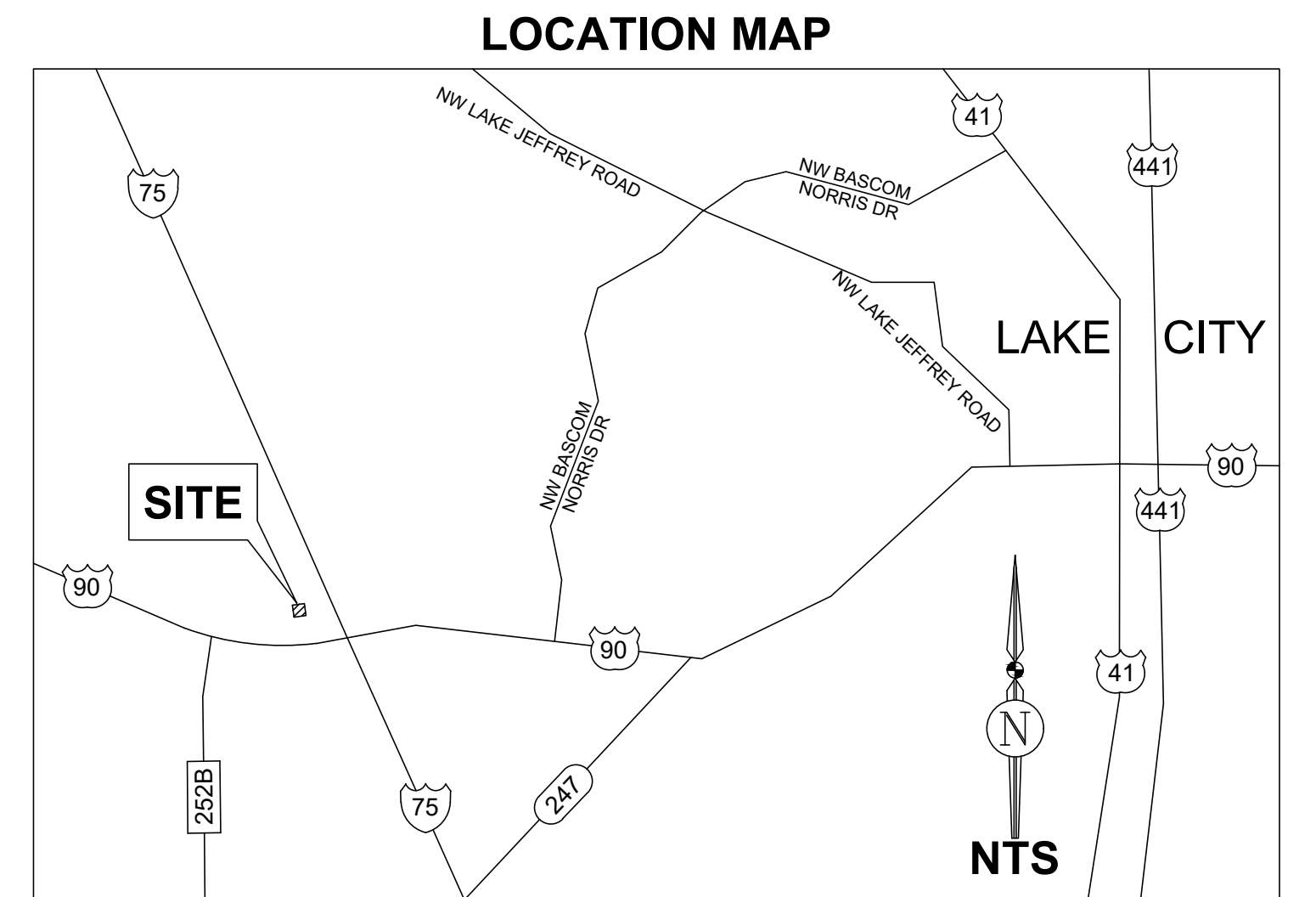
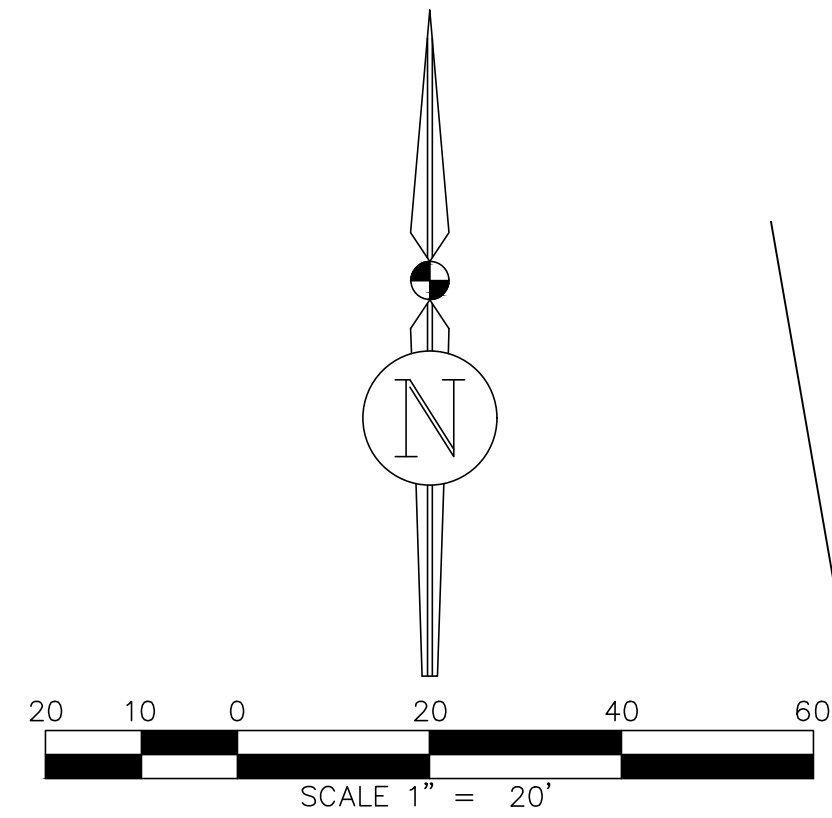


ALTANSPS LAND TITLE SURVEY

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



GENERAL NOTES

TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 TITLE COMMITMENT COMMITMENT FILE NUMBER: 22038673
 EFFECTIVE DATE: MARCH 02, 2022, AT 8:00 AM
 NAME OF PROPOSED INSURED: CENTURION EQUITY PARTNERS, LLC

SCHEDULE B-II ITEMS

1. NOT A MATTER OF SURVEY.
2. SEE SURVEY AS SHOWN HEREON.
3. NOT A MATTER OF SURVEY.
4. NOT A MATTER OF SURVEY.
5. ONLY EASEMENTS SHOWN IN THE REFERENCED TITLE COMMITMENT AND THE CALLED FOR RECORD PLAT OF GATEWAY CROSSING HAVE BEEN SHOWN HEREON.
6. NOT A MATTER OF SURVEY.
7. SHOWN HEREON.
8. DOES NOT EFFECT THE SUBJECT PROPERTY.
9. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 1317, PAGE 1034, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS. EASEMENT REFERENCES IN DOCUMENT ARE BLANKET IN NATURE AND ARE NOT DEPICTED ON THE SURVEY MAP. SHOWN HEREON.
10. EASEMENT RECORDED IN O.R. BOOK 1328, PAGE 2266, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, IS SHOWN HEREON.
11. NOT A SURVEY MATTER.
12. NOT A SURVEY MATTER.

LEGAL DESCRIPTION - PER TITLE COMMITMENT

LOT 8, GATEWAY CROSSING, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 114 THROUGH 116, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

BUILDING SETBACK

FRONT = 30 FEET
 SIDE = 30 FEET
 REAR = 30 FEET

ABBREVIATIONS

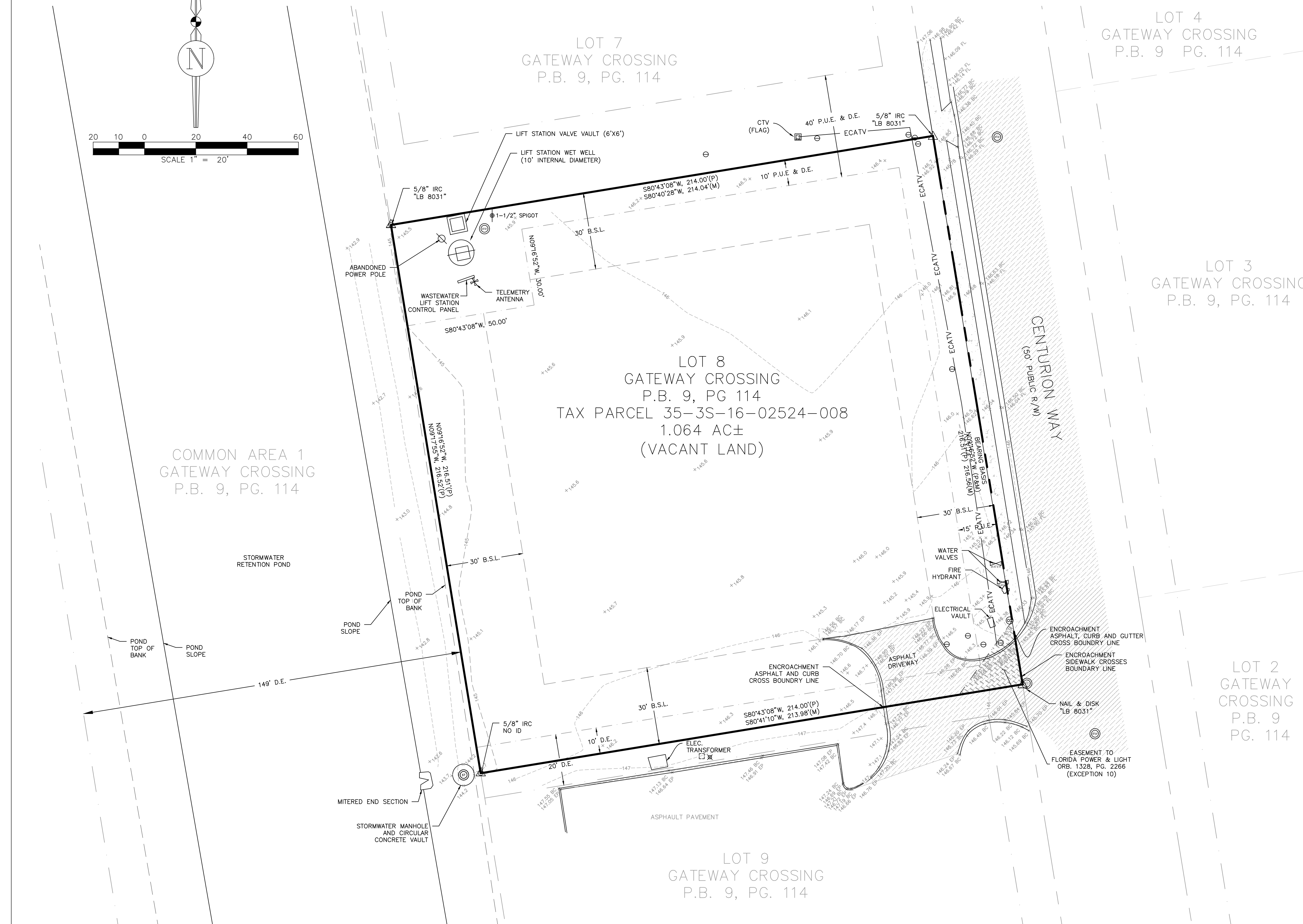
(P) = PLAT
 (M) = MEASURED
 B.S.L. = BUILDING SETBACK LINE
 CTV = CABLE TV
 D.E. = DRAINAGE EASEMENT
 IRC = IRON ROD - CAPPED
 ID = IDENTIFICATION
 LB = LICENSED SURVEYING BUSINESS
 LS = LICENSED SURVEYOR
 NTS = NOT TO SCALE
 P.B. = PLAT BOOK
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 PLS = PROFESSIONAL LAND SURVEYOR
 P.U.E. = PUBLIC UTILITIES EASEMENT
 R/W = RIGHT-OF-WAY

PARKING

TOTAL SPACES = N/A
 REGULAR SPACES = N/A
 HANDICAPPED SPACES = N/A

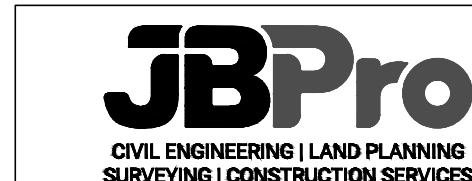
SYMBOL LEGEND

- BOUNDARY LINE
- - - - EASEMENT LINE
- · - · - · RIGHT-OF-WAY LINE
- TAX PARCEL LINE
- ⊕ IRON ROD OR PIPE FOUND
- ⊙ NAIL & DISK
- ⊗ POWER POLE
- ⊛ ANTENNA
- ⊙ STORMWATER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ CLEANOUT
- ⊙ BURIED ELECTRIC MARKER
- ⊙ SPIGOT
- ▨ ASPHALT PAVEMENT
- ▩ CONCRETE PAVEMENT
- ▨ EASEMENT AREA



SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SUBJECT PARCEL, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NW CENTURION COURT BEING N09°16'52\"/>



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 4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
 Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
 Toll Free: (844) Go-JBPro | E-mail: contact@jpro.com

CERTIFICATION

To: Centurion Equity Partners, LLC; Krinzman, Huss, & Lubetsky, LLP; and Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, with no Table A provided.

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA 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. LS4816
 Certificate of Authorization No. LB8031
 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Richard L. White
 RICHARD L. WHITE, PLS
 Professional Land Surveyor

ALTA/NSPS LAND TITLE SURVEY

Scale:	1"=20'
Proj. No.:	366-15-01
Drawn:	J. Trahan
Checked:	R. White
Dwg. Name:	366-15-01-SA1
Dwg. Date:	05.25.2022
Field Book:	N/A
Pages:	N/A
Sheet:	1 of 1