

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT FILE NO.: 21000300236, WITH AN EFFECTIVE DATE OF JULY 27, 2021 AT 8:00A.M.

LEGAL DESCRIPTION

LOTS 6 AND 8, BLUE ANGEL CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 64, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

NOTES CORRESPONDING TO SCHEDULE B

- ① - ALL MATTERS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 16, PAGE 64, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, (AFFECTS, PLOTTED AND SHOWN)
- ② - COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4218, PAGE 1079, FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4743, PAGE 1506, AS AFFECTED BY THAT CERTAIN LIMITED WAIVER RECORDED IN OFFICIAL RECORDS BOOK 5761, PAGE 134 AND AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 5761, PAGE 139, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, PRIOR APPROVAL OF SALE, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS, (AFFECTS, BLANKET IN NATURE)
- ③ - SUBJECT TO A NON-EXCLUSIVE DRAINAGE EASEMENT AS SET FORTH IN THOSE CERTAIN SPECIAL WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 5769, PAGE 1087 AND OFFICIAL RECORDS BOOK 5831, PAGE 1855, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, (AFFECTS, BLANKET IN NATURE OVER LOT 8 BLUE ANGEL CROSSING)

LEGEND

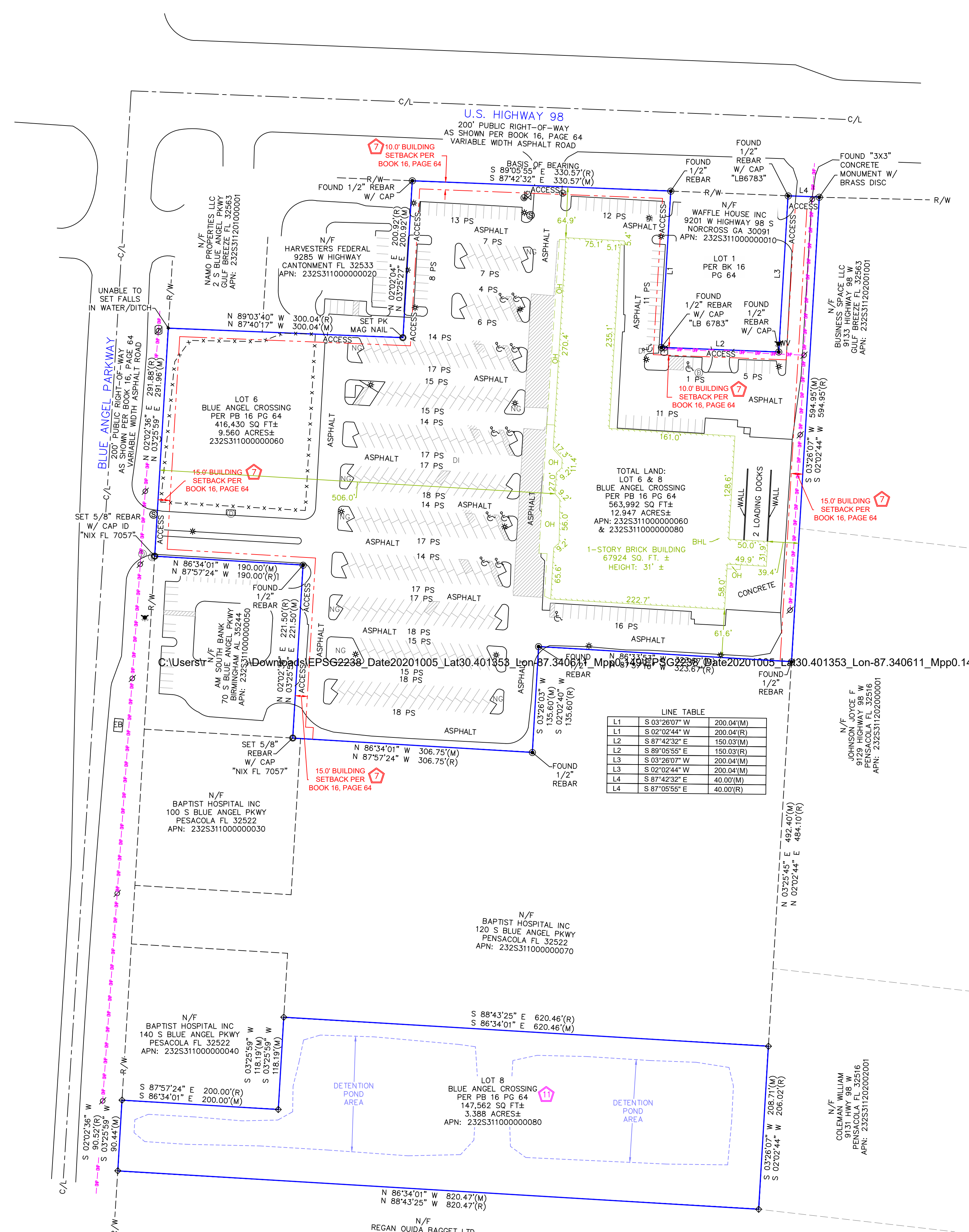
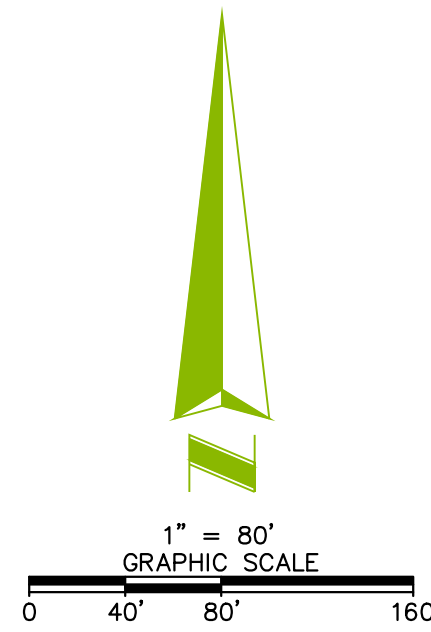
(M)	MEASURED/CALCULATED DIMENSION	NG	NATURAL GROUND
(R)	RECORD DIMENSION	R/W	RIGHT OF WAY
SO.FT.	SQUARE FEET	C/L	CENTER LINE
---	NO PARKING AREA	GM	GAS METER
⊘	HANDICAP PARKING SPACE	CR	CABLE RISER
PS	PARKING SPACE(S)	DI	DRAINAGE INLET
TF	TRANSFORMER	WV	WATER VALVE
CA	COVERED AREA	EB	ELECTRIC BOX
⊙	WATER METER	⊕	OVERHANG
⊙	ELECTRIC METER	⊕	MANHOLE
⊙	TELEPHONE RISER	⊕	STORM MANHOLE
⊙	CLEAN OUT	⊕	SANITARY MANHOLE
⊙	FOUND MONUMENT AS NOTED	⊕	UTILITY POLE
⊙	SET MONUMENT AS NOTED	⊕	GUY ANCHOR
⊙	COMPUTED POINT	⊕	LIGHT POLE
⊙	IRRIGATION CONTROL VALVE	⊕	FIRE HYDRANT
⊙	TELEPHONE PEDESTAL	⊕	SIGN
		---	BOLLARD
		---	OVERHEAD POWER LINE
		---	BOUNDARY LINE
		---	FENCE
		---	ADJOINER/TIE LINE
		---	WATER LINE

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83-2011, AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS S87°42'32"E PER GPS COORDINATE OBSERVATIONS
 LATITUDE: 30°24'03.8258"
 LONGITUDE: -87°20'28.8738"
 CONVERGENCE ANGLE: 0°33'0.9565"

STATEMENT OF ENCROACHMENTS

NONE OBSERVED



LINE TABLE

L1	S 03°26'07" W	200.04(M)
L1	S 02°02'44" W	200.04(R)
L2	S 87°42'32" E	150.03(M)
L2	S 89°05'55" E	150.03(R)
L3	S 03°26'07" W	200.04(M)
L3	S 02°02'44" W	200.04(M)
L4	S 87°42'32" E	40.00(M)
L4	S 87°05'55" E	40.00(R)

VICINITY MAP



SHEET 1 OF 1

LAND AREA

563,992± SQUARE FEET
12.947± ACRES

PARKING

REGULAR= 393
HANDICAP= 13
TOTAL= 406

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 12033C03646, WHICH BEARS AN EFFECTIVE DATE OF 9/29/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH BLUE ANGEL PARKWAY AND US HIGHWAY 98, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE WAS NO VISIBLE EVIDENCE OF CEMENTS ON SUBJECT PROPERTY.
6. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL DAILED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF US HIGHWAY 98 AND SOUTH BLUE ANGEL PARKWAY, WHICH IS APPROXIMATELY 285' FROM THE NW CORNER OF THE SUBJECT PROPERTY.
12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 440812
22-24 BLUE ANGEL PARKWAY

ESCAMBIA COUNTY PENSACOLA, FLORIDA

SITE PICTURE



AEI CONSULTANTS
 COORDINATED BY:
 AEI CONSULTANTS
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 WALNUT CREEK, CA, 94597
 TELEPHONE: 925.746.6000
 EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY, BLUE ANGEL CROSSING LLC; OCEANVIEW LIFE AND ANNUITY COMPANY, A COLORADO CORPORATION:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/18/2021. DATE OF PLAT OR MAP: 08/27/2021.

DAVID A. NIX
 PROFESSIONAL SURVEYOR AND MAPPER LS7057
 STATE OF FLORIDA
 FLORIDA C.O.A. LBB173

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 21-4124
			SCALE: 1" = 80'
			DRAWN BY: TL/MFD
			APPROVED BY: DAN

SURVEYED BY:
 BLEW & ASSOCIATES, P.A.
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 FAYETTEVILLE, AR 72703
 SURVEY@BLEWINC.COM