

**BOUNDARY SURVEY
LOCATED IN SECTION 23
TOWNSHIP 5 SOUTH, RANGE 15 EAST
COLUMBIA COUNTY, FLORIDA**

NEW PARCEL #1

A parcel of land lying in the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida being a portion of that property described in the Official Records Book 1540, page 1975 in the public records of Columbia County, Florida and more particularly describe as follows:

COMMENCE AT an iron pipe marking the Northeast corner of the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida and run South 88 degrees 47 minutes 03 seconds East 663.12 feet to the POINT OF BEGINNING, thence from said POINT OF BEGINNING run South 01 degree 21 minutes 45 seconds East 684.99 feet to an iron rod, thence South 88 degrees 25 minutes 00 seconds East 657.79 feet to the Northwest corner of the West Half of the Northeast quarter of Section 23, thence North 01 degree 21 minutes 45 seconds East 657.79 feet to the Point of Beginning, containing 10.07 acres, more or less.

SUBJECT TO SW Carpenter Road over and across the Northernly boundary thereof.

ALSO SUBJECT TO SW Hartford Road over and across the Westernly boundary thereof.

SUBJECT TO AND TOGETHER WITH A 30 FOOT WIDE SHARED DRIVEWAY EASEMENT said easement begin more particularly described as a 30 foot wide strip of land lying 15.0 feet left and right of the following described centerline:

COMMENCE AT an iron pipe marking the Northeast corner of the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida and run South 88 degrees 47 minutes 03 seconds East 663.12 feet, thence South 01 degree 21 minutes 45 seconds East 20.51 feet to an iron rod for the POINT OF BEGINNING, thence from said POINT OF BEGINNING run South 01 degree 21 minutes 45 seconds East 30.0 feet to the terminal point of this driveway easement.

NEW PARCEL #2

A parcel of land lying in the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida being a portion of that property described in the Official Records Book 1540, page 1975 in the public records of Columbia County, Florida and more particularly describe as follows:

BEGIN AT an iron pipe marking the Northeast corner of the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida and run South 01 degree 09 minutes 55 seconds East 660.75 feet to an iron rod, thence South 88 degrees 25 minutes 00 seconds West 660.85 feet to an iron rod, thence North 01 degree 21 minutes 45 seconds West 664.99 feet, thence North 88 degrees 47 minutes 03 seconds West 663.12 feet to the Point of Beginning, containing 10.07 acres, more or less.

SUBJECT TO SW Carpenter Road over and across the Northernly boundary thereof.

SUBJECT TO AND TOGETHER WITH A 30 FOOT WIDE SHARED DRIVEWAY EASEMENT said easement begin more particularly described as a 30 foot wide strip of land lying 15.0 feet left and right of the following described centerline:

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NEW PARCEL #3

A parcel of land lying in the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida being a portion of that property described in the Official Records Book 1540, page 1975 in the public records of Columbia County, Florida and more particularly describe as follows:

COMMENCE AT an iron pipe marking the Northeast corner of the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida and run South 01 degree 09 minutes 55 seconds East 660.75 feet to an iron rod for the POINT OF BEGINNING, thence from said POINT OF BEGINNING continue South 01 degree 09 minutes 55 seconds East 332.83 feet to an iron rod, thence South 88 degrees 25 minutes 00 seconds West 1,317.50 feet, thence North 01 degree 21 minutes 45 seconds West 532.92 feet, thence North 88 degrees 25 minutes 00 seconds East 1,318.64 feet to the Point of Beginning, containing 10.07 acres, more or less.

SUBJECT TO SW Hartford Road over and across the Westernly boundary thereof.

SUBJECT TO AND TOGETHER WITH A 30 FOOT WIDE SHARED DRIVEWAY EASEMENT said easement begin more particularly described as a 30 foot wide strip of land lying 15.0 feet left and right of the following described centerline:

COMMENCE AT an iron pipe marking the Northeast corner of the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida and run South 01 degree 09 minutes 55 seconds East 660.75 feet to an iron rod, thence South 88 degrees 25 minutes 00 seconds West 1,288.26 feet, to the POINT OF BEGINNING, thence from said POINT OF BEGINNING, run North 88 degrees 25 minutes 00 seconds East 30.0 feet to the terminal point of this driveway easement.

NEW PARCEL #4

A parcel of land lying in the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida being a portion of that property described in the Official Records Book 1540, page 1975 in the public records of Columbia County, Florida and more particularly describe as follows:

COMMENCE AT an iron pipe marking the Northeast corner of the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida and run South 01 degree 09 minutes 55 seconds East 660.75 feet to an iron rod, thence continue South 01 degree 09 minutes 55 seconds East 332.83 feet to an iron rod for the POINT OF BEGINNING, thence from said POINT OF BEGINNING continue South 01 degree 09 minutes 55 seconds East 332.22 feet to a concrete monument marking the Northeast corner of the Southwest quarter of Section 23, thence South 88 degrees 25 minutes 00 seconds West 1,316.35 feet, thence North 01 degree 21 minutes 45 seconds West 333.21 feet, thence North 88 degrees 25 minutes 00 seconds East 1,317.50 feet to the Point of Beginning, containing 10.07 acres, more or less.

SUBJECT TO SW Hartford Road over and across the Westernly boundary thereof.

SUBJECT TO AND TOGETHER WITH A 30 FOOT WIDE SHARED DRIVEWAY EASEMENT said easement begin more particularly described as a 30 foot wide strip of land lying 15.0 feet left and right of the following described centerline:

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SUBJECT TO SW Hartford Road over and across the Westernly boundary thereof.

SUBJECT TO AND TOGETHER WITH A 30 FOOT WIDE SHARED DRIVEWAY EASEMENT said easement begin more particularly described as a 30 foot wide strip of land lying 15.0 feet left and right of the following described centerline:

COMMENCE AT an iron pipe marking the Northeast corner of the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida and run South 01 degree 09 minutes 55 seconds East 1,326.90 feet to a concrete monument marking the Northeast corner of the Southwest quarter of the Northeast quarter of Section 23, thence South 01 degree 38 minutes 27 seconds East 333.15 feet to an iron rod, thence continue South 01 degree 38 minutes 27 seconds East 332.74 feet to an iron rod for the POINT OF BEGINNING, thence from said POINT OF BEGINNING continue South 01 degree 38 minutes 27 seconds East 662.64 feet to the Southeast corner of the West Half of the Northeast quarter of Section 23, thence South 88 degrees 16 minutes 33 seconds West 663.02 feet, thence South 01 degree 21 minutes 45 seconds East 659.80 feet to an iron rod, thence North 01 degree 21 minutes 45 seconds West 664.27 feet to the Point of Beginning, containing 10.07 acres, more or less.

SUBJECT TO SW Hartford Road over and across the Southernly boundary thereof.

COMMENCE AT an iron pipe marking the Northeast corner of the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida and run South 01 degree 09 minutes 55 seconds East 1,326.90 feet to a concrete monument marking the Northeast corner of the Southwest quarter of the Northeast quarter of Section 23, thence South 01 degree 38 minutes 27 seconds East 333.15 feet to an iron rod, thence continue South 01 degree 38 minutes 27 seconds East 332.74 feet to an iron rod for the POINT OF BEGINNING, thence from said POINT OF BEGINNING continue South 01 degree 38 minutes 27 seconds East 662.64 feet to the Southeast corner of the West Half of the Northeast quarter of Section 23, thence South 88 degrees 16 minutes 33 seconds West 663.02 feet, thence South 01 degree 21 minutes 45 seconds East 659.80 feet to an iron rod, thence North 01 degree 21 minutes 45 seconds West 664.27 feet to the Point of Beginning, containing 10.07 acres, more or less.

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NEW PARCEL #5

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SUBJECT TO SW Hartford Road over and across the Westernly boundary thereof.

SUBJECT TO AND TOGETHER WITH A 30 FOOT WIDE SHARED DRIVEWAY EASEMENT said easement begin more particularly described as a 30 foot wide strip of land lying 15.0 feet left and right of the following described centerline:

COMMENCE AT an iron pipe marking the Northeast corner of the West Half of the Northeast quarter of Section 23, Township 5 South, Range 15 East, Columbia County, Florida and run South 01 degree 09 minutes 55 seconds East 1,326.90 feet to a concrete monument marking the Northeast corner of the Southwest quarter of the Northeast quarter of Section 23, thence South 88 degrees 25 minutes 00 seconds West 1,287.84 feet, for the POINT OF BEGINNING, thence from said POINT OF BEGINNING continue South 01 degree 38 minutes 27 seconds East 332.74 feet to an iron rod, thence South 88 degrees 25 minutes 00 seconds West 30.0 feet to the terminal point of this driveway easement.

NEW PARCEL #6

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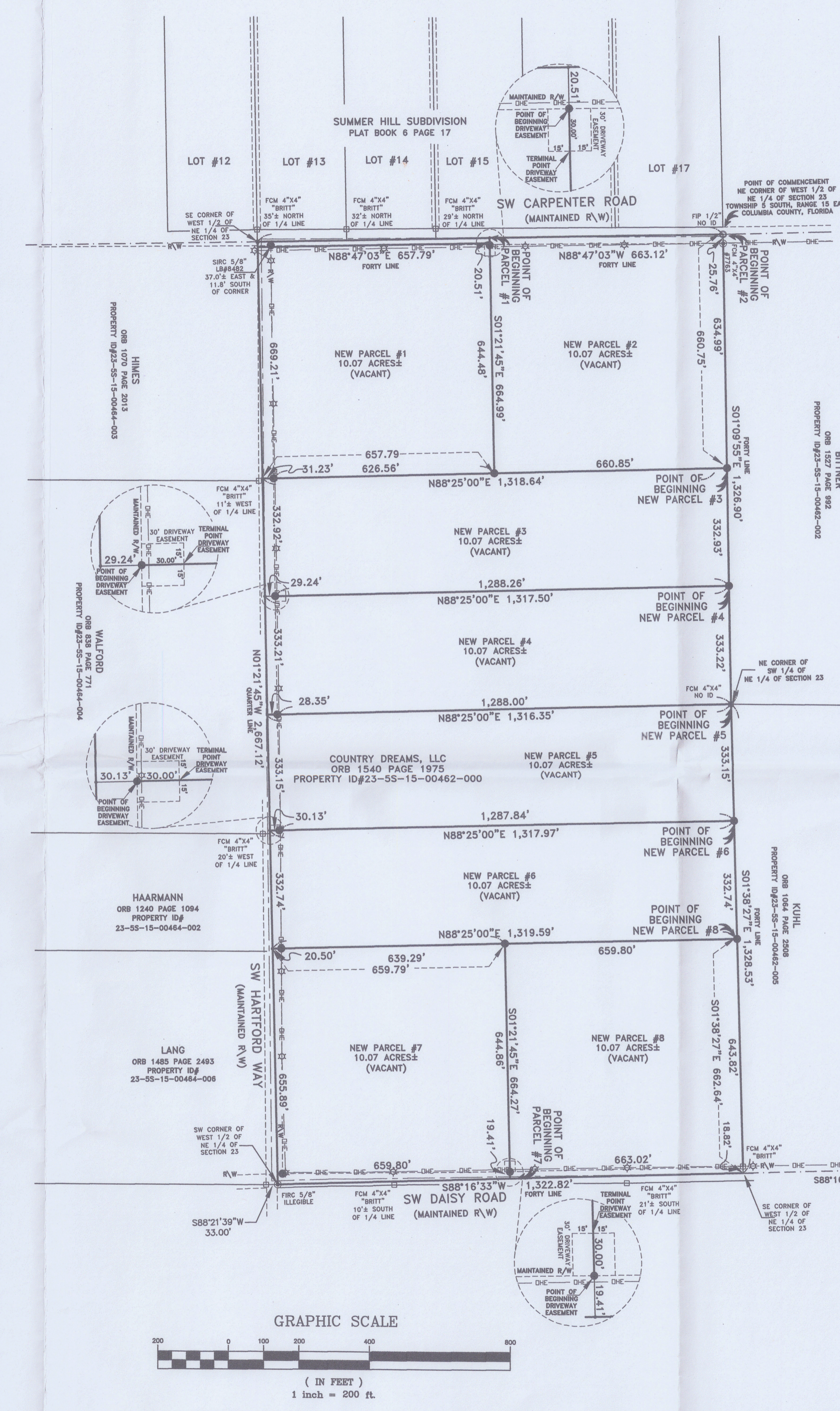
SUBJECT TO SW Hartford Road over and across the Westernly boundary thereof.

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SUBJECT TO SW Hartford Road over and across the Westernly boundary thereof.



NOTE: DRIVEWAY EASEMENTS
EACH LOT SHALL HAVE ONLY ONE DRIVEWAY
AND THIS ACCESS SHALL ONLY BE ALLOWED
AT THE DENOTED LOCATIONS SHOWN AS
SHARED DRIVEWAY EASEMENT

SURVEYOR'S NOTES:

- Bearings hereon are based on grid, Florida State Plane Coordinate System, Zone North Quad, as per GNSS observation utilizing SPECTRA SP65 equipment, F.D.O.T. FFRN network held fixed for control.
- If no difference is shown, deed call bearings and distances are the same as measured.
- Utilities, interior fences & other improvements were not located except as shown. Field fences identified on this plot are shown approximate and were not located precisely between corners. Fences may meander in between fence lines of property corners. Ownership of fences is not determined by this survey.
- Field work was completed on July 30, 2025.
- There may be other restrictions of record not shown on this plot that are found in the county's public records.
- The hereon signed surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to subject property. It is possible there are deeds of record, simultaneous conveyances, senior deeds, unrecorded deeds, easements or other instruments which could affect the boundaries of subject property.
- Information shown on adjacent properties, including land owner names and deed references, were compiled using the latest available data taken from unofficial county public records and are shown for informational purposes only. Actual names and references were not verified.
- Notice of liability: This survey has been prepared for the exclusive use of the parties named hereon. Certification is made only to the original purchaser, closing agent and mortgage holder as specified on this survey.
- This survey is not transferable to additional institutions or subsequent owners and does not extend to any unnamed parties. Any other use, benefit, or reliance by any other party is strictly PROHIBITED AND RESTRICTED without the express written consent of the signing surveyor. Additions or deletions to survey, maps or reports by any other person other than the signing surveyor are STRICTLY PROHIBITED.
- This survey does not determine ownership of property.

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

DELTA LAND SURVEYORS, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB#482
275 NORTH MULBERRY STREET
MONTICELLO, FLORIDA 32344
TELEPHONE: (850)997-0301
email: crowsdelta@gmail.com
email: kimwdelta@gmail.com

I hereby certify that in my opinion this is a true representation of the property shown hereon. I further certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter SJ-17 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

Kimberly V. Odum
Kimberly V. Odum, PSM, F.R.C. LS#7502 Date 08/27/2025

DRAWN BY: PAP
CHECKED BY: WB/CR
SCALE: 1"=200
CREW: MM/SB
FIELD BOOK: 25-101
PAGE: 49 & 71

LEGEND & ABBREVIATIONS

FD FOUND	ORB OFFICIAL RECORDS BOOK	R/W RIGHT-OF-WAY
FIRC FOUND IRON ROD & CAP	P PAGE	CH CENTERLINE
SET IRON ROD & CAP	DO DEED CALL	CHRD CHORD BEARING/DISTANCE
FCM FOUND CONCRETE MONUMENT	DB DEED BOOK	D CENTRAL ANGLE
CP POWER POLE	PC PLAT CALL	R RADIUS LENGTH
OE OVERHEAD ELECTRIC	PB PLAT BOOK	L ARC LENGTH
T TENC	N NOT TO SCALE	EDR EDGE OF ROAD
W/F WOOD FRAME	L LICENSED SURVEYOR	EOP EDGE OF PAVEMENT
A/C AIR CONDITIONER	LB LICENSED BUSINESS	WDL WOODLINE

CLIENT
COUNTRY DREAMS LLC

DATE
08/27/2025

REVISIONS
ADDED 30 FOOT WIDE SHARED DRIVEWAY EASEMENTS

JOB NO.
25-147-21

SHEET NO.
1 OF 1