

SUBJECT PARCEL LEGAL DESCRIPTION
LOT 6, SOUTHLAND TRAILS UNRECORDED

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 21; THENCE RUN S01° 05' 04"E, FOR A DISTANCE OF 1992.47 FEET TO A SET 1/2" IRON ROD, STAMPED L.B. 6894; THENCE RUN S88° 31' 14"W, FOR A DISTANCE OF 1322.83 FEET TO A SET 1/2" IRON ROD, STAMPED L.B. 6894 AND THE POINT OF BEGINNING; THENCE S01° 05' 11"S, FOR A DISTANCE OF 662.96 FEET TO A SET 1/2" IRON ROD, STAMPED L.B. 6894; THENCE RUN S88° 31' 14"W, FOR A DISTANCE OF 666.06 FEET TO A SET 1/2" IRON ROD, STAMPED L.B. 6894; THENCE N01° 05' 11"W, FOR A DISTANCE OF 662.96 FEET TO A SET 1/2" IRON ROD, STAMPED L.B. 6894; THENCE RUN N88° 31' 14"E, FOR A DISTANCE OF 666.06 FEET TO THE POINT OF BEGINNING.

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

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 21; THENCE S01° 05' 06"E, FOR A DISTANCE OF 3988.43 FEET TO A CONCRETE MONUMENT, STAMPED L.B. 2392; THENCE S88° 39' 46"W, FOR A DISTANCE OF 1322.79 FEET TO A CONCRETE MONUMENT, STAMPED L.B. 2392 FEET AND THE POINT OF BEGINNING; THENCE S88° 54' 49"W, FOR A DISTANCE OF 30.00 FEET; THENCE N01° 05' 11"W, FOR A DISTANCE OF 636.12 FEET; THENCE S88° 31' 14"W, FOR A DISTANCE OF 636.06 FEET; THENCE N01° 05' 11"W, FOR A DISTANCE OF 60.00 FEET; THENCE N88° 31' 14"E, FOR A DISTANCE OF 636.06 FEET; THENCE N01° 05' 11"W, FOR A DISTANCE OF 1266.35 FEET; THENCE S88° 31' 14"W, FOR A DISTANCE OF 636.06 FEET; THENCE N01° 05' 11"W, FOR A DISTANCE OF 60.00 FEET; THENCE N88° 31' 14"E, FOR A DISTANCE OF 1327.48 FEET; THENCE S01° 05' 11"E, FOR A DISTANCE OF 60.00 FEET; THENCE S88° 31' 14"W, FOR A DISTANCE OF 631.43 FEET; THENCE S01° 05' 11"E, FOR A DISTANCE OF 1266.35 FEET; THENCE N88° 31' 14"E, FOR A DISTANCE OF 631.43 FEET; THENCE S01° 05' 11"E, FOR A DISTANCE OF 60.00 FEET; THENCE S88° 31' 14"W, FOR A DISTANCE OF 631.43 FEET; THENCE S01° 05' 11"E, FOR A DISTANCE OF 606.40 FEET; THENCE N88° 39' 46"E, FOR A DISTANCE OF 30.00 FEET; THENCE S01° 04' 52"E, FOR A DISTANCE OF 1337.83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD BELLAMY ROAD (60' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE S87° 54' 25"W, FOR A DISTANCE OF 59.86 FEET; THENCE N01° 05' 16"W, FOR A DISTANCE OF 1308.62 FEET TO THE POINT OF BEGINNING.

ALSO SUBJECT TO: ALL LOTS SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY EASEMENT PARALLEL WITH AND ALL LOT LINES AND INGRESS & EGRESS EASEMENTS.

SURVEYOR'S NOTES

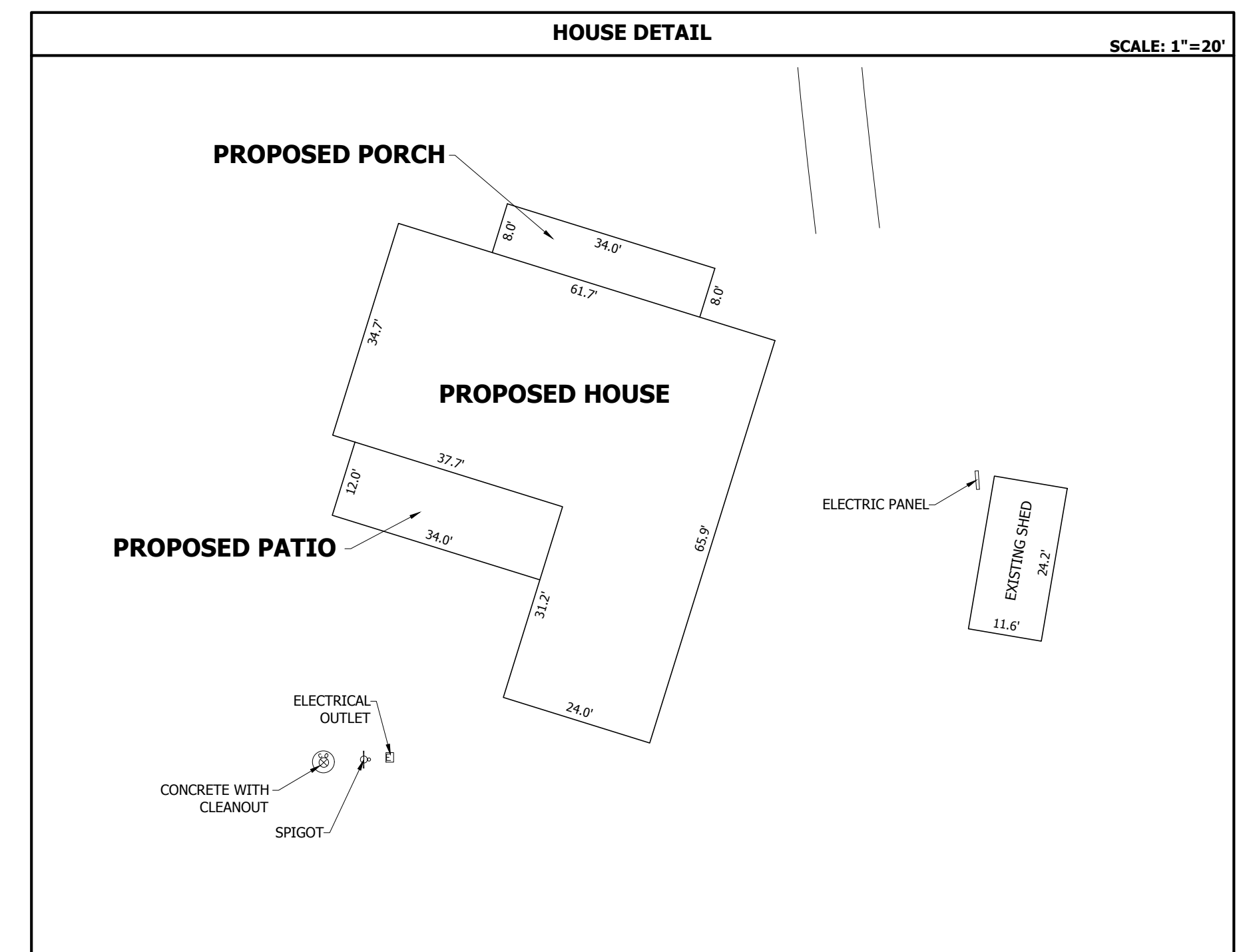
1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE NORTH LINE OF THE SUBJECT PARCEL DEPICTED HEREON AS BEARING N88° 31' 14"E.
2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED NOVEMBER 29, 2021.
3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
5. MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
6. THE PROPERTY ADDRESS OF THE SUBJECT PARCEL IS: 166 SW SUGAR BEAR GLEN, FORT WHITE, FL 32038.
7. 60 FOOT INGRESS/EGRESS & UTILITY EASEMENT CONTINUES SOUTHERLY TO THE NORTH RIGHT-OF-WAY LINE OF OLD BELLAMY ROAD (60' RIGHT-OF-WAY) AND IS NOT FULLY SHOWN ON THE MAP HEREON.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

FLOOD ZONE NOTE

THE HEREON DESCRIBED SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12023C0460C DATED FEBRUARY 04, 2009.

LEGEND

- INDICATES 1/2" REBAR FOUND NO CAP & NO IDENTIFICATION
- ⊗ INDICATES 1/2" REBAR & CAP FOUND STAMPED PSM 5582
- O.R. INDICATES OFFICIAL RECORDS BOOK
- (D) INDICATES PLAT DATA WHEN DIFFERENT THAN MEASURED
- - - - INDICATES 4' WIRE FENCE



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No.: LB 7810

BOOK/PAGE	40/58	This map prepared by:	DAVID W. STONECYPHER	SCALE	1"=50'
DRAWN	HRJ	DATE	12-1-2021	DATE	NOVEMBER 29, 2021
CHECKED	DWS	PROJECT #	PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391	PROJECT #	21-0154
BOUNDARY SURVEY					
OF COLUMBIA COUNTY TAX PARCEL: 02-65-15-00504-106					
PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 15 EAST					
DRAWING #	Creasey_survey.dwg	SHEET #	1 OF 1		