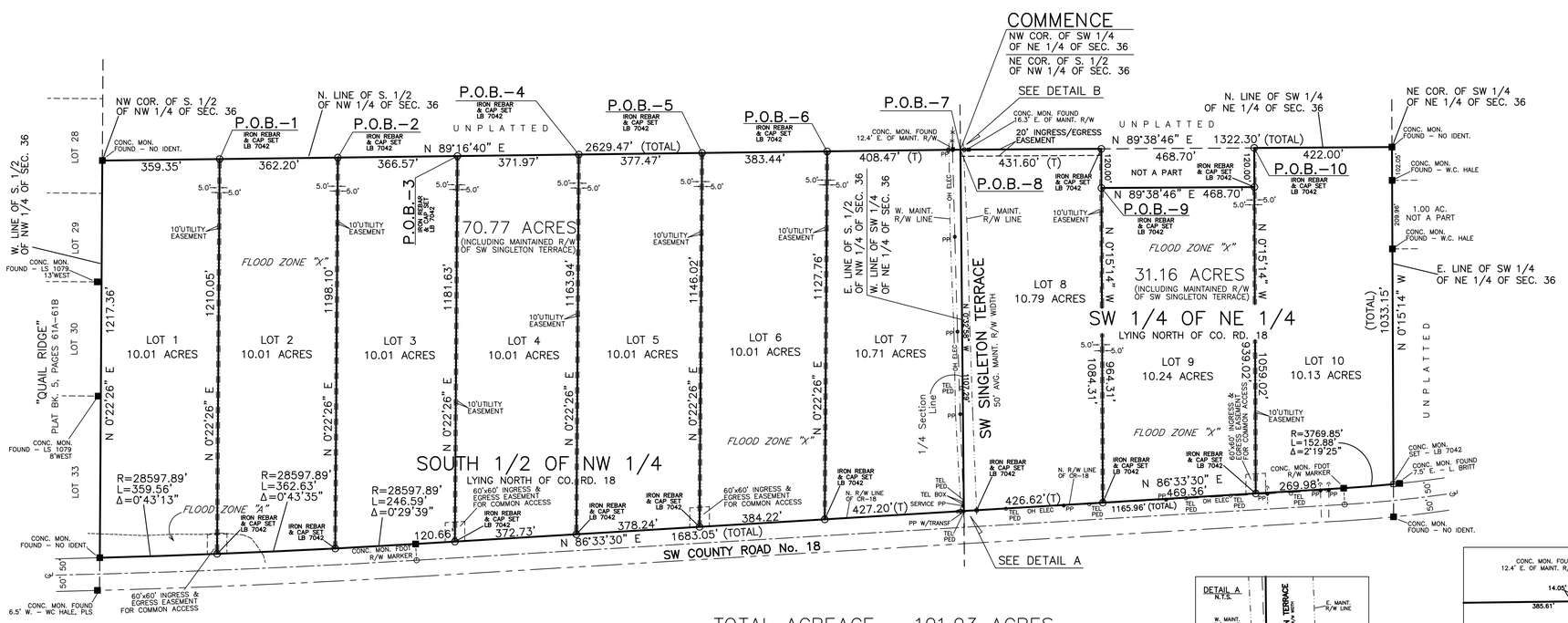
BOUNDARY SURVEY

IN THE NORTH 1/2 OF SECTION 36 TOWNSHIP 6 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA



NOTES:

1.) Monumentation is as shown and designated on the face of the plat.

2.) Boundary based on monumentation found in place, Instruction by client, prior surveys by W.C. Hale, B.G. Moore, L.S. Britt.

3.) Bearings projected from R/W of County Rd. 18 and based on Florida Department of Transportation R/W maps.

4.) Interior improvements, if present, are not located with this survey.

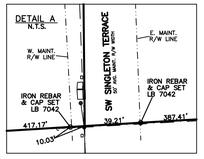
5.) Underground encroachments, if present, were not located with this survey.

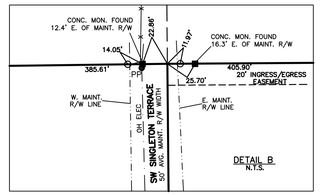
6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumberances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.

7.) Date of field survey completion: June 15, 2016.

8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly in Flood Zone "X" (outside 0.2% annual chance flood plane, aka 500 year flood) and partly in Flood Zone "A" (1% annual chance flood plain, aka 100 year flood). Reference FIRM map no. 12023C0495C.

TOTAL ACREAGE = 101.93 ACRES





LEGEND

CONC=CONCRETE
MON=MONUMENT
IDENT=IDENTIFICATION
PSM=PROFESSIONAL SURVEYOR & MAPPER
PLS=PROFESSIONAL LAND SURVEYOR
FDOT=FLORIDA DEPT. OF TRANSPORTATION
ORB=OFFICIAL RECORDS BOOK
MAINT=MAINTAINED
LB=LICENSED BUSINESS (SURVEYING)
AC=ACRES (43560 SQ. FT.)
R/W=RIGHT OF WAY
C/L=CENTER LINE
PP=POWER POLE
LP=LIGHT POLE
SERV PP=SERVICE POWER POLE
TEL PED=TELEPHONE PEDESTAL
OH ELEC=OVERHEAD ELECTRIC LINE
TRANSF=TRANSFORMER
(T)=TOTAL MEASUREMENT

DESCRIPTION:

LOT 1
COMMENCE at the Northeast corner of the South 1/2 of the Northwest 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 89°16'40" West along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 2270.12 feet to the POINT OF BEGINNING; thence South 00°22'26" West along a line parallel to the West line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1210.05 feet to a point on a curve concave to the North having a radius of 28597.89 feet and a central angle of 00°43'13"; thence Westerly along the arc of said curve, being the North Right-of-Way line of County Road No. 18, a distance of 359.56 feet to a point on the West line of the South 1/2 of the Northwest 1/4 of Section 36; thence North 00°22'26" East along said West line of the South 1/2 of the Northwest 1/4 of Section 36 a distance of 1217.36 feet to the Northwest corner of said South 1/2 of the Northwest 1/4 of Section 36; thence North 89°16'40" East along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 359.35 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

SUBJECT TO: A utility easement across the East 5.00 feet thereof.

TOGETHER WITH & SUBJECT TO: A 60 x 60 common driveway Easement adjacent to the Northerly Right-of-Way Line of SW County Road No. 18 and centered on the common property line of the lot described above and the adjacent lands lying to the East.

LOT 2
COMMENCE at the Northeast corner of the South 1/2 of the Northwest 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 89°16'40" West along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1907.92 feet to the POINT OF BEGINNING; thence South 00°22'26" West along a line parallel to the West line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1198.10 feet to a point on a curve concave to the North having a radius of 28597.89 feet and a central angle of 00°43'35"; thence Westerly along the arc of said curve, being the North Right-of-Way line of County Road No. 18, a distance of 362.63 feet; thence North 00°22'26" East along a line parallel to the West line of the South 1/2 of the Northwest 1/4 of Section 36 a distance of 1210.05 feet to a point on the North line of said South 1/2 of the Northwest 1/4 of Section 36; thence North 89°16'40" East along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 362.20 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

SUBJECT TO: Utility Easements across the East 5.00 feet and the West 5.00 feet thereof.

TOGETHER WITH & SUBJECT TO: A 60 x 60 common driveway Easement adjacent to the Northerly Right-of-Way Line of SW County Road No. 18 and centered on the common property line of the lot described above and the adjacent lands lying to the West.

LOT 3
COMMENCE at the Northeast corner of the South 1/2 of the Northwest 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 89°16'40" West along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1541.35 feet to the POINT OF BEGINNING; thence South 00°22'26" West along a line parallel to the West line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1181.63 feet to a point on the North Right-of-Way line of County Road No. 18; thence South 86°33'30" West along said North Right-of-Way line of County Road No. 18 a distance of 120.66 feet to the point of curve of a curve concave to the North having a radius of 28597.89 feet and a central angle of 00°29'39"; thence Westerly along the arc of said curve, being said North Right-of-Way line of County Road No. 18, a distance of 246.59 feet; thence North 00°22'26" East along a line parallel to the West line of the South 1/2 of the Northwest 1/4 of Section 36 a distance of 1198.10 feet to a point on the North line of said South 1/2 of the Northwest 1/4 of Section 36; thence North 89°16'40" East along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 366.57 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

SUBJECT TO: Utility Easements across the East 5.00 feet and the West 5.00 feet thereof.

TOGETHER WITH & SUBJECT TO: A 60 x 60 common driveway Easement adjacent to the Northerly Right-of-Way Line of SW County Road No. 18 and centered on the common property line of the lot described above and the adjacent lands lying to the East.

LOT 4
COMMENCE at the Northeast corner of the South 1/2 of the Northwest 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 89°16'40" West along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1169.38 feet to the POINT OF BEGINNING; thence South 00°22'26" West along a line parallel to the West line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1163.94 feet to a point on the North Right-of-Way line of County Road No. 18; thence South 86°33'30" West along said North Right-of-Way line of County Road No. 18 a distance of 372.73 feet; thence North 00°22'26" East along a line parallel to the West line of the South 1/2 of the Northwest 1/4 of Section 36 a distance of 1181.63 feet to a point on the North line of said South 1/2 of the Northwest 1/4 of Section 36; thence North 89°16'40" East along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 371.97 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

SUBJECT TO: Utility Easements across the East 5.00 feet and the West 5.00 feet thereof.

TOGETHER WITH & SUBJECT TO: A 60 x 60 common driveway Easement adjacent to the Northerly Right-of-Way Line of SW County Road No. 18 and centered on the common property line of the lot described above and the adjacent lands lying to the West.

LOT 5
COMMENCE at the Northeast corner of the South 1/2 of the Northwest 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 89°16'40" West along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 791.91 feet to the POINT OF BEGINNING; thence South 00°22'26" West along a line parallel to the West line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1146.02 feet to a point on the North Right-of-Way line of County Road No. 18; thence South 86°33'30" West along said North Right-of-Way line of County Road No. 18 a distance of 378.24 feet; thence North 00°22'26" East along a line parallel to the West line of the South 1/2 of the Northwest 1/4 of Section 36 a distance of 1163.94 feet to a point on the North line of said South 1/2 of the Northwest 1/4 of Section 36; thence North 89°16'40" East along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 377.47 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

SUBJECT TO: Utility Easements across the East 5.00 feet and the West 5.00 feet thereof.

TOGETHER WITH & SUBJECT TO: A 60 x 60 common driveway Easement adjacent to the Northerly Right-of-Way Line of SW County Road No. 18 and centered on the common property line of the lot described above and the adjacent lands lying to the East.

LOT 6
COMMENCE at the Northeast corner of the South 1/2 of the Northwest 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 89°16'40" West along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 408.47 feet to the POINT OF BEGINNING; thence South 00°22'26" West along a line parallel to the West line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1127.76 feet to a point on the North Right-of-Way line of County Road No. 18; thence South 86°33'30" West along said North Right-of-Way line of County Road No. 18 a distance of 384.22 feet; thence North 00°22'26" East along a line parallel to the West line of the South 1/2 of the Northwest 1/4 of Section 36 a distance of 1146.02 feet to a point on the North line of said South 1/2 of the Northwest 1/4 of Section 36; thence North 89°16'40" East along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 383.44 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

SUBJECT TO: Utility Easements across the East 5.00 feet and the West 5.00 feet thereof.

TOGETHER WITH & SUBJECT TO: A 60 x 60 common driveway Easement adjacent to the Northerly Right-of-Way Line of SW County Road No. 18 and centered on the common property line of the lot described above and the adjacent lands lying to the West.

LOT 7
BEGIN at the Northeast corner of the South 1/2 of the Northwest 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 00°32'58" East along the East line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1107.29 feet to a point on the North Right-of-Way line of County Road No. 18; thence South 86°33'30" West along said North Right-of-Way line of County Road No. 18 a distance of 427.20 feet; thence North 00°22'26" East along a line parallel to the West line of the South 1/2 of the Northwest 1/4 of Section 36 a distance of 1127.76 feet to a point on the North line of said South 1/2 of the Northwest 1/4 of Section 36; thence North 89°16'40" East along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 408.47 feet to the POINT OF BEGINNING. Containing 10.71 acres, more or less.

SUBJECT TO: That part within the maintained Right-of-Way of SW Singleton Terrace, a County road, across the East side thereof.

SUBJECT TO: A Utility Easement across the West 5.00 feet thereof.

LOT 8
BEGIN at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence North 89°38'46" East along the North line of said Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 431.60 feet; thence South 00°15'14" East along a line parallel to the East line of said Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 1084.31 feet to a point on the North Right-of-Way line of County Road No. 18; thence South 86°33'30" West along said North Right-of-Way line of County Road No. 18 a distance of 426.62 feet to a point on the West line of the Southwest 1/4 of the Northeast 1/4 of Section 36; thence North 00°32'58" West along said West line of the Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 1107.29 feet to the POINT OF BEGINNING. Containing 10.79 acres, more or less.

SUBJECT TO: That part within the maintained Right-of-Way of SW Singleton Terrace, a County road, across the West side thereof.

SUBJECT TO: A Utility Easement across the East 5.00 feet thereof.

SUBJECT TO: An Easement for Ingress and Egress across the North 20.00 feet thereof.

LOT 9
COMMENCE at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence North 89°38'46" East along the North line of said Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 431.60 feet; thence South 00°15'14" East along a line parallel to the East line of said Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 120.00 feet to the POINT OF BEGINNING; thence North 89°38'46" East along a line parallel to the North line of said Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 468.70 feet; thence South 00°15'14" East along a line parallel to the East line of said Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 939.02 feet to a point on the North Right-of-Way line of County Road No. 18; thence South 86°33'30" West along said North Right-of-Way line of County Road No. 18 a distance of 469.36 feet; thence North 00°15'14" West along a line parallel to the East line of said Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 964.31 feet to the POINT OF BEGINNING. Containing 10.24 acres, more or less.

SUBJECT TO: Utility Easements across the East 5.00 feet and the West 5.00 feet thereof.

TOGETHER WITH & SUBJECT TO: A 60 x 60 common driveway Easement adjacent to the Northerly Right-of-Way Line of SW County Road No. 18 and centered on the common property line of the lot described above and the adjacent lands lying to the East.

LOT 10
COMMENCE at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence North 89°38'46" East along the North line of said Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 900.30 feet to the POINT OF BEGINNING; thence continue North 89°38'46" East along the North line of said Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 422.00 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4 of Section 36; thence South 00°15'14" East along the East line of said Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 1033.15 feet to a point on a curve concave to the North having a radius of 3769.85 feet and a central angle of 02°19'25"; thence Westerly along the arc of said curve, being the North Right-of-Way line of County Road No. 18, a distance of 152.88 feet to the point of tangency of said curve; thence North 86°33'30" West along said North Right-of-Way line of County Road No. 18 a distance of 269.98 feet; thence North 00°15'14" West along a line parallel to the East line of said Southwest 1/4 of the Northeast 1/4 of Section 36 a distance of 1059.02 feet to the POINT OF BEGINNING. Containing 10.13 acres, more or less.

SUBJECT TO: A Utility Easement across the West 5.00 feet thereof.

TOGETHER WITH & SUBJECT TO: A 60 x 60 common driveway Easement adjacent to the Northerly Right-of-Way Line of SW County Road No. 18 and centered on the common property line of the lot described above and the adjacent lands lying to the West.

INGRESS/EGRESS EASMENT (ACROSS NORTH SIDE, LOT 8)

The North 20.00 feet of the West 431.60 feet of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township6 South, Range 16 East Columbia County, Florida. SUBJECT TO: That part within the maintained Right-of-Way of SW Singleton Terrace.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

Timothy A. Delbene, P.L.S.
Florida Reg. No. 5594
DATE: ____/____/2016

REVISED: 07/05/2016 Layout revised. AVG

CAD FILE: 6794SUB.DWG

Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
Certificate of Authorization # LB 7042

Date: 06/09/2016	CHRIS BULLARD	Scale: 1"=200'
Drafting: A V G		Field Book: 16-652
Computations: A V G		Work Order: 16-6794
Checked: T A D		File: B-36-9