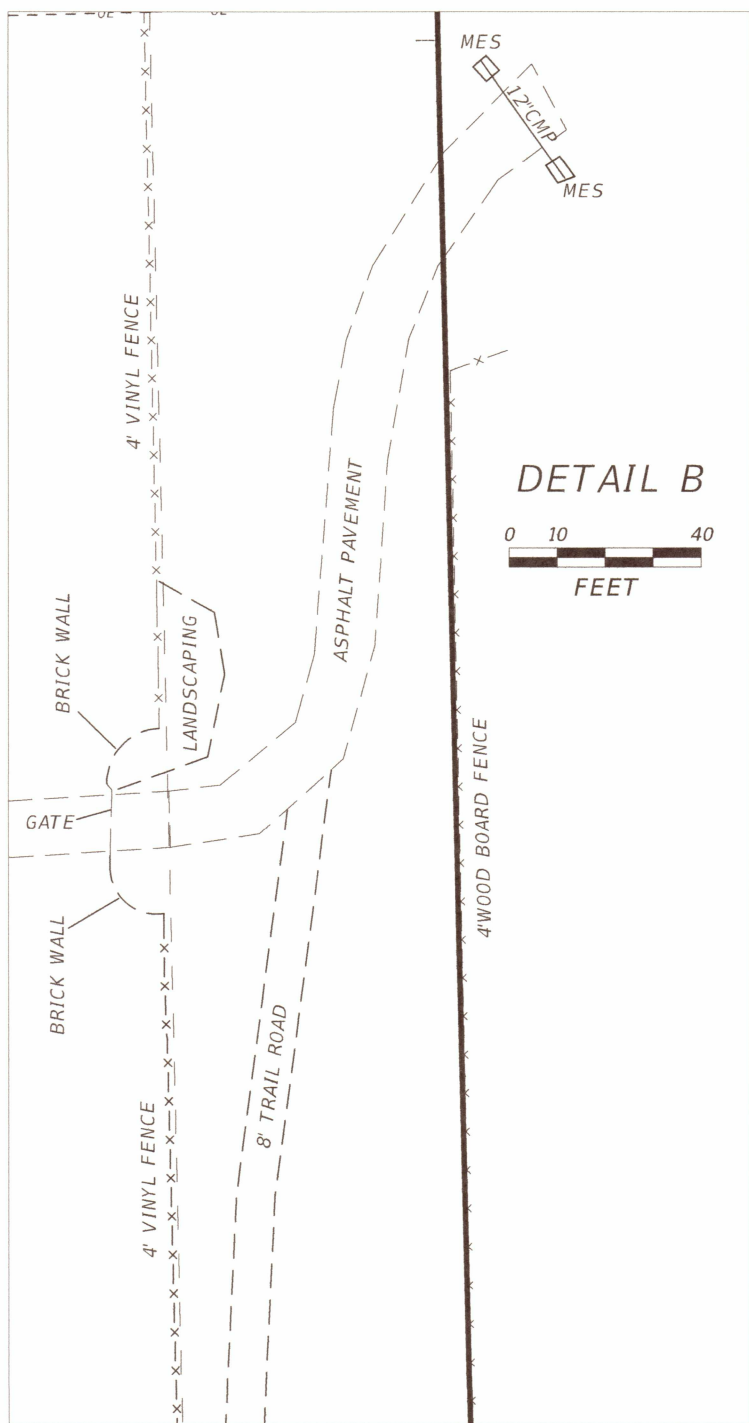
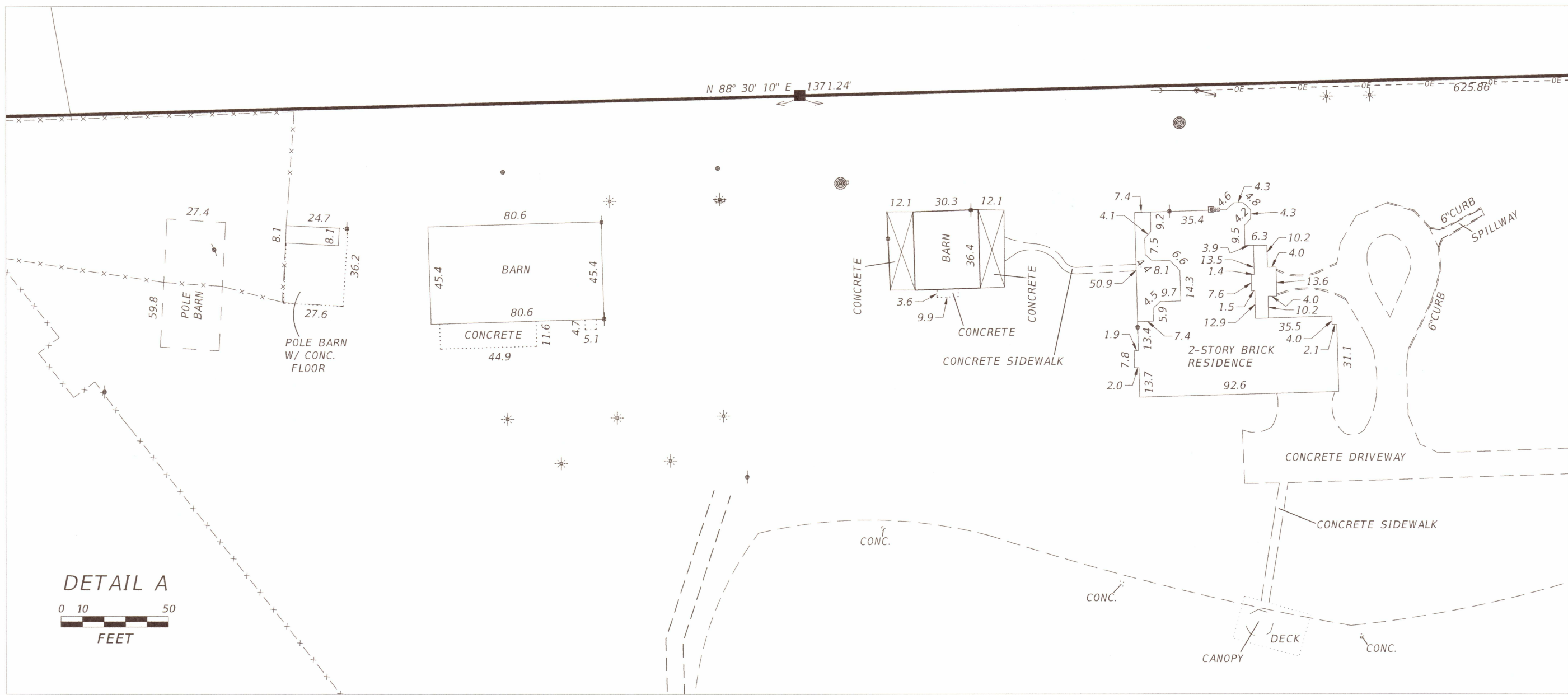
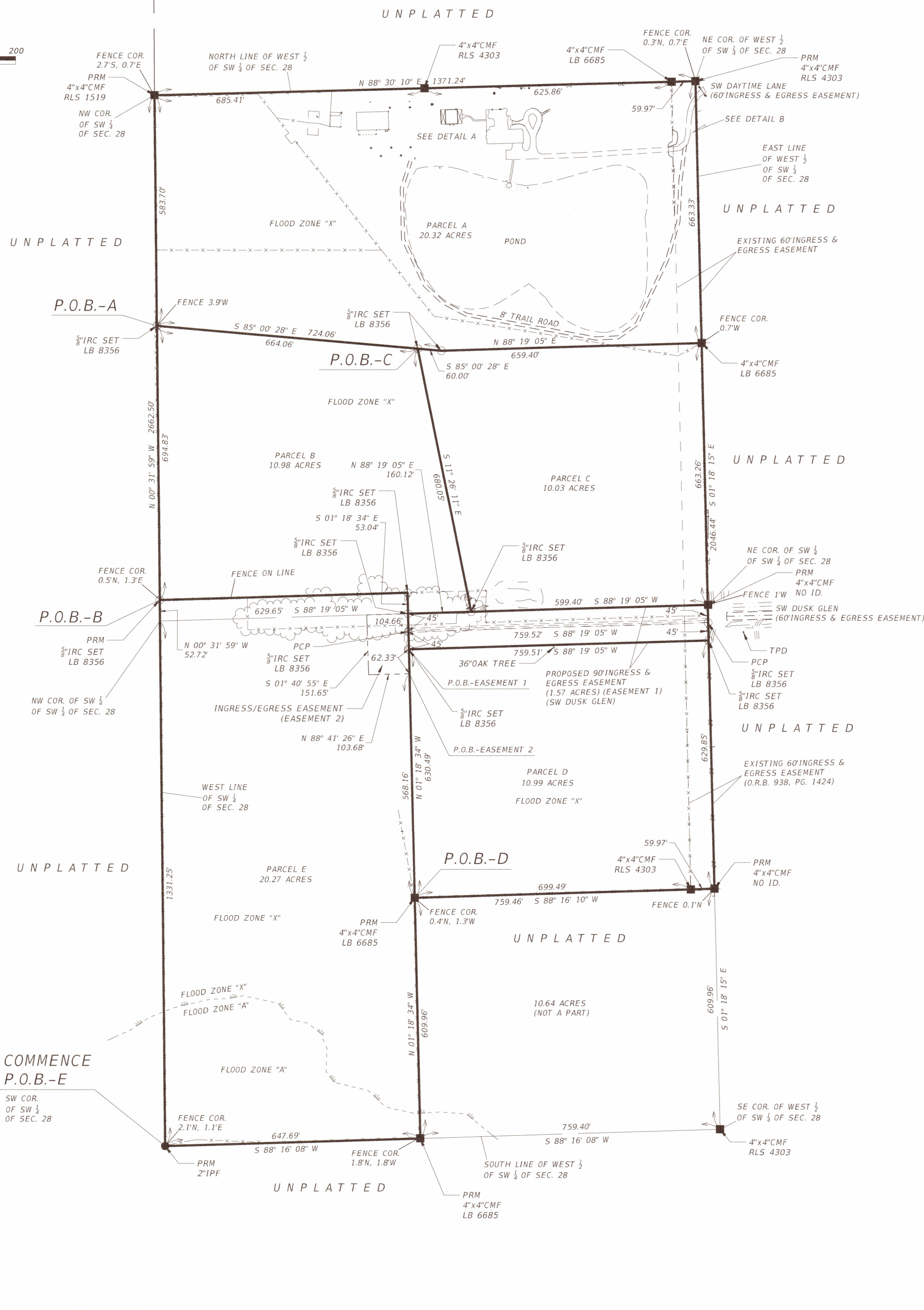
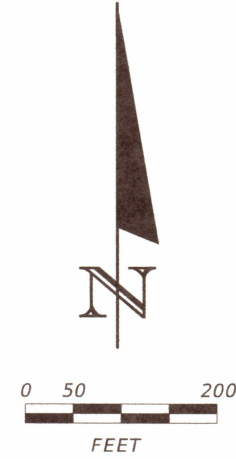


BOUNDARY SURVEY
OF GENIECE ACRES, A DIVISION OF LAND
IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



DESCRIPTIONS

PARCEL A
COMMENCE at the Southwest corner of the Southwest ¼ of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 00°31'59" West along the West line of said Southwest ¼ of Section 28 a distance of 2078.80 feet to the POINT OF BEGINNING; thence continue North 00°31'59" West along said West line of said Southwest ¼ of Section 28 a distance of 583.70 feet to the Northwest corner of said Southwest ¼ of Section 28; thence North 88°30'10" East along the North line of the West ½ of the Southwest ¼ of Section 28 a distance of 1371.24 feet to the Northeast corner of the West ½ of the Southwest ¼ of Section 28; thence South 01°18'15" East along the East line of said West ½ of the Southwest ¼ of Section 28 a distance of 663.33 feet; thence South 88°19'05" West a distance of 659.40 feet; thence North 85°00'28" West a distance of 724.06 feet to the POINT OF BEGINNING. Containing 20.32 acres, more or less. SUBJECT TO an easement, for ingress and egress purposes, across the East 60 feet thereof.

PARCEL B
COMMENCE at the Southwest corner of the Southwest ¼ of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 00°31'59" West along the West line of said Southwest ¼ of Section 28 a distance of 1383.97 feet to the POINT OF BEGINNING; thence continue North 00°31'59" West along said West line of said Southwest ¼ of Section 28 a distance of 694.83 feet; thence South 85°00'28" East a distance of 664.06 feet; thence South 11°26'11" East a distance of 680.05 feet; thence South 88°19'05" West a distance of 160.12 feet; thence North 01°18'34" West a distance of 53.04 feet; thence South 88°17'16" West a distance of 628.94 feet to the POINT OF BEGINNING. Containing 10.98 acres, more or less.

TOGETHER WITH an easement, for ingress and egress, being described as follows:
COMMENCE at the Southwest corner of the Southwest ¼ of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 88°16'08" East along the South line of the West ½ of the Southwest ¼ of Section 28 a distance of 647.69 feet; thence North 01°18'34" West a distance of 1240.45 feet to the POINT OF BEGINNING; thence continue North 01°18'34" West a distance of 90.00 feet; thence North 88°19'05" East a distance of 759.52 feet to a point on the East line of the West ½ of the Southwest ¼ of Section 28; thence South 01°18'15" East along said East line of the West ½ of the Southwest ¼ of Section 28 a distance of 90.00 feet; thence South 88°19'05" West a distance of 759.51 feet to the POINT OF BEGINNING.

PARCEL C
COMMENCE at the Southwest corner of the Southwest ¼ of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 00°31'59" West along the West line of said Southwest ¼ of Section 28 a distance of 2078.80 feet; thence South 85°00'28" East a distance of 664.06 feet to the POINT OF BEGINNING; thence continue South 85°00'28" East a distance of 60.00 feet; thence North 88°19'05" East a distance of 659.40 feet to a point on the East line of the West ½ of the Southwest ¼ of Section 28; thence South 01°18'15" East along said East line of the West ½ of the Southwest ¼ of Section 28 a distance of 663.26 feet; thence South 88°19'05" West a distance of 599.40 feet; thence North 11°26'11" West a distance of 680.05 feet to the POINT OF BEGINNING. Containing 10.03 acres, more or less. SUBJECT TO an easement, for ingress and egress purposes, across the East 60 feet thereof.

TOGETHER WITH an easement, for ingress and egress, being described as follows:
COMMENCE at the Southwest corner of the Southwest ¼ of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 88°16'08" East along the South line of the West ½ of the Southwest ¼ of Section 28 a distance of 647.69 feet; thence North 01°18'34" West a distance of 1240.45 feet to the POINT OF BEGINNING; thence continue North 01°18'34" West a distance of 90.00 feet; thence North 88°19'05" East a distance of 759.52 feet to a point on the East line of the West ½ of the Southwest ¼ of Section 28; thence South 01°18'15" East along said East line of the West ½ of the Southwest ¼ of Section 28 a distance of 90.00 feet; thence South 88°19'05" West a distance of 759.51 feet to the POINT OF BEGINNING.

PARCEL D
COMMENCE at the Southwest corner of the Southwest ¼ of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 88°16'08" East along the South line of the West ½ of the Southwest ¼ of Section 28 a distance of 647.69 feet; thence North 01°18'34" West a distance of 609.96 feet to the POINT OF BEGINNING; thence continue North 01°18'34" West a distance of 630.49 feet; thence North 88°19'05" East a distance of 759.51 feet to a point on the East line of the West ½ of the Southwest ¼ of Section 28; thence South 01°18'15" East along said East line of the West ½ of the Southwest ¼ of Section 28 a distance of 629.85 feet; thence South 88°16'10" West a distance of 759.46 feet to the POINT OF BEGINNING. Containing 10.99 acres, more or less. SUBJECT TO an easement, for ingress and egress purposes, across the East 60 feet thereof.

PARCEL E
BEGIN at the Southwest corner of the Southwest ¼ of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 00°31'59" West along the West line of the Southwest ¼ of Section 28 a distance of 1383.97 feet; thence North 88°17'16" East a distance of 628.94 feet; thence South 01°18'15" East a distance of 1383.49 feet to a point on the South line of the West ½ of the Southwest ¼ of the Section 28; thence South 88°16'08" West along said South line of the West ½ of the Southwest ¼ of the Section 28 a distance of 647.69 feet to the POINT OF BEGINNING. Containing 20.27 acres, more or less.

TOGETHER WITH an easement, for ingress and egress, being described as follows:
COMMENCE at the Southwest corner of the Southwest ¼ of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 88°16'08" East along the South line of the West ½ of the Southwest ¼ of Section 28 a distance of 647.69 feet; thence North 01°18'34" West a distance of 1240.45 feet to the POINT OF BEGINNING; thence continue North 01°18'34" West a distance of 90.00 feet; thence North 88°19'05" East a distance of 759.52 feet to a point on the East line of the West ½ of the Southwest ¼ of Section 28; thence South 01°18'15" East along said East line of the West ½ of the Southwest ¼ of Section 28 a distance of 90.00 feet; thence South 88°19'05" West a distance of 759.51 feet to the POINT OF BEGINNING.

AND SUBJECT TO an easement, for ingress and egress, being described as follows:
COMMENCE at the Southwest corner of the Southwest ¼ of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 88°16'08" East along the South line of the West ½ of the Southwest ¼ of Section 28 a distance of 647.69 feet; thence North 01°18'34" West a distance of 1178.12 feet to the POINT OF BEGINNING; thence continue North 01°18'34" West a distance of 152.33 feet; thence South 88°19'05" West a distance of 104.66 feet; thence South 01°40'55" East a distance of 151.65 feet; thence North 88°41'26" East a distance of 103.68 feet to the POINT OF BEGINNING.

EASEMENT DESCRIPTIONS

EASEMENT 1
COMMENCE at the Southwest corner of the Southwest ¼ of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 88°16'08" East along the South line of the West ½ of the Southwest ¼ of Section 28 a distance of 647.69 feet; thence North 01°18'34" West a distance of 1240.45 feet to the POINT OF BEGINNING; thence continue North 01°18'34" West a distance of 90.00 feet; thence North 88°19'05" East a distance of 759.52 feet to a point on the East line of the West ½ of the Southwest ¼ of Section 28; thence South 01°18'15" East along said East line of the West ½ of the Southwest ¼ of Section 28 a distance of 90.00 feet; thence South 88°19'05" West a distance of 759.51 feet to the POINT OF BEGINNING. Containing 1.57 acres, more or less. SUBJECT TO an easement, for ingress and egress purposes, across the East 60 feet thereof.

EASEMENT 2
An easement, for ingress and egress, being described as follows: COMMENCE at the Southwest corner of the Southwest ¼ of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 88°16'08" East along the South line of the West ½ of the Southwest ¼ of Section 28 a distance of 647.69 feet; thence North 01°18'34" West a distance of 1178.12 feet to the POINT OF BEGINNING; thence continue North 01°18'34" West a distance of 152.33 feet; thence South 88°19'05" West a distance of 104.66 feet; thence South 01°40'55" East a distance of 151.65 feet; thence North 88°41'26" East a distance of 103.68 feet to the POINT OF BEGINNING. Containing 0.40 acres, more or less.

NOTES:

- Monumentation is as shown and designated on the face of the plat.
- Boundary based on monumentation found in place, instruction by client, prior adjacent surveys by Bailey, Bishop & Lane, and prior adjacent survey by W.C. Hale, PLS.
- Bearings based on State Plane Coordinates.
- Interior improvements shown were located by field ties.
- Underground encroachments, if present, were not located with this survey.
- 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.
- Date of field survey completion: May 11, 2020; September 10, 2020; January 6, 2021.
- Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly 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 1% annual chance flood plain (f.k.a. 100 year flood plain) (ref: Map No. 12023C0380C). No base flood elevation (BFE) is shown on said FIRM maps.

LEGEND	
CMF=CONCRETE MONUMENT FOUND CMS=CONCRETE MONUMENT SET SEC.=SECTION IPF=IRON PIPE FOUND PLS=PROFESSIONAL LAND SURVEYOR COR.=CORNER P.S.M.=PROFESSIONAL SURVEYOR & MAPPER NE=NORTHEAST R/W=RIGHT-OF-WAY NW=NORTHWEST CL=CENTER LINE SW=SOUTHWEST R=PROPERTY LINE SE=SOUTHEAST LB=LICENSED BUSINESS CMP=CORRUGATED METAL PIPE P.O.B.=POINT OF BEGINNING IRC=IRON REBAR & CAP FD=FOUND NO ID=NO IDENTIFICATION LP=LIGHT POLE MES=MITERED END SECTION RLS=REGISTERED LAND SURVEYOR N=NORTH E=EAST S=SOUTH W=WEST	=FAUCET =POWER POLE =TELEPHONE PEDESTAL =WELL =METER, ELECTRIC =POST =VALVE, WATER =GUY ANCHOR =POWER POLE W/TRANSFORMER =4"x4" CONCRETE MONUMENT =SPRINKLER =FENCE LINE =OVERHEAD ELECTRIC

CHARLES SNIPES

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA REGISTERED PROFESSIONAL
SURVEYOR AND MAPPER

N.S. Combass, P.S.M.
Florida, Reg. No. 4093

DATE: 11/18/2021

NO. 4003 SHEET NO.

STATE OF FLORIDA
REGISTERED LAND SURVEYOR