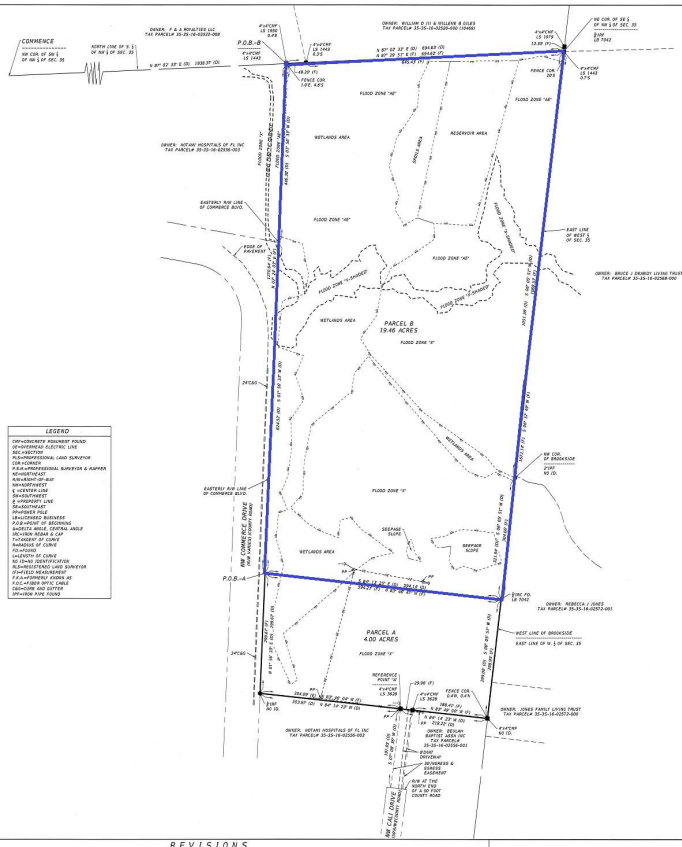
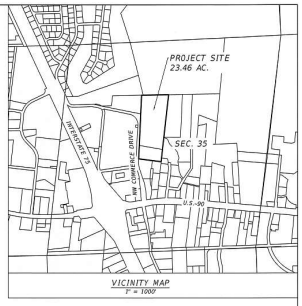


ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY
IN SECTION 35
TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



VICINITY MAP
1" = 1000'

LEGEND

CM=CONCRETE MONUMENT FOUND
OE=OVERHEAD ELECTRIC LINE
PC=POINT OF CURVE
PLS=PROFESSIONAL LAND SURVEYOR
COR=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
NE=NORTHEAST
SE=SOUTHEAST
NW=NORTHWEST
℄ =CENTER LINE
SW=SOUTHWEST
℄ =PROPERTY LINE
PT=POINT OF TANGENT
PP=POWER POLE
LB#=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING
Δ=DELTA ANGLE, CENTRAL ANGLE
PRM=PERMANENT REF. MKR
T=TANGENT OF CURVE
R=RADIUS OF CURVE
CH=CHORD
L=LENGTH OF CURVE
NO ID=NO IDENTIFICATION
RLS=REGISTERED LAND SURVEYOR
(F)=FIELD MEASUREMENT
(D)=DEED MEASUREMENT
F.O.C.=FIBER OPTIC CABLE
C&G=CURB AND GUTTER
IPP=IRON PIPE FOUND

DESCRIPTION:

PARCEL A:
COMMENCE at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 3 South, Range 16 East, Columbia County, Florida and run N.87°53'33"E. along the North line of the South 1/2 of the Northwest 1/4 a distance of 1938.37 feet; thence S.01°56'33"W. a distance of 648.30 feet to a point on the Easterly Right-of-Way line of Commerce Boulevard; thence continue S.01°56'33"W. along said Easterly Right-of-Way line of Commerce Boulevard a distance of 824.52 feet to the POINT OF BEGINNING; thence S.84°13'25"E. a distance of 594.14 feet to a point on the West line of BROOKSIDE, a subdivision recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida, being also the East line of the West 1/2 of Section 35; thence S.06°05'51"W along said West line of BROOKSIDE, being also said East line of the West 1/2 of Section 35 a distance of 299.00 feet; thence N.84°14'29"W. a distance of 218.22 feet to a point herein known as "Reference Point A"; thence continue N.84°14'29"W. a distance of 356.57 feet to a point on the Easterly Right-of-Way line of Commerce Boulevard; thence N.01°56'33"E. along said Easterly Right-of-Way line of Commerce Boulevard a distance of 299.87 feet to the POINT OF BEGINNING.

TOGETHER WITH: An Easement 30 feet in width for the purpose of ingress and egress lying 30 feet East of and adjacent to the following described line of reference: BEGIN at herein described "Reference Point A" and run S.07°08'36"W. 197.95 feet to a point on the Right-of-Way at the North end of a 60 foot County Road and the TERMINAL POINT of herein described line.

PARCEL B:
COMMENCE at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 3 South, Range 16 East, Columbia County, Florida and run N.87°53'33"E. along the North line of the South 1/2 of the Northwest 1/4 a distance of 1938.37 feet to the POINT OF BEGINNING; thence continue N.87°53'33"E. still along said North line of the South 1/2 of the Northwest 1/4 a distance of 694.43 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 35; thence S.06°05'51"W. along the East line of the West 1/2 of said Section 35 a distance of 1051.38 feet to the Northwest corner of BROOKSIDE a subdivision as recorded in Plat Book 3, Page 45 of the Public Records of Columbia County, Florida; thence continue S.06°05'51"W. along the East line of the West 1/2 of said Section 35 and the West line of said subdivision a distance of 933.34 feet; thence N.84°13'25"W a distance of 594.14 feet to a point on the Easterly Right-of-Way line of Commerce Boulevard; thence N.01°56'33"E along said Easterly Right-of-Way line of Commerce Boulevard a distance of 824.52 feet; thence continue N.01°56'33"E a distance of 648.30 feet to the POINT OF BEGINNING.

SCHEDULE B, SECTION 2 ITEMS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT#: 1157161 A1 EFFECTIVE DATE: OCTOBER 5, 2021

ITEM#	RECORDING DATA	DESCRIPTION	COMMENTS
B2-6	O.R.B. 104, PG. 116	Easement to Florida Power and Light Company	Unable to plot. Covers entire property.

NOTES:

1.) Monumentation is as shown and designated on the face of the plat.

2.) Boundary based on monumentation found in place, instruction by client, and prior survey by Donald F. Lee and Associates, Inc.

3.) Bearings based on State Plane Coordinates.

4.) Interior improvements shown were located by field ties.

5.) Underground encroachments, if present, were not located with this survey.

6.) This survey was made with a title search provided by Old Republic National Title Insurance Company Commitment#: 1157161, dated October 5, 2021.

7.) Date of field survey completion: November 2, 2021

8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within Flood Zone "X-SHADED", which according to said maps is the same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

The described parcel also lies partly within Flood Zone "AE", which according to said maps are areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

The described parcel also lies partly within Flood Zone "X", which according to said maps are all areas outside the 1-percent annual chance floodplain.

A base flood elevation (BFE) of 101.2 feet is shown on said FIRM maps (ref: Map No. 12023C0181D and 12023C0191D).

9.) Building Setbacks
Zone Commercial, General (CG): Front = 20 feet, Rear = 15 feet
Side = none, except where a side yard is provide, then a side yard of at least 5 feet must be provided.

CERTIFICATION:

To: The Grand Reserve at Pelham, LLC; Frazier & Frazier, P.A.; Trimcor, LLC; Old Republic National Title Insurance Company; and Eloise C. Turner, as Trustee of the Eloise C. Turner Family Trust and Eloise C. Turner, as Trustee of the Eloise C. Turner Trust (as to Parcel A); and Eloise C. Turner, as Trustee of the Eloise C. Turner Family Trust and Eloise C. Turner, Ltd., a Florida limited partnership, (as to Parcel B), all as their interests may appear

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, 3, 4 and 19 of Table A thereof. The fieldwork was completed on November 2, 2021.

Date of Plat or Map: November 5, 2021

R.S. Goodbread, P.S.M.
Florida Reg. No. 4093
DATE: 12/2/2021

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION
12/01/21	Changes per lawyers.		

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET

JOB NO. L211006TRI
CA# 29011

TRIMCOR, LLC

SHEET NO. 1

Alice Gelger 12/2/2021 1:43:33 PM X:\2021\L211006TRI\H.CADD\Survey\SURVRD01.dwg ALTA NFPS 24X36