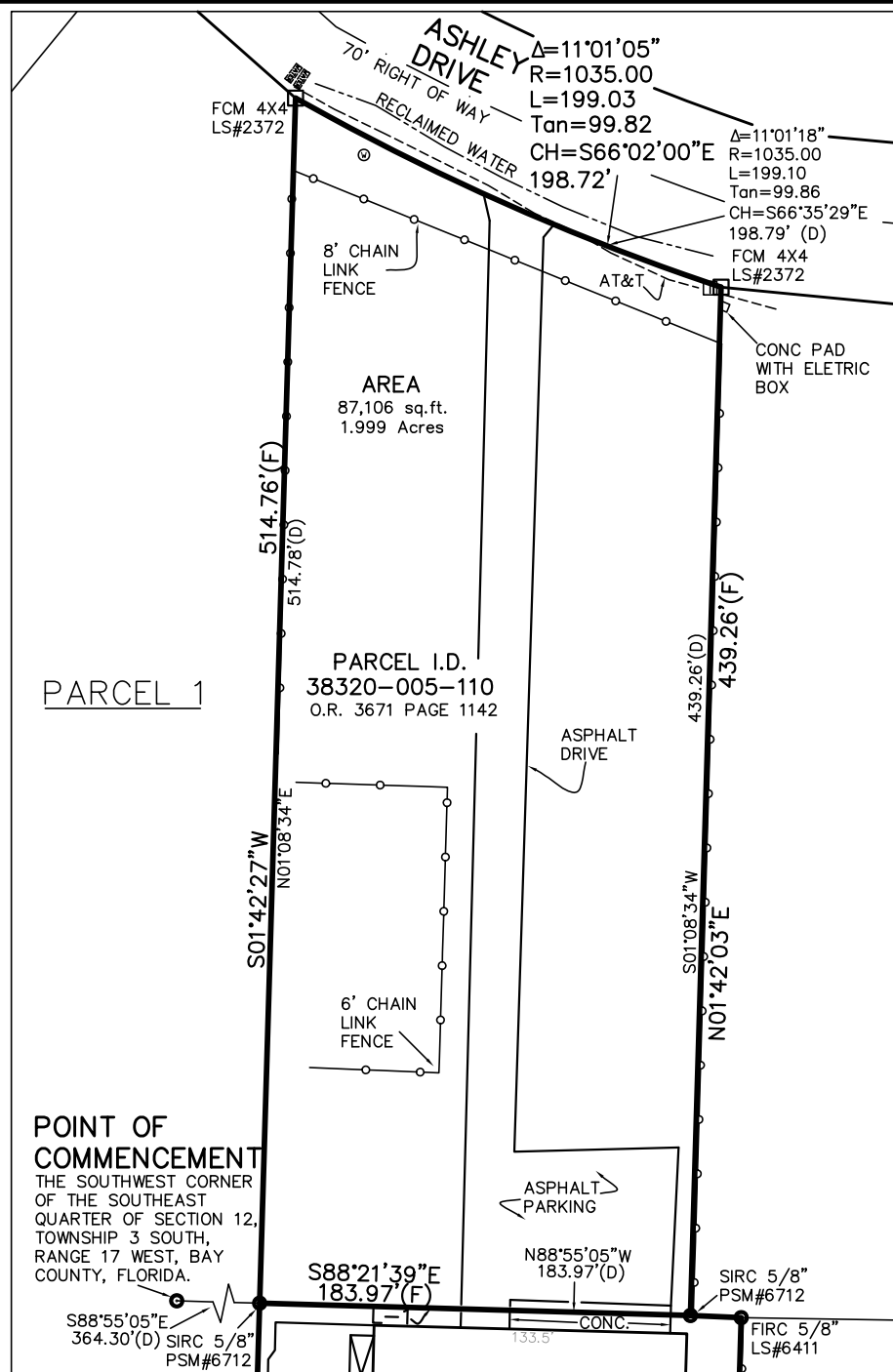
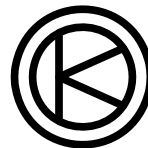




JEREMY W. FLETCHER
PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA PSM #6712, GEORGIA LS# 3024

11003 NW STATE ROAD 20, BRISTOL, FLORIDA (850) 643-9000

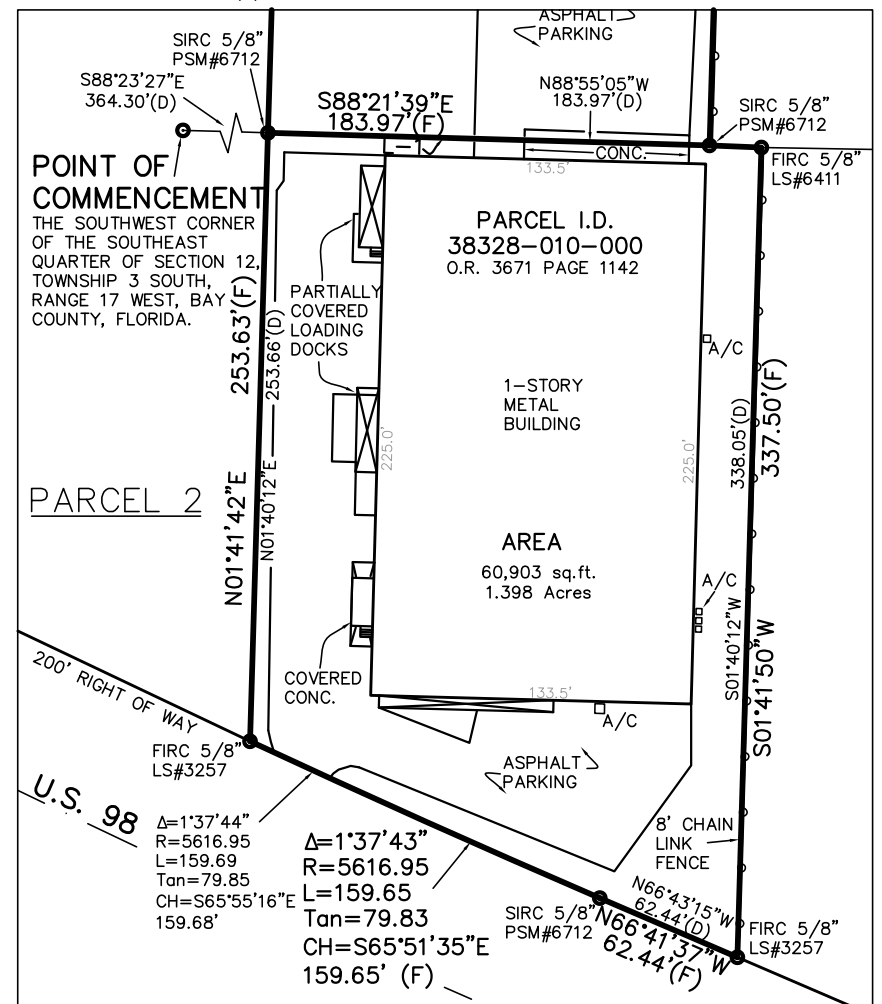


Legal Description:

PARCEL 1
 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 55 MINUTES 05 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 12 FOR 364.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 08 MINUTES 34 SECONDS EAST FOR 514.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ASHLEY DRIVE (70 FOOT RIGHT OF WAY) WHICH IS A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1035.0 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 199.10 FEET, SAID ARC HAVING A CHORD BEARING SOUTH 66 DEGREES 35 MINUTES 29 SECONDS EAST FOR 198.79 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 34 SECONDS WEST FOR 439.26 FEET TO SAID SOUTH LINE OF SAID SECTION 12; THENCE NORTH 88 DEGREES 55 MINUTES 05 SECONDS WEST ALONG SAID SOUTH LINE FOR 183.97 FEET TO THE POINT OF BEGINNING.

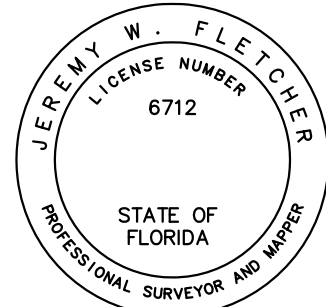
Notes:
 1. Bearings are based upon GPS located State Plane Coordinates, Florida North Lambert, NAD 83 (1983).

LINE DETAILS
 L-1: $\text{S}88^{\circ}16'58''\text{E}$ 205.61'(F)
 $\text{S}88^{\circ}23'27''\text{E}$ 205.60'(D)



- Symbols:**
- = IRON ROD OR PIPE OR NAIL
 - ⊙ = WATER CHECK VALVE
 - = CONCRETE MONUMENT
 - ▣ = TELEPHONE PEDESTAL
 - ⊞ = WATER METER

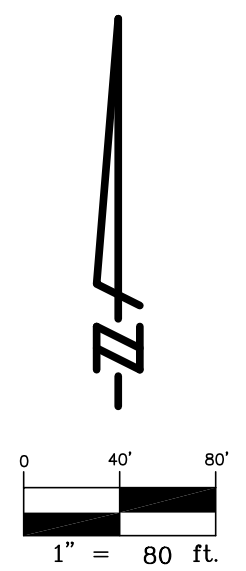
- ABBREVIATIONS:**
- (D) = DEED MEASUREMENT
 - (P) = PLAT MEASUREMENT
 - (F) = FIELD MEASUREMENT
 - (S) = SURVEY MEASUREMENT
 - CL = CENTERLINE
 - CMP = CORRUGATED METAL PIPE
 - CONC = CONCRETE
 - COV = COVERED
 - EXIST = EXISTING
 - ID = IDENTIFICATION
 - FIRC = FOUND $\frac{3}{8}$ " OR $\frac{1}{2}$ " IRON ROD AND CAP
 - FCM = FOUND CONCRETE MONUMENT
 - O.R. = OFFICIAL RECORDS BOOK
 - P.R.M. = PERMANENT REFERENCE MARKER



The seal appearing on this document was authorized by **Jeremy W. Fletcher, P.S.M. 6712**, on Date: 5/5/2022

Legal Description:

PARCEL 2
 A PARCEL OF LAND LYING AND BEING IN GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2 AND THE NORTH LINE OF SAID SECTION 13, 364.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 23 MINUTES 27 SECONDS EAST ALONG SAID NORTH LINE 205.60 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01 DEGREES 40 MINUTES 12 SECONDS WEST, 338.05 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 98 (200 FOOT RIGHT OF WAY), THENCE NORTH 66 DEGREES 43 MINUTES 15 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 62.44 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY CURVING RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 98 AN ARC DISTANCE OF 159.69 FEET, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5616.95 FEET, A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 44 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 55 MINUTES 16 SECONDS WEST, 159.68 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN 01 DEGREES 40 MINUTES 12 SECONDS EAST, 253.66 FEET TO THE POINT OF BEGINNING.



CERTIFICATIONS:

1. Panama City Properties, LLC, an Ohio limited liability company
2. South Oak Title 30A, LLC
3. Stewart Title Guaranty

The property surveyed and shown hereon is in Flood zone "X" AND "A" as indicated by the FLOOD INSURANCE RATE MAPS for the BAY COUNTY, Florida Dated JUNE 2, 2009 Community Panel Number 12005C0282H.

The undersigned surveyor has not been provided a current Title Opinion or Abstract of matters affecting Title or Boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements, or other instruments which could affect the boundaries.

This Boundary Survey is certified to and was prepared for the sole benefit of Panama City Properties, LLC, an Ohio limited liability company, and is intended to be used for the current transaction only. Individuals or entities which are not specifically listed above are not entitled to rely upon this survey for any purpose. Furthermore, this surveyor is not obligated to and will not support this survey to any individual or entity which is not specifically listed above. The use of this survey in conjunction with an "Owner's Affidavit" or other instrument is not permitted by and is not supported by this surveyor. This survey is not transferable or assignable.

Jeremy W. Fletcher
 Florida Professional Surveyor and Mapper
 Certificate No. 6712

JOB NO: 3242		SCALE: 1" = 80'	
FIELDBOOK: 177		DATE: 5/5/2022	
CAD NO: 3242-BOUNDARY		DRAWN BY: GCF	
PLOT DATE:		REVISED:	
PROJECT: 17500 PANAMA CITY BEACH PKWY, BAY COUNTY, FL		CLIENT: Panama City Properties, LLC, an Ohio limited liability company	
SHEET NAME: BOUNDARY SURVEY		1 OF 1	