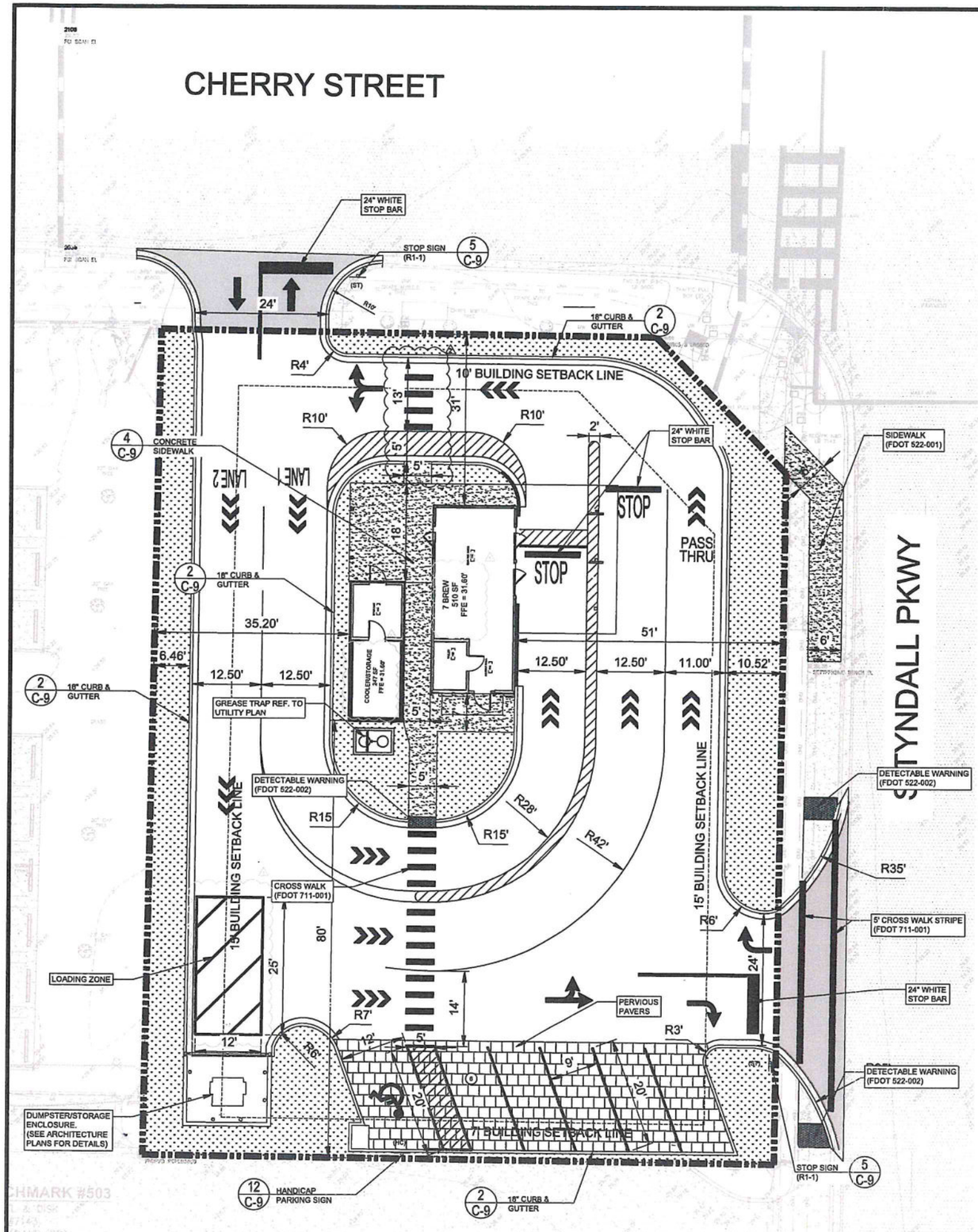


SITE DATA INFORMATION:

SITE PARCEL NUMBERS:

24920-010-000	104 TYNDALL PKWY, S	16,942 S.F.	(0.39 AC.)
TOTAL		16,942 S.F.	(0.39 AC.)

ON-SITE LAND INFORMATION:

CURRENT LAND USE:	COMMERCIAL
PROPOSED LAND USE:	COMMERCIAL
CURRENT ZONING:	GC - GENERAL COMMERCIAL
PROPOSED ZONING:	GC - GENERAL COMMERCIAL
AREA OF PROPOSED IMPROVEMENTS:	16,940 SF (0.39 AC)
DEVELOPMENT TYPE:	DRIVE-THRU COFFEE

ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXISTING LAND USE	R.O.W.	R.O.W.	GC	GC
FUTURE LAND USE	R.O.W.	R.O.W.	GC	GC
EXISTING ZONING	R.O.W.	R.O.W.	GC	GC
PROPOSED ZONING	R.O.W.	R.O.W.	GC	GC

FLOOD ZONE INFORMATION:

HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12005C0364H, COMMUNITY PANEL NO. 120011-0364-H, CITY OF PARKER, REVISED DATE JUNE 2, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.

BUILDING INFORMATION:

BUILDING AREA:	510 S.F.
ACCESSORY STRUCTURE	247 S.F.
BUILDING USE:	COFFEE SHOP
MAXIMUM BUILDING HEIGHT (CITY CODE):	60'-0"
MAXIMUM FLOOR AREA RATIO (FAR) (CITY CODE):	1.5
MAXIMUM FLOOR AREA RATIO (FAR) PROVIDED:	0.03

SETBACKS:

	NORTH	SOUTH	EAST	WEST
REQUIRED:	10'	7'	15'	15'
PROVIDED :	31'	76'	51'	33'

PARKING INFORMATION:

PARKING REQUIRED:

USE TYPE:
5 SPACES /1000 SF IF MORE THAN 50% OF BUSINESS WILL BE DEDICATED TO DRIVE-IN ONLY CUSTOMERS; OTHERWISE, 10 SPACES PER 1,000 SF.

REQUIRED: 510 SF/1000 SF =1 SPACE
PROVIDED: 5 SPACES & 1 ADA

LAND COVERAGE SUMMARY:

PROPOSED CONDITION:	
IMPERVIOUS AREA:	12,277 S.F. (72%)
OPEN SPACE:	3,360 S.F. (20%)
PERVIOUS PAVERS:	1,305 S.F. (8%)
TOTAL:	16,942 S.F. (100%)
MAX LOT COVERAGE :	
PARKING/DRIVE:	12,398 S.F. (73.0%)
DUMPSTER PAD:	218 S.F. (1.2%)
TWO STRUCTURES:	757 S.F. (4.0%)
SIDEWALK:	677 S.F. (3.8%)
TOTAL IMPERVIOUS AREA:	12,277 S.F. (72%)
TOTAL LOT SIZE:	16,942 S.F. (100%)
MAX LOT COVERAGE:	72%

NOTE: IF ARCHITECTURAL PLANS HAVE ANY DISCREPANCIES FROM THESE CIVIL PLANS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THESE CIVIL PLANS ARE REVISED BY THE ENGINEER TO CORRESPOND TO THE LATEST ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION COMMENCING.

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A FLORIDA REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

N

10 0 10 20

Graphic Scale in Feet

EXISTING

IRON FOUND	CONCRETE SURFACE
1/2" CAPPED REBAR SET	LIGHT POLE
CONCRETE MONUMENT FOUND	SANITARY SEWER CLEANOUT
NAIL AND WASHER SET	SANITARY SEWER MANHOLE
CALCULATED POINT-NOT MONUMENTED	SANITARY SEWER LINE
DEED and/or PLAT CALL	BURIED FIBER OPTIC LINE
POINT OF COMMENCEMENT	FIBER OPTIC BOX
POINT OF BEGINNING	WATER LINE
RIGHT-OF-WAY	WATER VALVE
WOODEN PRIVACY FENCE	WATER METER
MINIMUM BUILDING LINE	FIRE HYDRANT
UTILITY POLE W/ GUY WIRE	BOLLARD
UTILITY POLE W/O GUY WIRE	
OVERHEAD POWER LINE	
BURIED POWER LINE	
SIGN	

PROPOSED

	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	BUILDING CONTROL POINT
	CONSTRUCTION FENCE

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL.

PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.

C. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.

D. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.

E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

811 Know what's **below.** **Call** before you dig.

SEVEN BREW DRIVE THRU COFFEE

7 Brew
313 North Rollston Avenue
Fayetteville, Arkansas
72701

cph
www.cphcorp.com
Building Better Communities Together
1031-C W. 23rd Street
Panama City, FL 32405
Ph: 850.563.1490

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JASON LAMAR TOOLE LICENSE No.66531 STATE OF FLORIDA PROFESSIONAL ENGINEER
JASON L. TOOLE, P.E. 66531

This item has been digitally signed and sealed by Jason L. Toole, PE. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

7 BREW
PARKER
104 S TYNDALL PKWY PANAMA CITY, FL 32404

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	10/10/24	CITY OF PARKER DO COMMENTS
2	11/22/24	CITY OF PARKER DO COMMENTS

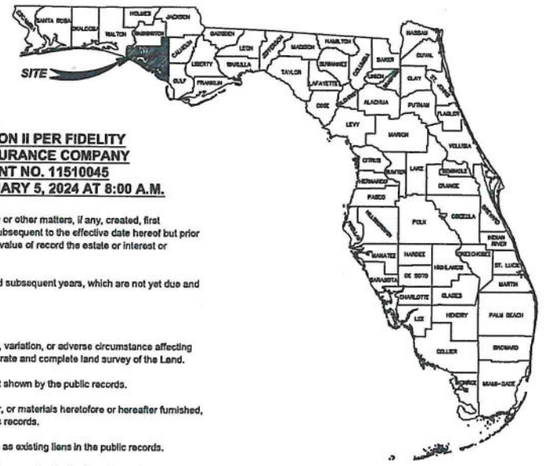
- For Permit -

CONSULTANT PROJECT #	S40301
PRINTED FOR	Permit Set
DATE	11/25/2024
DRAWN BY	CPH, LLC

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SHEET
SITE PLAN

SHEET NUMBER
C-3



SCHEDULE B-SECTION II PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 11510045 COMMITMENT DATE JANUARY 5, 2024 AT 8:00 A.M.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
   A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
   B. Rights or claims of parties in possession not shown by the public records.
   C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
   D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the Insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the Insured land.
6. Terms, conditions and provisions of Lease by and between OV 09 Tyndall, LLC, a Florida limited liability company, as Lessor and 7Crew Florida, LLC, a Texas limited liability company, as Lessee, as evidenced by Memorandum of Lease recorded in Official Records Book _____, Page _____.

Abbreviation Legend:

(A)	– ACTUAL	MBX	– MAILBOX
A/C	– AIR CONDITIONER	MES	– MITERED END SECTION
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MH	– MANHOLE
ADA	– AMERICANS WITH DISABILITIES ACT	MLP	– METAL LIGHT POLE
ALTA	– AMERICAN LAND TITLE ASSOCIATION	MPH	– MILES PER HOUR
APPROX	– APPROXIMATE	MPP	– METAL POWER POLE
ARV	– AIR RELEASE VALVE	N/A	– NOT APPLICABLE
AVE	– AVENUE	NAVD	– NORTH AMERICAN VERTICAL DATUM
AVG	– AVERAGE	NAD	– NORTH AMERICAN DATUM
(BB)	– BEARING BASIS	NG	– NATURAL GROUND
BFP	– BACK FLOW PREVENTER	NGS	– NATIONAL GEODETIC SURVEY
BLK	– BLOCK	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BLDG	– BUILDING	N & D	– NAIL AND DISK
BLVD	– BOULEVARD	NO.	– NUMBER
BM	– BENCH MARK	NR	– NON-RADIAL
BOC	– BACK OF CURB	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOW	– BACK OF WALK		
BSL	– BUILDING SETBACK LINE	NT	– NON-TANGENT
BWF	– BARBED WIRE FENCE	NTS	– NOT TO SCALE
C–X	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	OD	– OUTSIDE DIAMETER
(C)	– CALCULATED	ORB	– OFFICIAL RECORDS BOOK
C	– CHORD	OR	– OFFICIAL RECORDS
CATV	– CABLE TELEVISION RISER	OUL	– OVERHEAD UTILITY LINES
CB	– CHORD BEARING	OTL	– OVERHEAD TRAFFIC LINES
CBS	– CONCRETE BLOCK STRUCTURE	(P)	– PLAT
C.C.R.	– CERTIFIED CORNER RECORD	PB	– PLAT BOOK
C&G	– CURB & GUTTER	PC	– POINT OF CURVATURE
CI	– CATCH INLET	PCC	– POINT OF COMPOUND CURVATURE
C/L	– CENTERLINE	PCP	– PERMANENT CONTROL POINT
CLF	– CHAIN LINK FENCE	PFF	– PROPOSED FINISHED FLOOR
CM	– CONCRETE MONUMENT	PG	– PAGE
CMP	– CORRUGATED METAL PIPE	PGS	– PAGES
CO	– CLEANOUT	PI	– POINT OF INTERSECTION
CONC	– CONCRETE	PIV	– POST INDICATOR VALVE
COR	– CORNER	PK	– PARKER KAYLON
CRPP	– CORRUGATED PLASTIC PIPE	POB	– POINT OF BEGINNING
CUE	– COUNTY UTILITY EASEMENT	POC	– POINT OF COMMENCEMENT
CVS	– CAN'T VERIFY SIZE	POL	– POINT ON LINE
CVS&T	– CAN'T VERIFY SIZE & TYPE	PP	– POWER POLE
CWS	– CROSSWALK SIGNAL	PRC	– POINT OF REVERSE CURVATURE
Δ	– DELTA	PRM	– PERMANENT REFERENCE MONUMENT
(D)	– DESCRIPTION	PSM	– PROFESSIONAL SURVEYOR & MAPPER
DB	– DEED BOOK	PT	– POINT OF TANGENCY
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PVC	– POLYVINYL CHLORIDE PIPE
DE	– DRAINAGE EASEMENT	PVMT	– PAVEMENT
DEPT	– DEPARTMENT	R14W	– RANGE 14 WEST
DIP	– DUCTILE IRON PIPE	R	– RADIUS
DR	– DRIVE	RAD	– RADIAL
D/U	– DRAINAGE AND UTILITY EASEMENT	RCP	– REINFORCED CONCRETE PIPE
(E)	– ENGINEERING PLAN	REC	– RECOVERED
EJB	– ELECTRIC JUNCTION BOX	REV	– REVISION
EL	– UNDERGROUND ELECTRICAL LINES	RP	– RADIUS POINT
ELEC	– ELECTRIC	R/W	– RIGHT-OF-WAY
ELEV	– ELEVATION	RLS	– REGISTERED LAND SURVEYOR
ELLIP	– ELLIPTICAL	RP	– RADIUS POINT
EOI	– END OF INFORMATION	RWL	– UNDERGROUND RECLAIM WATER LINE
EOP	– EDGE OF PAVEMENT	RWM	– RECLAIMED WATER METER
FB	– FIELD BOOK	SE	– SPECIAL EASEMENT
FDC	– FIRE DEPARTMENT CONNECTION	SEC 13	– SECTION 13
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	SMH	– SANITARY SEWER MANHOLE
FF	– FINISH FLOOR	(SP)	– STATE PLANE
FGI	– FLAT GRATE INLET	SQ	– SQUARE
FGLP	– FIBERGLASS LIGHT POLE	SQ FT	– SQUARE FEET
FHYD	– FIRE HYDRANT	ST	– STREET
FM	– FORCE MAIN	STMH	– STORM DRAINAGE MANHOLE
FND	– FOUND	S/W	– SIDEWALK
FP&L	– FLORIDA POWER AND LIGHT	TB	– TANGENT BEARING
FS	– FLORIDA STATUTES	T4S	– TOWNSHIP 4 SOUTH
(G)	– GRID (STATE PLANE)	TELE	– TELEPHONE
GL	– UNDERGROUND GAS LINES	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GOV'T	– GOVERNMENT	TOB	– TOP OF BANK
GPR	– GROUND PENETRATING RADAR	TOE	– TOE OF SLOPE
GTMH	– GREASE TRAP MANHOLE	TR	– TELEPHONE RISER
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TRANS	– TRANSFORMER
HWF	– HOG WIRE FENCE	TSB	– TRAFFIC SIGNAL BOX
ID	– IDENTIFICATION	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
ICV	– IRRIGATION CONTROL VALVE	TVL	– UNDERGROUND CABLE TV LINES
INFO	– INFORMATION	(TYP)	– TYPICAL
INV	– INVERT	UE	– UTILITY EASEMENT
IP	– IRON PIPE	UNK	– UNKNOWN
IP&C	– IRON PIPE & CAP	UTL	– UNDERGROUND TELEPHONE LINES
IR	– IRON ROD	W/	– WITH
IR&C	– IRON REBAR & CAP	WF	– WROUGHT IRON FENCE
IRR	– IRRIGATION	WL	– UNDERGROUND WATER LINE
L	– ARC LENGTH	WLP	– WOOD LIGHT POLE
LB#	– LICENSED BUSINESS NUMBER	WM	– WATER METER
LP	– LIGHT POLE	WP	– WORK PROGRAM
(M)	– MEASURED	WPF	– WOOD POST FENCE
MB	– MAP BOOK	WPP	– WOOD POWER POLE
		WV	– WATER VALVE

Line Legend:

NOT TO SCALE

- = 1 FOOT CONTOURS
- = 5 FOOT CONTOURS
- = ADJOINER PROPERTY LINES
- = BARBED WIRE FENCE
- = BROKEN LINE
- = BURIED CABLE
- = BURIED CABLE TELEVISION
- = BURIED ELECTRIC
- = BURIED FIBER OPTICS
- = BURIED GAS
- = BURIED RECLAIMED WATER LINE
- = BURIED SANITARY LINES
- = BURIED SANITARY SEWER FORCE MAIN LINE
- = BURIED TRAFFIC CONTROL
- = BURIED TELEPHONE LINE
- = BURIED WATER LINES
- = CENTER LINE R/W
- = CHAIN LINK FENCE
- = EASEMENT LINES (EXISTING)
- = EASEMENT LINES (PROPOSED)
- = EDGE OF WATER LINES
- = EXISTING DRAINAGE PIPES
- = EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
- = FIRE WATER MAIN LINES
- = HOT WATER SUPPLY LINES
- = IRRIGATION LINES
- = OVERHEAD TRAFFIC LINES
- = OVERHEAD UTILITY LINES
- = RAILROAD TRACKS
- = RIGHT-OF-WAY LINES
- = SECTION LINES
- = STONE WALL LINES
- = TOP OF BANK LINES
- = TOE OF SLOPE LINES
- = TREE LINES
- = TRAVERSE LINES
- = UNKNOWN BURIED LINES
- = VINYL FENCE
- = WOOD FENCE
- = WETLAND LINE
- = ORANGE PAINT LINE
- = GREEN PAINT LINE
- = RED PAINT LINE
- = WHITE PAINT LINE
- = PURPLE PAINT LINE
- = BLUE PAINT LINE
- = YELLOW PAINT LINE

Symbol Legend:

NOT TO SCALE

- AIR RELEASE VALVE
- BORING HOLE LOCATION
- BRICK PAVERS
- CABLE TV RISER
- CENTRAL ANGLE
- CLEAN OUT
- COMMUNICATION MANHOLE
- CONCRETE
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DUAL)
- CONCRETE LIGHT POLE (TRIPLE)
- CONCRETE LIGHT POLE (QUAD)
- CONCRETE MITERED END SECTION
- CONCRETE PAVERS
- CONCRETE RIP RAP
- CONCRETE UTILITY POLE
- COUNTY ROAD SYMBOL
- CROSSWALK SIGNAL POLE
- DETECTABLE WARNING AREA
- DUAL SUPPORT SIGN
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL JUNCTION BOX
- ELECTRIC OUTLET
- ELECTRIC RISER
- FIBER OPTIC MARKER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLOOD LIGHT
- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- FOUND/SET NAIL (AS NOTED)
- GARBAGE CAN
- GAS MARKER
- GAS VALVE
- GOPHER TORTOISE HOLE
- GRATE INLET
- GRAVEL/DIRT
- GREASE TRAP MANHOLE
- GROUND LIGHT
- GUY ANCHOR
- HANDICAP PARKING SPACE
- INTERSTATE SYMBOL
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- LIGHT POLE (DUAL)
- LIGHT POLE (TRIPLE)
- LIGHT POLE (QUAD)
- MAILBOX
- MONITOR WELLS
- NAIL & DISC (AS NOTED)
- PARKING SPACES (2)
- POST INDICATOR VALVE
- PULL BOX (AS NOTED)
- REVISION NUMBER (3)
- RECLAIMED WATER MARKER
- RECLAIMED WATER METER
- RECLAIMED WATER RISER
- RECLAIMED WATER VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER MARKER
- SANITARY SEWER VALVE
- TITLE OR REPORT ITEM NUMBER
- SECTION CORNER
- 4" X 4" CM LB #7143
- 5/8" IR&C LB #7143
- SIGN
- SITE BENCH MARK
- STORM SEWER MANHOLE
- STRIPING (DIRECTIONAL)
- TELEPHONE CABLE RISER
- TELEPHONE MANHOLE
- TELEPHONE LINE MARKER
- TELEPHONE JUNCTION BOX
- TEST HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL SUPPORT POLE
- UNKNOWN MANHOLE
- UNKNOWN UTILITY MARKER
- UNKNOWN RISER
- UNKNOWN VALVE
- UTILITY FLAG (AS NOTED)
- VENT (AS NOTED)
- WATER METER
- WATER RISER
- WATER SERVICE
- WATER SPIGOT
- WATER SPRINKLER
- WATER VALVE
- WELL
- WETLAND FLAG
- WOOD UTILITY POLE
- WATER LINE MARKER
- WIRE HEIGHTS (SEE CHART)

Sign Legend:

NOT TO SCALE

(R1)	ROW NUMBER SIGN
(B)	BUS STOP SIGN
(DE)	DEAD END SIGN
(DNE)	DO NOT ENTER SIGN (R5-1)
(HC)	HANDICAP SIGN
(HC)	DUAL HANDICAP SIGN
(FDC)	FIRE DEPARTMENT CONNECTION
(INFO)	INFORMATION SIGN
(KR)	KEEP RIGHT SIGN
(LTO)	LEFT TURN ONLY
(ME)	MEDIAN SIGN
(MO)	MOBILE ORDER PARKING SIGN
(ND)	NO DUMPING SIGN
(NL)	NO LEFT TURN SIGN (R3-2)
(NLI)	NO LITTERING SIGN
(NO)	NO OUTLET SIGN
(FL)	NO PARKING FIRE LANE SIGN
(NOR)	NO RIGHT TURN SIGN (R3-1)
(NTT)	NO THRU TRAFFIC SIGN
(NOT)	NO TRUCKS (R5-2)
(NP)	NO PARKING SIGN
(1W)	ONE WAY SIGN (R6-2)
(PE)	PEDESTRIAN CROSSING SIGN
(PU)	PICKUP PARKING SIGN
(RP)	RESERVED PARKING SIGN
(RTO)	RIGHT TURN ONLY
(SL)	SPEED LIMIT SIGN
(ST)	STOP SIGN (R1-1)
(SS)	STREET SIGN
(TZ)	TOW AWAY ZONE SIGN
(TE)	TRUCK ENTRANCE SIGN
(TX)	TRUCK EXIT SIGN
(U)	UNKNOWN SIGN
(WL)	WEIGHT LIMIT SIGN
(WW)	WRONG WAY SIGN
(Y)	YIELD SIGN

BOUNDARY SURVEY
FOR
7CREW FLORIDA, LLC
AT
104 S TYNDALL PARKWAY
LYING IN
SECTION 13-TOWNSHIP 4 SOUTH-RANGE 14 WEST
CITY OF PANAMA CITY, BAY COUNTY, FLORIDA

Legal Description: (EXHIBIT "A" PER TITLE COMMITMENT NO. 1150045)

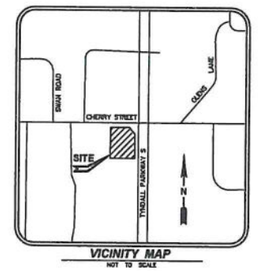
Beginning at the intersection of the West right of way line of State Road 30-A and the South right of way line of Cherry Street; thence run South along the West right of way of State Road 30-A a distance of 150 feet; thence run West parallel to the South right of way line of Cherry Street a distance of 115 feet; thence run North parallel to the West right of way line of State Road 30-A a distance of 150 feet, more or less to the South right of way line of Cherry Street; thence run East along the South right of way line of Cherry Street to the Point of Beginning.

LESS AND EXCEPTING right of way granted to the State of Florida Department of Transportation recorded in Official Records Book 1525, Page 1892 and Official Records Book 1525, Page 1884.

Being a part of Lot 1, Block E, of the Wm. L. Wilson's Plat of the North Half (N 1/2) of Section 13, Township 4 South, Range 14 West, as per plat recorded in Plat Book 5, Page 8, of the Public Records of Bay County, Florida.

Being more particularly described as follows:

Commence at the intersection of the West right of way line of State Road 30-A and the South right of way line of Cherry Street; thence run S 00°01'47" W along the West right of way line of State Road 30-A a distance of 25.00 feet to the Point of Beginning; thence continue S 00°01'47" W along said West right of way line for a distance of 125.00 feet; thence S 89°51'29" W for 115.00 feet; thence N 00°01'47" E for 150.00 feet to the South right of way line of Cherry Street; thence N 89°51'29" E along the South right of way line of Cherry Street for 90.00 feet; thence S 45°03'22" E for 35.30 feet to the Point of Beginning. Being a part of Lot 1, Block E, of the WM. L. Wilson's Plat of North Half of Section 13, Township 4 South, Range 14 West as per plat recorded in Plat Book 5, Page 8, of the Public Records of Bay County, Florida.



VICINITY MAP
NOT TO SCALE

Survey Notes:

1. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS TOPO INFORMATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

   THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.013' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.040'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARK AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO A VERTICAL CONTROL BENCHMARK SUPPLIED BY FDOT CONTROL MONUMENT DATA SHEET AS FOLLOWS:

   a) POINT NAME: 46-93-GPS2, CONCRETE MONUMENT WITH BRASS DISK STAMPED "46-93-GPS2" (NAVD '88) ELEVATION = 30.23

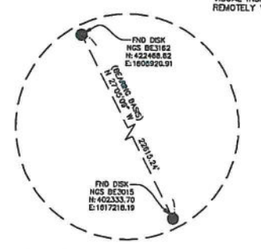
   SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEET 3 OF 3.
4. THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 3 OF 3.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 08/21/2024; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON AS ARE RELATIVE TO THE LINE BETWEEN TWO STATE PLANE CONTROL POINTS HAVING A CALCULATED BEARING OF N 27°05'09" W (SEE SURVEY NOTE 18 AND DETAIL THIS SHEET).
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12005C0364H, COMMUNITY PANEL NO. 120011-0364-H, CITY OF PARKER, REVISED DATE JUNE 2, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS+ HIPER V. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P40 AND A TOPCON GPS HIPER V. THIS INFORMATION IS BASED ON NORTH AMERICAN DATUM OF 1983 (1990), FLORIDA NORTH ZONE.
10. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 10848490, COMMITMENT DATE NOVEMBER 15, 2022 @ 5:00 P.M. AND COMMITMENT NO. 10746481, COMMITMENT DATE SEPTEMBER 20, 2022 @ 5:00 P.M., AND WAS PROVIDED BY THE CLIENT.
11. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
12. FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
13. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
14. THE UNDERGROUND UTILITIES LABELED UE, UT, UW, TC, UNK AND SAN DISPLAYED ON SURVEY SHEET 3 ARE A RESULT OF AN ELECTRONIC FILE CREATED BY SOUTHEASTERN SURVEYING & MAPPING CORP. (6500 ALL AMERICAN BOULEVARD, ORLANDO FL 32810, [407] 292-8580).
15. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS:

    FLORIDA NORTH ZONE

    a) DESIGNATION # 872 9083 D TIDAL, PID # BE3015 = N 402,333.70 FEET, E 1,617,218.19 FEET

    b) DESIGNATION # WATSON, PID # BE3162 = N 422,468.62 FEET, E 1,606,920.91 FEET

    THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
16. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
17. CERTAIN INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR AS NOTED OR DISPLAYED HEREON.
18. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON A VISUAL INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.



State Plane Bearing Basis Detail
NOT TO SCALE

Parking Table

STANDARD SPACES =	37
ACCESSIBLE HANDICAP SPACES =	2
TOTAL SPACES =	39

Index of Survey Sheets

1	BOUNDARY SURVEY (COVER SHEET)
2	BOUNDARY SURVEY (BOUNDARY SURVEY)
3	12/13/2022 SURVEY (TOPOGRAPHIC INFORMATION)

Surveyor's Certification:

Certified to: 7CREW FLORIDA, LLC, A TEXAS LIMITED LIABILITY COMPANY

I certify that this "Boundary Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

FIELD DATE 08/21/2024

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RANDALL L ROBERTS, PSM, 3144 ON 9/18/24 PER 5J-17.062(2)

PROJECT #540301

RANDALL L ROBERTS LICENSE NO. LS 3144 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Randall L Roberts
C=US, O=Florida, dnQualifier=A01410D000001860905DCEC3 00030503, CN=Randall L Roberts
I am the author of this document
Digital
2024-10-15 15:30:24

For the Firm By: _____
Randall L. Roberts, RLS
Professional Surveyor and Mapper
Florida Registration No. 3144

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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
State of Florida License:
Surveyor No. LB7143

CELEBRATING 40 +YEARS

No.	Date	Revision	By

Field Crew: E. Hatecke
Drawn By: J. Bach
Checked By: P. Katrek
Approved By: R. Roberts
Job No.: U1209
Date: 12/13/2022 © 2024

BOUNDARY SURVEY

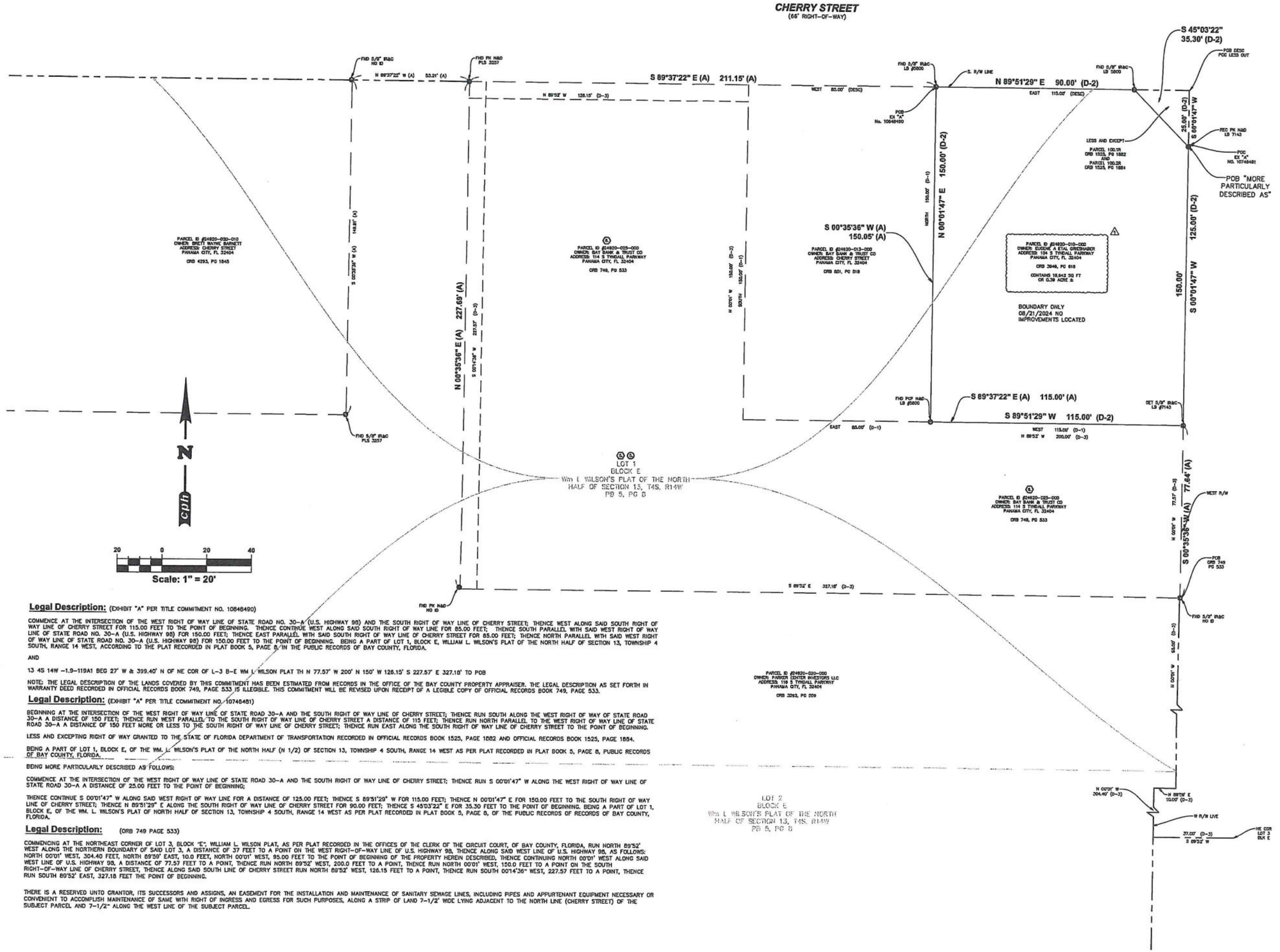
7 CREW, LLC.
104 S TYNDALL PARKWAY
SECTION 13-TOWNSHIP 4 SOUTH-RANGE 14 WEST
CITY OF PANAMA CITY, BAY COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 3 OF 3.

Survey Sheet 1

Sheet No.
V0.1

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Legal Description: (EXHIBIT "A" PER TITLE COMMITMENT NO. 10846490)

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 30-A (U.S. HIGHWAY 98) AND THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF CHERRY STREET FOR 115.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 85.00 FEET; THENCE SOUTH PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 30-A (U.S. HIGHWAY 98) FOR 150.00 FEET; THENCE EAST PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF CHERRY STREET FOR 85.00 FEET; THENCE NORTH PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 30-A (U.S. HIGHWAY 98) FOR 150.00 FEET TO THE POINT OF BEGINNING. BEING A PART OF LOT 1, BLOCK E, WILLIAM L. WILSON'S PLAT OF THE NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 8, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

AND

13 4S 14W -1.9-119A1 BEG 27' W & 399.40' N OF NE COR OF L-3 B-E WM L WILSON PLAT TH N 77.57' W 200' N 150' W 126.15' S 227.57' E 327.18' TO POB

NOTE: THE LEGAL DESCRIPTION OF THE LANDS COVERED BY THIS COMMITMENT HAS BEEN ESTIMATED FROM RECORDS IN THE OFFICE OF THE BAY COUNTY PROPERTY APPRAISER. THE LEGAL DESCRIPTION AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 749, PAGE 533 IS ILLEGIBLE. THIS COMMITMENT WILL BE REVISED UPON RECEIPT OF A LEGIBLE COPY OF OFFICIAL RECORDS BOOK 749, PAGE 533.

Legal Description: (EXHIBIT "A" PER TITLE COMMITMENT NO. 10746481)

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 30-A AND THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET; THENCE RUN SOUTH ALONG THE WEST RIGHT OF WAY OF STATE ROAD 30-A A DISTANCE OF 150 FEET; THENCE RUN WEST PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET A DISTANCE OF 115 FEET; THENCE RUN NORTH PARALLEL TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 30-A A DISTANCE OF 150 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET; THENCE RUN EAST ALONG THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING RIGHT OF WAY GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1525, PAGE 1882 AND OFFICIAL RECORDS BOOK 1525, PAGE 1884.

BEING A PART OF LOT 1, BLOCK E, OF THE WM. L. WILSON'S PLAT OF THE NORTH HALF (N 1/2) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 8, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 30-A AND THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET; THENCE RUN S 00°01'47" W ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD 30-A A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 00°01'47" W ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 125.00 FEET; THENCE S 89°51'29" W FOR 115.00 FEET; THENCE N 00°01'47" E FOR 150.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET; THENCE N 89°51'29" E ALONG THE SOUTH RIGHT OF WAY LINE OF CHERRY STREET FOR 90.00 FEET; THENCE S 45°03'22" E FOR 35.30 FEET TO THE POINT OF BEGINNING. BEING A PART OF LOT 1, BLOCK E, OF THE WM. L. WILSON'S PLAT OF NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 8, OF THE PUBLIC RECORDS OF RECORDS OF BAY COUNTY, FLORIDA.

Legal Description: (ORB 749 PAGE 533)

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 'E', WILLIAM L. WILSON PLAT, AS PER PLAT RECORDED IN THE OFFICES OF THE CLERK OF THE CIRCUIT COURT, OF BAY COUNTY, FLORIDA, RUN NORTH 89°52' WEST ALONG THE NORTHERN BOUNDARY OF SAID LOT 3, A DISTANCE OF 37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98, THENCE ALONG SAID WEST LINE OF U.S. HIGHWAY 98, AS FOLLOWS: NORTH 00°01' WEST, 304.40 FEET, NORTH 89°59' EAST, 10.0 FEET, NORTH 00°01' WEST, 95.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, THENCE CONTINUING NORTH 00°01' WEST ALONG SAID WEST LINE OF U.S. HIGHWAY 98, A DISTANCE OF 77.57 FEET TO A POINT, THENCE RUN NORTH 89°52' WEST, 200.0 FEET TO A POINT, THENCE RUN NORTH 00°01' WEST, 150.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHERRY STREET, THENCE ALONG SAID SOUTH LINE OF CHERRY STREET RUN NORTH 89°52' WEST, 126.15 FEET TO A POINT, THENCE RUN SOUTH 00°14'36" WEST, 227.57 FEET TO A POINT, THENCE RUN SOUTH 89°52' EAST, 327.18 FEET THE POINT OF BEGINNING.

THERE IS A RESERVED UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWAGE LINES, INCLUDING PIPES AND APPURTENANT EQUIPMENT NECESSARY OR CONVENIENT TO ACCOMPLISH MAINTENANCE OF SAME WITH RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES, ALONG A STRIP OF LAND 7-1/2' WIDE LYING ADJACENT TO THE NORTH LINE (CHERRY STREET) OF THE SUBJECT PARCEL AND 7-1/2" ALONG THE WEST LINE OF THE SUBJECT PARCEL.

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Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
State of Florida License:
Surveyor No. LB7143

No.	Date	Revision	By
1	10/15/24	SITE AREA IN SQ FT AND ACRE ADDED.	

Field Crew: E. Hatecke
Drawn By: J. Bach
Checked By: P. Katrek
Approved By: R. Roberts
Job No.: U1209
Date: 12/13/2022 © 2024

BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)

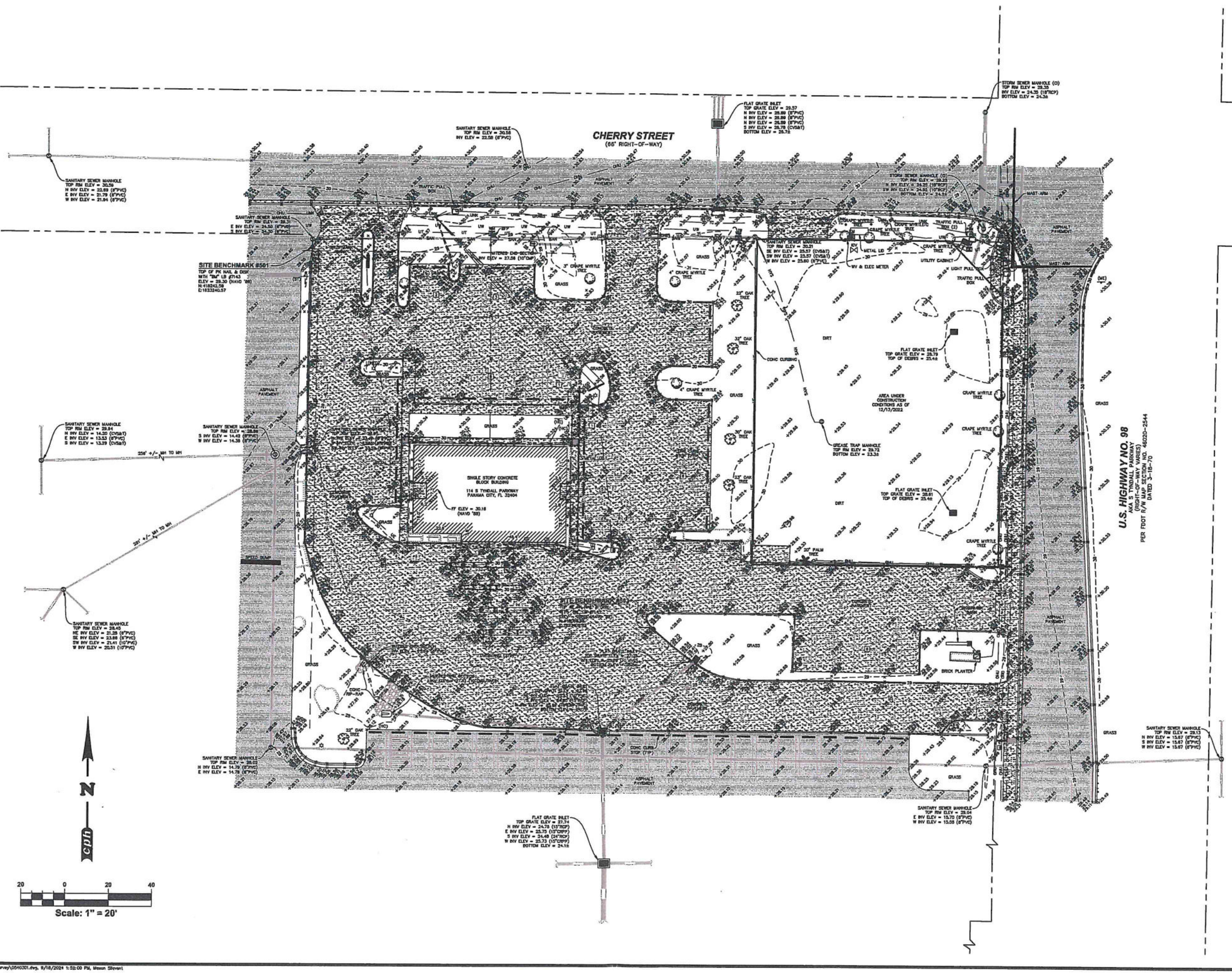
UNICORP NATIONAL DEVELOPMENT, INC.
104 & 114 S TYNDALL PARKWAY
SECTION 13-TOWNSHIP 4 SOUTH-RANGE 14 WEST
CITY OF PANAMA CITY, BAY COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 3 OF 3.

Survey Sheet 2

Sheet No.
V1.1

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Surveyor No. LB7143

No.	Date	Revision	By

Field Crew: E. Hatecke
Drawn By: J. Bach
Checked By: P. Katrek
Approved By: R. Roberts
Job No.: U1209
Date: 12/13/2022 © 2024

BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)

UNICORP NATIONAL DEVELOPMENT, INC.
104 & 114 S TYNDALL PARKWAY
SECTION 13-TOWNSHIP 4 SOUTH-RANGE 14 WEST
CITY OF PANAMA CITY, BAY COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 3 OF 3.

Survey Sheet 3

Sheet No.
V1.2

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