SUBJECT PARCEL DESCRIPTION
LOT 11, CEDAR SPRINGS SHORES, UNIT NO. 5, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

CEDAR SPRINGS SHORES-UNIT NO. 5
PLAT BOOK 4, PAGE 5

LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 16
LOT 17

ANGLE POINT IN WEST R/W LINE
PERMANENT REFERENCE MONUMENT PER PLAT

S17° 01' 43"E 277.32' (277.15' (R))
S17° 01' 43"E 73.35' (73.40' (R))
S17° 01' 43"E 73.40'
S17° 01' 43"E 73.40'
S17° 01' 43"E 73.40'

SW BLUFF DRIVE
60' RIGHT-OF-WAY PER PLAT
RIVER ROAD PER PLAT

28.6'± DIRT ROAD

CENTERLINE
EAST RIGHT-OF-WAY LINE
BASIS OF BEARINGS
WEST RIGHT-OF-WAY LINE

10.0' UTILITIES & DRAINAGE EASEMENT PER PLAT

TAX PARCEL: 18-7S-16-04236-045
OWNER: ELIAS GRADY & HONOR SANDIFER HARTZOG
O.R. 1370, PAGE 1141

N78° 16' 43"E 820.58'

TAX PARCEL: 18-7S-16-04236-046
OWNER: WARREN DEPREE
O.R. 1491, PAGE 1912
AREA = 1.65 ACRES±

BENCHMARK
60D NAIL IN TREE
ELEVATION=36.00'

N76° 38' 21"E 846.99'

EXISTING GROUND ELEVATION AT REAR OF PROPOSED HOUSE=32'±

EXISTING GROUND ELEVATION AT FRONT OF PROPOSED HOUSE=37'±

WELL

SEWER CLEANOUT

DIRT DRIVE

SHED

PROPOSED HOUSE ON CONCRETE PIER FOUNDATION

PROPOSED DECK

WETLAND FLAG "W2"

WETLAND FLAG "W1"

FLAGGED WETLAND LINE

SUBJECT PARCEL
TAX PARCEL: 18-7S-16-04236-047
OWNER: WARREN DEPREE
O.R. 974, PAGE 2007
AREA = 1.66 ACRES±

S75° 40' 33"W 898.01'

INSIDE THE FLOODWAY

OUTSIDE THE FLOODWAY

FLOODWAY LINE

TAX PARCEL: 18-7S-16-04236-048
OWNER: WARREN DEPREE
O.R. 1469, PAGE 155
AREA = 1.71 ACRES±

S74° 55' 25"W 943.70'

TAX PARCEL: 18-7S-16-04236-049
OWNER: DONALD & GERALDINE HARRIS
O.R. 1491, PAGE 2244

N13° 56' 26"E 100.00'

TOP OF RIVER BANK

SANTA FE RIVER

N12° 14' 41"E 99.70'

N11° 51' 39"E 95.51'

56.29'

36.11'

19'±

24'±

NORTH

0 40 80
SCALE: 1" = 40'

LEGEND

- INDICATES 4"x4" CONCRETE MONUMENT FOUND NO ID
- INDICATES 5/8 REBAR & CAP SET STAMPED LB 7810
- INDICATES 5/8" REBAR & CAP FOUND STAMPED PLS 5757
- INDICATES 1" IRON PIPE FOUND NO ID
- O.R. INDICATES OFFICIAL RECORDS BOOK
- ID INDICATES IDENTIFICATION
- R/W INDICATES RIGHT-OF-WAY
- (R) INDICATES RECORD DATA WHEN DIFFERENT THAN MEASURED
- INDICATES WOODEN POWER POLE
- INDICATES OVERHEAD WIRES
- INDICATES 4' FENCE
- W INDICATES WELL
- INDICATES CLEAN OUT
- TM INDICATES TELEPHONE PEDESTAL
- NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
- FEMA INDICATES FEDERAL EMERGENCY MANAGEMENT AGENCY

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE WEST RIGHT-OF WAY LINE OF SW BLUFF DRIVE AS BEARING S17° 01' 43"E.
2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED FEBRUARY 22, 2024.
3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
5. PROPERTY LINE TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
6. THE SUBJECT PROPERTY ADDRESS IS: 1130 SW BLUFF DRIVE, FORT WHITE, FL 32038.
7. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED BY RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.
8. WETLAND FLAGS WERE SET BY SE ENVIRONMENTAL GEOLOGY, LLC AND FIELD LOCATED BY THIS FIRM ON MAY 20, 2024.

FLOOD ZONE NOTE

THE HEREON DESCRIBED SUBJECT PARCELS APPEAR TO LIE IN FLOOD ZONE AE BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM, COMMUNITY PANEL MAP NUMBERS 12023C0469C & 12023C0488C DATED FEBRUARY 4, 2009. FLOOD ZONE AE IS A SPECIAL FLOOD HAZARD ARE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED TO BE 35.0' NAVD 88.

PORTIONS OF THE SUBJECT PARCELS ARE ALSO WITHIN THE FLOODWAY AS DEPICTED HEREON. PER THE REFERENCED FEMA MAPS, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENTS SO THAT THE 1% ANNUAL FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

DAVID WILLIAM STONECYPHER LICENSE No. LS6391 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

REVISION: 5-22-24 ADDED WETLANDS INFORMATION

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

BOOK/PAGE	50/25
DRAWN	DWS
CHECKED	DWS

This map prepared by:
5-22-2024
DAVID W. STONECYPHER
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391

SCALE	1" = 40'
DATE	FEBRUARY 22, 2024
PROJECT #	23-0069

BOUNDARY SURVEY & PLOT PLAN

COLUMBIA COUNTY TAX PARCEL: 18-7S-16-04236-047
IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 16 EAST

DRAWING #	DEPREE.survey.dwg
SHEET #	1 OF 1

1130 SW BLUFF DRIVE, FORT WHITE, FLORIDA 32038