

BOUNDARY SURVEY

LYING IN SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION:

PARCEL "D"
COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. THENCE RUN S.01°52'08"E., 326.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°52'08"E., 611.80 FEET; THENCE S.89°51'44"E., 788.52 FEET; THENCE N.01°27'29"W., 318.70 FEET; THENCE N.89°12'21"E., 503.23 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, BEING ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441, SAID CURVE HAVING A RADIUS OF 3869.83 FEET AND AN INCLUDED ANGLE OF 04°26'34"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 300.08 FEET, SAID CURVE ALSO BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF N.02°26'15"E., 300.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY A BEARING OF S.89°28'51"W., 1316.35 FEET TO THE POINT OF BEGINNING, CONTAINING 14.71 ACRES MORE OR LESS.

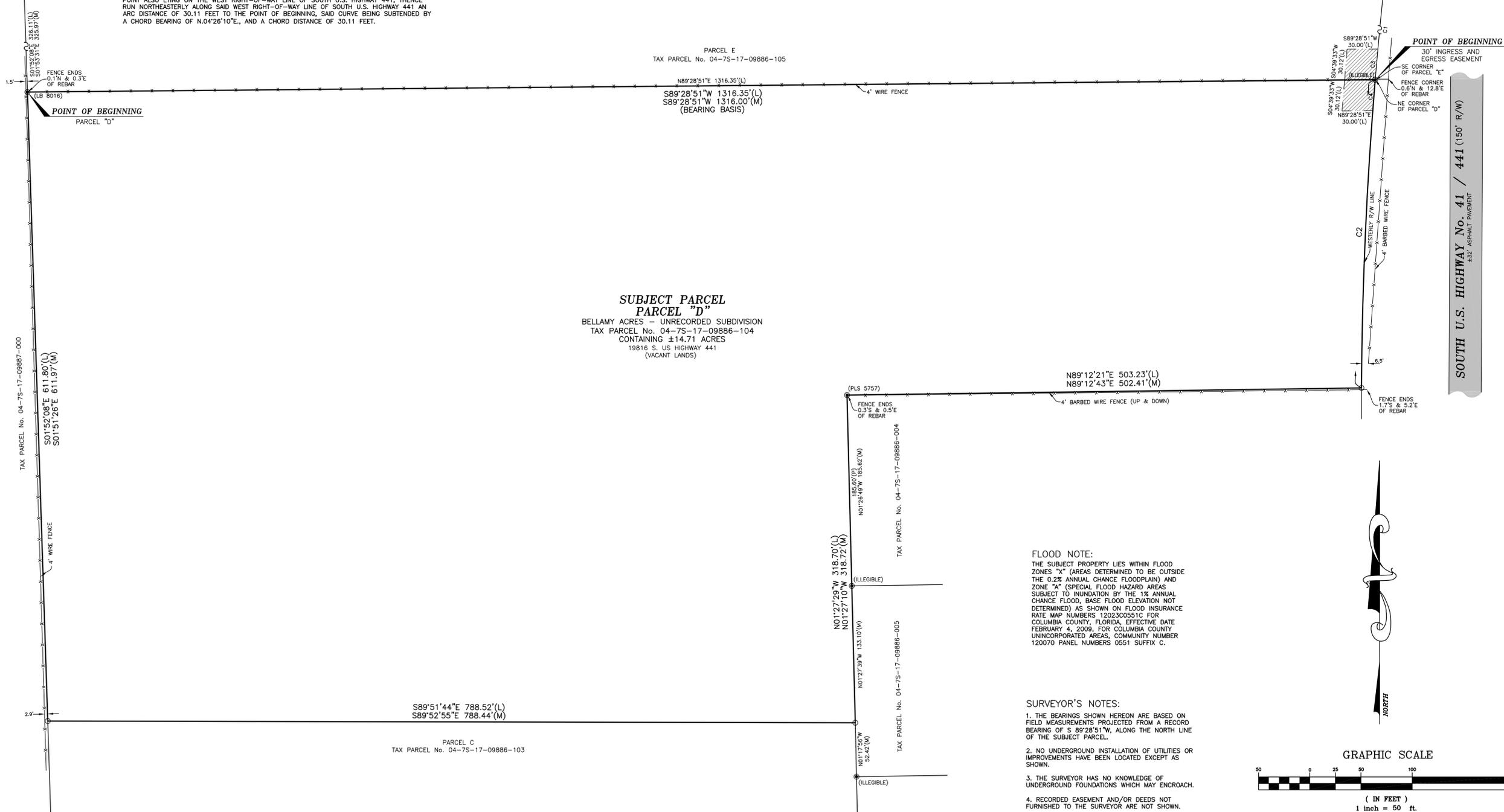
TOGETHER WITH & SUBJECT TO A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF NE 1/4 OF NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST AND RUN THENCE S.01°52'08"E., 326.11 FEET; THENCE N.89°28'51"E., 1316.35 FEET TO THE POINT OF BEGINNING; POINT OF BEGINNING LYING AT THE NE CORNER OF PARCEL D AND THE SE CORNER OF PARCEL E ON A CURVE RUNNING NORTHERLY, ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3869.83 FEET AND AN INTERNAL ANGLE OF 00°26'46", THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.13 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°52'55"E., AND A CHORD DISTANCE OF 30.13 FEET; THENCE S.89°28'51"W., 30.00 FEET; THENCE S.04°39'33"W., 30.12 FEET TO THE SOUTH LINE OF PARCEL E AND THE NORTH LINE OF PARCEL D; THENCE S.04°39'33"W., 30.12 FEET; THENCE N.89°28'51"E., 30.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3869.83 FEET, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; THENCE RUN NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.11 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°26'10"E., AND A CHORD DISTANCE OF 30.11 FEET.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(P)	233.98'	3869.83'	03°27'52"	117.03'	233.95'	N06°23'28"E
C1(M)	234.07'	3869.83'	03°27'56"	117.07'	234.04'	N06°26'36"E
C2(L)	300.07'	3869.83'	04°26'34"	150.11'	300.00'	N02°26'12"E
C2(M)	300.04'	3869.83'	04°26'32"	150.10'	299.97'	N02°33'28"E
C3(L)	30.13'	3869.83'	00°26'46"	15.07'	30.13'	N04°52'55"E
C4(L)	30.11'	3869.83'	00°26'45"	15.06'	30.11'	N04°26'10"E

LEGEND:

- = FOUND 5/8" REBAR (NO IDENTIFICATION)
- = FOUND 5/8" REBAR & CAP (AS NOTED)
- = FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
- = FOUND 4"x4" CONCRETE MONUMENT (RLS 1079)
- (P) = UNRECORDED SUBDIVISION PLAT DATA
- (L) = LEGAL DESCRIPTION DATA
- (M) = MEASURED DATA
- R/W = RIGHT OF WAY
- O.R. = OFFICIAL RECORDS BOOK
- X- = FENCE LINE (AS NOTED)
- ▨ = 30' INGRESS & EGRESS EASEMENT

POINT OF COMMENCEMENT
NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4-7-17

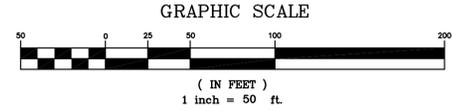


SUBJECT PARCEL
PARCEL "D"
BELLAMY ACRES - UNRECORDED SUBDIVISION
TAX PARCEL No. 04-75-17-09886-104
CONTAINING ±14.71 ACRES
19816 S. US HIGHWAY 441
(VACANT LANDS)

FLOOD NOTE:
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION NOT DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 12023C0551C FOR COLUMBIA COUNTY, FLORIDA, EFFECTIVE DATE FEBRUARY 4, 2009, FOR COLUMBIA COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120070 PANEL NUMBERS 0551 SUFFIX C.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM A RECORD BEARING OF S. 89°28'51"W, ALONG THE NORTH LINE OF THE SUBJECT PARCEL.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRANCH.
- RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.



JOB NUMBER: 25-028
SHEET 1 OF 1

FIELD BOOK - SEE FOLDER
DRAFTED: LAF
CHECKED: LAF
SURVEY DATE: 2/25/25

CERTIFIED TO: PINNACLE SITE SOLUTIONS LLC
U.S. TITLE
WESTCOAST LAND TITLE INSURANCE COMPANY

L.B. # 8395
FLOWERS SURVEYING AND MAPPING INC
955 S.E. BIBLE CAMP STREET
HIGH SPRINGS, FLORIDA 32643
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LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 6602

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THIS SURVEYOR IS PROHIBITED.
I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED PROPERTY, AND IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, AS REQUIRED BY THE FLORIDA STATUTES, AND CHAPTER 52-17, FLORIDA ADMINISTRATIVE CODE.