

VICINITY MAP
NOT TO SCALE

FOR: PANHANDLE ENGINEERING INC.

PARCEL 1: A PARCEL OF LAND BEGINNING AT A POINT 389.2 FEET NORTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 41 DEGREES 30 MINUTES WEST 81.5 FEET TO THE MARGIN OF MASSALINA BAYOU; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID MARGIN OF MASSALINA BAYOU TO A POINT WHERE SAME IS INTERSECTED BY THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING; LYING AND BEING IN BAY COUNTY, FLORIDA.

PARCEL 2: A PARCEL OF LAND BEGINNING AT A POINT 334.7 FEET NORTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 41 DEGREES 30 MINUTES WEST TO THE MARGIN OF MASSALINA BAYOU; THENCE NORTHEASTERLY ALONG SAID MARGIN OF MASSALINA BAYOU TO A POINT WHERE IT IS INTERSECTED BY A LINE PARALLEL TO THE FIRST MENTIONED LINE AND 36.5 FEET THEREFROM; THENCE SOUTH 41 DEGREES 30 MINUTES EAST, ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 54.5 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN BAY COUNTY, FLORIDA. LESS & EXCEPT ANY PORTION LYING WITHIN RIGHT OF WAY OF BEACH DRIVE.

PARCEL 3: PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 9, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BOUNDED AS FOLLOWS: ON THE NORTH BY MASSALINA BAYOU; ON THE EAST BY HARMON AVENUE, ON THE SOUTH BY SECOND COURT; ON THE WEST BY BEACH DRIVE, IN PANAMA CITY, FLORIDA. SUBJECT TO THAT CERTAIN EASEMENT GRANTED TO CITY OF PANAMA CITY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 46, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

LESS AND EXCEPT: THAT PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, BOUNDED AS FOLLOWS: ON THE NORTH BY MASSALINA BAYOU; ON THE EAST BY HARMON AVENUE; ON THE SOUTH BY SECOND COURT; AND ON THE WEST BY A LINE 100 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF HARMON AVENUE.

Schedule B - Section 2 Exceptions

- Official Records Book 35, Page 46 is an easement in favor of the City of Panama City which encumbers Parcel 3.
- Official Records Book 1172, Page 832 is an easement in favor of the City of Panama City which encumbers parcels 1 and 2.
- Official Records Book 1245, Page 1174, modified in Official Records Book 158, Page 1174 and Official Records Book 1894, Page 180 and renewed in Official Records Book 2031, Page 1346 describes a sovereign submerged land lease located adjacent to parcel 3 in favor of the subject property.
- Official Records Book 1252, Page 287 renewed in Official Records Book 1491, Page 520 and Official Records Book 1922, Page 1233 and Official Records Book 2424, Page 1334, modified in Official Records Book 2050, Page 1495 and Official Records Book 2065, Page 1180 describes a sovereign submerged land lease located adjacent to parcel 1 in favor of the subject property.
- Official Records Book 1242, Pages 323 and 336 is a sovereign submerged land lease adjacent to parcels 1 and 2 in favor of the City of Panama City.
- Official Records Book 1561, Page 430 is an over head distribution easement in favor of Gulf Power Company which encumbers parcel 3.
- Official Records Book 2011, Page 216 is an agreement with the City of Panama City to operate a commercial marina.
- Official Records Book 2489, Page 1582 amended in Official Records Book 2504, Page 1194 describes an easement in favor of Rowlett Bryant which encumbers parcel 3.
- Deed Book 144, Page 305 describes an easement in favor of the City of Panama City which encumbers parcels 2 and 3.

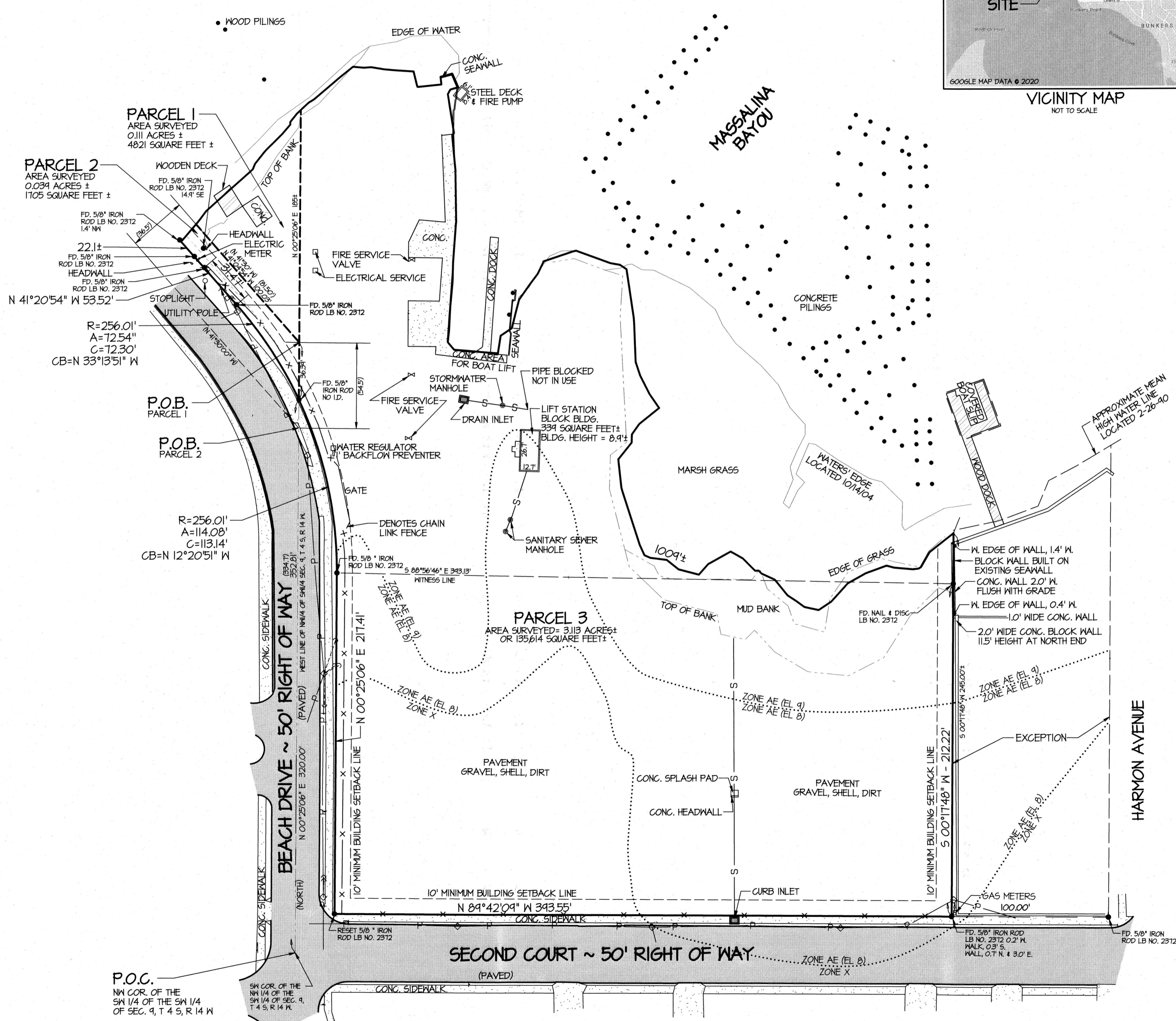
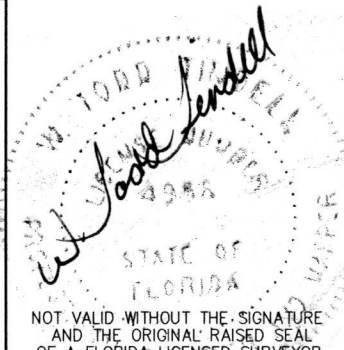
LOCATIONS OF SUBSURFACE FOUNDATIONS HAVE NOT BEEN DETERMINED AND ARE NOT INDICATED HEREON.

A COMPARISON BETWEEN RECORDED DIRECTIONS AND DISTANCES WITH FIELD MEASURED DIRECTIONS AND DISTANCES HAS BEEN MADE. WHERE THEY VARY THE RECORD AND/OR PLAT DIRECTIONS AND DISTANCES ARE SHOWN IN PARENTHESES.

A REVIEW OF FLOOD INSURANCE RATE MAP NUMBER 12005C0343H FOR BAY COUNTY, FLORIDA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 120012 0343 H, EFFECTIVE DATE, JUNE 2, 2004, INDICATES THAT THE PROPERTY SHOWN HEREON IS WITHIN ZONES AEB AND AET, AS INDICATED.

ALTA/NSPS LAND TITLE SURVEY

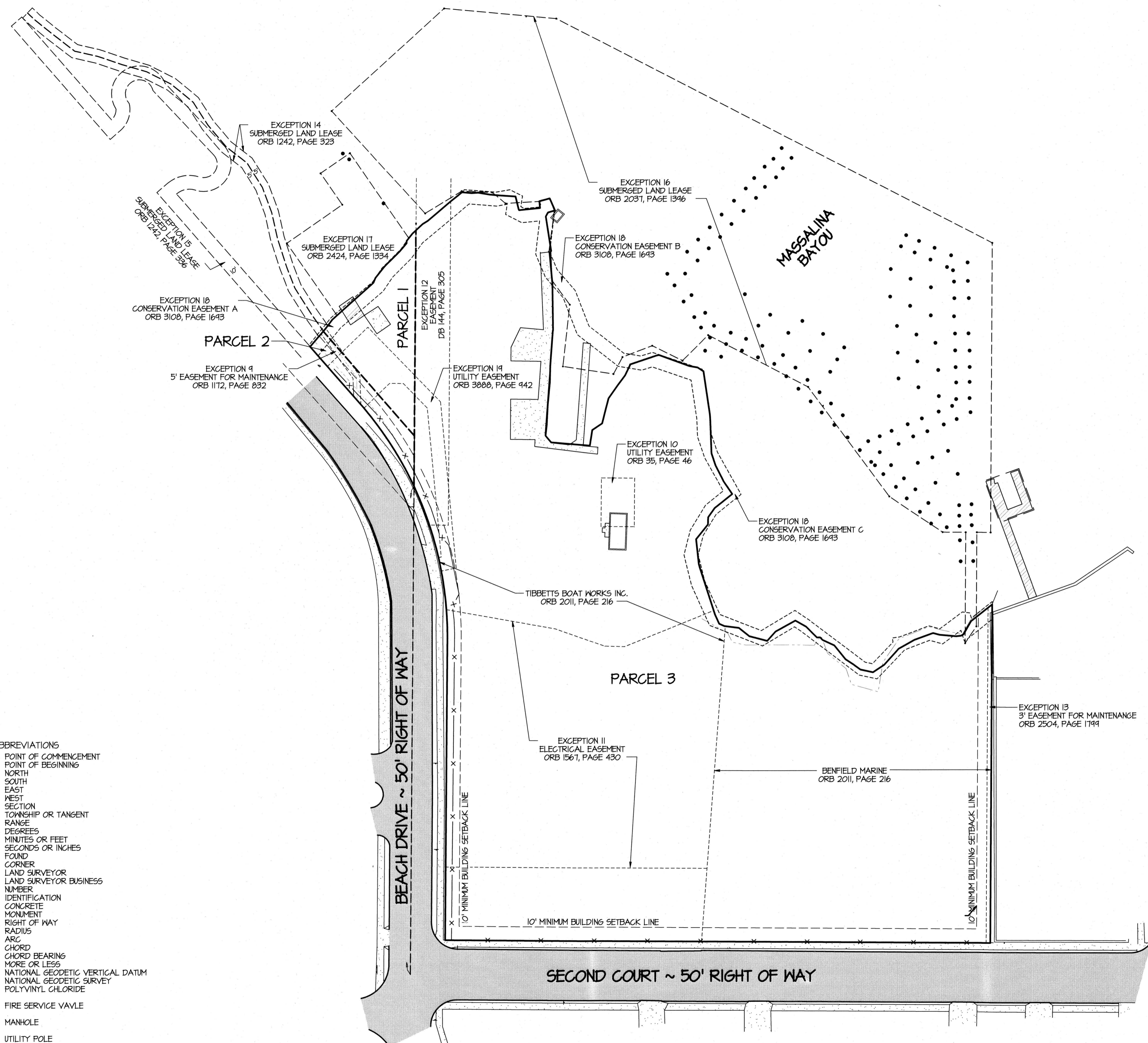
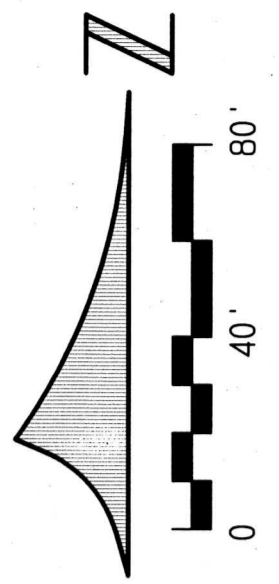
BUCHANAN & HARPER, INC.	
ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE	
CERTIFICATE OF AUTHORIZATION NUMBER: 2372	
735 WEST 11TH STREET - PANAMA CITY, FLORIDA 32401 - TELEPHONE (850) 763-7427	
THE UNDERSIGNED,	PL TODD TINDELL , FLORIDA LAND SURVEYOR NO. 4958, HEREBY CERTIFIES THAT THE SURVEY AND/OR INFORMATION SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.
PLAT OF	BOUNDARY SURVEY SCALE 1" = 40'
SURVEYED	2-19-2020 DRAWN 3-14-2020 IMPROVEMENTS VISIBLE AS SHOWN
REVISED	
REVISED	
SOURCE OF INFORMATION	FIRST AMERICAN TITLE INSURANCE COMMITMENT FILE NO. 1054-4524584
BEARING REFERENCE	N 89°42'09" W FOR NORTH RIGHT OF WAY LINE OF 2ND COURT
ELEVATION REFERENCE	N/A
F.B.	1163 PA. 04 JOB NO. 126061 FILE NO. E 3110 SHEET NO. 1 OF 2



- SYMBOLS & ABBREVIATIONS
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - SEC. SECTION
 - T R. TANGENT
 - R. RANGE
 - D. DEGREES
 - M. MINUTES OR FEET
 - S. SECONDS OR INCHES
 - FD. FOUND
 - COR. CORNER
 - LS. LAND SURVEYOR
 - LB. LAND SURVEYOR BUSINESS
 - NO. NUMBER
 - ID. IDENTIFICATION
 - CONC. CONCRETE
 - MON. MONUMENT
 - R.O.W. RIGHT OF WAY
 - A. ARC
 - R. RADIUS
 - C. CHORD
 - CB. CHORD BEARING
 - ± MORE OR LESS
 - NSVD NATIONAL GEODETIC VERTICAL DATUM
 - NGS NATIONAL GEODETIC SURVEY
 - PVC POLYVINYL CHLORIDE
 - VS FIRE SERVICE VALVE
 - M MANHOLE
 - U UTILITY POLE
 - P POWER POLE
 - G GUY ANCHOR
 - S SIGN POLE
 - A AERIAL UTILITY LINE
 - S SANITARY SEWER MAIN

ACREAGE TOTAL
 PARCEL 1: 0.111 ACRES±
 PARCEL 2: 0.094 ACRES±
 PARCEL 3: 3.113 ACRES±
 TOTAL AREA SURVEYED = 3.263 ACRES±

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7 & 8 of Table A thereof. The fieldwork was completed on 2-19-2020.
 Date of Plat or Map: 3-19-2020
 Pl. Todd Tindell
 PL TODD TINDELL, PLS
 Florida License No.: 4958



SYMBOLS & ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
N	NORTH
S	SOUTH
E	EAST
W	WEST
SEC.	SECTION
T	TOWNSHIP OR TANGENT
R	RANGE
°	DEGREES
'	MINUTES OR FEET
"	SECONDS OR INCHES
FD.	FOUND
COR.	CORNER
LS	LAND SURVEYOR
LB	LAND SURVEYOR BUSINESS
NO.	NUMBER
ID.	IDENTIFICATION
CONC.	CONCRETE
MON.	MONUMENT
R.O.W.	RIGHT OF WAY
R	RADIUS
A	ARC
C	CHORD
CB	CHORD BEARING
±	MORE OR LESS
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NGS	NATIONAL GEODETIC SURVEY
PVC	POLYVINYL CHLORIDE
×	FIRE SERVICE VALVE
○	MANHOLE
∩	UTILITY POLE
◇	POWER POLE
⋈	GUY ANCHOR
↑	SIGN POLE
—P—	AERIAL UTILITY LINE
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Date of Plat or Map: 3-19-2020

PL TODD TINDELL, PLS
 Florida License No.: 4458

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ALTA/NSPS LAND TITLE SURVEY

BUCHANAN & HARPER, INC.	
ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE	
CERTIFICATE OF AUTHORIZATION NUMBER: 2372	
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PLAT OF: BOUNDARY SURVEY	SCALE: 1" = 40'
SURVEYED: 2-19-2020	DRAWN: 3-19-2020
REVISIONS:	IMPROVEMENTS: VISIBLE AS SHOWN
SOURCE OF INFORMATION:	FIRST AMERICAN TITLE INSURANCE COMMITMENT FILE NO. 1054-4524584
BEARING REFERENCE:	N 84°42'04" W FOR NORTH RIGHT OF WAY LINE OF 2ND COURT
ELEVATION REFERENCE:	N/A
F.B. 1163	P.A. 04 JOB NO. 126061 FILE NO. E 3710 SHEET NO. 2 OF 2

