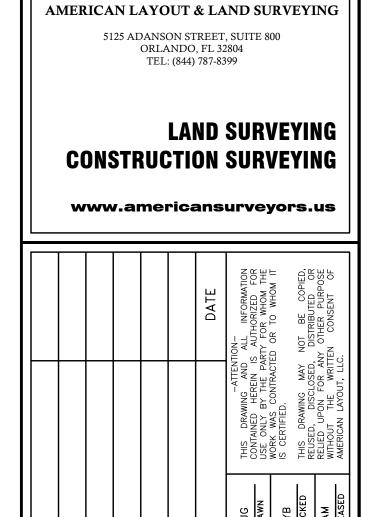


(IN FEET) 1 inch = 20 ft.



LAYOUT

DEED MEASURED R.O.W. RIGHT-OF-WAY

DESCRIPTION:

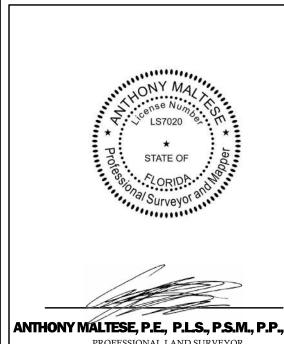
A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4

OF SAID SECTION 36; AND RUN SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4

OF THE SOUTHEAST 1/4 OF SECTION 36 A DISTANCE OF 21.10 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4533.66 FEET AND A CENTRAL ANGLE OF 02 DEGREES 28 MINUTES 29 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE NORTHERLY RIGHT—OF—WAY LINE OF U.S. HIGHWAY 90, A DISTANCE OF 195.82 FEET; THENCE SOUTH 64 DEGREES 00 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT—OF—WAY LINE OF 2250.58 FEET AND A CENTRAL ANGLE OF 06 DEGREES 34 MINUTES 26 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, STILL BEING SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 54.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE; STILL BEING SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 54.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE; STILL BEING SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 54.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE; STILL BEING SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 54.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE; STILL BEING SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 54.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE; STILL BEING SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 54.39 FEET TO THE POINT OF BEGINNING; THENCE OF 170.69 FEET; THENCE DUE SOUTH A DISTANCE OF 57.59 FEET TO THE POINT OF BEGINNING.

- 15. THIS PLAN SHALL BE USED ONLY TO VERIFY RELATIVE QUANTITIES, STRUCTURE LOCATIONS, AND GRADE CHANGES.

THIS IS NOT A BOUNDARY SURVEY



S

ANTHONY MÁLTESE, P.E., P.L.S., P.S.M., P.P., C.M.E PROFESSIONAL LAND SURVEYOR PROFESSIONAL SURVEYOR AND MAPPER NJ LICENSE No. 42579 - PA LICENSE SU-075530 - FL LICENSE LS7020

CERTIFICATE OF AUTHORIZATION #24GA2815330 CERTIFICATE OF AUTHORIZATION #LB8131

OF

I HEREBY AFFIRM THAT THIS MAP OR PLAN PREPARED ON 08/26/2022 REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C. PURSUANT TO CHAPTER 472 FLORIDA STATUTE. UNLESS THIS
SURVEY BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEY AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR

YOUT AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS AMERICAN LAYOUT FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING

FFE FINISHED FLOOR ELEVATION AS-BUILT

OFFICIAL RECORDS

DESCRIPTION:

TOGETHER WITH APPURTENANT EASEMENTS BENEFITING THE ABOCE PARCEL AND CONTAINED IN THE CERTAIN RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1124, PAGE 476 AND AMENDED AND RESTATED RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 929 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1142, PAGE 2253, AS AFFECTED BY THE ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 1548; AND THAT CERTAIN SUBORDINATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1193, PAGE 1306, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA (COLLECTIVELY "EASEMENT AGREEMENT")

SURVEYOR'S AS-BUILT NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. SURVEYOR WAS PROVIDED A CERTAIN CIVIL PLAN ENTITLED "FINALSITE PLAN/CONSTRUCTION PLANS FOR CULVER'S OF LAKE CITY, 255 NW COMMONS LOOP" DATED FEBRUARY 2022, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC..
3. THE AFORESAID CIVIL PLAN ESTABLISHES VERTICAL AND HORIZONTAL CONTROL AS LISTED HEREON RELATIVE TO THAT CERTAIN BOUNDARY AND TOPOGRAPHIC SURVEY, DATED 01/06/2022, PREPARED BY AVIROM AND ASSOCIATES, INC..
4. VERTICAL DATUM: ELEVATIONS SHOWN HEREON ARE ACCORDING TO SITE BENCHMARK SET BY AVIROM & ASSOCIATES, WITH AN ELEVATION OF 160.56, RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. HORIZONTAL DATUM: COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), NORTH AMERICAN DATUM OF 1983 (NAD83) UTILIZING REAL TIME KINEMATIC NETWORK GLOBAL POSITIONING EQUIPMENT, U.S. SURVEY FEET.
6. BEARING BASIS: BEARINGS SHOWN HEREON ARE RELATIVE TO THE WESTERLY LINE OF SUBJECT PROPERTY, HAVING AN RECORDED BEARING OF NORTH 00°00'02" EAST ACCORDING TO DEED BOOK 1141, PAGE 959 IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY.
7. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS A CURRENT TITLE REPORT MAY DISCLOSE.

7. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS A CURRENT TITLE REPORT MAY DISCLOSE.

8. OFFSET DIMENSION FROM STRUCTURES TO PROPERTY LINES SHOWN HEREIN ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.

9. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES, PERMANENT STRUCTURES, AND/OR HARDSCAPES OF ANY KIND.

10. THIS BUILDING/LOT LIES IN ZONE "X", BASED ON FEMA FLOOD MAP SURVEY CONDUCTED BY AVIROM & ASSOCIATES, INC. DATED 01/06/2022.

11. ONLY COPIES OF THE ORIGINAL OF THE SURVEY MARKED WITH THE SURVEYORS SIGNATURE AND THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE ORIGINAL.

12. FIELD WORK DEPICTED HEREIN WAS PERFORMED ON 08/25/2022. THIS PLAN DOES NOT ATTEST TO ANY FIELD ADDITIONS, SUBTRACTIONS, OR ANY OTHER CHANGE AFTER OUR FIELD WORK HAS BEEN PERFORMED.

13. THIS AS-BUILT SURVEY PERTAINS TO GRADES AND LOCATION ONLY.

14. THIS PLAN IS STRICTLY TO BE USED FOR AS-BUILT PURPOSES ONLY AND AT NO TIME SHALL THIS PLAN BE USED TO RECONSTRUCT, REDESIGN, OR ENGINEER ANYTHING FOR FUTURE OR CURRENT PROJECTS.

15. THIS PLAN SHALL BE USED ONLY TO VERIFY RELATIVE QUANTITIES, STRUCTURE LOCATIONS,