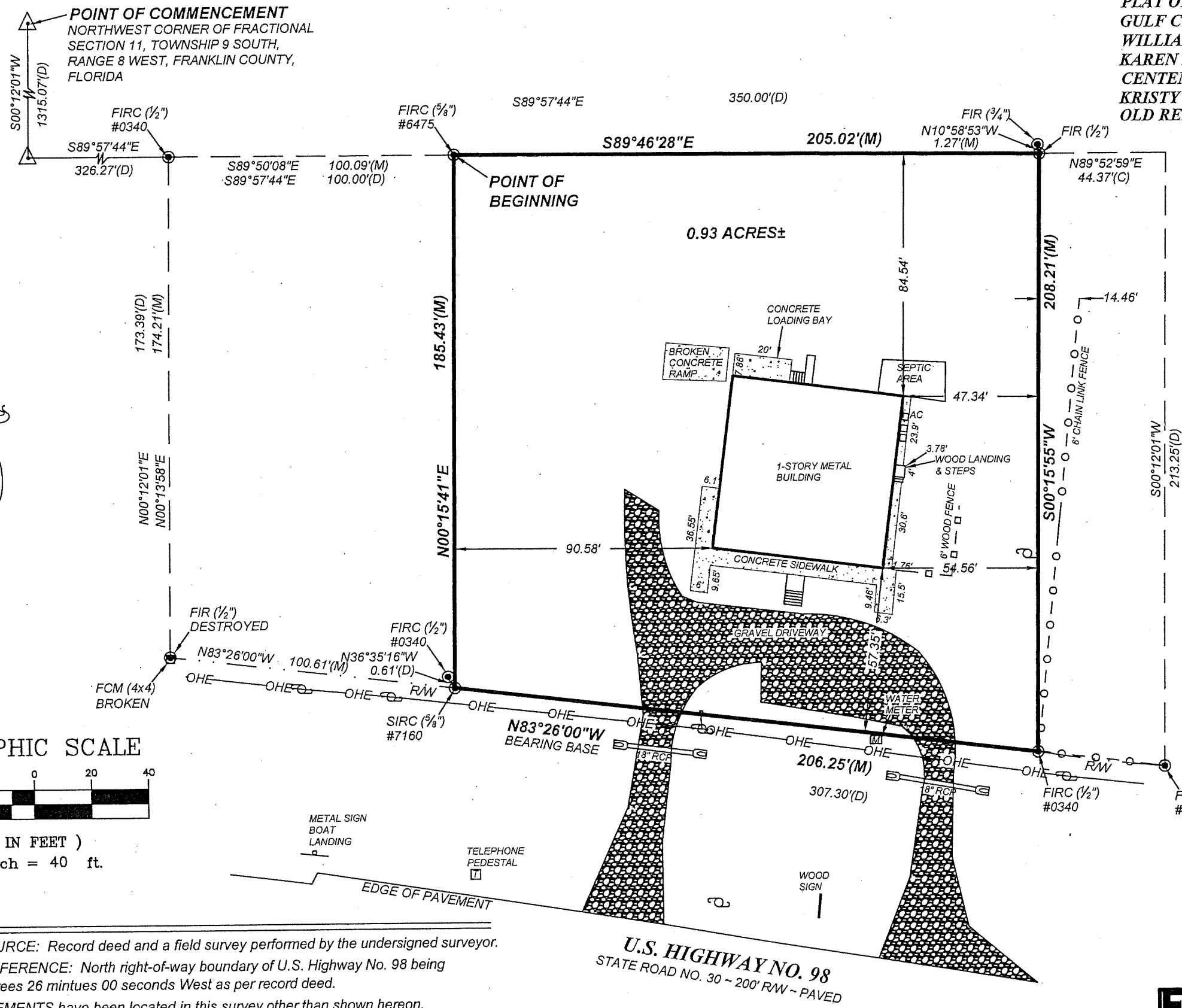


PLAT OF BOUNDARY SURVEY CERTIFIED TO:
GULF COAST CUSTOM CARTS, INC.,
WILLIAM L. CUMMINGS, II, PATRICK J. CUMMINGS,
KAREN P. CUMMINGS, KELLY S. CUMMINGS,
CENTENNIAL BANK,
KRISTY BRANCH BANKS, P.A.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LEGEND

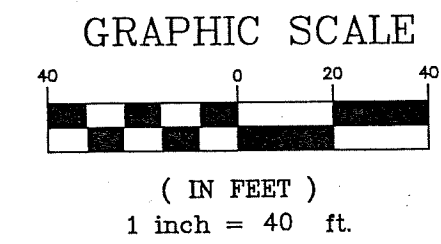
	POINT NOT SET OR FOUND
	RECORD PLAT
	RIGHT-OF-WAY
	MEASURED
	NOT TO SCALE
	SET 5/8\"/>
	FOUND CONCRETE MONUMENT
	FOUND IRON ROD AND CAP (5/8\"/>
	FOUND IRON ROD
	FOUND IRON PIPE
	FOUND CRIMPED IRON PIPE
	FOUND PINCHED IRON PIPE
	FOUND
	ROUND

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

James T. Roddenberry
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4261

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC.			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358			
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103			
LB # 7160			
DATE: 12/10/20	DRAWN BY: MD	N.B. XXX PG XX	COUNTY: FRANKLIN
FILE: 20957.DWG	DATE OF LAST FIELD WORK: 12/09/20	CHECKED BY:	JOB NUMBER: 20-957



NOTES:

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: North right-of-way boundary of U.S. Highway No. 98 being North 83 degrees 26 minutes 00 seconds West as per record deed.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for legal description.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "AE" (EL 13) as per Flood Insurance Rate Map Community Panel No. 120088 0509G index date: February 5, 2014, Franklin County, Florida.

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

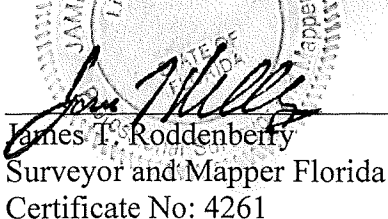
December 11, 2020

Legal Description of a 0.93 Acre Tract
Certified To: Gulf Coast Custom Carts, Inc.,
William L. Cummings, II, Patrick J. Cummings,
Karen P. Cummings, Kelly S. Cummings,
Centennial Bank,
Kristy Branch Banks, P.A.,
Old Republic National Title Insurance Company

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051/.052, Florida Administrative Code).

Commence at the Northwest corner of Fractional Section 11, Township 9 South, Range 8 West, Franklin County, Florida, thence run South 00 degrees 12 minutes 01 seconds West along the Westerly boundary of said Fractional Section 11 a distance of 1,315.07 feet, thence run South 89 degrees 57 minutes 44 seconds East 326.27 feet to an iron rod and cap (marked #0340), thence run South 89 degrees 50 minutes 08 seconds East 100.09 feet to an iron rod and cap (marked #6475) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 89 degrees 46 minutes 28 seconds East 205.02 feet to an iron rod, thence run South 00 degrees 15 minutes 55 seconds West 208.21 feet to an iron rod and cap (marked #0340) lying on the Northerly right-of-way boundary of U.S. Highway No. 98, thence run North 83 degrees 26 minutes 00 seconds West along said right-of-way boundary 206.25 feet to an iron rod and cap (marked #7160), thence leaving said right-of-way boundary run North 00 degrees 15 minutes 41 seconds East 185.43 feet to the POINT OF BEGINNING containing 0.93 acres more or less.

The undersigned, surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


James T. Roddenberry
Surveyor and Mapper Florida
Certificate No: 4261

20-957