

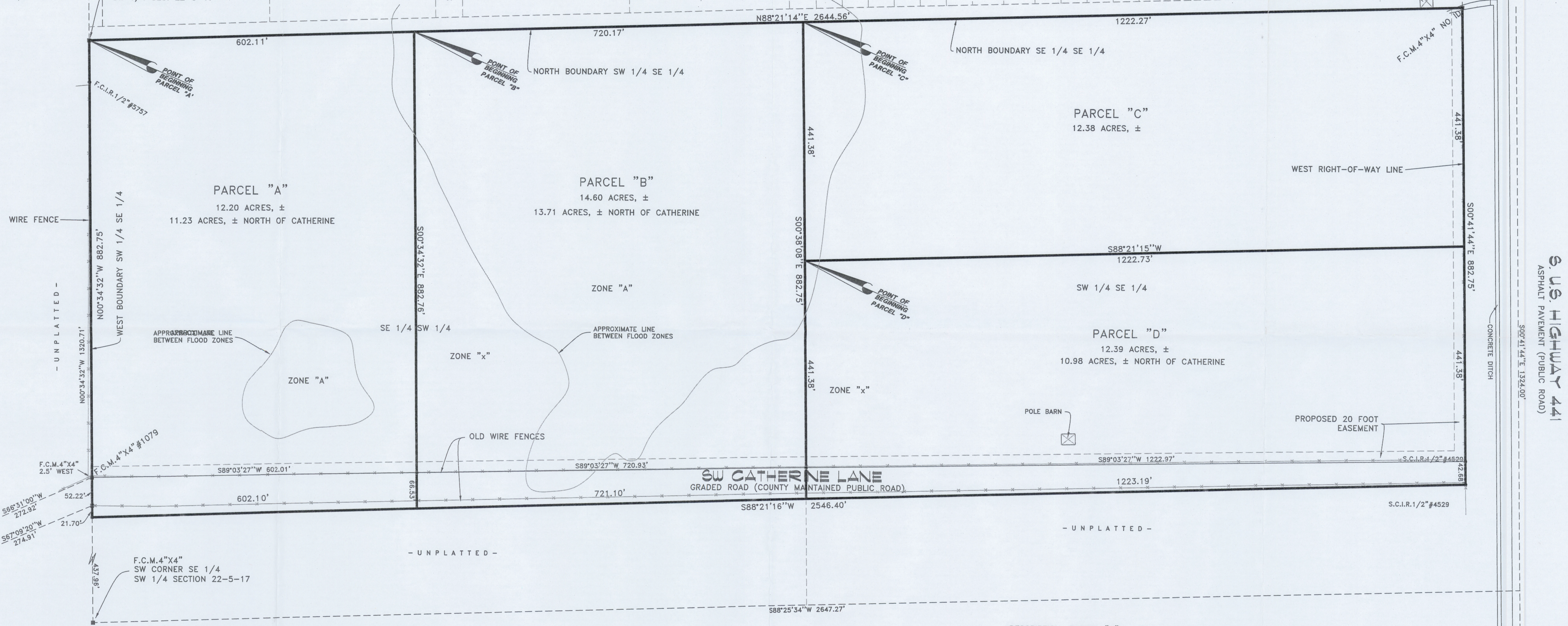
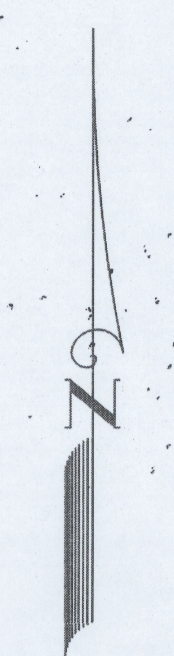
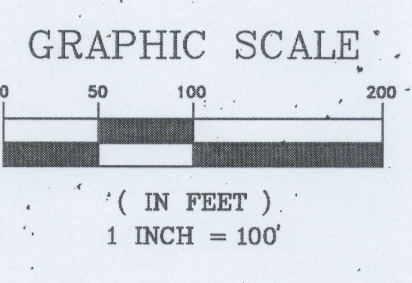
CATHERINE HEIGHTS DIVISION OF LAND

SECTION 22, TOWNSHIP 5 SOUTH, RANGE 17 EAST

COLUMBIA COUNTY FLORIDA

MAP OF SURVEY

LEGEND	
F.	Found
S.	Set
I.P.	Iron Pipe
I.R.	Iron Rod
C.M.	Concrete Monument
C.	Capped
N. & D.	Nail & Disk
P.K.N.	P.K. Nail
R.R.S.	Railroad Spike
(P)	Plat
(F)	Field
(D)	Dead
(C)	Calculated
OHW	Overhead Wires
W/C	Witness Corner



DESCRIPTION: PARCEL "C"
A parcel of land lying in Section 22, Township 5 South, Range 17 East, Columbia County, Florida, explicitly described as follows:
Commence at the NW corner of the SE 1/4 of the SW 1/4 of said Section 22; thence on the north boundary thereof, N88°21'14"E, a distance of 1322.28 feet to the POINT OF BEGINNING; thence on the north boundary of the SE 1/4 of the SW 1/4 of said Section 22 N88°21'14"E, a distance of 1222.27 feet to the west right-of-way line of S. U.S. Highway No. 441; thence on said right-of-way line S00°41'44"E, a distance of 441.38 feet; thence S88°21'15"W, a distance of 1222.73 feet; thence N00°38'08"W, a distance of 441.38 feet to the POINT OF BEGINNING.
Containing 12.38 acres, more or less.

DESCRIPTION: PARCEL "D"
A parcel of land lying in Section 22, Township 5 South, Range 17 East, Columbia County, Florida, explicitly described as follows:
Commence at the NW corner of the SE 1/4 of the SW 1/4 of said Section 22; thence on the north boundary thereof, N88°21'14"E, a distance of 1322.28 feet; thence S00°38'08"E, a distance of 441.38 feet to the POINT OF BEGINNING; thence N88°21'15"E, a distance of 1222.73 feet to the west right-of-way line of S. U.S. Highway No. 441; thence on said right-of-way line S00°41'44"E, a distance of 441.38 feet; thence S88°21'16"W, a distance of 1223.19 feet; thence N00°38'08"W, a distance of 441.38 feet to the POINT OF BEGINNING.
Containing 12.39 acres, more or less.
Subject to existing right-of-way for SW Catherine Lane.

DESCRIPTION: PARCEL "A"
A parcel of land lying in Section 22, Township 5 South, Range 17 East, Columbia County, Florida, explicitly described as follows:
Commence at the NW corner of the SE 1/4 of the SW 1/4 of said Section 22 for the POINT OF BEGINNING; thence on the north boundary thereof N88°21'14"E, a distance of 602.11 feet; thence S00°34'32"E, a distance of 882.76 feet; thence S88°21'16"W, a distance of 602.10 feet to the west boundary of the SE 1/4 of the SW 1/4 of said Section 22; thence on said west boundary, N00°34'32"W, a distance of 882.75 feet to the POINT OF BEGINNING.
Containing 12.20 acres, more or less.
Subject to existing right-of-way for SW Catherine Lane.

DESCRIPTION: PARCEL "B"
A parcel of land lying in Section 22, Township 5 South, Range 17 East, Columbia County, Florida, explicitly described as follows:
Commence at the NW corner of the SE 1/4 of the SW 1/4 of said Section 22; thence on the north boundary thereof, N88°21'14"E, a distance of 602.11 feet to the POINT OF BEGINNING; thence continue on said north boundary, N88°21'14"E, a distance of 720.17 feet; thence S00°38'08"E, a distance of 882.75 feet; thence S88°21'16"W, a distance of 721.10 feet; thence N00°34'32"W, a distance of 882.76 feet to the POINT OF BEGINNING.
Containing 14.60 acres, more or less.
Subject to existing right-of-way for SW Catherine Lane.

51.57 TOTAL ACRES, ±
2.76 ACRES WITHIN THE R/W OF CATHERINE LANE
48.81 ACRES NOT INCLUDING R/W FOR CATHERINE LANE
0.64 ACRES SOUTH OF CATHERINE LANE
48.17 ACRES NORTH OF CATHERINE LANE

BOUNDARY SURVEY 9-20-23
I hereby certify that this plat accurately represents a survey of the lands shown and described hereon, and meets or exceeds the Minimum Standard Requirements of Chapter 5J-17 Florida Administrative Code pursuant to Chapter 472.
Date: 9-20-23
Darrrell Copeland
Registered Land Surveyor
Florida Certificate #4529
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 12023C PANEL NO. 02?? H, DATED 8-28-08, THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE ? WITH A BASE ELEVATION OF ? MEAN SEA LEVEL N.A.V.D. 1988.

NOTES:
1) Underground utilities and/or underground encroachments if any not located.
2) This survey was performed without the benefit of a "Title Search".
3) Meridian based on the north boundary SE 1/4 SW 1/4 Sec. 22-5-17 bearing N88°21'14"E Assumed.
4) There may be additional easements and/or restrictions not shown on this survey that can be found in the Public Records of Columbia County, Florida.
5) This survey was prepared expressly for the persons and/or entities named and only for the original purpose, no other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrrell Copeland.
6) This survey is intended for sale, mortgage or refinancing purposes only. Exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design or any other use without the written consent of Darrrell Copeland.

DARRELL COPELAND AS THE CERTIFYING LAND SURVEYOR, ACCEPTS NO RESPONSIBILITY FOR RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED, OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

REVISION				
ENGINEERING SURVEY	FIELD BOOK	PAGE	DATE	DRAWN BY
DRAWN BY: DARRELL	PROJECT #	PAGE 97	9-20-23	DWC
DESIGN TEAM	CHECKED	DATE	PROJECT	SHEET
BOUNDARY SURVEY	9-20-23	DWC	BOUNDARY SURVEY	1
SHEET	1	OF	1	FILE NO.

DARRELL COPELAND SURVEYING, INC.
7910 180TH STREET * McALPIN, FLORIDA 32062 (386) 209-4343 desurvey@aol.com
LB#8141

Daniel Crapps

SPOOLED, DECEMBER 8, 2025 © 9:46 AM BY DARRELL