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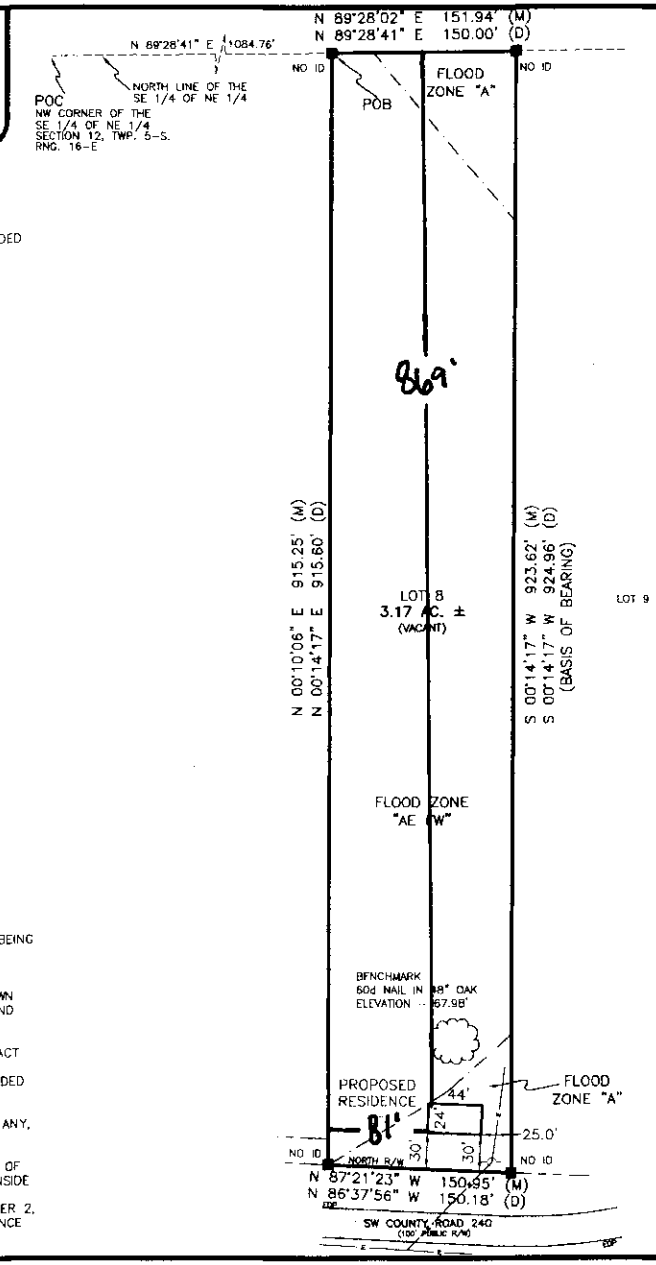
LICENSE NO. LB 7683

BOUNDARY SURVEY

IN
THE SE 1/4 OF NE 1/4
SECTION 12, TWP 5-S, RNG 16-E
COLUMBIA COUNTY, FLORIDA



REVISIONS:

07/8/2025 - ADDED PROPODED RESIDENCE AND FLOOD ZONES. ADDED FLOOD ZONE DATA.

DESCRIPTION

(ORB. 1295, PG. 1009)
COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF NE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY FLORIDA; THENCE N 89°28'41 E, ALONG THE NORTH BOUNDARY OF THE SE 1/4 OF NE 1/4 OF SECTION 12, A DISTANCE OF 1084.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°28'41" E, ALONG SAID NORTH BOUNDARY OF SE 1/4 OF NE 1/4 OF SECTION 12, A DISTANCE OF 150.00 FEET; THENCE S 00°14'17" W, A DISTANCE OF 924.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SR NO. 240 THENCE N 86°37'56" W, ALONG AND WITH SR NO. 240; A DISTANCE OF 150.18 FEET; THENCE N 00°14'17" E, A DISTANCE OF 915.60 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 8

LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (LB7683)
- DENOTES IRON PIPE OR REBAR FOUND (5/8")
- DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683)
- DENOTES 4"x4" CONCRETE MONUMENT FOUND
- DENOTES NAIL & DISC FOUND
- NO ID - NO IDENTIFICATION
- FND - FOUND
- CM - CONCRETE MONUMENT
- ± - MORE OR LESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE (S)
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (M) - MEASURED
- AC - ACRE(S)
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- EOP - EDGE OF PAVEMENT
- EOG - EDGE OF GRADE
- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- TELEPHONE PEDESTAL
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- IP - IRON PIPE
- IPC - IRON PIPE and CAP
- IR - IRON ROD
- IRC - IRON ROD and CAP
- R - RADIUS
- T - TANGENT
- L - ARC LENGTH
- Δ - CENTRAL ANGLE
- CH - CHORD BEARING & DISTANCE
- R/W - RIGHT OF WAY
- TWP - TOWNSHIP
- RNG - RANGE
- X——X DENOTES FENCE
- E — E DENOTES OVERHEAD ELECTRIC
- POWER POLE
- CONCRETE

SCALE: 1" = 100'

0 100 200 300

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SUBJECT PROPERTY, BEING S 00°14'17" W, ASSUMED. ELEVATIONS BASED ON NAVD 1988.

2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.

4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.

5. SUBJECT PROPERTY LIES IN ZONE "X, SHADED", AN AREA OUTSIDE OF THE 500-YEAR FLOOD PLAIN, AND FLOOD ZONE "AE FW", AN AREA INSIDE THE 100-YEAR FLOOD PLAIN, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 0382 D. LAST REVISION DATE NOVEMBER 2, 21018. FLOOD ZONE LINES, IF ANY, ARE SCALED FROM FLOOD INSURANCE RATE MAPS, PROVIDED BY FEMA.

SURVEY FOR: JESSICA GREEN

01/28/2025
DATE OF CERTIFICATE

01/23/2025
DATE OF FIELD SURVEY

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER	250014
APPROVED	BSD
DRAWN BY	BC
FIELD BOOK	29 : 23 FFB
SHEET NO	1 OF 1