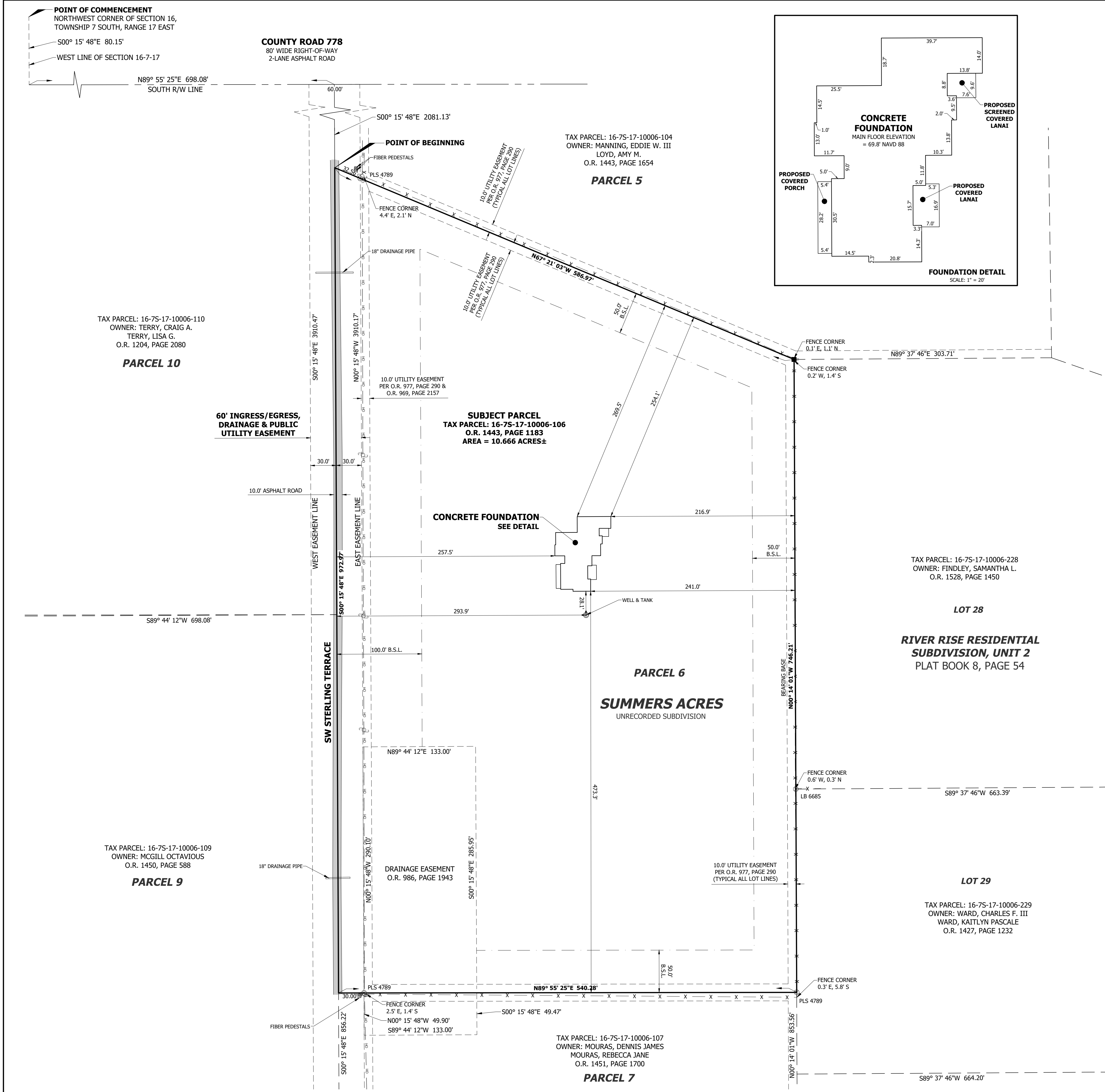




SUBJECT PARCEL DESCRIPTION (O.R. 1143, PAGE 1183)

PARCEL 6
A PARCEL OF LAND IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT 'SRD' AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST AND RUN THENCE SOUTH 00°15'48" EAST, ALONG THE WEST LINE OF SAID SECTION 16, 80.15 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT 'SRD' ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 778 (80 FOOT RIGHT OF WAY); THENCE NORTH 89°55'25" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 698.08 FEET TO A SET 1/2" REBAR AND CAP 'PLS 4789'; THENCE SOUTH 00°15'48" EAST, 2081.13 FEET TO A SET 1/2" REBAR AND CAP 'PLS 4789' AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15'48" EAST, 972.97 FEET TO A SET 1/2" REBAR AND CAP 'PLS 4789'; THENCE NORTH 89°55'25" EAST, 540.28 FEET TO A SET 1/2" REBAR AND CAP 'PLS 4789'; THENCE NORTH 00°14'01" WEST, 746.21 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT 'PSM 5757'; THENCE NORTH 67°21'03" WEST, 586.97 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS PARCEL 6, SUMMERS ACRES, AN UNRECORDED SUBDIVISION,

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND PUBLIC UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT 'SRD' AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST AND RUN THENCE SOUTH 00°15'48" EAST, ALONG THE WEST LINE OF SAID SECTION 16, 80.15 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT 'SRD' ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 778 (80 FOOT RIGHT OF WAY); THENCE NORTH 89°55'25" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 698.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°15'48" EAST, 3910.47 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH 89°38'29" EAST, ALONG SAID SOUTH LINE, 60.00 FEET; THENCE NORTH 01°15'48" WEST, 3910.17 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 778; THENCE SOUTH 89°55'25" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE EAST LINE OF THE SUBJECT PARCEL AS BEARING S00° 14' 01"E AS CALLED FOR IN THE SUBJECT PARCEL DESCRIPTION.

2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 9, 2026.

3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. ALL MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.

5. PROPERTY LINE TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

6. THE SUBJECT PARCEL ADDRESS IS: 551 SW STERLING TERRACE, HIGH SPRINGS, FL 32643.

7. BUILDING SETBACK LINES DEPICTED HEREON ARE PER RESTRICTIONS RECORDED IN O.R. 987, PAGE 2277. DRAINAGE EASEMENT DEPICTED HEREON ARE PER RESTRICTIONS RECORDED IN O.R. 986, PAGE 1943.

FLOOD ZONE NOTE

THE HEREON DESCRIBED SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE X ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12023C0513C DATED FEBRUARY 4, 2009.

TITLE COMMITMENT NOTES

THIS SURVEY MAP DEPICTS THE LOCATION OF RECORDED ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS LISTED IN SCHEDULE B-2 OF THE TITLE COMMITMENT, COMMITMENT NUMBER 26-300, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JUNE 4, 2026.

ITEMS 1-5 & 9-11 - NOT THE TYPE TO BE PLOTTED ON SURVEY.

ITEMS 6 - O.R. 967, PAGE 2277 & O.R. 986, PAGE 1943 - SUBJECT PARCEL IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS IN SAID DOCUMENTS. EASEMENTS AND BUILDING SETBACK LINES PLOTTED HEREON.

ITEMS 7 - O.R. 969, PAGE 2157 - 10' CLAY ELECTRIC EASEMENT EACH SIDE OF POWER LINES. PLOTTED HEREON. AFFECTS SUBJECT PARCEL.

ITEMS 8 - O.R. 977, PAGE 290 - 10' CLAY ELECTRIC EASEMENT PLOTTED HEREON ALONG ALL LOT LINES. AFFECTS SUBJECT PARCEL.

LEGEND

■ INDICATES 4"x4" CONCRETE MONUMENT FOUND STAMPED PLS 5757

⊗ INDICATES 5/8" REBAR & CAP FOUND STAMPED AS NOTED

O.R. INDICATES OFFICIAL RECORDS BOOK

ID INDICATES IDENTIFICATION

R/W INDICATES RIGHT-OF-WAY

(M) INDICATES MEASURED DATA WHEN DIFFERENT THAN DEED

B.S.L. INDICATES BUILDING SETBACK LINE

NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988

⊙ INDICATES WOOD POWER POLE

— OH — INDICATES OVERHEAD WIRES

— X — INDICATES 4" FENCE

CERTIFIED TO:

1. ASHLEY CRISTELLI
2. GRUNDER & PETTEWAY, P.A.
3. FIDELITY NATIONAL TITLE INSURANCE COMPANY
4. CAMPUS USA CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
5. ALACHUA TITLE SERVICES, LLC

David W

Stoneypher

er

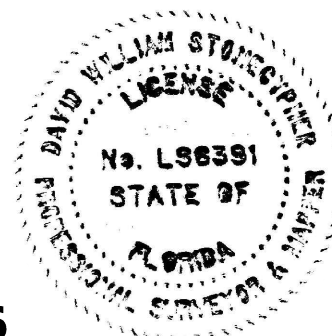
Digitally signed by

David W

Stoneypher

Date: 2026.09.21

15:31:15 -0400'



FOUNDATION SURVEY DATED 9-10-26

STONECYPHER SURVEYING INC.

1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601

Tel.: (352) 379-0948

Email: dws@stone-survey.com

WWW.STONE-SURVEY.COM

Professional Surveying & Mapping Certificate of Authorization

No.: LB 7810

BOOK/PAGE

/

This map prepared by:

David W. Stoneypher

9-21-2026

DRAWN

HRJ

DAVID W. STONEYCYPHER

PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391

CHECKED

DWS

DRAWING #

Amira.Cristelli-2.survey.dwg

BOUNDARY SURVEY

COLUMBIA COUNTY TAX PARCEL: 16-7S-17-10006-106

IN SECTION 17, TOWNSHIP 7 SOUTH, RANGE 17 EAST

551 SW STERLING TERRACE, HIGH SPRINGS, FL 32643

SHEET #

1 OF 1