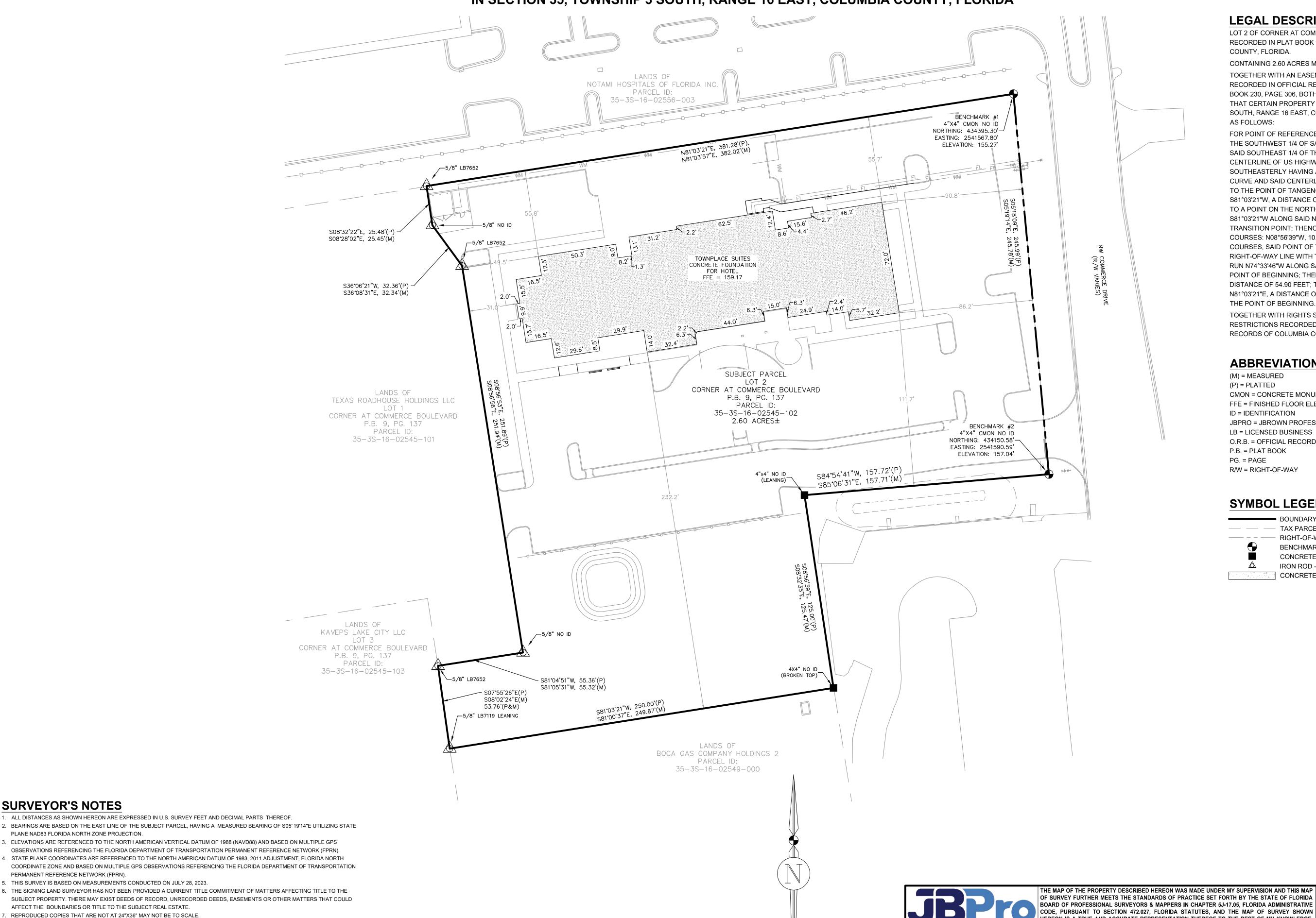
FOUNDATION SURVEY

IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



SURVEYOR'S NOTES

PLANE NAD83 FLORIDA NORTH ZONE PROJECTION.

5. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON JULY 28, 2023.

AFFECT THE BOUNDARIES OR TITLE TO THE SUBJECT REAL ESTATE.

. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.

8. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.

PERMANENT REFERENCE NETWORK (FPRN).

LEGAL DESCRIPTION PER O.R.B. 1445, PG. 1277

LOT 2 OF CORNER AT COMMERCE BLVD, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 137 AND 138, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

CONTAINING 2.60 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 195, PAGE 211, AS CORRECTED IN OFFICIAL RECORDS BOOK 230, PAGE 306, BOTH OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, OVER THAT CERTAIN PROPERTY SITUATED IN PART OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, THENCE RUN S06°40'39"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 153.76 FEET TO A POINT ON THE CENTERLINE OF US HIGHWAY NO. 90, SAID POINT BEING IN A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 2864.79 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID CENTERLINE, A CHORD BEARING AND DISTANCE OF S82°16'30"W, 121.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID CENTERLINE, S81°03'21"W, A DISTANCE OF 252.99 FEET; THENCE RUN N08°56'39"W, A DISTANCE OF 79.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY NO. 90; THENCE RUN S81°03'21"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.12 FEET TO A TRANSITION POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N08°56'39"W, 10.00 FEET; S81°03'21"W, 249.99 FEET TO THE TERMINUS OF SAID COURSES, SAID POINT OF TERMINUS ALSO BEING THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE RAMP RIGHT-OF-WAY APPROACH TO INTERSTATE NO. 75; THENCE RUN N74°33'46"W ALONG SAID RAMP RIGHT-OF-WAY LINE, A DISTANCE OF 55.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N74°33'46"W ALONG SAID RAMP RIGHT-OF-WAY LINE, A DISTANCE OF 54.90 FEET; THENCE RUN N08°56'39"W, A DISTANCE OF 129.59 FEET; THENCE RUN N81°03'21"E, A DISTANCE OF 50.00 FEET; THENCE RUN S08°56'39"E, A DISTANCE OF 152.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHTS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1401, PAGE 2020 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ABBREVIATIONS

(M) = MEASURED (P) = PLATTEDCMON = CONCRETE MONUMENT FFE = FINISHED FLOOR ELEVATION ID = IDENTIFICATION JBPRO = JBROWN PROFESSIONAL GROUP

LB = LICENSED BUSINESS O.R.B. = OFFICIAL RECORDS BOOK

P.B. = PLAT BOOK PG. = PAGE

R/W = RIGHT-OF-WAY

SYMBOL LEGEND

BOUNDARY LINE — — TAX PARCEL LINE

RIGHT-OF-WAY LINE BENCHMARK CONCRETE MONUMENT IRON ROD - CAPPED CONCRETE SURFACE

> 178 NW COMMERCE DRIVE LAKE CITY, FL

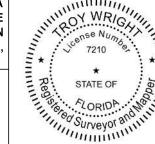


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BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE. BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. Florida License No. LS7210

Certificate of Authorization No. LB8031 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED Troy V. Wright, PSM SURVEYOR & MAPPER OR VALID DIGITAL **Professional Surveyor and Mapper** SIGNATURE IN ELECTRONIC FORM



FOUNDATION SURVEY FIRST FEDERAL BANK INN OF COMMERCE LLC

ATTORNEY'S TITLE FUND

627-23-01 R.Booker 627-23-01-SF1 08/14/2023 Field Book: Sheet: