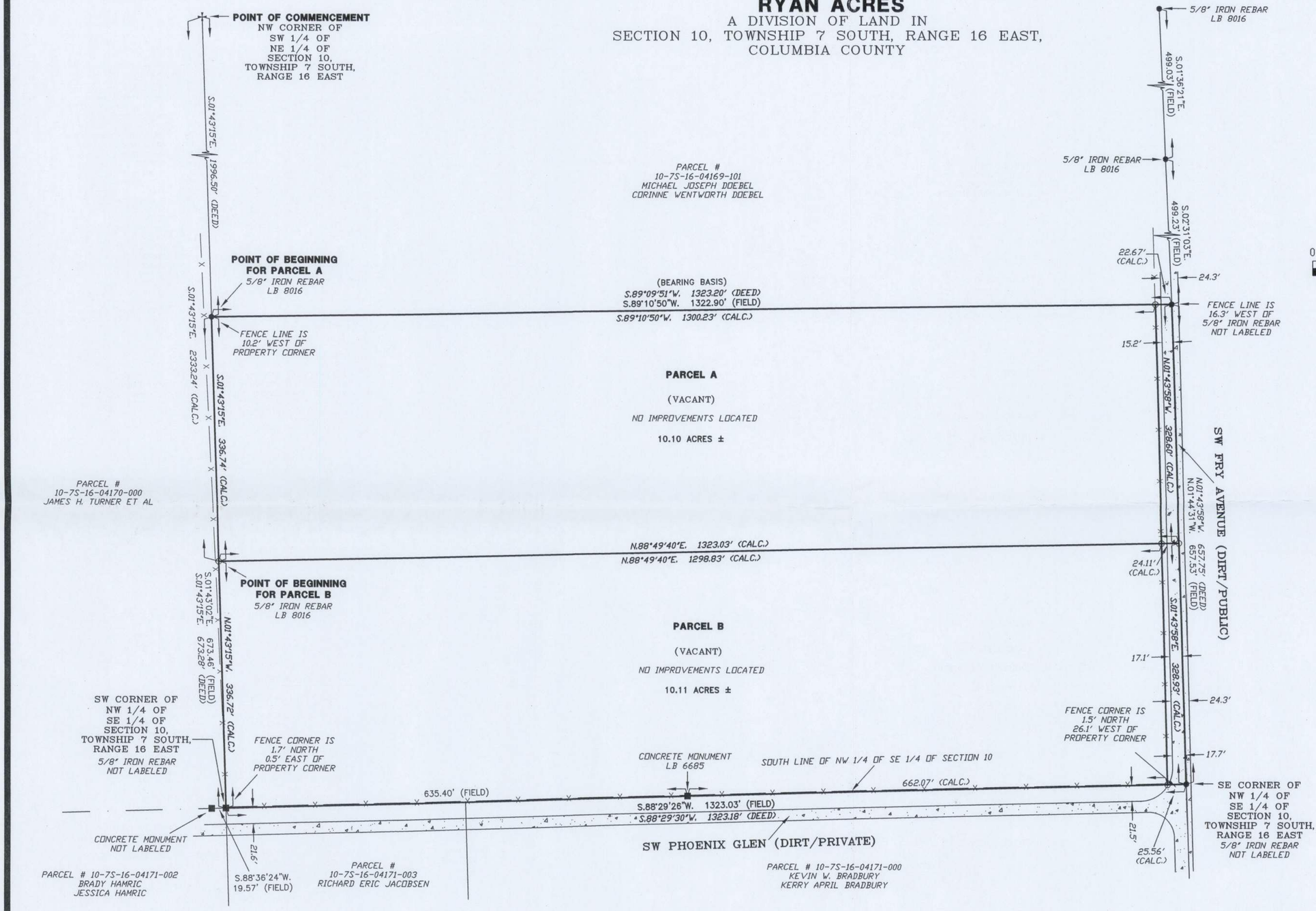
RYAN ACRES

A DIVISION OF LAND IN
SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY



SYMBOL LEGEND:	
■	4"X4" CONCRETE MONUMENT FOUND
□	4"X4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON REBAR AND CAP SET
⤫	"X" CUT IN PAVEMENT
⊹	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊕	POWER POLE
+	SIGN POST
▲	WATER METER
⊙	UTILITY BOX
✻	WELL
Ⓐ	SANITARY MANHOLE
℄	CENTERLINE
——·——	SECTION LINE
——E——	ELECTRIC LINES
——x——	WIRE FENCE
——o——	CHAIN LINK FENCE
——□——	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC.)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

DESCRIPTION:

PARCEL A

COMMENCE AT THE NW CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN S.01°43'15"E., 1996.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°43'15"E., 336.74 FEET; THENCE N.88°49'40"E., 1323.03 FEET; THENCE N.01°43'58"W., 328.60 FEET; THENCE S.89°09'51"W., 1323.20 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAY FOR SW FRY AVENUE.

PARCEL B

COMMENCE AT THE NW CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN S.01°43'15"E., 2333.24 FEET TO THE POINT OF BEGINNING; THENCE N.88°49'40"E., 1323.03 FEET; THENCE S.01°43'58"E., 328.93 FEET; THENCE S.89°29'30"W., ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4), A DISTANCE OF 1323.18 FEET TO THE SW CORNER OF SAID NW 1/4 OF THE SE 1/4; THENCE N.01°43'15"W., 336.72 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAY FOR SW FRY AVENUE.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND AND SET IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
2. BEARINGS ARE BASED ON A DEEDED BEARING OF S.89°09'51"W. FOR THE NORTH LINE OF PARCEL A, AS SHOWN HEREON.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NUMBER 12023C0490C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

CERTIFIED TO:

JACQUELINE C. RYAN

FIELD BOOK: 405 PAGE(S): 35

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

09/09/2025	10/01/2025	JY
FIELD SURVEY DATE	DRAWING DATE	DRAWN BY

L. SCOTT BRITT, P.S.M.
CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BRITT SURVEYING & MAPPING, LLC
LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD,
LAKE CITY, FLORIDA, 32025
www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

JOB NUMBER: **L-31715**