



- SYMBOL LEGEND**
- MONITOR WELL
  - TELEPHONE PEDESTAL
  - WATER VALVE
  - WATER METER
  - FIRE CONTROL VALVE
  - POWER POLE
  - AIR TANK
  - GUY ANCHOR
  - LIGHT POLE
  - SANITARY SEWER MANHOLE
  - FIRE HYDRANT
  - OVERHEAD ELECTRIC
  - SIGN
  - BREAKER BOX
  - 8" ROUND LIGHT ON 2" POST
  - 8" CHAIN LINK FENCE
  - HANDICAP PARKING
  - GATE SWITCH
  - FIBERGLASS TANK
  - DOWN SPOUT
  - DOWN SPOUT WITH GRAVEL BED
  - CURB
  - 6" ROUND LIGHT 40" HIGH
  - APPROXIMATE LOCATION OF BUILDING HEIGHT

**CURVE DATA**  
 R = 343.32'  
 Δ = 12°34'14"  
 L = 75.37'  
 C = 75.22'  
 CB = S76°54'49"E  
**DEED CURVE DATA**  
 R = 343.32'  
 L = 75.37'  
 C = 75.22'  
 CB = S76°50'30"E

**STATEMENT OF ENCROACHMENTS**

- (A) POWER POLES, TELEPHONE PEDESTALS & GUY ALONG THE NORTH BOUNDARY LINE AS SHOWN.
- (B) FIRE HYDRANTS & WATER METER ALONG THE NORTH BOUNDARY LINE AS SHOWN.

THERE ARE NO SUBJECT IMPROVEMENTS ENCROACHING UPON OTHERS OR ENCROACHMENTS BY OTHERS ENCROACHING ON THE SUBJECT PROPERTY, OTHER THAN THOSE SHOWN.

- LEGEND**
- 5/8" IRON ROD SET DURING SURVEY WITH ALUM. CAP STAMPED BANNERMAN SURVEYORS, INC. LB 5106.
  - 4"x4" CONC. MON. SET DURING SURVEY WITH ALUM. CAP STAMPED BANNERMAN SURVEYORS, INC. LB 5106.
  - ▲ CONTROL OR TRAVERSE STATION. 1/2" IRON ROD WITH PLASTIC CAP STAMPED LB5106 - UNLESS OTHERWISE NOTED.
  - EXISTING 5/8" IRON PIPE FOUND DURING SURVEY WITH CAP STAMPED RLS 1718 - UNLESS OTHERWISE NOTED.
  - EXISTING 4"x4" CONC. MON. FOUND DURING SURVEY WITH 3/8" BOLT & NUT B&H, LB 2372 - UNLESS OTHERWISE NOTED.

- 11 Declaration of Restrictions dated the 10th day of December, 1985 and filed in Bay County Official Records Book 1065, page 1711, modified by agreement recorded in Official Records Book 1206, page 154. (modification only apply to property owned by The Natural Light, Inc.)**
1. No noxious or offensive activity shall be carried on in or on any parcel of the property. No open yard storage, salvage or scrap metal materials shall be permitted. Not plotted, does not pertain to survey map.
  2. All owners and occupants of parcels of the property shall comply with all state, federal, county, and municipal laws, rules, and regulations. Not plotted, does not pertain to survey map.
  3. The Declarant shall have the right to approve the exterior design, construction, and appearance of all improvements, including landscaping and grading. No construction of improvements shall begin without the prior written authorization of the board of the Declarant. That approval shall not be unreasonably withheld. Not plotted, does not pertain to survey map.
  4. The following building set-back requirements shall apply:
    - (a) No structure or building shall be constructed closer to seventy-five (75) feet from any front boundary line of any parcel. Plotted, see Sheet 1.
    - (b) No structure or building shall be constructed closer than thirty (30) feet from the side and rear boundary lines of any parcel. Plotted, see Sheet 1.
    - (c) The set-back line provided by subsections (a) and (b) shall not apply to fences, guard booths, and other security structures as may be required for safeguarding the property. Not plotted.
    - (d) No structure, building, or landscaping may encroach upon any access right of way easement. Not plotted.
  5. Parking areas shall be constructed with durable surfaces and clearly marked with access and egress points. Parking areas shall be maintained in good order and condition. Sufficient parking area, as determined by the board of Declarant, shall be furnished to adequately space and accommodate the requirements for parking of employees and customers of each owner or occupant of parcels of the property. Parking shall not be permitted on streets and shall be restricted to on-site parking lots. Parking upon landscaped or unimproved areas is hereby specifically prohibited. Not plotted, does not pertain to survey map.

**CURVE DATA**  
 R = 1836.30'  
 Δ = 06°24'29"  
 L = 205.38'  
 C = 205.27'  
 CB = S73°42'47"E  
**DEED CURVE DATA**  
 R = 1836.30'  
 L = 205.38'  
 C = 205.27'  
 CB = S73°45'38"E

6. Landscaped areas shall be properly cleaned and maintained free of refuse so as to be pleasing to sight and contribute to the aesthetic appearance of the industrial park. The owner and occupant of any parcel shall maintain the parcel, all improvements, and all landscaping in a safe, clean, and attractive condition at all times. The owner and occupant of any parcel shall properly remove any trash which might accumulate on the parcel. Trash must be placed in covered containers specifically manufactured for that use. Trash may not be placed between any building and the curb of any adjacent street. The owner of a vacant parcel shall keep all weeds and grass cut to a height not exceed six inches; however, this requirement shall not apply to land retained by Declarant. If the board of the Declarant determines that any owner or occupant has failed to perform the obligations set forth in this paragraph, the board of the Declarant may give that owner or occupant written notice to take such action as necessary to comply with the requirements of this paragraph within ten days of receipt of that written notice. In the event the owner or occupant fails to take the necessary action within the specified time, the Declarant shall have the right, but not the obligation, to take such action to correct the owner or occupant's failure to comply with this paragraph. The owner and the occupant shall then both be liable to the Declarant for the expense of that work and shall promptly reimburse the Declarant. Not plotted, does not pertain to survey map.
7. All signs shall be of a size, shape, and design, and at locations approved in writing by the Declarant. The Declarant's approval shall not be unreasonably withheld. Not plotted, does not pertain to survey map.
8. All stand fans, skylights, air conditioning units, cooling towers, elevator, penthouses, vents, and any other structure or equipment which rises above the roofline shall be architecturally compatible with the building. Not plotted, does not pertain to survey map.
9. No parcel acquired from the Declarant shall be subdivided, leased, or otherwise reduced in size or use without the prior written approval of the board of the Declarant. That approval shall not be unreasonably withheld. Not plotted, does not pertain to survey map.
10. No obstruction of any kind shall be placed or allowed to remain in any culvert, pipe, or drainage ditch without the prior written approval of the Declarant. Not plotted, does not pertain to survey map.
11. A purchaser of a parcel from the Declarant shall commence substantial construction of the primary building for the purchaser's commercial activity within eighteen (18) months of the date of delivery of title to the parcel from the Declarant. In the event a purchaser fails to commence substantial construction within the eighteen month period, the Declarant shall have the option for a period of 180 days to repurchase the parcel for the actual land purchase price originally paid by the purchaser to the Declarant. Not plotted, does not pertain to survey map.
12. Any owner of any parcel within the described property subject to these restrictions or the Panama City-Bay County Airport and Industrial District shall have the right to enforce, by any proceeding at law or in equity, the terms of this Declaration of Restrictions. Failure by the Declarant or by any owner to enforce any term of this Declaration of Restrictions shall not be deemed to be a waiver of the right to do so subsequently. If it becomes necessary for an owner or the Declarant to resort to litigation to enforce the terms of this Declaration, that owner and the Declarant shall be entitled to recover from the party in default of this Declaration a reasonable attorney's fee, expenses, and court costs for the litigation and any subsequent appellate proceedings. Not plotted, does not pertain to survey map.
13. The terms of this Declaration of Restrictions shall run with and bind the land and shall inure to the benefit of and be enforceable by the Declarant or any owner of a parcel within the industrial park for a period of ten years. This Declaration of Restrictions shall be automatically extended and renewed for successive periods of ten years each unless a majority of the then owners of the parcels within the industrial park agree in writing not to renew this Declaration of Restrictions. This Declaration of Restrictions may be amended, revised, or otherwise altered by the majority of the owners of the parcels within the industrial park at any time, except that any such changes within the initial ten years shall be subject to the written approval of the Declarant. Not plotted, does not pertain to survey map.
14. Violation of any provision of this Declaration of Restrictions shall not operate as a forfeiture or reversion of title. Not plotted, does not pertain to survey map.
15. Invalidity of any of the terms of this Declaration by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect. Not plotted, does not pertain to survey map.

- ABBREVIATION**
- SEC. - SECTION
  - T.W./TANGENT - TOWNSHIP/TANGENT
  - R - RANGE/RADIUS
  - R/W - RIGHT OF WAY
  - ST. - STREET
  - D.O.T. - DEPT. OF TRANSPORTATION
  - FL. - FLORIDA
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - CONC. - CONCRETE
  - MON. - MONUMENT
  - ALUM. - ALUMINUM
  - MES - MITERED END SECTION
  - LS - LICENSED SURVEYOR
  - CL - CENTERLINE
  - L - LENGTH
  - CD - CONCRETE DRAIN
  - W - WITH
  - CPP - CORRUGATED PLASTIC PIPE
  - RCP - REINFORCED CONCRETE PIPE
  - CB - CHORD BEARING/CATCH BASIN
  - C - CHORD
  - Δ - DELTA ANGLE
  - OP - OPEN
  - COV - COVERED
  - PSM - PROFESSIONAL SURVEYOR & MAPPER
  - LS - LAND SURVEYOR BUSINESS
  - CFOP - CONCRETE FILLED GUARD POST
  - FP - FLAG POLE
  - UP - UNDERGROUND
  - SQ. FT. - SQUARE FEET
  - E - EASEMENT
  - CC - CONTROL BOX FOR GATE
  - E.O.R. - EDGE OF ROAD

SCALE: 1" = 60'

**BANNERMAN SURVEYORS INCORPORATED**  
 LICENSED IN FLORIDA COLORADO  
 "OLDEST SURVEYING FIRM IN JACKSON COUNTY, FLORIDA"  
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**ALTA/ACSM LAND TITLE SURVEY**  
 PREPARED FOR: FRICTION-HONEYWELL

DATE: 12-29-02  
 Project No. 20020886-3  
 Sheet 2 of 3  
 BSI FILE NAME: M021241958

**Bock & Clark's National Surveyors Network**  
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