callaway
architecture

Letter of Transmittal

Project: 14013.02 FMC Lake City West Clinic

Date: Thursday, October 16, 2014

To: Columbia County Building Department
135 NE Hernando Ave., Suite B-21
Lake City, FL 32055

Phone: 386.758.1008

Schedule of information being sent:

One (1) Hard copy – Original Full Size Wet Sealed Drawings

One (1) Hard Copy – Full Size Copies

One (1) Hard Copy – Two Volume Specification

Have a great day,

Mark Evans

FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS
AND PROTECTIVE COVENANTS FOR CYPRESS LAKE BUSINESS PARK

This First Amendment to the Declaration of Restrictions and Protective Covenants for Cypress Lake Business Park (hereinafter "CLBP"), dated October 30, 2007, and recorded as Instrument No. 200712024903 and as Official Records Book 1135, Page 1444, in the Public Records of Columbia County, Florida, (the "Declaration") is hereby made this 4th day of September, 2014, by Daniel Crapps and Richard C Cole, as Trustees, of the Cypress Lake Land Trust, dated July 23, 1985, sometimes referred to as the "Cypress Land Trust," and who are referred to in the Declaration and this First Amendment to the Declaration as the "Developer" of the real property subject to the Declaration, which property is more particularly described in Exhibit "A" (the "Property") specifying that this Declaration shall constitute a covenant running with the land and that the Declaration and this First Amendment to Declaration of Restrictions and Protective Covenants for CLBP ("First Amendment") shall be binding upon the undersigned and upon all persons acquiring title through the undersigned. Such Declaration and the restrictions and covenants therein, as hereby amended, shall be for the benefit and limitation upon all present and future owners of the Property.

WHEREAS, the Developer desires that the said Property above described be made subject to reservations and restrictions for the mutual benefits and protection of Developer and persons and entities that may hereafter purchase or acquire any interest in said Property or any portion thereof; and

WHEREAS, pursuant to paragraph 19 of the Declaration the Developer reserved and retained the sole right to amend the Declaration for the purpose of making additional covenants and restrictions which are not inconsistent with and which do not lower the standard of the Declaration set forth therein; and

WHEREAS, the Developer holds title to the Property subject to the Declaration and this First Amendment, including, but not limited to, all property as described in Exhibit "A", except for the parcel described in Exhibit "B", which parcel is also part of the Property subject to the Declaration; and property described in Exhibit "B" is exempt from First Amendment to Declaration.

NOW, THEREFORE, in consideration of the premises, the Developer does hereby declare said Property, to be subject to the following restrictions, reservations and conditions and binding upon the Developer, and all persons acquiring title through the undersigned, their grantees, executors, heirs, successors and assigns, to wit:

Paragraphs 28 and 29 are hereby added to the Declaration as follows:

28. No nephrology outpatient services and no renal replacement services, including but not limited to, hemodialysis service, peritoneal dialysis services and management of acute and home dialysis services (hereinafter "Nephrology and Renal Related Medical Services") shall be permitted on the Property other than Lots 1, 2 and 3 as shown by the Plat of the CLBP.

29. No Ambulatory Surgery Center, also known as an Outpatient Surgery Center or as a Same Day Surgery Center (hereinafter collectively, an "ASC"), providing the following outpatient surgical services: general surgery, gastroenterology, urology, ophthalmology, plastic surgery, or cardiology shall be permitted on the Property other than Lot 4 as shown by the Plat of the CLBP, and "Lot C" as more particularly described in Exhibit "C" attached hereto and Lots 1, 2 and 3.

30. In the event the Contracts for Sale and Purchase of Lots 1, 2 and 3 of the CLBP, dated August 28, 2013 and May 27, 2014, respectively, do not close on or before January 1, 2016, such that a deed is issued to the purchaser or its assigns by that date, the exclusion of Lots 1, 2 and 3 of the CLBP from the restriction in favor of Amere Property, LLC, as described in clause #29, shall terminate. Further, the First Amendment shall thereafter be amended by the Developers to remove the restriction contained herein relating to Nephrology and Renal Related Medical Services from all of property described in Exhibit "A".

All other terms and conditions of the Declaration as not herein modified or amended shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 15 day of September, 2014.

Signed, sealed and delivered In the Presence of:

DEVELOPERS:

Cypress Lake Land Trust

BY _____
Daniel Crapps, as Trustee

Witness: Lisa Hicks

Printed Name: Lisa Hicks

Witness: Mary Lyons

Printed Name: Mary Lyons

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12 day of September, 2014 by Daniel Crapps, as Trustee, under the provisions of a certain unrecorded trust dated July 23, 1985, sometimes referred to as the "Cypress Lake Land Trust" personally known to me or, if not personally known to me, who produced PK for identification and who did not take an oath.

Vera Lisa Hicks
Notary Public

(Notary Seal)

VERA LISA HICKS
Notary Public - State of Florida
My Comm Expires Aug 23, 2018
Commission # FF 149541
Bonded Through National Notary Assn.

Cypress Lake Land Trust

BY: _____
Richard C. Cole, as Trustee

Witness: Lisa Hicks

Printed Name: Lisa Hicks

Witness: Mary Lyons

Printed Name: Mary Lyons

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15 day of September, 2014 by Richard C. Cole, as Trustee, under the provisions of a certain unrecorded trust dated July 23, 1985, sometimes referred to as the "Cypress Lake Land Trust" personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

Vera Lisa Hicks (Notary Seal)
Notary Public

VERA LISA HICKS
Notary Public - State of Florida
My Comm. Expires Aug 23, 2018
Commission # FF 149541
Bonded Through National Notary Assn.

Exhibit "A"

PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK C, CYPRESS LAKE, A SUBDIVISION ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5; PAGES 74 AND 74A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 87°43'16" W, ALONG THE NORTH LINE OF SAID CYPRSS LAKE, 846.80 FEET TO THE NORTH LINE OF CYPRSS LAKE PHASE 2, A SUBDIVISION ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 32 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 67°00'07" W, ALONG SAID NORTH LINE, 423.32 FEET TO THE EAST LINE OF CYPRESS LAKE PHASE 3, A SUBDIVISION ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 80 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 28°50'54" W, ALONG SAID EAST LINE, 169.34 FEET; THENCE N 06°03'53" E, STILL ALONG SAID EAST LINE, 828.67 FEET TO THE NORTH LINE OF SAID CYPRESS LAKE PHASE 3 AND THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 33; THENCE N 88°18'28" E, ALONG THE NORTH LINE OF SAID SE 1/4 OF NW 1/4, 272.25 FEET TO THE WEST LINE OF NW 1/4 OF NE 1/4; THENCE N 06°42'26" E, ALONG SAID WEST LINE, 153.31 FEET TO THE SOUTHERLY RIGHT OF WAY OF WEST U.S. HIGHWAY 90 AND TO A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5799.60 FEET, A CENTRAL ANGLE OF 05°27'27", A CHORD BEARING AND DISTANCE OF S 62°28'48" E 552.20 FEET, AN ARC DISTANCE OF 552.41 FEET TO A POINT OF TANGENCY; THENCE S 65°12'40" E, ALONG SAID SOUTHERLY RIGHT OF WAY, 936.41 FEET TO THE WEST RIGHT OF WAY OF SW SWEETBREEZE DRIVE; THENCE S 13°27'38" W, ALONG SAID WEST RIGHT OF WAY, 30.81 FEET; THENCE S 24°46'56" W; ALONG SAID WEST RIGHT OF WAY, 221.11 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHERLY ALONG SAID WEST RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 12°16'28", A CHORD BEARING AND DISTANCE OF S 31°02'07" W 42.76 FEET, AN ARC DISTANCE OF 42.85 FEET; THENCE S 37°04'14" W; ALONG SAID WEST RIGHT OF WAY, 442.87 FEET TO THE POINT OF BEGINNING.

Exhibit "B"

PART OF THE SW 1/4 OF THE NE 1/4, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 14, CYPRESS LAKE PHASE 3, A SUBDIVISION ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 80 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 88°18'28" E, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID CYPRESS LAKE PHASE 3 AND THE NORTH LINE OF THE SE 1/4 OF NW 1/4 OF SAID SECTION 33, 204.36 FEET; THENCE N 06°44'47" E, 192.79 FEET TO THE SOUTHERLY RIGHT OF WAY OF WEST U.S. HIGHWAY 90; THENCE S 59°25'30" E, ALONG SAID SOUTHERLY RIGHT OF WAY, 38.39 FEET TO A POINT OF A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5799.60 FEET, A CENTRAL ANGLE OF 03°20'03", A CHORD BEARING AND DISTANCE OF S 61°04'26" E 337.44 FEET, AN ARC DISTANCE OF 337.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5799.60 FEET, A CENTRAL ANGLE OF 02°28'04", A CHORD BEARING AND DISTANCE OF S 63°58'30" E 249.77 FEET, AN ARC DISTANCE OF 249.79 FEET TO A POINT OF TANGENCY; THENCE S 65°12'40" E, ALONG SAID SOUTHERLY RIGHT OF WAY, 161.85 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 107°08'30", A CHORD BEARING AND DISTANCE OF S 28°21'30" W 80.46 FEET, AN ARC DISTANCE OF 93.50 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 49°59'41", A CHORD BEARING AND DISTANCE OF S 00°12'55" E 16.90 FEET, AN ARC DISTANCE OF 17.45 FEET; THENCE S 24°46'56" W, 199.42 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF S 69°46'56" W 28.28 FEET, AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE N 65°13'04" W, 393.69 FEET; THENCE N 24°46'56" E, 320.48 FEET TO THE POINT OF BEGINNING.

Exhibit "C"

LEGAL DESCRIPTION:

Lot #4 Cypress Lake Business Park as recorded in Plat Book #9, Pages #112 and #113 of the Public Records of Columbia County, Florida situated in Section 33, Township 3 South, Range 16 East of said County.

Together with the following described parcel: Part of the Southwest ¼ of the Northeast ¼ of Section 33, Township 3 South, Range 16 East, Columbia County, Florida being more particularly described as follows: For POINT OF BEGINNING commence at the Southeast corner of Lot #4 Cypress Lake Business Park as recorded in Plat Book 9, Pages #112 and #113 of the Public Records of said County, thence run North 28 degrees 41 minutes 22 seconds East along the East line of said Lot #4 Cypress Lake Business Park a distance of 181.29 feet to the South right-of-way line of Northwest Prosperity Place and the Northeast corner of said Lot #4 Cypress Lake Business Park; thence run South 75 degrees 50 minutes 52 seconds East along said South right-of-way line a distance of 161.53 feet; thence run South 27 degrees 16 minutes 55 seconds West a distance of 207.54 feet; thence run North 66 degrees 23 minutes 28 seconds West a distance of 162.09 feet to the POINT OF BEGINNING.

Containing 1.41 Acres, More or Less

callaway architecture

Letter of Transmittal

Project: 14013 – Lake City – FMC Dialysis Center SHELL ONLY

Date: September 15, 2014

To: Columbia County Florida – Building Department 14CAL04
c/o Laurie Hodson
135 NE Hernando Avenue
Lake City, FL 32055
Phone: (386) 758-1008

Schedule of information being sent:

(1) ORIGINAL full-size set of the building permit plan review submittal drawings including the following:

Signed Mechanical, Electrical, and Plumbing drawings.
EnergyGauge compliance forms.

IN SEPARATE PACKAGE:

(1) ORIGINAL full-size set of the building permit plan review submittal drawings including the following:

Signed Architectural drawings
Signed Structural drawings

(1) COPY full-size set of the building permit plan review submittal drawings including the following:

(2)

Signed Architectural drawings
Signed Structural drawings
Signed Mechanical drawings
UNSIGNED Electrical drawings, and
Signed Plumbing drawings

Thank you,
Kristi Daniel
214-368-2525 ext 110
Callaway Architecture

callaway architecture

Letter of Transmittal

Project: 14013 – Lake City – FMC Dialysis Center SHELL ONLY

Date: September 15, 2014

To: Columbia County Florida – Building Department
c/o Laurie Hodson
135 NE Hernando Avenue
Lake City, FL 32055
Phone: (386) 758-1008

Schedule of information being sent:

(1) Building Permit Construction Documents checklist

(1) ORIGINAL full-size set of the building permit plan review submittal drawings including the following:
- Signed Architectural drawings
- Signed Structural drawings

(1) COPY full-size set of the building permit plan review submittal drawings including the following:
- Signed Architectural drawings
- Signed Structural drawings
- Signed Mechanical drawings
- Signed Electrical drawings, and
- Signed Plumbing drawings

Spoke to Kristi on 9-22-14

IN SEPARATE PACKAGE:

ORIGINAL - Signed Mechanical, Electrical, and Plumbing drawings and Energy Calculations.

Thank you,

Kristi Daniel
214-368-2525 ext 110
Callaway Architecture

Kdaniel@callawayarchitecture.com

callaway
architecture

Letter of Transmittal

Project: 14013 – Lake City – FMC Dialysis Center SHELL ONLY

Date: September 23, 2014

To: Columbia County Florida – Building Department
c/o Laurie Hodson
135 NE Hernando Avenue
Lake City, FL 32055
Phone: (386) 758-1008

Schedule of information being sent:

(1) Check for $15 for permit application fee.
(1) Set of application forms.

Thank you,

Kristi Daniel
214-368-2525 ext 110
Callaway Architecture

City of Lake City

Utility Annex
692 SW St. Margarets St.
Lake City, FL 32025

TELEPHONE: (386) 466-3359 FAX: (386) 758-5449

November 12, 2014

Mr. Luke Peters, Pre-Development Manager
PCI HealthDev
8117 Preston Road, Suite 400
Dallas, TX 75225

RE: Cypress Lakes Business Park Lots 2, 3, & 4
Lake City Dialysis West Clinic
Service Availability Letter

Mr. Peters,

You requested we review the referenced project to determine if Lake City Utilities has sufficient capacity available to provide water and wastewater service. The Engineer of Record, Joseph P. Mecca provided Lake City the projected average daily potable water demand and wastewater generation rate for the project e as follows:

Phase	Completion Date	Potable Water Demand	Wastewater Generation Rate
Single	TBD	12,000	12,000

Based on current demand projections, existing facilities, budgeted capital improvements, and anticipated facilities beyond the 1 year capital budget horizon, excess plant capacity by date is as follows:

Date	Surplus Water Treatment Capacity	Surplus Wastewater Treatment Capacity
11/12/2014	Approx. 2 MGD	Approx. 1.5 MGD

Please note the surplus capacity listed takes into account projected flows from all known development within Lake City's service area including the connections anticipated from the proposed development. The surplus capacity listed by date exceeds the demand projected from the referenced project. Based on the information provided, Lake City Utilities will have adequate plant capacity to provide water and wastewater service to Lake City West Dialysis Clinic. This letter only addresses capacity at Lake City's potable water treatment facility and water reclamation facilities and does not include an analysis of local water and wastewater infrastructure required to serve this development. Please provide ISO Fire flow Demand calculations to hydraulically model the impact of proposed project on the existing potable water distribution system. The existing wastewater pump station is currently privately owned and maintained, however, the owner is in the process of conveying land rights and structures to the City for perpetual operation and maintenance. Construction of water distribution and wastewater collection facilities may be required. Our current extension policies require the developer to pay for all utility extension costs.

This letter does not constitute a reservation or guarantee of capacity. Extension of facilities to serve Lake City Dialysis West Clinic and associated tap/connection charges will be subject to policies and ordinances in place at the time of extension or connection as applicable. Major extensions may require City Council approval.

Should you desire further information about water and wastewater capacity availability, please contact me at 386-719-5788 or robertss@lcfla.com.

Sincerely,

Stephen A. Roberts
Executive Director of Utilities

Cc: Joseph P. Mecca, P.E.
Paul Dyal, Assistant Executive Director of Utilities
Keith Hampton, Director of Distribution and Collection

COLUMBIA COUNTY FIRE RESCUE

Life Safety Services

P.O. BOX 1529 Lake City, Florida 32056
Office (386) 754-2120 Fax (386) 754-7064

Fire Inspector/PIO
Lt. Joshua Wehinger

24 October 2014

TO: Troy Crews
Columbia County Building and Zoning

FROM: Joshua Wehinger
Florida State Fire Inspector #180649

RE: New construction for Lake City Dialysis center of Columbia County, Application #1409-69

A plan review was performed on the proposed new construction of building (shell) for Lake City Dialysis Center of Lake City, located on Hwy 90 West and Orthopedic Ct., in Lake City, Florida. This Building was classified under Chapter 38 New Business (Medical), of the Florida Fire Prevention Code, 2009 Edition. I recommend Approval of the building (shell) with the following conditions;

Pending:

- Life Safety Plan
- Location of Fire Department Connection (Away from the building)
- Identification of any gas coming to the building

Sincerely,

Joshua Wehinger

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Scarlet P. Frisina

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

March 3, 2015

City of Lake City
Bob Hathcox
Shasta Pelham
205 N. Marion Avenue
Lake City, FL 32055

REF: Parcel number change

This letter is to show the change of parcel number in connection with permit number 32475 for LC RENAL CONSTRUCTION, LLC. The parcel number shown on permit 32475 is 33-3S-16-02432-101.

Since then the property has been divided and a new parcel number was issued by the County Property Appraiser's Office. This new parcel number 33-3S-16-02432-001 is the same location permitted under parcel number 33-3S-16-02432-101.

This letter will be attached to the original building permit 32475 as part of the permanent record

Contact me if you have any further questions.

Sincerely,

Laurie Hodson, Office Manager
Columbia County Building Department
386-758-1007

32475

COLUMBIA COUNTY FIRE RESCUE

Life Safety Services

P.O. BOX 1529 Lake City, Florida 32056
Office (386) 754-2120 Fax (386) 754-7064

Fire Inspector/PIO
Lt. Joshua Wehinger

24 October 2014

TO: Troy Crews
Columbia County Building and Zoning

FROM: Joshua Wehinger
Florida State Fire Inspector #180649

RE: New construction for Lake City Dialysis center of Columbia County, Application #1409-69

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Pending:

- Life Safety Plan
- Location of Fire Department Connection (Away from the building)
- Identification of any gas coming to the building

Sincerely,

Joshua Wehinger

SOUTH FLORIDA CONSTRUCTION ASSOCIATES

fax –
719-2243

June 30, 2015

Mr. Troy Crews
Columbia County Building & Zoning
Lake City, FL

RE: Permits 000032475 and 000032476

Please consider this letter authorization for the Columbia County Building & Zoning Department to issue the CO for the above referenced permit to Travis Lamonda.

Sincerely,

Dennis Wilcox
President
CGC058856

6/30/2015

MAGGIE MENDEZ
Notary Public - State of Florida
My Comm Expires Mar 7, 2017
Commission # EE 873472
Bonded Through National Notary Assn

2830 Marina Mile Boulevard, Suite 116, Fort Lauderdale, FL 33312
P. 954.318.4414 F. 954.318.4417 www.SouthFloridaGC.net
State Certified CGC058856

#32475

J. Sherman Frier & Associates, Inc.
Land Surveyors

130 West Howard Street
Live Oak, Florida 32064

Telephone (386) 362-4629
FAX (386) 362-5270
Email: JSFA@WINDSTREAM.net
TIMALCORN@WINDSTREAM.net

April 23, 2015

LAKE DIALYSIS WEST
179 SW PROSPERITY PLACE
LAKE CITY, FL 32024

PLEASE REVIEW THE FOLLOWING ELEVATION INFORMATION
THE FINISH FLOOR ELEVATION IS AT 164.00 PER CONSTRUCTION PLANS

THANKS
TIMOTHY B ALCORN
PSM#6332

JOB NO. 218-14-2015

Permit Information

Permit # 0000[illegible]2475 [illegible]epair CITY
Issued Friday November 14 2014
Permit type SHEET FOR DIALYSIS
Subdivision CYPRESS PARK BUSINESS PARK LOTS
101 102 10
[illegible] 38 16 0242 101
[illegible] LC PENNAL CONSTRUCTION LLC
Address [illegible] W PROSPERITY PLACE PLANT
CITY FL 2024
[illegible] CHI
[illegible]

Contractor Information

Contractor DENNIS WILCOX
Address 2850 MARINA MILE BLVD 116 FORT
LAUDERDALE FL [illegible]
License CGC0 88 6

Note
[illegible] MINIMUM FLOOR SET @ 164 PER PLAT NEED ELEVATION
[illegible]
Inspection Notes
[illegible]

Inspection Log Documents

File Name	Size
Permit-32475.pdf	753.42kB

Close Window

PARTICULARLY DESCRIBED
PAGES 74 AND 74A OF
NCE OF 405.95 FEET TO
HENCE RUN ALONG AND
NORTH 65°13'04" WEST,
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REVERSE CURVE OF A
NORTH 28°21'30" EAST,
RIGHT-OF-WAY LINE, A
FEET TO THE POINT OF
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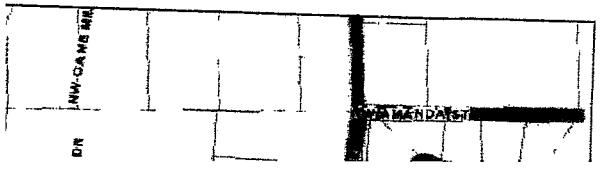


CERTIFICATE OF DEDICATION & OWNERSHIP:

PLAT BOOK 9 PAGE 112

KNOWN ALL MEN BY THESE PRESENT THAT CYPRESS LAKE LAND TRUST, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "CYPRESS LAKE BUSINESS PARK", AND THAT ALL ROADS, STREETS, AND EASEMENTS FOR UTILITIES AS SHOWN AND OR DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. THAT RETENTION AREAS, STORMWATER BASINS AND DRAINAGE EASEMENTS AS SHOWN AND OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC BUT WILL BE PRIVATELY OWNED AND MAINTAINED BY A PRIVATE OWNER'S ASSOCIATION.

Daniel Crapps — Richard C. Cole — WITNESS Lisa Hicks

DANIEL CRAPPS
TRUSTEE
CYPRESS LAKE LAND TRUST
2806 U.S. 90 WEST, STE. 101
LAKE CITY, FLORIDA 32055
PHONE: (386) 755-5110

RICHARD C. COLE
TRUSTEE
GATEWAY DEVELOPERS OF LAKE CITY, LLC
2806 U.S. 90 WEST, STE. 101
LAKE CITY, FLORIDA 32055
PHONE: (386) 755-5110

WITNESS Mary Lyons

STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY ON THIS 29 DAY OF May A.D. 2014, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS AND RICHARD C. COLE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 29 DAY OF May A.D. 2014

Vera Lisa Hicks

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 8-23-14

NOTARY PUBLIC STATE OF FLORIDA
VERA LISA HICKS
MY COMMISSION # DD 98483
EXPIRES August 23, 2014
Bonded Thru Budget Notary Services

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON THIS 24th DAY OF June, 2014 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin Feagle

CYPRESS LAKE BUSINESS PARK

IN

SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, B
AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK "C", CYPRESS LAKE, AS RECORDED IN PLA
THE PUBLIC RECORDS OF SAID COUNTY, THENCE RUN NORTH 37°04'14" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SW SWEETBREEZE DRI
THEPOINT OF CURVE OF A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 20 00 FEET, SAID POINT OF CURVE BEING THE POINT OF
AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 14°04'23" WEST,31.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE;
A DISTANCE OF 183.87 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 575.00 FEET; THENCE R
A CHORD BEARING AND DISTANCE OF NORTH 70°31'58" WEST, 106.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN NORTH
209.80 FEET; THENCE RUN SOUTH 28°41'22" WEST, A DISTANCE OF 181.29 FEET; THENCE RUN NORTH 65°10'05" WEST, A DISTANCE OF 359 4
29°39'41" EAST, A DISTANCE OF 220.63 FEET; THENCE RUN SOUTH 65°13'04" EAST, A DISTANCE OF 92 77 FEET TO THE POINT OF CURVE OF
HAVING A RADIUS OF 20.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 69°46'56" EAS
TANGENCY OF SAID CURVE; THENCE RUN NORTH 24°46'56" EAST, A DISTANCE OF 199.42 FEET TO THE POINT OF CURVE OF A CURVE CONCAV
20.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 00°12'55" WEST, 16.90 FEET TO THI
CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND
80.46 FEET TO A POINT OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U S HIGHWAY NO. 90; THENCE RUN SOUTH 65°12'40" EAST ALONG SAID
DISTANCE OF 413.11 FEET; THENCE RUN SOUTH 24°46'56" WEST, A DISTANCE OF 271.36 FEET; THENCE RUN SOUTH 75°50'52" EAST, A DISTAN
CURVE OF A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 625 00 FEET, THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD
70°31'58" EAST, 115 79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 65°13'04" EAST, A DISTANCE OF 195 92 FEE
CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND
28.28 FEET TO SAID WEST RIGHT-OF-WAY LINE OF SW SWEETBREEZE DRIVE AND THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOU
RIGHT-OF-WAY LINE, A DISTANCE OF 15.66 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 20
AROUND SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 31°02'07" WEST, 42.76 FEET TO THE
THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 37°04'14" WEST,A DISTANCE OF 36.93 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.32 ACRES MORE OR LESS.

FINISHED FLOOR CRITERIA:

VICI
NOT

CIAL RECORDS
9 PAGE 162-163

OTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET,
" REBAR WITH CAP STAMPED L.B. # 7170

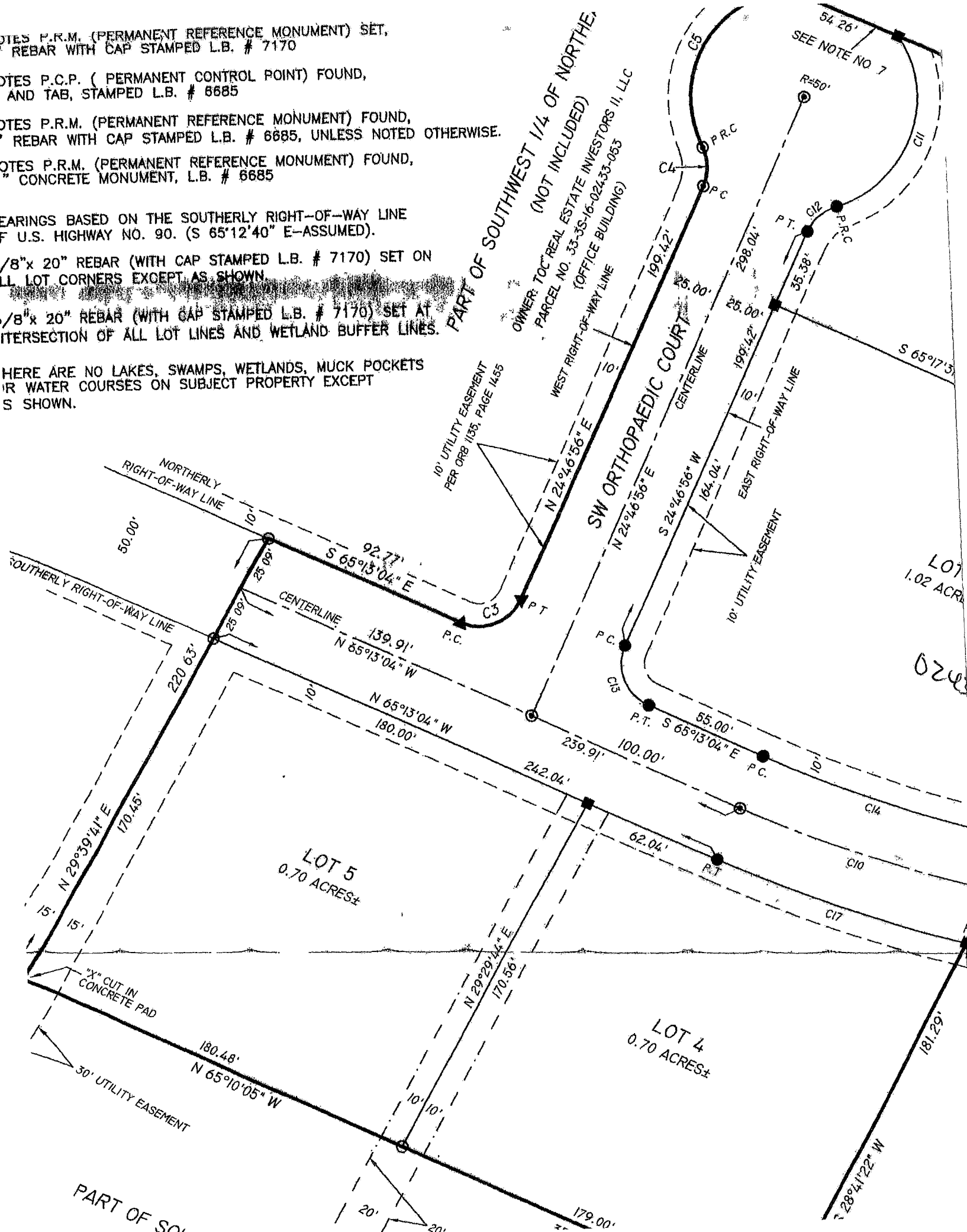
OTES P.C.P. (PERMANENT CONTROL POINT) FOUND,
AND TAB, STAMPED L.B. # 6685

OTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND,
" REBAR WITH CAP STAMPED L.B. # 6685, UNLESS NOTED OTHERWISE.

OTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND,
" CONCRETE MONUMENT, L.B. # 6685

EARINGS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE
F U.S. HIGHWAY NO. 90. (S 65°12'40" E-ASSUMED).

/8"x 20" REBAR (WITH CAP STAMPED L.B. # 7170) SET ON
LL LOT CORNERS EXCEPT AS SHOWN.

/8"x 20" REBAR (WITH CAP STAMPED L.B. # 7170) SET AT
ITERSECTION OF ALL LOT LINES AND WETLAND BUFFER LINES.

HERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS
R WATER COURSES ON SUBJECT PROPERTY EXCEPT
S SHOWN.