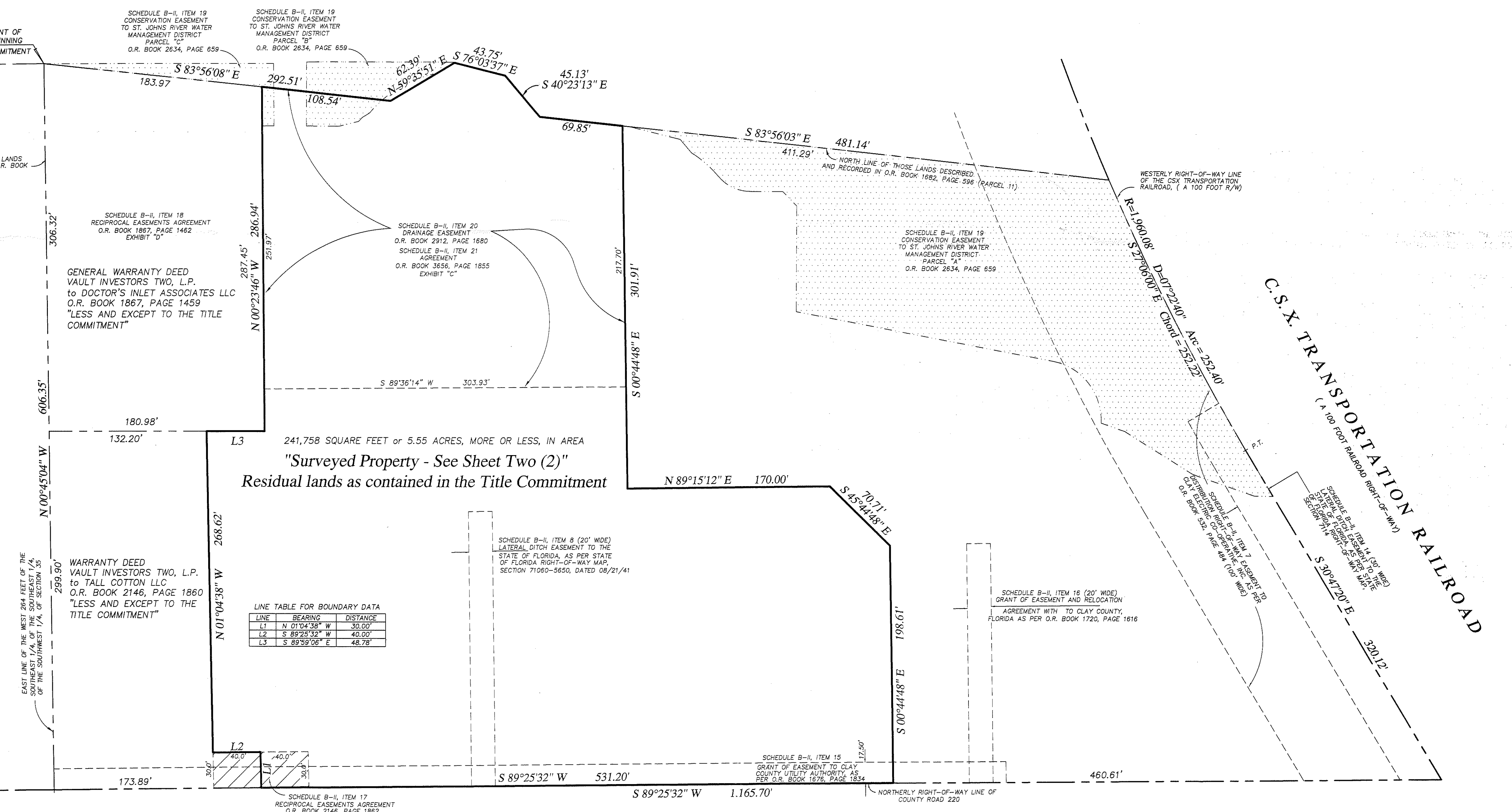


COLLEGE ROAD (ALSO KNOWN AS)
COUNTY ROAD No. 224
(A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY)

- Surveyor's Comments regarding the Schedule B-II Items
- Subject to an unrecorded easement to Clay Utility Authority dated July 14, 1997.
Surveyor's Comment: This Firm makes no comment regarding this item, as this unrecorded document was not provided to this Firm.
 - Distribution Right-of-Way Easement recorded in Official Records Book 532, Page 484.
Surveyor's Comment: This Easement is graphically shown on the face of the Survey, however it does NOT affect the "Surveyed Parcel".
 - Lateral Ditch Easement to the State of Florida per State of Florida Right-of-Way Map Section 71060-5650, dated August 21, 1941.
Surveyor's Comment: This Easement is graphically shown on the face of the Survey, however it does NOT affect the "Surveyed Parcel".
 - Grant of Easement recorded in Official Records Book 750, Page 620.
Surveyor's Comment: The "Surveyed Parcel", does NOT lie within the SW 1/4, of the NW 1/4, of Section 35, or lies west of County Road 224. Therefore this instrument does NOT affect the "Surveyed Property".
 - Grant of Easements for Regional Storm Water Management Facility recorded in Official Records Book 1659, Page 1858.
Surveyor's Comment: Exhibit "C" of this instrument apparently lies west of County Road C-224, Exhibit "D" of the instrument lies northerly of the Subject Property, therefore neither Exhibit affects the "Surveyed Property".
 - Outfall Ditch Easement Deed recorded in Deed Book 59, Page 290.
Surveyor's Comment: The copy of this instrument that was provided to this Firm is illegible, and therefore this Firm makes no comment regarding this item.
 - Drainage Easement recorded in Official Records Book 229, Page 453.
Surveyor's Comment: As per the description this easement lies west of County Road 224, and therefore does NOT affect the Subject Property.
 - Right-of-Way Easement recorded in Official Records Book 1625, Page 1512.
Surveyor's Comment: The "Surveyed parcel" does not lie within the SE 1/4, of the NW 1/4 of Section 35, therefore this instrument does NOT affect the "Surveyed Property".
 - Lateral Ditch Easements to the State of Florida per State of Florida Right-of-Way Map Section 7114.
Surveyor's Comment: This Easement is graphically shown on the face of the Survey, however it does NOT affect the "Surveyed Parcel".
 - Easement to Clay County Utility Authority dated July 14, 1997 and recorded in Official Records Book 1676, Page 1834.
Surveyor's Comment: This instrument does affect the "Surveyed Property", and is graphically shown on the face of this survey.
 - Grant of Drainage Easement and Relocation Agreement recorded in Official Records Book 1720, Page 1616.
Surveyor's Comment: This Easement is graphically shown on the face of the Survey, however it does NOT affect the "Surveyed Parcel".
 - Reciprocal Easements Agreement by and between Tall Cotton, LLC and Vault Investors Two, L.P. dated 12/23/2002 and recorded in Official Records Book 2146, Page 1862.
Surveyor's Comment: This instrument does affect the "Surveyed Property", and is graphically shown on the face of this survey.
 - Reciprocal Easements Agreement dated 06/06/2000 and recorded in Official Records Book 1867, Page 1462.
 - Conservation Easement dated 11/11/2005 and recorded in Official Records Book 2634, Page 659.
Surveyor's Comment: This instrument does affect the "Surveyed Property", and is graphically shown on the face of this survey.
 - Drainage Easement dated 06/12/2007 and recorded in Official Records Book 2912, Page 1880.
Surveyor's Comment: This instrument does affect the "Surveyed Property", and is graphically shown on the face of this survey.
 - Agreement by and between GS Realty Holdings, LLC and Vault Investors Two, LP dated 06/14/2014 and recorded in Official Records Book 3656, Page 1855.

JONATHAN B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

FIELD DATE: OCTOBER 15, 2021
MAP DATE: NOVEMBER 11, 2021
CAD FILE NAME: 53706 GRANGER MIDDLEBURG.Dwg
SCALE: 1" = 30'



- GENERAL NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 220, AS S 89°25'32" W, AS MONUMENTED AND AS DESCRIBED IN THAT LEGAL DESCRIPTION PROVIDED IN THE TITLE COMMITMENT REFERENCED HEREON.
 - THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS LIMITED ONLY TO THE ENTITIES LISTED ON THIS SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SURVEY SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
 - NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE NORTH AMERICAN VERTICAL DATUM OF 1988 IS THE CURRENT VERTICAL CONTROL DATUM OF ORTHOMETRIC HEIGHT ESTABLISHED FOR VERTICAL CONTROL SURVEYING IN THE UNITED STATES BASED UPON THE GENERAL ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983, AND USES THE MEAN SEA LEVEL HEIGHT, WHICH CALCULATES THE LOCATION OF THE GEOD (WHICH APPROXIMATES SEA LEVEL) FROM MODELED LOCAL GRAVITY.
 - THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.
 - UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINES) AND APPROVAL BY THE APPLICABLE GOVERNMENTAL AGENCIES IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.
 - EVERY ATTEMPT WAS MADE BY THIS FIRM TO CORRECTLY IDENTIFY THE TREES SHOWN HEREON BY SIZE AND SPECIES (I.E. HOOP PINE, LIVE OAK, ETC.). HOWEVER, THIS FIRM DOES NOT HAVE ON ITS STAFF A BOTANIST OR DENDROLOGIST, NOR DOES IT PRACTICE IN THE FIELD OF BOTANY OR DENDROLOGY, OR REPRESENTS ITSELF AS AN EXPERT IN TREE IDENTIFICATION, WHICH IS NOT A SURVEYING FUNCTION. THEREFORE, THERE MAY BE MIS-IDENTIFIED TREES SHOWN ON THIS SURVEY.

MAP SHOWING SURVEY OF
SURVEYOR'S NOTE: ONLY THOSE LANDS SHOWN HEREON AS "THE SURVEYED PROPERTY" WERE SURVEYED BY THIS FIRM, AS PER THE CONTRACT WITH THE CLIENT. (SEE SHEET TWO). ALL OF THE OTHER LANDS SHOWN HEREON REPRESENT A "SKETCH" ONLY, NOT AN ACTUAL FIELD SURVEY.
LEGAL DESCRIPTION AS CONTAINED IN THAT TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, JUNE 28, 2021 DATE: 09/28/2021 @ 8:00 AM

A parcel of land situated in Section 35, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:
Commence at the intersection of the easterly right-of-way line of County Road No. 224, a 100 foot right-of-way as now established and the northerly boundary of those lands described and recorded in Official Records Book 1353, page 398 of the public records of said county; thence North 89 degrees 24 minutes 51 seconds East, along said northerly boundary 886.43 feet to the easterly boundary of said lands described and recorded in Official Records Book 1353, page 398 and the point of beginning; thence South 83 degrees 56 minutes 08 seconds East, 292.51 feet; thence South 59 degrees 03 minutes 37 seconds East, 62.39 feet; thence South 40 degrees 23 minutes 13 seconds East, 45.13 feet; thence South 83 degrees 56 minutes 03 seconds East, 481.14 feet to the westerly right-of-way line of the CSX Transportation Railroad and the arc of a curve leading southeasterly, thence southeasterly, along said right-of-way line and along and around the arc of said curve, concave easterly and having a radius of 1960.08 feet, an arc distance of 252.40 feet, said arc being subtended by a chord bearing and distance of South 27 degrees 06 minutes 00 seconds East, 252.22 feet to the point of tangency of said curve, thence South 30 degrees 47 minutes 20 seconds East, continuing along said right-of-way line, 320.12 feet to the northerly right-of-way line of County Road No. 220; thence South 89 degrees 25 minutes 32 seconds West, along last said line, 1165.70 feet; thence North 00 degrees 45 minutes 04 seconds West, 606.35 feet to the point of beginning. Being 12.93 acres, more or less, in area.

LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY CONTAINED IN OFFICIAL RECORDS BOOK 1867, PAGE 1459, OFFICIAL RECORDS BOOK 2146, PAGE 1860 AND OFFICIAL RECORDS BOOK 2817, PAGE 1662

COUNTY ROAD No. 220
(A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY)

Prepared by:
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