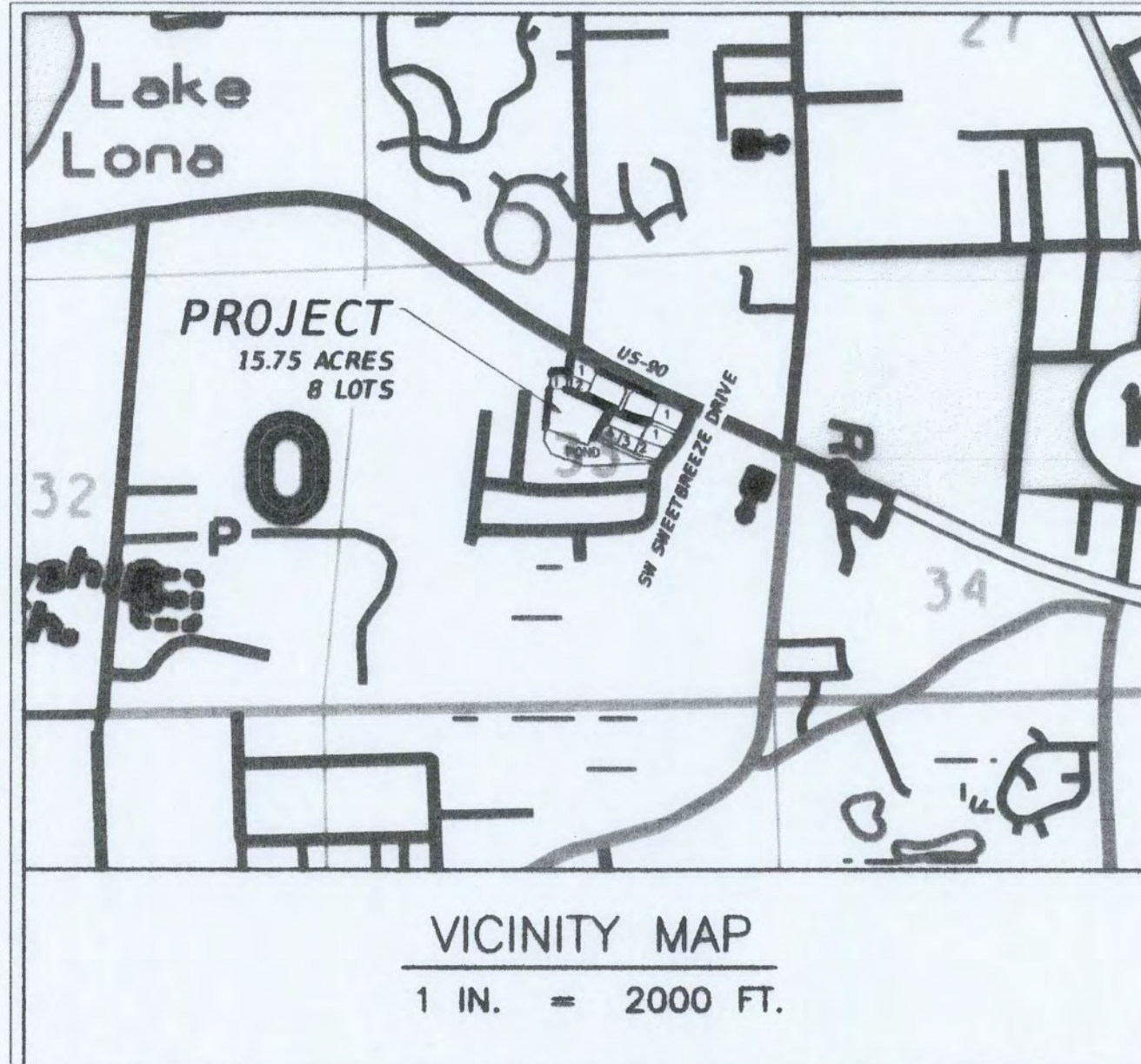


CYPRESS LAKE BUSINESS PARK UNIT II

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



NOTICE: This Plat as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the Plat. There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas, or other public utility. In the event that a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY, that on 8-5-2021 the foregoing plat was approved by the board of county commissioners for Columbia County, Florida

[Signature]
Chairman

[Signature]
Attest:

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on 10-10-2025

AND

Approved as to Legal Form and Sufficiency by:

[Signature]
Joel F. Foreman, County Attorney

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Daniel Cropps, as Trustee, has caused the lands hereon described to be surveyed, subdivided and platted to be known as CYPRESS LAKE BUSINESS PARK UNIT II, and that all easements for utilities, drainage and other purposes incident thereto as shown and/or depicted hereon, are dedicated to the perpetual use of the public for uses as shown hereon.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Emalegh Ward
Print or type name

[Signature]
Witness

Amber Law
Print or type name

Daniel Cropps
Print Name: DANIEL CRAPPS

ACKNOWLEDGMENT STATE OF FL COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 21 day of OCT, 2025, by Daniel Cropps, as trustee. He is personally known to me or has produced FL DL as identification and (did not take an oath.

SIGNED: Karen [Signature]
Notary Public

NOTARY
SEAL

My Commission
Expires: July 10, 2026

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 20 day of OCT, 2025, in Plat Book 10, Page 48-50

SIGNED: [Signature]
Clerk of Circuit Court

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 10/10/2025 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: [Signature]

NAME: L. SCOTT BREIT

Florida Reg. Cert. No. LS 5757

NOTES:

- 1.) Monumentation is as shown and designated on the face of the plat.
- 2.) Boundary based on monumentation found in place, instruction by client, prior adjacent surveys and subdivisions by J. Sherman Frier & Associates, Inc., and prior adjacent surveys and subdivisions by Donald F. Lee and Associates, Inc.
- 3.) Bearings projected from the North line of Cypress Lake Subdivision and based on State Plane Coordinates.
- 4.) Interior improvements shown were located by field ties.
- 5.) Underground encroachments, if present, were not located with this survey.
- 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7.) Date of field survey completion: June 1, 2021.
Date of plat drawing: June 1, 2021.
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies mostly within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain and partly within Flood Zone "A", which according to said maps is inside of the 0.1% chance floodplain (ref: Map No. 12023C0290D).
- 9.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 10.) Preliminary approval: July 22, 2021
- 11.) Water Supply and Sewerage disposal to be provided by individual lot owners, subject to County approval.

DEVELOPER

Daniel Cropps, Trustee
2806 West Highway 90
Lake City, Florida 32055

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY this to be a true and correct representation of the lands surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Reference Monuments have been set as shown and that survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: [Signature]
N.S. Combes, P.S.M.
Florida Registered Cert. No. 4093

DATE: 12/16/2021



SHEET 1 OF 3



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET

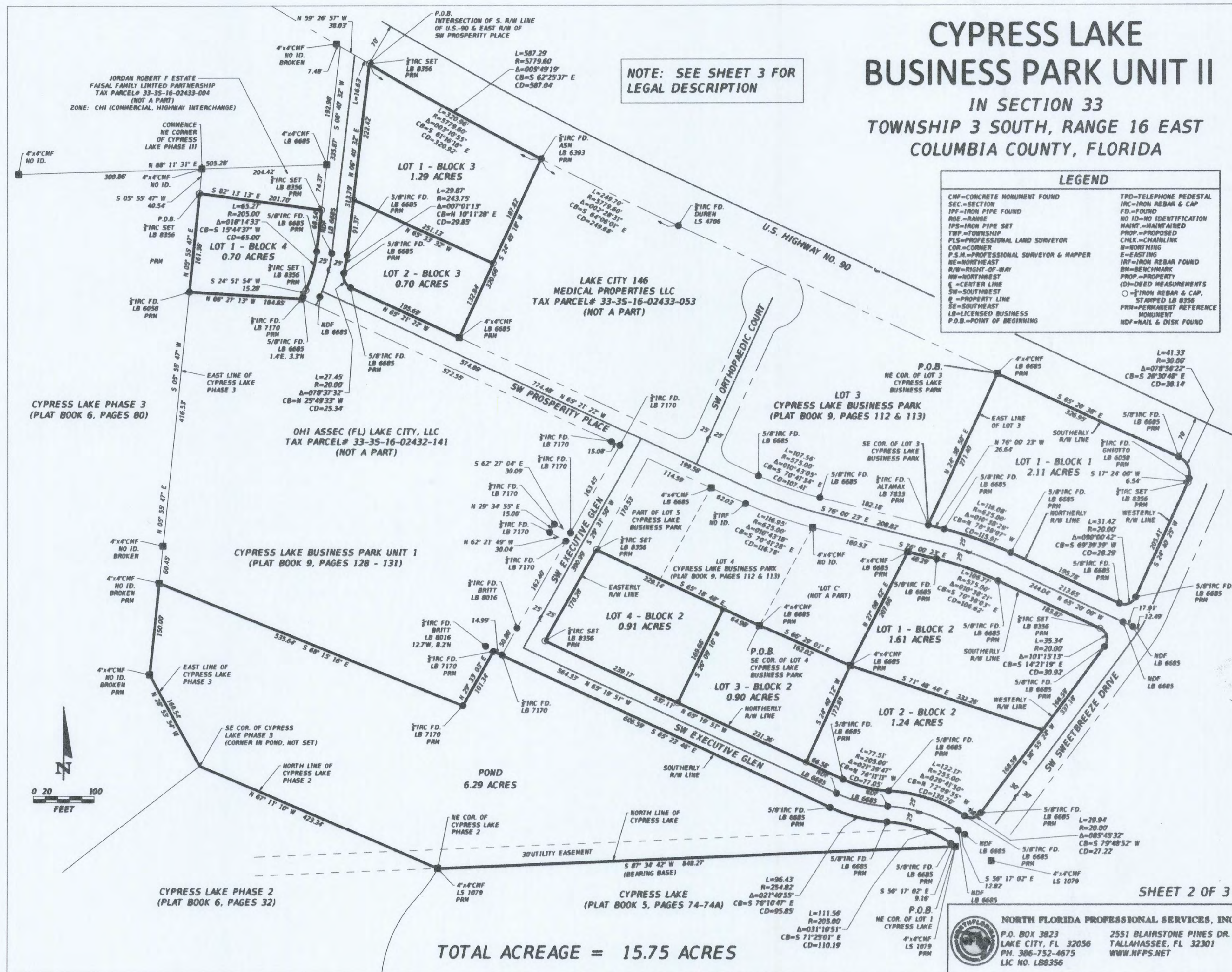
CYPRESS LAKE BUSINESS PARK UNIT II

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

NOTE: SEE SHEET 3 FOR
LEGAL DESCRIPTION

LEGEND

CMF=CONCRETE MONUMENT FOUND	TPD=TELEPHONE PEDESTAL
SEC=SECTION	IRC=IRON REBAR & CAP
IPF=IRON PIPE FOUND	FD=FOUND
RGE=NO IDENTIFICATION	NO ID=NO IDENTIFICATION
IPS=IRON PIPE SET	MAINT=MAINTAINED
TWP=TOWNSHIP	PROP=PROPOSED
PLS=PROFESSIONAL LAND SURVEYOR	CHLK=CHAINLINK
COR=CORNER	N=NORTHING
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	E=EASTING
NE=NORTHEAST	IRF=IRON REBAR FOUND
R/W=RIGHT-OF-WAY	BN=BENCHMARK
NW=NORTHWEST	PROP=PROPERTY
C=CENTER LINE	(D)=DEED MEASUREMENTS
SW=SOUTHWEST	○=IRON REBAR & CAP
R=PROPERTY LINE	STAMPED LB 8356
SE=SOUTHEAST	PRN=PERMANENT REFERENCE
LB=LICENSED BUSINESS	MONUMENT
P.O.B.=POINT OF BEGINNING	NDF=NAIL & DISK FOUND



TOTAL ACREAGE = 15.75 ACRES

SHEET 2 OF 3

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
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TALLAHASSEE, FL 32301
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CYPRESS LAKE BUSINESS PARK UNIT II

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

DESCRIPTION:

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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 3, CYPRESS LAKE BUSINESS PARK, a subdivision recorded in Plat Book 9, Pages 112 and 113, of the public records of Columbia County, Florida, and run South 65°20'38" East, along the Southerly right-of-way line of U.S. Highway No. 90, a distance of 326.95 feet to the point of curve of a curve concave to the Southwest having a radius of 30.00 feet, a central angle of 76°56'22", a chord bearing of South 26°30'46" East, and a chord distance of 38.14 feet; thence Southeasterly along the arc of said curve, a distance of 41.33 feet to a point on the Westerly right-of-way line of SW Sweetbreeze Drive; thence South 17°24'00" West, along said Westerly right-of-way line of SW Sweetbreeze Drive, a distance of 6.54 feet; thence South 24°40'25" West, still along said Westerly right-of-way line of SW Sweetbreeze Drive, a distance of 205.41 feet to the point of curve of a curve concave to the Northwest having a radius of 20.00 feet, a central angle of 90°00'42", a chord bearing of South 69°39'39" West, and a chord distance of 28.29 feet; thence Southwesterly along the arc of said curve, a distance of 31.42 feet to a point on the Northerly right-of-way line of SW Prosperity Place; thence North 65°20'00" West, along said Northerly right-of-way line of SW Prosperity Place, a distance of 195.78 feet to the point of curve of a curve concave to the South, having a radius of 625.00 feet, a central angle of 10°36'29", a chord bearing of North 70°38'07" West, and a chord distance of 115.91 feet; thence Westerly along the arc of said curve, still being along said Northerly right-of-way line of SW Prosperity Place, a distance of 116.08 feet; thence North 76°00'23" West, still along said Northerly right-of-way line of SW Prosperity Place, a distance of 26.64 feet to the Southeast corner of Lot 3, CYPRESS LAKE BUSINESS PARK, a subdivision recorded in Plat Book 9, Pages 112 and 113, of the public records of Columbia County, Florida; thence North 24°36'50" East, along the East line of said Lot 3, a distance of 271.40 feet to the POINT OF BEGINNING. Containing 2.11 acres, more or less.

AND ALSO

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Lot 4, CYPRESS LAKE BUSINESS PARK, a subdivision recorded in Plat Book 9, Pages 112 and 113, of the public records of Columbia County, Florida, and run South 65°29'01" East, a distance of 162.02 feet; thence North 27°08'42" East, a distance of 207.46 feet to a point on the Southerly right-of-way line of SW Prosperity Place; thence South 76°00'23" East, along said Southerly right-of-way line of SW Prosperity Place, a distance of 48.29 feet to the point of curve of a curve concave to the Southwest having a radius of 575.00 feet, a central angle of 10°36'21", a chord bearing of South 70°38'03" East, and a chord distance of 106.62 feet; thence Southeasterly along the arc of said curve, being also said Southerly right-of-way line of SW Prosperity Place, a distance of 106.77 feet to the end of said curve; thence South 65°20'00" East, still along said Southerly right-of-way line of SW Prosperity Place, a distance of 183.87 feet to the point of curve of a curve concave to the Southwest having a radius of 20.00 feet, a central angle of 101°15'13", a chord bearing of South 14°21'19" East, and a chord distance of 30.92 feet; thence Easterly and then Southerly along the arc of said curve, a distance of 35.34 feet to the end of said curve and a point on the Westerly right-of-way line of SW Sweetbreeze Drive; thence South 36°55'24" West, along said Westerly right-of-way line of SW Sweetbreeze Drive, a distance of 337.18 feet to the point of curve of a curve concave to the Northwest having a radius of 20.00 feet, a central angle of 85°45'32", a chord bearing of South 79°48'52" West, and a chord distance of 27.22 feet; thence Southwesterly along the arc of said curve, a distance of 29.94 feet to the end of said curve and the point of curve of a curve concave to the Southwest having a radius of 255.00 feet, a central angle of 29°41'50", a chord bearing of North 72°00'35" West, and a chord distance of 130.70 feet; thence Northwesterly along the arc of said curve, being also the Northerly right-of-way line of SW Executive Glen, a distance of 132.17 feet to the end of said curve and the point of curve of a curve concave to the Northeast having a radius of 205.00 feet, a central angle of 21°39'47", a chord bearing of North 76°11'11" West, and a chord distance of 77.05 feet; thence Northwesterly along the arc of said curve, being also said Northerly right-of-way line of SW Executive Glen, a distance of 77.51 feet to the end of said curve; thence North 65°19'51" West, still along said Northerly right-of-way line of SW Executive Glen, a distance of 537.11 feet; thence North 29°31'50" East, along the Easterly right-of-way line of SW Executive Glen, a distance of 170.28 feet to a point on the South line of CYPRESS LAKE BUSINESS PARK, a subdivision recorded in Plat Book 9, Pages 112 and 113, of the public records of Columbia County, Florida; thence South 65°18'50" East along said South line, a distance of 294.12 feet to the POINT OF BEGINNING. Containing 4.66 acres, more or less.

AND ALSO

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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, CYPRESS LAKE, a subdivision recorded in Plat Book 5, Pages 74 and 74A of the public records of Columbia County, Florida, and run South 87°34'42" West, along the North line of said Cypress Lake, a distance of 848.27 feet to the Northeast corner of CYPRESS LAKE PHASE 2, a subdivision recorded in Plat Book 6, Page 32 of the public records of Columbia County, Florida, and run North 67°11'10" West, along the North line of said CYPRESS LAKE PHASE 2, a distance of 423.34 feet to the Southeast corner of CYPRESS LAKE PHASE 3, a subdivision recorded in Plat Book 6, Page 80 of the public records of Columbia County, Florida; thence North 28°53'54" West, along said East line of CYPRESS LAKE PHASE 3, a distance of 169.54 feet; thence North 05°55'47" East, still along said East line of CYPRESS LAKE PHASE 3, a distance of 150.00 feet; thence South 68°15'16" East, a distance of 535.64 feet; thence North 29°33'03" East, a distance of 101.34 feet to a point on the Westerly extension of the Southerly right-of-way line of SW Executive Glen; thence South 65°23'46" East, along said Westerly extension and said Southerly right-of-way line of SW Executive Glen, a distance of 606.59 feet to the point of curve of a curve concave to the Northeast having a radius of 254.82 feet, a central angle of 21°40'55", a chord bearing of South 76°10'47" East, and a chord distance of 95.85 feet; thence Southeasterly along the arc of said curve, still being said Southerly right-of-way line of SW Executive Glen, a distance of 96.43 feet to the end of said curve and the point of curve of a curve concave to the Southwest having a radius of 205.00 feet, a central angle of 31°10'51", a chord bearing of South 71°25'01" East, and a chord distance of 110.19 feet; thence Southeasterly along the arc of said curve, still being said Southerly right-of-way line of SW Executive Glen, a distance of 111.56 feet to the end of said curve; thence South 56°17'02" East, still along the Southerly right-of-way line of SW Executive Glen, a distance of 9.16 feet to the POINT OF BEGINNING. Containing 6.29 acres, more or less.

AND ALSO

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Cypress Lake Phase III, a subdivision recorded in Plat Book 6, Pages 80 of the Public Records of Columbia County, Florida, and run South 05°55'47" West, along the East line of said Cypress Lake Phase III, a distance of 40.54 feet to the POINT OF BEGINNING; thence South 82°13'13" East, a distance of 201.70 feet to a point on the West right-of-way line of SW Prosperity Place; thence South 06°40'32" West, along said West right-of-way line of SW Prosperity Place, a distance of 68.54 feet to the point of curve of a curve concave to the West, having a radius of 205.00 feet, a central angle of 18°14'33", a chord bearing of South 15°44'37" West, and a chord distance of 65.00 feet; thence Southwesterly along the arc of said curve, being still said West right-of-way line of SW Prosperity Place, a distance of 65.27 feet to the end of said curve; thence South 24°51'54" West, being still said West right-of-way line of SW Prosperity Place, a distance of 15.28 feet; thence North 86°27'13" West, a distance of 184.85 feet to a point on the East line of said Cypress Lake Phase III; thence North 05°55'47" East, along said East line of Cypress Lake Phase III, a distance of 161.36 feet to the POINT OF BEGINNING. Containing 0.70 acres, more or less.

AND ALSO

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

BEGIN at the intersection of the South right-of-way line of U.S. Highway 90 with the East right-of-way line of SW Prosperity Drive, said point being a point on a curve concave to the Northeast having a radius of 5779.60 feet, a central angle of 03°10'55", a chord bearing of South 61°16'18" East, and a chord distance of 320.92 feet; thence Southeasterly along the arc of said curve, being also the Southerly right-of-way line of U.S. Highway 90, a distance of 320.96 feet to the end of said curve; thence South 24°45'18" West a distance of 320.66 feet to a point on the North right-of-way line of SW Prosperity Place; thence North 65°21'22" West, along said North right-of-way line of SW Prosperity Place, a distance of 195.69 feet to the point of curve of a curve concave to the Northeast, having a radius of 20.00 feet, a central angle of 76°37'32", a chord bearing of North 25°49'33" West, a chord distance of 25.34 feet; thence Northerly along the arc of said curve, being the Northerly and then Easterly right-of-way line of SW Prosperity Place, a distance of 27.45 feet to the end of said curve and the point of curve of a curve concave to the West having a radius of 243.75 feet, a central angle of 87°01'13", a chord bearing of North 10°11'28" East, and a chord distance of 29.85 feet; thence Northerly along the arc of said curve, being also the Easterly right-of-way line of SW Prosperity Place, a distance of 29.87 feet to the end of said curve; thence North 06°40'32" East, along said Easterly right-of-way line of SW Prosperity Place, a distance of 313.79 feet to the POINT OF BEGINNING. Containing 1.99 acres, more or less.

ALTOGETHER Containing 15.75 acres, more or less.

SHEET 3 OF 3



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