



SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA NORTH STATE PLANE COORDINATE SYSTEM, BASED ON GLOBAL POSITIONS SYSTEM NAD 1983/2011 ADJUSTMENT, FROM THE FDOT CONTINUOUS OPCE STATIONS (CORS), CORS STATION UTILIZED FOR THIS SURVEY WAS PANAMA CORS ARP, PID NO. D60014.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12005C0335H, DATED 6/2/2009, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN A ZONE X.
3. UNDERGROUND UTILITY LOCATIONS ARE BASED ON VISIBLE SURFACE EVIDENCE AS SHOWN HEREON. NO UNDERGROUND UTILITIES ARE PURPORTED TO EXIST UNLESS DELINEATED BY A SURVEY LINE OR CALL. BUT FOR UTILITY OWNERS AND THEIR RESPECTIVE UTILITIES, IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE TO ONE FOOT EITHER SIDE OF THE LINES AS SHOWN HEREON.
4. THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THE SURVEYOR ACCORDING TO INSTRUCTIONS PROVIDED BY THE CLIENT. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS OF WAY OF RECORD. THIS SURVEYOR HAS NOT BEEN PROVIDED THE BENEFIT OF A TITLE ABSTRACT TO SHOW ANY MATTERS OF HISTORY TO THE SUBJECT PROPERTY.
5. UNLESS OTHERWISE NOTED, MEASURED BEARINGS AND DISTANCES ARE THE SAME AS SHOWN IN THE DESCRIPTION PROVIDED.
6. THERE ARE NO OTHER VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS MEETS OR EXCEEDS THE INTENDED USE OF THE PROPERTY, SUBURBAN, 1 FOOT IN 7,500 FEET.
8. ADDITIONS OR DELETIONS FROM THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THE PROPERTY SHOWN HEREON IS ZONED RESIDENTIAL-1 (R-1). BUILDING SETBACKS PER THE CITY OF PANAMA CITY ARE: FRONT SETBACK IS 20 FEET, REAR SETBACK IS 25 FEET, SIDE SETBACK IS 7 FEET TO ADJACENT LOTS, AND CORNER LOTS ARE 20 FEET FROM SIDE ROADS.

LEGAL DESCRIPTION:

TRACT 1
A. PARCEL

A PARCEL OF LAND BEING SITUATED IN AND BEING A PART OF LOT 38, ST ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 14 WEST PER PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 28TH COURT AND THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE RUN S 89°01'47" W, ALONG THE NORTH RIGHT OF WAY LINE OF AIRPORT ROAD, 350.05 FEET TO A POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N 01°39'56" E, 305.05 FEET TO A POINT ON THE SOUTH LINE OF TIMBERWOLF ESTATES AS RECORDED IN PLAT BOOK 17, PAGE 100, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH LINE OF LOT 38, 123.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 38, ALSO ALONG SAID PLAT BOOK 17, PAGE 100, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, 123.74 FEET TO A POINT OF BEGINNING; THENCE RUN S 89°01'47" E, ALONG SAID NORTH LINE OF LOT 38, 123.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 38, ALSO ALONG SAID SOUTH LINE OF LOT 38, 350.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 38, 350.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 28TH COURT; THENCE RUN N 89°01'47" W, ALONG SAID NORTH RIGHT OF WAY LINE OF 28TH COURT, TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.866 ACRES, MORE OR LESS.

TRACT 2

A PARCEL OF LAND BEING SITUATED IN AND BEING A PART OF LOT 38, ST ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 14 WEST PER PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 28TH COURSE AND THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE RUN S 89°01'47" E, ALONG THE NORTH RIGHT OF WAY LINE OF SAID 28TH COURSE, 380.00 FEET TO THE POINT BEGINNING; THENCE RUN S 89°01'47" E, ALONG THE NORTH RIGHT OF WAY LINE, RUN N 01°59'56" E, 305.00 FEET TO A POINT ON THE SOUTH LINE OF TIMBERWOLF ESTATES AS RECORDED IN PLAT BOOK 17, PAGE 88 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, SAID PLAT BOOK 17, PAGE 88 BEING THE PLAT OF SECTION 30, 31 AND 32 OF SAID COUNTY, COMPANY'S PLAT OF SECTION 30 AS RECORDED IN PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE RUN S 89°01'47" E, ALONG SAID NORTH LINE OF LOT 38, 123.74 FEET; THENCE RUN S 01°59'56" W, 305.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 38, 123.74 FEET TO THE POINT OF BEGINNING, SAID ALONG SAID NORTH RIGHT OF WAY LINE, 123.74 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 0.866 ACRES, MORE OR LESS.

TRACT 3

A PARCEL OF LAND BEING SITUATED IN AND BEING A PART OF LOT 38, ST ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 14 WEST PER PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 28TH COURT AND THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE RUN S 01°39'56" E FOR 82.50 FEET TO A POINT ON THE EXTENSION OF THE SOUTH LINE OF TIMBERWOLF DRIVE; THENCE RECORDS OF BAY COUNTY, FLORIDA; THENCE RUN S 01°39'56" E FOR 82.50 FEET TO A POINT ON THE EXTENSION OF THE SOUTH LINE OF TIMBERWOLF DRIVE; THENCE RECORDS OF BAY COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 38 OF ST JOHN'S DAY TRACT, AS SHOWN IN PLAT NO. 7-80-17, PUBLIC RECORDS OF BAY COUNTY, BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE RUN S 89°01'47" E, ALONG SAID NORTH LINE OF LOT 38, FOR 380.00 FEET; THENCE RUN S 89°01'47" E, ALONG SAID NORTH LINE OF LOT 38, FOR 380.00 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 0.72 ACRES, MORE OR LESS.

TRACT 4
A. PARCEL

A PARCEL OF LAND BEING SITUATED IN AND BEING A PART OF LOT 38, ST ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 14 WEST PER PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 26TH COURT AND THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE RUN 01°39'56" E, 150.00 FEET TO THE POINT OF BEGINNING OF THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE RUN 01°39'56" E, 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, RUN N 01°39'56" E, FOR 97.50 FEET; THENCE RUN S 89°01'47" E, FOR 380.00 FEET; THENCE RUN S 01°39'56" W, FOR 82.50 FEET; THENCE RUN N 89°01'47" W, 180.00 FEET; THENCE RUN S 01°39'56" W, FOR 15.00 FEET; THENCE RUN N 89°01'47" W, FOR 200.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.788 ACRES, MORE OR LESS.

INGRESS/EGRESS EASEMENT

A PARCEL OF LAND BEING SITUATED IN AND BEING A PART OF LOT 38, ST ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 14 WEST PER PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 28TH COURT AND THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE RUN N 01°39'56" E 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, RUN N 01°39'56" E, FOR 39.48 FEET; THENCE RUN S 87°58'52" E, FOR 10.18 FEET; THENCE RUN S 01°52'11" W, FOR 17.36 FEET; THENCE RUN S 88°31'51" E, FOR 88.10 FEET; THENCE RUN S 01°45'05" W, FOR 21.17 FEET; THENCE RUN N 89°01'47" W, FOR 98.19 FEET TO THE POINT OF BEGINNING.

CERTIFICATION:

I HEREBY CERTIFY TO:

KURT ULLIUS TRUST, C/O JERRY MARLER AS TRUSTEE

THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONTAINS NO VISIBLE ENCROACHMENTS UNLESS SHOWN HEREON, AND THAT THE SURVEY IS NOT BEING MADE FOR THE PURPOSE OF OBTAINING A PERMIT FROM THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. THIS SURVEY IS CERTIFIED TO AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION AND FOR ALL FUTURE TRANSACTIONS AND FOR ALL PURPOSES FOR WHICH THE SURVEYOR IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT PROVIDING ANY OTHER SERVICE OR OPINION, INCLUDING BUT NOT LIMITED TO, A TITLE OPINION, WHICH IS NOT SPECIFICALLY LISTED ABOVE. THE USE OF THIS SURVEY IN CONNECTION WITH AN "OWNER'S AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE TO ANY REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, A DEED, MORTGAGE, ETC., IS NOT THIS SURVEY. THIS SURVEY IS NOT TRANSFERABLE OR ASSIGNABLE.

9/5/2023
DATE

(NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL)

[illegible]

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| BAY COUNTY, | | A.P.O. SEC 30, TWP 3 S, RNG 14 W, PANAMA CITY | | FLORIDA |
| JOB NO. 2323--0021 | <div style="text-align: center;"> <h1>MONUMENTAL</h1> <h2>CONSULTING GROUP, INC.</h2> <p>PROFESSIONAL SURVEYOR AND MAPPER 5382 AND LICENSED BUSINESS 8539</p> <p>BRISTOL • PANAMA CITY</p> <p>PROFESSIONAL LAND SURVEYING & MAPING 11031 NW STATE ROAD 50, BRISTOL, FLORIDA 32301 PH: (800) 643-9000 BRISTOL (800) 768-0345 PANAMA CITY</p> </div> | | | REVISIONS |
| DATE OF SURVEY 8/31/2023 | | | | |
| SCALE 1" = 40' | | | | |
| F.B. 661 PACE 54--55, 59 | | | | |
| SECTION 30 | | | | CAD FILE# 2323--0021.DWG |
| TWP 3 S., RNG. 14 W. | | | | DRAWING NO. |
| DRWN. BY MNE CHKD. BY DUG | | | | SHEET 1 OF 1 |