"VICTORIA ACRES"

A DIVISION OF LAND IN:

SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:
PARCEL "A"
COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°43'15"E., 1497.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°43'15"E., 498.94 FEET; THENCE N.88°09'51"E., 1323.20 FEET; THENCE N.01°43'58"W., 499.02 FEET; THENCE S.89°09'38"W., 1323.09 FEET TO THE POINT OF BEGINNING. CONTAINING 15.15 ACRES, MORE OR LESS.
SUBJECT TO EXISTING ROAD RIGHT-OF-WAY FOR SW FRY AVENUE.

ALSO:
PARCEL "B"
COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°43'15"E., 998.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°43'15"E., 499.31 FEET; THENCE N.88°09'51"E., 1323.09 FEET; THENCE N.01°43'58"W., 499.23 FEET; THENCE S.89°09'51"W., 1322.99 FEET TO THE POINT OF BEGINNING. CONTAINING 15.16 ACRES, MORE OR LESS.
SUBJECT TO EXISTING ROAD RIGHT-OF-WAY FOR SW FRY AVENUE.

DESCRIPTION:
PARCEL "C"
COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°43'15"E., 663.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°43'15"E., 332.60 FEET; THENCE N.89°09'51"E., 1322.99 FEET; THENCE N.01°43'58"W., 332.70 FEET; THENCE S.89°09'36"W., 1322.92 FEET TO THE POINT OF BEGINNING. CONTAINING 10.10 ACRES, MORE OR LESS.
SUBJECT TO EXISTING ROAD RIGHT-OF-WAY FOR SW FRY AVENUE.

ALSO:
PARCEL "D"
COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°43'15"E., 332.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°43'15"E., 332.82 FEET; THENCE N.89°09'36"E., 1322.92 FEET; THENCE N.01°43'58"W., 332.79 FEET; THENCE S.89°09'41"W., 1322.85 FEET TO THE POINT OF BEGINNING. CONTAINING 10.11 ACRES, MORE OR LESS.
SUBJECT TO EXISTING ROAD RIGHT-OF-WAY FOR SW FRY AVENUE.

ALSO:
PARCEL "E"
BEGIN AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°43'15"E., 332.82 FEET; THENCE N.89°09'41"E., 1322.85 FEET; THENCE N.01°43'58"W., 332.76 FEET TO THE NE CORNER OF SAID SW 1/4 OF NE 1/4; THENCE S.89°09'52"W., ALONG THE NORTH LINE OF SAID SW 1/4 OF NE 1/4, 1322.78 FEET TO THE POINT OF BEGINNING. CONTAINING 10.10 ACRES, MORE OR LESS.
SUBJECT TO EXISTING ROAD RIGHT-OF-WAY FOR SW FRY AVENUE.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.01°43'15"E. WEST LINE OF SAID NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4, SAID SECTION 10.
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.

SCALE: 1" = 100'

GRAPHIC SCALE
0 25 50 100 200

SYMBOL LEGEND:
- ■ 4"X4" CONCRETE MONUMENT FOUND
- □ 4"X4" CONCRETE MONUMENT SET
- ● IRON PIPE FOUND
- ○ IRON PIN 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

NOT LABELED
S.88°40'24"W. 19.27' (FIELD)
FENCE CORNER IS 46.40' NORTH & 10.64' WEST
14.75'
L.B. 6685
23.18'
S.01°43'15"E. 673.28' (FIELD)
POINT OF BEGINNING OF PARCEL "A"
PARCEL # 04170-000 JAMES TURNER
(BEARING BASIS) S.01°43'15"E. 1996.50' (FIELD)
S.01°43'15"E. 499.31' (FIELD)
POINT OF BEGINNING OF PARCEL "B" L.B. 8016
S.01°43'15"E. 332.60' (FIELD)
1497.56' (FIELD)
POINT OF BEGINNING OF PARCEL "C"
S.01°43'15"E. 998.88' (FIELD)
POINT OF BEGINNING OF PARCEL "D"
S.01°43'15"E. 332.82' (FIELD)
665.63' (FIELD)
POINT OF COMMENCEMENT OF PARCELS A, B, C, & D
POINT OF BEGINNING OF PARCEL "E"
NW CORNER OF SW 1/4 OF NE 1/4, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST
P.L.S. 5757
1818'
PARCEL # 04168-000 JAMES TURNER
SW CORNER OF NW 1/4 OF SE 1/4, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST
P.L.S. 5757
FENCE CORNER IS 1.08' NORTH & 9.22' WEST
PARCEL # 04171-003 RICHARD JACOBSEN
S.88°39'45"W. 327.75' (FIELD)
366.00' (FIELD)
L.B. 6685
L.B. 6685 FENCE LINE IS 1.40' NORTH
S.88°39'25"W. 327.05' (FIELD)
327.47' (FIELD)
L.B. 6685
L.B. 6685 FENCE LINE IS 1.22' NORTH
L.B. 6685
S.88°29'39"W. 687.72' (FIELD)
S.88°29'39"W. 687.77' (FIELD)
SW PHOENIX GLEN (DIRT\ PRIVATE)
PARCEL # 04171-000 KEVIN BROADBERY
NOT A PART
PARCEL # 04169-003 JACQUELINE RYAN
N.89°09'51"E. 1323.20' (FIELD)
468.32'
472.52'
490.36'
479.95'
177.25'
173.36'
53.5' x 47.7' BARN
60.2' x 42.1' POLE BARN
N.89°09'38"E. 1323.09' (FIELD)
S.89°09'38"W. 1323.09' (FIELD)
SOUTH LINE OF NE 1/4
NORTH LINE OF SE 1/4
S.89°09'51"W. 1322.99' (FIELD)
PARCEL "A" 15.15 Acres, ±
PARCEL "B" 15.16 Acres, ±
PARCEL "C" 10.10 Acres, ±
PARCEL "D" 10.11 Acres, ±
PARCEL "E" 10.10 Acres, ±
N.89°09'41"E. 1322.85' (FIELD)
S.89°09'41"W. 1322.85' (FIELD)
N.89°09'52"E. 1322.78' (FIELD)
PARCEL # 04171-000 JAMES TURNER
DIRT DRIVEWAY
SE CORNER OF NW 1/4 OF SE 1/4, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST
L.B. 6685
FENCE CORNER IS 1.43' NORTH & 26.14' WEST
APPARENT MAINTAINED RIGHT-OF-WAY LINE
15.52' (FIELD)
7.00' (FIELD)
N.01°43'58"W. 499.02' (FIELD)
N.01°43'58"W. 499.23' (FIELD)
L.B. 8016
5.00' (FIELD)
8.00' (FIELD)
10.00' (FIELD)
N.01°43'58"W. 332.76' (FIELD)
NE CORNER OF SW 1/4 OF NE 1/4, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST
1/2" IRON PIPE
TOP BROKEN FENCE LINE IS 2.80' WEST
12.76' (FIELD)
L.B. 6685
N.01°43'58"W. 637.75' (FIELD)
S.01°39'26"E. 44.87' (FIELD)
SW FRY AVENUE (DIRT\PUBLIC)
N.02°12'10"W. 68.83' (FIELD)
P.L.S. 2309
DUKES
S.02°15'51"E. 309.41' (FIELD)
P.L.S. 2309
S.02°14'44"E. 700.36' (FIELD)
1/2" IRON PIPE
15.54' (FIELD)
S.88°29'26"W.

DEVELOPER:
TYLER MCGINNIS
4148 LOUIS AVENUE
HOLIDAY, FL 34691
727-642-1766

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

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS 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.

L. SCOTT BRITT, PSM
FLORIDA REGISTRATION # 5757

04/17/25 — DRAWING DATE
03/24/25 — FIELD SURVEY DATE

NOTED 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.

CERTIFIED TO:
VICTORIA MCGINNIS

FIELD BOOK: SEE PAGE(S): FILE
JOB NUMBER: L-31240A

SHEET 1 OF 1