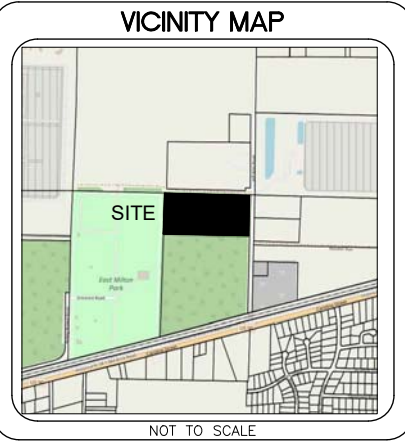


**GENERAL NOTES**

1. THE BEARING BASIS FOR THIS SURVEY IS THE EAST PROPERTY LINE OF PARCEL A BEING ASSUMED AS S02°37'32"W.
2. HORIZONTAL DATA SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (NAD 83/2011 ADJUSTMENT) UTILIZING A GPS NETWORK FROM BOTH FPRN AND TRIMBLE VRS NETWORKS.
3. VERTICAL DATA SHOWN HEREON IS BASED ON NGS BENCHMARK DESIGNATION "G 296", WITH A PUBLISHED ELEVATION OF 137.39' (NAVD 1988) REFERENCED WITH A GPS NETWORK FROM BOTH FPRN AND TRIMBLE VRS NETWORKS, ALSO TEMPORARY BENCHMARK "A" (TBM"A") A SET IRON ROD WITH CAP, ELEVATION 132.63', AND TEMPORARY BENCHMARK "B" (TBM "B") A SET IRON ROD WITH CAP, ELEVATION 132.90'.
4. THE PROPERTY SHOWN AND DESCRIBED HEREIN HAS AN AREA OF 776,133 SQUARE FEET OR 17.82 ACRES, MORE OR LESS.
5. THE PROPERTY IS DESIGNATED BY THE SANTA ROSA COUNTY TAX APPRAISER AS TAX MAP PARCEL ID NUMBER 33-2N-27-0000-0041-000. NO OTHER PROPERTY, OTHER THAN THE SUBJECT PROPERTY, IS INCLUDED WITHIN SAID TAX MAP PARCEL.
6. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
7. THE PROPERTY HAS ACCESS VIA JEFF ATES ROAD, WHICH IS A PUBLIC RIGHT-OF-WAY.
8. INTERIOR ROADWAYS APPEAR TO BE PRIVATE AND VARIABLE IN WIDTH.
9. NO UNDERGROUND FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN, THE UTILITIES SHOWN HEREON WERE IDENTIFIED AND LOCATED PER SURFACE OBSERVED EVIDENCE.
10. THERE WAS NO EVIDENCE OF RECENT EARTH WORK OR BUILDING ADDITIONS OBSERVED ON SITE.
11. NO EVIDENCE OF RECENT CHANGES IN STREET AND/OR SIDEWALK WERE OBSERVED DURING THE PROCESS OF THIS SURVEY.
12. THIS SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREETS RIGHT-OF-WAY.
13. THERE IS NO SURFACE EVIDENCE THAT THE SITE IS BEING USED AS A LANDFILL OR DUMP.
14. THERE WERE NO DOCUMENTS PROVIDED TO THIS SURVEYOR FOR ANY OFFSITE EASEMENTS OF SERVITUDES.
15. THERE WERE NO DELINEATION OF WETLANDS OBSERVED OR PROVIDED TO THIS SURVEYOR.
16. PAVEMENT, PONDS, DITCHES, ETC. HAVE BEEN TAKEN FROM A LABINS AERIAL (MRSID FILES) DATED 2019, AS WELL AS FIELD LOCATIONS FOR RECTIFICATION AND VERIFICATION.



BEARING BASIS S02°37'32\"/>

**LEGAL DESCRIPTION**

THE LAND IS DESCRIBED AS FOLLOWS:

**PARCEL A:**  
BEGINNING AT THE NE CORNER OF THE NW 1/4, RUN THENCE SOUTH ALONG THE HALF SECTION LINE 9.09 CHAINS, THENCE WEST 1320 FEET, MORE OR LESS, TO THE WEST LINE OF THE NE 1/4 OF NW 1/4, THENCE NORTH 9.09 CHAINS TO THE SECTION LINE, THENCE EAST 1320 FEET, MORE OR LESS, TO POINT OF BEGINNING, BEING THE NORTH 18.18 ACRES OF THE NE 1/4 OF NW 1/4, SECTION 33, TOWNSHIP 2 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA.

**LESS AND EXCEPT:**  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, THENCE GO EASTERLY ALONG THE NORTH LINE OF THE AFORESAID SECTION 33 FOR A DISTANCE OF 2405.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN AN EASTERLY DIRECTION FOR A DISTANCE OF 256.20 FEET, THENCE DEFLECT 90 DEGREES 00 MINUTES RIGHT IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 170.00 FEET; THENCE DEFLECT 90 DEGREES 00 MINUTES RIGHT IN A WESTERLY DIRECTION FOR A DISTANCE OF 256.20 FEET; THENCE DEFLECT 90 DEGREES 00 MINUTES RIGHT IN A NORTHERLY DIRECTION FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

**PARCEL B:**  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, THENCE GO EASTERLY ALONG THE NORTH LINE OF THE AFORESAID SECTION 33 FOR A DISTANCE OF 2405.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN AN EASTERLY DIRECTION FOR A DISTANCE OF 256.20 FEET, THENCE DEFLECT 90 DEGREES 00 MINUTES RIGHT IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 170.00 FEET; THENCE DEFLECT 90 DEGREES 00 MINUTES RIGHT IN A WESTERLY DIRECTION FOR A DISTANCE OF 256.20 FEET; THENCE DEFLECT 90 DEGREES 00 MINUTES RIGHT IN A NORTHERLY DIRECTION FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT THOSE LANDS CONVEYED TO SANTA ROSA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2871, PAGE 181, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA AND FURTHER DESCRIBED AS:**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN SOUTH 87 DEGREES 22 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 33 FOR A DISTANCE OF 2620.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 22 MINUTES 45 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 29.80 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 02 DEGREES 04 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 599.94 FEET; THENCE RUN NORTH 87 DEGREES 22 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 35.57 FEET; THENCE RUN NORTH 02 DEGREES 37 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 599.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA.

BEING THE SAME TRACT OF LAND DESCRIBED IN TITLE REPORT, SCHEDULE "A", PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NO. 22042413 JLD, DATED MARCH 6, 2022 AT 8:00 AM.

**SCHEDULE B-II TITLE EXCEPTION NOTES**

- This survey is based on a title report prepared by Old Republic National Title Insurance Company, File No. 22042413 JLD, dated March 6, 2022 at 8:00 a.m.
- 7 Oil, gas, mineral or other reservations as set forth in deed recorded in Official Records Book 659, page 271. No determination has been made as to the current record owner for the interest excepted herein.  
*Affects property, not shown on survey (blanket in nature)*
  - 8 Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.  
*Affects property, not shown on survey (blanket in nature)*
  - 10 Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases or rental agreements.  
*Affects property, not shown on survey (blanket in nature)*

**OVERVIEW MAP**  
(NOT TO SCALE)



**POTENTIAL ENCROACHMENT NOTES**

- POTENTIAL ENCROACHMENT OF 4' WOOD BOARD FENCE AT SOUTH PROPERTY LINE
- POTENTIAL ENCROACHMENT OF 4' WOOD FENCE AT NORTH PROPERTY LINE

**ZONING NOTES**

Zoned: M2  
Permitted Use Classification: M2  
Observed Uses(s): Truck or bus terminal facilities SRC Land Development Code 2.03.02b  
Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in Santa Rosa County, Florida.

The County of Santa Rosa Code of Ordinances are subject to change and interpretation - for further information, contact:  
Santa Rosa County Development Services Planning and Zoning  
6051 Old Bagdad Highway, Suite 202  
Milton, FL, 32583  
Phone: (850) 981-7087

Site Setbacks:  
Front/Rear/Sides 50'

**FLOOD ZONE NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN FLOOD ZONE "X" AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 12113C0340H, WHICH BEARS AN EFFECTIVE DATE OF 11/19/2021.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

○ CALCULATED POINT	OR.B. OFFICIAL RECORDS BOOK	☒ TELEPHONE PEDESTAL	⊗ WATER VALVE
(IR) IRON ROD & CAP FOUND	(D) DEED	☒ TELEPHONE MANHOLE	⊗ FIRE HYDRANT
(IR) IRON ROD FOUND	(C) CALCULATED	☒ WOOD UTILITY POLE	---
○ 5/8" IRON ROD & CAP SET, LB 7343	(M) MEASURED	☒ CABLE PEDESTAL	---
● (IP) IRON PIPE FOUND	(P.O.C.) POINT OF COMMENCEMENT	☒ ELECTRIC TRANSFORMER	---
⊙ NAIL & DISK FOUND	(P.O.B.) POINT OF BEGINNING	☒ ELECTRIC JUNCTION BOX	---
⊙ NAIL & DISK SET, LB 7343	☒ GAS PEDESTAL	☒ ELECTRIC METER	---
■ (CM) 4"x4" CONCRETE MONUMENT FOUND	☒ GAS VALVE	---	---
■ LB LICENSED BUSINESS	---	---	---
CCR CERTIFIED CORNER RECORD	---	---	---
R/W RIGHT-OF-WAY	---	---	---

THIS SURVEY IS NOT VALID UNLESS PAGES (1 OF 2, 2 OF 2) ARE PRESENT.

I HEREBY CERTIFY THAT SHEETS 1 AND 2 OF THIS BOUNDARY SURVEY MEET THE APPLICABLE "STANDARDS OF PRACTICE FOR LAND SURVEYING" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

05/16/2022  
DATE

WALTER J. SMITH  
FLORIDA CERTIFICATE NO. 4807, PROFESSIONAL SURVEYOR AND MAPPER

SURVEY VALID ONLY TO THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**ALTA/NSPS LAND TITLE SURVEY**

5795 Jeff Ates Rd,  
Milton, FL

**SURVEYOR'S CERTIFICATION**

TO: R.L.R Investments, L.L.C., an Ohio limited liability company; Kwy Investments, L.L.C., a Florida limited liability company; Assured Title Services, L.L.C.; Old Republic National 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, 2, 3, 4, 6(b), 7(a), 8, 9, 11(a), 11(b), 13, 17, 18, and 19 of Table A thereof.

The field work was completed on: 05/13/2022

Date of Plat or Map: 05/16/2022

Surveyor's Signature: *Walter J. Smith*  
Registered Surveyor: Walter J. Smith  
Registration Number: 4807  
In the State of: Florida

OFFICIAL SEAL HERE

Surveyor's Drawing No.: KQ33.800.000  
Surveyor's Site Ref: 5795 JEFF ATES  
Checked by: PJT Drawn by: DB

NOT TO SCALE

SCALE IN FEET

PROJECT NAME: 5795 JEFF ATES RD. PROJECT No.: 22042413 JLD  
ADDRESS: 5795 JEFF ATES RD. CITY: MILTON STATE: FL

Survey Prepared By:  
Walter J. Smith  
Florida Certificate No. 4807  
Professional Surveyor and Mapper  
518 13TH St. West, Bradenton, FL 34205  
Phone:(941)345-5451 Fax:(941)345-5451  
E-mail: wjsmith@espassociates.com

ESP  
ESP Associates FL, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS  
LB #7343

