

**SUBJECT PARCEL DESCRIPTION**  
**LOT 1 OF RIVER RISE RESIDENTIAL, SUBDIVISION UNIT 1, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 51, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

**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.

- LEGEND**
- INDICATES 5/8" REBAR & CAP FOUND STAMPED "LB 6683"
  - INDICATES 4"x4" CONCRETE MONUMENT FOUND NO I.D.
  - ▲ INDICATES NAIL & DISK FOUND NO I.D.
  - O.R. INDICATES OFFICIAL RECORDS BOOK
  - I.D. INDICATES IDENTIFICATION
  - U.E. INDICATES PUBLIC UTILITIES EASEMENT
  - B.S.L. INDICATES BUILDING SETBACK LINE
  - R/W INDICATES RIGHT-OF-WAY
  - (P) INDICATES PLAT DATA WHEN DIFFERENT THAN MEASURED
  - NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988

R = RADIUS  
 Δ = CENTRAL ANGLE  
 L = ARC LENGTH  
 CB = CHORD BEARING  
 CD = CHORD DISTANCE

**CERTIFIED TO:**  
 1. JAMES LARRY HICKS AND CYNTHIA KAY HICKS  
 2. CAMPUS USA CREDIT UNION

**PLOT PLAN**

**STONECYPHER SURVEYING INC.**

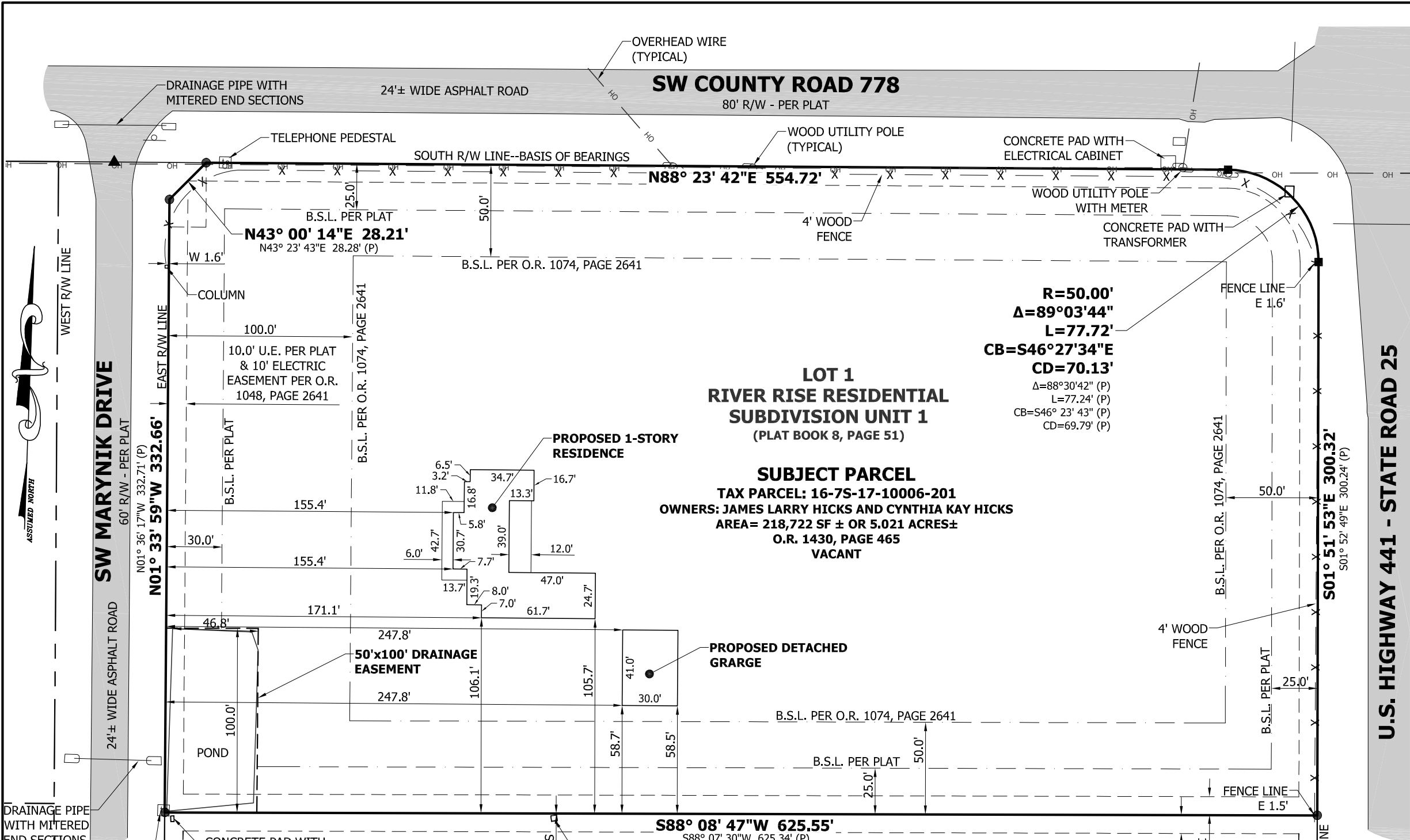
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601  
 Tel.: (352) 379-0948  
 E-mail: dws@stone-survey.com  
 Professional Surveying & Mapping  
 Certificate of Authorization No.: LB 7810

BOOK/PAGE	35/63	SCALE	1"=60'
DRAWN	MRJ	DATE	JUNE 21, 2021
CHECKED	DWS	PROJECT #	21-0072

**BOUNDARY SURVEY**  
**COLUMBIA COUNTY TAX PARCEL: 16-7S-17-10006-201**  
**LOT 1, RIVER RISE RESIDENTIAL SUBDIVISION UNIT 1**  
**PER PLAT BOOK 8, PAGE 51**

DRAWING #  
 HICKS.SURVEY.DWG

SHEET #  
 1 OF 1



**LOT 1**  
**RIVER RISE RESIDENTIAL**  
**SUBDIVISION UNIT 1**  
 (PLAT BOOK 8, PAGE 51)

**SUBJECT PARCEL**  
**TAX PARCEL: 16-7S-17-10006-201**  
**OWNERS: JAMES LARRY HICKS AND CYNTHIA KAY HICKS**  
**AREA= 218,722 SF ± OR 5.021 ACRES±**  
**O.R. 1430, PAGE 465**  
**VACANT**

**LOT 2**  
 TAX PARCEL 16-7S-17-10006-202  
 OWNER: MUELLER, JASON L. & JENNIFER L.  
 O.R. 1350, PAGE 154

**SURVEYOR'S NOTES**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF SW COUNTY ROAD 778 AS BEARING N88° 23' 42"E.
2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 21, 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. 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. PRIMARY BUILDING SETBACK REQUIREMENTS ARE 30' FRONT, 25' REAR AND 25' SIDES PER PLAT. RESIDENTIAL BUILDING SETBACKS NOTED IN O.R. 1074, PAGE 540, ARTICLE VII, SECTION 4 ARE 100' FRONT AND 50' SIDE & REAR. SETBACK REQUIREMENTS SHOULD BE VERIFIED.

