

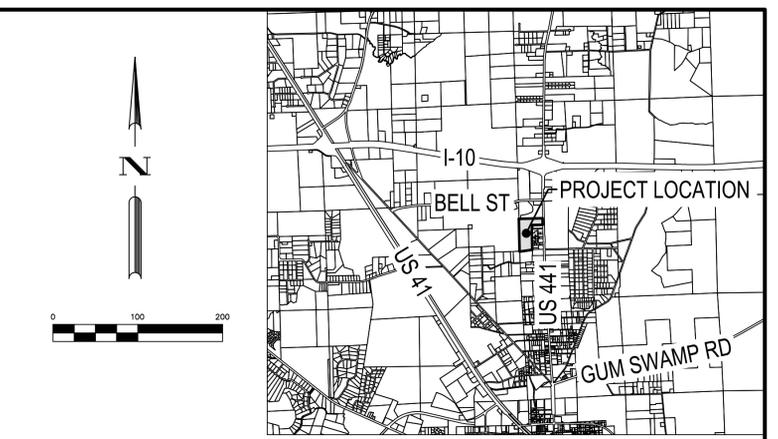
LEGEND

A.C.	AIR CONDITIONER
B.F.P.	BACK FLOW PREVENTER
BLDG.	BUILDING
C.C.P.R.	COLUMBIA COUNTY PUBLIC RECORDS
C.L.F.	CHAIN LINK FENCE
CMP.	CORRUGATED METAL PIPE
CONC.	CONCRETE
(D)	DEED
EW	EDGE OF WATER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
F.H.	FIRE HYDRANT
FND.	FOUND
F.O.M.	FIBER OPTIC MARKER
G.P.	GATE POST
H.W.F.	HOG WIRE FENCE
I.	IRON
(M)	MEASURED
M.H.	MANHOLE
MON.	MONUMENT
O.R.B.	OFFICIAL RECORD BOOK
PED.	PEDESTAL
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SAN.	SANITARY
S.N.S.	STREET NAME SIGN
SQ. FT.	SQUARE FEET
STM.	STORM
TEL.	TELEPHONE
TOB	TOP OF BANK
WLF	WETLAND FLAG
W.V.	WATER VALVE

FIRST AMERICAN TITLE INSURANCE COMPANY
 FILE NUMBER: 24-06030
 COMMITMENT DATE: MAY 5, 2025

ENCUMBRANCES:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. *NOT A SURVEY MATTER.*
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. *NOT A SURVEY MATTER.*
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. *VISIBLE IMPROVEMENTS ARE SHOWN.*
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. *NOT A SURVEY MATTER.*
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. *WATER BODIES WERE NOT FOUND.*
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. *NOT A SURVEY MATTER.*
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. *NOT A SURVEY MATTER.*
8. TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. *NOT A SURVEY MATTER.*
9. THE STANDARD EXCEPTION FOR ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS IS HEREBY DELETED. *NOT A SURVEY MATTER.*
10. REVERTER CLAUSE REGARDING SOUTH 20 FEET OF THE N 3/4 OF THE NW 1/4 OF NW 1/4 OF SAID SECTION 17 AS CONTAINED IN BOOK 88, PAGE 130. *AFFECTS PROPERTY, PLOTTED AS APPLICABLE.*
11. RIGHTS OF THE UNITED STATES GOVERNMENT TO THAT PART OF THE LAND, IF ANY, BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. *NOT A SURVEY MATTER.*
12. THE RIGHT, TITLE OR INTEREST, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE WATER ABUTTING THE LAND AND MOST INLAND OF ANY OF THE FOLLOWING: (A) THE NATURAL LINE OF VEGETATION; (B) THE MOST EXTREME HIGH WATER MARK; (C) THE BULKHEAD LINE, OR (D) ANY OTHER LINE WHICH WAS BEEN OR WHICH HEREAFTER MAY BE LEGALLY ESTABLISHED AS RELATING TO SUCH PUBLIC USE. *NOT A SURVEY MATTER.*
13. THE POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND LYING BELOW THE MEAN OR ORDINARY HIGH WATER LINE OF THE ABUTTING BODY OF WATER. *NOT A SURVEY MATTER.*
14. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED. *NOT A SURVEY MATTER.*
15. NOTWITHSTANDING THE FACE AMOUNT OF THIS POLICY, LIABILITY HERUNDER SHALL NOT EXCEED THE AMOUNT OF MONETARY LOSS ACTUALLY SUFFERED BY THE INSURED, SHOULD THE MOBILE HOME AS OF THE EFFECTIVE DATE OF THIS POLICY, AND THE OBLIGATION TO ESTABLISH ANY LOSS SHALL BE ON THE INSURED. *NOT A SURVEY MATTER.*
16. CONCURRENT RIGHTS OF OTHERS TO USE THE EASEMENT DESCRIBED IN SCHEDULE "A". (AS TO THE SOUTH 20 FEET OF N 3/4 OF NW 1/4 OR NW 1/4 OF SAID SECTION 17 TO BE USED AS ROAD RIGHT OF WAY). *AFFECTS PROPERTY, PLOTTED AS APPLICABLE.*
17. TERMS AND CONDITIONS OF EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). *NOT A SURVEY MATTER.*



NOTES:

1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE 'STANDARDS OF PRACTICE', AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
2. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE HORIZONTAL DATUM FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/11).
5. THE PROPERTY LIES IN ZONE "X" AND "A", AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR COLUMBIA COUNTY, FLORIDA AND INCORPORATED AREAS, MAP NUMBER 12023002850, REVISED NOVEMBER 2, 2018.
6. THIS SURVEY WAS PREPARED FOR THE PURPOSE OF SITE IMPROVEMENTS.
7. ALL DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET (GRID).
8. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, REFERENCING THE WEST LINE OF SECTION 17-T3S-R17E, HAVING A BEARING OF N 01°14'52" W. THE GEOMETRY OF THE BOUNDARY SHOWN IS BASED ON AN UNDATED SURVEY PERFORMED BY DAVID THOMAS.
9. THE WETLAND LIMITS WERE ESTABLISHED BY ENVIRONMENTAL RESEARCH AND TECHNOLOGY IN SEPTEMBER AND OCTOBER OF 2024.
10. THE DESCRIPTION'S PREAMBLE IS PER TITLE WHILE THE METES AND BOUNDS IS PER INTEGRITY TITLE SERVICES, LLC'S UNDERWRITER.

DESCRIPTION:

THE SOUTH 1/4 OF NW 1/4 OF NW 1/4, EXCEPT RIGHT OF WAY FOR US HIGHWAY NO. 441; THE WEST 1/2 OF SW 1/4 OF NW 1/4; AND THE SOUTH 20 FEET OF THE N 3/4 OF NW 1/4 OF NW 1/4 TO BE USED AS A ROAD RIGHT OF WAY, LESS AND EXCEPT THE EAST 15 FEET OF THE SOUTH 1145 FEET OF THE WEST 1/2 OF SW 1/4 OF NW 1/4. LYING AND BEING IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH A 1986 HARB SINGLEWIDE MOBILE HOME, I.D. NO. 10L19037 AND TITLE NO. 44073090, LOCATED ON THE PROPERTY.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; THENCE SOUTH 01°14'52" EAST, 872.23 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO THE NORTH LINE OF A 20 FOOT RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORDS BOOK 1509, PAGE 992, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 88°53'47" EAST, 1,285.47 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 441 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 29070-2510; THENCE SOUTH 01°25'00" EAST, 352.13 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 441 TO THE NORTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1041, PAGE 2165, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; ALSO BEING THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 17; THENCE SOUTH 88°42'36" WEST, 578.63 FEET ALONG SAID NORTH LINE OF O.R.B. 1041, PAGE 2165, TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 01°04'48" EAST, 186.68 FEET ALONG THE WEST LINE OF SAID PROPERTY, ALSO BEING THE EAST LINE OF THE W 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 17 TO AN THE NORTH RIGHT-OF-WAY LINE OF NW CASON PLACE AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 29070-2510; THENCE SOUTH 84°53'25" WEST, 15.04 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF NW CASON PLACE TO THE WEST RIGHT-OF-WAY LINE OF NW LAYTON WAY; THENCE SOUTH 01°03'50" EAST, 1,145.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF NW LAYTON WAY TO THE NORTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1459 PAGE 658, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA ALSO BEING THE SOUTH LINE OF SAID W 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 17; THENCE SOUTH 81°38'18" WEST, 693.99 FEET ALONG THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1459, PAGE 658 AND THE SOUTH LINE OF SAID W 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 17 TO THE WEST LINE OF SAID SECTION 17; THENCE NORTH 01°14'52" WEST, 1,774.42 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING, CONTAINING 32.33 ACRES MORE OR LESS.

TO: GATEWAY GROVE, LLC

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECT SUPERVISION AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 3, 2025.

JM SULLIVAN, PSM LS6889
 BGE, INC.
 10151 DEERWOOD PARK BLVD., BLDG. 200
 SUITE 200
 JACKSONVILLE, FL 32256
 TELEPHONE: (561) 559-2280



BGE, Inc.
 10151 Deerwood Park Blvd., Bldg. 200, Suite 200, Jacksonville, FL 32256
 Tel: 904-990-8383 • www.bgeinc.com
 Florida Licensed Surveying Firm No. LB8533

BOUNDARY SURVEY
32.33 ACRES
KEEN PROPERTY
SECTION 17-T3S-R17E
LAKE CITY
COLUMBIA COUNTY, FL

PARTY CHIEF:	S.P.	ISSUE DATE:	5/12/2025	SHEET 1
TECHNICIAN:	B.M.	SCALE:	1"=100'	
P.S.M.:	J.S.	JOB NUMBER:	13535	
FIELD BOOK NAME:	JAX1			
BASE FILE:	c:\00013535-00\sv			OF 1