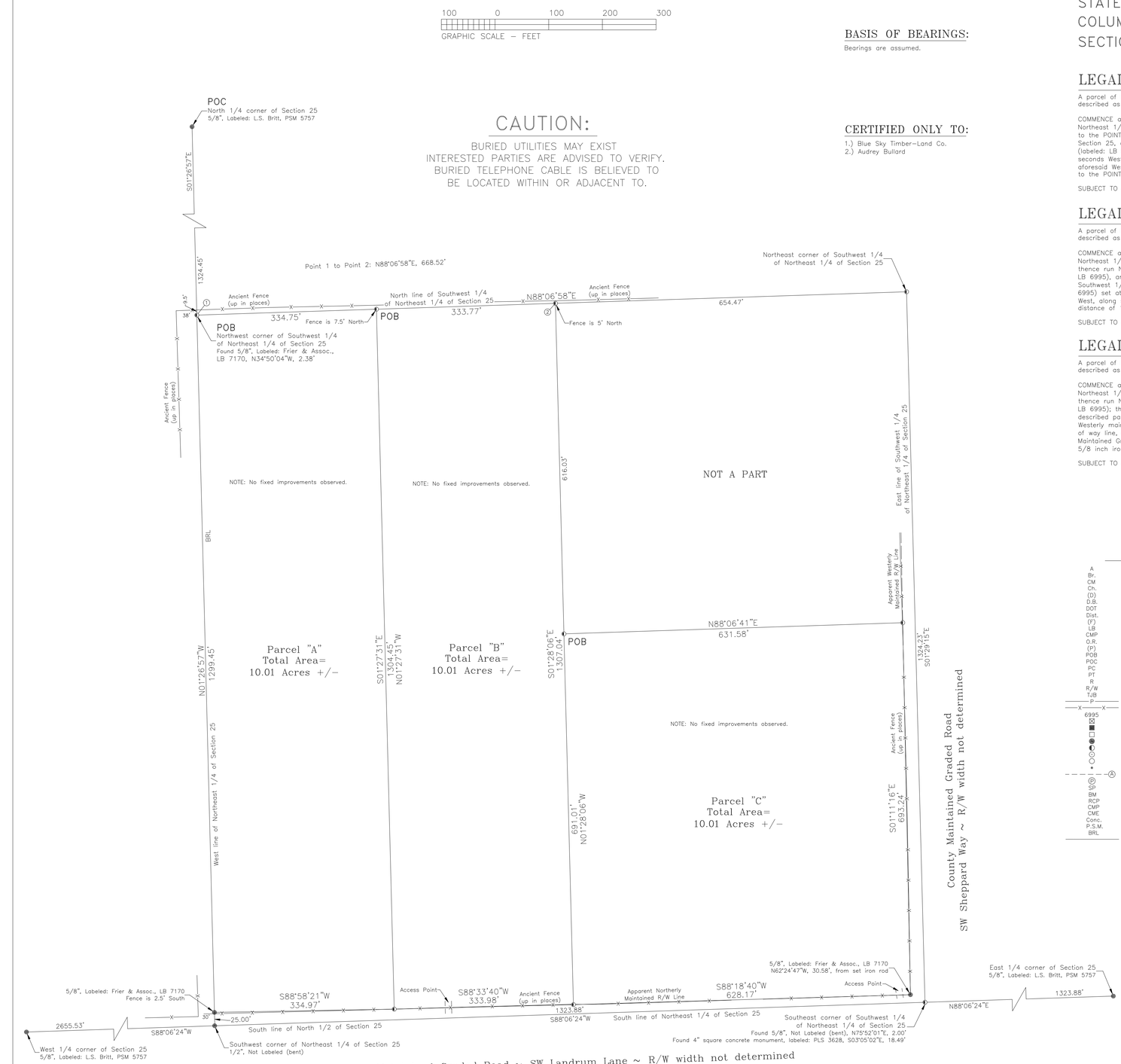
MAP OF SURVEY IN:

STATE OF FLORIDA
COLUMBIA COUNTY
SECTION 25, TOWNSHIP 5 SOUTH, RANGE 16 EAST



CAUTION:

BURIED UTILITIES MAY EXIST
INTERESTED PARTIES ARE ADVISED TO VERIFY.
BURIED TELEPHONE CABLE IS BELIEVED TO
BE LOCATED WITHIN OR ADJACENT TO.

BASIS OF BEARINGS:

Bearings are assumed.

CERTIFIED ONLY TO:

1.) Blue Sky Timber–Land Co.
2.) Audrey Bullard

LEGEND

A	Arc length
Br.	Bearing
CM	Concrete Monument
Ch.	Chord
(D)	Deed based measurement
D.B.	Deed Book
DOT	Department Of Transportation (Florida)
Dist.	Distance
(F)	Field based measurement
LB	Licensed Business
CMP	Corrugated Metal Pipe
O.R.	Official Records book
(P)	Plat based measurement
POB	Point Of Beginning
POC	Point Of Commencement
PC	Point of Curvature
PT	Point of Tangency
R	Radius length
R/W	Right–of–Way line
TJB	Telephone Junction Box
P	Power line (overhead unless shown to be different)
X	Fence line
6995	LB number for Southland Surveying & Mapping, Inc.
⊠	Found square DOT concrete R/W monument
■	Found CM (square unless stated otherwise)
□	Set 4 inch square CM, labeled: LB 6995
●	Found iron rod
◐	Set 5/8 inch iron rod, labeled: LB 6995
○	Found iron pipe
◯	Set 1 inch iron pipe, labeled: LB 6995
•	Survey point (identified as labeled)
A	Power pole anchor and guy wire
(P)	Power pole
SP	Steel Pipe
BM	Bench Mark
RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe
CME	Concrete Mitered End
Conc.	Concrete
P.S.M.	Professional Surveyor & Mapper
BRL	Bearing Reference Line (Basis of Bearings)
	Boundary of surveyed lands

LEGAL DESCRIPTION: (PARCEL "A")

A parcel of land containing a total area of 10.01 acres, more or less, lying, being and situate in Section 25, Township 5 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at a 5/8 inch iron rod (labeled: L.S. Britt, PSM 5757) found at the North 1/4 corner of said Section 25, and run South 01 degree 26 minutes 57 seconds East, along the West line of the Northeast 1/4 of said Section 25, a distance of 1324.45 feet to a 5/8 inch iron rod (labeled: LB 6995) set at the Northwest corner of the Southwest 1/4 of said Northeast 1/4 of Section 25, and to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence run North 88 degrees 06 minutes 58 seconds East, along the North line of said Southwest 1/4 of Northeast 1/4 of Section 25, a distance of 334.75 feet to a set 5/8 inch iron rod (labeled: LB 6995); thence run South 01 degree 27 minutes 31 seconds East a distance of 1304.45 feet to a 5/8 inch iron rod (labeled: LB 6995) set at the intersection with the apparent Northerly maintained right of way line of a County Maintained Graded Road (SW Landrum Lane); thence run South 88 degrees 58 minutes 21 seconds West, along said apparent Northerly maintained right of way line, a distance of 334.97 feet to a 5/8 inch iron rod (labeled: Frier & Assoc., LB 7170) found at the intersection with the aforesaid West line of the Northeast 1/4 of Section 25; thence run North 01 degree 26 minutes 57 seconds West, along said West line of the Northeast 1/4 of Section 25, a distance of 1299.45 feet to the POINT OF BEGINNING.

SUBJECT TO all existing easements, rights of way, covenants, restrictions, reservations and jurisdictional areas, whether of record or not of record.

LEGAL DESCRIPTION: (PARCEL "B")

A parcel of land containing a total area of 10.01 acres, more or less, lying, being and situate in Section 25, Township 5 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at a 5/8 inch iron rod (labeled: L.S. Britt, PSM 5757) found at the North 1/4 corner of said Section 25, and run South 01 degree 26 minutes 57 seconds East, along the West line of the Northeast 1/4 of said Section 25, a distance of 1324.45 feet to a 5/8 inch iron rod (labeled: LB 6995) set at the Northwest corner of the Southwest 1/4 of said Northeast 1/4 of Section 25; thence run North 88 degrees 06 minutes 58 seconds East, along the North line of said Southwest 1/4 of Northeast 1/4 of Section 25, a distance of 334.75 feet to a set 5/8 inch iron rod (labeled: LB 6995), and to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence continue running North 88 degrees 06 minutes 58 seconds East, continuing along said North line of Southwest 1/4 of Northeast 1/4 of Section 25, a distance of 333.77 feet; thence run South 01 degree 28 minutes 06 seconds East a distance of 1307.04 feet to a 5/8 inch iron rod (labeled: LB 6995) set at the intersection with the apparent Northerly maintained right of way line of a County Maintained Graded Road (SW Landrum Lane); thence run South 88 degrees 33 minutes 40 seconds West, along said apparent Northerly maintained right of way line, a distance of 333.98 feet to a set 5/8 inch iron rod (labeled: LB 6995); thence run North 01 degree 27 minutes 31 seconds West a distance of 1304.45 feet to the POINT OF BEGINNING.

SUBJECT TO all existing easements, rights of way, covenants, restrictions, reservations and jurisdictional areas, whether of record or not of record.

LEGAL DESCRIPTION: (PARCEL "C")

A parcel of land containing a total area of 10.01 acres, more or less, lying, being and situate in Section 25, Township 5 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at a 5/8 inch iron rod (labeled: L.S. Britt, PSM 5757) found at the North 1/4 corner of said Section 25, and run South 01 degree 26 minutes 57 seconds East, along the West line of the Northeast 1/4 of said Section 25, a distance of 1324.45 feet to a 5/8 inch iron rod (labeled: LB 6995) set at the Northwest corner of the Southwest 1/4 of said Northeast 1/4 of Section 25; thence run North 88 degrees 06 minutes 58 seconds East, along the North line of said Southwest 1/4 of Northeast 1/4 of Section 25, a distance of 668.52 feet to a set 5/8 inch iron rod (labeled: LB 6995); thence run South 01 degree 28 minutes 06 seconds East a distance of 616.03 feet to a set 5/8 inch iron rod (labeled: LB 6995) and to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence run North 88 degrees 06 minutes 41 seconds East a distance of 631.58 feet to a 5/8 inch iron rod (labeled: LB 6995) set at the intersection with the apparent Westerly maintained right of way line of a County Maintained Graded Road (SW Sheppard Way); thence run South 01 degree 11 minutes 16 seconds East, along said apparent Westerly maintained right of way line, a distance of 693.24 feet to a 5/8 inch iron rod (labeled: Frier & Assoc., LB 7170) found at the intersection with the apparent Northerly maintained right of way line of a County Maintained Graded Road (SW Landrum Lane); thence run South 88 degrees 18 minutes 40 seconds West, along said apparent Northerly maintained right of way line, a distance of 628.17 feet to a set 5/8 inch iron rod (labeled: LB 6995); thence run North 01 degree 28 minutes 06 seconds West a distance of 691.01 feet to the POINT OF BEGINNING.

SUBJECT TO all existing easements, rights of way, covenants, restrictions, reservations and jurisdictional areas, whether of record or not of record.

PROFESSIONAL SURVEYOR AND MAPPER'S NOTES:

1.) Unless stated otherwise, this survey prepared without benefit of abstract of title.
2.) The lands described herein or hereon are subject to existing Easements, Rights–of–way, Restrictions and Setbacks, whether or not disclosed of record.
3.) Unless stated otherwise, jurisdictional areas, if any, are not located.
4.) Unless shown or stated otherwise buried objects have not been located.
5.) Unless shown or stated otherwise foundations beneath the surface have not been located, thereby precluding the extent of violations caused by encroachments of such foundations, if any exists, of a deed, easement, setback, or right–of–way line, from being stated or shown herein or hereon.
6.) Unless shown or stated otherwise the determination of boundaries by this survey is based strictly and solely on the legal description shown herein or hereon, and the representation of such boundaries (or boundary) herein or hereon is not in any way intended to represent any boundary of any other lot, block, parcel or tract of land, unless or except such other boundaries (or boundary) in fact coincide and are the same.
7.) Unless shown or stated otherwise this survey does not purport to show conflicting boundary lines or boundaries of adjoiners which could or would be produced on the ground by reference to any adjoining property record legal description.
8.) This office has not caused to be researched chain of title or deeds of adjoiners and has no opinion as to overlapping descriptions, hiatuses, excess or deficiency, junior or senior rights, or any other title matter, fact or inconsistency which an accurate and thorough search of the title record of adjoiners may reveal. Facts may exist in the record, or which may otherwise be affirmed through other valid basis for establishing any real and actual ownership right, which this office is not aware of, has not attempted to discover and does not make any claim to have attempted to discover, but which if otherwise known, discovered, revealed or established would constitute or disclose a boundary inconsistency.
9.) Unless shown or stated otherwise underground utilities have not been located.
10.) This survey does not reflect or determine ownership. (i.e. For questions regarding title, a title opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company, should be sought.)
11.) Unless depicted herein or hereon information, pertaining to easements or rights–of–way of record, has not been furnished to this office.
12.) Some fixed improvements may exist which are not shown on this survey.
13.) This map is protected by copyright and is certified only to the individual or individuals named hereon or herein and only for this current singular instance. Any use or reproduction of all or of any portion of this survey and/or map without the express written permission of the surveyor is prohibited. Use of this survey and/or map in any subsequent instance is not authorized. The surveyor expressly disclaims any certification to any parties in future instances. No individual or individuals other than those named hereon or herein shall rely upon this survey and/or map.
14.) This map may not be used with an affidavit or letter of any kind for reuse including, but not limited to, future closings, plat plans, construction, landscaping, permitting, etc. It is a violation of State Statute and the Federal Copyright Act to copy or modify and reuse this map beyond the date and scope. Southland Surveying & Mapping, Inc., its associates, and/or agents shall not be liable for the use of this survey by any other entities or persons for any purpose beyond the date and scope.
15.) No investigation concerning environmental and subsurface conditions, or for the existence of under or above ground containers or facilities which may affect the use or development of this property was made as part of this survey.
16.) Measurements shown for improvements are intended for location purposes only, and shall not be used for new construction planning or design without prior verification.
17.) To obtain location information of features shown on the map without tie dimension, data should be scaled on the map as reproduced on stable based material, using a scale of one inch equals 100 feet. This method will provide an approximate level of accuracy of two feet (plus or minus).
18.) Data collected on assumed datum. Displayed monumentation (found or set) to be considered control points in reestablishing or checking the position of other displayed points or features shown on the map.

DATE: (including revisions)

Field Survey Date: May 10, 2018
Drawing Date: May 14, 2018

Wayne B. Dukes, P.S.M
Professional Surveyor & Mapper No. 2457
State of Florida
Georgia Registered Land Surveyor No. 1723
Alabama Professional Land Surveyor No. 9680

Date of
signature: _____

NOTE: The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

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BOUNDARY SURVEY

DATE:		JOB NUMBER: 18526
SCALE:		MAP NUMBER: 4687–D

For: Blue Sky Timber–Land Co.

Southland Surveying & Mapping, Inc.
(Since 1975)
PROFESSIONAL SURVEYING AND MAPPING
Certificate of Authorization Number: (LB) 6995
305 S.W. 4th Avenue, P.O. Box 186, Lake Butler, Florida 32054, (386) 496–3107