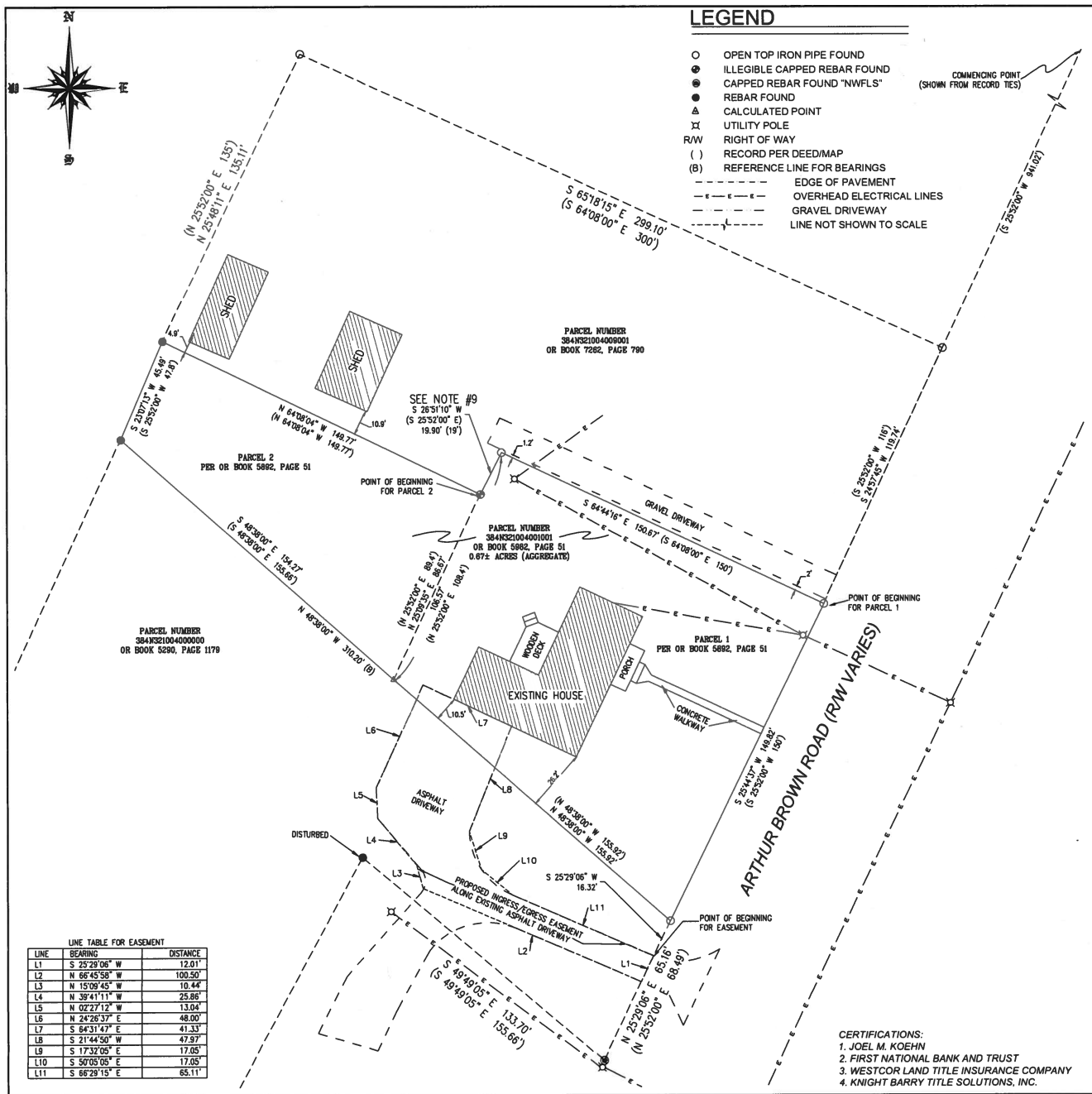

LINE TABLE FOR EASEMENT

LINE	BEARING	DISTANCE
L1	S 25°29'06" W	12.01'
L2	N 66°45'58" W	100.50'
L3	N 15°09'45" W	10.44'
L4	N 39°41'11" W	25.86'
L5	N 02°27'12" W	13.04'
L6	N 24°26'37" E	48.00'
L7	S 64°31'47" E	41.33'
L8	S 21°44'50" W	47.97'
L9	S 17°32'05" E	17.05'
L10	S 50°05'05" E	17.05'
L11	S 66°29'15" E	65.11'

CERTIFICATIONS:
1. JOEL M. KOEHN
2. FIRST NATIONAL BANK AND TRUST
3. WESTCOR LAND TITLE INSURANCE COMPANY
4. KNIGHT BARRY TITLE SOLUTIONS, INC.

NOTES:

1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO SOUTHWEST LINE OF SUBJECT PROPERTY SHOWN HEREON ACCORDING TO OR BOOK 5892, PAGE 51.
2. FIELD WORK COMPLETED JUNE 18, 2020.
3. REFERENCES USED IN THIS SURVEY: OR BOOK 5892 PAGE 51, OR BOOK 5290 PAGE 1181, OR BOOK 7262 PAGE 790 ALL FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, P.L.S. IT IS FOR THE USE OF THE CLIENT NAMED HEREON. IT IS NOT TRANSFERABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, P.L.S.
5. TIMOTHY B. BAILEY, PLS DID NOT PERFORM A TITLE SEARCH NOR HAS A TITLE SEARCH BEEN PROVIDED BY CLIENT THEREFORE THE SURVEY HEREON IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
6. LANDS SHOWN HEREON WHERE NOT ABSTRACTED BY TIMOTHY B. BAILEY, PLS, AND IS THEREFOR SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THIS PROPERTY.
7. THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP.
8. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, SEPTIC DRAIN FIELDS, UNDERGROUND FEATURE LOCATION IS BEYOND THE SCOPE OF THIS SURVEY.
*9. LINE SHOWN HAS A RECORD BEARING OF **SOUTH 25°52'00" EAST**, FIELD OBSERVATION HAS BEARING OF **SOUTH 26°51'10" WEST**, LIKELY TYPO IN RECORD DESCRIPTION FROM OR BOOK 5892, PAGE 51.*

DESCRIPTION OF PARCEL 2 AS SURVEYED:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 97 AND THE WESTERLY RIGHT OF WAY LINE OF THE ATMORE-WALNUT HILL ROAD (ARTHUR BROWN ROAD) THENCE SOUTH 25°45'00" WEST ALONG THE WESTERLY RIGHT OF WAY OF ARTHUR BROWN ROAD A DISTANCE OF 941.02 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE NORTH 64°44'16" WEST A DISTANCE OF 150.67 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE SOUTH 26°51'10" WEST A DISTANCE OF 19.90 FEET TO A CAPPED REBAR FOUND AT THE POINT OF BEGINNING, THENCE NORTH 64°08'04" WEST A DISTANCE OF 149.77 FEET TO A REBAR FOUND, THENCE SOUTH 23°07'13" WEST A DISTANCE OF 45.49 FEET TO A REBAR FOUND, THENCE SOUTH 48°38'00" EAST A DISTANCE OF 154.27 FEET, THENCE NORTH 25°09'35" EAST A DISTANCE OF 86.67 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF PROPOSED INGRESS/EGRESS PREPARED PER CLIENT REQUEST:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 97 AND THE WESTERLY RIGHT OF WAY LINE OF THE ATMORE-WALNUT HILL ROAD (ARTHUR BROWN ROAD) THENCE SOUTH 25°45'00" WEST ALONG THE WESTERLY RIGHT OF WAY OF ARTHUR BROWN ROAD A DISTANCE OF 941.02 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE CONTINUE ALONG THE WESTERLY RIGHT OF WAY OF ARTHUR BROWN ROAD SOUTH 25°44'37" WEST A DISTANCE OF 149.82 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE SOUTH 25°29'06" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF ARTHUR BROWN ROAD A DISTANCE OF 16.32 FEET TO THE POINT OF BEGINNING, THENCE FOLLOWING AN EXISTING ASPHALT DRIVEWAY AS FOLLOWS; THENCE SOUTH 25°29'06" WEST A DISTANCE OF 12.01 FEET THENCE NORTH 66°45'58" WEST A DISTANCE OF 100.50 FEET, THENCE NORTH 15°09'45" WEST A DISTANCE OF 10.44 FEET, THENCE NORTH 39°41'11" WEST A DISTANCE OF 25.86 FEET, THENCE NORTH 02°27'12" WEST A DISTANCE OF 13.04 FEET, THENCE NORTH 24°26'37" EAST A DISTANCE OF 48.00 FEET, THENCE SOUTH 64°31'47" EAST A DISTANCE OF 41.33 FEET, THENCE SOUTH 21°44'50" WEST A DISTANCE OF 47.97 FEET, THENCE SOUTH 17°32'05" EAST A DISTANCE OF 17.05 FEET THENCE SOUTH 50°05'05" EAST A DISTANCE OF 17.05 FEET, THENCE SOUTH 66°29'15" EAST A DISTANCE OF 65.11 FEET TO THE POINT OF BEGINNING

DESCRIPTION PER OR BOOK 5892, PAGE 51:

PARCEL I:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 97 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE ATMORE-WALNUT HILL ROAD; THENCE SOUTH 25° 52' 00" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ATMORE-WALNUT HILL ROAD 941.02 FEET TO THE POINT OF BEGINNING THENCE CONTINUE SOUTH 25° 52' 00" WEST FOR 150.00 FEET; THENCE NORTH 48° 38' 00" WEST A DISTANCE OF 155.66 FEET; THENCE NORTH 25° 52' 00" EAST A DISTANCE OF 108.40 FEET; THENCE SOUTH 64° 08' 00" EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 6 AND SECTION 38, TOWNSHIP 4 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA,
PARCEL II:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 97 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE ATMORE-WALNUT HILL ROAD; THENCE SOUTH 25° 52' WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE ATMORE-WALNUT HILL ROAD 941.02 FEET; THENCE NORTH 64° 08' WEST 150 FEET; THENCE SOUTH 25° 52' 00" EAST 19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 64° 08' WEST 150 FEET; THENCE SOUTH 25° 52' WEST 47.8 FEET; THENCE SOUTH 48° 38' EAST 155.66 FEET; THENCE NORTH 25° 52' EAST 89.4 FEET TO THE POINT OF BEGINNING, ALL LYING IN SECTION 38, TOWNSHIP 4 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA,

THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 027, FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 6-27-20
TIMOTHY BRANDON BAILEY, P.L.S.
FLORIDA LICENSE NUMBER 6978

Plat Not Valid Without Original Seal & Signature

Survey Prepared by:
Timothy Brandon Bailey, P.L.S.
208 Mohawk Street
Mobile, Alabama 36606
Telephone: 251-564-7295
tbbailey@hotmail.com

Scale: 1" = 30'
File No.: 39-20

THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENT'S CONVEYANCE.

0' 30' 60' 90'
GRAPHIC SCALE

TYPE OF SURVEY:
BOUNDARY SURVEY

CLIENT:
JOEL M. KOEHN

TIMOTHY BRANDON BAILEY LICENSE NUMBER 6978 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER