

BOUNDARY SURVEY

SECTION 36, TOWNSHIP 03 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA
FOR: CROWN CASTLE

LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- INDICATES CONCRETE MONUMENT FOUND AS NOTED
- INDICATES IRON PIN FOUND AS NOTED
- ⊕ INDICATES WOOD UTILITY POLE
- INDICATES OVERHEAD POWER LINE
- INDICATES 6' TALL CHAINLINK FENCE
- INDICATES 4' BARBED WIRE FENCE
- (D) INDICATES RECORD DESCRIPTION DATA
- (S) INDICATES INFORMATION PER PREVIOUS SURVEY PREPARED BY THIS OFFICE, DATED 06/04/2002, PROJECT NUMBER 216-89
- ▨ INDICATES ASPHALT

SURVEYOR'S NOTES

- BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 00°01'09" WEST ALONG THE WEST LINE OF A TOWER PARCEL, RECORDED IN OFFICIAL RECORD BOOK 882, PAGE 469 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
- UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
- THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MAY 22, 2018.
- UNLESS NOTED OTHERWISE, ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED (M).
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A CROWN TOWER PARCEL. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED AN INDEPENDENT SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, SETBACKS OR DEED RESTRICTIONS.
- SITE STREET ADDRESS:
555 HACKNEY LANE,
LAKE CITY, FL 32055

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120070 0291 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR COLUMBIA COUNTY, FLORIDA, DATED 2/4/2009, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

SURVEYOR'S NOTE:
THE TOWER AND ALL OF THE VISIBLE ABOVE-GROUND TOWER SITE RELATED IMPROVEMENTS ARE WITHIN THE CROWN TOWER PARCEL.

CERTIFIED TO:
CROWN CASTLE
FIDELITY NATIONAL TITLE INSURANCE COMPANY

GEOLINE SURVEYING, INC., LB 7082

DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

6/28/2018

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

DESIGNED	FLOYD CURTIS	SCALE	AS SHOWN
DRAWN	FLOYD CURTIS	DATE	MAY 22, 2018
CHECKED	DAVE SHORT	PROJECT #	265-9808
CROWN CASTLE SITE BUN #809328			
LAKE CITY SITE, COLUMBIA COUNTY, FLORIDA			
ADDRESS: 555 HACKNEY LANE, LAKE CITY, FL 32055			
DRAWING# 265-9808			SHEET# 1 OF 4

RICHARD C COLE & JANICE C. BATES
PARCEL NUMBER: 36-3S-16-02611-024

PARENT PARCEL "LESS AND EXCEPT" PARCEL
DOUG AND JUNE EPPERSON FAMILY, LLC.
PARCEL NUMBER: 36-3S-16-02590-000
OFFICIAL RECORD BOOK 1332, PAGE 1205, PARCEL THREE

PARENT PARCEL
DOUG AND JUNE EPPERSON
PARCEL NUMBER: 36-3S-16-02590-001
OFFICIAL RECORD BOOK 1332, PAGE 1205, PARCEL TWO

INLAND DIVERSIFIED LAKE CITY
PARCEL NUMBER: 36-3S-16-02611-024
OFFICIAL RECORD BOOK 1198, PAGE 341

INLAND DIVERSIFIED LAKE CITY
PARCEL NUMBER: 36-3S-16-02611-028
OFFICIAL RECORD BOOK 1241, PAGE 207

HALLE PROPERTIES, LLC
PARCEL NUMBER: 36-3S-16-02588-003
OFFICIAL RECORD BOOK 1292, PAGE 2349

M V P AUTO DEALER, INC.
PARCEL NUMBER: 36-3S-16-02588-001
OFFICIAL RECORD BOOK 1279, PAGE 116

GRAPHIC SCALE
15 0 7.5 15 60 120
(IN FEET)
SCALE FOR 24" X 36" SHEET: 1" = 60'
SCALE FOR 11" X 17" SHEET: 1" = 120'

BOUNDARY SURVEY

SECTION 36, TOWNSHIP 03 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA
FOR: CROWN CASTLE

PARENT PARCEL
DOUG AND JUNE EPPERSON
PARCEL NUMBER: 36-3S-16-02590-001
OFFICIAL RECORD BOOK 1332, PAGE 1205, PARCEL TWO

POINT OF BEGINNING:
EXISTING TOWER PARCEL
CROWN TOWER PARCEL
PROPERTY CORNER IS 15.7' E. OF THE
FENCELINE, NO CORNER WAS FOUND OR
SET DUE TO A TREE BEING AT THE
LOCATION OF THE PROPERTY CORNER

220.00'(D)
219.93'

161.57'

S 89°58'03" W(S)
15.00'(S)

FOUND 1/2" IRON ROD AND
CAP (A19676 / F12488) 3.47 S. & 1.34' E. OF
THE PROPERTY CORNER LOCATION

S 00°01'57" E

S 00°01'57" E

WEST LINE OF SECTION 31-03S-17E
EAST LINE OF SECTION 36-03S-16E

EDGE OF ASPHALT

PUBLIC RIGHT-OF-WAY LINE

HACKNEY LANE

30' WIDE PUBLIC RIGHT OF WAY
(14.5' WIDE ASPHALT ROAD)

PUBLIC RIGHT-OF-WAY LINE

167.45'

220.00'(D)
219.86'

161.61'

15.1'

25.0'

82.2'

82.2'

82.0'

25.0'

SEE TOWER COMPOUND DETAIL ON SHEET 3 OF 4

GRAVEL DRIVEWAY

51.7'

57.6'

26.1'

25.0'

167.41'

S 89°59'58" W

N 89°58'03" E(D)
N 89°59'18" E

N 89°59'18" E

N 00°01'09" W

N 00°01'09" W

N

CROWN TOWER PARCEL DETAIL

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)

SCALE FOR 24" X 36" SHEET: 1" = 10'

SCALE FOR 11" X 17" SHEET: 1" = 20'

LEGEND

- INDICATES SET 1/2" REBAR WITH
GEOLINE LB 7082 CAP
- INDICATES IRON PIN FOUND AS NOTED
- INDICATES WOOD UTILITY POLE
- INDICATES OVERHEAD POWER LINE
- INDICATES 6' TALL CHAINLINK FENCE
- INDICATES 4' BARBED WIRE FENCE
- (D) INDICATES RECORD DESCRIPTION DATA
- (S) INDICATES INFORMATION PER PREVIOUS SURVEY
PREPARED BY THIS OFFICE, DATED 06/04/2002,
PROJECT NUMBER 216-89

INDICATES ASPHALT

CROWN LEASE PARCEL
OFFICIAL RECORD BOOK 882, PAGE 469

GEOLINE
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DESIGNED FLOYD CURTIS
DRAWN FLOYD CURTIS
CHECKED DAVE SHORT

CROWN
CASTLE

SCALE AS SHOWN
DATE MAY 22, 2018
PROJECT # 265-9808

CROWN CASTLE SITE BUN #809328
LAKE CITY SITE, COLUMBIA COUNTY, FLORIDA
ADDRESS: 555 HACKNEY LANE, LAKE CITY, FL 32055

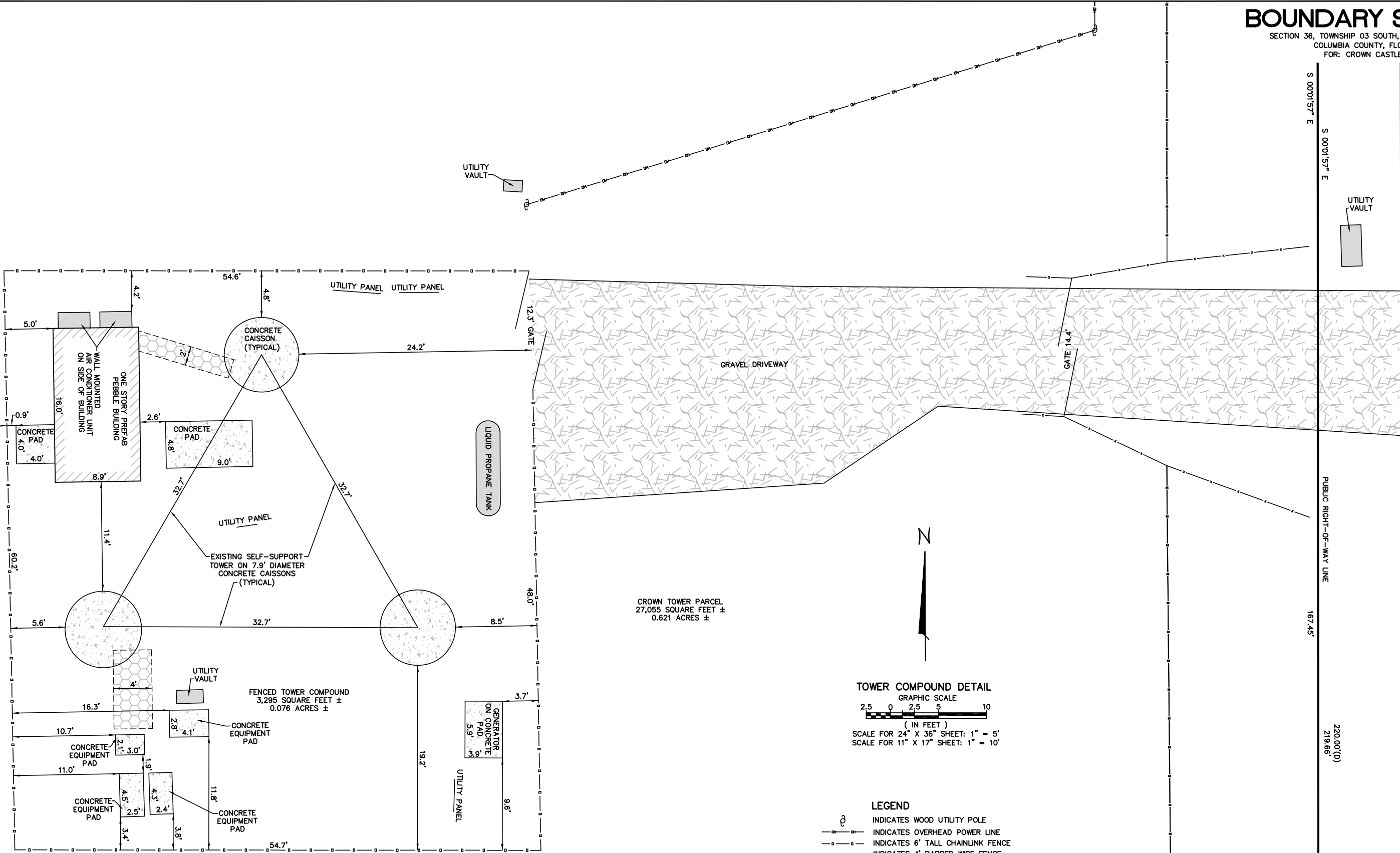
DRAWING# 265-9808

SHEET# 2 OF 4

219.81'

BOUNDARY SURVEY

SECTION 36, TOWNSHIP 03 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA
FOR: CROWN CASTLE



CROWN TOWER PARCEL
27,055 SQUARE FEET ±
0.621 ACRES ±

TOWER COMPOUND DETAIL

GRAPHIC SCALE
2.5 0 2.5 5 10
(IN FEET)
SCALE FOR 24" X 36" SHEET: 1" = 5'
SCALE FOR 11" X 17" SHEET: 1" = 10'

LEGEND

- INDICATES WOOD UTILITY POLE
- INDICATES OVERHEAD POWER LINE
- INDICATES 6' TALL CHAINLINK FENCE
- INDICATES 4' BARBED WIRE FENCE
- INDICATES RECORD DESCRIPTION DATA
- INDICATES ASPHALT
- INDICATES CONCRETE
- INDICATES WAVEGUIDE BRIDGE

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DESIGNED FLOYD CURTIS
DRAWN FLOYD CURTIS
CHECKED DAVE SHORT

SCALE AS SHOWN
DATE MAY 22, 2018
PROJECT # 265-9808

CROWN CASTLE SITE BUN #809328
LAKE CITY SITE, COLUMBIA COUNTY, FLORIDA
ADDRESS: 555 HACKNEY LANE, LAKE CITY, FL 32055

DRAWING# 265-9808

SHEET# 3 OF 4

BOUNDARY SURVEY

SECTION 36, TOWNSHIP 03 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA
FOR: CROWN CASTLE

PROPERTY DESCRIPTIONS

PARENT PARCEL
(OFFICIAL RECORD BOOK 1332, PAGE 1205, PARCEL TWO)

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SE 1/4, SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 0°01'57" E ALONG THE EAST LINE OF SAID SECTION 36, 208.00 FEET, THENCE N 89°06'16" W, 15.00 FEET TO A FENCE CORNER AND THE POINT OF BEGINNING, THENCE CONTINUE N 89°06'16" W ALONG SAID FENCE, 494.88 FEET, THENCE N 88°24'50" W ALONG SAID FENCE, 518.45 FEET, THENCE S 88°50'53" W ALONG SAID FENCE, 179.56 FEET, THENCE S 3°08'50" W, 655.47 FEET, THENCE S 52°43'31" E, 396.47 FEET, THENCE S 3°16'24" W, 400.61 FEET, THENCE N 64°56'00" E, 368.70 FEET, THENCE S 3°14'15" W, 321.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 10 (U.S. HIGHWAY 90), THENCE N 64°53'26" E ALONG SAID NORTH RIGHT-OF-WAY LINE, 508.63 FEET TO A POINT OF CURVE, THENCE N 63°31'54" E ALONG A CHORD OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 4533.66 FEET, 179.05 FEET TO THE WEST LINE OF A 30-FOOT EASEMENT FOR HACKNEY LANE, THENCE N 0°01'57" W ALONG SAID WEST LINE AND PARALLEL TO THE EAST LINE OF SAID SECTION 36, 1145.72 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE NORTH 500 FEET THEREOF. SAID LANDS BEING A PART OF THE NE 1/4 OF SE 1/4 AND OF THESE 1/4 OF SE 1/4 OF SAID SECTION 36.

PARCEL NUMBER: 36-3S-16-02590-001

CROWN LEASE PARCEL
(OFFICIAL RECORD BOOK 882, PAGE 469)

A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 3" GALVANIZED PIPE FOUND BY SURVEY OF W.C. HALE AND ASSOCIATES 1-7083 (SET BY SURVEY OF B.G. MORE 2-11-48) AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S 00-01-57 E ALONG THE EAST LINE OF THE NE 1/4 OF THE SE 1/4, A DISTANCE OF 811.92 FEET; THENCE S 89-58-03 W, A DISTANCE OF 15.00 FEET TO THE WEST SIDE OF HACKNEY LANE TO THE POINT OF BEGINNING; THENCE S 00-01-57 E, ALONG SAID LANE, A DISTANCE OF 220.00 FEET; THENCE S 89-58-03 W, A DISTANCE OF 220.00 FEET; THENCE N 00-01-57 W, A DISTANCE OF 220.00 FEET; THENCE N 89-56'03 E, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.11 ACRES, MORE OR LESS.

SAID LAND LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

CROWN TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "DOUG AND JUNE EPPERSON FAMILY, LLC." PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 1332, PAGE 1205 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

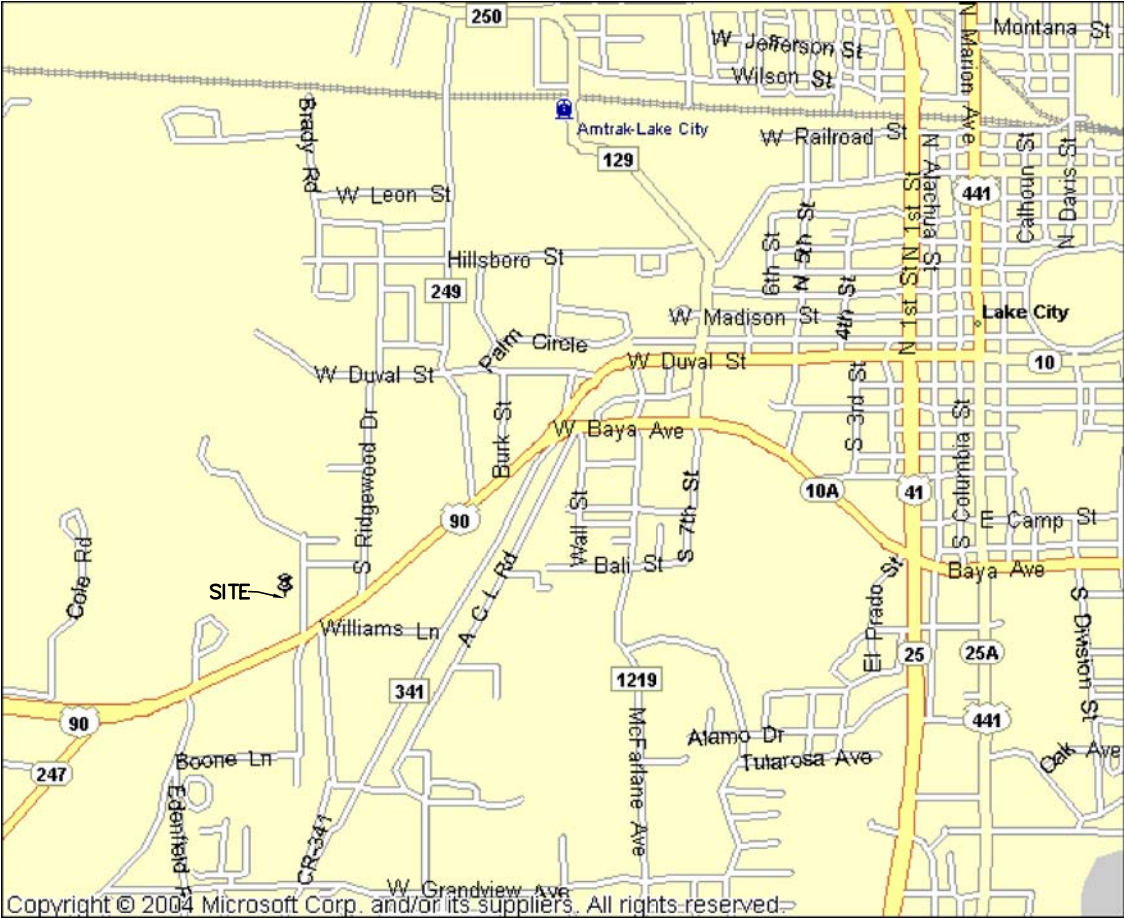
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE SOUTH 00°01'57" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR 811.92 FEET; THENCE SOUTH 89°58'03" WEST FOR 15.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HACKNEY LANE (30 FOOT WIDE PUBLIC RIGHT-OF-WAY) AND THE EASTERLY LINE OF THE "DOUG AND JUNE EPPERSON FAMILY, LLC." PARCEL, AS PER DESCRIPTION OF PARCEL TWO RECORDED IN OFFICIAL RECORD BOOK 1332, PAGE 1205 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY AND THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING SOUTH 00°01'57" EAST, A DISTANCE OF 607.43 FEET FROM THE NORTHEASTERLY CORNER OF THE "DOUG AND JUNE EPPERSON FAMILY, LLC." PARCEL, AS PER DESCRIPTION OF PARCEL THREE RECORDED IN SAID OFFICIAL RECORD BOOK 1332, PAGE 1205; THENCE SOUTH 00°01'57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EASTERLY LINE FOR 167.45 FEET; THENCE SOUTH 89°59'58" WEST FOR 161.61 FEET; THENCE NORTH 00°01'09" WEST FOR 167.41 FEET; THENCE NORTH 89°59'18" EAST FOR 161.57 FEET TO SAID POINT OF BEGINNING.

CONTAINING 27,055 SQUARE FEET (0.621 ACRES), MORE OR LESS.



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VICINITY MAP
NOT TO SCALE



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LOCATION MAP
NOT TO SCALE

GEOLINE
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geoline@geolineinc.com

DESIGNED	FLOYD CURTIS	SCALE	AS SHOWN
DRAWN	FLOYD CURTIS	DATE	MAY 22, 2018
CHECKED	DAVE SHORT	PROJECT #	265-9808
CROWN CASTLE SITE BUN #809328 LAKE CITY SITE, COLUMBIA COUNTY, FLORIDA ADDRESS: 555 HACKNEY LANE, LAKE CITY, FL 32055			
DRAWING# 265-9808			SHEET# 4 OF 4