"PRICE CREEK FARMS"

BOUNDARY SURVEY

in Columbia County, Florida

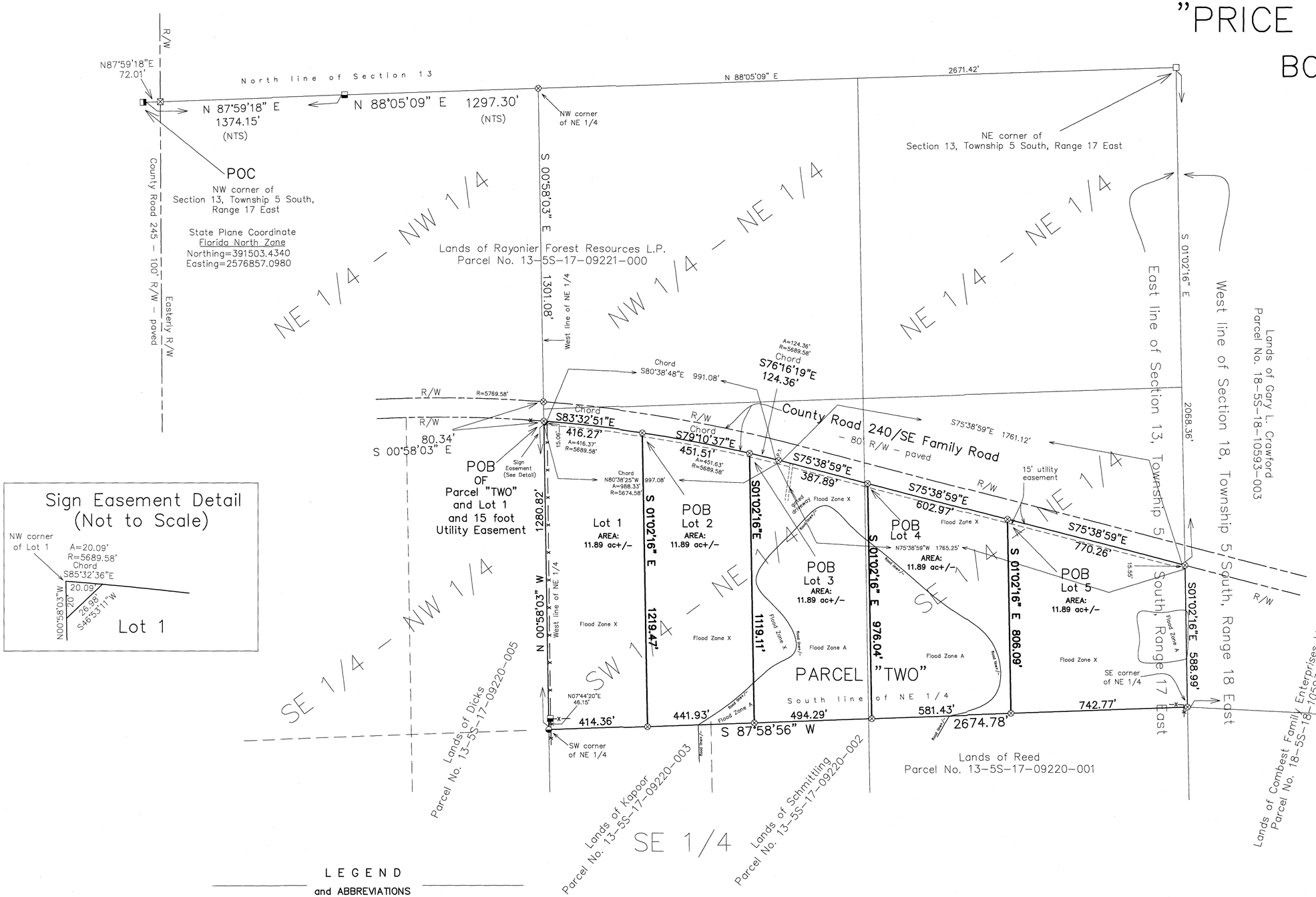
LEGAL DESCRIPTIONS

OF PARCEL "TWO"

BY THIS SURVEY

Parcel "Two":
A parcel of land lying in the SW 1/4 of the NE 1/4 and in the SE 1/4 of the NE 1/4 of Section 13, Township 5 South, Range 17 East, Columbia County, Florida; said parcel being more particularly described as follows:

Commence at a found 4"x4" concrete monument located at the Northwest corner of said Section 13 and run thence N 87°59'18"E, along the North line of said Section 13, for a distance of 1374.15 feet to a found 4"x4" wood post; thence run N 88°05'09"E, along said North line of Section 13, for a distance of 1297.30 feet to a set 1/2" iron rod located at the Northeast corner of said NE 1/4 of NW 1/4 and also being the Northwest corner of the NW 1/4 of the NE 1/4 of said Section 13; thence run S 00°58'03"E, along the East line of said NE 1/4 of NW 1/4 and along the West line of said NW 1/4 of NE 1/4, for a distance of 1301.08 feet to a set 1/2" iron rod located on the Northerly R/W line of County Road 240 also known as Family Road (80' R/W) and being in a curve concave to the Southwest and having a radius of 5769.58 feet; thence continue S 00°58'03"E, along the West line of said NW 1/4 of NE 1/4 and along the West line of said SW 1/4 of NE 1/4, for a distance of 80.34 feet to a set 1/2" iron rod located on the Southerly R/W line of said County Road 240 and being in a curve concave to the Southwest and having a radius of 5689.58 feet for the Point of Beginning. From the Point of Beginning thus described run in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 80°38'48"E for a chord distance of 991.08 feet to a set 1/2" iron rod located at the end of said curve. thence run S 75°38'59"E, continuing along said Southerly R/W line, for a distance of 1761.12 feet to a set 1/2" iron rod located on the East line of said SE 1/4 of NE 1/4; thence run S 01°02'16"E, along said East line of SE 1/4 of NE 1/4, for a distance of 588.99 feet to a set 1/2" iron rod located at the Southeast corner of said SE 1/4 of NE 1/4; thence run S 87°58'56"W, along the South line of said SE 1/4 of NE 1/4 and along the South line of said SW 1/4 of NE 1/4, for a distance of 2674.78 feet to a found 5/8" iron rod located at the Southwest corner of said SW 1/4 of NE 1/4; thence run N 00°58'03"W, along the West line of said SW 1/4 of NE 1/4, for a distance of 1280.82 feet to the Point of Beginning.
Subject to any covenants, easements and/or restrictions of record.

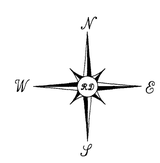


Sign Easement Detail (Not to Scale)

LEGEND and ABBREVIATIONS

- Denotes set 1/2" iron rod – PLS 5098
- Denotes found 1/2" iron rod – Britt
- Denotes found 6" X 6" concrete monument – SRD
- Denotes found 3" X 3" concrete monument – no ID
- Denotes found 4" X 4" concrete monument – RLS 1443 R17
- Denotes found 4" X 4" wood post
- X — X — X — Denotes fence lines

NTS	Denotes Not To Scale
POC	Denotes Point of Commencement
POB	Denotes Point of Beginning
R/W	Denotes Right – of – Way
P.T.	Denotes Point of Tangency
A	Denotes Arc
R	Denotes Radius
no ID	Denotes no identity



NOTE

Driveway spacing for Lots 1 through 5 shall be no less than 330' from the adjacent driveway(s).

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS

COPIES OF THIS SURVEY MAP ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF GERALD RAY DAUGHERTY, A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED ONLY TO:
Raydient LLC dba Raydient Places+Properties LLC

GERALD RAY DAUGHERTY, P.L.S. 5098 — DATE SIGNED 5/27/2021

© 2021 Ray Daugherty Land Surveyor, Inc.

RAY DAUGHERTY LAND SURVEYOR, INC.
Gerald Ray Daugherty
Florida Certificate: LS 5098
Certificate of Authorization LB 6525
8123 SW CR 225
STARKE, FLORIDA 32091
PHONE: 904-964-6708
Email: grsurveyor@embarqmail.com

FOR: Raydient LLC dba Raydient Places+Properties LLC

DRAWN BY: Sheila Daugherty – CHECKED BY: G.R.D.
FIELDBOOK # file PAGE # file MAP # D778d
JOB # 20-4-4d Copyright © 3/10/2021

"PRICE CREEK FARMS"

in Columbia County, Florida

LEGAL DESCRIPTIONS OF LOTS 1 THROUGH 5, SIGN EASEMENT AND UTILITY EASEMENT

BY THIS SURVEY

Lot 1:
A parcel of land lying in the NE 1/4 of Section 13, Township 5 South, Range 17 East, Columbia County, Florida; said parcel being more particularly described as follows:
Commence at a found 4"x4" concrete monument located at the Northwest corner of said Section 13 and run thence N 87°59'18"E, along the North line of said Section 13, for a distance of 1374.15 feet to a found 4"x4" wood post; thence run N 88°05'09"E, along said North line of Section 13, for a distance of 1297.30 feet to a set 1/2" iron rod located at the Northwest corner of said NE 1/4; thence run S 00°58'03"E, along the West line of said NE 1/4, for a distance of 1301.08 feet to a set 1/2" iron rod located on the Northerly R/W line of County Road 240 also known as Family Road (80' R/W) and being in a curve concave to the Southwest and having a radius of 5769.58 feet; thence continue S 00°58'03"E, along the West line of said NE 1/4, for a distance of 80.34 feet to a set 1/2" iron rod located on the Southerly R/W line of said County Road 240 and being in a curve concave to the Southwest and having a radius of 5689.58 feet for the Point of Beginning. From the Point of Beginning thus described run in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 83°32'51"E for a chord distance of 416.27 feet to a set 1/2" iron rod; thence departing said Southerly R/W line of County Road 240, run thence S 01°02'16"E, parallel with the East line of said Section 13, for a distance of 1219.47 feet to a set 1/2" iron rod located on the South line of said NE 1/4; thence run S 87°58'56"W, along the South line of said NE 1/4, for a distance of 414.36 feet to a found 1/2" iron rod located at the Southwest corner of said NE 1/4; thence run N 00°58'03"W, along the West line of said NE 1/4, for a distance of 1280.82 feet to the Point of Beginning.
Subject to a 15 foot utility easement along the Northerly 15 feet thereof.
ALSO, SUBJECT TO A SIGN EASEMENT located in the Northwest corner of the above described Lot 1 and being more particularly described as follows:
Commence at a set 1/2" iron rod located at the Northwest corner of said Lot 1 and being on the Southerly R/W line of County Road 240 and being in a curve concave to the Southwest and having a radius of 5689.58 feet for the Point of Beginning. From the Point of Beginning thus described run thence in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 85°32'36"E for a chord distance of 20.09 feet; thence departing said Southerly R/W line of County Road 240, run thence S 46°53'11"W for a distance of 26.98 feet to the West line of the NE 1/4 of said Section 13 and also being the West line of said Lot 1; thence run N 00°58'03"W, along the West line of said NE 1/4 and along the West line of said Lot 1, for a distance of 20.00 feet to the Point of Beginning.

Lot 2:
A parcel of land lying in the NE 1/4 of Section 13, Township 5 South, Range 17 East, Columbia County, Florida; said parcel being more particularly described as follows:
Commence at a found 4"x4" concrete monument located at the Northwest corner of said Section 13 and run thence N 87°59'18"E, along the North line of said Section 13, for a distance of 1374.15 feet to a found 4"x4" wood post; thence run N 88°05'09"E, along said North line of Section 13, for a distance of 1297.30 feet to a set 1/2" iron rod located at the Northwest corner of said NE 1/4; thence run S 00°58'03"E, along the West line of said NE 1/4, for a distance of 1301.08 feet to a set 1/2" iron rod located on the Northerly R/W line of County Road 240 also known as Family Road (80' R/W) and being in a curve concave to the Southwest and having a radius of 5769.58 feet; thence continue S 00°58'03"E, along the West line of said NE 1/4, for a distance of 80.34 feet to a set 1/2" iron rod located on the Southerly R/W line of said County Road 240 and being in a curve concave to the Southwest and having a radius of 5689.58 feet; thence run in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 83°32'51"E for a chord distance of 416.27 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 79°10'37"E for a chord distance of 451.51 feet to a set 1/2" iron rod; thence departing said Southerly R/W line of County Road 240, run thence S 01°02'16"E, parallel with the East line of said Section 13, for a distance of 1119.11 feet to a set 1/2" iron rod located on the South line of said NE 1/4; thence run S 87°58'56"W, along the South line of said NE 1/4, for a distance of 441.93 feet to a set 1/2" iron rod; thence run N 01°02'16"W, parallel the East line of said Section 13, for a distance of 1219.47 feet to the Point of Beginning.
Subject to a 15 foot utility easement along the Northerly 15 feet thereof.

Lot 3:
A parcel of land lying in the NE 1/4 of Section 13, Township 5 South, Range 17 East, Columbia County, Florida; said parcel being more particularly described as follows:
Commence at a found 4"x4" concrete monument located at the Northwest corner of said Section 13 and run thence N 87°59'18"E, along the North line of said Section 13, for a distance of 1374.15 feet to a found 4"x4" wood post; thence run N 88°05'09"E, along said North line of Section 13, for a distance of 1297.30 feet to a set 1/2" iron rod located at the Northwest corner of said NE 1/4; thence run S 00°58'03"E, along the West line of said NE 1/4, for a distance of 1301.08 feet to a set 1/2" iron rod located on the Northerly R/W line of County Road 240 also known as Family Road (80' R/W) and being in a curve concave to the Southwest and having a radius of 5769.58 feet; thence continue S 00°58'03"E, along the West line of said NE 1/4, for a distance of 80.34 feet to a set 1/2" iron rod located on the Southerly R/W line of said County Road 240 and being in a curve concave to the Southwest and having a radius of 5689.58 feet; thence run in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 83°32'51"E for a chord distance of 416.27 feet to a set 1/2" iron rod; thence continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 79°10'37"E for a chord distance of 451.51 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 76°16'19"E for a chord distance of 124.36 feet to a set 1/2" iron rod located at the end of said curve; thence run S 75°38'59"E continuing along said Southerly R/W line for a distance of 387.89 feet to a set 1/2" iron rod; thence departing said Southerly R/W line of County Road 240, run thence S 01°02'16"E, parallel with the East line of said Section 13, for a distance of 976.04 feet to a set 1/2" iron rod located on the South line of said NE 1/4; thence run S 87°58'56"W, along the South line of said NE 1/4, for a distance of 494.29 feet to a set 1/2" iron rod; thence run N 01°02'16"W, parallel the East line of said Section 13, for a distance of 1119.11 feet to the Point of Beginning.
Subject to a 15 foot utility easement along the Northerly 15 feet thereof.

Lot 4:
A parcel of land lying in the NE 1/4 of Section 13, Township 5 South, Range 17 East, Columbia County, Florida; said parcel being more particularly described as follows:
Commence at a found 4"x4" concrete monument located at the Northwest corner of said Section 13 and run thence N 87°59'18"E, along the North line of said Section 13, for a distance of 1374.15 feet to a found 4"x4" wood post; thence run N 88°05'09"E, along said North line of Section 13, for a distance of 1297.30 feet to a set 1/2" iron rod located at the Northwest corner of said NE 1/4; thence run S 00°58'03"E, along the West line of said NE 1/4, for a distance of 1301.08 feet to a set 1/2" iron rod located on the Northerly R/W line of County Road 240 also known as Family Road (80' R/W) and being in a curve concave to the Southwest and having a radius of 5769.58 feet; thence continue S 00°58'03"E, along the West line of said NE 1/4, for a distance of 80.34 feet to a set 1/2" iron rod located on the Southerly R/W line of said County Road 240 and being in a curve concave to the Southwest and having a radius of 5689.58 feet; thence run in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 83°32'51"E for a chord distance of 416.27 feet to a set 1/2" iron rod; thence continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 79°10'37"E for a chord distance of 451.51 feet to a set 1/2" iron rod; thence continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 76°16'19"E for a chord distance of 124.36 feet to a set 1/2" iron rod located at the end of said curve; thence run S 75°38'59"E continuing along said Southerly R/W line for a distance of 387.89 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described continue S 75°38'59"E, along said Southerly R/W line, for a distance of 602.97 feet to a set 1/2" iron rod; thence departing said Southerly R/W line of County Road 240, run thence S 01°02'16"E, parallel with the East line of said Section 13, for a distance of 806.09 feet to a set 1/2" iron rod located on the South line of said NE 1/4; thence run S 87°58'56"W, along the South line of said NE 1/4, for a distance of 581.43 feet to a set 1/2" iron rod; thence run N 01°02'16"W, parallel the East line of said Section 13, for a distance of 976.04 feet to the Point of Beginning.
Subject to a 15 foot utility easement along the Northerly 15 feet thereof.

Lot 5:
A parcel of land lying in the NE 1/4 of Section 13, Township 5 South, Range 17 East, Columbia County, Florida; said parcel being more particularly described as follows:
Commence at a found 4"x4" concrete monument located at the Northwest corner of said Section 13 and run thence N 87°59'18"E, along the North line of said Section 13, for a distance of 1374.15 feet to a found 4"x4" wood post; thence run N 88°05'09"E, along said North line of Section 13, for a distance of 1297.30 feet to a set 1/2" iron rod located at the Northwest corner of said NE 1/4; thence run S 00°58'03"E, along the West line of said NE 1/4, for a distance of 1301.08 feet to a set 1/2" iron rod located on the Northerly R/W line of County Road 240 also known as Family Road (80' R/W) and being in a curve concave to the Southwest and having a radius of 5769.58 feet; thence continue S 00°58'03"E, along the West line of said NE 1/4, for a distance of 80.34 feet to a set 1/2" iron rod located on the Southerly R/W line of said County Road 240 and being in a curve concave to the Southwest and having a radius of 5689.58 feet; thence run in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 83°32'51"E for a chord distance of 416.27 feet to a set 1/2" iron rod; thence continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 79°10'37"E for a chord distance of 451.51 feet to a set 1/2" iron rod; thence continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 76°16'19"E for a chord distance of 124.36 feet to a set 1/2" iron rod located at the end of said curve; thence run S 75°38'59"E continuing along said Southerly R/W line for a distance of 387.89 feet to a set 1/2" iron rod; thence continue S 75°38'59"E, along said Southerly R/W line, for a distance of 602.97 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described continue S 75°38'59"E, along said Southerly R/W line, for a distance of 770.26 to a set 1/2" iron rod located on the East line of said Section 13; thence departing said Southerly R/W line of County Road 240, run thence S 01°02'16"E, along the East line of said Section 13, for a distance of 588.99 feet to a set 1/2" iron rod located at the Southeast corner of said NE 1/4; thence run S 87°58'56"W, along the South line of said NE 1/4, for a distance of 742.77 feet to a set 1/2" iron rod; thence run N 01°02'16"W, parallel the East line of said Section 13, for a distance of 806.09 feet to the Point of Beginning.
Subject to a 15 foot utility easement along the Northerly 15 feet thereof.

15 foot Utility Easement
An Easement being 15 feet in width and lying in the NE 1/4 of Section 13, Township 5 South, Range 17 East, Columbia County, Florida; said easement being more particularly described as follows:
Commence at a found 4"x4" concrete monument located at the Northwest corner of said Section 13 and run thence N 87°59'18"E, along the North line of said Section 13, for a distance of 1374.15 feet to a found 4"x4" wood post; thence run N 88°05'09"E, along said North line of Section 13, for a distance of 1297.30 feet to a set 1/2" iron rod located at the Northeast corner of said NE 1/4 of NW 1/4 and also being the Northwest corner of the NW 1/4 of the NE 1/4 of said Section 13; thence run S 00°58'03"E, along the East line of said NE 1/4 of NW 1/4 and along the West line of said NW 1/4 of NE 1/4, for a distance of 1301.08 feet to a set 1/2" iron rod located on the Northerly R/W line of County Road 240 also known as Family Road (80' R/W) and being in a curve concave to the Southwest and having a radius of 5769.58 feet; thence continue S 00°58'03"E, along the West line of said NW 1/4 of NE 1/4 and along the West line of said SW 1/4 of NE 1/4, for a distance of 80.34 feet to a set 1/2" iron rod located on the Southerly R/W line of said County Road 240 and being in a curve concave to the Southwest and having a radius of 5689.58 feet for the Point of Beginning. From the Point of Beginning thus described run in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 80°38'48"E for a chord distance of 991.08 feet to a set 1/2" iron rod located at the end of said curve. thence run S 75°38'59"E, continuing along said Southerly R/W line, for a distance of 1761.12 feet to a set 1/2" iron rod located on the East line of said SE 1/4 of NE 1/4; thence run S 01°02'16"E, along said East line of SE 1/4 of NE 1/4, for a distance of 15.55 feet; thence run N 75°38'59"W, parallel with the Southerly R/W line of County Road 240, for a distance of 1765.25 feet to the beginning of a curve concave to the Southwest and having a radius of 5674.58; thence run in a Northwesterly direction and parallel with the Southerly R/W line of County Road 240 and along the arc of said curve as measured along a chord having a bearing of N 80°38'25"W for a chord distance of 987.08 feet to the West line of said SW 1/4 of NE 1/4; thence run N 00°58'03"W, along the West line of said SW 1/4 of NE 1/4, for a distance of 15.06 feet to the Point of Beginning.
Subject to any covenants, easements and/or restrictions of record.

SEE SHEET 1 OF 2 FOR BOUNDARY SURVEY

© 2021 Ray Daugherty Land Surveyor, Inc.

RAY DAUGHERTY
LAND SURVEYOR, INC.
Gerald Ray Daugherty
Florida Certificate: LS 5098
Certificate of Authorization LB 6525
8123 SW CR 225
STARKE, FLORIDA 32091
PHONE: 904-964-6708
Email: grsurveyor@embarqmail.com

FOR: Raydient LLC dba Raydient Places+Properties LLC

DRAWN BY: Sheila Daugherty – CHECKED BY: G.R.D.
FIELDBOOK # file PAGE # file MAP # D778d
JOB # 20-4-4d Copyright © 3/10/2021