



**PLEASE FIND ATTACHED THE REPORT  
FOR THE FOLLOWING SITE**

BV Project #: **164758.23R000-001.389 [Version 3]**

Service: **Topographic Survey**

Site Name: **Take 5 Oil Change 2194 - FL**

Site Address: **2194 West US Highway 90**

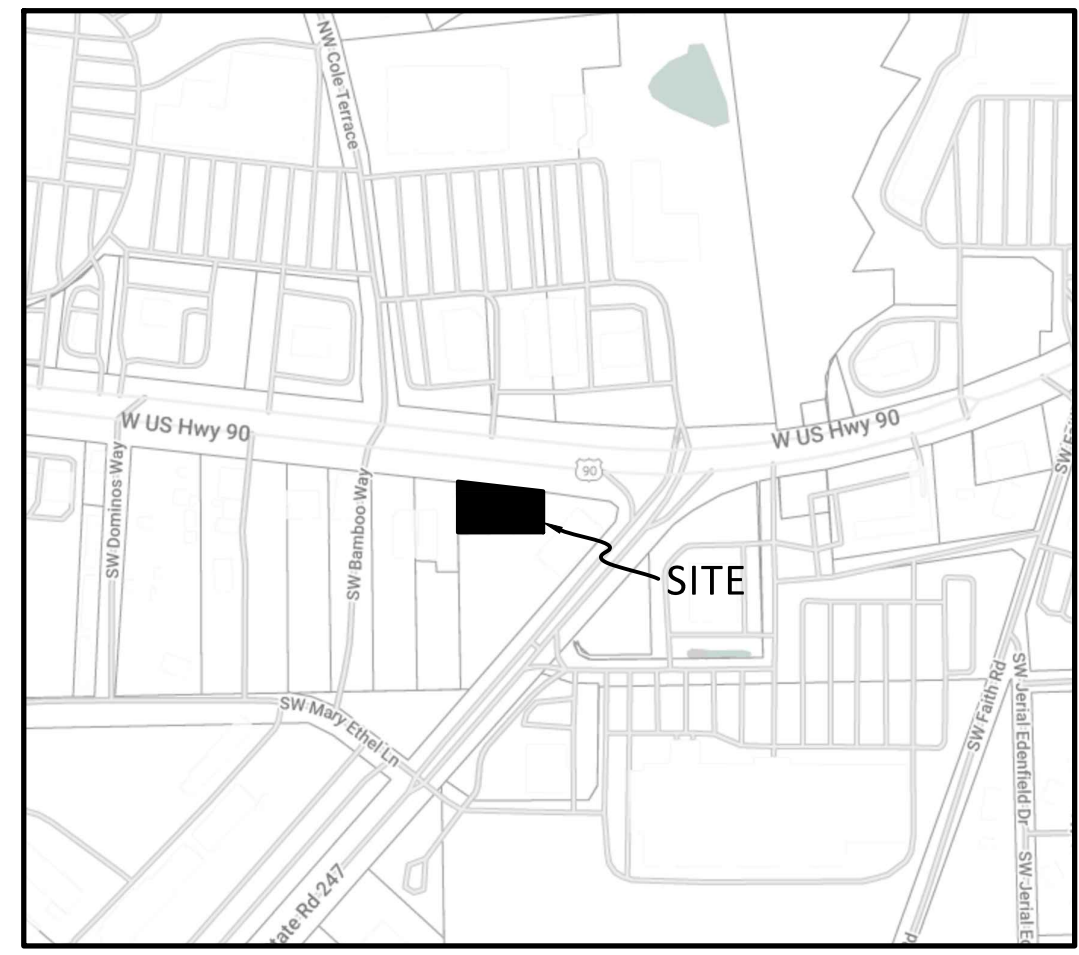
City/State: **Lake City/FL**

In order to ensure that all comments are addressed properly, please send them to **Alyssa Girtten** at **alyssa.girtten@bureauveritas.com**. Also, please place the BV Project # in the subject line for reference.

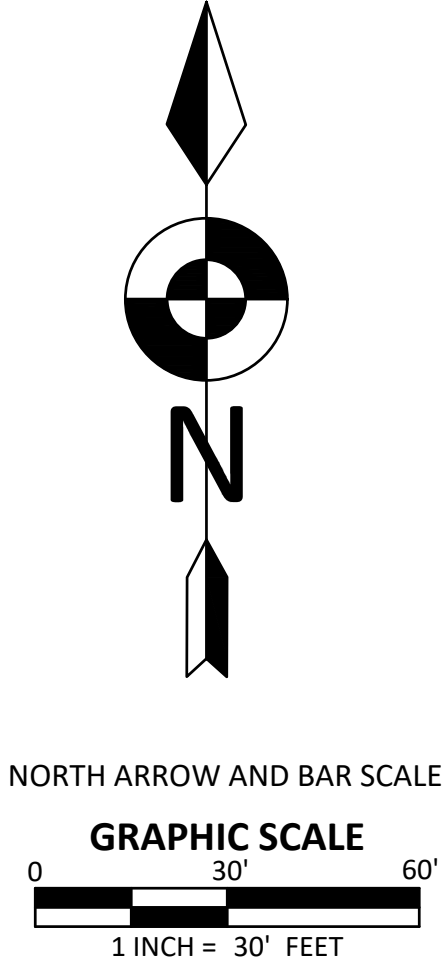
If you have any questions regarding this project, please contact **Cliff Stout** at **Cliff.Stout@bureauveritas.com**.

**GENERAL SURVEY NOTES:**

1. This survey was made in accordance with laws and/or Minimum Standards of Practice of the State of Florida.
2. The basis of bearing for this survey is the Southerly R/W line of U. S. Highway 90, Being: S84°37'21"E Assumed, as shown hereon.
3. The property described hereon is the same as the property described in Chicago Title Insurance Company's Commitment No. 11188376 with an effective date of June 26, 2023 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12023C0291D, with a date of identification of November 2, 2018, for Community No. 120070, in Columbia County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to W. U.S. Highway 90, a dedicated public street or highway.
6. The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
7. No evidence of current earth moving work, building construction or building additions was observed in the process of conducting the fieldwork.
8. Surveyor is not aware of any proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork.
9. No evidence of site use as a solid waste dump, sump or sanitary landfill in the process of conducting the fieldwork.
10. Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
11. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands. No delineated wetlands were observed in the process of conducting the fieldwork.
12. The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
13. With respect to adjoining properties, no division or party walls were observed.
14. Surveyor has not been provided any documentation of plottable offsite easements.
15. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 2909005GPS1, BEING: 159.76 FEET, (NAVD 1988), PUBLISHED BY FDOT (FLORIDA DEPARTMENT OF TRANSPORTATION).
16. The mapped features shown hereon are relative to Florida State Plane Coordinate System North Zone, NAD(83)-(2011)-(EPOCH 2010.0000), established per FDOT FPRN.
17. This survey was made on the ground and correctly shows the locations of all observed surface evidence of buildings, structures and other improvements situated on the premises. Except as shown, based on a surface inspection, there are no encroachments across the boundaries of the property.
18. With respect to adjoining properties, no division or party walls were observed.
19. Surveyor has not been provided any documentation of plottable offsite easements.
20. This survey was made on the ground and correctly shows the locations of all observed surface evidence of buildings, structures and other improvements situated on the premises. Except as shown, based on a surface inspection, there are no encroachments across the boundaries of the property.



VICINITY MAP



**RECORD LEGAL DESCRIPTION**

LOTS 2, 3, 4 AND 5, BLOCK A, WESTWOOD PARK, SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 45 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION EMBRACING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAME C.W. BROWN AND W.W. NIHISER, SURVEYORS, DATED JUNE 8, 1926, AND FILED IN THE OFFICIAL RECORDS OF THE COLUMBIA COUNTY CLERK OF CIRCUIT COURTS ON JULY 6, 1926; LESS AND EXCEPT THAT PORTION HERETOFORE ACQUIRED BY THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAYS.

**UTILITY CONTACTS**

SERVICE AREA:	UTILITY TYPE:	CONTACTS:	PHONE NUMBERS:
COMCAST CABLE COMMUNICATIONS	CATV	ANDREW SWEENEY	800-738-6898
HARGRAY OF FLORIDA D/B/A CLEARWATER FIBER	FIBER, TELEPHONE	ED HARDING	904-652-9934
FLORIDA POWER & ELECTRIC LIGHT-COLUMBIA	ELECTRIC	JOEL BRAY	386-586-6403
HARGRAY OF FLORIDA, INC	FIBER	MICHELLE RUSSOM	843-683-0250
CITY OF LAKE CITY	SEWER, WATER	BRAIN SCOTT	386-758-5492
LAKE CITY PUBLIC WORKS	TRAFFIC, GAS, SEWER, WATER	RICHARD MOODY	386-758-5492
LAKE CITY NATURAL GAS	GAS	DIANA HUNT	386-758-5405
A & T DISTRIBUTION	TELEPHONE	DINO FARRUGGIO	561-683-2729
TRAFFIC CONTROL DEVICES, INC	ELECTRIC, FIBER	DAVID NAGESSAR	904-693-9254

**LIST OF POSSIBLE ENCROACHMENTS**

WITHOUT EXPRESSING AN OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING POSSIBLE ENCROACHMENTS ARE NOTED. ADDITIONAL MATTERS MAY EXIST THAT ARE NOT INCLUDED IN THIS LIST.

- [A] - CURB CROSSES PROPERTY LINE

**TITLE COMMITMENT EXCEPTION NOTES**

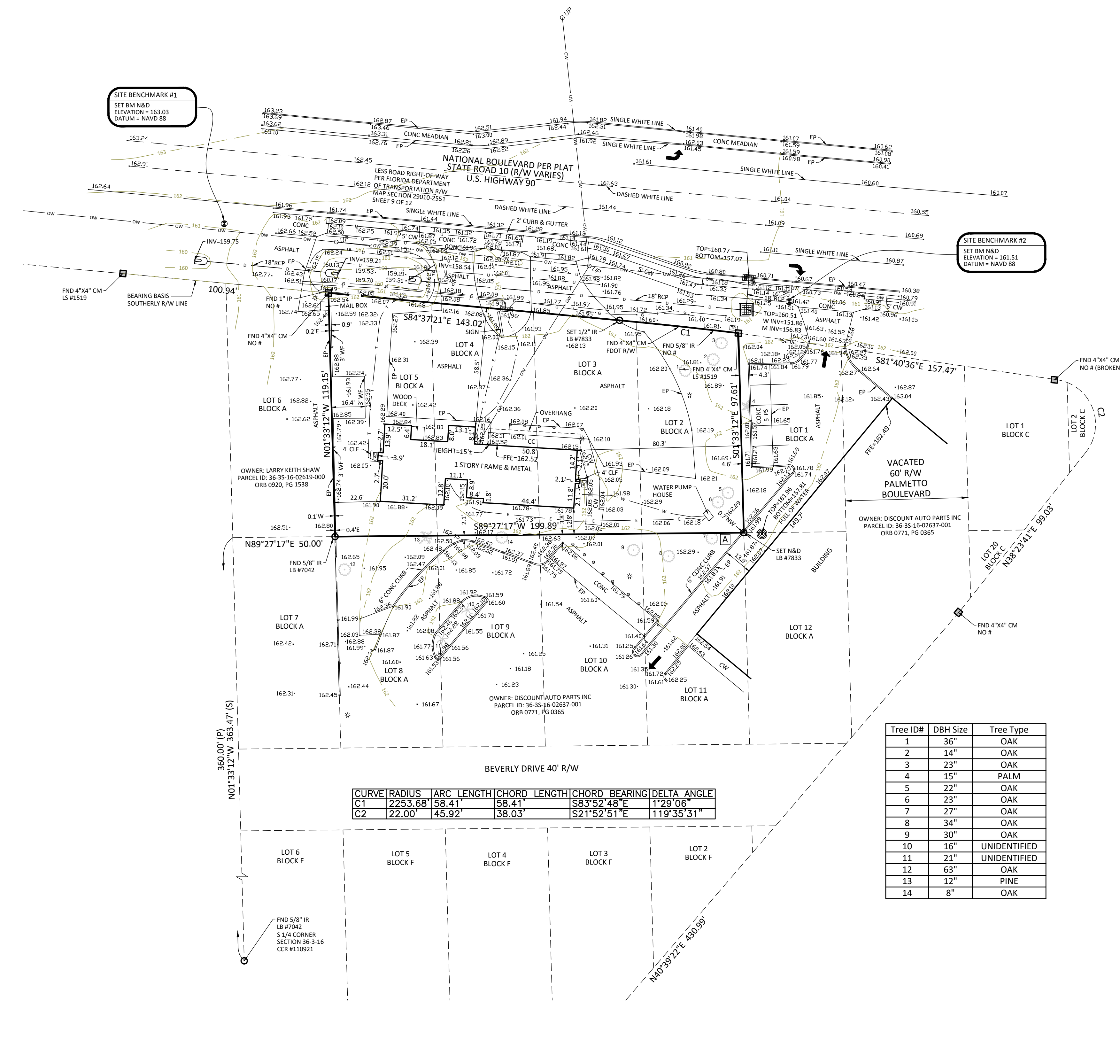
NO EXCEPTIONS LISTED IN CURRENT TITLE COMMITMENT

**ZONING INFORMATION**

(ZONING REPORT TO BE PROVIDED BY BUREAU VERITAS)

**LAND AREA**

21,722 SQUARE FEET OR 0.4987 ACRES, MORE OR LESS



**REVISIONS**

NO.	DESCRIPTION OF REVISIONS	DATE	BY

AC - AIR CONDITIONER	CM - CONCRETE MONUMENT	EP - EDGE OF PAVEMENT	IP - IRON PIPE	PC - POINT OF CURVATURE	R/W - RIGHT-OF-WAY	T - TRANSFORMER/JUNCTION BOX
BB - BOTTOM OF BANK	CMP - CORRUGATED METAL PIPE	FOOT - FLORIDA DEPARTMENT OF TRANSPORTATION	IR - IRON ROD	PCC - POINT OF COMPOUND CURVATURE	RS - RIGHT-OF-SIDEWAY	TR - TELEPHONE RISER
BH - BUILDING HEIGHT MEASUREMENT	CO - CLEAN OUT	FIRM - FLOOD INSURANCE RATE MAP	L - ARC LENGTH	PP - PER PLANS	SF - SANITARY LINE	TS - TRAFFIC SIGNAL BOX
BL - BACK FLOW PREVENTER	CONC - CONCRETE	FEE - FINISHED FLOOR ELEVATION	LB - LICENSED BUSINESS	PG - PAGE	SF - SQUARE FEET	TR - TELEVISION RISER
BS - BENCHMARK	COVD - COVERED	FM - FIRE HYDRANT	LP - LIGHT POLE	PPT - PRIVATE PROTECTED TREE	SP - STATE PLANE	TW - TRAFFIC SIGNAL WIRE
BZ - BOLLARD	CP - CONCRETE PAD	FM - FORCE MAIN LINE	LS - LICENSED SURVEYOR	POB - POINT OF BEGINNING	SD - SHOWN FOR DIRECTION ONLY	TYP - TYPICAL
C - BURIED ELECTRIC LINE	CW - CONCRETE WALKWAY	FD - FOUND	LSA - LICENSED SURVEYOR	POC - POINT OF COMMENCEMENT	SN - SIGN	U - UNKNOWN UTILITY
CA - CALCULATED	DB - DRAIN/RAIN LINE	F - FIBER OPTIC CABLE LINE	MS - METAL SHED	PRC - POINT OF REVERSE CURVATURE	SWF - STOCK WIRE FENCE	UE - UTILITY EASEMENT
CB - CALCULATED & MEASURED	DE - DRAINAGE EASEMENT	FIBER - FIBER OPTIC CABLE BOX	MIS - METAL SHED	PPS - PARKING SPACES	XSD - SPOT ELEVATION	UP - UTILITY POLE
CC - CONCRETE BLOCK WALL	DI - DOT INLET	G - GAS METER	MS - METAL SHED	PSM - PROFESSIONAL SURVEYOR & MAPPER	VEP - VITRIFIED CLAY PIPE	VFC - VITRIFIED CLAY PIPE
CD - COVERED CONCRETE	DW - DRIVEWAY	GF - GAS VALVE	MT - MITERED END SECTION	PT - POINT OF TANGENCY	VP - VINYL FENCE	VF - VINYL FENCE
CE - CERTIFIED CORNER RECORD	DN - DUMPSTER PAD	GAS - GAS METER	MON - MONITORING WELL	P - POLYVINYL CHLORIDE PIPE	W - WATER LINE	WL - WATER LINE
CF - CONCRETE FLUME	DR - DRIVEWAY	GM - GREASE TRAP MANHOLE	N - NAIL & DISK	PO - POINT OF BEGINNING	W - WOOD FENCE	WS - WOOD SHED
CH - CONCRETE HEADWALL	DN - DRAINAGE EASEMENT	GUY - GUY WIRE ANCHOR	NA - NORTH AMERICAN VERTICAL DATUM	POB - POINT OF BEGINNING	WV - WATER VALVE	WT - WATER VALVE
CL - CHAIN LINK FENCE	DW - DRIVEWAY	GM - GREASE TRAP MANHOLE	NAV - NATIONAL GEODETIC VERTICAL DATUM	PP - POINT OF BEGINNING	WV - WATER VALVE	WT - WATER METER
CM - CENTERLINE	DN - DRAINAGE EASEMENT	GS - GAS METER	NOT - NOT TO SCALE	PRC - POINT OF REVERSE CURVATURE	WV - WATER VALVE	WT - WATER METER
		GV - GAS VALVE	OR - OFFICIAL RECORDS BOOK	PT - POINT OF TANGENCY		
		GW - GUY WIRE ANCHOR	OW - OVERHEAD WIRE	Q - QUANTITY		
		HA - HANDICAP PARKING	INV - INVERT ELEVATION	R - CURVE RADIUS		
		HD - HIGH DENSITY POLYETHYLENE PIPE		REP - REINFORCED CONCRETE PIPE		
				RS - REUSE WATER LINE		
				RP - REUSE WATER METER		
				R - RAMP		

**ALTA/NSPS LAND TITLE SURVEY**

**ALTIMAX SURVEYING**  
Job Information

JOB NO. 906008  
CF NO. CLB-36-3-16-2  
FIELD DATE: 11/30/2023  
DRAWN BY: GLT

**RESPONSIBLE SURVEYOR CONTACT INFORMATION**

**ALTIMAX SURVEYING**  
910 BELLE AVENUE, SUITE 1100  
CASSELLBERRY, FL 32708  
407-677-0200  
LICENSED BUSINESS NO. 7833

James D. Bray PSM 6507  
James@altimaxsurveying.com

**SHEET 1 OF 1**

Survey Coordinated by:  
**Bureau Veritas**  
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Oklahoma City, OK 73114  
800-411-2010  
ALTA@bvna.com  
www.bvna.com  
BV Project No.: 164758.23R000-001.389  
BV Site No.: XXXXXXXX  
BV Site Name: TAKE 5 OIL CHANGE-LAKE CITY, FL  
Address: 2196 WEST US HIGHWAY 90 LAKE CITY, FL 32055