

# BOUNDARY SURVEY

IN SECTION 2  
TOWNSHIP 4 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA

## DESCRIPTION

COMMENCE at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 4 South, Range 17 East, Columbia County, Florida and run S.00°30'48"W. along the East line of said Southwest 1/4 of the Southeast 1/4 a distance of 209.65 feet; thence N.89°28'58"W. 863.95 feet to the POINT OF BEGINNING; thence continue N.89°28'58"W. 524.15 feet; thence N.09°59'18"E. 1530.32 feet to a point on the Southwesterly Right-of-Way line of the Georgia Southern and Florida Railroad; thence S.51°43'24"E. along said Southwesterly Right-of-Way line 587.12 feet; thence S.09°59'18"W. 1165.83 feet to the POINT OF BEGINNING. Containing 16.00 acres, more or less.

AND ALSO Lot 3 of COLUMBIA COUNTY INDUSTRIAL PARK PHASE 1, a subdivision recorded in Plat Book 6, Page 185, of the Public Records of Columbia County, Florida.

## EASEMENT

COMMENCE at the Northeast corner of the SW 1/4 of SE 1/4 of Section 2, Township 4 South, Range 17 East and run S.00°30'48"W. along the East line of said SW 1/4 of SE 1/4 a distance of 209.65 feet; thence N.89°28'58"W. 863.95 feet; thence N.09°59'18"E. 1165.83 feet to a point on the Southwesterly right-of-way line of the Georgia Southern and Florida Railroad; thence N.51°43'24"W. along said Southwesterly right-of-way line 443.34 feet to the POINT OF BEGINNING; thence N.80°00'42"E. 126.61 feet; thence N.09°59'18"E. 68.14 feet to a point on said Southwesterly right-of-way line of the Georgia Southern and Florida Railroad; thence S.51°43'24"E. along said Southwesterly right-of-way line 143.78 feet to the POINT OF BEGINNING.

## RAILROAD SPUR EASEMENT

An Easement for construction and maintenance of a Railroad spur track across the following described lands:

COMMENCE at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 4 South, Range 17 East, Columbia County, Florida and run S.00°30'48"W. along the East line of said Southwest 1/4 of the Southeast 1/4 a distance of 209.65 feet; thence N.89°28'58"W. 863.95 feet; thence N.09°59'18"E. along a property line 1165.83 feet to a point on the Southwesterly Right-of-Way line of the Georgia Southern and Florida Railroad; thence N.51°43'24"W. along said Southwesterly Right-of-Way line 154.31 feet to the POINT OF BEGINNING; said point being on the arc of a curve concave to the West having a radius of 491.34 feet and a central angle of 31°35'24", said curve also having a Chord bearing and distance of S.07°56'55"E. 267.48 feet; thence Southerly along the arc of said curve 270.90 feet; thence S.82°09'13"E. 22.00 feet to a point on the arc of a curve concave to the West having a radius of 513.34 feet and a central angle of 02°23'47", said curve also having a Chord bearing and distance of S.09°02'41"W. 21.47 feet; thence Southerly along the arc of said curve 21.47 feet to the Point of Tangency of said curve; thence S.10°14'34"W. 569.36 feet; thence N.79°45'26"W. 70.00 feet; thence N.10°14'34"E. 569.36 feet to the Point of Curve of a curve concave to the West having a radius of 443.34 feet and a central angle of 02°23'47", said curve also having a Chord bearing and distance of N.09°02'41"E. 18.54 feet; thence Northerly along the arc of said curve 18.54 feet; thence S.82°09'13"E. 22.00 feet to a point on the arc of a curve concave to the West having a radius of 465.34 feet and a central angle of 38°23'26", said curve also having a Chord bearing and distance of N.11°20'56"W. 306.00 feet; thence Northerly along the arc of said curve 311.80 feet to a point on the Southwesterly Right-of-Way line of the Georgia Southern and Florida Railroad; thence S.51°43'24"E. along said Southwesterly Right-of-Way line 62.40 feet to the POINT OF BEGINNING. Containing 1.12 acres, more or less.

## NOTES:

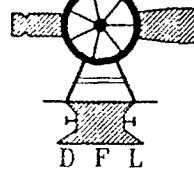
- Monumentation is as shown and designated on the face of the plat.
- Boundary based on monumentation found in place, description furnished by client, prior survey by this Company.
- Bearings projected from the Right-of-Way line of State Road 100 per above referenced prior survey by this Company.
- Interior improvements 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: September 28, 2004.
- Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 500 year flood plain (ref. Community Panel No. 120070 0200 B).

CERTIFIED TO: Gary C. Towns  
Columbia County Bank  
Norris & Johnson, P.A.  
Attorney's Title Insurance Fund, Inc.

CAD FILE: 44648.DWG

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

Timothy A. DelGrosso, P.S.M.  
Florida Reg. No. 5594  
DATE: 9/30/2004



Donald F. Lee and Associates, Inc.

SURVEYORS - ENGINEERS  
140 Northwest Ridgewood Avenue, Lake City, Florida 32055  
Phone: (386) 755-6166 FAX: (386) 755-6167  
Certificate of Authorization # LB 7042

Date: 9-28-2004  
Drafting: A V G  
Computations: A V G  
Checked: T A D

DANIEL CRAPPS

Scale: 1"= 100'  
Field Book: 04-4464  
Work Order: 04-443  
File: B-16-6

LEGEND	
CMF=CONCRETE MONUMENT FOUND	OH=ELEC=OVERHEAD ELECTRIC LINE
CMS=CONCRETE MONUMENT SET	OH TEL=OVERHEAD TELEPHONE LINE
IPF=IRON PIPE FOUND	SEC=SECTION
IPS=IRON PIPE SET	RCE=RANGE
PLS=PROFESSIONAL LAND SURVEYOR	TWP=TOWNSHIP
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	CR=CORNER
R/W=RIGHT-OF-WAY	NE=NORTHEAST
C=CENTER LINE	NW=NORTHWEST
E=PROPERTY LINE	SE=SOUTHEAST
PP=POWER POLE	SW=Southwest
IPF=IRON PIPE FOUND	SP=SERVICE POLE
IPF=IRON PIPE FOUND	UB=UNDERGROUND BUSINESS
IPF=IRON PIPE FOUND	P.O.B.=POINT OF BEGINNING
IPF=IRON PIPE FOUND	DELTA ANGLE, CENTRAL ANGLE
IPF=IRON PIPE FOUND	T=TANGENT OF CURVE
IPF=IRON PIPE FOUND	L=LENGTH OF CURVE
IPF=IRON PIPE FOUND	(F)=FIELD MEASUREMENTS
IPF=IRON PIPE FOUND	(D)=TIE MEASUREMENTS
IPF=IRON PIPE FOUND	FD=FOUND
IPF=IRON PIPE FOUND	CH=CHORD BEARING
IPF=IRON PIPE FOUND	CH=CHORD LENGTH

