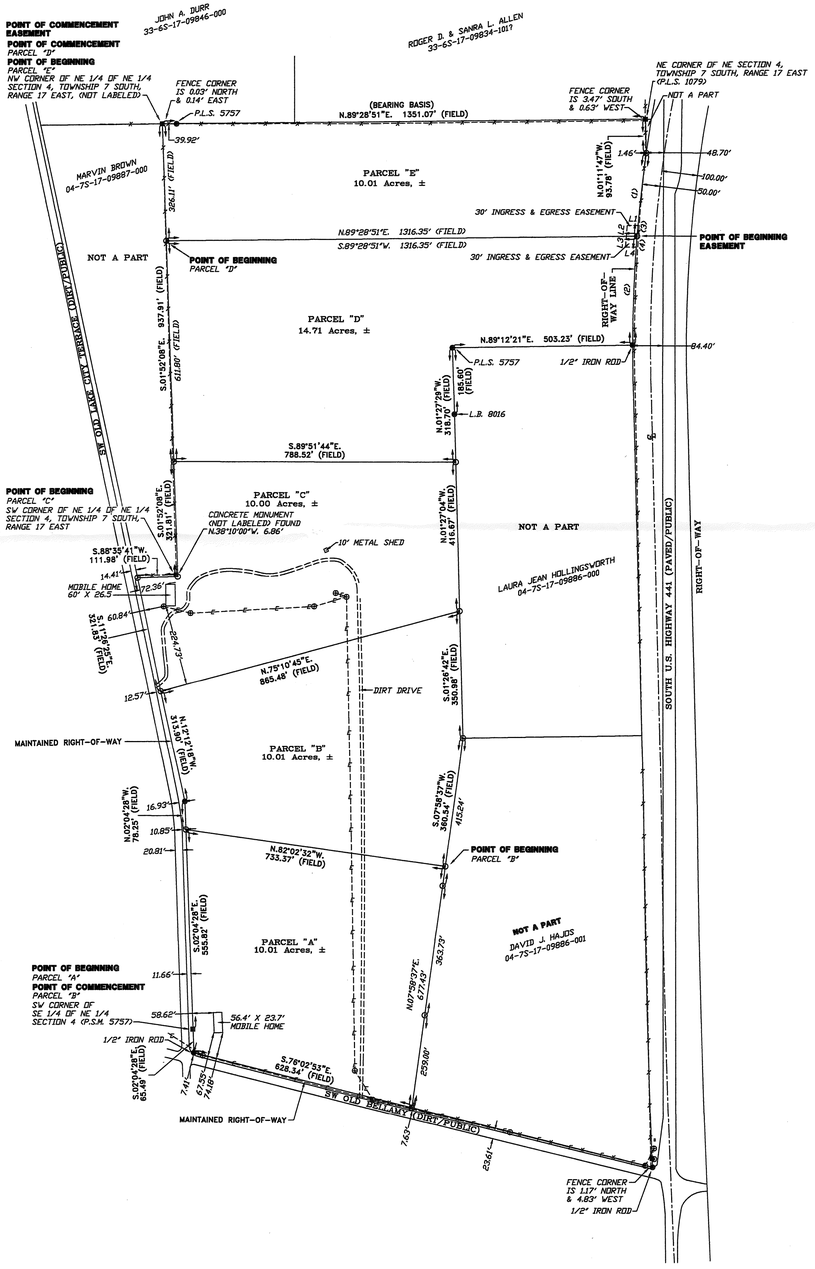
BELLAMY ACRES
A DIVISION OF LAND IN:
SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.



SYMBOL LEGEND:			
■	4"X4" CONCRETE MONUMENT FOUND	℄	CENTERLINE
□	4"X4" CONCRETE MONUMENT SET	-----E-----	ELECTRIC LINES
●	IRON PIPE FOUND	-----X-----	WIRE FENCE
○	IRON PIN AND CAP SET	-----O-----	CHAIN LINK FENCE
×	"X" CUT IN PAVEMENT	-----□-----	WOODEN FENCE
+	CALCULATED PROPERTY CORNER	——·——	SECTION LINE
⊙	NAIL & DISK	(PLAT)	AS PER A PLAT OF RECORD
⊛	POWER POLE	(DEED)	AS PER A DEED OF RECORD
▲	WATER METER	(CALC.)	AS PER CALCULATIONS
⊙	UTILITY BOX	(FIELD)	AS PER FIELD MEASUREMENTS
⊛	WELL	P.R.M.	PERMANENT REFERENCE MARKER
Ⓐ	SANITARY MANHOLE	P.C.P.	PERMANENT CONTROL POINT
+	SIGN POST		

SCALE: 1" = 200'

0 50 100 200 400

GRAPHIC SCALE

DESCRIPTION PARCEL "A"
BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN S.02°04'28"E., 65.49 FEET; THENCE S.76°02'53"E., 628.34 FEET; THENCE N.07°58'37"E., 677.43 FEET; THENCE N.82°02'32"W., 733.37 FEET; THENCE S.02°04'28"E., 555.92 TO THE POINT OF BEGINNING. CONTAINING 10.01 ACRES MORE OR LESS.

DESCRIPTION PARCEL "B"
COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN S.02°04'28"E., 65.49 FEET; THENCE S.76°02'53"E., 628.34 FEET; THENCE N.07°58'37"E., 677.43 FEET TO THE POINT OF BEGINNING; THENCE N.82°02'32"W., 733.37 FEET; THENCE N.02°04'28"W., 78.25 FEET; THENCE N.82°12'18"W., 313.90 FEET; THENCE N.75°10'45"E., 865.48 FEET; THENCE S.01°26'42"E., 350.98 FEET; THENCE S.07°58'37"W., 360.54 FEET TO THE POINT OF BEGINNING. CONTAINING 10.01 ACRES MORE OR LESS.

DESCRIPTION PARCEL "C"
BEGIN AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN S.88°35'41"W., 111.98 FEET; THENCE S.11°26'25"E., 321.83 FEET; THENCE N.75°10'45"E., 865.48 FEET; THENCE N.01°27'04"W., 416.67 FEET; THENCE N.89°51'44"W., 788.52; THENCE S.01°52'08"E., 321.81 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES MORE OR LESS.

DESCRIPTION PARCEL "D"
COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN S.01°52'08"E., 326.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°52'08"E., 611.80 FEET; THENCE S.89°51'44"E., 788.52 FEET; THENCE N.01°27'29"E., 316.70 FEET; THENCE N.89°12'21"E., 503.23 FEET TO A POINT ON A CURVE OF A CURVE BEING CONCAVE TO THE EAST, BEING ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441, SAID CURVE HAVING A RADIUS OF 3869.83 FEET, AND A INCLUDED ANGLE OF 04°26'34", THENCE ALONG SAID NORTHERLY ALONG THE ARC OF SAID CURVE, ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 300.08 FEET, SAID CURVE ALSO BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF N.02°26'15"E., 300.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY A BEARING OF S.89°28'51"W., 1316.35 FEET TO THE POINT OF BEGINNING. CONTAINING 14.71 ACRES MORE OR LESS.

TOGETHER WITH & SUBJECT TO A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCE AT THE NW CORNER OF NE 1/4 OF NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST AND RUN THENCES.01°52'08"E., 326.11 FEET; THENCE N.89°28'51"E., 1316.35 FEET TO THE POINT OF BEGINNING; POINT OF BEGINNING LYING AT THE NE CORNER OF PARCEL E AND THE SE CORNER OF PARCEL E IN A CURVE RUNNING NOTHERLY, ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3869.83 FEET AND AN INTERNAL ANGLE OF 00°26'46"; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.13 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°52'55"E., AND A CHORD DISTANCE OF 30.13 FEET; THENCE S.89°28'51"W., 30.00 FEET; THENCE S.04°39'33"W., 30.12 FEET TO THE SOUTH LINE OF PARCEL E AND THE NORTH LINE OF PARCEL D; THENCE S.04°39'33"W., 30.12 FEET; THENCE N.89°28'51"E., 30.00 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 3869.83 FEET, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; THENCE RUN NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.11 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°26'10"E., AND A CHORD DISTANCE OF 30.11 FEET.

DESCRIPTION PARCEL "E"
BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN S.01°52'08"E., 326.11 FEET; THENCE S.89°28'51"W., 1316.35 FEET TO A POINT ON A CURVE OF A CURVE BEING CONCAVE TO THE EAST, BEING ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441, SAID CURVE HAVING A RADIUS OF 3869.83 FEET, AND A INCLUDED ANGLE OF 03°12'36", THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 233.98 FEET, SAID CURVE ALSO BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF N.06°23'28"E., 233.95 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 4; THENCE LEAVING SAID RIGHT-OF-WAY A BEARING OF N.01°11'47"W., 93.78; THENCE S.89°28'51"W., 1351.07 FEET TO THE POINT OF BEGINNING. CONTAINING 10.01 ACRES MORE OR LESS.

TOGETHER WITH & SUBJECT TO A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCE AT THE NW CORNER OF NE 1/4 OF NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST AND RUN THENCES.01°52'08"E., 326.11 FEET; THENCE N.89°28'51"E., 1316.35 FEET TO THE POINT OF BEGINNING; POINT OF BEGINNING LYING AT THE NE CORNER OF PARCEL D AND THE SE CORNER OF PARCEL E IN A CURVE RUNNING NOTHERLY, ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3869.83 FEET AND AN INTERNAL ANGLE OF 00°26'46"; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.13 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°52'55"E., AND A CHORD DISTANCE OF 30.13 FEET; THENCE S.89°28'51"W., 30.00 FEET; THENCE S.04°39'33"W., 30.12 FEET TO THE SOUTH LINE OF PARCEL E AND THE NORTH LINE OF PARCEL D; THENCE S.04°39'33"W., 30.12 FEET; THENCE N.89°28'51"E., 30.00 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 3869.83 FEET, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; THENCE RUN NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.11 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°26'10"E., AND A CHORD DISTANCE OF 30.11 FEET.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON A BEARING OF N.89°28'51" FOR THE NORTH LINE OF PARENT TRACT.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NUMBER 12023C0511C HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

Curve number 1 (FIELD)
Radius= 3869.83'
Delta= 03°27'52"
Arc= 233.98'
Tangent= 117.03'
Chord= 233.95'
Chord Brg.= N.06°23'28"E.

Curve number 2 (FIELD)
Radius= 3869.83'
Delta= 04°26'34"
Arc= 300.08'
Tangent= 150.11'
Chord= 300.00'
Chord Brg.= N.02°26'15"E.

Curve number 3 (FIELD)
Radius= 3869.83'
Delta= 00°26'46"
Arc= 30.13'
Tangent= 15.07'
Chord= 30.13'
Chord Brg.= N.04°52'55"E.

Curve number 4 (FIELD)
Radius= 3869.83'
Delta= 00°26'45"
Arc= 30.11'
Tangent= 15.06'
Chord= 30.11'
Chord Brg.= N.04°26'10"E.

LINE TABLE

Line	Bearing	Distance
L1	S.89°28'51"W.	30.00'
L2	S.04°39'33"W.	30.12'
L3	S.04°39'33"W.	30.12'
L4	N.89°28'51"E.	30.00'

ZONING DEPARTMENT COLUMBIA COUNTY GATEWAY TO FLORIDA APPROVED

REVISED DRAWING AMD DESCRIPTION FOR 30.00 FOOT INGRESS AND EGRESS EASEMENT AT PARCEL D & E.

BRITT SURVEYING & MAPPING, LLC
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LAKE CITY, FLORIDA 32025
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 www.brittsurvey.com

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SCOTT BRITT, P.S.M. CERTIFICATION # 5757

02/11/2020 DRAWING DATE

12/07/20 FIELD SURVEY DATE

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CERTIFIED TO:
DAVID HAJOS

FIELD BOOK(S) SEE PAGE(S) FILE

JOB NUMBER: L-25476

SHEET 1 OF 1