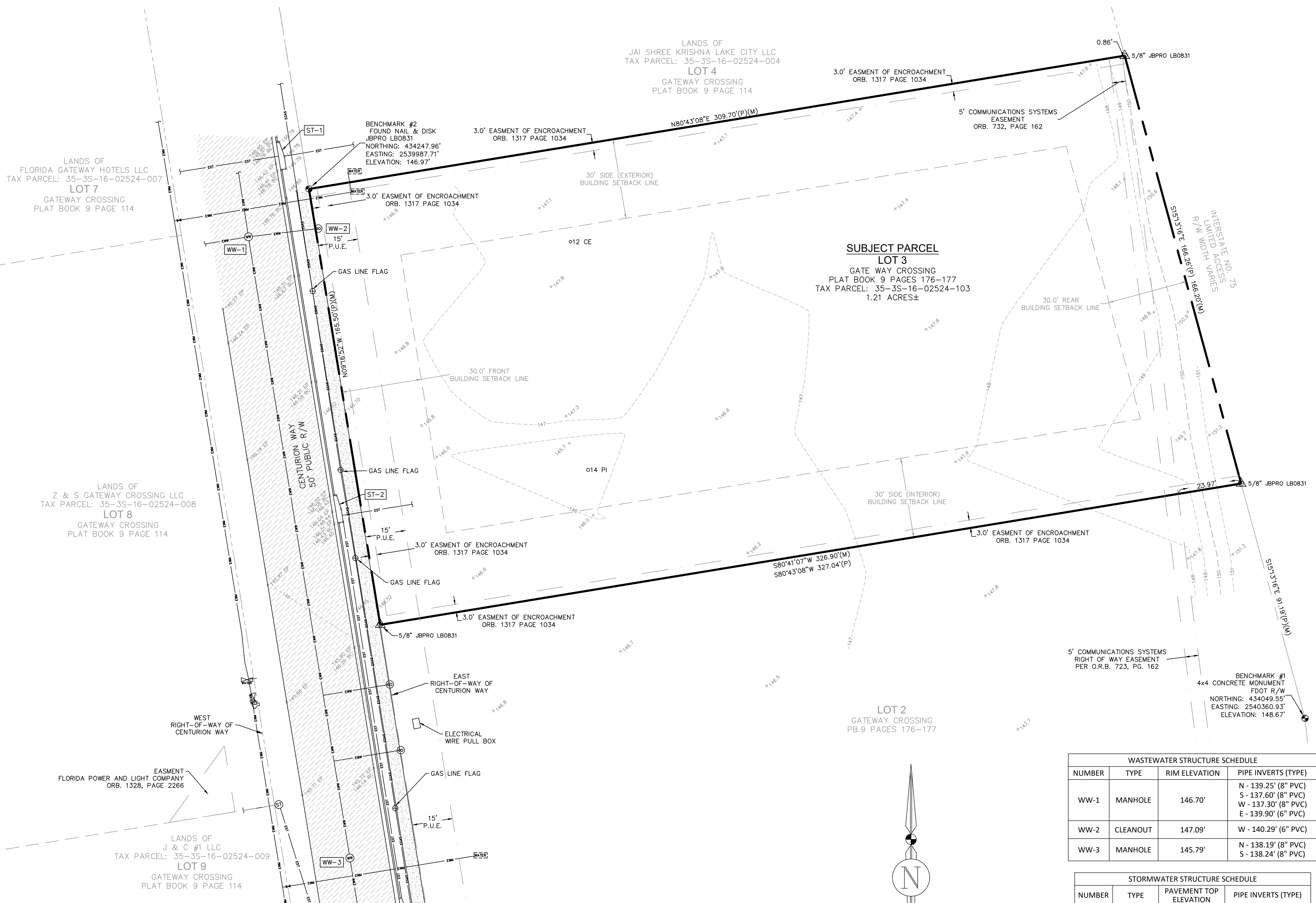
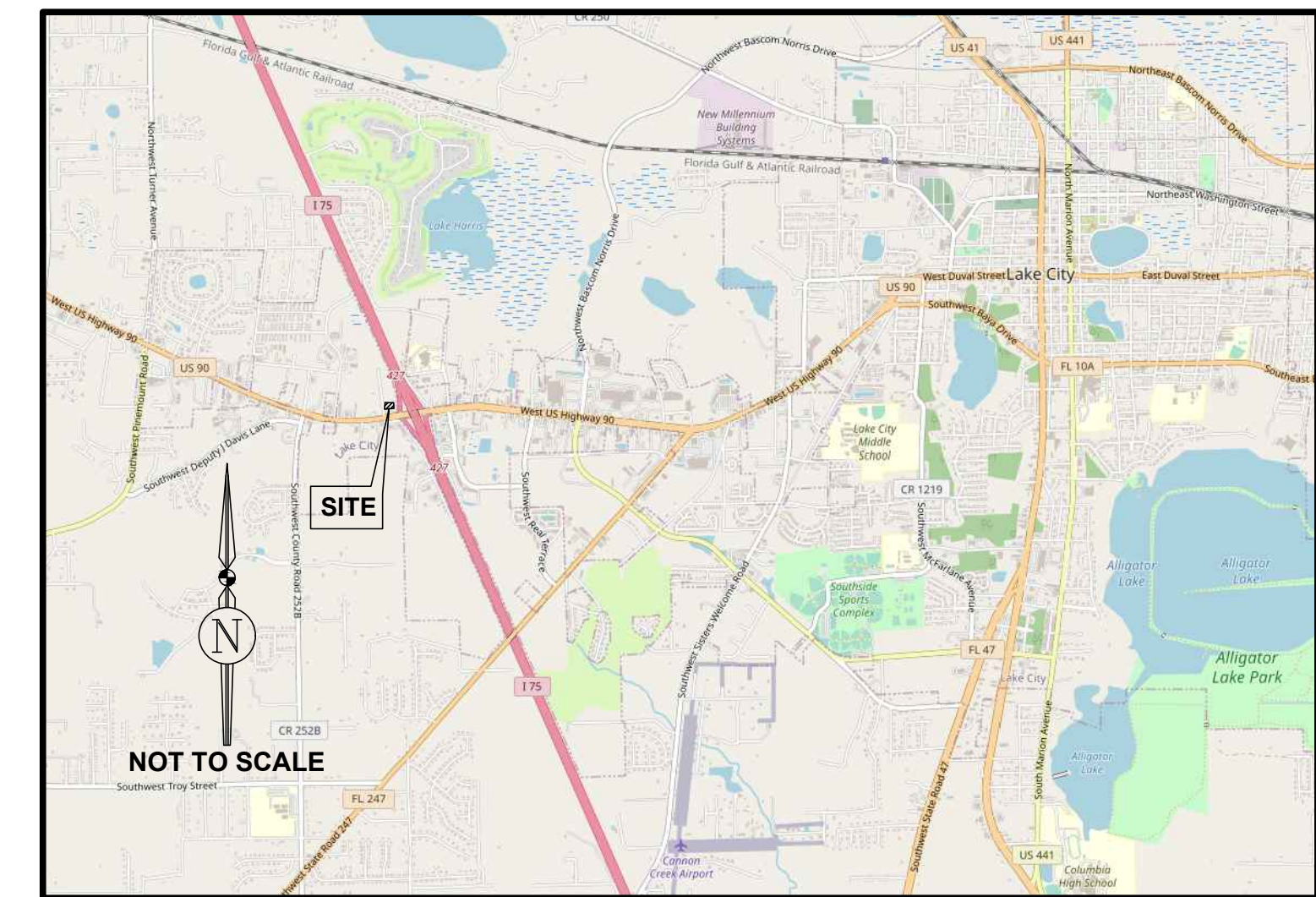


BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 35, TOWNSHIP 03 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

LOCATION MAP



PROPERTY DESCRIPTION

LOT 3 OF A REPLAT OF LOTS 2, 3, & 11 OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES 176-177, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ABBREVIATIONS

- BC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- (M) = MEASURED
- NAVD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- (P) = PLATTED
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- R/W = RIGHT-OF-WAY

TREES:

- CE = CEDAR
- PI = PINE

SYMBOL LEGEND

- BOUNDARY LINE
- - - TAX PARCEL LINE
- - - RIGHT-OF-WAY LINE
- - - STORM SEWER LINE
- - - WASTEWATER LINE
- ⊕ BENCHMARK
- ⊕ CONCRETE MONUMENT
- ⊕ IRON ROD - CAPPED
- ⊕ NAIL AND DISK
- ⊕ STORM SEWER MANHOLE
- ⊕ WASTEWATER MANHOLE
- ⊕ CLEANOUT
- ⊕ WATER VALVE COVER
- ⊕ WATER METER
- ⊕ ELECTRIC METER
- ⊕ FIRE HYDRANT
- ⊕ PUMP
- ⊕ MARKER FOR UNDERGROUND UTILITY
- 9 SYC
- × 132.2
- × 132.21
- 150
- ASPHALT SURFACE
- CONCRETE SURFACE

SCHEDULE B-II ITEMS

1. NOT A SURVEY MATTER.
2. SEE SURVEY SHOWN HEREON.
3. NOT A SURVEY MATTER.
4. NOT A SURVEY MATTER.
5. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
6. NOT A SURVEY MATTER.
7. SEE SURVEY SHOWN HEREON.
8. THIS ITEM REFERENCES AN OUT OF DATE PLAT, AND THEREFORE IS SUPERSEDED BY B-II ITEM 7.
9. SEE SURVEY SHOWN HEREON.
10. THE MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR GATEWAY CROSSING, RECORDED IN OFFICIAL RECORDS BOOK 1317, PAGE 1034; AS AFFECTED BY AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GATEWAY CROSSING, RECORDED IN OFFICIAL RECORDS BOOK 1334, PAGE 275, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, CONTAINS PROVISIONS FOR THE CREATION OF SEVERAL BLANKET EASEMENTS THAT ARE UNABLE TO BE DRAWN, AND AS SUCH, ARE NOT DEPICTED ON THIS SURVEY MAP. THE EASEMENT OF ENCROACHMENT RESERVES A MAXIMUM OF 3 FEET ON EITHER SIDE OF THE BOUNDARY BETWEEN A PARCEL AND ANY ADJACENT PARCEL OR COMMON AREA FOR MAINTENANCE USE AND ANY PERMITTED ENCROACHMENT. THE PORTION OF THIS EASEMENT AFFECTING THE SUBJECT PARCEL IS SHOWN ON THIS SURVEY MAP.
11. EASEMENT CONTAINED IN INSTRUMENT RECORDED AT OFFICIAL RECORDS BOOK 104, PAGE 118, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, ESTABLISHED AN EASEMENT ENCOMPASSING THE ENTIRETY OF THE SUBJECT PARCEL IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION OF A UTILITY LINE. THIS DOCUMENT STATES THAT THIS EASEMENT IS TO CONFORM TO FUTURE DEVELOPMENT BY THE OWNERS.
12. EASEMENT CONTAINED IN INSTRUMENT RECORDED AT OFFICIAL RECORDS BOOK 1328, PAGE 2266, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, IS DEPICTED ON THIS SURVEY MAP.
13. NOT A SURVEY MATTER.
14. NOT A SURVEY MATTER.

SURVEYOR'S NOTES

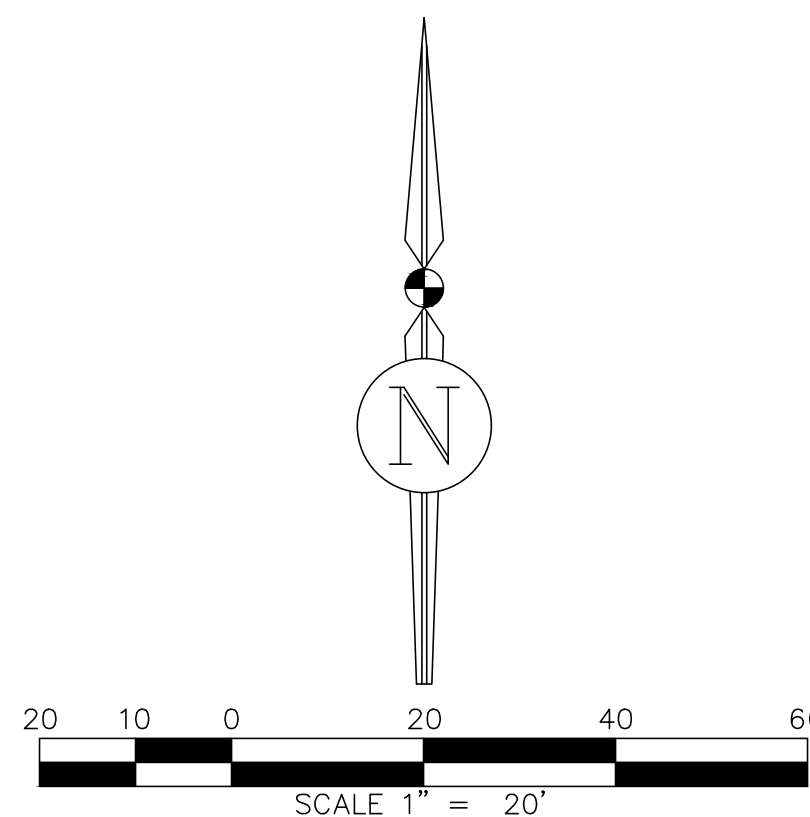
1. BEARINGS ARE BASED ON THE WEST LINE OF THE SUBJECT PARCEL, SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF NW CENTURION COURT BEING N09°16'52"W.
2. ELEVATIONS ARE REFERENCED TO PLAT BENCHMARK #2 HAVING PUBLISHED ELEVATION OF 146.97 FEET PER PLAT BOOK 9, PAGES 176-177, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.
3. STATE PLANE COORDINATES (FLORIDA-NORTH 0903) ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND BASED ON GPS OBSERVATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION(CORS) NETWORK.
4. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON APRIL 12, 2022.
5. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
6. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
7. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
8. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
9. CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

BUILDING SETBACKS PER P.B. 9, PG. 177

1. FRONT = 30'
2. REAR = 30'
3. SIDE = 30'

PARKING SPACES

1. TOTAL = 0
2. REGULAR = 0
3. HANDICAPPED = 0



WASTEWATER STRUCTURE SCHEDULE			
NUMBER	TYPE	RIM ELEVATION	PIPE INVERTS (TYPE)
WW-1	MANHOLE	146.70'	N - 139.25' (8" PVC)
			S - 137.60' (8" PVC)
			W - 137.30' (8" PVC)
WW-2	CLEANOUT	147.09'	W - 140.29' (6" PVC)
WW-3	MANHOLE	145.79'	N - 138.19' (8" PVC)
			S - 138.24' (8" PVC)

STORMWATER STRUCTURE SCHEDULE			
NUMBER	TYPE	PAVEMENT TOP ELEVATION	PIPE INVERTS (TYPE)
ST-1	CURB INLET	146.79'	THROAT - 146.42'
			W - 141.57' (24" RCP)
ST-2	CURB INLET	146.43'	THROAT - 146.04'
			S - 141.69' (24" RCP)

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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@jbpro.com

CERTIFICATION

To: 1) HIGH COTTON EQUITIES, LLC. 2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) KRINZMAN, HUSS & LUBETSKY, LLP

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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4-6, 8, 9, 13, 18 of Table A thereof. The fieldwork was completed on 12 April 2022.

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 SJ-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
Professional Land Surveyor

ALTA/NSPS LAND TITLE SURVEY

CERTIFIED TO:

SEE ALTA CERTIFICATION AT LEFT

Scale: 1"=20'
Proj. No.: 366-22-02
Drawn: J. Trisham
Checked: R. White
Dwg. Name: 366-22-02-BT
Dwg. Date: 05-06-2022
Field Book: N/A
Pages: N/A

Sheet: 1 of 1