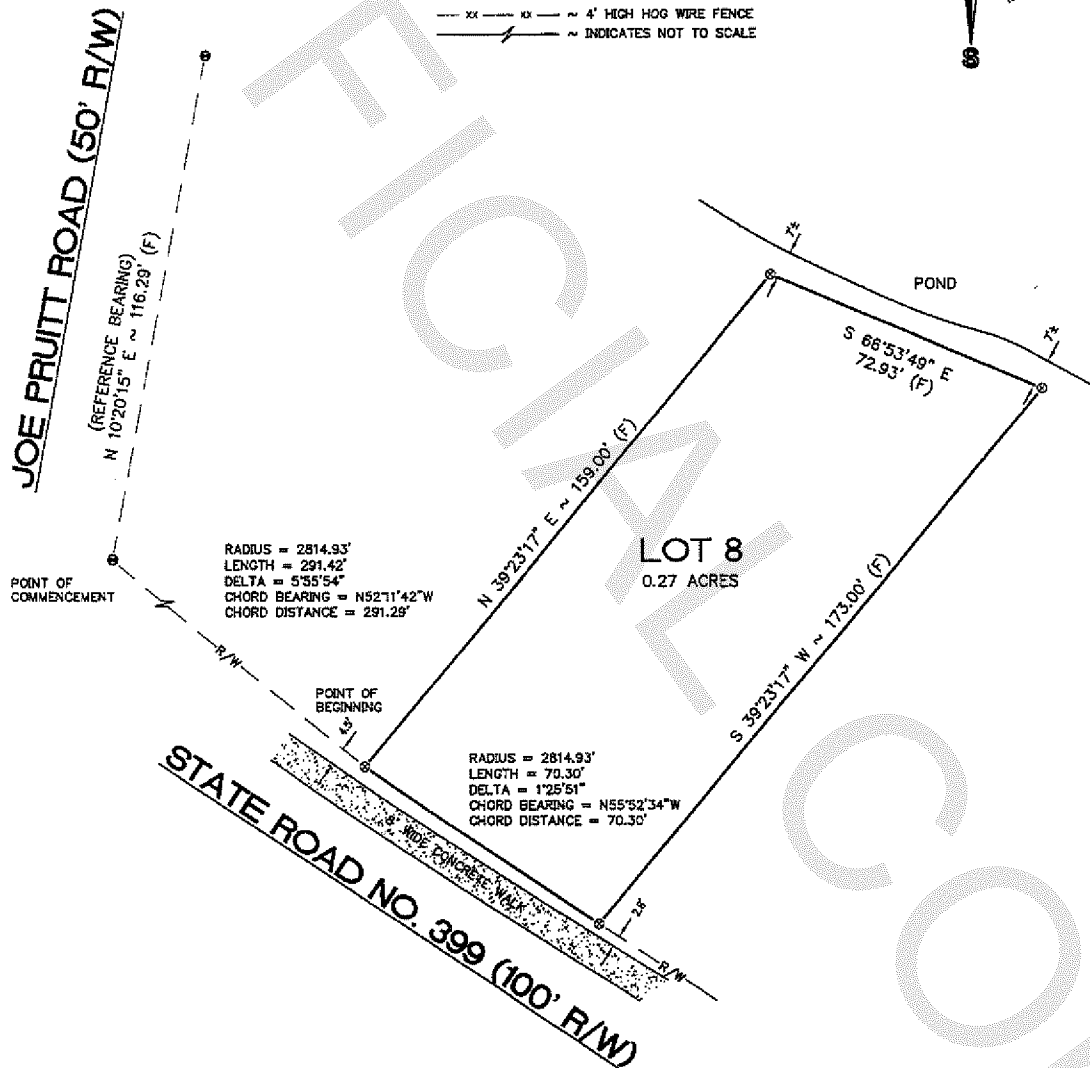
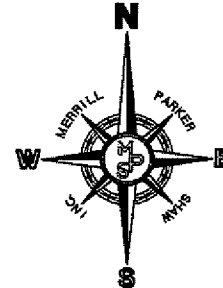
DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

LEGEND:

- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- ~ 6" HIGH CHAIN LINK FENCE
- xx — ~ 4" HIGH HOG WIRE FENCE
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'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.D., T.S., DRAFTED, M.P., TYPED, M.P., CHECKED, M.P.

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP 2-S, RANGE 27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

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SCALE: 1" = 30'

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LOT 8

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 291.42 FEET (DELTA = 05 DEGREE 55 MINUTES 54 SECONDS, CHORD BEARING = SOUTH 52 DEGREES 11 MINUTES 42 SECONDS EAST, CHORD DISTANCE = 291.29 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 159.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 66 DEGREES 53 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 72.93 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 39 DEGREES 23 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 173.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 70.30 FEET (DELTA = 01 DEGREE 25 MINUTES 51 SECONDS, CHORD BEARING = NORTH 55 DEGREES 52 MINUTES 34 SECONDS WEST, CHORD DISTANCE = 70.30 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.27 ACRES.

SURVEYOR'S NOTES:

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'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L. 13, DRAFTED 101, TYPED 101, CHECKED 101

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

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JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

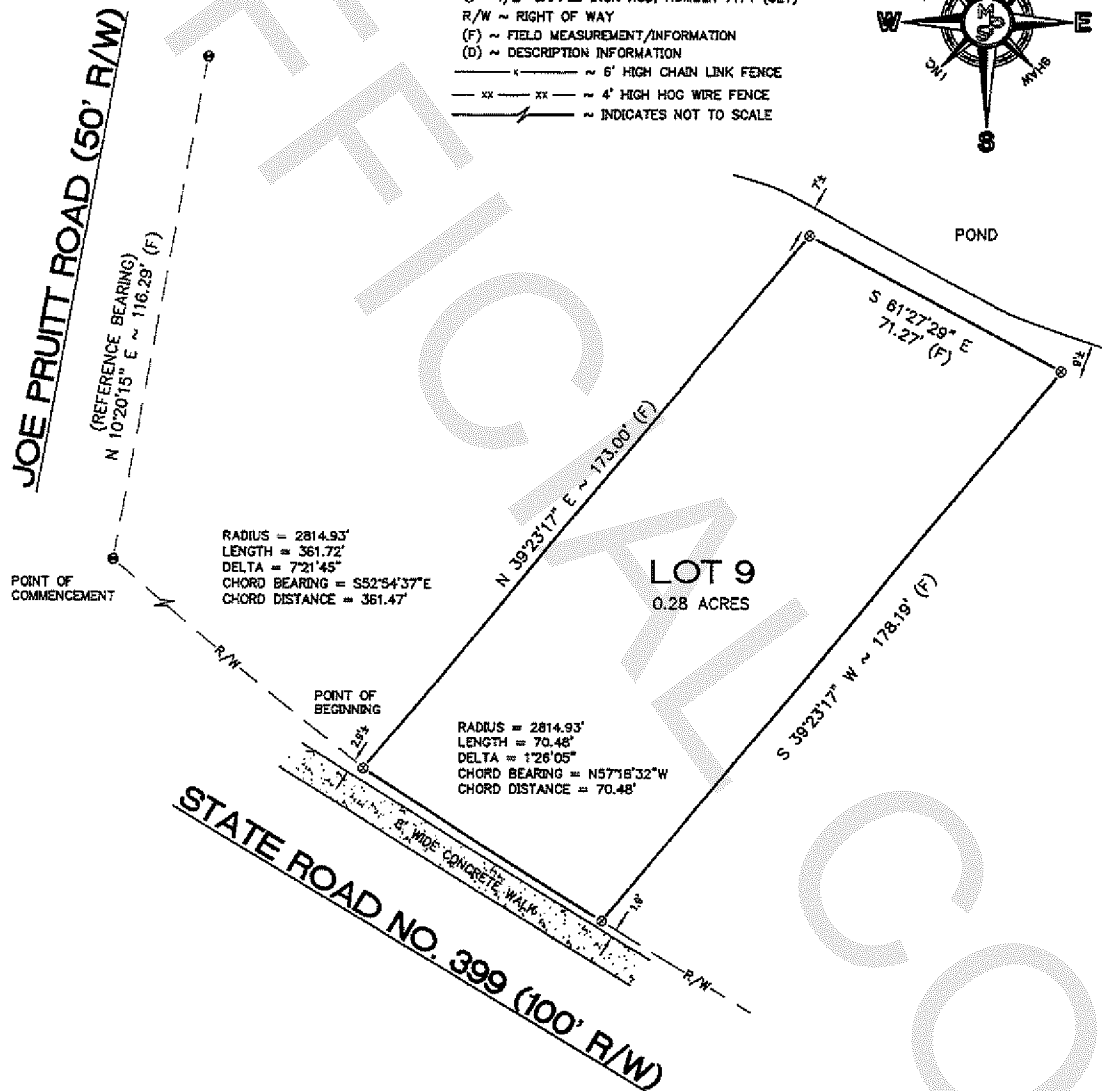
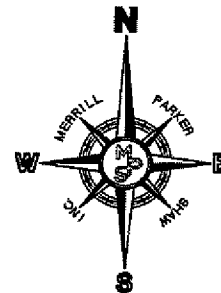
DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

LEGEND:

- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- ~ 6' HIGH CHAIN LINK FENCE
- xx ~ 4' HIGH HOG WIRE FENCE
- ~ INDICATES NOT TO SCALE



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L.S. DRAFTED, REV. TYPED, M.P.S. CHECKED, EXP.

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

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SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 9

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 381.72 FEET (DELTA = 07 DEGREE 21 MINUTES 45 SECONDS, CHORD BEARING = SOUTH 52 DEGREES 54 MINUTES 37 SECONDS EAST, CHORD DISTANCE = 381.47 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 173.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 81 DEGREES 27 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 71.27 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 39 DEGREES 23 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 178.19 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 70.48 FEET (DELTA = 01 DEGREE 26 MINUTES 05 SECONDS, CHORD BEARING = NORTH 57 DEGREES 18 MINUTES 32 SECONDS WEST, CHORD DISTANCE = 70.48 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.28 ACRES.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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PLOT 12, DATED 1/9/20, TYPE: B/L, CHECKED: EWP

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

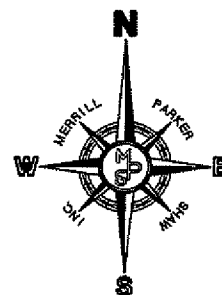
DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

LEGEND:

- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- ~ 6' HIGH CHAIN LINK FENCE
- xx — ~ 4' HIGH HOG WIRE FENCE
- ~ INDICATES NOT TO SCALE



JOE FRUIT ROAD (50' R/W)
(REFERENCE BEARING)
N 10°20'15" E ~ 116.29' (F)

POINT OF COMMENCEMENT

RADIUS = 2814.93'
LENGTH = 432.20'
DELTA = 8°47'30"
CHORD BEARING = S53°37'40"E
CHORD DISTANCE = 431.78'

RADIUS = 2814.93'
LENGTH = 70.71'
DELTA = 1°28'22"
CHORD BEARING = N58°44'45"W
CHORD DISTANCE = 70.71'

STATE ROAD NO. 399 (100' R/W)

LOT 10
0.29 ACRES

POND

'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L.L.C. DRAFTED: M.P.S. TYPED: M.P.S. CHECKED: E.W.P.

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
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PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 10

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 432.20 FEET (DELTA = 08 DEGREE 47 MINUTES 50 SECONDS, CHORD BEARING = SOUTH 53 DEGREES 37 MINUTES 40 SECONDS EAST, CHORD DISTANCE = 431.78 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 178.19 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 81 DEGREES 27 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 71.27 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 39 DEGREES 23 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 181.60 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 70.71 FEET (DELTA = 01 DEGREE 26 MINUTES 22 SECONDS, CHORD BEARING = NORTH 58 DEGREES 44 MINUTES 45 SECONDS WEST, CHORD DISTANCE = 70.71 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.29 ACRES.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
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- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
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'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.C. 12, DRAFTED: MPJ, PLOD: MPJ, CHECKED: EJP

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER / PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
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A FLORIDA PROFESSIONAL
LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

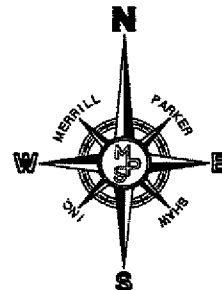
DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

LEGEND:

- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- — — — — ~ 6" HIGH CHAIN LINK FENCE
- xx — xx — ~ 4" HIGH HOG WIRE FENCE
- — — — — ~ INDICATES NOT TO SCALE



JOE PRUITT ROAD (50' R/W)
(REFERENCE BEARING)
N 10°20'15" E ~ 116.29' (F)

POINT OF COMMENCEMENT

RADIUS = 2614.93'
LENGTH = 502.91'
DELTA = 10°14'11"
CHORD BEARING = S54°20'50"E
CHORD DISTANCE = 502.25'

STATE ROAD NO. 399 (100' R/W)
ASPHALT DRIVE
WHITE CONCRETE WALK

RADIUS = 2614.93'
LENGTH = 70.99'
DELTA = 1°25'42"
CHORD BEARING = N60°11'17"W
CHORD DISTANCE = 70.99'

LOT 11
0.29 ACRES

N 39°23'17" E ~ 181.80' (F)
S 61°27'29" E ~ 71.27' (F)
S 39°23'17" W ~ 183.20' (F)

BOUNDARY SURVEY

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.O.: T.S., DRAFTED: W.P.J. TYPED: W.P.J., CHECKED: S.M.P.

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

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LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4928
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 11

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 502.91 FEET (DELTA = 10 DEGREE 14 MINUTES 11 SECONDS, CHORD BEARING = SOUTH 54 DEGREES 20 MINUTES 50 SECONDS EAST, CHORD DISTANCE = 502.25 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 181.60 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 61 DEGREES 27 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 71.27 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 39 DEGREES 23 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 183.20 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 70.99 FEET (DELTA = 01 DEGREE 26 MINUTES 42 SECONDS, CHORD BEARING = NORTH 60 DEGREES 11 MINUTES 17 SECONDS WEST, CHORD DISTANCE = 70.99 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.29 ACRES.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
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- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
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'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.C.I., T.S., DRAFTED, W.P.I., TYPED, W.P.I., CHECKED, C.M.P.

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

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JOB NO.: 19-11737

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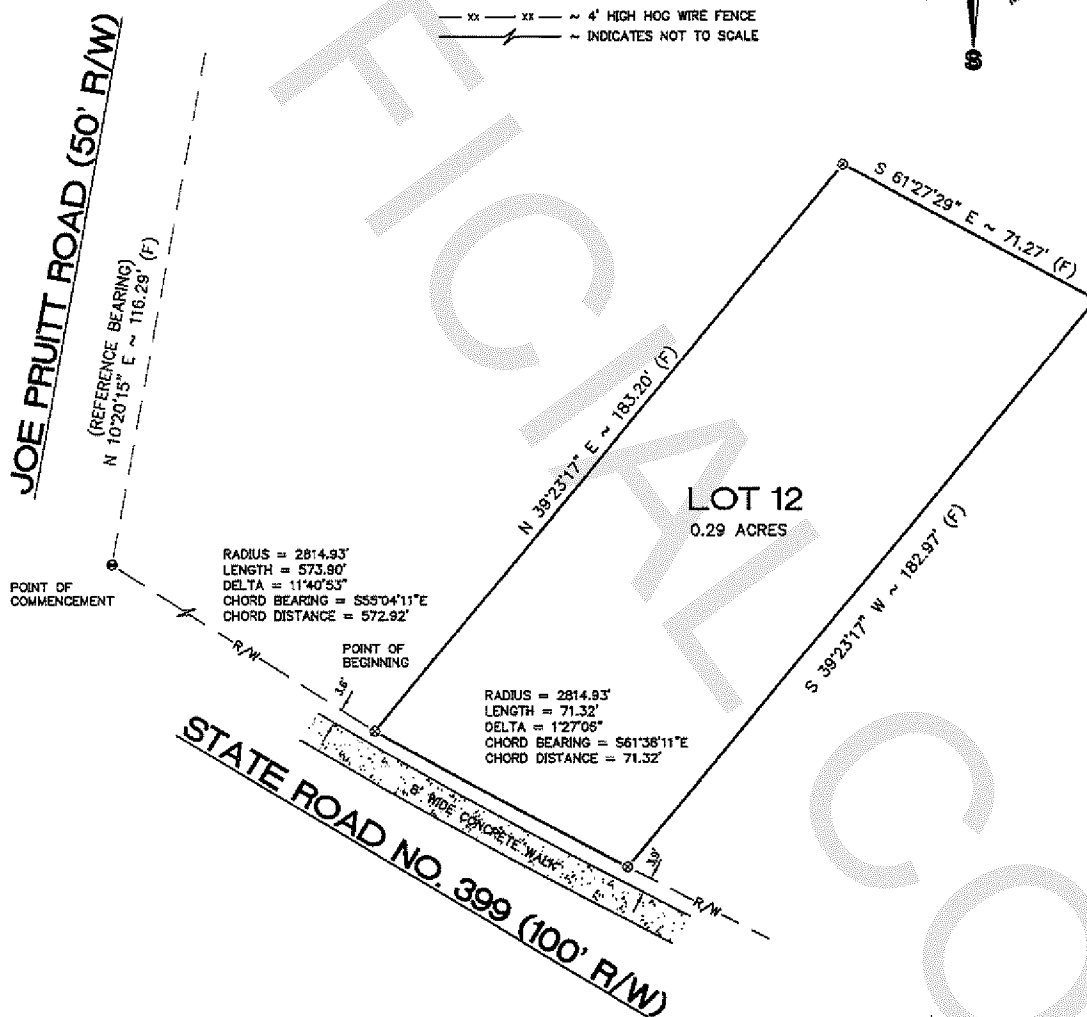
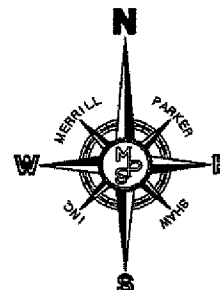
DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

LEGEND:

- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- ~ 6' HIGH CHAIN LINK FENCE
- xx— ~ 4' HIGH HOG WIRE FENCE
- /— ~ INDICATES NOT TO SCALE



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L. T.S. DRAFTED: M.P. TYPED: M.P. CHECKED: M.P.

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

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PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

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DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 12

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 573.90 FEET (DELTA = 11 DEGREE 40 MINUTES 53 SECONDS, CHORD BEARING = SOUTH 55 DEGREES 04 MINUTES 11 SECONDS EAST, CHORD DISTANCE = 572.92 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 183.20 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 61 DEGREES 27 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 71.27 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 39 DEGREES 23 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 182.97 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 71.32 FEET (DELTA = 01 DEGREE 27 MINUTES 06 SECONDS, CHORD BEARING = NORTH 61 DEGREES 38 MINUTES 11 SECONDS WEST, CHORD DISTANCE = 71.32 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.29 ACRES.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L.C. DRAFTED: M.P.J. TYPED: M.P.J. CHECKED: M.P.J.

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

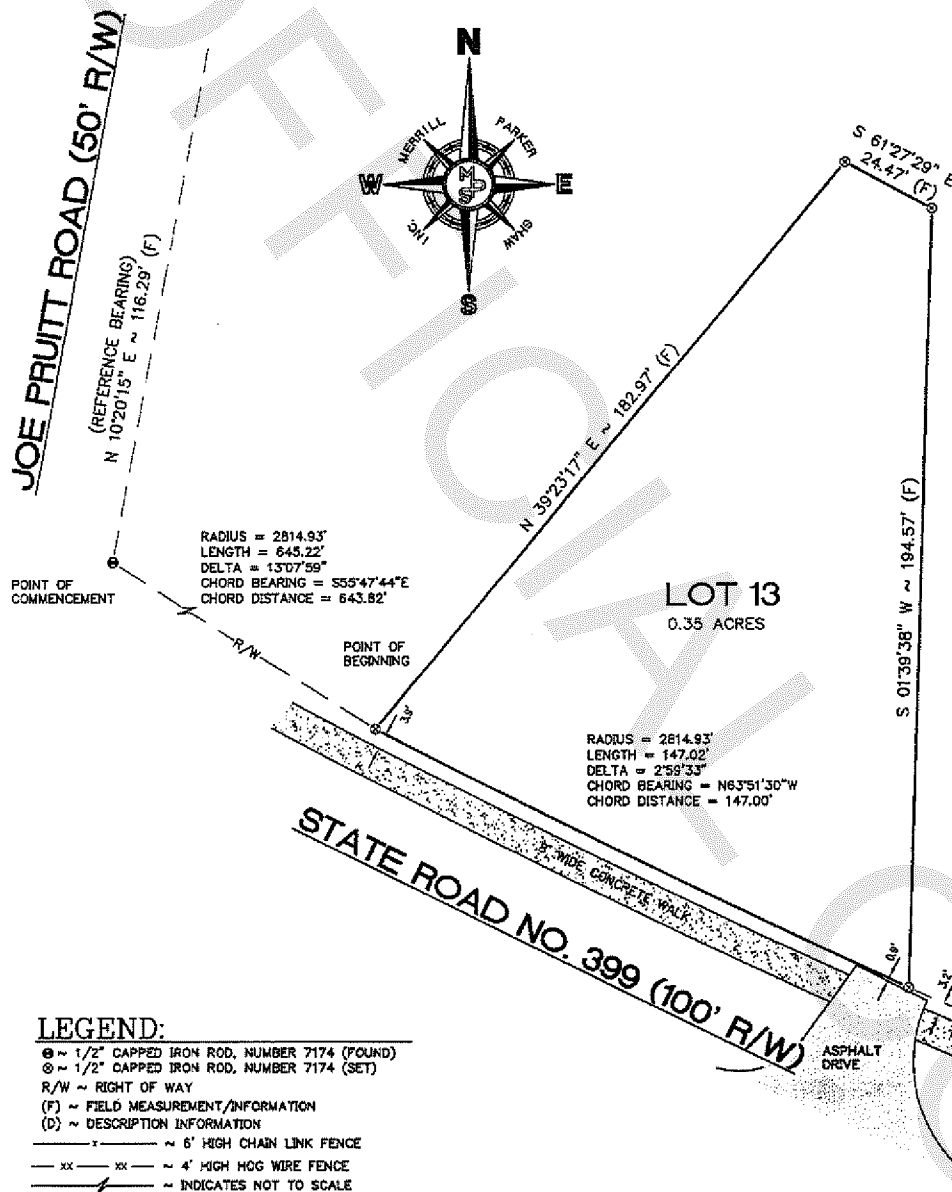
JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L. 13, PART 1, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED BOOK PAGE *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20 FIELD BOOK: 435 PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY.
PENSACOLA, FL 32508

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 13

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 645.22 FEET (DELTA = 13 DEGREE 07 MINUTES 59 SECONDS, CHORD BEARING = SOUTH 55 DEGREES 47 MINUTES 44 SECONDS EAST, CHORD DISTANCE = 643.82 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 182.97 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 61 DEGREES 27 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 24.47 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 01 DEGREE 39 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 194.57 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 147.02 FEET (DELTA = 02 DEGREES 59 MINUTES 33 SECONDS, CHORD BEARING = NORTH 63 DEGREES 51 MINUTES 30 SECONDS WEST, CHORD DISTANCE = 147.00 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.35 ACRES.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON. UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.C.: T.S. DRAFTED: M.P. TYPED: M.P. CHECKED: E.M.P.

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED ---- BOOK ---- PAGE ---- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20
E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

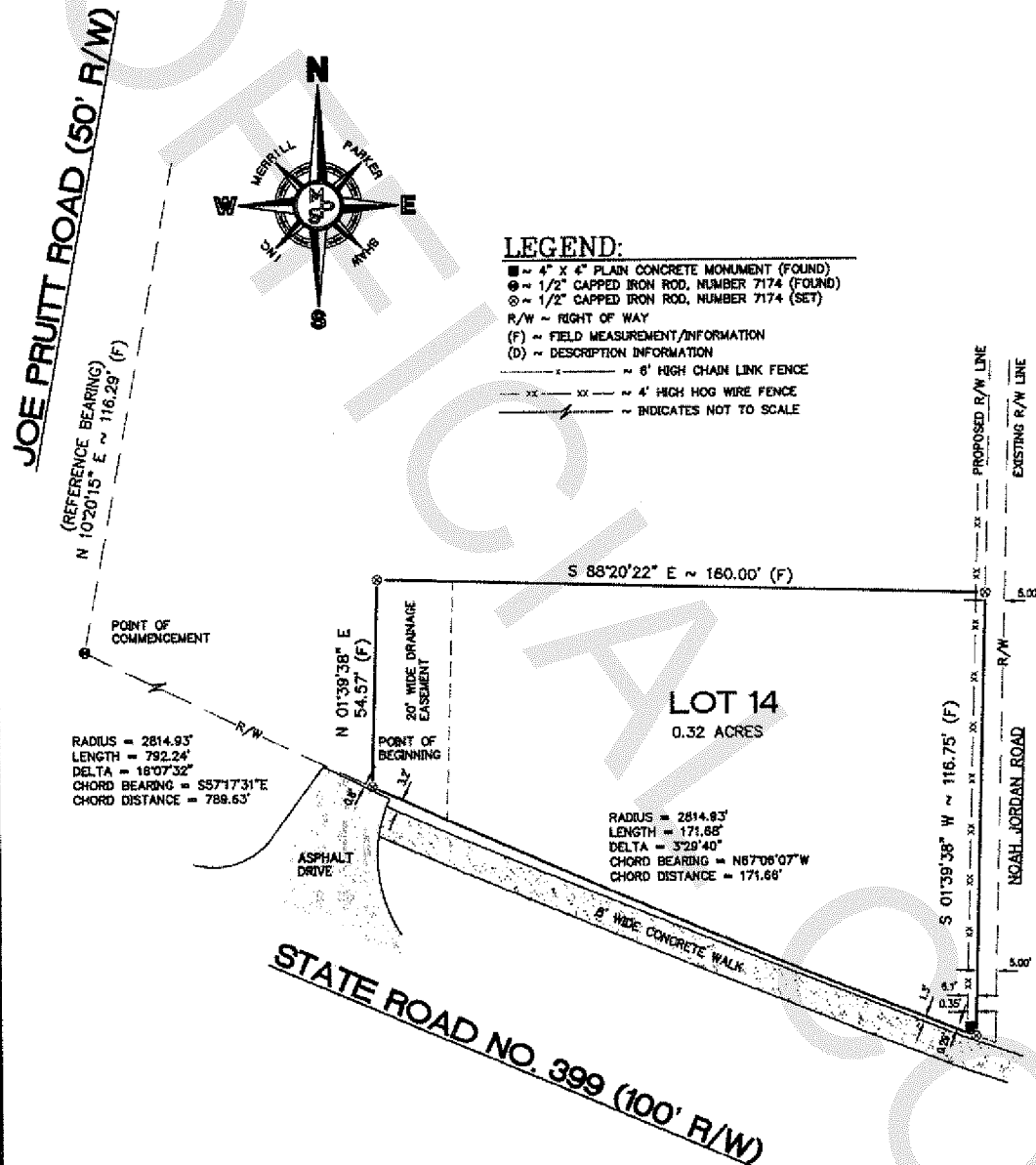
JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L. D.S. DRAFTED, M.P. FILED, M.P. CHECKED, D.S.

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP 2-S, RANGE 27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.
RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20
E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

1/30/20
ADD DRAINAGE EASEMENT

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY.
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 14

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 792.24 FEET (DELTA = 16 DEGREE 07 MINUTES 32 SECONDS, CHORD BEARING = SOUTH 57 DEGREES 17 MINUTES 31 SECONDS EAST, CHORD DISTANCE = 789.63 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 01 DEGREES 39 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 54.57 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 88 DEGREES 20 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 160.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE PROPOSED WEST RIGHT OF WAY LINE OF NOAH JORDAN ROAD (RIGHT OF WAY WIDTH VARIES); THENCE GO SOUTH 01 DEGREE 39 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 116.75 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 171.68 FEET (DELTA = 03 DEGREES 29 MINUTES 40 SECONDS, CHORD BEARING = NORTH 67 DEGREES 08 MINUTES 07 SECONDS WEST, CHORD DISTANCE = 171.66 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.32 ACRES.
THE WEST 20' OF THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A 20' WIDE DRAINAGE EASEMENT.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

COPYRIGHT © 2019 BY MERRILL PARKER SHAW, INC.
P.L. 12, DRAFTED, M.L. TYPED, M.L. CHECKED, D.M.

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.
RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY.
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

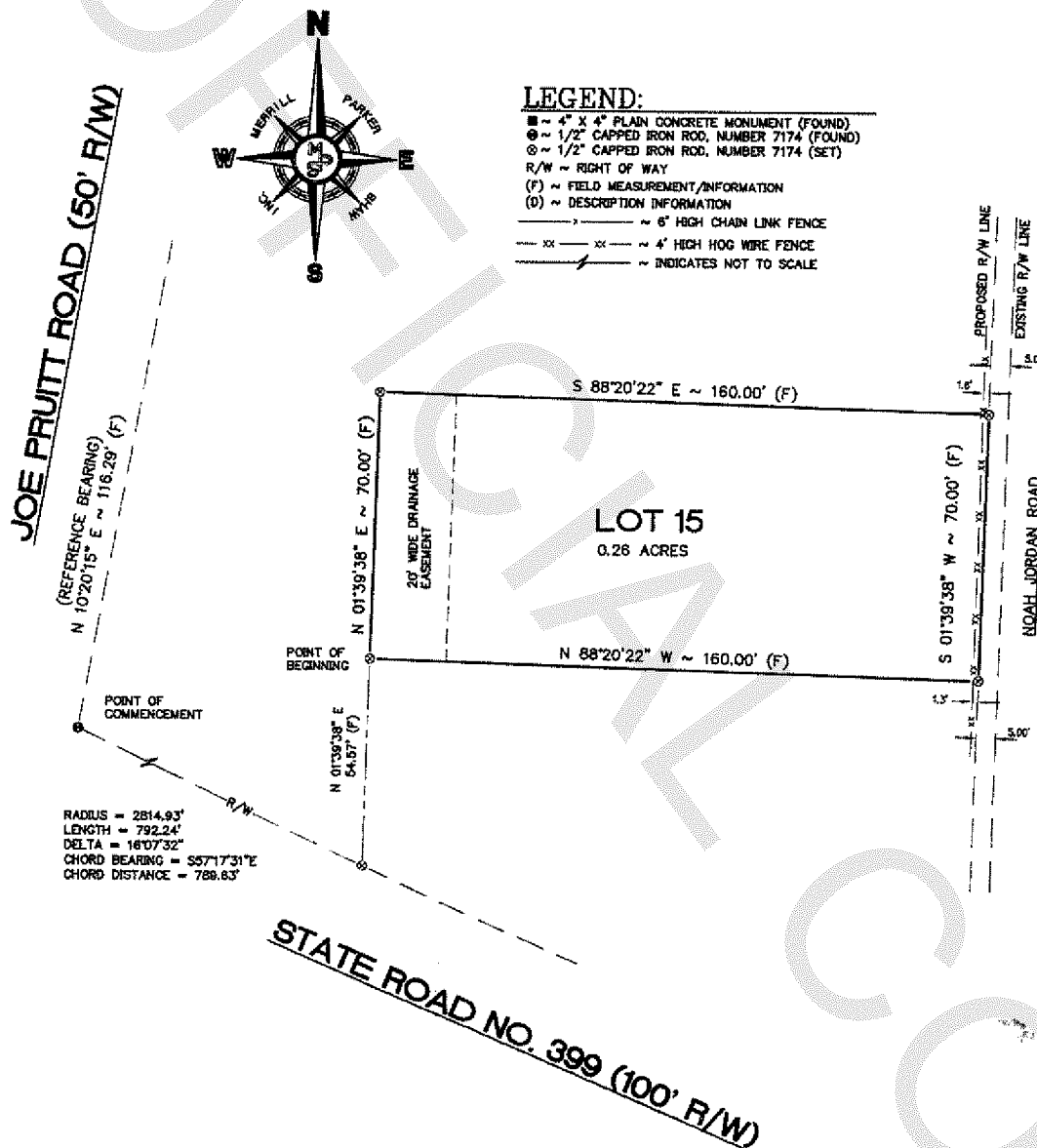
JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.C., T.S., DRAFTED, W.P.J. TYPED, W.P.J. CHECKED, E.W.

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED BOOK PAGE *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

1/30/20

ADD DRAINAGE EASEMENT

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
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JOB NO.: 19-11737

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DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 15

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 792.24 FEET (DELTA = 18 DEGREE 07 MINUTES 32 SECONDS, CHORD BEARING = SOUTH 57 DEGREES 17 MINUTES 31 SECONDS EAST, CHORD DISTANCE = 789.83 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 01 DEGREES 39 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 54.57 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 39 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 70.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 88 DEGREES 20 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 160.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE PROPOSED WEST RIGHT OF WAY LINE OF NOAH JORDAN ROAD (RIGHT OF WAY WIDTH VARIES); THENCE GO SOUTH 01 DEGREE 39 MINUTES 38 SECONDS WEST ALONG SAID WEST PROPOSED RIGHT OF WAY LINE, FOR A DISTANCE OF 70.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SAID WEST PROPOSED RIGHT OF WAY LINE GO NORTH 88 DEGREES 20 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.26 ACRES.

THE WEST 20' OF THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A 20' WIDE DRAINAGE EASEMENT.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER SJ-17.050, CHAPTER SJ-17.051 AND SJ-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L. 13, DRAFTED: WY, TYPED: WY, CHECKED: WY

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

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PREPARED FOR: RAMSEY AND WALKER, LLC

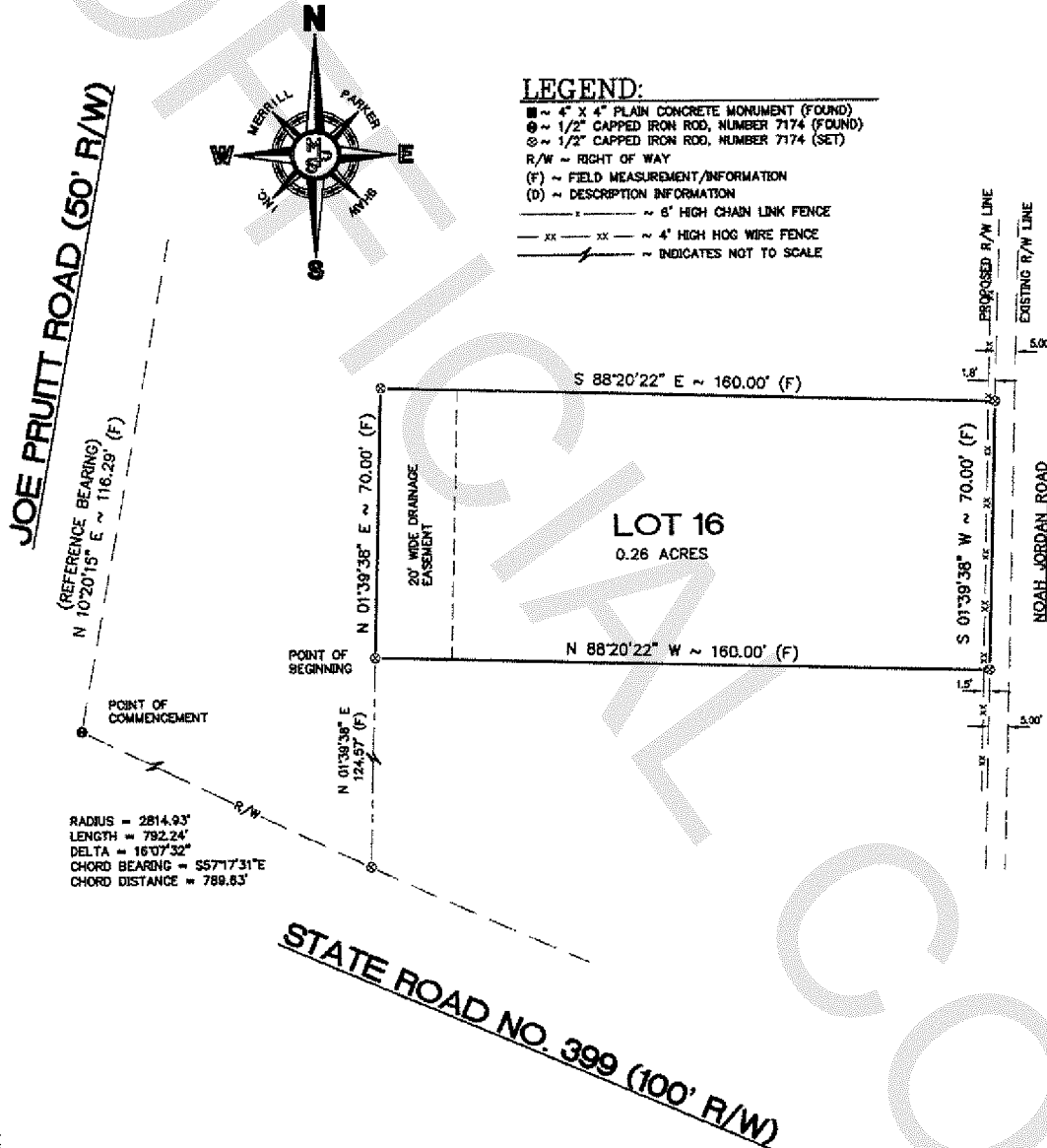
JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L. T.S. DRAFTED, M.P. TYPED, M.P. CHECKED, INC.

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP 2-S, RANGE 27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

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1/30/20

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JOB NO.: 19-11737

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DATE: 1/9/20

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SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 16

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'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L.S.: 13, DRAFTED: 102, TYPED: 102, CHECKED: 102

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.
RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*
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MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

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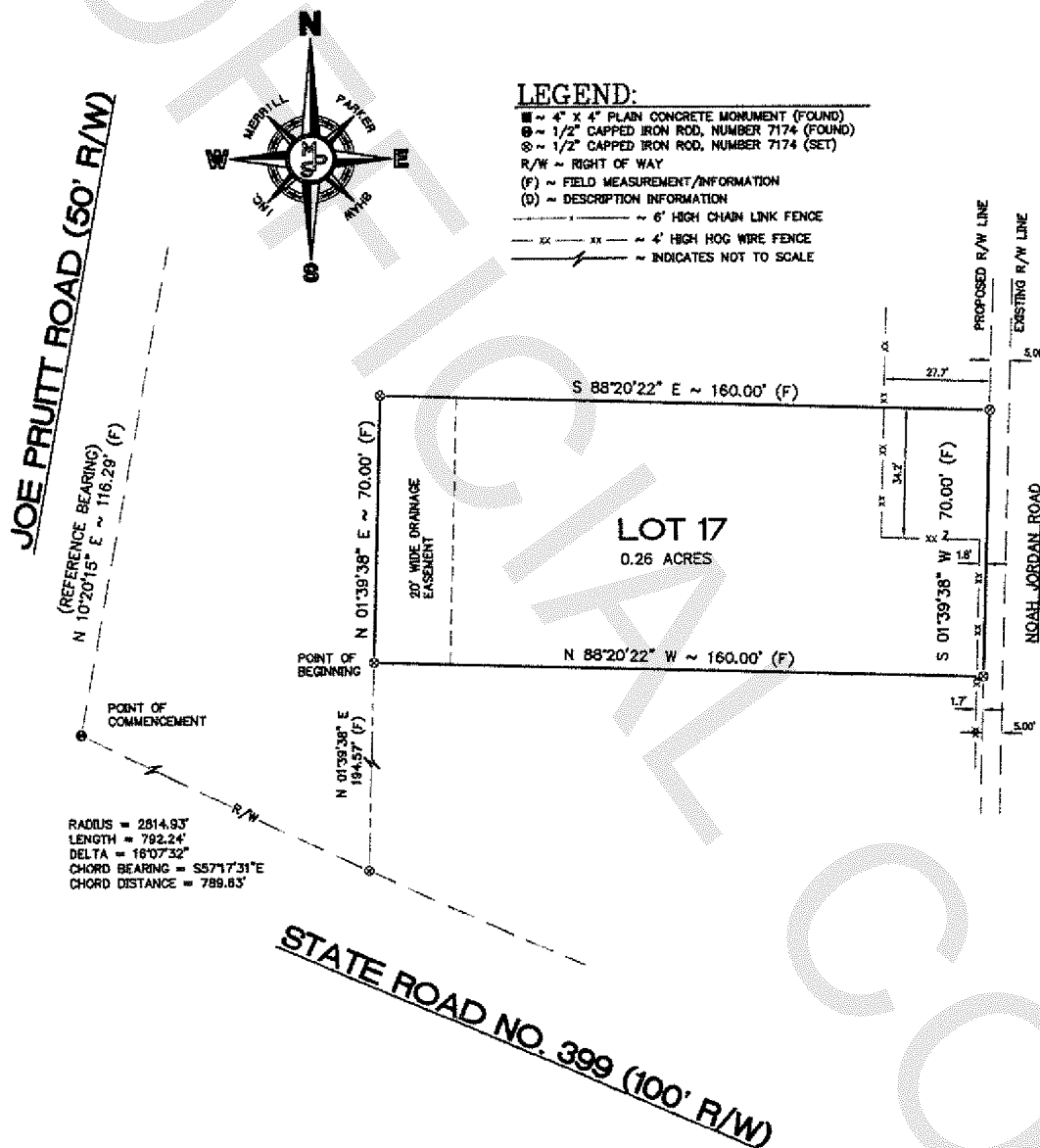
JOB NO.: 19-11737

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PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L.S.: 15, 04/18/15, 05/1, 10/15/15, 01/1, 02/1, 03/1, 04/1, 05/1, 06/1, 07/1, 08/1, 09/1, 10/1, 11/1, 12/1, 13/1, 14/1, 15/1, 16/1, 17/1, 18/1, 19/1, 20/1, 21/1, 22/1, 23/1, 24/1, 25/1, 26/1, 27/1, 28/1, 29/1, 30/1, 31/1, 32/1, 33/1, 34/1, 35/1, 36/1, 37/1, 38/1, 39/1, 40/1, 41/1, 42/1, 43/1, 44/1, 45/1, 46/1, 47/1, 48/1, 49/1, 50/1, 51/1, 52/1, 53/1, 54/1, 55/1, 56/1, 57/1, 58/1, 59/1, 60/1, 61/1, 62/1, 63/1, 64/1, 65/1, 66/1, 67/1, 68/1, 69/1, 70/1, 71/1, 72/1, 73/1, 74/1, 75/1, 76/1, 77/1, 78/1, 79/1, 80/1, 81/1, 82/1, 83/1, 84/1, 85/1, 86/1, 87/1, 88/1, 89/1, 90/1, 91/1, 92/1, 93/1, 94/1, 95/1, 96/1, 97/1, 98/1, 99/1, 100/1, 101/1, 102/1, 103/1, 104/1, 105/1, 106/1, 107/1, 108/1, 109/1, 110/1, 111/1, 112/1, 113/1, 114/1, 115/1, 116/1, 117/1, 118/1, 119/1, 120/1, 121/1, 122/1, 123/1, 124/1, 125/1, 126/1, 127/1, 128/1, 129/1, 130/1, 131/1, 132/1, 133/1, 134/1, 135/1, 136/1, 137/1, 138/1, 139/1, 140/1, 141/1, 142/1, 143/1, 144/1, 145/1, 146/1, 147/1, 148/1, 149/1, 150/1, 151/1, 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MERRILL PARKER SHAW, INC.

4828 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

REQUESTED BY: BRETT RAMSEY

JOB NO.: 19-11737

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 17

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 792.24 FEET (DELTA = 16 DEGREE 07 MINUTES 32 SECONDS, CHORD BEARING = SOUTH 57 DEGREES 17 MINUTES 31 SECONDS EAST, CHORD DISTANCE = 789.63 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 01 DEGREES 39 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 194.57 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 39 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 70.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 88 DEGREES 20 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 160.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE PROPOSED WEST RIGHT OF WAY LINE OF NOAH JORDAN ROAD (RIGHT OF WAY WIDTH VARIES); THENCE GO SOUTH 01 DEGREE 39 MINUTES 38 SECONDS WEST ALONG SAID WEST PROPOSED RIGHT OF WAY LINE, FOR A DISTANCE OF 70.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SAID WEST PROPOSED RIGHT OF WAY LINE GO NORTH 88 DEGREES 20 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.26 ACRES.

THE WEST 20' OF THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A 20' WIDE DRAINAGE EASEMENT.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.O. 15, DRAFTER: M.H. TYPED: M.H. CHECKED: J.H.

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP 2-S, RANGE 27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.
RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



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4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

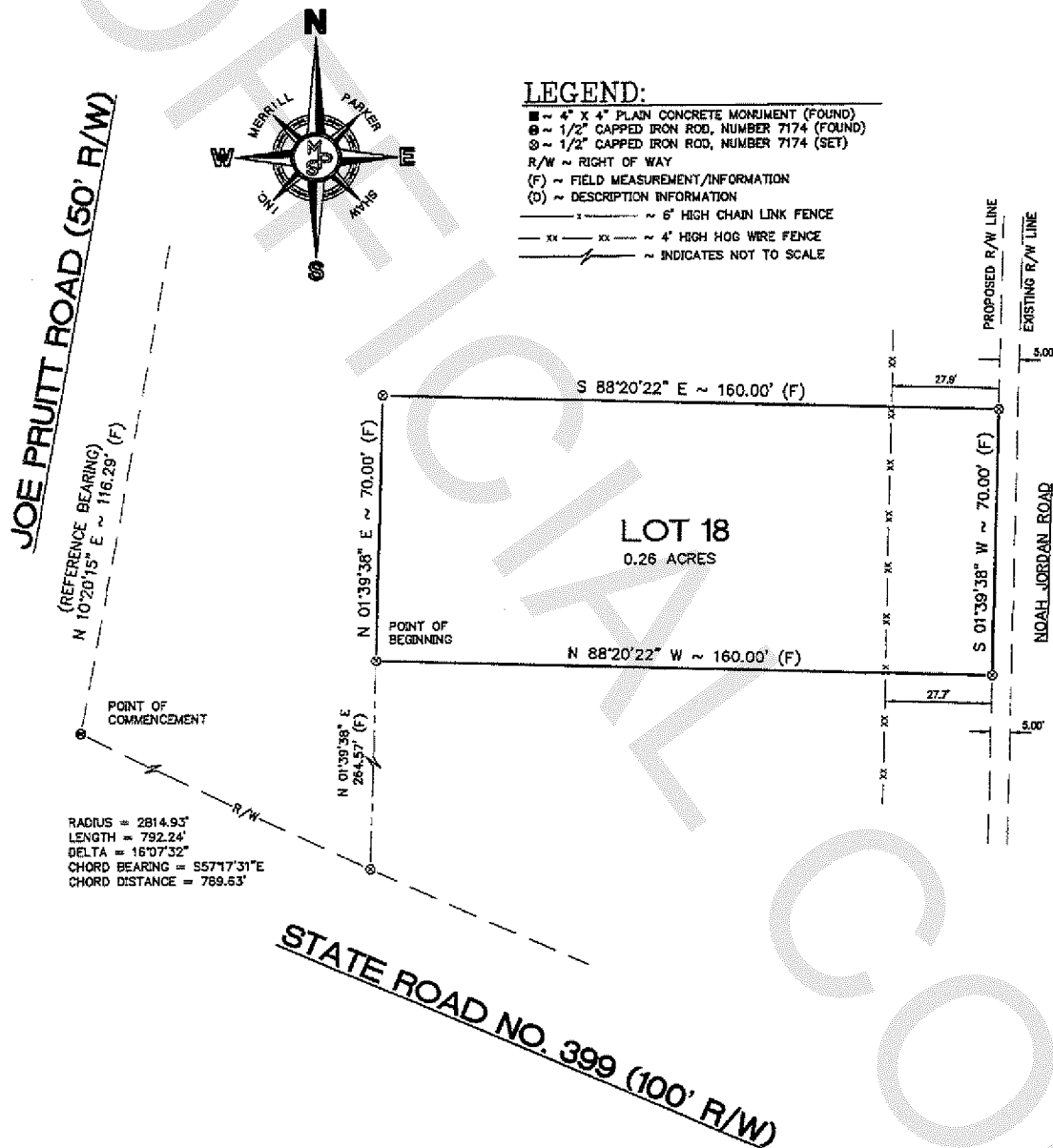
JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L. DRAFTER: M.P. TYPED: M.P. CHECKED: E.P.

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED BOOK PAGE *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20 FIELD BOOK: 435 PG. 34

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PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

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DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 18

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'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP 2-S, RANGE 27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20
E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

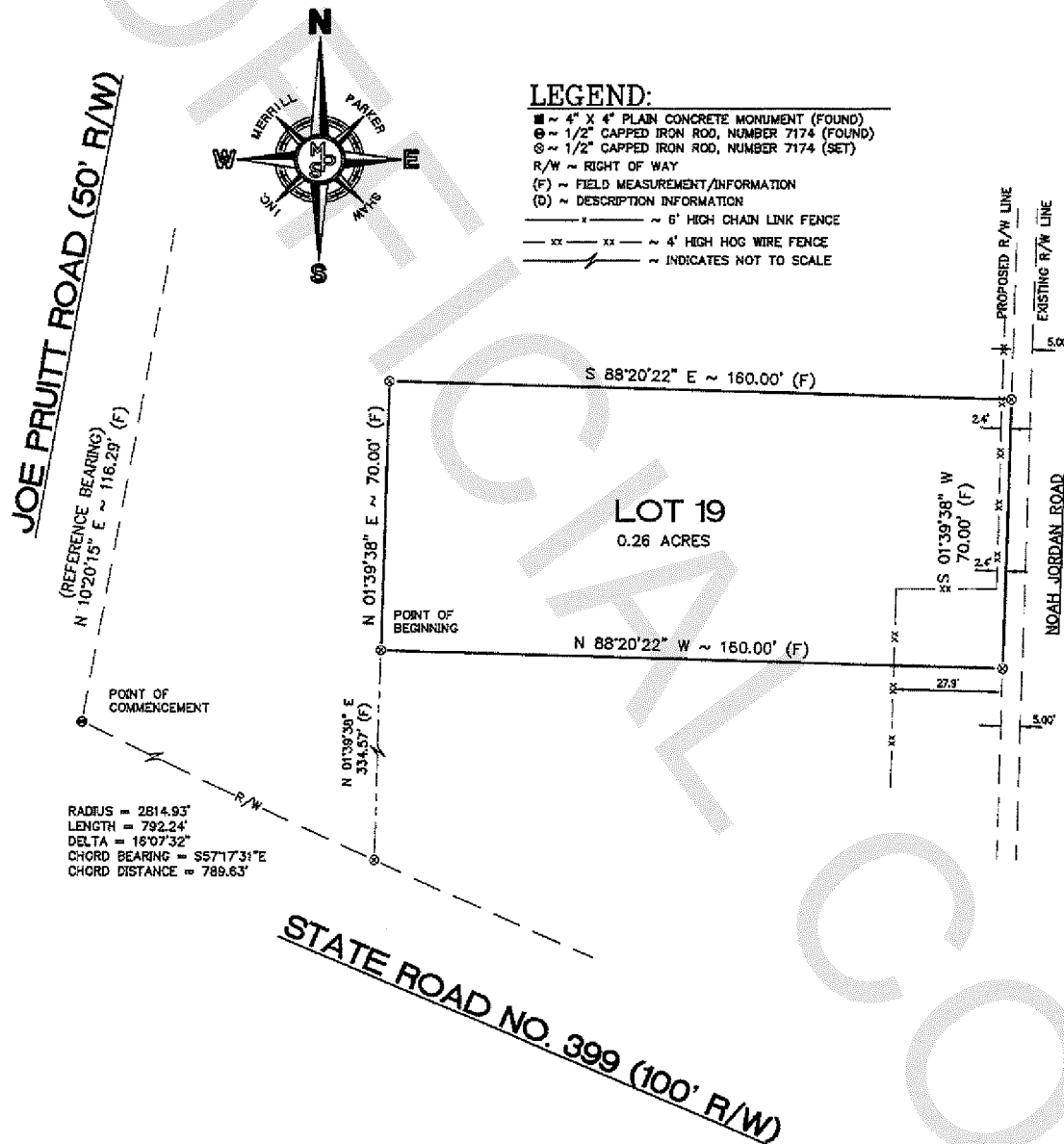
JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



BOUNDARY SURVEY

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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DESCRIPTION: "SEE SHEET 2 OF 2"

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SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 19

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'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L.C., L.S., S.A.P.T., M.L., T.Y.D., M.L. CHORD, L.P.

DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

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FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

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PREPARED FOR: RAMSEY AND WALKER, LLC

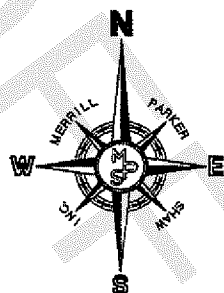
REQUESTED BY: BRETT RAMSEY

JOB NO.: 19-11737

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



LEGEND:

- ~ 4" X 4" PLAIN CONCRETE MONUMENT (FOUND)
 ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
 ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
 R/W ~ RIGHT OF WAY
 (F) ~ FIELD MEASUREMENT/INFORMATION
 (D) ~ DESCRIPTION INFORMATION
 ~ ~ ~ ~ ~ 6' HIGH CHAIN LINK FENCE
 — XX — XX — 4' HIGH HOG WIRE FENCE
 — — — — — INDICATES NOT TO SCALE

JOE PRUITT ROAD (50' R/W)
ICE BEARING
E ~ 116.28' (F)

POINT OF COMMENCEMENT

RADIUS = 2814.93'
LENGTH = 792.24'
DELTA = 160°32"
CHORD BEARING = S57°17'31"E
CHORD DISTANCE = 789.63'

STATE ROAD NO. 399 (100' R/W)

LOT 20
0.26 ACRES

N 88°20'22" W ~ 160.00' (F)

S 88°20'22" E ~ 160.00' (F)

404.57' (F) N 01°39'38" E ~ 70.00' (F)

S 01°39'38" W ~ 70.00' (E)

PROPOSED R/W LINE

EXISTING R/W LINE

"BOUNDARY SURVEY"

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.O. BOX 13, CHANTY, NEW YORK 10917-0013

DESCRIPTION: "SEE SHEET 2 OF 2"

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'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L. 13, DRAFTED: WPJ, TYPED: WPJ, CHECKED: EWP

DESCRIPTION: "SEE ABOVE"

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FIELD DATE: 1/9/20 FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

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PREPARED FOR: RAMSEY AND WALKER, LLC

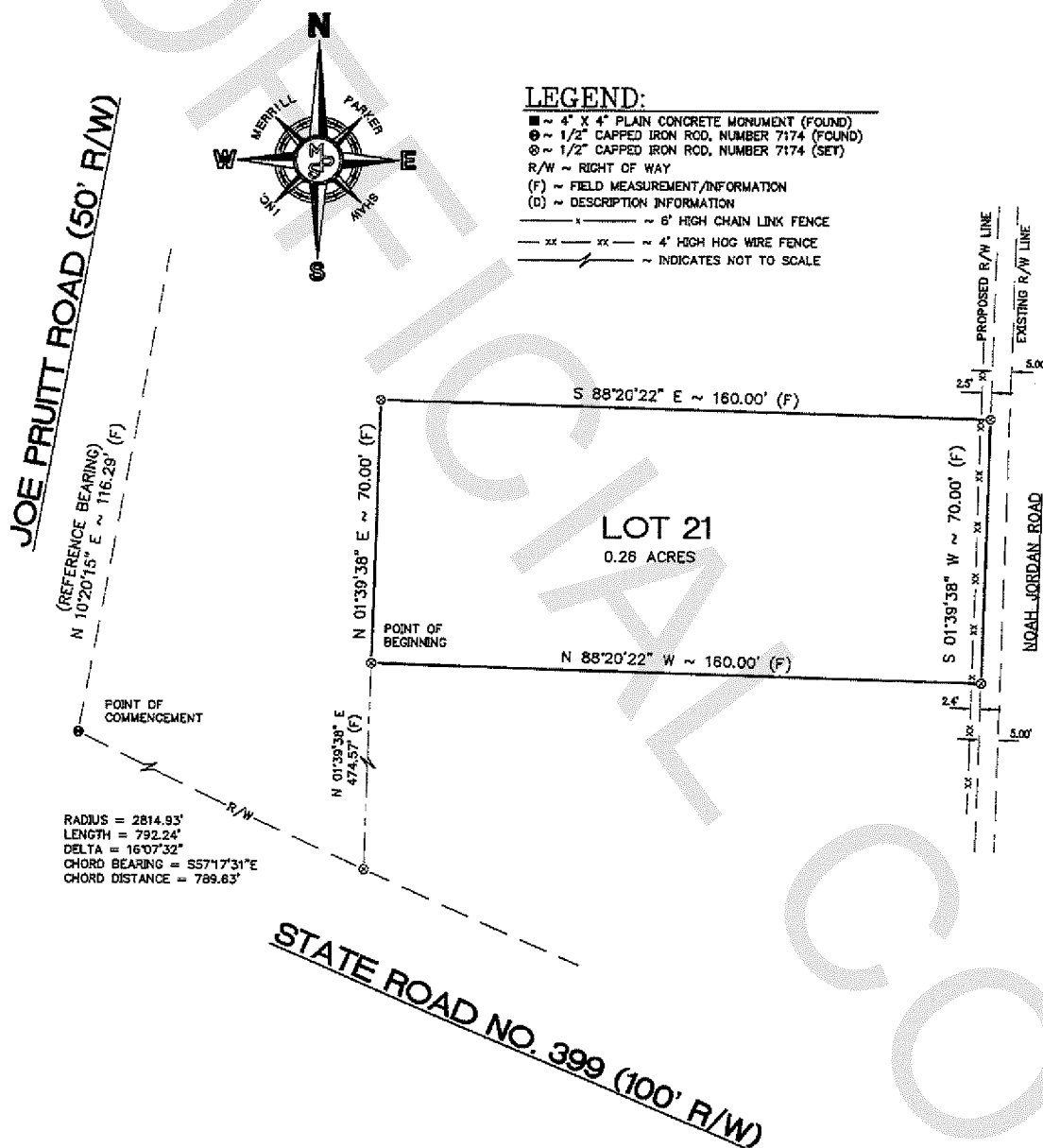
JOB NO.: 19-11737

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PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.L. T.S. DRAFTED: M.P. TYPED: M.P. CHECKED: E.W.P.

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SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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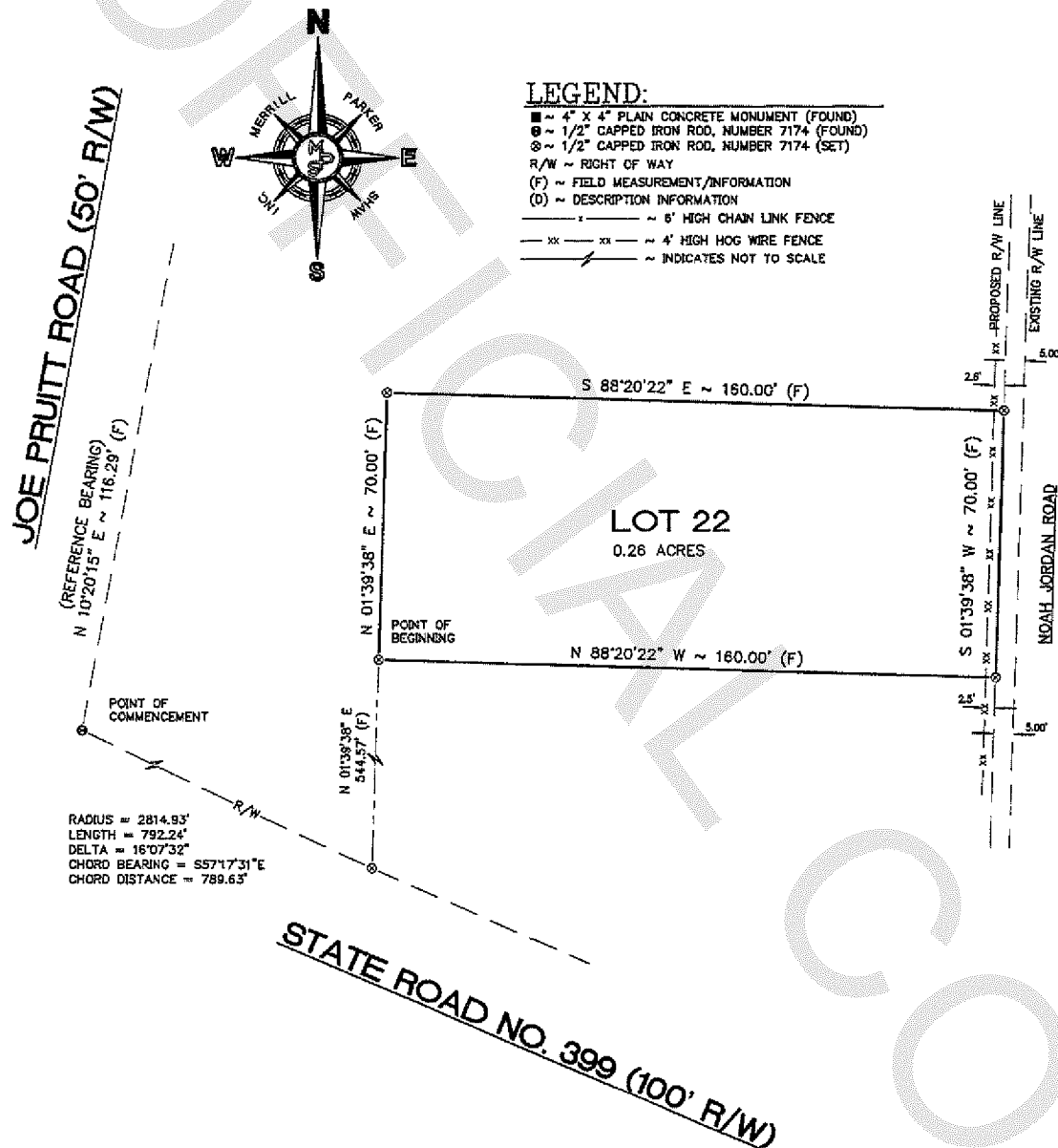
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"BOUNDARY SURVEY"

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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P.C., T.E., DRAFTED: M.P.J., TYPED: M.P.J., CHECKED: E.W.P.

DESCRIPTION: "SEE SHEET 2 OF 2"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED BOOK PAGE *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20
E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4923
FAX: (850) 478-4924



PREPARED FOR: RAMSEY AND WALKER, LLC

JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 22

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 792.24 FEET (DELTA = 16 DEGREE 07 MINUTES 32 SECONDS, CHORD BEARING = SOUTH 57 DEGREES 17 MINUTES 31 SECONDS EAST, CHORD DISTANCE = 789.63 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 01 DEGREES 39 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 544.57 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 39 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 70.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO SOUTH 88 DEGREES 20 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 160.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE PROPOSED WEST RIGHT OF WAY LINE OF NOAH JORDAN ROAD (RIGHT OF WAY WIDTH VARIES); THENCE GO SOUTH 01 DEGREE 39 MINUTES 38 SECONDS WEST ALONG SAID WEST PROPOSED RIGHT OF WAY LINE, FOR A DISTANCE OF 70.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SAID WEST PROPOSED RIGHT OF WAY LINE GO NORTH 88 DEGREES 20 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 0.25 ACRES.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N 10°20'15" E ALONG THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W).
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THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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DESCRIPTION: "SEE ABOVE"

SECTION 12, TOWNSHIP -2-S, RANGE -27-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED --- BOOK ---, PAGE --- *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/9/20

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FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

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PREPARED FOR: RAMSEY AND WALKER, LLC

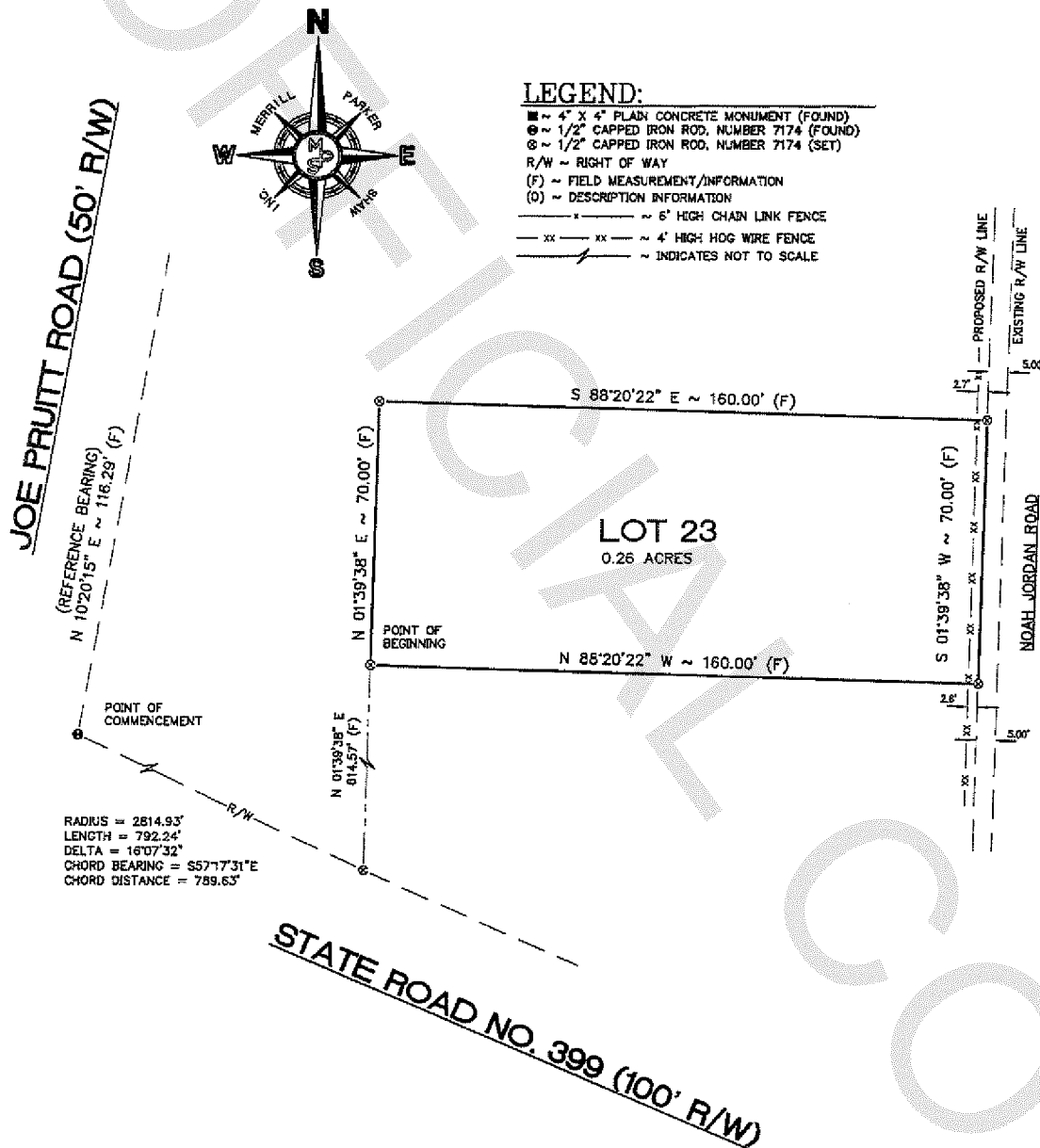
JOB NO.: 19-11737

REQUESTED BY: BRETT RAMSEY

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'



'BOUNDARY SURVEY'

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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SECTION 12, TOWNSHIP --2--S, RANGE --27--W, SANTA ROSA COUNTY, STATE OF FLORIDA.

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PREPARED FOR: RAMSEY AND WALKER, LLC

REQUESTED BY: BRETT RAMSEY

JOB NO.: 19-11737

DATE: 1/9/20

PROPERTY ADDRESS: N/A

SCALE: 1" = 30'

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 23

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'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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FIELD DATE: 1/9/20, FIELD BOOK: 435, PG. 34

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

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PREPARED FOR: RAMSEY AND WALKER, LLC

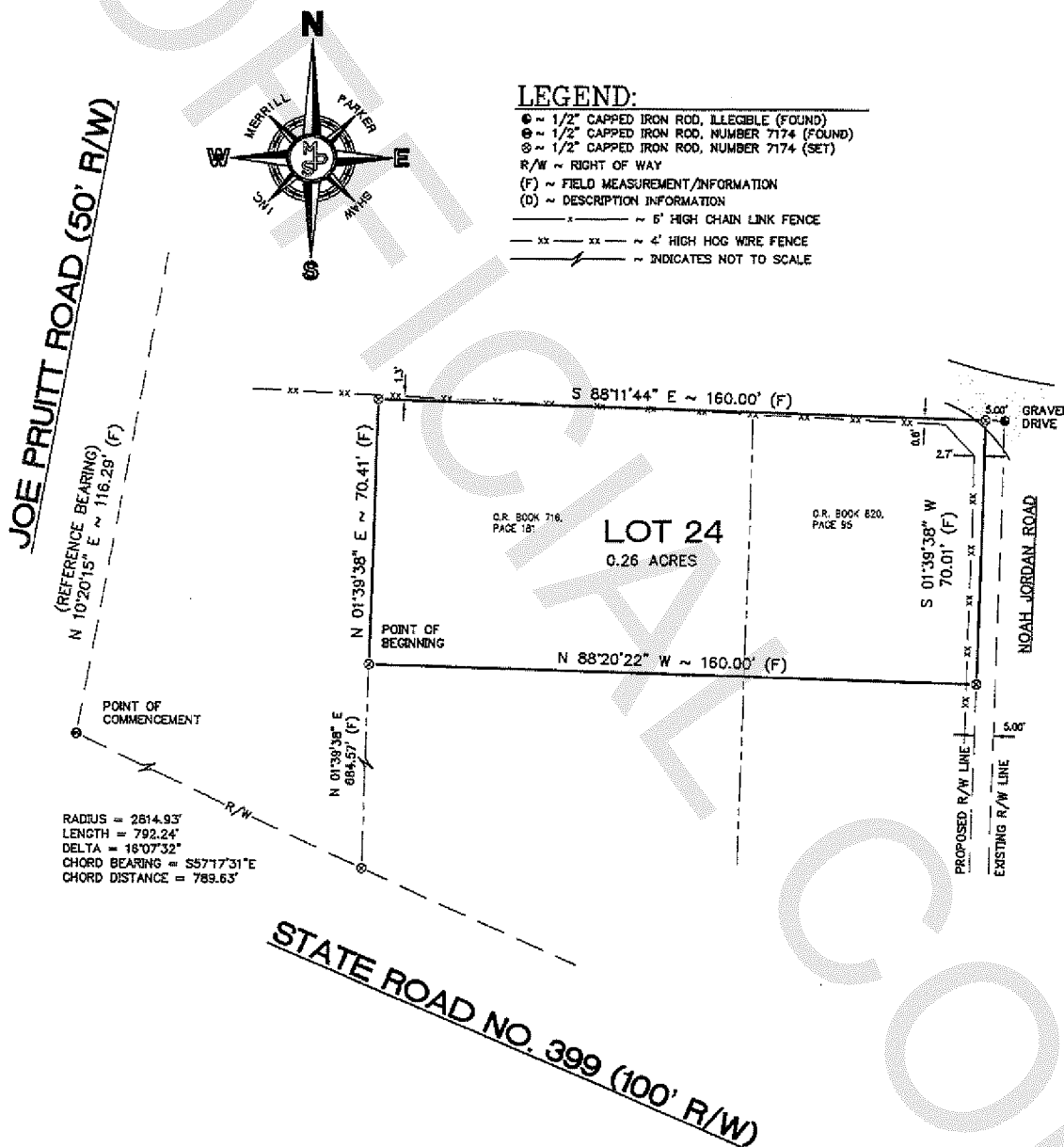
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SCALE: 1" = 30'



'BOUNDARY SURVEY'

SHEET 1 OF 2

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DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

LOT 24

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'BOUNDARY SURVEY'

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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DESCRIPTION: "SEE ABOVE"

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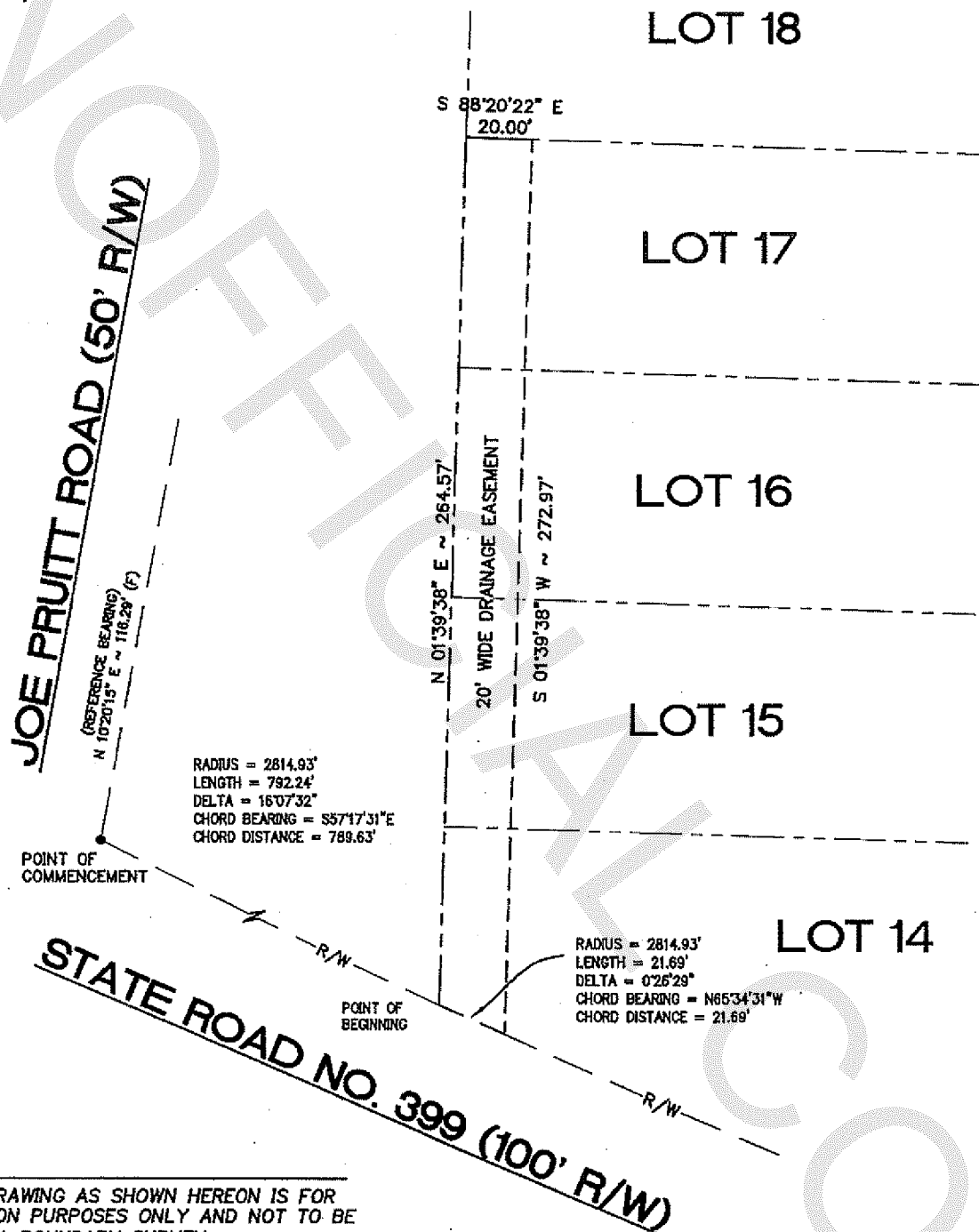
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LAND SURVEYOR

Exhibit "B"

Private Drainage Easement

PROJECT NO. 19-11737-S
DATE: 1/16/20

SCALE: 1" = 50'



NOTE:

1.) THE DRAWING AS SHOWN HEREON IS FOR DESCRIPTION PURPOSES ONLY AND NOT TO BE USED AS A BOUNDARY SURVEY.

SHEET 2 OF 2

DESCRIPTION & DESCRIPTION DRAWING



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY _____ PH: (850) 478-4923
PENSACOLA, FL 32503 FAX: (850) 478-4924
FLORIDA CORPORATION NUMBER 7174



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LAND SURVEYOR

Exhibit "C"

Drainage/Access Easement

Prepared by and upon recording return to:
Kerry Anne Schultz, Esquire
Fountain, Schultz & Bridgford, P.L.L.C.
2045 Fountain Professional Court, Suite A
Navarre, Florida 32566

DRAINAGE AND ACCESS EASEMENT

THIS DRAINAGE AND ACCESS EASEMENT is made the 3 day of March, 2020, by and between RW HIAWATHA, L.L.C., a Florida limited liability company, whose post office address is P.O. Box 5489, Navarre, Florida 32566, ("Grantor"), and HIAWATHA PRESERVE HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, whose mailing address is P.O. Box 5489, Navarre, Florida 32566, ("Grantee").

WITNESSETH

WHEREAS, Grantee proposes to construct and/or maintain a drainage and access easement across real property located in Section 12, Township 2 South, Range 27 West, Santa Rosa County, Florida; and

WHEREAS, Grantor is the owner of real property, over, across, and upon which Grantee proposes to construct and maintain said drainage and access easement;

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00), the promises contained herein and other good and valuable consideration, Grantor does hereby grant to Grantee, an exclusive perpetual Twenty (20) foot Drainage and Access Easement for drainage purposes, including the construction and maintenance of culverts, manholes, catch basins, storm sewers and drainage ditches, together with all appurtenances as determined reasonable by the Grantee incident thereto in, over, under and upon the parcel of land, including but not limited to the right to enter upon the land for construction, maintenance and repair of such drainage system and to remove any material or objects as determined reasonable by the Grantee incident thereto, which land is situated in Santa Rosa County, Florida, and described as follows:

20' WIDE UTILITY EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 792.24 FEET (DELTA = 16 DEGREE 07 MINUTES 32 SECONDS, CHORD BEARING = SOUTH 57 DEGREES 17 MINUTES 31 SECONDS EAST, CHORD DISTANCE = 789.63 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 01 DEGREES 39 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 734.99 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 39 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE NORTH LINE OF A PARCEL DESCRIBED IN O.R. BOOK 716, AT PAGE 181; THENCE GO SOUTH 88 DEGREES 11 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL AND EASTERLY EXTENSION THEREOF, FOR A DISTANCE OF 160.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION OF THE PROPOSED WEST RIGHT OF WAY LINE OF NOAH JORDAN ROAD (RIGHT OF WAY WIDTH VARIES); THENCE GO SOUTH 01 DEGREE 39 MINUTES 38 SECONDS WEST ALONG SAID WEST PROPOSED RIGHT OF WAY LINE, FOR A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID WEST PROPOSED RIGHT OF WAY LINE GO NORTH 88 DEGREES 11 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA.

The Drainage and Access Easement is depicted on Exhibit "A" attached hereto and incorporated by reference.

GRANTOR also hereby grants, bargains, conveys, transfers, dedicates, and delivers to Grantee the right to clear, keep clear, and remove from the drainage and access easement, all trees, undergrowth and other obstructions that may interfere with the location, excavation, operation, or maintenance of the drainage and access easement or any structures installed thereon by Grantee. Notwithstanding the issuance of any permit to construct or erect any structure in the drainage and access easement, Grantor agrees not to build, construct or create or permit others to build, construct or create any building or other structure in the drainage and access easement that may interfere with the location, excavation, operation or maintenance of the drainage and access easement or any structures installed thereon. Easily removable improvements, such as fences, may be constructed with the prior consent of Grantee.

In the event of a discrepancy of the actual location of the drainage improvements and the legal description of the drainage and access easement, the actual location of drainage improvements shall control to the extent of such discrepancy and said legal description shall be deemed to have been modified, and the Grantor agrees to execute corrective instruments as may be required by Grantee.

Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the real property above described and that the easement is free from all encumbrances that would prohibit from GRANTEE from using the easement for drainage, and the Grantor hereby waives any right to compensation from the Grantee's use of the drainage and access easement and an appraisal of the drainage and access easement unless otherwise provided for herein.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Witnesses as to Grantor:

Name:

Name:

GRANTOR:

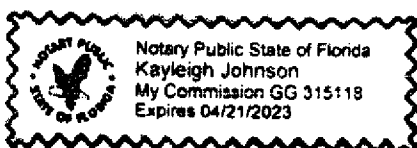
RW HIAWATHA, L.L.C.

By: Brett Ramsey

Its: Manager and Member

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ACKNOWLEDGED AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, by Brett Ramsey, the Manager of RW Hiawatha, LLC, a Florida limited liability company, who has produced a driver's license issued by Florida that contained his photograph and signature as identification, and who is personally known to me, on the 3 day of March, in the year 2020.



Notary Public, State of Florida

Witnesses as to Grantee:

Name:

Name:

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ACKNOWLEDGED AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, by Brett Ramsey, the President of HIAWATHA PRESERVE HOMEOWNERS' ASSOCIATION, INC., Florida not-for profit corporation who has produced a driver's license issued by Florida that contained his photograph and signature as identification, and who is personally known to me, on the 3 day of March, in the year 2020.



Notary Public, State of Florida

GRANTEE:

HIAWATHA PRESERVE HOMEOWNERS'
ASSOCIATION, INC.

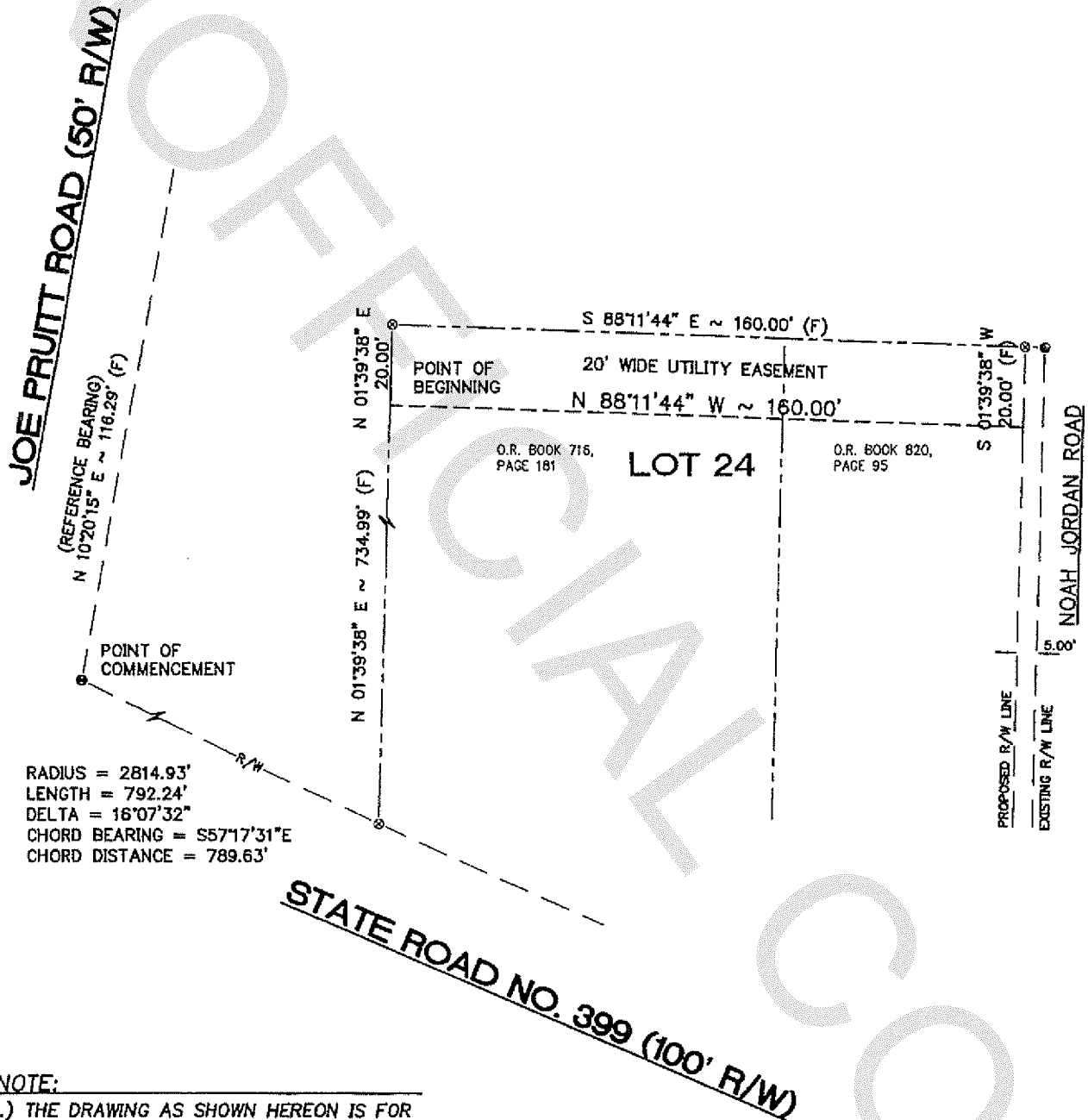
By: Brett Ramsey

Its: President

EXHIBIT "A"

PROJECT NO. 19-11737-S
DATE: 1/16/20

SCALE: 1" = 40'



NOTE:

1.) THE DRAWING AS SHOWN HEREON IS FOR DESCRIPTION PURPOSES ONLY AND NOT TO BE USED AS A BOUNDARY SURVEY.

SHEET 2 OF 2

DESCRIPTION & DESCRIPTION DRAWING



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY _____ PH: (850) 478-4923
PENSACOLA, FL 32503 FAX: (850) 478-4924
FLORIDA CORPORATION NUMBER 7174



NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR

PROJECT NO. 19-11737-S

DATE: 1/16/20

DESCRIPTION:

20' WIDE UTILITY EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 792.24 FEET (DELTA = 16 DEGREE 07 MINUTES 32 SECONDS, CHORD BEARING = SOUTH 57 DEGREES 17 MINUTES 31 SECONDS EAST, CHORD DISTANCE = 789.63 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 01 DEGREES 39 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 734.99 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 39 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, ON THE NORTH LINE OF A PARCEL DESCRIBED IN O.R. BOOK 716, AT PAGE 181; THENCE GO SOUTH 88 DEGREES 11 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL AND EASTERLY EXTENSION THEREOF, FOR A DISTANCE OF 160.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION OF THE PROPOSED WEST RIGHT OF WAY LINE OF NOAH JORDAN ROAD (RIGHT OF WAY WIDTH VARIES); THENCE GO SOUTH 01 DEGREE 39 MINUTES 38 SECONDS WEST ALONG SAID WEST PROPOSED RIGHT OF WAY LINE, FOR A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID WEST PROPOSED RIGHT OF WAY LINE GO NORTH 88 DEGREES 11 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA.

NOTE:

1.) THE DRAWING AS SHOWN HEREON IS FOR DESCRIPTION PURPOSES ONLY AND NOT TO BE USED AS A BOUNDARY SURVEY.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

E. Wayne Parker 1/16/20

E. WAYNE PARKER, REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

SHEET 1 OF 2

DESCRIPTION & DESCRIPTION DRAWING**MERRILL PARKER SHAW, INC.**

4928 N. DAVIS HWY _____ PH: (850) 478-4923
 PENSACOLA, FL 32503 FAX: (850) 478-4924
 FLORIDA CORPORATION NUMBER 7174



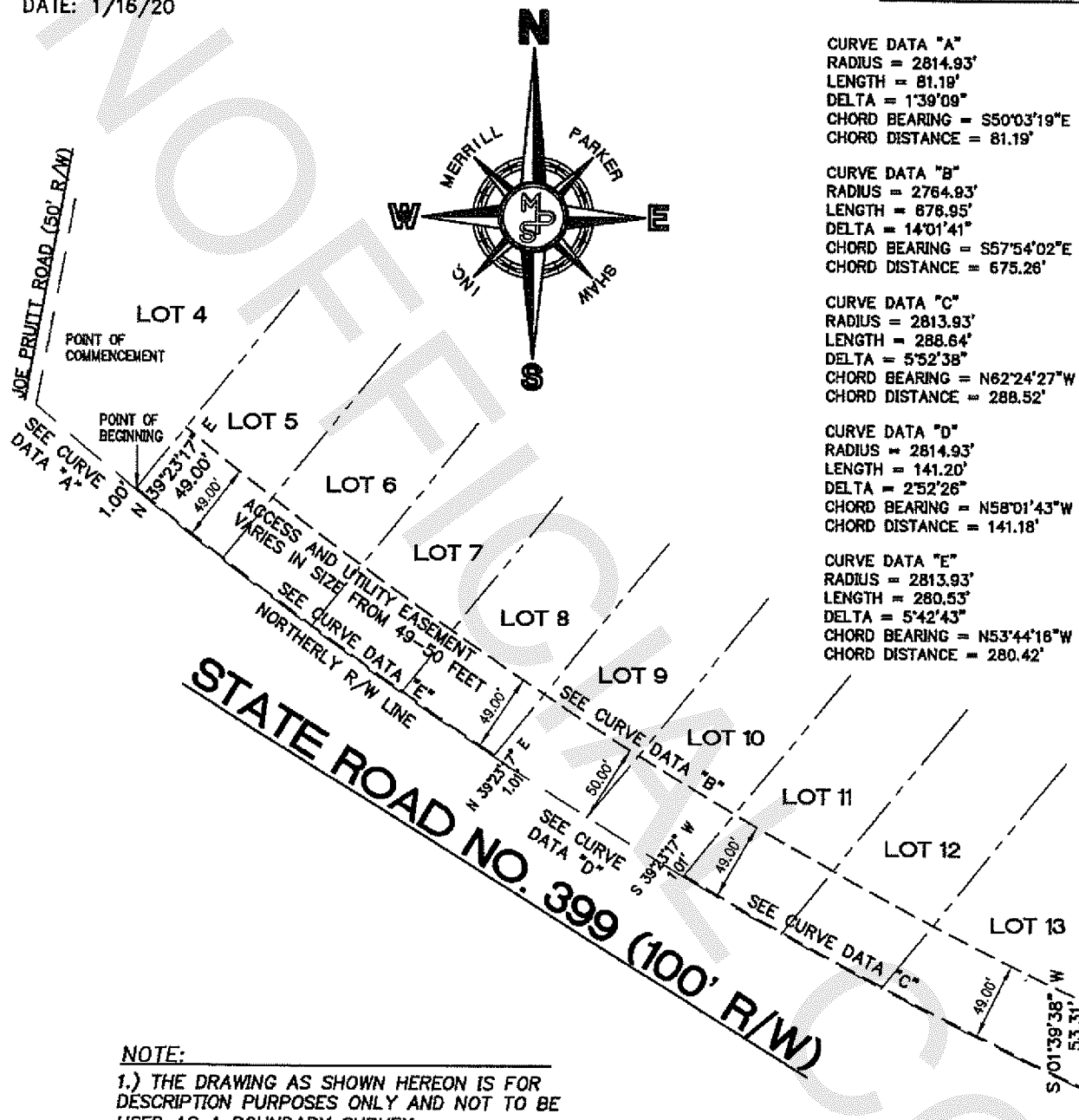
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 A FLORIDA PROFESSIONAL
 LAND SURVEYOR

Exhibit "D"

Shared Private Drive Access Easement

PROJECT NO. 19-11737

DATE: 1/16/20

SCALE: 1" = 100'

SHEET 2 OF 2

DESCRIPTION & DESCRIPTION DRAWING**MERRILL PARKER SHAW, INC.**

4928 N. DAVIS HWY _____ PH. (850) 478-4923
 PENSACOLA, FL 32503 FAX. (850) 478-4924
 FLORIDA CORPORATION NUMBER 7174



NOT VALID WITHOUT THE
 SIGNATURE AND THE
 ORIGINAL RAISED SEAL OF
 A FLORIDA PROFESSIONAL
 LAND SURVEYOR

PROJECT NO. 19-11737

DATE: 1/16/20

DESCRIPTION:

ACCESS AND UTILITY EASEMENT VARIES IN SIZE FROM 49-50 FEET DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W) AND THE EASTERLY ALONG RIGHT OF WAY LINE OF JOE PRUITT ROAD (50' R/W); THENCE GO EASTERLY ALONG THE NORTHERLY RIGHT OF STATE ROAD NO. 399 (100' R/W), BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 81.19 FEET (DELTA = 01 DEGREE 39 MINUTES 09 SECONDS, CHORD BEARING = SOUTH 50 DEGREES 03 MINUTES 19 SECONDS EAST, CHORD DISTANCE = 81.19 FEET) TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 1.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 49.00 FEET; THENCE GO EASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2764.93 FEET, FOR AN ARC OF 676.95 FEET (DELTA = 14 DEGREE 01 MINUTES 41 SECONDS, CHORD BEARING = SOUTH 57 DEGREES 54 MINUTES 02 SECONDS EAST, CHORD DISTANCE = 675.26 FEET); THENCE GO SOUTH 01 DEGREE 39 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 53.31 FEET; THENCE GO WESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2813.93 FEET, FOR AN ARC OF 288.64 FEET (DELTA = 05 DEGREE 52 MINUTES 38 SECONDS, CHORD BEARING = NORTH 62 DEGREES 24 MINUTES 27 SECONDS WEST, CHORD DISTANCE = 288.52 FEET); THENCE GO SOUTH 39 DEGREES 23 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 1.01 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 399 (100' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, FOR AN ARC OF 141.20 FEET (DELTA = 02 DEGREE 52 MINUTES 26 SECONDS, CHORD BEARING = NORTH 58 DEGREES 01 MINUTES 43 SECONDS WEST, CHORD DISTANCE = 141.18 FEET); THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 39 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 1.01 FEET; THENCE GO WESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2813.93 FEET, FOR AN ARC OF 280.53 FEET (DELTA = 05 DEGREE 42 MINUTES 43 SECONDS, CHORD BEARING = NORTH 53 DEGREES 44 MINUTES 16 SECONDS WEST, CHORD DISTANCE = 280.42 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED EASEMENT IS SITUATED IN A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA.

NOTE:

1.) THE DRAWING AS SHOWN HEREON IS FOR DESCRIPTION PURPOSES ONLY AND NOT TO BE USED AS A BOUNDARY SURVEY.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

E. Wayne Parker 1/16/20
E. WAYNE PARKER, REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

SHEET 1 OF 2

DESCRIPTION & DESCRIPTION DRAWING**MERRILL PARKER SHAW, INC.**

4928 N. DAVIS HWY _____ PH: (850) 478-4923
 PENSACOLA, FL 32503 FAX: (850) 478-4924
 FLORIDA CORPORATION NUMBER 7174



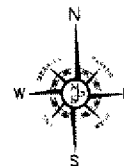
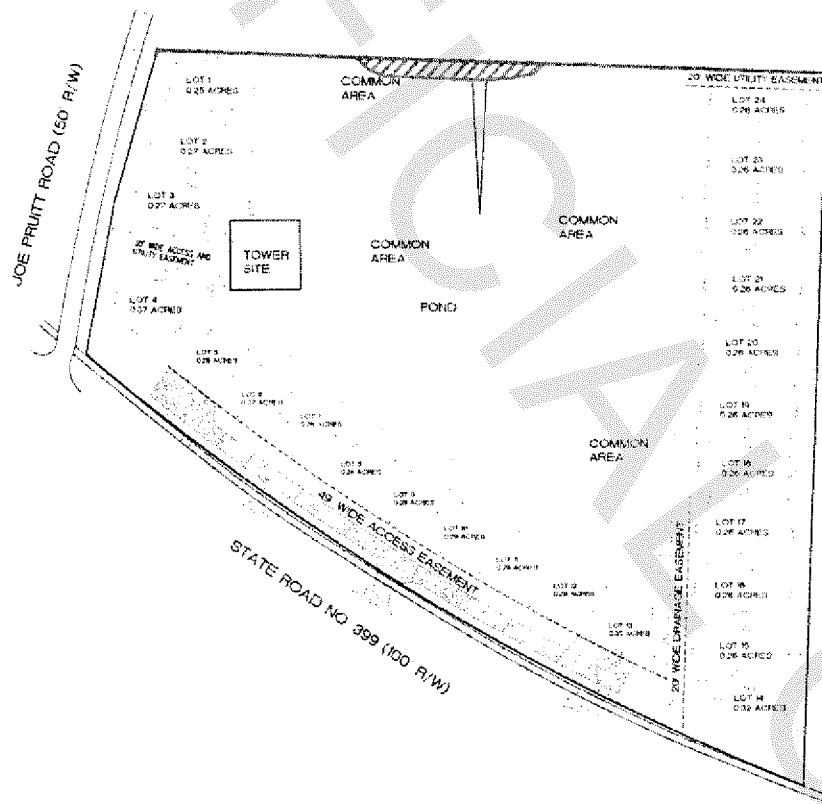
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 A FLORIDA PROFESSIONAL
 LAND SURVEYOR

Exhibit "E"

Wetlands in Common Area

MS

HIAWATHA PRESERVE UNRECORDED SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST SANTA ROSA COUNTY, FLORIDA



LEGEND

 WETLANDS