

# BOUNDARY SURVEY / LOT SPLIT

LYING IN SECTION 19, TOWNSHIP 05 SOUTH,  
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

- LEGEND:
- O — OVERHEAD UTILITY LINE
  - X — WIRE FENCE LINE
  - — — EASEMENT LINE
  - — SET 1/2" REBAR & CAP (PSM 5582)
  - — FOUND 4" x 4" CONCRETE MONUMENT (PLS 1519)
  - — WOOD UTILITY POLE
  - — LEGAL DESCRIPTION DATA
  - — MEASURED DATA
  - PCB — POINT OF BEGINNING
  - PCP — POINT OF COMMENCEMENT
  - R/W — RIGHT OF WAY

LEGAL DESCRIPTION: (AS FURNISHED)  
COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 0°32'07" E ALONG THE WEST LINE OF SAID SE 1/4 OF NE 1/4 OF SECTION 19, A DISTANCE OF 355.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0°32'07" E ALONG SAID WEST LINE 332.34 FEET; THENCE N 89°27'49" E, A DISTANCE OF 748.03 FEET TO THE WEST LINE OF OAK DRIVE; THENCE N 10°31'30" W ALONG THE WEST LINE OF SAID OAK DRIVE, 337.44 FEET; THENCE S 89°27'49" W, 890.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.48 ACRES, MORE OR LESS.

PARCEL A: (BY THIS SURVEYOR)  
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFFORESTED SECTION 19; THENCE S 0°32'07" E, ALONG THE WEST LINE OF SAID SE 1/4 OF NE 1/4 OF SECTION 19, A DISTANCE OF 355.53 FEET TO A CONCRETE MONUMENT (PLS 1519); THENCE N 89°27'49" E, A DISTANCE OF 223.53 FEET TO A 1/2" REBAR AND CAP (PSM 5582) AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°27'49" E, A DISTANCE OF 174.24 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 0°32'11" E, A DISTANCE OF 250.00 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 89°27'49" W, A DISTANCE OF 174.24 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE N 0°32'11" W, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1.00 ACRE, MORE OR LESS.

SUBJECT TO; EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT OF WAYS OF RECORD, IF ANY.

PARCEL B: (BY THIS SURVEYOR)

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFFORESTED SECTION 19; THENCE S 0°32'07" E, ALONG THE WEST LINE OF SAID SE 1/4 OF NE 1/4 OF SECTION 19, A DISTANCE OF 355.53 FEET TO A CONCRETE MONUMENT (PLS 1519) AND THE POINT OF BEGINNING; THENCE S 0°29'45" E, ALONG SAID WEST LINE, A DISTANCE OF 332.34 FEET TO A CONCRETE MONUMENT (PLS 1519); THENCE N 89°28'21" E, A DISTANCE OF 748.03 FEET TO A CONCRETE MONUMENT (PLS 1519) ON THE WEST RIGHT OF WAY LINE OF SW WILLOWWOOD COURT (A 60 FOOT RIGHT OF WAY); THENCE N 10°32'12" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 337.58 FEET TO A CONCRETE MONUMENT (PLS 1519); THENCE DEPARTING SAID RIGHT OF WAY LINE, S 89°27'49" W, A DISTANCE OF 292.31 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 0°32'11" E, A DISTANCE OF 250.00 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 89°27'49" W, A DISTANCE OF 174.24 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE N 0°32'11" W, A DISTANCE OF 250.00 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 89°27'49" W, A DISTANCE OF 223.53 FEET TO THE POINT OF BEGINNING.  
CONTAINING 4.48 ACRES, MORE OR LESS.

SUBJECT TO; EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT OF WAYS OF RECORD, IF ANY.

PROPOSED EASEMENT: (BY THIS SURVEYOR)

A THIRTY FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFFORESTED SECTION 19; THENCE S 0°32'07" E, ALONG THE WEST LINE OF SAID SE 1/4 OF NE 1/4 OF SECTION 19, A DISTANCE OF 355.53 FEET TO A CONCRETE MONUMENT (PLS 1519); THENCE N 89°27'49" E, A DISTANCE OF 223.53 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE CONTINUE N 89°27'49" E, A DISTANCE OF 174.24 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 0°32'11" E, A DISTANCE OF 141.04 FEET TO THE POINT OF BEGINNING; THENCE S 84°23'51" E, A DISTANCE OF 58.02 FEET; THENCE S 85°48'38" E, A DISTANCE OF 153.50 FEET; THENCE N 79°27'48" E, A DISTANCE OF 115.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SW WILLOWWOOD COURT (A 60 FOOT RIGHT OF WAY); THENCE S 10°32'12" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S 79°27'48" W, A DISTANCE OF 118.27 FEET; THENCE N 89°48'36" W, A DISTANCE OF 163.08 FEET; THENCE N 64°25'51" W, A DISTANCE OF 49.80 FEET; THENCE N 0°32'11" W, A DISTANCE OF 33.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.688 SQUARE FEET, MORE OR LESS.

SUBJECT TO; EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT OF WAYS OF RECORD, IF ANY.

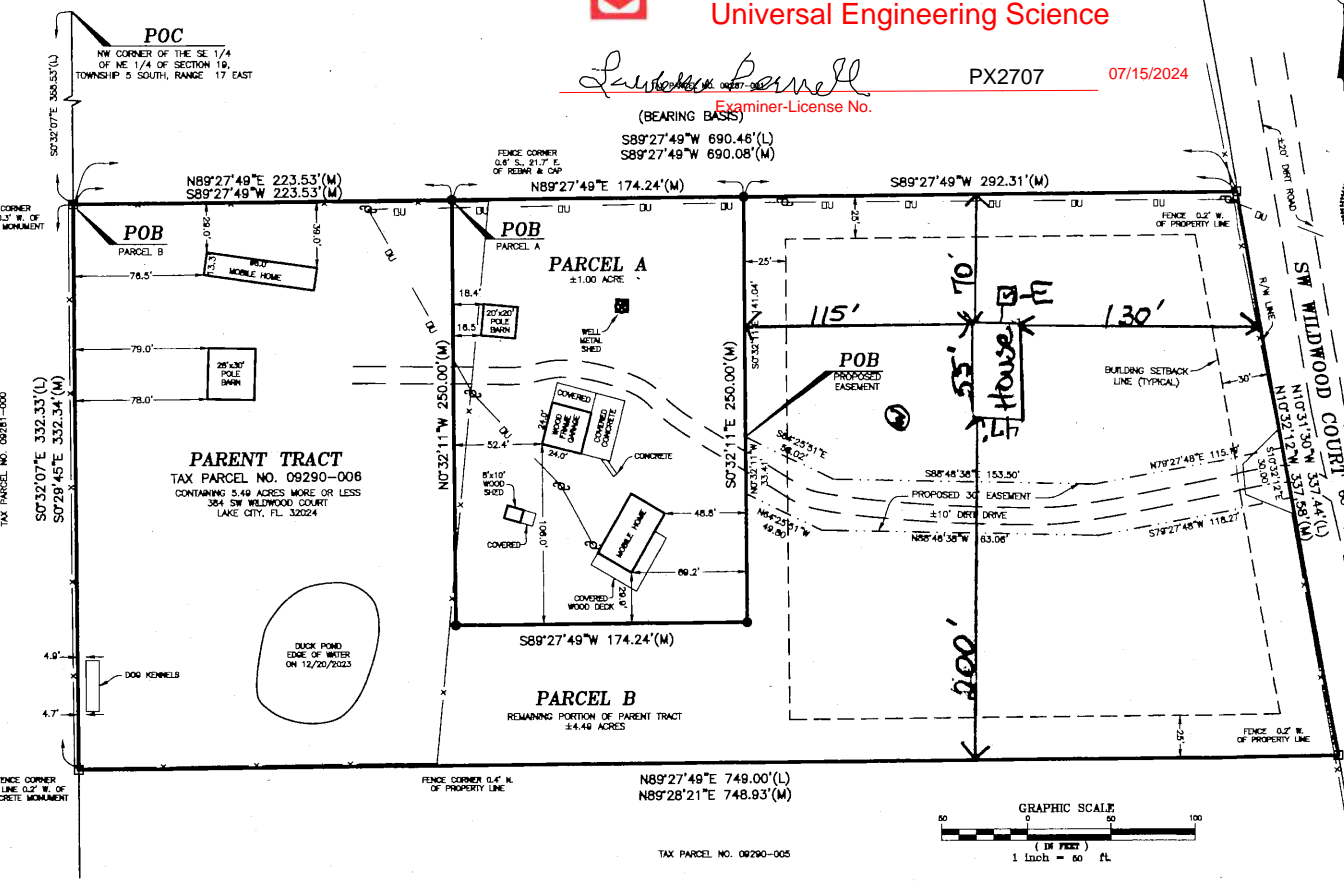


Review for Code Compliance  
Universal Engineering Science

*James E. Bernell*  
Examiner-License No.

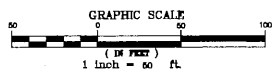
PX2707 07/15/2024

S89°27'49" W 690.46' (L)  
S89°27'49" W 690.08' (M)



FLOOD NOTE:  
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 1202300540C FOR COLUMBIA COUNTY, FLORIDA, EFFECTIVE DATE FEBRUARY 4, 2009, FOR COLUMBIA COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120070 PANEL NUMBER 00395 SUFFIX C.

- SURVEYOR NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM AN ASSUMED BEARING OF S89°27'49" W, ALONG THE NORTH LINE OF THE SUBJECT PARCEL.
  2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENDOURAGE.
  4. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.



2/29/24 REVISED LEGAL DESCRIPTION  
 DRAWN BY: JLB  
 DATE: 12/20/2023  
 2575 NW 83 AV NW, SUITE 100, COLUMBIA COUNTY, FLORIDA 32643  
 JOB NO. 000-33  
 PHONE: (352) 371-7707 EMAIL: JLB@UNIVERSALENGINEERINGSCIENCE.COM  
 SHEET 1 OF 1

CERTIFIED TO:  
 BLAKE KING AND PAIGE KING  
 JAMES E. BERNELL  
 JAMES E. BERNELL  
 PROFESSIONAL SURVEYOR  
 P.L.A. LICENSE NO. PX2707

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL INKED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEYOR'S SEAL IS A REGISTERED TRADEMARK OF UNIVERSAL ENGINEERING SCIENCE, INC. THE SIGNATURE OF A SURVEYOR EMPLOYED BY UNIVERSAL ENGINEERING SCIENCE, INC. IS VALID ONLY IF IT IS THE SIGNATURE OF THE SURVEYOR EMPLOYED BY UNIVERSAL ENGINEERING SCIENCE, INC. AT THE TIME OF THE SURVEY. UNIVERSAL ENGINEERING SCIENCE, INC. IS A PROFESSIONAL CORPORATION UNDER THE CHAPTER 480, FLORIDA STATUTES, AND CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE. BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE.

Site Plan