RECEIVED APR 25 2017
1550 E. SUNSHINE ST. SUITE 417 SPRINGFIELD, MO

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

UTILITY CONTACTS

WATER & SANITARY SEWER
AUTHORITY: CITY OF FREEPORT
ADDRESS: 718 EARL GODWIN ROAD, FREEPORT, FL 32439
CONTACT: ROBERT FAWCET
PHONE #: 850-835-4544

INTERNET/TV/PHONE
AUTHORITY: COX COMMUNICATIONS
ADDRESS: 6601 HAWKINSVILLE ROAD, MACON, GA 31216
CONTACT: BILL HUDGINIS
PHONE#: 478-314-3575

INTERNET/TV/PHONE
AUTHORITY: LEVEL 3 COMMUNICATIONS, LLC
ADDRESS: 1025 ELDORADO BLVD, BROOMFIELD, CO 80021
CONTACT: NETWORK RELATIONS
PHONE#: 877-366-8344

INTERNET/TV/PHONE
AUTHORITY: CENTURY LINK
ADDRESS: 1325 BLAIRSTONE RD, RM 113, TALLAHASSEE, FL 32301
CONTACT: BILL McCLOUD
PHONE#: 850-599-1444

INTERNET/TV/PHONE
AUTHORITY: MCI
ADDRESS: 2400 N. GLENVILLE DR, RICHARDSON, TX 75082
CONTACT: DEAN BOYERS
PHONE#: 972-729-6322

FIBER OPTIC
AUTHORITY: SOUTHERN LIGHT, LLC
ADDRESS: 156 ST ANTHONY ST, MOBILE, AL 36603
CONTACT: ANDRU BRAMBLETT
PHONE #: 251-662-1170

GAS
AUTHORITY: OKALOSSA GAS DISTRICT
ADDRESS: 364 HIGHWAY 90, VALPARAISO, FL 32580
CONTACT: ESSA RHEBI
PHONE #: 850-729-4870

ZONING INFORMATION

ZONING AUTHORITY: CITY OF FREEPORT PLANNING & ZONING, 112 HIGHWAY 20 WEST, FREEPORT, FL 32439
TELEPHONE: 850-835-2822
CONTACT: LATILDA HUGHES-NEEL, MANAGER
ZONING: C-2, HIGHWAY INTENSIVE COMMERCIAL

SETBACKS:
FRONT: 15'
REAR: 15'
SIDE: 10'

ENCROACHMENTS

1. FENCE ENCROACHES SUBJECT PROPERTY 21.7' ALONG EAST LINE.
2. ASPHALT & CONCRETE ENCROACHES SUBJECT PROPERTY 7.2' ALONG WEST LINE.
3. UNDERGROUND TELEPHONE ENCROACHES SUBJECT PROPERTY AT NORTHWEST CORNER ALONG WASHINGTON STREET.
4. PYLON SIGN ENCROACHES SUBJECT PROPERTY 10.0' AT NORTHWEST CORNER ALONG EAST MAIN ST.

STREET INFORMATION

EAST MAIN STREET/U.S. 331/S.R. 20
OPERATING AUTHORITY: FDOT DISTRICT 3
HIGHWAY 90 EAST
CHIPLEY, FL 32428
850-330-1250
SPEED LIMIT: 45 MPH
CLASSIFICATION: RURAL PRINCIPAL ARTERIAL OTHER

WASHINGTON STREET
OPERATING AUTHORITY:
WALTON COUNTY PUBLIC WORKS
117 MONTGOMERY CIRCLE
DEFUNIAK SPRINGS, FL 32433
850-892-8108
SPEED LIMIT: 25 MPH
CLASSIFICATION: LOCAL

BENCHMARK INFORMATION

1. RAILROAD SPIKE IN UTILITY POLE AT THE NORTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 22.52'
2. NAIL & WASHER IN UTILITY POLE (PRI LB 7137) LOCATED NEAR THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 22.37'

FLOOD ZONE

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 12131C 0557G, EFFECTIVE DATE: SEPTEMBER 29, 2010. ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

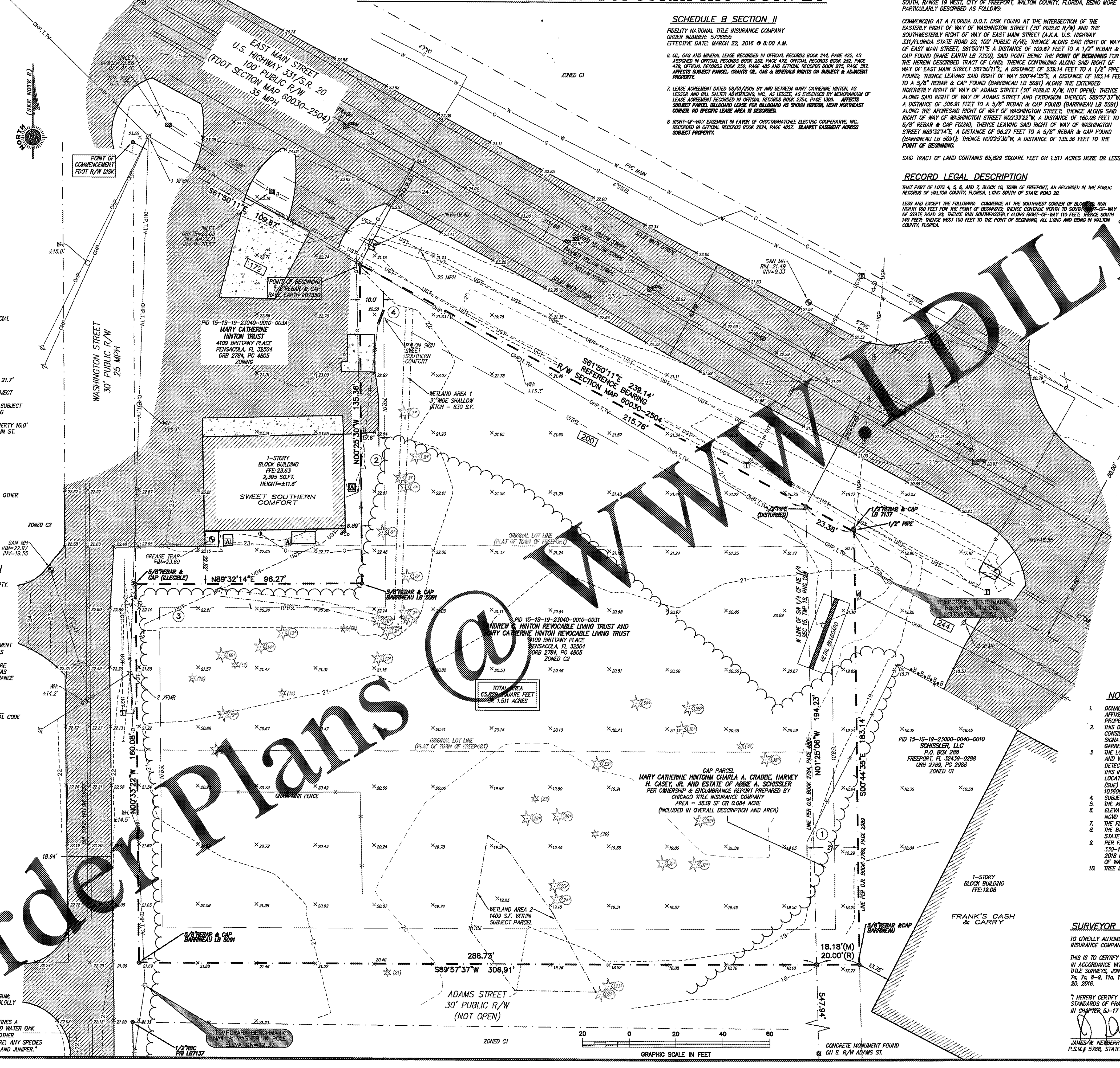
TREE CHART

* = PROTECTED TREE PER FREEPORT MUNICIPAL CODE

#	SPECIES	SIZE
1*	LIQUIDAMBAR STYRACIFLUA	10"
2*	LIQUIDAMBAR STYRACIFLUA	8"
3*	LIQUIDAMBAR STYRACIFLUA	10"
4*	LIQUIDAMBAR STYRACIFLUA	12"
5*	LIQUIDAMBAR STYRACIFLUA	8"
6*	LIQUIDAMBAR STYRACIFLUA	12"
7*	ACER RUBRUM	12"
8	PINUS TAEDA	10"
9*	PINUS TAEDA	15"
10*	ACER RUBRUM	8"
11*	PINUS TAEDA	24"
12	PINUS TAEDA	10"
13*	PINUS TAEDA	15"
14*	LIQUIDAMBAR STYRACIFLUA	8"
15	PINUS TAEDA	12"
16*	LIRIODENDRON TULIPIFERA	12"
17	PINUS TAEDA	8"
18	PINUS TAEDA	10"
19*	PINUS TAEDA	20"
20*	PINUS TAEDA	24"
21	PINUS TAEDA	12"
22*	LIQUIDAMBAR STYRACIFLUA	10"
23*	QUERCUS NIGRA	18"
24*	LIQUIDAMBAR STYRACIFLUA	10"
25*	LIQUIDAMBAR STYRACIFLUA	10"
26*	LIQUIDAMBAR STYRACIFLUA	10"
27	PINUS TAEDA	9"
28*	LIQUIDAMBAR STYRACIFLUA	8"
29	PINUS TAEDA	12"
30*	PINUS TAEDA	20"
31*	QUERCUS NIGRA	20"
32*	QUERCUS NIGRA	[illegible]
33*	LIQUIDAMBAR STYRACIFLUA	[illegible]
34*	PINUS TAEDA	[illegible]
35*	LIQUIDAMBAR STYRACIFLUA	[illegible]
36*	LIQUIDAMBAR STYRACIFLUA	[illegible]
37	QUERCUS NIGRA	8"
38*	QUERCUS NIGRA	[illegible]

LIQUIDAMBAR STYRACIFLUA–AMERICAN SWEET GUM; ACER RUBRUM–RED MAPLE; PINUS TAEDA–LOBLOLLY PINE; QUERCUS NIGRA–WATER OAK

"ARTICLE V SECTION 5.03.01 (APPENDIX B) DEFINES A PROTECTED TREE AS THE FOLLOWING: LIVE AND WATER OAK WITH A DBH OF 10" OR MORE; HICKORY AND OTHER HARDWOOD TREES WITH A DBH OF 8"" OR MORE; ANY SPECIES WITH A DBH OF 15"" OR MORE; ALL CYPRESS AND JUNIPER."



SCHEDULE B SECTION II

FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NUMBER: 5706855
EFFECTIVE DATE: MARCH 22, 2016 @ 8:00 A.M.

6. OIL, GAS AND MINERAL LEASE RECORDED IN OFFICIAL RECORDS BOOK 244, PAGE 422, AS ASSIGNED IN OFFICIAL RECORDS BOOK 252, PAGE 472, OFFICIAL RECORDS BOOK 252, PAGE 478, OFFICIAL RECORDS BOOK 252, PAGE 485 AND OFFICIAL RECORDS BOOK 275, PAGE 387. **AFFECTS SUBJECT PARCEL. GRANTS OIL, GAS & MINERALS RIGHTS ON SUBJECT & ADJACENT PROPERTY.**
7. LEASE AGREEMENT DATED 08/01/2006 BY AND BETWEEN MARY CATHERINE HINTON, AS LESSOR AND BILL SALTER ADVERTISING, INC., AS LESSEE, AS EVIDENCED BY MEMORANDUM OF LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 1309. **AFFECTS SUBJECT PARCEL. BILLBOARD LEASE FOR BILLBOARD AS SHOWN HEREON, NEAR NORTHEAST CORNER. NO SPECIFIC LEASE AREA IS DESCRIBED.**
8. RIGHT-OF-WAY EASEMENT IN FAVOR OF CHOCTAWHATCHEE ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 2824, PAGE 4057. **BLANKET EASEMENT ACROSS SUBJECT PROPERTY.**

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 15 TOWNSHIP 1 SOUTH, RANGE 19 WEST, CITY OF FREEPORT, WALTON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

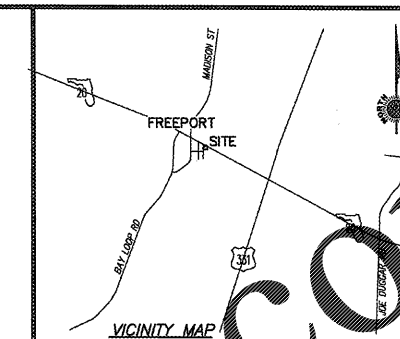
COMMENCING AT A FLORIDA D.O.T. DISK FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF WASHINGTON STREET (30' PUBLIC R/W) AND THE SOUTHWESTERLY RIGHT OF WAY OF EAST MAIN STREET (A.K.A. U.S. HIGHWAY 331/FLORIDA STATE ROAD 20, 100' PUBLIC R/W); THENCE ALONG SAID RIGHT OF WAY OF EAST MAIN STREET, S61°50'11"E A DISTANCE OF 109.67 FEET TO A 1/2" REBAR & CAP FOUND (RARE EARTH LB 7350), SAID POINT BEING THE **POINT OF BEGINNING** FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF EAST MAIN STREET S61°50'11"E, A DISTANCE OF 239.14 FEET TO A 1/2" PIPE FOUND; THENCE LEAVING SAID RIGHT OF WAY S00°44'35"E, A DISTANCE OF 183.14 FEET TO A 5/8" REBAR & CAP FOUND (BARRINEAU LB 5091) ALONG THE EXTENDED NORTHERLY RIGHT OF WAY OF ADAMS STREET (30' PUBLIC R/W, NOT OPEN); THENCE ALONG SAID RIGHT OF WAY OF ADAMS STREET AND EXTENSION THEREOF, S89°57'37"W, A DISTANCE OF 306.91 FEET TO A 5/8" REBAR & CAP FOUND (BARRINEAU LB 5091) ALONG THE AFORESAID RIGHT OF WAY OF WASHINGTON STREET; THENCE ALONG SAID RIGHT OF WAY OF WASHINGTON STREET N00°33'22"W, A DISTANCE OF 160.08 FEET TO A 5/8" REBAR & CAP FOUND; THENCE LEAVING SAID RIGHT OF WAY OF WASHINGTON STREET N89°32'14"E, A DISTANCE OF 96.27 FEET TO A 5/8" REBAR & CAP FOUND (BARRINEAU LB 5091); THENCE N00°25'30"W, A DISTANCE OF 135.36 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINS 65,829 SQUARE FEET OR 1.511 ACRES MORE OR LESS.

RECORD LEGAL DESCRIPTION

THAT PART OF LOTS 4, 5, 6, AND 7, BLOCK 10, TOWN OF FREEPORT, AS RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 20.

LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 10, RUN NORTH 160 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH TO SOUTH RIGHT-OF-WAY OF STATE ROAD 20; THENCE RUN SOUTHEASTERLY ALONG RIGHT-OF-WAY 110 FEET; THENCE SOUTH 140 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN WALTON COUNTY, FLORIDA.



VICINITY MAP
N.T.S.

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
WOODS LINE
FENCE LINE
BUILDING SETBACK LINE — BSL
LANDSCAPE BUFFER LINE — LSB
EXISTING CONTOUR LINE — 100
GAS LINE — G
WATER LINE — W
OVERHEAD POWER LINE — OHP
OVERHEAD POWER, TEL, TV — OHP,T,TV
UNDERGROUND POWER LINE — UGP
UNDERGROUND TELEPHONE LINE — UGT
SANITARY SEWER LINE — SS
STORM SEWER LINE — 18" RCP
IRON PIN FOUND (SIZE AND TYPE AS NOTED)
CONCRETE MONUMENT FOUND
1/2" REBAR W/ CAP SET (DGA, LB6552)
NAIL FOUND
SCHEDULE BII EXCEPTION
ENCROACHMENT
UTILITY POLE/GUY WIRE
TELEPHONE PEDESTAL
WATER VALVE
WATER METER
FIRE HYDRANT
ELECTRIC METER
GAS METER
STORM INLET
SANITARY MANHOLE
CLEANOUT — Co
BOLLARD — B
SIGN
PROTECTED TREE (SEE CHART)
OTHER TREE (SEE CHART)
AIR CONDITIONER — A
SPOT ELEVATION — ×101.2
STREET ADDRESS — 200
ASPHALT
CONCRETE

ABBREVIATIONS:

R/W	RIGHT OF WAY	SSMH	SANITARY SEWER MANHOLE
PID	PARCEL IDENTIFICATION NUMBER	PVC	POLY VINYL CHLORIDE
N/F	NOW OR FORMERLY	CMP	CORRUGATED METAL PIPE
ORB	OFFICIAL RECORDS BOOK	RCP	REINFORCED CONCRETE PIPE
PB	PLAT BOOK	XFMR	POWER TRANSFORMER
DB	DEED BOOK	APPROX	APPROXIMATE
PG	PAGE	WH	WIRE HEIGHT
(M)	MEASURED VALUE	OTP	OPEN TOP PIPE
(R)	RECORD VALUE	RBC	REBAR & CAP
SDMH	STORM SEWER MANHOLE	REB	REBAR

NOTES

1. DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER OF DONALDSON, GARRETT AND ASSOCIATES, INC.
3. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND WERE COMPILED FROM FIELD OBSERVATIONS, PHYSICAL MARKINGS BASED ON SUBSURFACE DETECTION EQUIPMENT AND/OR INFORMATION PROVIDED BY THE LOCAL UTILITY AUTHORITIES. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. VERIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION. SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES PROVIDED BY UTILISURVEY, LLC. SUNSHINE STATE ONE CALL DESIGN TICKET NO. 103606245.
4. SUBJECT PROPERTY IS LOCATED IN THE TOWN OF FREEPORT, FLORIDA.
5. THE ADDRESS OF THE SUBJECT PROPERTY IS 200 EAST MAIN STREET.
6. ELEVATIONS SHOWN ARE NAVD 88 DATUM, BASED UPON GPS OBSERVATIONS. TO CONVERT TO NGVD 29 DATUM, ADD 0.384' TO THE ELEVATIONS SHOWN.
7. THE FIELD SURVEY WAS COMPLETED ON APRIL 20, 2016.
8. THE BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO FLORIDA DOT ROAD PLANS FOR STATE ROAD 20, SECTION MAP 60030-2504, AS SHOWN HEREON.
9. PER FLORIDA DOT DISTRICT 3 DISTRICT 3, REGINA BATTLES, PROGRAM MANAGER, (850) 330-1270, THERE IS A PROJECT DEVELOPMENT AND ENVIRONMENTAL STUDY PLANNED FOR FY 2018 FOR S.R. 20 AT THIS LOCATION. IT IS NOT KNOWN AT THIS TIME IF WIDENING OR RIGHT OF WAY ACQUISITION WILL BE REQUIRED AS A RESULT OF THIS STUDY.
10. TREE IDENTIFICATION AND WETLAND DELINEATION PROVIDED BY WETLAND SCIENCES, INC.

SURVEYOR CERTIFICATION

TO O'REILLY AUTOMOTIVE STORES, INC. A MISSOURI CORPORATION AND FIDELITY 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7a, 7c, 8-9, 11a, 13-14 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 20, 2016.

"I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FL. AD. CODE, PURSUANT TO SECTION 472.027, FL. STATUTES."

4/24/17
JAMES W. NEWBERRY — DATE
P.S.M.# 5788, STATE OF FLORIDA

DONALDSON, GARRETT & ASSOCIATES, INC.
MACON • CHARLOTTE
4875 RIVERSIDE DRIVE P.O. BOX 7306
MACON, GA 31210
(478)474-5350 Fax: (478) 477-2534
http://www.dg-a.com
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB6552

ALTA/ACSM LAND TITLE SURVEY
FOR
O'REILLY AUTOMOTIVE STORES, INC.
200 EAST MAIN STREET
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 19 WEST
CITY OF FREEPORT — WALTON COUNTY — FLORIDA

O'Reilly AUTO PARTS

REVISIONS

DATE	REVISIONS
6/10/16	LEGAL COMMENTS
8/18/16	INCLUDE GAP PARCEL
4/24/17	ADD WETLANDS AND TREE IDENTIFICATIONS

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF D, G & A AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

RECEIVED APR 25 2017

DATE:	5/19/2016
SCALE:	1"=20'
DRAWING #:	3478-16-D
PROJ. #:	4539-406
DRWN:	JH
CHKD:	JWN

SV1

FEP A 4.24.17

Order Plans @ www.LDILine.com