

JUNE 1999 CERTIFICATE OF AMENDMENT
DECLARATION OF CONDOMINIUM
PEACHTREE PLACE (II), A CONDOMINIUM

WHEREAS, Peachtree Place, Inc., a Florida corporation, is the Developer of a condominium development in Bay County, Florida, known as Peachtree Place(II), a Condominium; and

WHEREAS, Peachtree Place, Inc. is hereafter referred to as "Developer"; and

WHEREAS the Developer pursuant to the reserved right contained in paragraph 14.B(4) of the Declaration, wishes to amend the Declaration, Exhibit A, Legal Description, to conform the description to the actual construction of the improvements on the ground; and

WHEREAS, the Developer finds that such amendment is a non-material amendment; and

WHEREAS Developer recorded the Declaration of Condominium of Peachtree Place (II), a Condominium, at Official Records Book 1702, Page 1654, of the Public Records of Bay County, Florida (the "Declaration"); and

WHEREAS the Developer, pursuant to the reserved right contained in paragraph 3.A. Survey. of the Declaration and the reserved right contained in paragraph 14. B.(4) Amendments. of the Declaration, wishes to amend Exhibits A, C & D of the Declaration. Exhibit A is the legal description of the condominium property. Exhibits C & D are the Survey and Graphic Description of the condominium property, which includes Buildings C and D as now being completed;

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit A to the Declaration is amended to read as Exhibit A attached hereto.

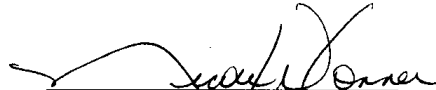
2. Exhibits C & D to the Declaration are amended to read as Exhibits C & D attached hereto.

** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1186

Dated this the 18th day of June, 1999.

Signed, Sealed and
Delivered in our Presence:

PEACHTREE PLACE, INC.
a Florida corporation


Witness
Printed Name: NICOLE W. CONNER

By: 
Roddie F. Bailey, President

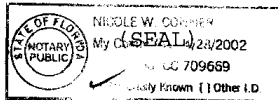
(Corporate Seal)

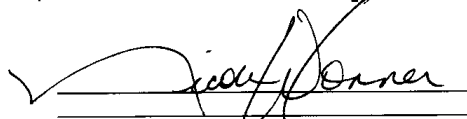

Witness
Printed Name: ELIZABETH LANE

** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1187

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 18th
day of June, 1999, by RODDIE F. BAILEY, PRESIDENT of PEACHTREE
PLACE, INC., a Florida corporation, on behalf of the corporation.
He is personally known to me.




(Print Name)
Notary Public
Serial # _____
My Commission Expires: _____

THIS DOCUMENT PREPARED BY:
ROB BLUE, JR.
BURKE & BLUE, P.A.
221 MCKENZIE AVENUE
PANAMA CITY, FL 32401
(904) 769-1414

**EXHIBIT 'A' TO THE DECLARATION OF
PEACHTREE PLACE (II), A CONDOMINIUM**

Legal Description

BUILDING C:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 13 FOR 440 FEET TO THE EAST LINE OF BLOCK 5, L.M. WELLS GULF BEACH ESTATES, AS RECORDED IN PLAT BOOK 1, PAGE 67, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 00°59'17" WEST ALONG SAID EAST LINE OF BLOCK 5 FOR 526.44 FEET TO A POINT; THENCE CONTINUE SOUTH 00°59'17" WEST, ALONG SAID EAST LINE, 478.44 FEET; THENCE SOUTH 89°00'43" EAST, 50.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29°48'26" EAST, 165.79 FEET; THENCE NORTH 45°15'13" WEST, 29.78 FEET; THENCE NORTH 44°44'47" EAST, 20.80 FEET; THENCE SOUTH 45°15'13" EAST, 21.28 FEET; THENCE SOUTH 44°44'47" WEST, 7.09 FEET; THENCE SOUTH 46°55'32" EAST, 9.71 FEET; THENCE SOUTH 60°11'34" EAST, 19.83 FEET; THENCE SOUTH 29°48'26" WEST, 2.00 FEET; THENCE SOUTH 60°11'34" EAST, 38.00 FEET; THENCE SOUTH 29°48'26" WEST, 175.00 FEET; THENCE NORTH 60°11'34" WEST, 38.00 FEET; THENCE SOUTH 29°48'26" WEST, 2.00 FEET; THENCE NORTH 60°11'34" WEST, 24.60 FEET TO THE POINT OF BEGINNING.

Building D:

Commence at the Northwest corner of Section 13, Township 3 South, Range 17, West, Bay County, Florida; thence East along the North line of said Section 13, for 440 feet to the East line of Block 5, L.M. Wells Gulf Beach Estates, as recorded in Plat Book 1, Page 67, in the Public Records of Bay County, Florida; thence South 00°59'17" West along said East line of Block 5 for 526.44 feet to a point; thence continue South 00°59'17" West along said East line, 270.83 feet; thence South 89°00'43" East, 52.67 feet to the Point of Beginning; thence North 29°48'26" East 175.00 feet; thence South 60°11'34" East, 38.00 feet; thence North 29°48'26" East, 2.00 feet; thence South 60°11'34" East, 25.50 feet; thence South 29°48'26" West, 163.45 feet; thence South 44°15'13" East, 11.56 feet; thence South 44°44'47" West, 20.80 feet; thence North 46°41'14" West, 32.20 feet; thence North 29°48'26" East, 2.00 feet; thence North 60°11'34" West, 38.00 feet to the Point of Beginning.

EXHIBIT C TO THE DECLARATION OF CONDOMINIUM
OF PEACHTREE PLACE (II), A CONDOMINIUM

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BAY

** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1189

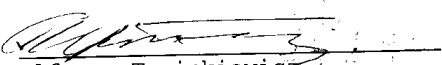
BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared Alfonso Tuzinkiewicz, after first being cautioned and sworn, deposes and says:

1. That he is a duly registered surveyor under the laws of the State of Florida, his certificate of registration number being No. 2433.

2. That the construction of the improvements described by the survey and the graphic description of building "D" and all planned improvements of Peachtree Place (II), a Condominium, serving the condominium including but not limited to landscaping, utilities services and access to the units and common element facilities serving said condominium as set forth in the Declaration of a Condominium of Peachtree Place (II), a Condominium have been substantially completed so that such material together with the provisions of the Declaration describing the condominium property is an accurate representation of and is in sufficient detail to show the relative location and approximate dimensions of such improvements, and the identification, location and approximate dimensions of the common elements and each unit can be determined from these materials.

FURTHER AFFIANT SAITH NOT.

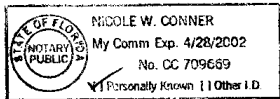
A. T. SURVEYING
2204 W. 24th Street
Panama City, Florida 32405

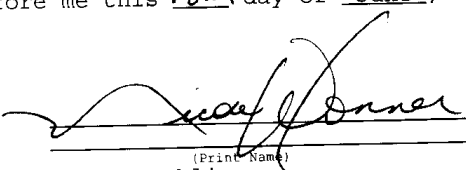

Alfonso Tuzinkiewicz
FLORIDA SURVEYOR NO. 2433

Dated this 18th day of June, 1999.

Sworn to and subscribed before me this 18th day of June,
1999, by Alfonso Tuzinkiewicz.

(SEAL)




(Print Name)
Notary Public
Serial # _____
My Commission Expires: _____

☒ Personally Known
☐ Produced Identification
Type _____

A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682
(850) 763-6471 * FAX 785-7514 2204 WEST 24TH STREET PANAMA CITY, FLORIDA 32405

EXHIBIT D

**** OFFICIAL RECORDS ****
BOOK: 1878 PAGE: 1190

BUILDING D:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 13 FOR 440 FEET TO THE EAST LINE OF BLOCK 5, L.M. WELLS GULF BEACH ESTATES, AS RECORDED IN PLAT BOOK 1, PAGE 67, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 00°59'17" WEST ALONG SAID EAST LINE OF BLOCK 5 FOR 526.44 FEET TO A POINT; THENCE CONTINUE SOUTH 00°59'17" WEST ALONG SAID EAST LINE, 270.83 FEET; THENCE SOUTH 89°00'43" EAST, 52.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29°48'26" EAST, 175.00 FEET; THENCE SOUTH 60°11'34" EAST, 38.00 FEET; THENCE NORTH 29°48'26" EAST, 2.00 FEET; THENCE SOUTH 60°11'34" EAST, 25.50 FEET; THENCE SOUTH 29°48'26" WEST, 163.45 FEET; THENCE SOUTH 44°15'13" EAST, 11.56 FEET; THENCE SOUTH 44°44'47" WEST, 20.80 FEET; THENCE NORTH 46°41'14" WEST, 32.20 FEET; THENCE NORTH 29°48'26" EAST, 2.00 FEET; THENCE NORTH 60°11'34" WEST, 38.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- FOUND G.L.O. MONUMENT AND BRASS DISK
- ⊙ SET 1/2"x 18" LONG REBAR AT LS 2433
- FOUND 4" SQUARE CONCRETE MONUMENT LB 2372
- FOUND 1/2"x 18" LONG REBAR AT LS 2433
- ⊙ MARSH
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- ⊙ FIRE HYDRANT
- ⊙ SANITARY MANHOLE
- ⊙ DROP INLET
- ⊙ AIR CONDITIONER

SURVEYORS NOTES:

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY, THERE MAY BE DEEDS, EASEMENTS (RECORDED OR UNRECORDED) OR INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES AND/OR USE OF THIS PROPERTY.
2. RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES
3. FIRM COMMUNITY PANEL NO. 120013 0005 C REVISED ON JANUARY 3, 1986 SHOWS THE ABOVE DESCRIBED PROPERTY IN FLOOD ZONE C
REVISED DATE OF FIRM MAP INDEX 120013 0001-0010 IS 1-3-86
DUE TO FEMA'S FLOOD INSURANCE RATE MAPS BEING GROSSLY OUT OF SCALE, THE LOCATION OF THE FLOOD ZONE LINES, IF ANY, ARE ONLY APPROXIMATE.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE LOCATION OF SOME ITEMS, SUCH AS FENCES AND FOUND CORNERS, MAY BE EXAGGERATED FOR CLARITY.
6. A SURVEY DOES NOT INDICATE AND/OR DETERMINE OWNERSHIP.
7. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS, SUCH AS FOOTINGS, HAVE NOT BEEN LOCATED AND ARE NOT SHOWN ON THIS SURVEY.
8. THREE STORY BUILDING D SHOWN IS USED FOR UNITS
9. UNIT DIMENSIONS ARE SUBJECT TO CONSTRUCTION TOLERANCES
10. ELEVATIONS REFER TO U.S.C. & G.S. DISK L-182 ELEVATION: 19.55' NGVD 1929 DATUM
11. BEARINGS ARE BASED ON THE NORTH LINE OF ALTERNATE HIGHWAY 98 (S 60°11'34" E)

PEACHTREE PLACE (II), A CONDOMINIUM
CONSISTING OF PROPERTY DESCRIBED AS BUILDING D

17690 WEST ALTERNATE HIGHWAY 98, PANAMA CITY BEACH, FLORIDA 32413

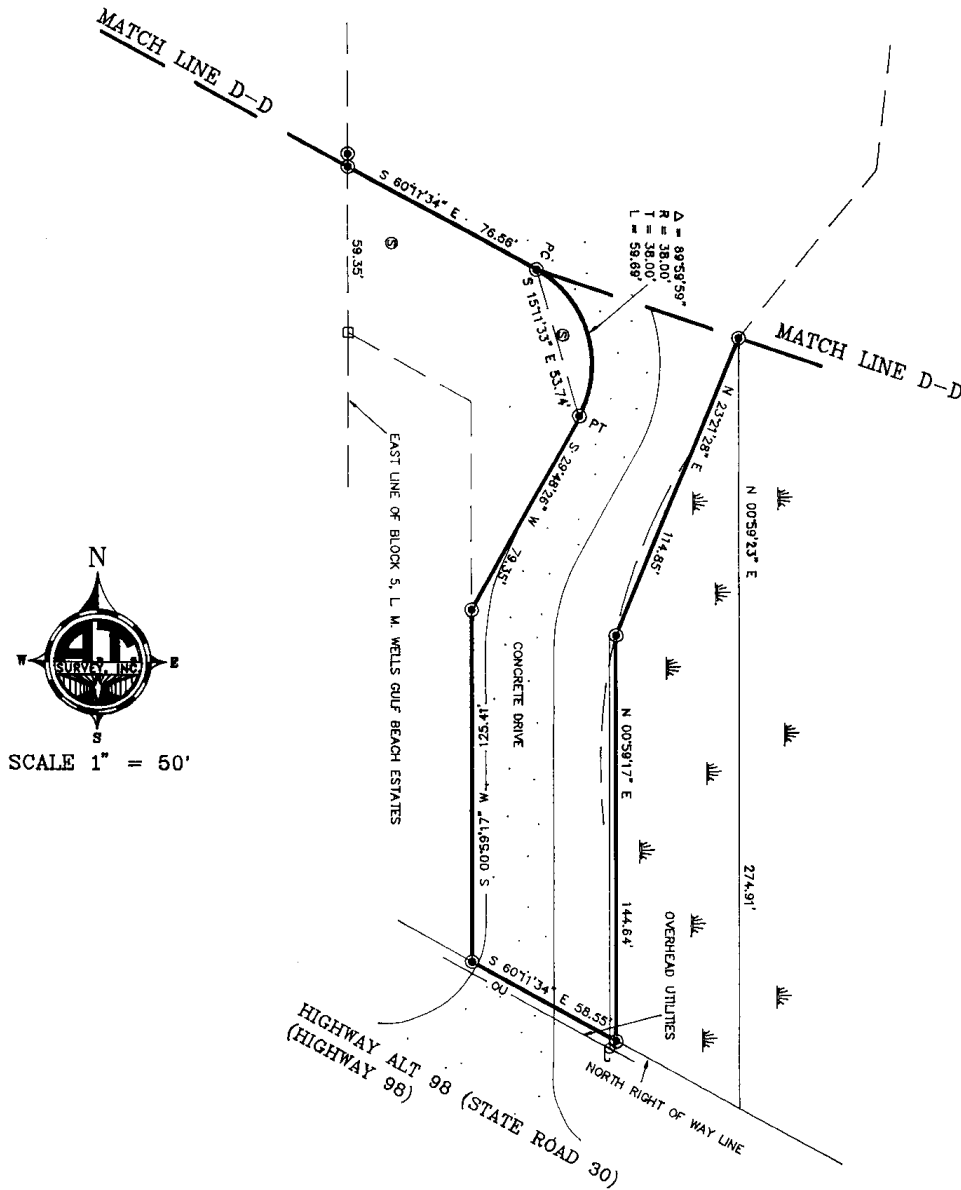
DATE: MAY 28, 1999

A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 * FAX 785-7514 2204 WEST 24TH STREET PANAMA CITY, FLORIDA 32405

** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1191



PEACHTREE PLACE (II), A CONDOMINIUM

CONSISTING OF PROPERTY DESCRIBED AS BUILDING D

17690 WEST ALTERNATE HIGHWAY 98, PANAMA CITY BEACH, FLORIDA 32413

MAY 28, 1999

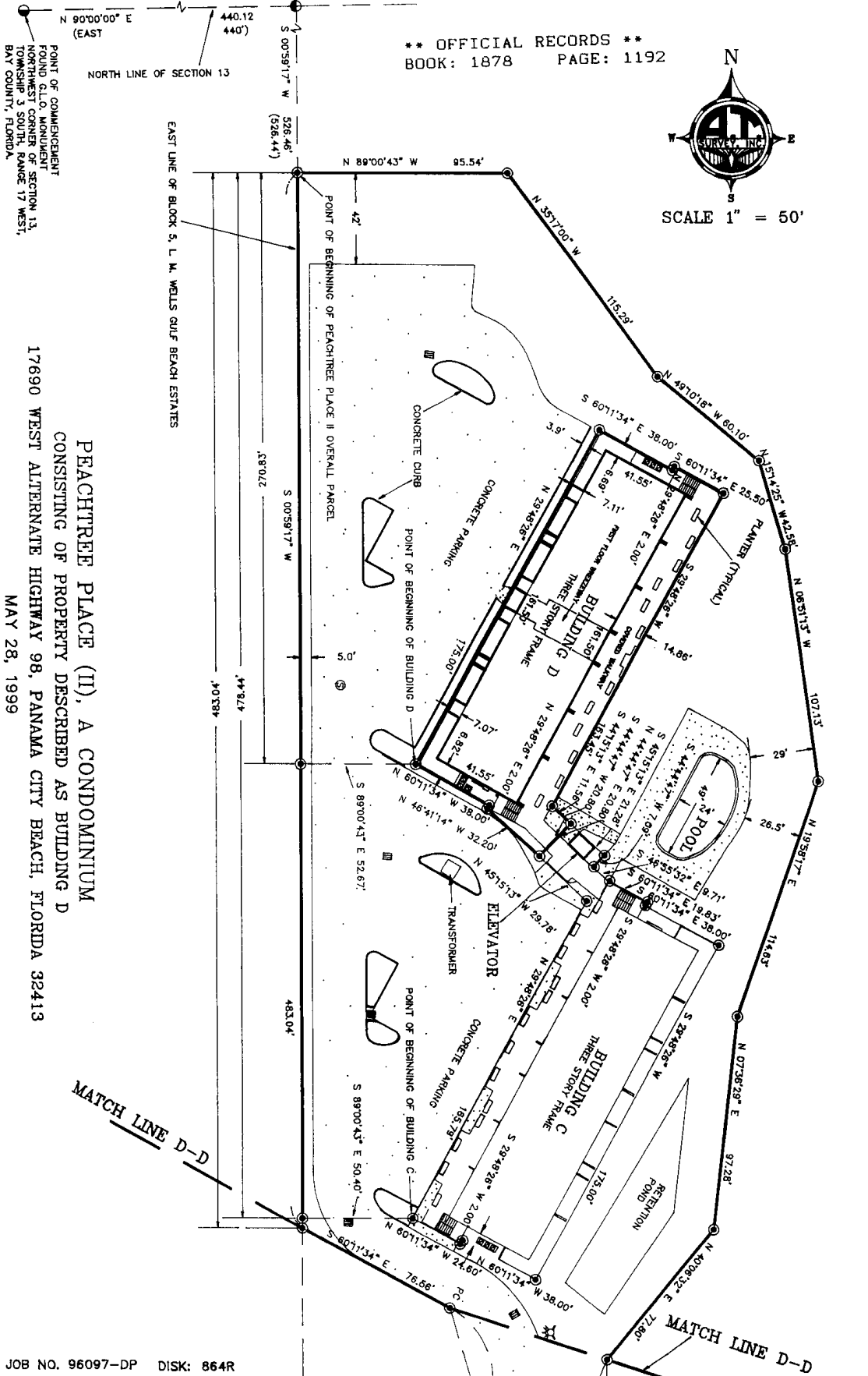
JOB NO. 96097-DP DISK: 864R

A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 * FAX 785-7514 2204 WEST 24TH STREET PANAMA CITY, FLORIDA 32405

** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1192



PEACHTREE PLACE (II), A CONDOMINIUM

CONSISTING OF PROPERTY DESCRIBED AS BUILDING D

17690 WEST ALTERNATE HIGHWAY 98, PANAMA CITY BEACH, FLORIDA 32413

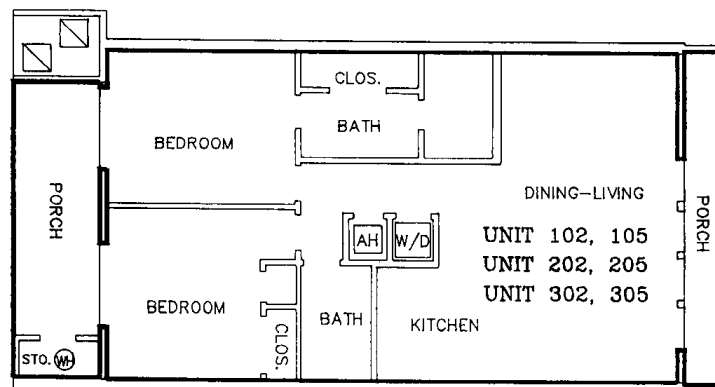
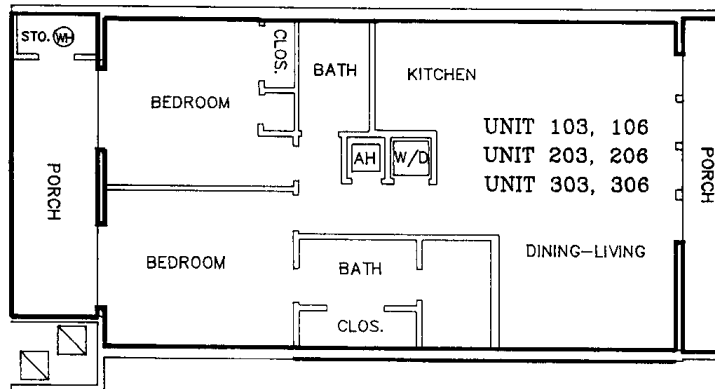
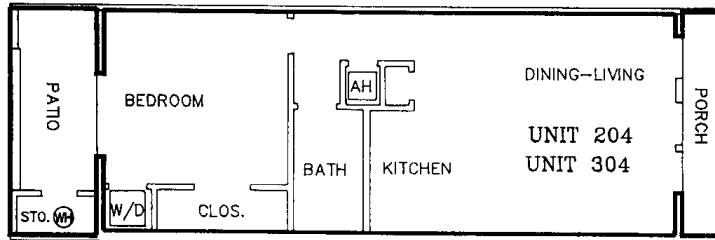
MAY 28, 1999

A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 * FAX 785-7514 2204 WEST 24TH STREET PANAMA CITY, FLORIDA 32405

** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1193



SCALE 1" = 10'

TYPICAL UNIT FLOOR PLANS
FIRST, SECOND & THIRD FLOOR

PEACHTREE PLACE (II), A CONDOMINIUM

CONSISTING OF PROPERTY DESCRIBED AS BUILDING D

17690 WEST ALTERNATE HIGHWAY 98, PANAMA CITY BEACH, FLORIDA 32413

MAY 28, 1999

JOB NO. 097D1

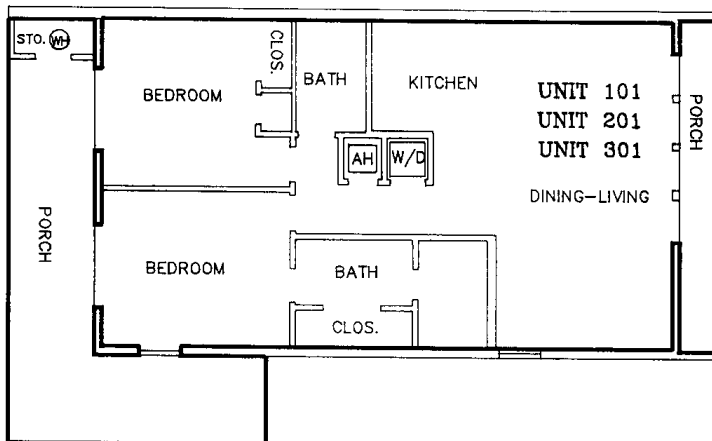
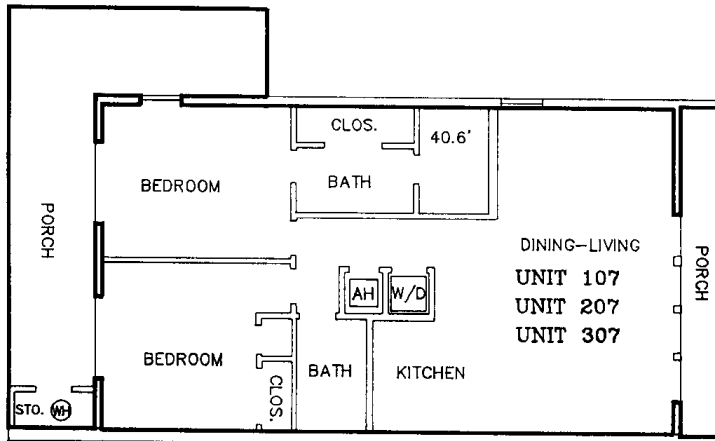
DISK: 870R

A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 * FAX 785-7514 2204 WEST 24TH STREET PANAMA CITY, FLORIDA 32405

** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1194



SCALE 1" = 10'

TYPICAL UNIT FLOOR PLANS
FIRST, SECOND & THIRD FLOOR

PEACHTREE PLACE (II), A CONDOMINIUM
CONSISTING OF PROPERTY DESCRIBED AS BUILDING D

17690 WEST ALTERNATE HIGHWAY 98, PANAMA CITY BEACH, FLORIDA 32413

MAY 28, 1999

JOB NO. 097D1

DISK: 870R

A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682

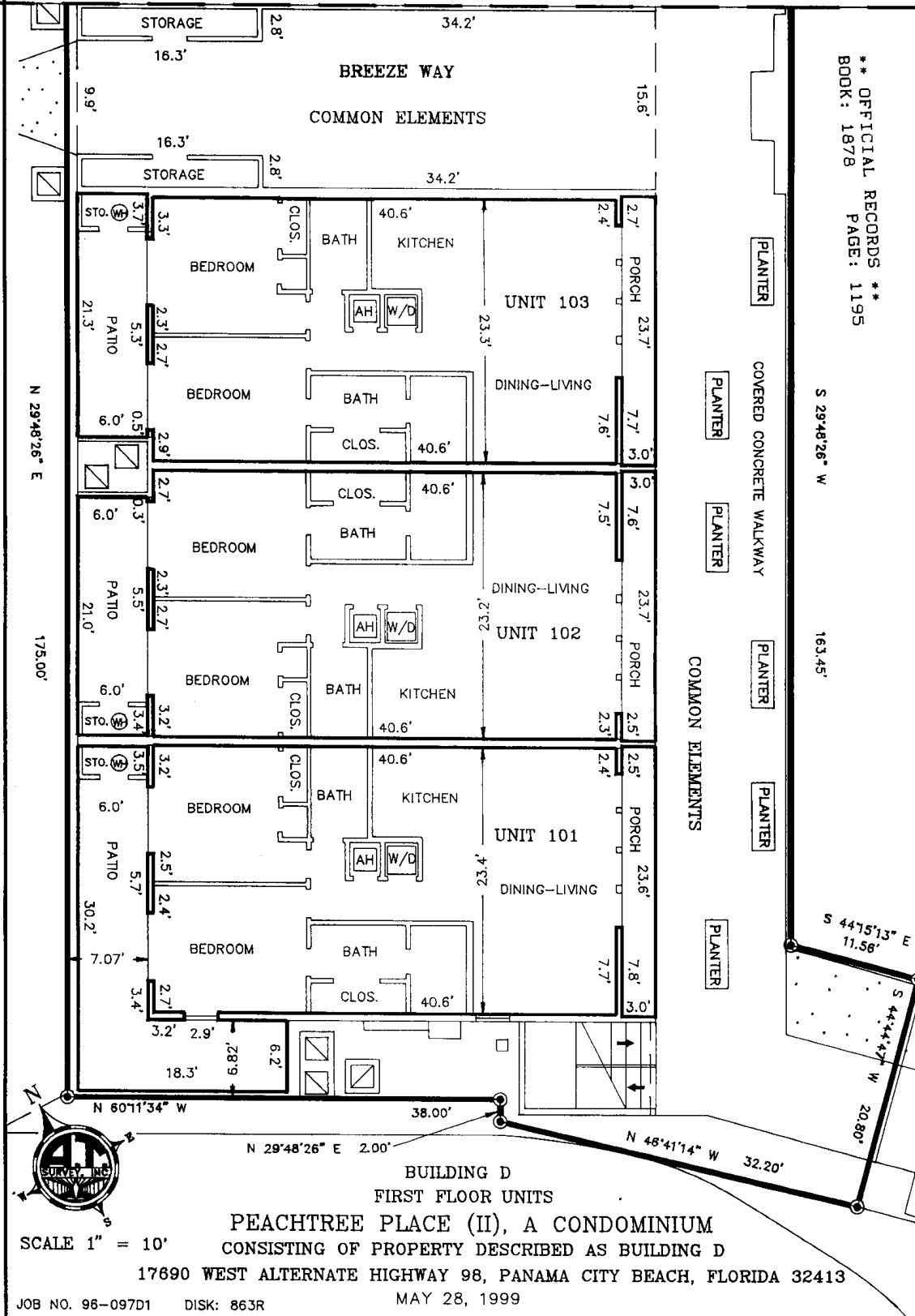
(850) 763-6471 * FAX 785-7514 2204 WEST 24TH STREET PANAMA CITY, FLORIDA 32405

UNIT #	HEATED & COOLED INTERIOR	PATIO	PORCH	TOTAL
UNIT 101	950 SF±	257 SF±	71 SF±	1278 SF±
UNIT 102	942 SF±	126 SF±	71 SF±	1141 SF±
UNIT 103	946 SF±	128 SF±	71 SF±	1145 SF±

ELEVATIONS IN FEET

UNDECORATED FINISH FLOOR	CEILING
LIVING AREA	17.80
PATIO	17.50
PORCH	17.45

MATCH LINE A-A



** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1195

CERTIFICATE OF AUTHORIZATION LB 6682

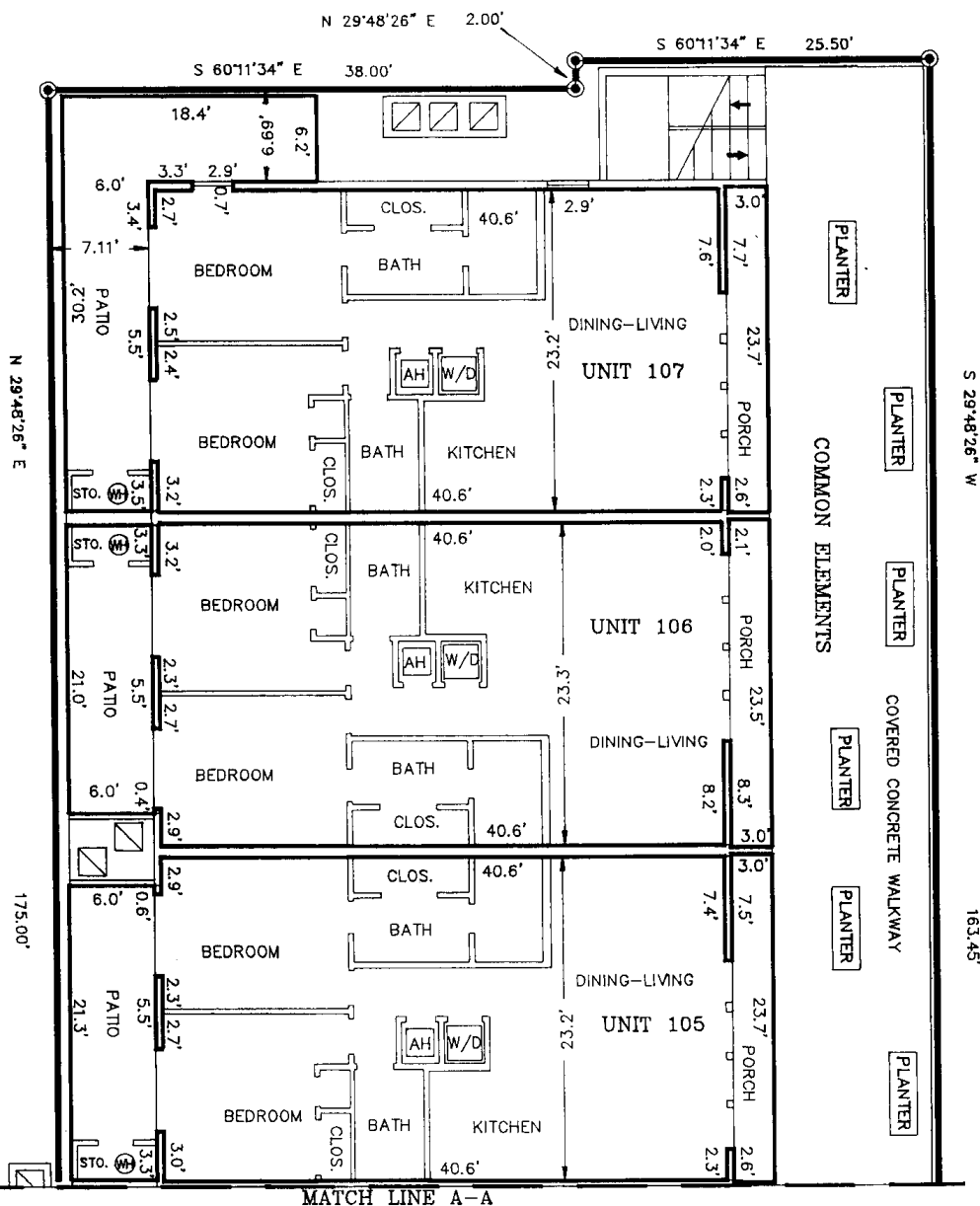
(850) 763-6471 * FAX 785-7514

2204 WEST 24TH STREET

PANAMA CITY, FLORIDA 32405

ELEVATIONS IN FEET

UNDECORATED FINISH FLOOR		CEILING
LIVING AREA	17.80	25.80
PATIO	17.50	25.90
PORCH	17.45	26.15



** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1196



SCALE 1" = 10'

BUILDING D
FIRST FLOOR UNITS
PEACHTREE PLACE (II), A CONDOMINIUM
CONSISTING OF PROPERTY DESCRIBED AS BUILDING D
17690 WEST ALTERNATE HIGHWAY 98, PANAMA CITY BEACH, FLORIDA 32413
MAY 28, 1999

JOB NO. 96-097D1 DISK: 863R

A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 * FAX 785-7514 2204 WEST 24TH STREET PANAMA CITY, FLORIDA 32405

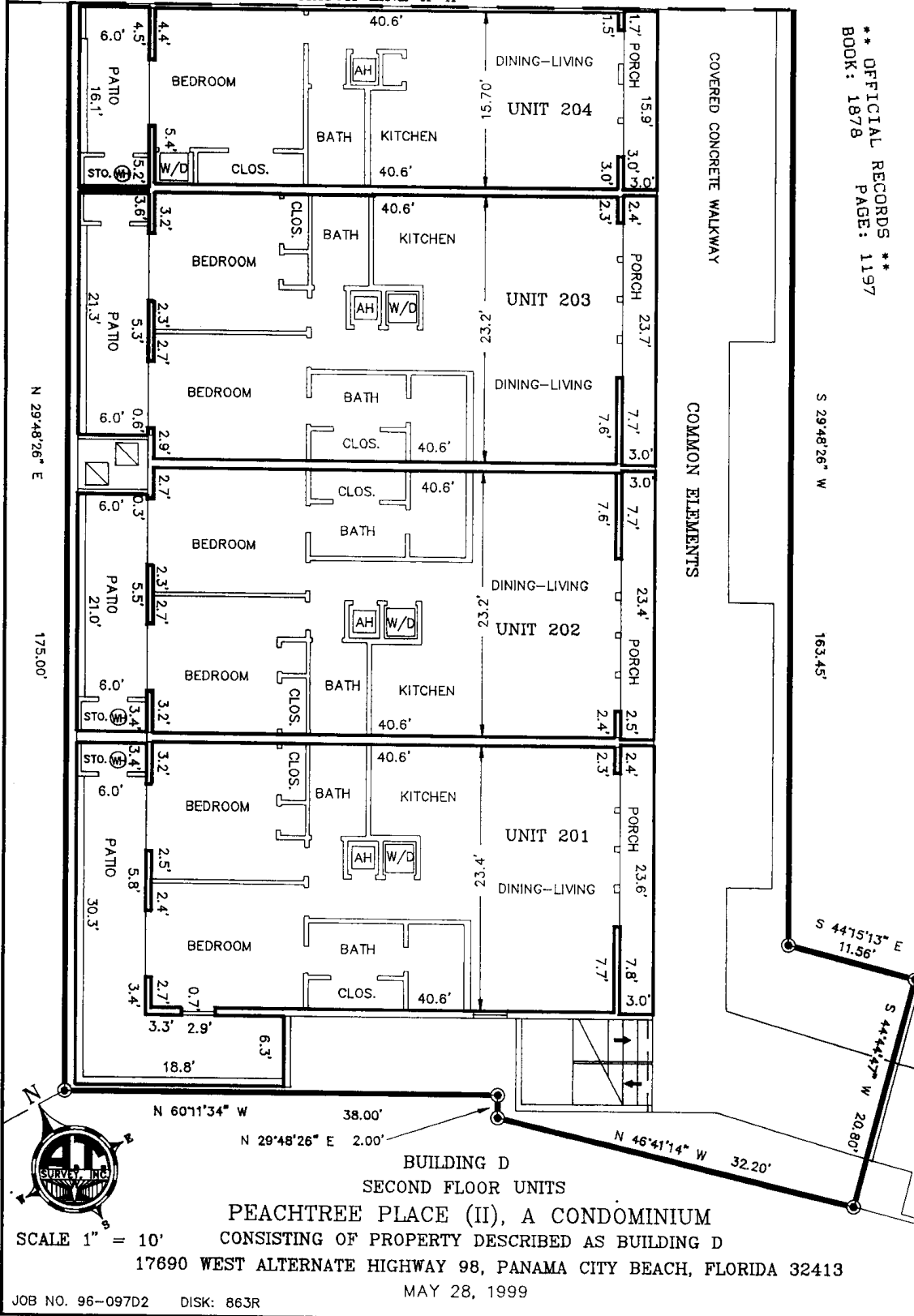
UNIT #	HEATED & COOLED INTERIOR	PATIO	PORCH	TOTAL
UNIT 201	950 SF±	262 SF±	71 SF±	1283 SF±
UNIT 202	942 SF±	126 SF±	70 SF±	1138 SF±
UNIT 203	942 SF±	128 SF±	71 SF±	1141 SF±
UNIT 204	637 SF±	96 SF±	48 SF±	781 SF±

ELEVATIONS IN FEET

UNDECORATED FINISH FLOOR	CEILING
LIVING AREA	27.45
PATIO	27.10
PORCH	27.10

MATCH LINE A-A

** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1197



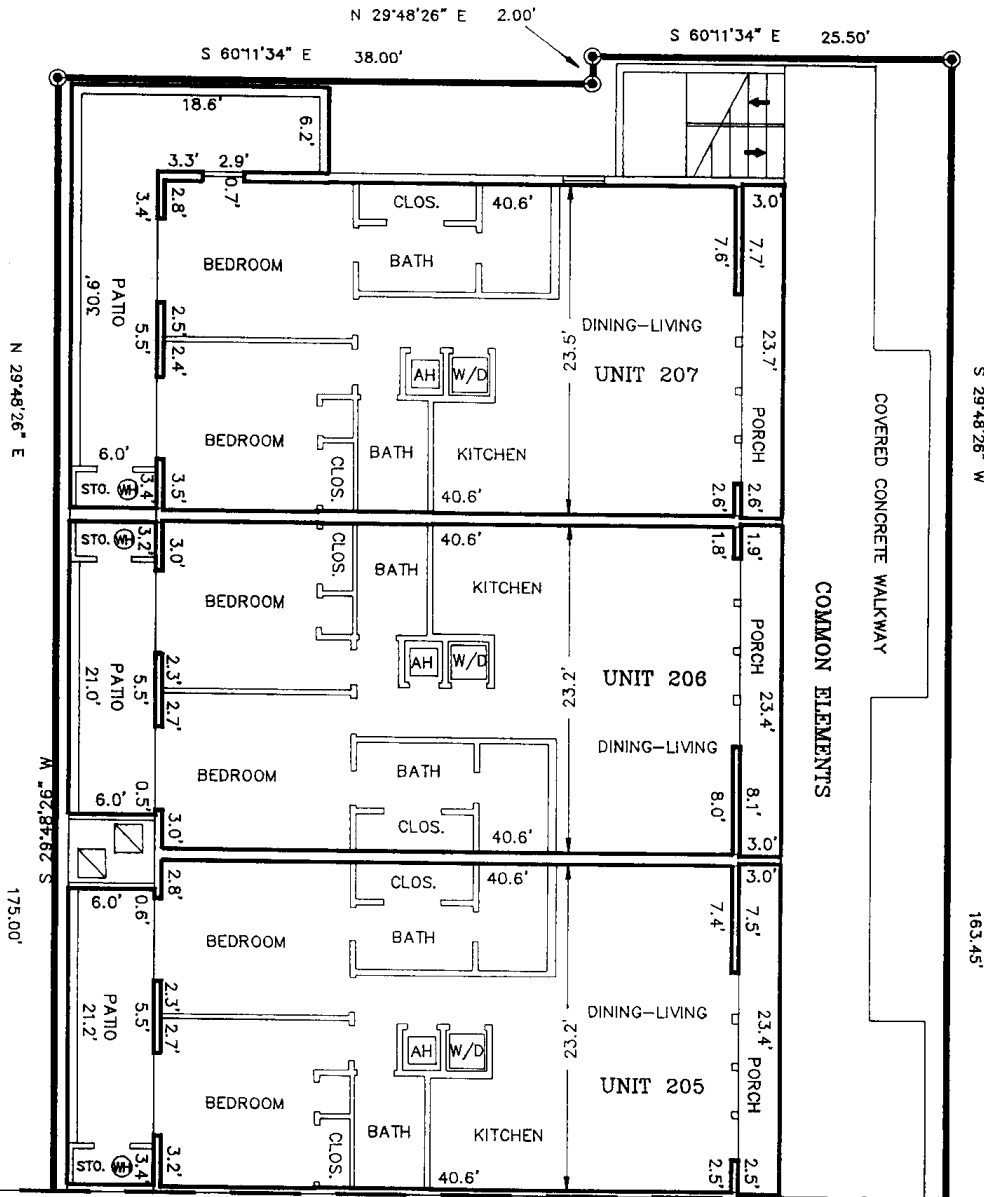
A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 * FAX 785-7514 2204 WEST 24TH STREET PANAMA CITY, FLORIDA 32405

UNIT #	HEATED & COOLED INTERIOR	PATIO	PORCH	TOTAL
UNIT 205	942 SF±	127 SF±	70 SF±	1139 SF±
UNIT 206	942 SF±	126 SF±	70 SF±	1138 SF±
UNIT 207	954 SF±	262 SF±	71 SF±	1287 SF±

ELEVATIONS IN FEET		
UNDECORATED FINISH FLOOR	CEILING	
LIVING AREA	27.45	35.45
PATIO	27.10	35.90
PORCH	27.10	35.55



MATCH LINE A-A

** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1198



SCALE 1" = 10'

BUILDING D
SECOND FLOOR UNITS
PEACHTREE PLACE (II), A CONDOMINIUM
CONSISTING OF PROPERTY DESCRIBED AS BUILDING D
17690 WEST ALTERNATE HIGHWAY 98, PANAMA CITY BEACH, FLORIDA 32413
MAY 28, 1999

A. T. SURVEY, INC.

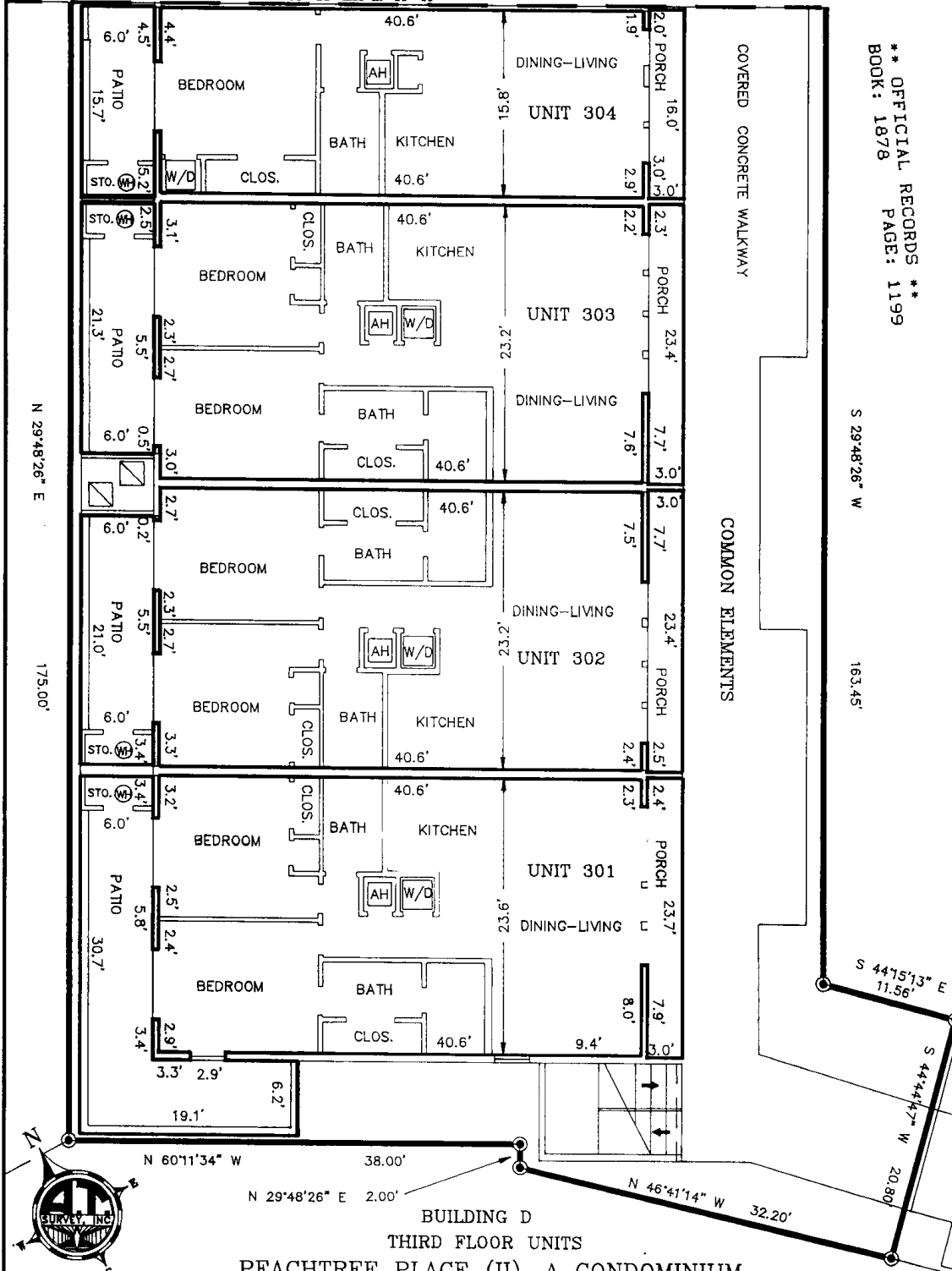
CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 * FAX 785-7514 2204 WEST 24TH STREET PANAMA CITY, FLORIDA 32405

UNIT #	HEATED & COOLED INTERIOR	PATIO	PORCH	TOTAL
UNIT 301	958 SF±	265 SF±	71 SF±	1294 SF±
UNIT 302	942 SF±	126 SF±	70 SF±	1138 SF±
UNIT 303	942 SF±	128 SF±	70 SF±	1140 SF±
UNIT 304	641 SF±	94 SF±	48 SF±	783 SF±

ELEVATIONS IN FEET		
UNDECORATED FINISH FLOOR	CEILING	
LIVING AREA	37.10	45.15
PATIO	36.85	45.15
PORCH	36.85	45.15'

MATCH LINE A-A



** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1199

S 29°48'26" W

163.45'

S 44°15'13" E
11.56'

S 44°44'47" W
20.80'

N 46°41'14" W
32.20'

N 60°11'34" W

N 29°48'26" E 2.00'

BUILDING D

THIRD FLOOR UNITS

PEACHTREE PLACE (II), A CONDOMINIUM

CONSISTING OF PROPERTY DESCRIBED AS BUILDING D

17690 WEST ALTERNATE HIGHWAY 98, PANAMA CITY BEACH, FLORIDA 32413

MAY 28, 1999

SCALE 1" = 10'

JOB NO. 96-097D3 DISK: 863R

A. T. SURVEY, INC.

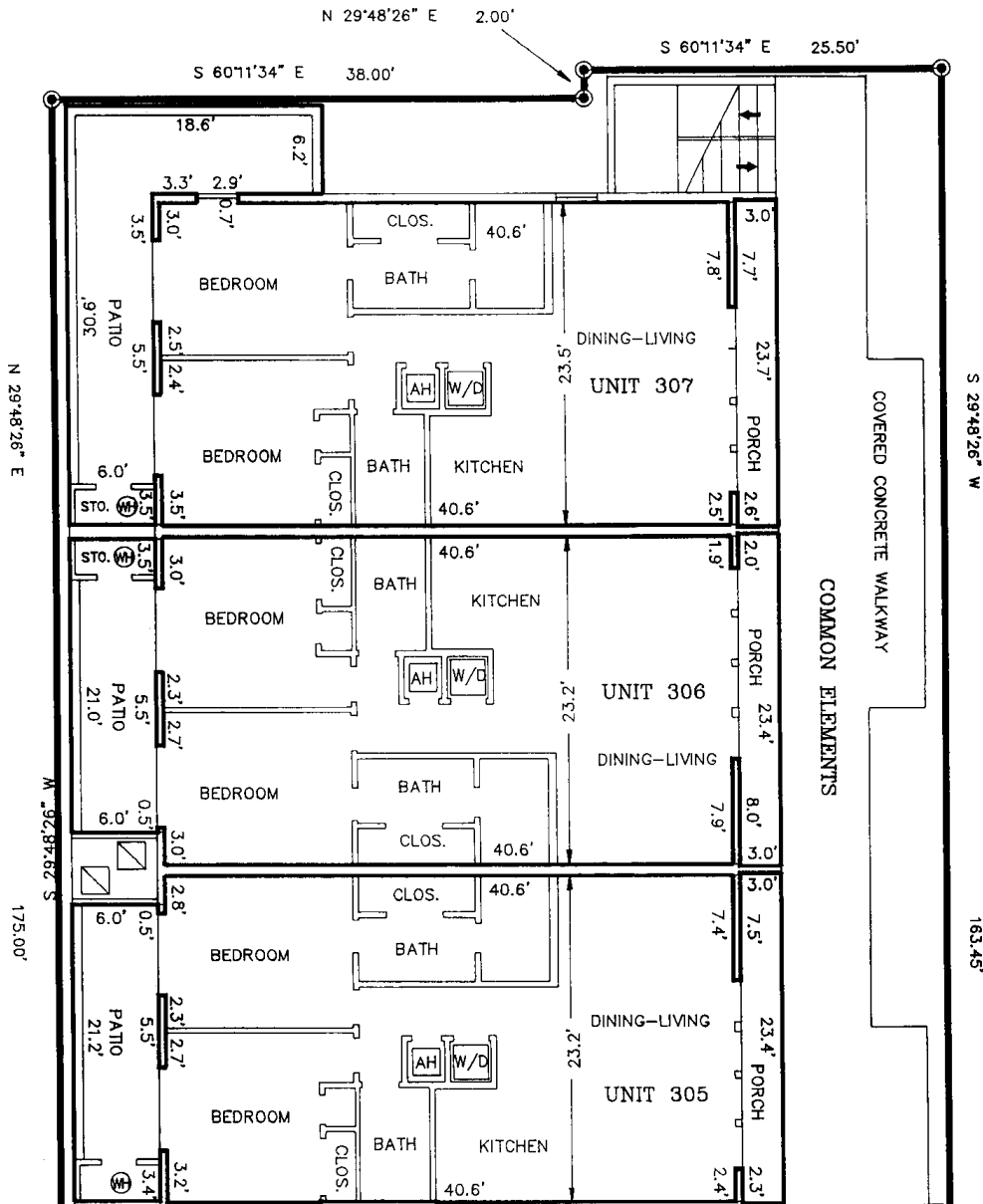
CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 * FAX 785-7514 2204 WEST 24TH STREET PANAMA CITY, FLORIDA 32405

UNIT #	HEATED & COOLED INTERIOR	PATIO	PORCH	TOTAL
UNIT 305	942 SF±	127 SF±	70 SF±	1139 SF±
UNIT 306	942 SF±	126 SF±	70 SF±	1138 SF±
UNIT 307	954 SF±	262 SF±	71 SF±	1287 SF±

ELEVATIONS IN FEET

UNDECORATED FINISH FLOOR	CEILING
LIVING AREA	37.10 45.15
PATIO	38.85 45.15
PORCH	38.85 45.15



MATCH LINE A-A

** OFFICIAL RECORDS **
BOOK: 1878 PAGE: 1200



SCALE 1" = 10'

BUILDING D
THIRD FLOOR UNITS
PEACHTREE PLACE (II), A CONDOMINIUM
CONSISTING OF PROPERTY DESCRIBED AS BUILDING D
17690 WEST ALTERNATE HIGHWAY 98, PANAMA CITY BEACH, FLORIDA 32413
MAY 28, 1999

RCD Jun 21 1999 08:27am
HAROLD BAZZEL, CLERK