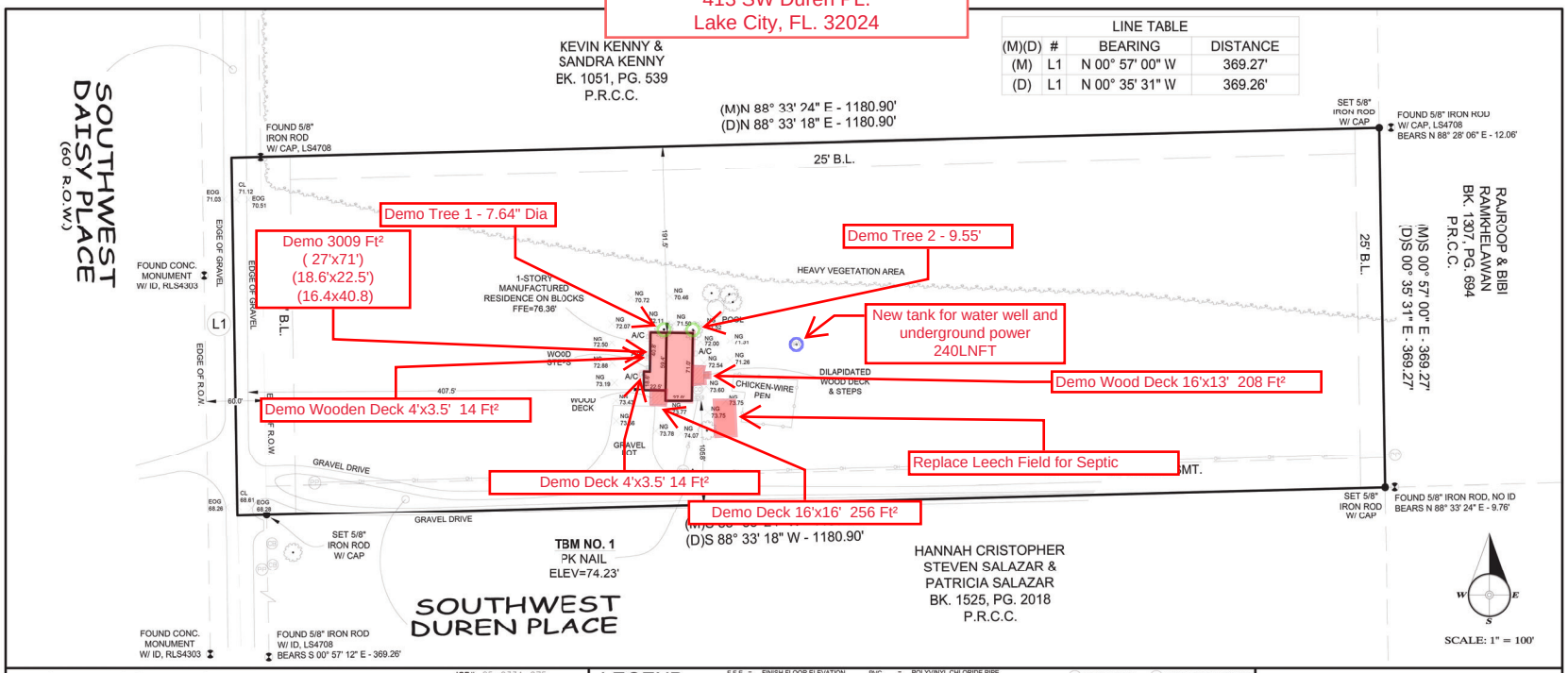
Demo Plan
413 SW Duren PL.
Lake City, FL. 32024

LINE TABLE			
(M)(D)	#	BEARING	DISTANCE
(M)	L1	N 00° 57' 00" W	369.27'
(D)	L1	N 00° 35' 31" W	369.26'



LEGAL DESCRIPTION:

JOB# 25-0334-275
DRAWN BY RTC

BEING A TRACT OF LAND, SITUATED IN THE SOUTH 1/2 OF SECTION 25, T5S, R15E, ALSO KNOWN AS LOT 3 OF THE SOUTHERN EXPOSURES (UNRECORDED),IN COLUMBIA COUNTY, FLORIDA, ACCORDING TO THE DEED THEREOF AS RECORDED IN DEED BOOK 1161, PAGE 1392, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PREPARED EXCLUSIVELY FOR: DEWBERRY
PROPERTY LOCATED AT: 413 SW DUREN PL.
PROGRAM PROJECT NUMBER: FL-2324-253973

COBALT ENGINEERING AND INSPECTIONS, LLC
FBPE REG. #: 35043 / FBPLS REG. #: LB8499
12005 DELANY ROAD ◦ LA MARQUE, TEXAS 77568 ◦ 409-354-5925

LEGEND

A.E.	=	AERIAL EASEMENT	F.F.E	=	FINISH FLOOR ELEVATION	PVC	=	POLYVINYL CHLORIDE PIPE			
A/C	=	AIR CONDITIONER	L	=	LENGTH	R	=	RADIUS OR RECORD OR RANGE			
BLDG.	=	BUILDING	(M)	=	MEASURED	RCP	=	REINFORCED CONCRETE PIPE			
B.L.	=	BUILDING LINE	MH	=	MANHOLE	RPLS	=	REGISTERED PROFESSIONAL LAND SURVEYOR			
CB	=	CATCH BASIN	MON.	=	MONUMENT	R.O.W.	=	RIGHT OF WAY			
CH BR	=	CHORD BEARING	N	=	NORTH	S	=	SOUTH			
C & G	=	CURB AND GUTTER	NG	=	NATURAL GROUND	SEC	=	SECTION			
CL	=	CENTER LINE	NO	=	NUMBER	STM S.E	=	STORM SEWER EASEMENT			
CLF	=	CHAIN LINK FENCE	N & D	=	NAIL AND DISK	SS	=	SANITARY SEWER			
CMP	=	CORRUGATED METAL PIPE	NO ID	=	NO IDENTIFICATION NUMBER	S.S.E.	=	SANITARY SEWER EASEMENT			
C.N.F.	=	CONTROL NOT FOUND	N.T.S.	=	NOT TO SCALE	SF	=	SQUARE FEET			
CONC	=	CONCRETE	OR	=	OFFICIAL RECORDS BOOK	T	=	TANGENT OR TWNSHIP			
CP	=	CONCRETE POST	PARR	=	MINUTE OR FEET	▲T.B.M.	=	TEMPORARY BENCHMARK			
CPP	=	CORRUGATED PLASTIC PIPE	"	=	SECOND OR INCH	T.B.S.	=	TO BE SET			
(D)	=	DEED	(P)	=	PLAT	U.E.	=	UTILITY EASEMENT			
D.E.	=	DRAINAGE EASEMENT	PAV	=	PAVEMENT	W	=	WEST			
	=	DEGREE	PB	=	PLAT BOOK	W/	=	WITH			
Δ	=	DELTA	PCC	=	POINT OF COMPOUND CURVE	WF	=	WOOD FENCE			
E	=	EAST	PC	=	POINT OF CURVATURE	W.L.E.	=	WATER LINE EASEMENT			
ELEV	=	ELEVATION	PG	=	PAGE	±	=	MORE OR LESS			
ENC	=	ENCROACHMENT	PLS	=	PROFESSIONAL LAND SURVEY						
EP	=	EDGE OF PAVEMENT	PLSS	=	PUBLIC LAND SURVEY SYSTEM	⧗		FOUND MONUMENT			
ESMT	=	EASEMENT	PI	=	POINT OF INTERSECTION						
			POB	=	POINT OF BEGINNING	(SAN)		SANITARY MANHOLE(SAN.M.H.)			
			POC	=	POINT OF COMMENCEMENT						
			PT	=	POINT OF TERMINATION	(STM)		STORM MANHOLE(S.M.H.)			
			PRC	=	POINT OF REVERSE CURVE						

(LP)	LIGHT POLE(LP)	(TP)	TRAFFIC SIGNAL POLE(TSP)
(WW)	WATER WELL(WW)	(CB)	COMMUNICATIONS BOX(CB)
(CO)	CLEAN OUT(CO)	(MB)	MAIL BOX(MB)
(PP)	POWER POLE(PP)	(FH)	FIRE HYDRANT(FH)
(UP)	UTILITY POLE(UP)	(SD)	SATELLITE DISH(SD)
(SE)	SPOT ELEVATION(SE)		LINES NOT SURVEYED
(BP)	BOUNDARY POINT(BP)		WOOD FENCE
(GM)	GAS METER(GM)		CHAIN-LINK
(EM)	ELECTRIC METER(EM)		IRON FENCE
(WM)	WATER METER(WM)		PIPELINE
(WH)	WATER HEATER(WH)		BUILDING LINE
(EB)	ELECTRIC BOX(EB)		EASEMENT LINE
(ST)	SEPTIC TANK(ST)		OVERHEAD POWER
(WV)	WATER VALVE(WV)		

ASPHALT	COVERED	WOOD DECK	BRICK
CONCRETE	GRAVEL		

GENERAL NOTES:

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM INCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED.
8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
9. WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 12023C0370C, EFFECTIVE DATE 2/04/2009, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE (X UNSHADED), WHICH IS "AREAS OF MINIMAL FLOOD HAZARD".
10. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
11. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
12. THIS DRAWING IS PROPERTY OF COBALT ENGINEERING & INSPECTIONS,LLC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
13. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.), OF 1988 UNLESS OTHER WISE NOTED
14. BENCHMARK USED: FPRN
15. PROPERTY CORNERS SHOWN AS SET HEREON ARE ESTABLISHED BY COBALT ENGINEERING & INSPECTIONS FIRM #LB8499
16. COORDINATES & BEARINGS SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK
17. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PRIFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
18. BUILDING SETBACKS ARE SHOWN ACCORDING TO LOCAL ORDINANCE, PLEASE VERIFY WITH JURISDICTIONAL ENTITY
19. ACCURACY OF HORIZONTAL CONTROL (FOR EXPECTED USE OF LAND AS DEFINED BY (SAT) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.

TOTAL STATION AND OR GPS.

___	COMMERCIAL/HIGH RISK	LINEAR: 1 FOOT IN 10,000 FEET
X	SUBURBAN	LINEAR: 1 FOOT IN 7,000 FEET
___	RURAL	LINEAR: 1 FOOT IN 5,000 FEET

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY: JAMES M. POWERS, PSM ON THE DATE ADJACENT TO THE STAMP UNDER THE RULES AND PROVISIONS SET FORTH UNDER CHAPTER 5J-17 AND 472 FLORIDA ADMINISTRATIVE CODE.

James Powers Digitally signed by James Powers Date: 2026.04.29 14:28:05-05'00'

JAMES M. POWERS
PSM LS 7356
STATE OF FLORIDA

4/28/26
DATE

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS CONDUCTED UNDER MY SUPERVISION ON 04/18/2026, PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

4 BEDROOM / 2 BATH NARROW SLAB
REBUILD FLORIDA - 2023 AND 2024 STORMS HOUSING REPAIR AND REPLACEMENT PROGRAM

413 SW DUREN PL., LAKE CITY
COLUMBIA COUNTY, FLORIDA
FL-2324-253973

SEAL

SCALE
N.T.S.

DRAWN BY	MSD
APPROVED BY	BB
CHECKED BY	TN
DATE	APRIL 30, 2026

TITLE
SURVEY

PROJECT NO. 50191227

C1.0
SHEET NO.