BOUNDARY SURVEY / LOT SPLIT

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

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, 355.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 0°32'07"E, ALONG SAID WEST LINE 332.33 FEET, THENCE N 89° 27'49" E, 748.00 FEET TO THE WEST LINE OF OAK DRIVE, THENCE N 10°31'30"W ALONG THE WEST LINE OF SAID OAK DRIVE, 337.44 FEAT, THENCE S 89°27'49"W, 690.47 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.49 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 AFOREMENTIONED 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 AFOREMENTIONED 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 748.93 FEET TO A TO A CONCRETE MONUMENT (PLS 1519) ON THE WEST RIGHT OF WAY LINE OF SW WILDWOOD COURT (A 80 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 AFOREMENTIONED 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 THE POINT OF BEGINNING; THENCE S. 64°25'51" E. A DISTANCE OF 58.02 FEET; THENCE S. 88°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 WILDWOOD COURT (A 80 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. 88°48'38" 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.

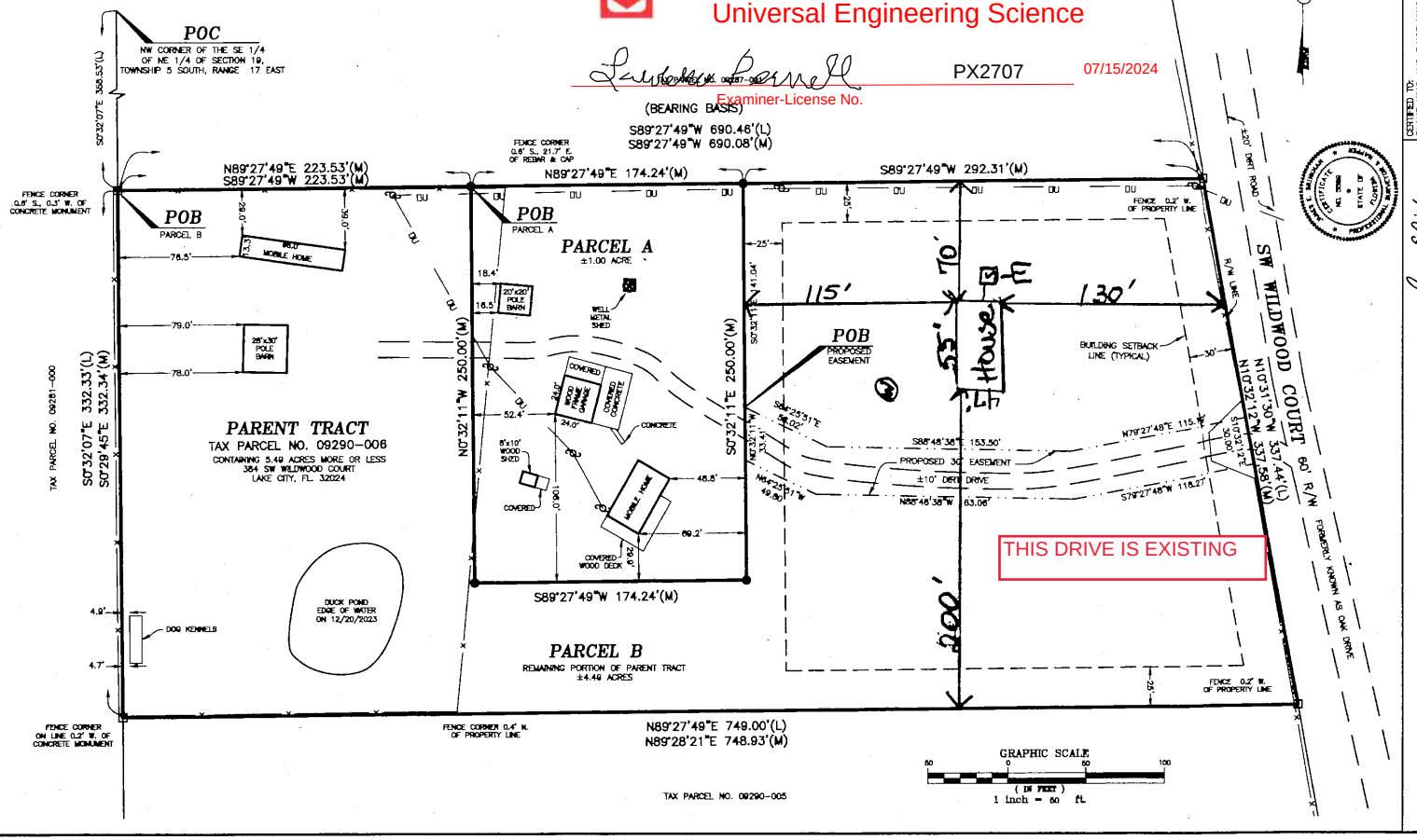
CONTAINING 9868 SQUARE FEET MORE OR LESS.

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

LEGEND:
OU = 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
(L) = LEGAL DESCRIPTION DATA
(M) = MEASURED DATA
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY

Review for Code Compliance
Universal Engineering Science

Examiner-License No. PX2707 07/15/2024



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 12023C0395C FOR COLUMBIA COUNTY, FLORIDA, EFFECTIVE DATE FEBRUARY 4, 2009, FOR COLUMBIA COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120070 PANEL NUMBER C0395 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 ENCROACH.
4. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.

Site Plan

2/28/24 REVISED LEGAL DESCRIPTIONS

BRINKMAN SURVEYING, LLC
25716 NW 82 AVE HIGH SPRINGS, FL. 32643
PHONE: (352) 374-7707 BRINKMANSURVEYING@GMAIL.COM

DRAWN BY: AB
DATE: 12/20/2023
JOB NO. 069-23
SHEET 1 OF 1

CERTIFIED TO:
BLAKE KING AND PAIGE KING

STATE OF FLORIDA
JAMES E. BRINKMAN
LICENSE NO. 5582
PROFESSIONAL SURVEYOR

JAMES E. BRINKMAN
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 5582

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THE SURVEYOR IS PROHIBITED.
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE HEREON DESCRIBED PROPERTY, AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.