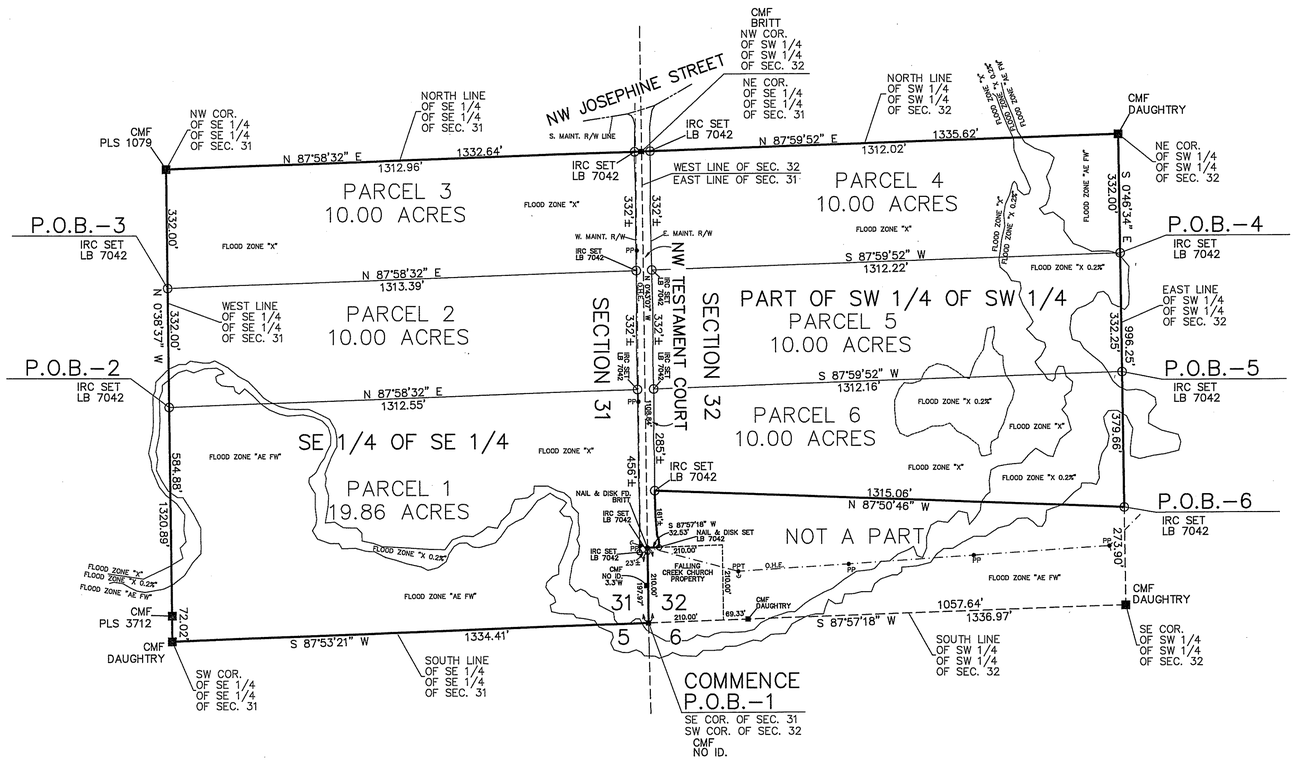
BOUNDARY SURVEY

OF SW 1/4 OF SW 1/4
OF SECTION 32 & PART OF SE 1/4
OF SE 1/4 OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



DESCRIPTIONS

PARCEL 1

BEGIN at the Southeast corner of Section 31, Township 2 South, Range 17 East, Columbia County, Florida and run South 87°53'21" West along the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 31 a distance of 1334.41 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 31; thence North 00°38'37" West along the West line of said Southeast 1/4 of the Southeast 1/4 of Section 31 a distance of 1312.55 feet to a point on the West maintained Right-of-Way line of NW Testament Court; thence Southerly along said West maintained Right-of-Way line of NW Testament Court a distance of 456 feet, more or less; thence Easterly a distance of 23 feet, more or less to a point on the East line of Section 31; thence South 00°43'07" East along said East line of Section 31 a distance of 197.97 feet to the POINT OF BEGINNING. Containing 19.86 acres, more or less.

PARCEL 2

COMMENCE at the Southeast corner of Section 31, Township 2 South, Range 17 East, Columbia County, Florida and run South 87°53'21" West along the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 31 a distance of 1334.41 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 31; thence North 00°38'37" West along the West line of said Southeast 1/4 of the Southeast 1/4 of Section 31 a distance of 656.90 feet to the POINT OF BEGINNING; thence continue North 00°38'37" West along said West line of the Southeast 1/4 of the Southeast 1/4 of Section 31 a distance of 332.00 feet; thence North 87°58'32" East a distance of 1313.39 feet to a point on the West maintained Right-of-Way line of NW Testament Court; thence Southerly along said West maintained Right-of-Way line of NW Testament Court a distance of 332 feet, more or less; thence South 87°58'32" West a distance of 1312.55 feet to the POINT OF BEGINNING. Containing 10.00 acres, more or less.

PARCEL 3

COMMENCE at the Southeast corner of Section 31, Township 2 South, Range 17 East, Columbia County, Florida and run South 87°53'21" West along the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 31 a distance of 1334.41 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 31; thence North 00°38'37" West along the West line of said Southeast 1/4 of the Southeast 1/4 of Section 31 a distance of 988.90 feet to the POINT OF BEGINNING; thence continue North 00°38'37" West along said West line of the Southeast 1/4 of the Southeast 1/4 of Section 31 a distance of 332.00 feet to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 31; thence North 87°58'32" East along the North line of said Southeast 1/4 of the Southeast 1/4 of Section 31 a distance of 1312.96 feet to a point on the West maintained Right-of-Way line of NW Testament Court; thence Southerly along said West maintained Right-of-Way line of NW Testament Court a distance of 332 feet, more or less; thence South 87°58'32" West a distance of 1313.39 feet to the POINT OF BEGINNING. Containing 10.00 acres, more or less.

PARCEL 4

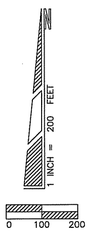
COMMENCE at the Southwest corner of Section 32, Township 2 South, Range 17 East, Columbia County, Florida and run North 87°57'18"East along the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 32 a distance of 1336.97 feet to the Southeast corner of said Southwest 1/4 of the Southwest 1/4 of Section 32; thence North 00°46'34" West along the East line of said Southwest 1/4 of the Southwest 1/4 of Section 32 a distance of 985.81 feet to the POINT OF BEGINNING; thence South 87°59'52" West a distance of 1312.22 feet to a point on the East maintained Right-of-Way line of NW Testament Court; thence Northerly along said East maintained Right-of-Way line of NW Testament Court a distance of 332 feet, more or less, to a point on the North line of the Southwest 1/4 of the Southwest 1/4 of Section 32; thence North 87°59'52" East along said North line of the Southwest 1/4 of the Southwest 1/4 of Section 32 a distance of 1312.02 feet to the Northeast corner of said Southwest 1/4 of the Southwest 1/4 of Section 32; thence South 00°46'34" East along the East line of said Southwest 1/4 of the Southwest 1/4 of Section 32 a distance of 332.00 feet to the POINT OF BEGINNING. Containing 10.00 acres, more or less.

PARCEL 5

COMMENCE at the Southwest corner of Section 32, Township 2 South, Range 17 East, Columbia County, Florida and run North 87°57'18"East along the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 32 a distance of 1336.97 feet to the Southeast corner of said Southwest 1/4 of the Southwest 1/4 of Section 32; thence North 00°46'34" West along the East line of said Southwest 1/4 of the Southwest 1/4 of Section 32 a distance of 653.56 feet to the POINT OF BEGINNING; thence South 87°59'52" West a distance of 1312.16 feet to a point on the East maintained Right-of-Way line of NW Testament Court; thence Northerly along said East maintained Right-of-Way line of NW Testament Court a distance of 332 feet, more or less; thence North 87°59'52" East a distance of 1312.22 feet to a point on the East line of the Southwest 1/4 of the Southwest 1/4 of Section 32; thence South 00°46'34" East along said East line of the Southwest 1/4 of the Southwest 1/4 of Section 32 a distance of 332.25 feet to the POINT OF BEGINNING. Containing 10.00 acres, more or less.

PARCEL 6

COMMENCE at the Southwest corner of Section 32, Township 2 South, Range 17 East, Columbia County, Florida and run North 87°57'18"East along the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 32 a distance of 1336.97 feet to the Southeast corner of said Southwest 1/4 of the Southwest 1/4 of Section 32; thence North 00°46'34" West along the East line of said Southwest 1/4 of the Southwest 1/4 of Section 32 a distance of 273.90 feet to the POINT OF BEGINNING; thence North 87°50'46" West a distance of 1315.06 feet to a point on the East maintained Right-of-Way line of NW Testament Court; thence Northerly along said East maintained Right-of-Way line of NW Testament Court a distance of 285 feet, more or less; thence North 87°59'52" East a distance of 1312.16 feet to a point on the East line of the Southwest 1/4 of the Southwest 1/4 of Section 32; thence South 00°46'34" East along said East line of the Southwest 1/4 of the Southwest 1/4 of Section 32 a distance of 379.66 feet to the POINT OF BEGINNING. Containing 10.00 acres, more or less.



NOTES:

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

2.) Boundary based on instruction from client, monumentation found in place, parent tract description furnished by client, prior surveys by W.K. Daughtry, PLS, and prior survey by Britt Surveying.

3.) Bearings projected from East section line of 31 and based on above referenced prior survey by W.K. Daughtry, PLS.

4.) Interior improvements, if present, were 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: March 25, 2019.

8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain; partly within Flood Zone "X 0.2%", which according to said maps is the same as Zone "X", however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone); and partly within Flood Zone "AE FW", which according to said maps is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties (ref: Map No. 12023C0195D). No base flood elevation (BFE) is shown on said FIRM maps.

LEGEND	
CMF=CONCRETE MONUMENT FOUND	O.H.E.=OVERHEAD ELECTRIC LINE
CMS=CONCRETE MONUMENT SET	SEC.=SECTION
IPF=IRON PIPE FOUND	RGE.=RANGE
IPS=IRON PIPE SET	TWP.=TOWNSHIP
PLS=PROFESSIONAL LAND SURVEYOR	COR.=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NE=NORTHEAST
R/W=RIGHT-OF-WAY	NW=NORTHWEST
℄ =CENTER LINE	SW=SOUTHWEST
R =PROPERTY LINE	SE=SOUTHEAST
PP=POWER POLE	LB=LICENSED BUSINESS
PPT=POWER POLE W/TRANSFORMER	P.O.B.=POINT OF BEGINNING
IRC=IRON REBAR & CAP	(F)=FIELD MEASUREMENTS
NO ID=NO IDENTIFICATION	(D)=DEED MEASUREMENTS
MAINT.=MAINTAINED	FD.=FOUND

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

Timothy A. Delbene, P.S.M.
Florida Reg. No. 5594
DATE: ___/___/2019

REVISED: 04/03/2019 Parcel 6 revised. CAD FILE: 7174.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: 03/25/2019	D&B TIMBER LAND TRUST	Scale: 1"=200'
Drafting: A V G		Field Book: 19-679
Computations: A V G		Work Order: 19-7174
Checked: T A D		File: B-40-40