

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. NCS-1225503-MICH, DATED JULY 12, 2024.

10. Reservations for an advertising sign located within the property and a perpetual non-exclusive easement for ingress and egress as disclosed in that certain Warranty Deed recorded in Official Records Book 1018, Page 2966, SHOWN HEREON.

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

Commence at the Southwest corner of the Southwest 1/4, Section 34, Township 3 South, Range 16 East, Columbia County, Florida and run thence North 08°09'09" East along the West line of said Southwest 1/4 321.31 feet to the Northern right of way line of State Road No. 10 (U.S. Highway 90), thence South 63°54'24" East along said Northern right of way line, 1215.59 feet to the Point of Beginning, thence continue South 63°54'24" East along said Northern right of way line, 150.00 feet to the West right of way line of Plantation Boulevard, thence North 06°49'16" East along said West right of way line, 370.45 feet to a point of curve, thence Northern along said West right of way line along said curve concave to the East having a radius of 1530.00 feet and a central angle of 01°00'04", an arc distance of 26.73 feet, thence North 63°54'24" West, 107.02 feet to a point on a curve, thence Southwesterly along said curve concave to the Northwest having a radius of 50.00 feet and a central angle of 56°08'18", an arc distance of 48.99 feet thence South 07°49'57" West 351.16 feet to the Point of Beginning, Less and Except that portion conveyed to the State of Florida Department of Transportation by that certain Warranty Deed recorded on March 4, 2005 in Official Records Book 1039, Page 2032.

Reserving however to Grantor, ownership of an advertising sign located on that portion of the above described property more described in that certain Warranty Deed recorded on March 4, 2005 in Official Records Book 1039, Page 2032.

AND

Together with a perpetual non-exclusive easement for ingress and egress over and across the above described lands to repair, replace and maintain said advertising sign.

THE LEGAL DESCRIPTION, TO BE DETERMINED BY A SURVEY, IS TO BE PROVIDED TO THE COMPANY, BY A FLORIDA REGISTERED LAND SURVEYOR, MEETING THE MINIMUM STANDARDS FOR ALL LAND SURVEYS AS SET FORTH IN CHAPTER 472.027, FLORIDA STATUTES OR IN CHAPTER 21 HH 6, FLORIDA ADMINISTRATIVE CODE.

THE COMPANY RESERVES THE RIGHT TO MAKE SUCH ADDITIONAL SCHEDULE B-I, REQUIREMENTS; SCHEDULE B-II, EXCEPTIONS; AND/OR TO MODIFY THE FOREGOING LEGAL DESCRIPTION, AS IT DEEMS NECESSARY.

UTILITY COMPANIES

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

WATER- LAKE CITY UTILITIES, (386) 719-5812
SEWER- LAKE CITY UTILITIES, (386) 719-5812
STORM- LAKE CITY UTILITIES, (386) 719-5812
ELECTRIC- FLORIDA POWER AND LIGHT, (888) 988-8249
TELEPHONE- AT&T, (800) 288-2020
CABLE- AT&T, (800) 288-2020
GAS- LAKE CITY UTILITIES, (386) 719-5812
DOT- FLORIDA DEPARTMENT OF TRANSPORTATION, (866) 374-FDOT (3368)

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: AUTOZONE; FIRST AMERICAN TITLE INSURANCE COMPANY 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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5 7a, 7b(1), 7c, 8, 9, 10, 13, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 31, 2024.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

For inquiries, questions or concerns about this survey contact mfeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 201

U.S. SURVEYOR®

4929 Riverwind Pointe Drive
Evansville, Indiana 47715

NATIONWIDE REAL ESTATE DUE DILIGENCE

1-800-TO-SURVEY

PREPARED FOR:

AUTOZONE

PROJECT LOCATION:

COLUMBIA COUNTY, STATE OF FLORIDA

PROJECT ADDRESS:

US HWY 90 & FOREST
MEADOWS AVE.
LAKE CITY, FL 32055

PROJECT TYPE:

ALTA/NSPS LAND
TITLE SURVEY

COPYRIGHT NOTE:

THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLAT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT, TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

FLOOD DATA This property is in Zone ZONE X

of the Flood Insurance Rate Map, Community Panel No. 12023C0290D which has an effective date of 11/2/2018 and IS in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

NOTICE: OTHER FLOODMAPS MAY EXIST THAT SHOW FLOODPLAIN AS DETERMINED BY STATE OR MUNICIPALITIES. THE CERTIFICATION ONLY COVERS THE FEMA FIRM MAP REFERENCED HEREON.

SHEET 1 OF 1

JOB NUMBER:

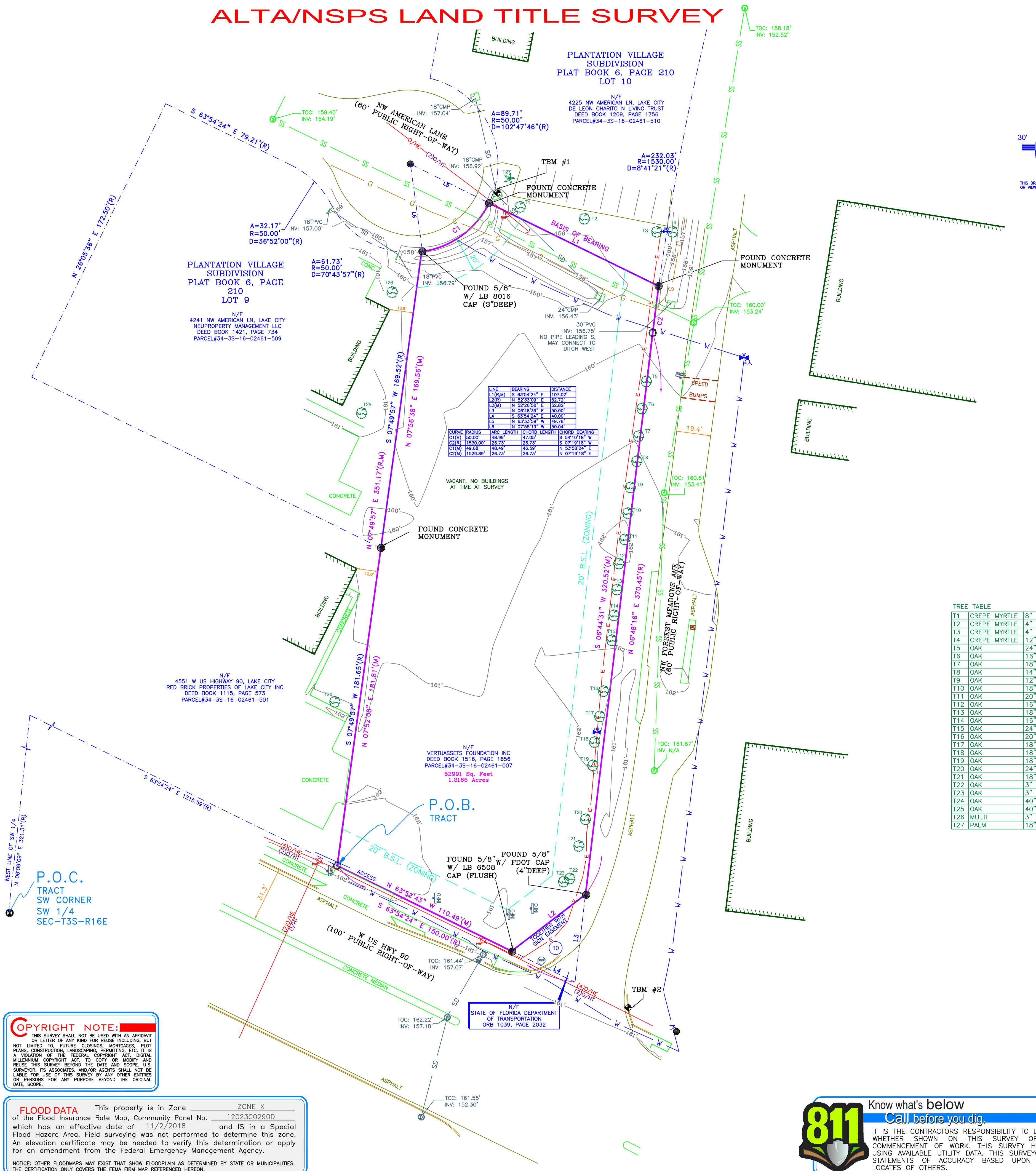
SS56756.DWG

PROFORMA

MICHAEL J. FELDBUSCH, PSM
FLORIDA REGISTRATION No. 7358
DATE OF CERTIFICATION 08/19/2024

NOT VALID WITHOUT THE ORIGINAL BASED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALTA/NSPS LAND TITLE SURVEY



SCALE: 1" = 30'

NORTH INDEX IS
DEED, (202412012354)

VICINITY MAP

NOT TO SCALE

STANDARD LEGEND

MONUMENT FOUND	POWERPOLE	SS- SAN, SEWER LINE
SET 5/8" W/ CAP	GUY WIRE	SEWER MANHOLE
U.S. SURVEYOR LB 8899	LIGHT POLE	GREASE TRAP
MAG NAIL FOUND	STREET LIGHT POLE	CLEAN OUT
MAG NAIL SET	ELEC. TRANSFORMER	STORM DRAIN MANHOLE
X MARK AS NOTED	R.R. SPIKE FOUND	STORM INLET
R.R. SPIKE SET	O/H/E OVERHEAD ELECTRIC	CATCH BASIN
BENCHMARK	ELECTRIC BOX	CURB INLET
CONC. R/W MARKER	ELECTRIC METER	TELEPHONE BOX
RECORD DATA	GENERATOR	TELEPHONE PEDestal
MEASURED DATA	WATER LINE	TELEPHONE VAULT
CALCULATED DATA	WATER MANHOLE	TELEPHONE MANHOLE
R/W RIGHT OF WAY	WATER VALVE	TELEPHONE POLE
BSL BACK SET LINE	HYDRANT	OVERHEAD TELEPHONE
RCP REINFORCED CONC PIPE	BACK FLOW PREVENTER	TELEPHONE MARKER
CMP CORRUGATED METAL PIPE	FIRE DEPARTMENT CONNECTION	CABLE TELEVISION
PVC PLASTIC PIPE	ROAD POLE	OVERHEAD CABLE
MTL METAL	LAND POLE	CABLE BOX
AGL ABOVE GROUND LEVEL	UNKNOWN MANHOLE	CABLE PEDestal
L/S LANDSCAPING	FROZEN MANHOLE	UNDERGROUND CABLE MARKER
FUEL TANK LID	UNKNOWN VAULT METAL	TELECOMMUNICATIONS MANHOLE
ROAD POLE	MAIL BOX	TELECOMMUNICATIONS PEDestal
UNKNOWN MANHOLE	BORE HOLE	TELECOMMUNICATIONS VAULT
GAS VALVE	MONITORING WELL	FIBER OPTIC VAULT
GAS METER		FIBER OPTIC VAULT
GAS MARKER		
GAS MANHOLE		
GAS LINE		
TRAFFIC POLE		
TRAFFIC MANHOLE		
TRAFFIC SIGNAL BOX		
TRAFFIC VAULT		
STOP SIGN		
MONITORING WELL		
SIGN		

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING: C1 (COMMERCIAL, INTENSIVE)

SETBACKS:-

-FRONT= 20'

-INTERIOR SIDE= NONE, EXCEPT WHERE A SIDE YARD IS PROVIDED, THEN A SIDE YARD OF AT LEAST 10' MUST BE PROVIDED

-CORNER SIDE= 20'; 35' FROM WETLANDS AND PERENNIAL STREAMS AND CREEKS.

-REAR= 15'; 35' FROM WETLANDS AND PERENNIAL STREAMS AND CREEKS

HEIGHT RESTRICTIONS:-

1. STRUCTURE HEIGHT FOR BUILDINGS SHALL BE REGULATED IN ACCORDANCE WITH CHAPTER 5 OF THE FLORIDA BUILDING CODE AND MINIMUM YARD REQUIREMENTS ESTABLISHED IN THESE LAND DEVELOPMENT REGULATIONS.

2. HEIGHT REQUIREMENTS FOR SIGNS SHALL BE AS ESTABLISHED IN SECTION 4.2.20.4(8); AND

3. HEIGHTS FOR STRUCTURES OTHER THAN BUILDINGS AND SIGNS SHALL BE REGULATED IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE FEDERAL AVIATION ADMINISTRATION CODES AND ANY REGULATIONS AND GUIDELINES AS MAY BE ESTABLISHED BY THE CITY AND/OR AIRPORT COMMITTEE OR AUTHORITY.

NO PARKING

RETAIL AND SERVICE ESTABLISHMENTS: 1 SPACE PER 150 SQUARE FEET OF NON-STORAGE FLOOR AREA

2. VERTICAL DATUM- NAVD 88, OPUS SOLUTION

3. BENCHMARK-
TBM 1- MAG NAIL, ELEV. 158.54'
TBM 2- MAG NAIL, ELEV. 161.69'4. NOTES REGARDING TABLE A ITEMS 16 & 17-
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS IN RECENT MONTHS.

NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.

5. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM A REPORT FURNISHED BY BLOODHOUND UTILITY LOCATORS.

6. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1=1200/5280 METERS, OR APPROXIMATELY 1=0.30480061 METERS)

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A1 NONE

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS, STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A2 NONE

RECORD CLOSURE 1:529.7

MEASURED CLOSURE 1:50,000

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.

THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: AUGUST 13, 2024

REVISION: DATE: , 2024

REVISION: DATE: , 2024

REVISION: DATE: , 2024

FIELD SURVEY: EV CAD: CB/KJW PLS REVIEW:



Know what's below

Call before you dig.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.