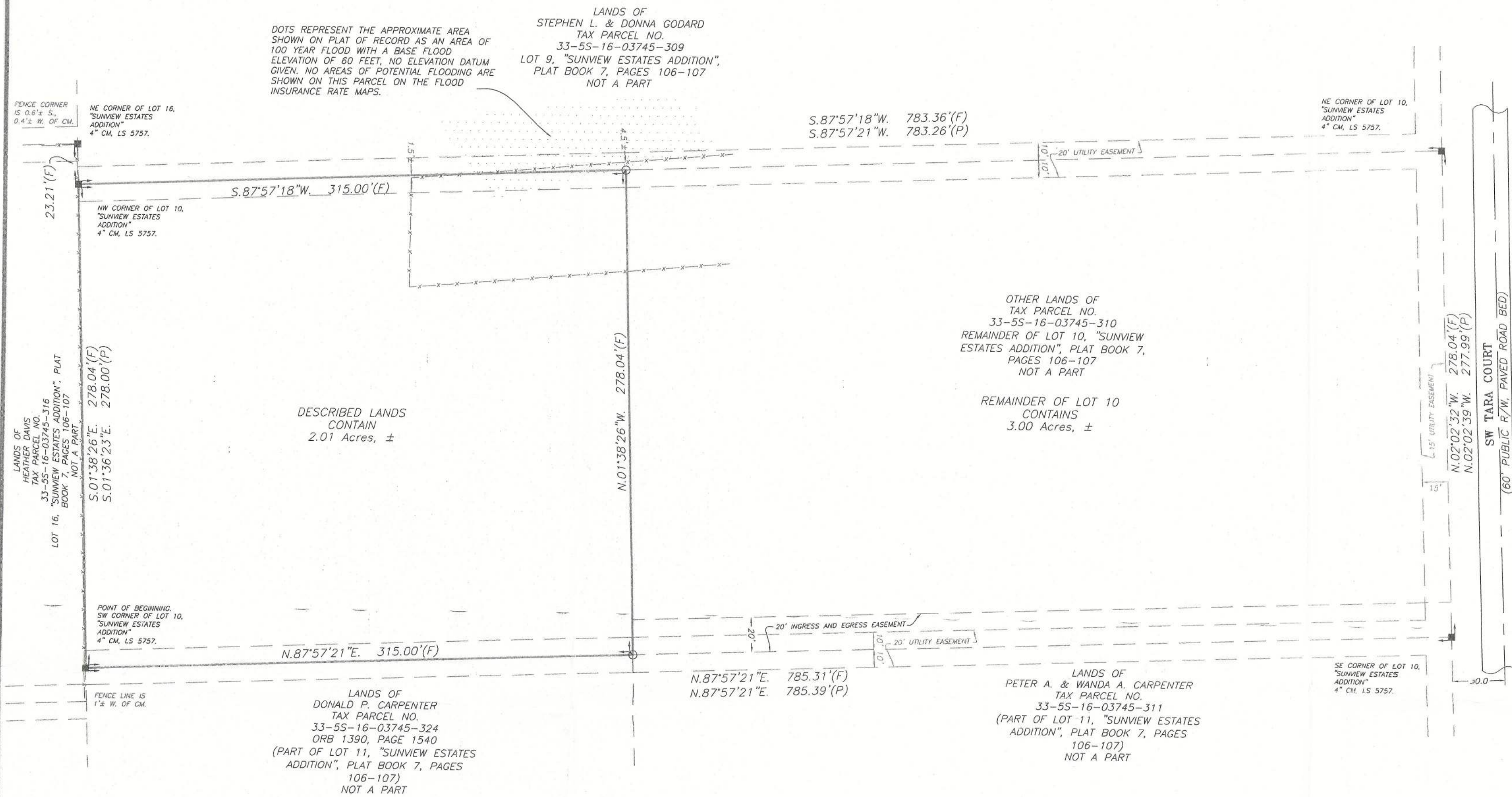


BOUNDARY SURVEY
IN SECTION 33,
TOWNSHIP 5 SOUTH,
RANGE 16 EAST,
COLUMBIA COUNTY, FLA.



DESCRIPTION:

PART OF LOT 10, "SUNVIEW ESTATES ADDITION", A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 106 - 107, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A CONCRETE MONUMENT, LS 5757, MARKING THE SW CORNER OF LOT 10, "SUNVIEW ESTATES ADDITION", A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 106 - 107, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE N.87 DEGREES 57'21"E., ALONG THE MONUMENTED SOUTH LINE OF SAID LOT 10, A DISTANCE OF 315.00 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.01 DEGREES 38'26"W., 278.04 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED NORTH LINE OF SAID LOT 10; THENCE S.87 DEGREES 57'18"W., 315.00 FEET TO A CONCRETE MONUMENT, LS 5757, MARKING THE NW CORNER OF SAID LOT 10; THENCE S.01 DEGREES 38'26"E., 278.04 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 2.01 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF LOT 10, "SUNVIEW ESTATES ADDITION", A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 106 - 107, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AS LIES EAST OF THE ABOVE DESCRIBED LANDS.

ALSO, SUBJECT TO AND TOGETHER WITH UTILITY EASEMENTS AS SHOWN ON LOT 10, "SUNVIEW ESTATES ADDITION", A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 106 - 107, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA

SURVEYOR'S NOTES:

- 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.
- BEARINGS BASED ON PLAT OF RECORD USING MONUMENTS FOUND ON THE SOUTH LINE OF LOT 10.
- 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.
- NO NOTE.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- 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, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
- 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.
- CERTIFIED TO:
STEVE MCCRAY

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)
-UG-	UNDERGROUND ELECTRIC SERVICE
-CIV-	CABLE TV LINE (OVERHEAD)
-o-	CHAIN LINK FENCE
-w-	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
PCP	PERMANENT REFERENCE MONUMENT
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
CL	CENTERLINE
CM	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
SRD	STATE ROAD DEPARTMENT

EXTRA ABBREVIATION:

(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".

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

SIGNED: *MD* 8/6/2024
MARK D. DUREN, LS 4708

MARK D. DUREN AND ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX
FIELD SURVEY DATE: JULY 18, 2024
DATE DRAWN: JULY 31, 2024
FOR: MCCRAY
FIELD BOOK: 258 PAGE: 70
DRAWN BY: M. DUREN
WO# 24-179