

- LEGEND:**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - IPS IRON PIN SET (5/8" REBAR)
  - IPF IRON PIN FOUND
  - R/W RIGHT-OF-WAY
  - PP POWER POLE
  - EM ELECTRIC METER
  - EMW ELECTRIC METER W/HEAD LIGHT STANDARD
  - WM WATER METER
  - WMW WATER METER W/FIRE HYDRANT
  - MW MONITORING WELL
  - ICV IRRIGATION CONTROL VALVE
  - CBM CATCH BASIN/STORM INLET
  - GM GREASE MANHOLE
  - CO CLEANOUT
  - UGM UNDERGROUND GAS MARKER
  - GV GAS VALVE
  - GM GAS METER
  - TP TELEPHONE PEDESTAL
  - TPAN TELEPHONE PANEL
  - GP GUANO POST
  - SG SIGN
  - OE OVERHEAD ELECTRIC LINE
  - OT OVERHEAD TELEPHONE LINE
  - WL WHITE LINE
  - DWL DASHED WHITE LINE
  - YL YELLOW LINE
  - DYL DOUBLE YELLOW LINE
  - X FENCE

**FLOOD INFORMATION:**

A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) AND IN FLOOD ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED)

PER NFP FIRM COMMUNITY PANEL NO. 12005C0362H & 12005C0361H EFFECTIVE DATE: JUNE 2, 2009

**PARKING INFORMATION**

125 REGULAR SPACES  
7 HANDICAP SPACES

132 SPACES TOTAL

RETAIL: 1 SPACE PER 300 SF. REQUIRES 74 SPACES

OFFICE: 1 SPACE PER 400 SF. REQUIRES 4 SPACES

MEDICAL: 4 SPACES PER DOCTOR REQUIRES 8 SPACES

RESTAURANT: 1 SPACE PER 4 SEATS PLUS 1 PER 2 EMPLOYEES REQUIRES 18 SPACES

TOTAL REQUIRED: 104 SPACES

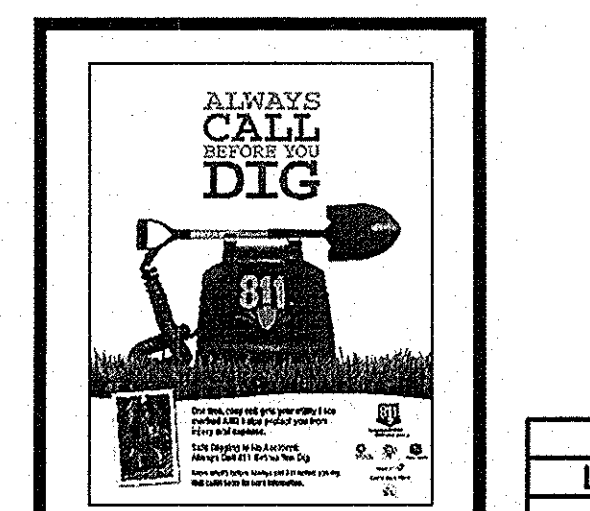
**ZONING INFORMATION:**

ZONED: COM-1 COMMERCIAL WITHIN THE NORTH TYNDALL SPECIAL OVERLAY DISTRICT

SETBACK LINE:  
FRONT: NONE  
SIDE: NONE  
BACK: NONE  
MAXIMUM BUILDING HEIGHT: 50'

**SURVEY DESCRIPTION:**

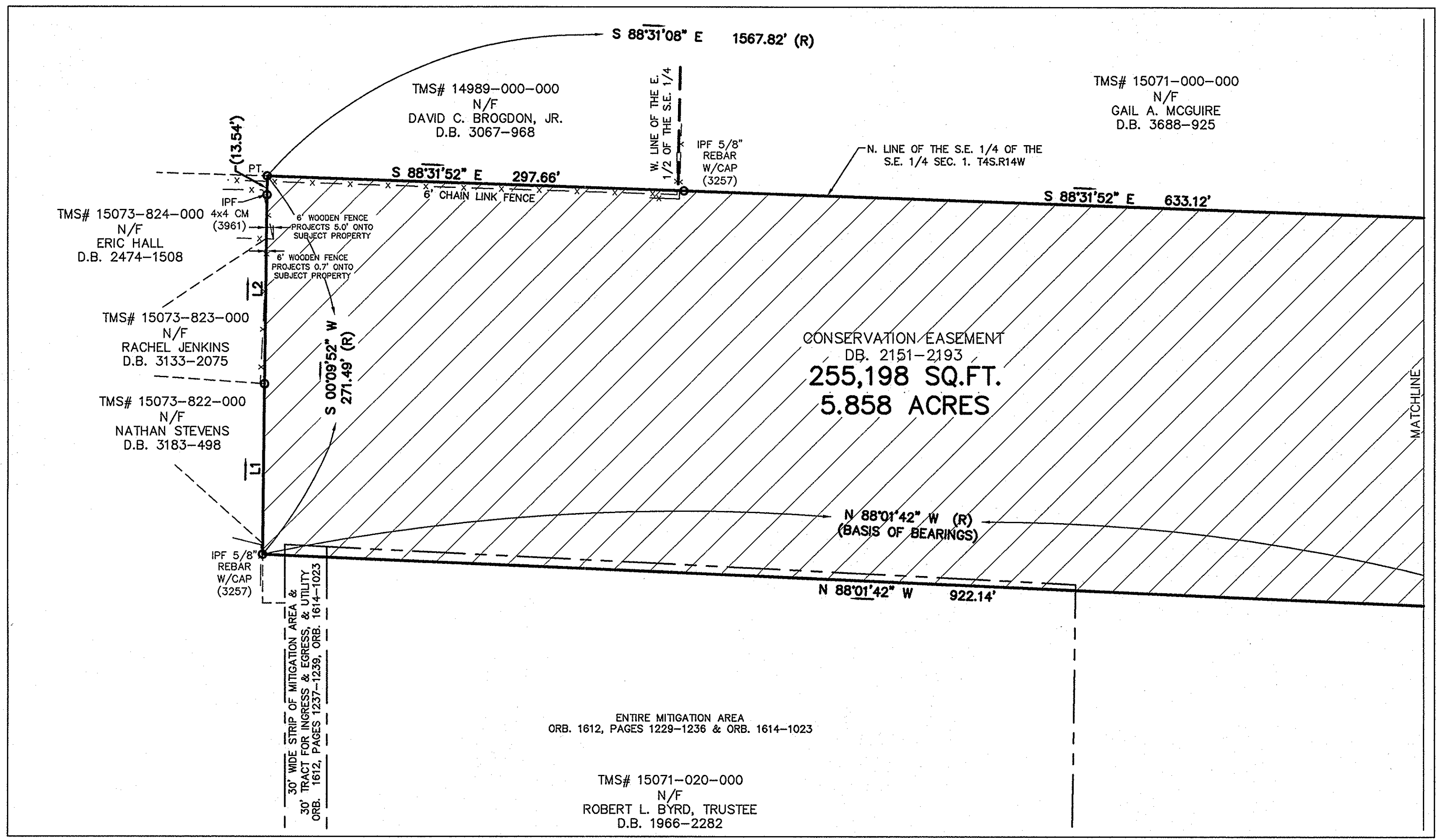
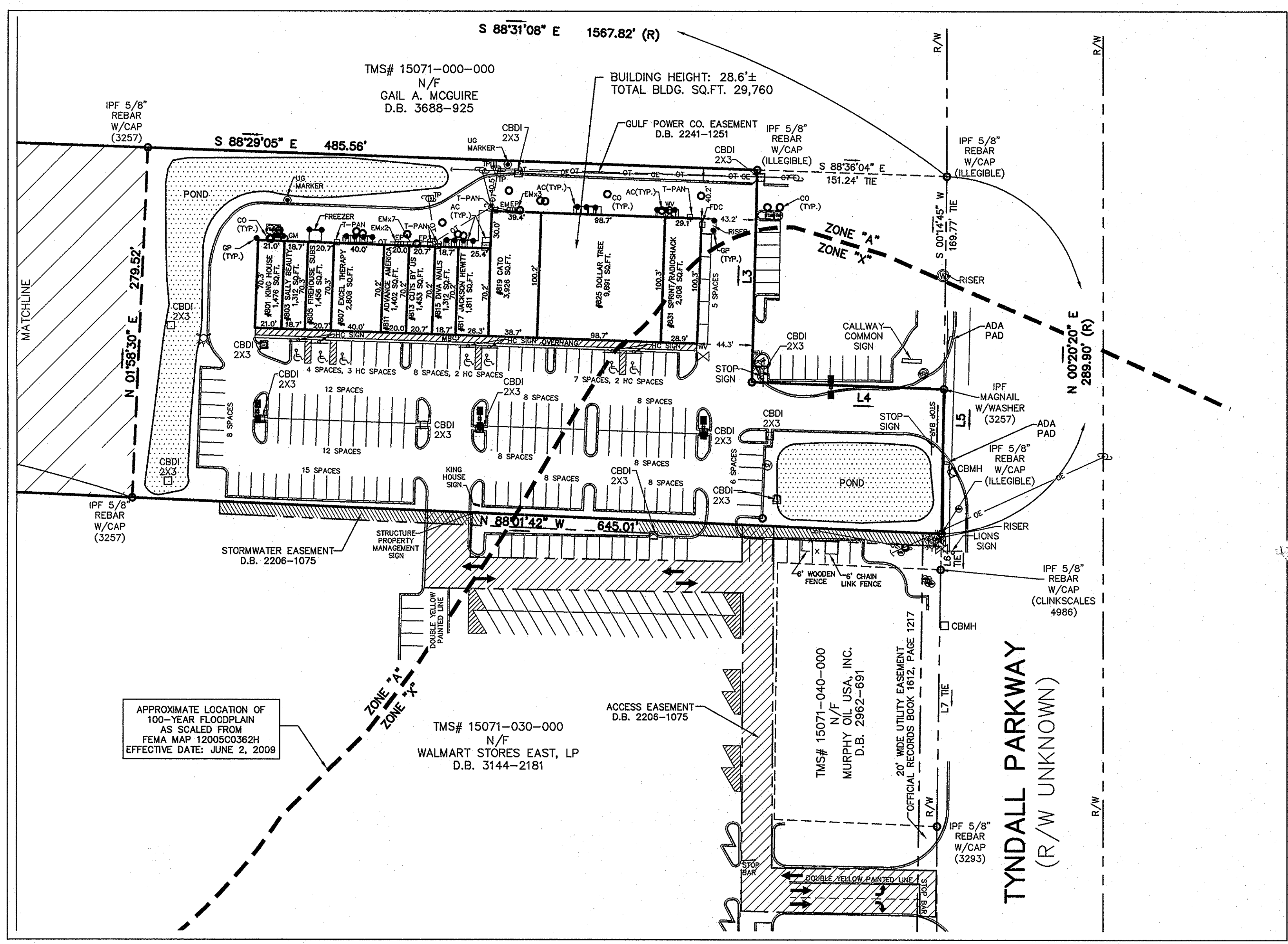
Commencing at an iron pin located on the North line of Southeast Quarter of the Southeast quarter, Section 1, Township 4 South, Range 14 West, and located on the west right of way of Tyndall Parkway and also being the common corner of McGuire (DB. 3688-925) and running along said of way S 00-14-45 W for 169.77 feet to an iron pin being the Point in Beginning, thence from said Point of Beginning along said right of way S 00-22-42 W for 115.28 feet to a Mag nail with washer # 3257; thence leaving said right of way along the common line of Wal-Mart (DB. 3144-2181) N 88-01-42 W for 645.01 feet to an iron pin; thence N 88-00-42 W for 922.14 feet to an iron pin; thence along the common line of Brittany Woods Park (DB. 16-71) N 00-09-01 E for 122.41 feet to a point; thence N 00-09-52 E for 149.08 feet to a point, passing a concrete monument at 13.54 feet; thence along the common line of Brogdon S 88-31-52 E for 297.66 feet to an iron pin; thence along the North line of Southeast Quarter of the Southeast quarter, Section 1, Township 4 South, Range 14 West, S 88-31-52 E for 633.12 feet to an iron pin; thence S 88-29-05 E for 485.56 feet to an iron pin; thence leaving said North line S 00-53-27 W for 169.47 feet to an iron pin; thence S 88-30-36 E for 153.06 feet to the point of Beginning. Said tract contains 9.417 acres or 410,216 square feet more or less.



EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR DRILLING IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN SAVE YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART SERVICE MEANS CALLING BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL CONTRACTOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

LINE	LENGTH	BEARING
L1	122.41'	N 00°09'01" E
L2	149.08'	N 00°09'52" E
L3	169.47'	S 00°53'27" W
L4	153.06'	S 88°30'36" E
L5	115.28'	S 00°22'42" W
L6 TIE	28.70'	S 00°57'07" W
L7 TIE	204.89'	S 00°14'33" W



ENTIRE MITIGATION AREA  
ORB. 1612, PAGES 1229-1236 & ORB. 1614-1023

TMS# 15071-020-000  
N/F  
ROBERT L. BYRD, TRUSTEE  
D.B. 1966-2282

**TITLE EXCEPTIONS:**

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT # 3020-828019FL5  
EFFECTIVE: NOVEMBER 28, 2016

9. Perpetual Easement granted to Bay County recorded in Official Records Book 136, Page 557. \* PERMANENT MOSQUITO CONTROL AFFECTS SUBJECT PROPERTY, BLANKET EASEMENT.

10. Agreement between Robert L. Byrd and Wal-Mart Stores, Inc., a Delaware corporation, recorded in Official Records Book 1612, Page 1229. \* A SMALL PORTION OF EASEMENT AFFECTS THE CONSERVATION AREA AS SHOWN HEREON.

11. Agreement for Covenant Running With The Land between Wal-Mart Stores, Inc., Robert L. Byrd and the Florida Department of Environmental Protection, recorded in Official Records Book 1614, Page 1023. \* AFFECTS AS SHOWN.

12. Conservation Easements granted to the State of Florida Department of Environmental Protection by Conservation Easement Deeds recorded in Official Records Book 1614, Page 1051 and Official Records Book 2151, Page 2193. \* AFFECTS AS SHOWN HEREON.

13. Access and Storm Water Easement with Covenants and Restrictions recorded in Official Records Book 2206, Page 1075. \* AFFECTS AS SHOWN HEREON.

14. Overhead Distribution Easement granted to Gulf Power Company recorded in Official Records Book 2241, Page 1251. \* ELECTRIC EASEMENT AFFECTING SUBJECT PROPERTY AS SHOWN, NO SPECIFIED WIDTH.

16. Declaration of Easements, Covenants, Conditions and Restrictions and any other terms, covenants and restrictions by instrument recorded in Official Records Book 2459, Page 226. \* AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

**TITLE DESCRIPTION:**

The land referred to herein below is situated in the County of Bay, State of Florida, and is described as follows:

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; BEING MORE EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT A F.D.O.T. CAPPED IRON ROAD MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF TYNDALL PARKWAY (STATE ROAD NO. 30-A) AND THE NORTH RIGHT-OF-WAY OF SEVENTH STREET AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAPS SECTION 46560-2622 AND SECTION 46520-2643, DATED 1975, AND 1970 RESPECTIVELY; THENCE NORTH 00°18'02" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF TYNDALL PARKWAY FOR 638.11 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°36'58" WEST FOR 9.88 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 00°18'02" EAST FOR 363.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 00°20'20" EAST FOR 284.90 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 88°31'08" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR 1567.82 FEET; THENCE SOUTH 00°09'52" WEST FOR 13.54 FEET TO THE NORTHEAST CORNER OF BRITANNY WOODS PARK AS RECORDED IN PLAT BOOK 16, PAGE 71; THENCE SOUTH 00°09'52" WEST ALONG THE EAST LINE OF SAID BRITANNY WOODS PARK FOR 271.40 FEET; THENCE LEAVING SAID EAST LINE, RUN SOUTH 88°01'42" EAST ALONG THE NORTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1612, PAGE 1229 (DESCRIPTION AS SHOWN ON PAGES 1235, 1236, 1237, 1238 AND 1239 OF SAID DOCUMENT) AND OFFICIAL RECORDS BOOK 1612, PAGE 1211 (DESCRIPTION AS SHOWN ON PAGE 1212 OF SAID DOCUMENT), TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND CONVEYED TO P & N CALLAWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2459, PAGE 223, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND CONVEYED TO MUZZAFFAR A. CHAUDHRY AND FARIDA M. SHAUHRY, BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2688, PAGE 146, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

PARCEL 2:  
EASEMENT RIGHTS, AS CONTAINED IN THAT CERTAIN ACCESS AND STORM WATER EASEMENT WITH COVENANTS AND RESTRICTIONS, BY AND BETWEEN WAL-MART STORES, INC., A DELAWARE CORPORATION, AND P & N CALLAWAY, LLC, RECORDED IN OFFICIAL RECORDS BOOK 2206, PAGE 1075, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

"THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5020-828019FL5 WITH AN EFFECTIVE DATE OF NOVEMBER 28, 2016 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY."

**SITE ADDRESS:**  
801-831 N. TYNDALL PARKWAY  
CALLAWAY, FL 32040

**POSSIBLE PROJECTIONS:**  
NONE OBSERVED

**TOTAL LAND AREA:**  
410,216 SQ.FT.  
9.417 ACRES

**BASIS OF BEARINGS AND BENCHMARK:**  
BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF USGS MONUMENTS "K290" & "8729063F"  
NAD 83 - NAVD 88

**ALTA/NSPS CERTIFICATE:**

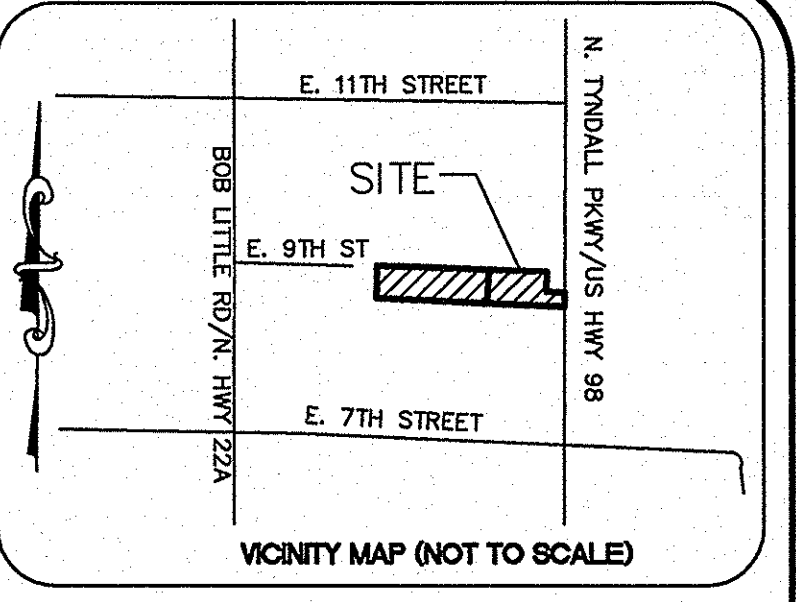
TO: CALLAWAY (CALLAWAY) SRX, LLC, RIVERCREST REALTY ASSOCIATES, LLC, BARCLAYS BANK PLC AND ITS SUCCESSORS AND ASSIGNS & FIRST AMERICAN TITLE INSURANCE COMPANY

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 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11, 13, 14, 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12-15-2016.

DATE OF PLAT OR MAP: 12-20-2016

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE COMMITMENT #3020-828019FL5

JAMES R. FREELAND, PSM 6579  
REGISTRATION/LICENSE NUMBER: 6579



**SURVEYOR'S NOTES:**

1.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.

2.) ZONING PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY, PER PERIODS-2, DATED 1-3-2017.

3.) THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

4.) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

5.) SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AND "A" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 12005C0362H & 12005C0361H, WITH A DATE OF IDENTIFICATION OF 6-2-2009, FOR COMMUNITY NUMBER 12005C0362H & 12005C0361H, IN BAY COUNTY/PARISH, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.

6.) THE EXTERIOR FACE OF THE BUILDING IS CONSTRUCTED OF CONCRETE BLOCK AND BRICK.

7.) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY.

8.) THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.

9.) THERE IS NO OBSERVED EVIDENCE OR EVIDENCE FROM APPROPRIATE AUTHORITIES THAT THERE ARE WETLAND AREAS LOCATED ON THE PROPERTY.

10.) THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-3020-828019FL5, DATED NOVEMBER 28, 2016.



**FREELAND & ASSOCIATES, INC.**  
323 WEST STONE AVE.  
GREENVILLE, S.C. 29609  
TEL. (864) 271-4924 FAX. (864) 233-0315  
EMAIL: Info@freeland-associates.com

DRAWN: BMB PARTY CHIEF: GRA CHECKED: JCC

REF. PLAT BOOK: N/A

REF. DEED BOOK: 2206-1073

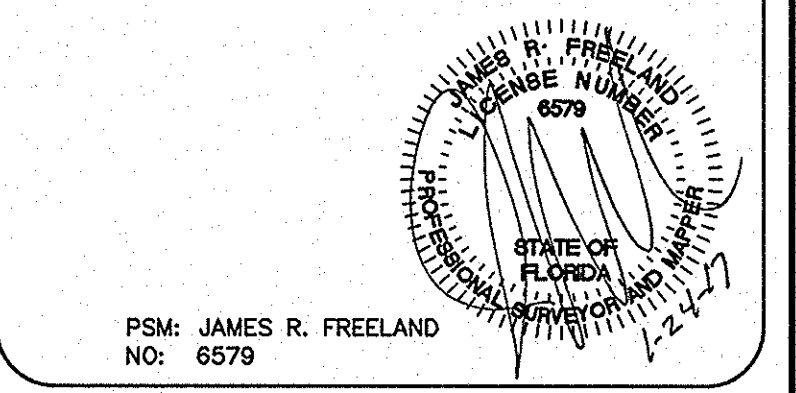
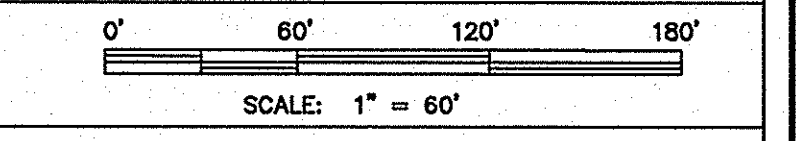
TAX MAP: 15071-020-010

DATE OF SURVEY: 12-15-2016

DATE DRAWN: 12-20-2016

DRAWING NO: 67808

DATE OF LAST REVISION:



**STATE OF FLORIDA**  
**BAY COUNTY**  
**CITY OF CALLAWAY**  
**SW 1/4, SE 1/4,**  
**SEC. 1, T 4 S, R 14 W**  
**ALTA/NSPS LAND TITLE**  
**SURVEY FOR**  
**CALLAWAY (CALLAWAY)**  
**SRX, LLC**