

DESCRIPTION:
LOT 17, BLOCK "A", "HOLLY BROOK", ACCORDING TO
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT
BOOK 6, PAGE 109, OF THE PUBLIC RECORDS OF
COLUMBIA COUNTY, FLORIDA.

BOUNDARY SURVEY
IN SECTION 2,
TOWNSHIP 4 SOUTH,
RANGE 17 EAST,
COLUMBIA COUNTY, FLA.

SURVEYOR'S NOTES

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.
2. BEARINGS BASED ON PLAT OF RECORD USING MONUMENTS FOUND ON THE EAST LINE OF THIS PARCEL.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED NOVEMBER 2, 2018, COMMUNITY PANEL NO. 12023002940.
4. NO EASEMENT FOR DRAINAGE IS SHOWN ON THIS LOT IN RECORDS IN THE POSSESSION OF THIS OFFICE.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
7. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND WAIVER.
8. CLOSURE OF FIELD SURVEY IS 1/18,971. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES, INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
9. EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS ON DISCOVERY BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
10. CERTIFIED TO:
CAROL M. CARTER
FIRST FEDERAL BANK

SYMBOL LEGEND

- O.R.I. OFFICIAL RECORD INSTRUMENT
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 3/8" IRON ROD SET, LS 4708
- WIRE FENCE
- E— ELECTRIC UTILITY LINE (OVERHEAD)
- U— UNDERGROUND UTILITY SERVICE
- C— CABLE TV LINE (OVERHEAD)
- +— CHAIN LINK FENCE
- W— WOODEN FENCE
- C— CORRUGATED METAL PIPE
- R— REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORIB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- C. CENTERLINE
- C.M. CENTERLINE MONUMENT
- LP IRON ROD
- LP IRON PIPE
- "SRD" STATE ROAD DEPARTMENT

LANDS OF
MORTON F. AND ROSE
SUSAN WOODWORTH
TAX PARCEL NO.
07-45-17-08106-218
LOT 18, BLOCK "A"
"HOLLY BROOK"
PLAT BOOK 6, PAGE 110
NOT A PART

LANDS OF
CHARLES W. DAVIS ET AL
TAX PARCEL NO.
07-45-17-08120-009
LOT 9 & 10, "COUNTRY
VILLAGE"
PLAT BOOK 4, PAGE 103
NOT A PART

LANDS OF
DARYL AND EMILY GOSS
TAX PARCEL NO.
07-45-17-08120-008
LOT 8, "COUNTRY VILLAGE"
PLAT BOOK 4, PAGE 103
NOT A PART

LANDS OF
MARY ANN ULMAN TRUSTEE
TAX PARCEL NO.
07-45-17-08106-216
LOT 16, BLOCK "A"
"HOLLY BROOK"
PLAT BOOK 6, PAGE 110
NOT A PART

Curve number 1 (F)
Radius= 630.00'
Delta= 02°29'10"
Arc= 27.34'
Tangent= 13.67'
Chord= 27.33'
Chord Brg= S.84°56'48"W.

Curve number 1 (P)
Radius= 630.00'
Delta= 02°29'58"
Arc= 27.48'

EXTRA ABBREVIATION:
(F) FIELD, AS IN FIELD
MEASUREMENT)
(D) DEED, AS IN "DEED
DIMENSION")
(P) PLAT, AS IN "PLAT
DIMENSION")
(R) RECORD, AS IN "RECORD
DIMENSION")
(C) RECORD, AS IN "CALCULATED
DIMENSION")



SIGNING SURVEYOR:
MARK D. DUREN, LS 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FL. 32025

SIGNED: _____
MARK D. DUREN, LS 4708

MARK D. DUREN AND
ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX
FIELD SURVEY DATE: APRIL 9, 2020
DATE DRAWN: APRIL 11, 2020
FOR: CATER
FIELD BOOK: 216 PAGE: 58
DRAWN BY: M. DUREN
WO# 20-155