STREET ADDRESS: 3080 N. Pace Blvd.; 1807 W. Fairfield Drive; 2816 North Pace Boulevard

LEGAL DESCRIPTION:

PARCEL 1

Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said lot for a distance of 787.50 feet; thence South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southerly right-of-way line of Fairfield Drive (Pottery Road, S.R. No. 289-A, 80 foot right-of-way) to the point of beginning; Thence continue South 1 degree 11 minutes West for a distance of 114.72 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 150.00 feet; thence South 1 degree 11 minutes West for a distance of 144.20 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; thence South 1 degree 11 minutes West for a distance of 50.00 feet to the Tringas property as described in the deed recorded in Deed Book 354 at page 142 of the public records of Escambia County, Florida; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said Tringas property for a distance of 277.47 feet; thence South 72 degrees 42 minutes 14 seconds West for a distance of 100.00 feet; thence South 48 degrees 20 minutes 16 seconds West for a distance of 100.00 feet; thence South 30 degrees 40 minutes West for a distance of 30.36 feet to a point that is 100.00 feet North of (as measured at a right angle) to the North line of that portion of the Tringas property that abuts Pace Boulevard, thence North 89 degrees 37 minutes 30 seconds West parallel to and 100 feet North of that portion of the Tringas property that abuts Pace Boulevard for a distance of 198.51 feet to the Easterly right-of-way line of Pace Boulevard ("O" Street, S. R. No. 292, 80 foot right-of-way); thence North 0 degrees 26 minutes East along the said Easterly right-of-way line for a distance of 348.77 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; thence North 0 degrees 26 minutes East for a distance of 84.64 feet to the said Southerly right-of-way line of Fairfield Drive; thence South 89 degrees 26 minutes 50 seconds East along the said Southerly right-of-way line for a distance of 315.03 feet to the point of beginning; lying and being in Lot 15, Section 17, Township 2 South, Range 30 West, Escambia County, Florida.

PARCEL 2

Commence at the Northeast corner of Lot 15 of the Brainerd and McIntyre Subdivision of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, and run thence Southerly 25 feet to Northerly line of Pottery Plant Road; thence run Westerly a distance of 300 feet; thence run Southerly a distance of 325 feet; thence run Westerly a distance of 237.5 feet to the Point of Beginning of the property hereby conveyed; from said point of beginning continue North 89 degrees 37-1/2 minutes West 277.47 feet; thence run South 72 degrees 42 minutes 14 seconds West a distance of 100 feet; thence run South 48 degrees 20 minutes 16 seconds West a distance of 100 feet; thence run South 30 degrees 40 minutes West 146.17 feet; thence run North 89 degrees 37-1/2 minutes West 135 feet; thence run South 1 degree 41-1/2 minutes West 200 feet; thence run South 89 degrees 37-1/2 minutes East 135 feet; thence run South 27 degrees 36 minutes East 255.70 feet; thence run South 89 degrees 17 minutes East 345.67 feet; thence run North 1 degree 13-1/2 minutes East 651.76 feet to the Point of Beginning, all lying and being in Section 17, Township 2 South, Range 30 West, Escambia County, Florida. It is the intent of the Grantor to convey all property bounded by property of Escambia County on the East and South, to the Kathryn C. McDonald property on the South and to the right of way of Pace Boulevard on the West.

LESS AND EXCEPT the following described portion thereof:
Commence at the Northwest corner of that certain parcel of land conveyed to Kathryn C. McDonald in that certain deed to her recorded in Deed Book 454 at Page 158 of the public records of Escambia County, Florida; thence continue Easterly along the Northern boundary of said parcel a distance of approximately 135 feet to the Easterly boundary of said parcel for a Point of Beginning; thence continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northwardly of the East boundary line of the property conveyed to Perry E. and Lawrence L. Hopkins by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; thence run Southerly along said Northwardly extension approximately 225.52 feet to the Easterly most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 454 at Page 158; thence run Northwesterly along the Easterly most boundary line of the parcel described in Deed Book 454 at Page 158 approximately 255.70 feet to the point of beginning.

PARCEL 3

A parcel of land 45.7 feet wide located to the East of the East boundary of the property conveyed by G. R. McDonald to Kathryn C. McDonald by deed dated December 28, 1956, recorded in Deed Book 454, Page 180 of the public records of Escambia County, Florida and to the East of the East boundary of the property conveyed by G. R. McDonald to Perry E. Hopkins and Lawrence L. Hopkins by deed dated July 30, 1947, recorded in Deed Book 264, Page 457 of the public records of said county, also located to the West of the West boundary line of the property conveyed by G. R. McDonald and Kathryn C. McDonald to Escambia County, Florida by deed recorded in Official Record Book 1182, Page 55 of the public records of said County.

PARCEL 4

Commence at the Northwest corner of that certain parcel of land conveyed to Kathryn C. McDonald in that certain deed to her recorded in Deed Book 454 at Page 180 of the public records of Escambia County, Florida; thence continue easterly along the Northern boundary of said parcel a distance of approximately 135 feet to the Easterly boundary of said parcel for a Point of Beginning; thence continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northwardly of the East boundary line of the property conveyed to Perry E. and Lawrence L. Hopkins by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; thence run Southerly along said Northwardly extension approximately 225.52 feet to the Easterly most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 454 at Page 180; thence run Northwesterly along the Easterly boundary line of the parcel described in Deed Book 454 at Page 180 approximately 255.70 feet to the point of beginning.

It is the intent of the Grantor to convey to the Grantees a triangular parcel of property which, when added to the property described in that certain deed recorded in Deed Book 454 at Page 180 will produce a rectangularly-shaped parcel of property whose North and South boundaries will measure approximately 260.43 feet and whose East and West boundaries will measure approximately 273.6 feet.

PARCEL 5:

A parcel of land fronting 273.6 feet on the east side of Pace Boulevard (formerly "O" Street) having for its south boundary the north line of the property conveyed to Perry E. and Lawrence L. Hopkins by deed dated July 30, 1947, recorded in Deed Book 264 at page 457 of the public records of said county, having for its east boundary an extension northwardly of the east line of the property so conveyed to Perry E. and Lawrence L. Hopkins and having for its northeast and north boundaries the southwest and south boundaries of the land conveyed to John K. Tringas and Constantine J. Tringas and Anna Y. Tringas, his wife by deed dated June 11, 1952, recorded in Deed Book 354 at page 142 of the public records of said county.

And also the right in the grantees, their successors and assigns, for ingress and egress, of a strip of land 45.7 feet wide along and lying to the east of the east boundary of the property herein conveyed and of the property conveyed to Perry E. and Lawrence L. Hopkins as aforesaid.

PARCEL 6:

Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said lot for a distance of 787.50 feet; thence South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southerly right-of-way line of Fairfield Drive (Pottery Road, S.R. #289-A, 80 foot R/W); thence continue South 1 degree 11 minutes West for a distance of 114.72 feet, thence South 89 degrees 37 minutes 30 seconds East for a distance of 115 feet to the point of beginning; thence continue along the same line South 89 degrees 37 minutes 30 seconds East a distance of 115 feet; thence South 1 degree 11 minutes West for a distance of 145 feet; thence North 89 degrees 37 minutes 30 seconds West a distance of 115 feet; thence North 1 degree 11 minutes East 110 feet; thence North 89 degrees 37 minutes 30 seconds West 65 feet; thence North 1 degree 11 minutes East 35 feet to the point of beginning.

PARCEL 7

Beginning at a point on the north line of Lot 15, Section 17, Township 2 South, Range 30 West, that is 637.5 feet west of the northeast corner of said Lot 15; thence run South 1 degrees 11' West a distance of 25 feet to the present south line of Pottery Plant Road for the point of beginning of the parcel hereby conveyed; thence continue on same course a distance of 100 feet; thence run West parallel to said south line of Pottery Plant Road a distance of 150 feet; thence run North 1 degrees 11' East a distance of 100 feet to the south line of said Pottery Plant Road; thence East along said south line 150 feet to point of beginning. Less and except right of way of State Road #5-289A as shown on Florida Department of Transportation map. Section 48550-2602.

PARCEL 8

Beginning at a point on the north line of said Lot 15 that is 637.5 feet west of the northeast corner of said lot; thence run South 1 degrees 11' West a distance of 125 feet to the point of beginning of the property hereby conveyed; thence run North 89 degrees 37.5' West parallel to the south line of Pottery plant Road a distance of 150 feet; thence run South 1 degrees 11' West a distance of 31 feet; thence run East parallel to said south line of Pottery Plant Road a distance of 150 feet; thence run North 1 degree 11' East a distance of 31 feet to point of beginning.

PARCEL 9

Begin at a point on the north line of said Lot 15 that is 1202.5 feet west of the northeast corner of said lot; thence run South a distance of 25 feet to the present intersection of the south line of Pottery Plant Road with the east line of Pace Boulevard for point of beginning of the parcel hereby conveyed; thence run South 89 degrees 37.5 East along the south line of said Pottery Plant Road a distance of 100 feet; thence run South 0 degrees 26' West parallel to the east line of Pace Boulevard a distance of 100 feet; thence run West parallel to said south line of Pottery Plant Road a distance of 100 feet to the east line of Pace Boulevard; thence North 0 degrees 26' East along the east line of Pace Boulevard 100 feet to the point of beginning. Less and except right of way of State Road #5-289A as shown on Florida Department of Transportation map. Section 48550-2602.

PARCEL 10

Beginning at a point of the north line of said Lot 15 that is 1202.5 feet west of the northeast corner of said Lot; thence run South 0 degrees 26' West a distance of 574 feet 3 inches, more or less, to a point on the east line of Pace Boulevard where the north line of the property conveyed by the grantors to John K. Tringas and others by deed dated June 11, 1952, recorded in Deed Book 354 at page 142, intersects said east line of Pace Boulevard, this being the point of beginning of the property hereby conveyed; thence run North 0 degrees 26' East along said east line of Pace Boulevard a distance of 100 feet; thence run South 89 degrees 37.5' East to the point of intersection with the northwesterly line of the property conveyed to John K. Tringas and others as aforesaid; thence South 30 degrees 40' West along said northwestern boundary line of Tringas Property to its intersection with said north line of the Tringas Property; thence North 89 degrees 37.5' West a distance of 194.9 feet along said north line of the Tringas Property to the point of beginning.

FLOOD STATEMENT:

I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12033C0308G. Effective September 29, 2006.

SURVEYOR'S NOTES:

1. The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown comprise all such utilities or that they are the exact size, material, or location as indicated.
2. This survey does not reflect or determine ownership.
3. This survey is based on Chicago Title Insurance Company title commitment Order No.5404424, effective date of October 4, 2016.
4. This survey is subject to setbacks, easements, and restrictions of record.
5. To assure the contractor is on the same vertical and horizontal datum as this survey, it is strongly recommended that vertical checks be made between two benchmarks and that horizontal checks be made between three control points or property corners.
6. Footings and foundations below natural ground not located.
7. Due to current safety regulations, we are unable to access any sewer manholes and/or structures in order to verify pipe size or material. Pipe size and material has been shown as per plans or by approximate measurements. It is strongly recommended that size and material are verified before any design work begins.
8. Coordinates shown are State Plane Coordinates referenced to N.A.D. 83 datum, 2011 adjustment, Florida North Zone and expressed in U.S. survey feet.
9. Coordinates based on continuously operating reference station (CORS) "Pensacola Airport": N 544237.63, E 1121294.12, Z 101.20.
10. Elevations shown based on F.D.O.T. benchmark 48-99-X6HV, elevation 81.26', NAVD 88 datum.

BENCHMARKS:

48-99-X6HV – An FDOT concrete monument located 42'+/- west of the west edge of pavement Pace Boulevard, 162'+/- south of south edge of pavement of Fairfield Drive, between the Circle K store and Capital Pawn.
Elevation = 81.26'

1607/15A – A cotton gin spike in the west side of a power pole located on the east right of way of Pace Boulevard and 250'+/- north of the north right of way of St. Mary Avenue.
Elevation = 82.76'

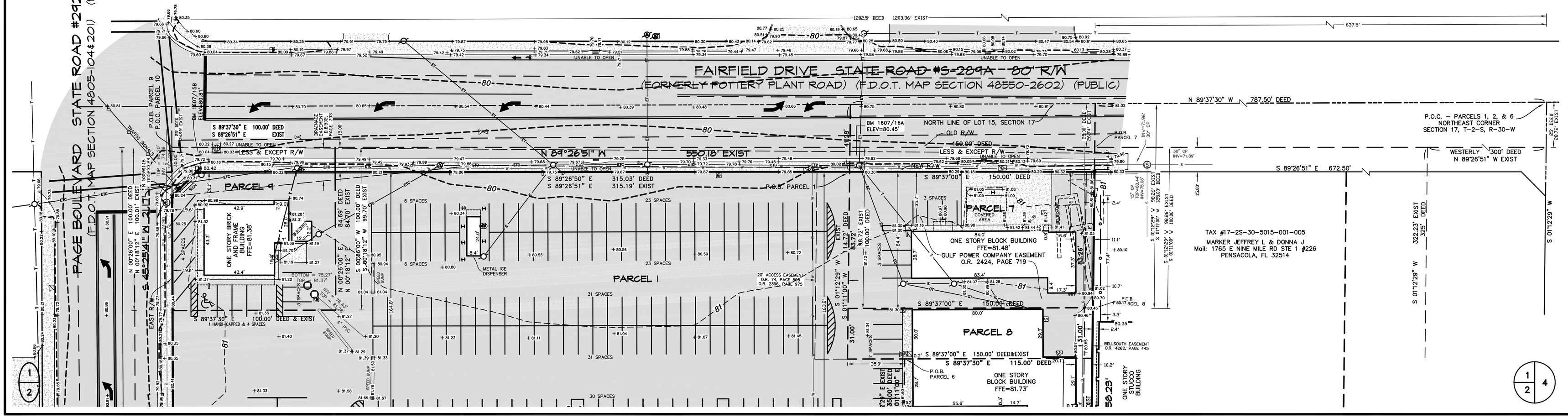
1607/15B – A cotton gin spike in the south side of a power pole located in the south right of way of Fairfield Drive and 18'+/- east of the east right of way of Pace Boulevard.
Elevation = 80.81'

1607/16A – A cotton gin spike in the south side of a power pole located in the south right of way of Fairfield Drive and 421'+/- east of the east right of way of Pace Boulevard.
Elevation = 80.45

1607/16B – A cotton gin spike in the south side of a power pole located in the north right of way of St. Mary Avenue and 480'+/- east of the east right of way of Pace Boulevard.
Elevation = 79.92'

LEGEND:

R/W	Right of way
P.O.B.	Point of beginning
P.O.C.	Point of commencement
P.C.	Point of curvature
P.I.	Point of intersection
●	1/2" Capped iron rod set "7073
◉	1/2" Capped iron rod found #noted
○	1" iron pipe found
⊕	1/2" iron rod found
▣	4"x4" Concrete monument found
✕	"X" cut in concrete
	Fire hydrant
	Sanitary sewer manhole
	Storm sewer manhole
	Water valve
	Water meter
	Gas meter
	Telephone equipment
	Electric equipment
	Sewer cleanout
	Backflow preventor
	Light pole
	Light pole with base
	Power pole
	Power pole with underground telephone
	Power pole with underground electric
	Power pole with underground cable
	Guy wire
	Traffic light pole
	Mailbox
	Traffic light box
	Storm inlet
	Road sign
	Guard post
	Flag pole
	Air conditioning unit
	Sprinkler control valve
	Chain link fence
	Wood fence
	Telephone line
	Cable line
	Electric line
	Water line
	Gas line
	Storm sewer line
	Sanitary sewer line
	Buried telephone line
	Concrete
	Asphalt



Measurements made in accordance with United States Standards.

Bearing Reference NORTH BASED ON THE NORTH LINE OF LOT 15, SECTION 17
ASN 84-23130-W (DEED CALL) Elevation Reference NAVD 88
Ordered By MS. STACEY WARD
Encroachments ASPHALT, CONCRETE, FENCES, POWER POLES, AERIAL UTILITY LINES
Source of Information TAX MAPS, PUBLIC RECORDS, D.O.T. R/W MAPS, SR #292, SECTION 48055-104, S.R. #289A, SECTION 48550-2602 & SECTION 48550-2604;
SURVEYS BY: COLOCADO, HINSON & THIS FIRM

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 17, T-2-S, R-30-W

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
5100 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-6606 Fax (850) 434-6661
Email: pgasurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze
PSM #5605

Walter J. Glaze
PSM #6190

SHEET 1 OF 4

LB No. 7073

NOT VALID UNLESS IMPRINTED WITH RAISED SEAL AND SIGN BY SURVEYOR

File No.	C-7557
Job No.	36973-16
Scale	1" = 30'
Date of Survey	10-3-2016
Date of Plat	10-4-2016
Date of Revision	10-11-2016
FB 1597	PG 41-79
FB 1607	PG 1-15
Drawn by	PMJ
Checked By	WJG