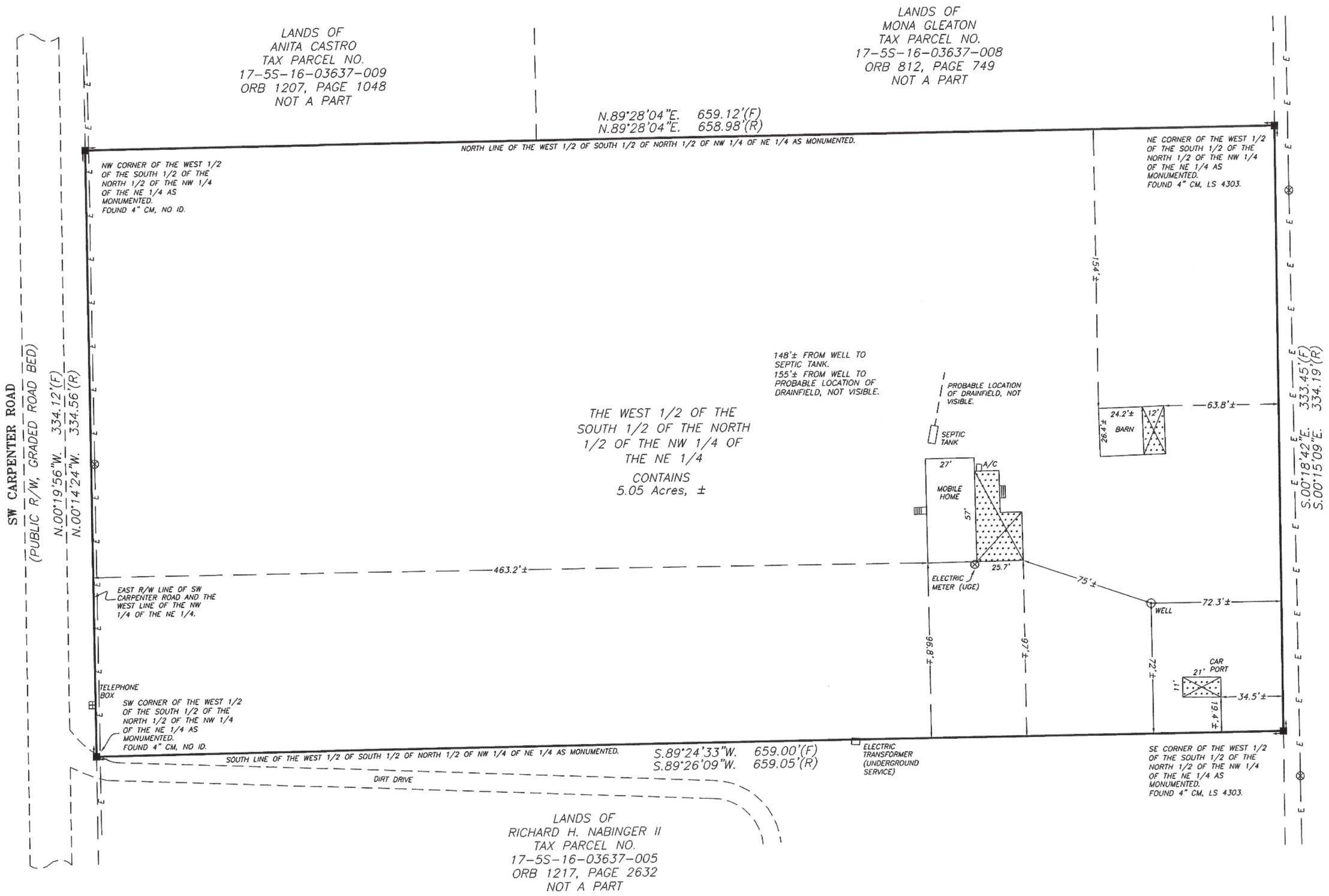
BOUNDARY SURVEY
IN SECTION 17,
TOWNSHIP 5 SOUTH,
RANGE 16 EAST.
COLUMBIA COUNTY, FLA.



DESCRIPTION:
THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.
SUBJECT TO R/W.

LANDS OF
JACK W. MCCLELLAN
TAX PARCEL NO.
17-5S-16-03637-000
ORB 1519, PAGE 1297
NOT A PART

N

GRAPHIC SCALE
0 12 25 50 100

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.
2. BEARINGS BASED ON UNRECORDED SUBDIVISION PLAT OF THE NW 1/4 OF NE 1/4 OF SECTION 17 BY JOHN LANE, LS 4303, USING MONUMENTS FOUND ON THE NORTH LINE OF THIS PARCEL. BASE BEARING IS N.89°28'04"E.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED FEBRUARY 4, 2009, COMMUNITY PANEL NO. 12023C0390C.
4. NO EASEMENT FOR UTILITY AND/OR DRAINAGE IS SHOWN ON THIS LOT IN RECORDS IN THE POSSESSION OF THIS OFFICE.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
7. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/7500. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES, INTERIOR FENCES, WELLS, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
9. EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
10. CERTIFIED TO:
    GEORGE AND CHRISTINE STEWART
    FIRST FEDERAL BANK

EXTRA ABBREVATION:
(F) FIELD, AS IN "FIELD MEASUREMENT").
(D) DEED, AS IN "DEED DIMENSION").
(P) PLAT, AS IN "PLAT DIMENSION").
(R) RECORD, AS IN "RECORD DIMENSION").
(C) RECORD, AS IN "CALCULATED DIMENSION").

SYMBOL LEGEND

O.R.I.	OFFICIAL RECORD INSTRUMENT
■	CONCRETE MONUMENT FOUND
□	CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—x—	WIRE FENCE
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
– UGE –	UNDERGROUND ELECTRIC SERVICE
— CTV –	CABLE TV LINE (OVERHEAD)
—∘—	CHAIN LINK FENCE
—∘—	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
℄	CENTERLINE
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
"SRD"	STATE ROAD DEPARTMENT

MARK D. DUREN
License Number
4708
STATE OF
FLORIDA
Professional Surveyor and Mapper

SIGNING SURVEYOR:
MARK D. DUREN, LS 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FL. 32025

SIGNED: 2/17/2026
MARK D. DUREN, LS 4708

MARK D. DUREN AND ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
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(386) 758-9831 OFFICE
(386) 758-8010 FAX

FIELD SURVEY DATE FEBRUARY 5, 2026
DATE DRAWN FEBRUARY 9, 2026
FOR STEWART
FIELD BOOK 264 PAGE 54
DRAWN BY M. DUREN
WO# 26-028
SEE 11-140, 01-528, 19-085