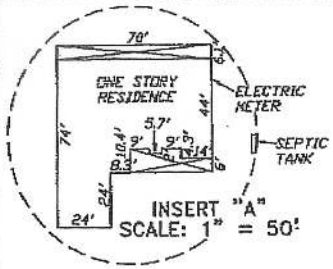
Parcel #26-3S-00242-007 Cobb

BOUNDARY SURVEY IN SECTION 26, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.



SURVEYOR'S NOTES:

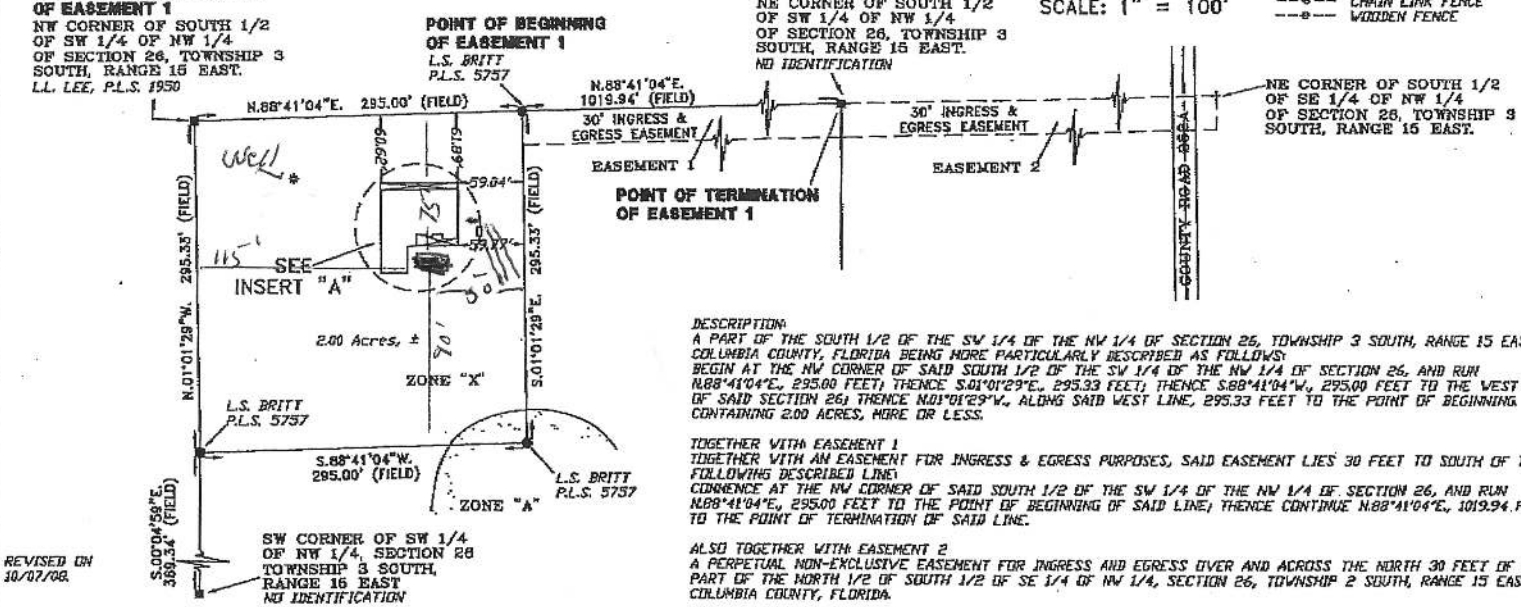
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF A PREVIOUS SURVEY PERFORMED BY THIS OFFICE.
2. BEARINGS ARE BASED ON SAID PREVIOUS SURVEY BY THIS OFFICE.
3. SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN. 1988 COMMUNITY PANEL NO. 120070 0175 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.

SYMBOL LEGEND:

- 4"X4" CONCRETE MONUMENT FOUND
- 4"X4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIN AND CAP SET
- POWER POLE
- WATER METER
- CENTERLINE
- WELL
- SATELLITE DISH
- TELEPHONE BOX
- ELECTRIC LINES
- WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE

N

SCALE: 1" = 100'



REVISED ON 10/07/08.

DESCRIPTION:
A PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NW CORNER OF SAID SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 26, AND RUN N.88°41'04"E., 295.00 FEET; THENCE S.01°01'29"E., 295.33 FEET; THENCE S.88°41'04"W., 295.00 FEET TO THE WEST LINE OF SAID SECTION 26; THENCE N.01°01'29"W., ALONG SAID WEST LINE, 295.33 FEET TO THE POINT OF BEGINNING. CONTAINING 2.00 ACRES, MORE OR LESS.

TOGETHER WITH EASEMENT 1
TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS PURPOSES, SAID EASEMENT LIES 30 FEET TO SOUTH OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE NW CORNER OF SAID SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 26, AND RUN N.88°41'04"E., 295.00 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE N.88°41'04"E., 1019.94 FEET TO THE POINT OF TERMINATION OF SAID LINE.

ALSO TOGETHER WITH EASEMENT 2
A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 30 FEET OF THAT PART OF THE NORTH 1/2 OF SOUTH 1/2 OF SE 1/4 OF NW 1/4, SECTION 26, TOWNSHIP 2 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.

CERTIFIED TO:
JAMES C. & THERESA BARBALE
FIRST FEDERAL BANK OF FLORIDA
ABSTRACT AND TITLE SERVICES, INC.
CHICAGO TITLE INSURANCE COMPANY

FIELD BOOK: SEE PAGE(S): FILE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

10/03/08 — FIELD SURVEY DATE
10/05/08 — DRAWING DATE
L. SCOTT BRITT, P.L.S. CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BRITT SURVEYING & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
630 WEST DUVAL STREET LAKE CITY, FLORIDA 32055
(386)752-7163 FAX (386)752-5579

WORK ORDER # L-19575