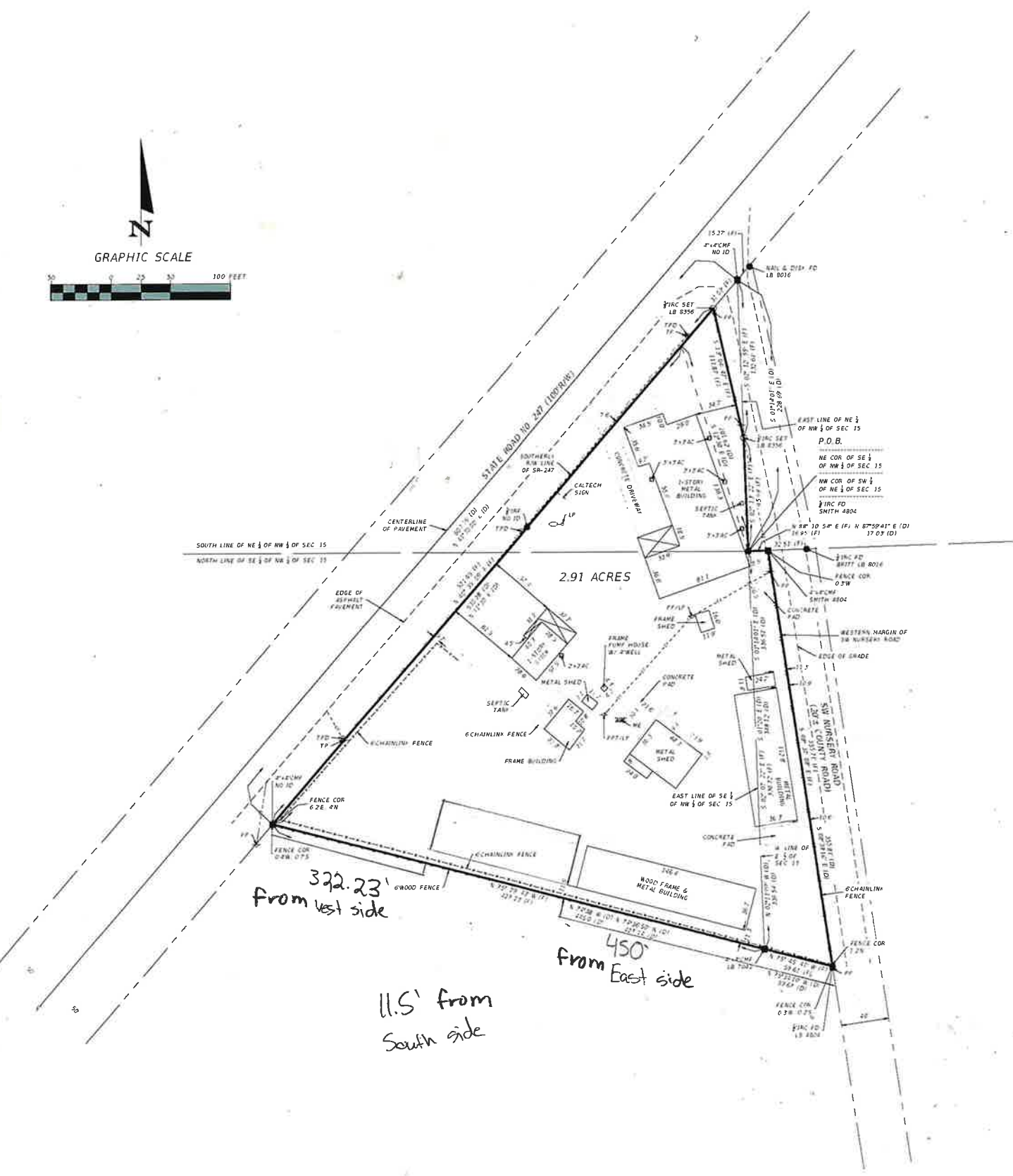
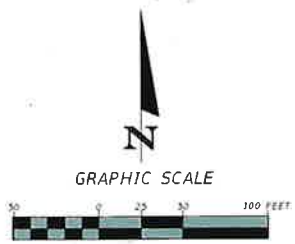


BOUNDARY SURVEY
IN SECTION 15
TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



- NOTES:
- 1.) Monumentation is as shown and designated on the face of the plat.
 - 2.) Boundary based on monumentation found in place, instruction by client, latest deed of record, and prior surveys by Donald F. Lee & Associates, Inc.
 - 3.) Bearings based on State Plane Coordinates.
 - 4.) Interior improvements shown were located by field ties.
 - 5.) Underground encroachments, if present, were not located with this survey.
 - 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
 - 7.) Date of field survey completion: April 10, 2025
 - 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C02890, 12023C0290Q).

DESCRIPTION:
(Official Records Book 1341, Page 2454)
TOWNSHIP 4 SOUTH - RANGE 16 EAST
Section 15: BEGIN at Northeast corner of Southeast 1/4 of Northwest 1/4, and run thence South 1°20' East along East line of said Southeast 1/4 of Northwest 1/4, 348.12 feet; thence run North 74°38' West, 445.0 feet to Southerly right-of-way line of State Road #247; thence run North 41°30' East along said Southerly right-of-way line, 530.28 feet; thence run South 12°20' East, 201.62 feet to the POINT OF BEGINNING. Said lands lying in Southeast 1/4 of Northwest 1/4, and Northeast 1/4 of Northwest 1/4, Section 15, Township 4 South, Range 16 East, Columbia County, Florida.

ALSO and more particularly described as: BEGIN at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 and run South 1°14'01" East along the East line of said Southeast 1/4 of the Northwest 1/4 a distance of 336.51 feet; thence North 74°36'50" West a distance of 427.14 feet to a point on the Southerly right-of-way line of State Road #247; thence North 41°30'00" East along said Southerly right-of-way line a distance of 603.16 feet to a point on the East line of the Northeast 1/4 of the Northwest 1/4; thence South 01°14'01" East along said East line a distance of 228.69 feet to the POINT OF BEGINNING. Containing 2.65 acres, more or less.

ALSO: All that part of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 4 South, Range 16 East, Columbia County, Florida, particularly described as: BEGINNING at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 15, thence North 87°59'41" East 17.03 feet to a point on the western margin of Nursery Road (a county maintained grade with a 40 foot right-of-way); thence along and with said western margin, South 8°59'16" East 355.81 feet to a point; thence North 75°34'10" West 59.67 feet to a point on the Western line of the Eastern half of said Section 15; thence along and with said Western line of the Eastern half of Section 15, North 02°11'09" West 336.54 feet to the POINT OF BEGINNING. Containing 0.29 acres (12,631.76 square feet), more or less.
Tax Parcel No.: 15-45-16-03015-000

LESS AND EXCEPT that part within the maintained right-of-way of SW Nursery Road.

LEGEND	
SEC=SECTION	FP=FINNER POLE
PLS=PROFESSIONAL LAND SURVEYOR	TP=TELEPHONE POLE
COR=CORNER	OT=OVERHEAD TELEPHONE
P.S.N.=PROFESSIONAL SURVEYOR & MAPPER	TPD=TELEPHONE PEDestal
R=W-RIGHT-OF-WAY	R=RADIUS OF CURVE
C=CENTER LINE	FD=FOUND
R=PROPERTY LINE	L=LENGTH OF CURVE
LB=LICENSED BUSINESS	NO ID=NO IDENTIFICATION
P.O.B.=POINT OF BEGINNING	CB=CHORD BEARING
DELTA=ANGLE, CENTRAL ANGLE	CH=CHORD DISTANCE
INCH=IRON REBAR & CAP	ONLY=CHAINLIN
IRF=IRON REBAR FOUND	ALC=ALC CONDITIONER
CMF=CONCRETE MONUMENT FOUND	FF=FIELD NO. MEASUREMENT
SE=SEWERAGE ELECTRIC	LD=DEED NO. MEASUREMENT
LP=LIGHT POLE	



James B. Smith

THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES B. SMITH ON THE DATE HEREIN TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
CERTIFICATE OF AUTHORIZATION 29011
JAMES B. SMITH P.S.M. NO. 12025

THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 11-11-002, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
04/21/25	CLIENT NAME REVISED.		



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
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TALLAHASSEE, FL 32301
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JOB NO. L250408FOU
CA# 29011

FOUNDATION PROFESSIONALS
OF FLORIDA, INC.

SHEET
NO.
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