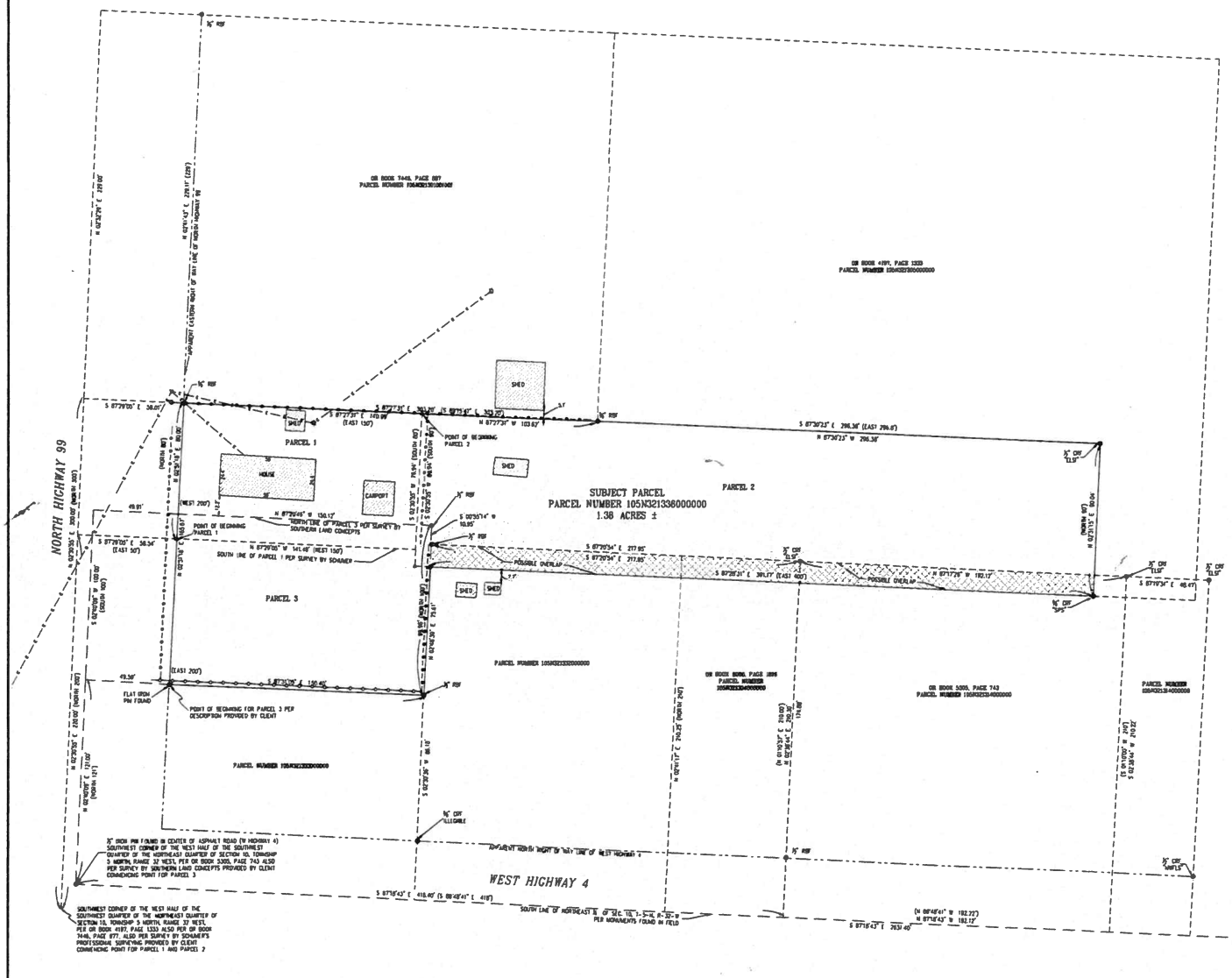

NOTES

1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH - FLORIDA NORTH NAD1983)
2. FIELD WORK COMPLETE 1-5-21
3. REFERENCES USED IN THIS SURVEY OR BOOK/OR 4157 PAGE (PG) 1333 OR 5510 PG 358 OR 3743 PG 454 OR 5305 PG 743 OR 5535 PG 583 OR 8080 PG 1817 OR 7446 PAGE 877 ALL FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA DESCRIPTION OF SUBJECT PARCEL PROVIDED BY CLIENT
4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY PLS IT IS SOLELY 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 PLS
5. TIMOTHY BRANDON BAILEY, P.L.S. 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 P.L.S 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. PLAT REVISED 1-19-21: REVISED BOUNDARY BASED ON NEW INFORMATION PROVIDED BY CLIENT. CLIENT PROVIDED SURVEY OF SUBJECT PARCEL 3 BY SOUTHER LAND CONCEPTS AND SURVEY OF SUBJECT PARCELS 1 AND 2 BY SCHUMERS PROFESSIONAL SURVEYING (DATE 7-8-92)

N
W E
S

0' 30' 60' 90'
GRAPHIC SCALE

LEGEND

- CAPPED REBAR FOUND
- FLAT TOP IRON PIN FOUND
- RAILROAD SPIKE FOUND
- REBAR FOUND
- CALCULATED POINT
- UTILITY POLE
- LIGHT POLE
- PHONE BOX
- RBF REBAR FOUND
- CRF CAPPED REBAR FOUND
- ( ) RECORD PER DEED
- OVERHEAD ELECTRICAL LINES
- CHAIN LINK FENCE
- WOODEN FENCE
- LINE NOT SHOWN TO SCALE

DESCRIPTION PROVIDED BY CLIENT

(SHOWN AS PARCEL 1 HEREON)
Commence at the Southwest corner of the West Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 5 North, Range 32 West, thence run North 220 feet, thence run East 50 feet to the Point of Beginning, thence run North 84 feet, thence run East 150 feet, thence run South 80 feet, thence run West 150 feet back to the Point of Beginning
And
(SHOWN AS PARCEL 2 HEREON)
Commence at the Southwest corner of the West Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 5 North, Range 32 West, thence run North 300 feet, thence run East 200 feet to the Point of Beginning, thence run South 90 feet thence run East 400 feet, thence run North 80 feet, thence run West 400 feet back to the Point of Beginning
And
(SHOWN AS PARCEL 3 HEREON)
Beginning at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 thence North 121 feet for Point of Beginning, thence East 200 feet, thence North 100 feet, thence West 200 feet, thence South 100 feet back to the Point of Beginning, all lying and being in Section 10, Township 5 North, Range 32 West
LESS AND EXCEPT any portion lying within road right of way All lying and being in Escambia County Florida

CERTIFICATIONS

1. Cary D. Coleman and Virginia Rutherford
2. University Lending Group, LLC
3. Westcor Land Title Insurance Company
4. Knight Barry Title Solutions, Inc

SURVEY PREPARED BY:
Timothy Brandon Bailey, PLS
208 Mohawk Street
Mobile, Alabama 36606
Telephone: 251-564-7295
tbbailey@hotmail.com

Scale 1" = 30'

File No 14-20 REV1

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

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
TIMOTHY BRANDON BAILEY, P.L.S.
FLORIDA LICENSE NUMBER 6978

TYPE OF SURVEY:
BOUNDARY SURVEY

CLIENT:
CARY D. COLEMAN & VIRGINIA RUTHERFORD

Plat Not Valid Without Original Raised Seal and Signature