

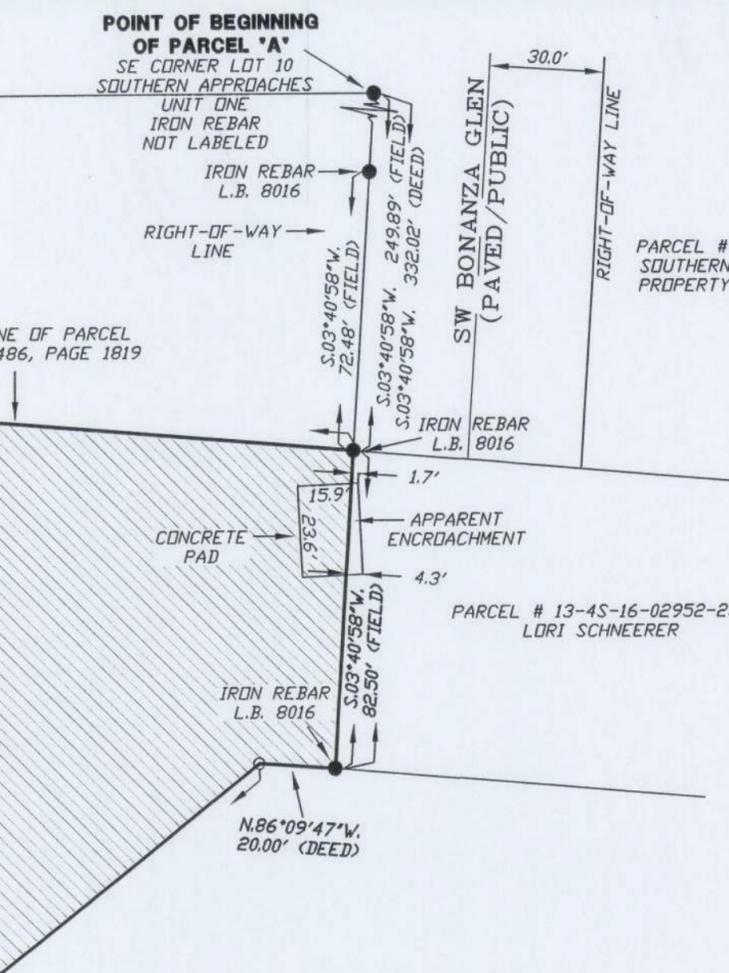
JIM HOLLNAGEL
 SW BUSINESS POINT DRIVE
 LAKE CITY, FLORIDA 32024
 (COLUMBIA COUNTY)
 1.97 ACRES +/-

This has been electronically signed by BRENT WHITMAN, PE using a digital signature and date. This document is not considered a legal document until the signature is verified on any electronic copies.



Tomas B
 Whitman
 2024.08.21
 10:54:42 -04'00'

A BOUNDARY SURVEY IN SECTION 13, TOWNSHIP 4 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

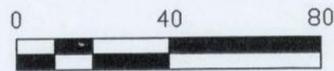


SYMBOL LEGEND:

■	4"X4" CONCRETE MONUMENT FOUND
□	4"X4" CONCRETE MONUMENT SET
●	IRON REBAR FOUND
○	IRON REBAR AND CAP SET
×	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊕	POWER POLE
+	CABLE TELEVISION BOX
+	WATER VALVE
⊙	TELEPHONE BOX
⊕	FIRE HYDRANT
⊙	ELECTRIC BOX
⊕	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	WIRE FENCE
—	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



SCALE: 1" = 40'



PARCEL # 13-4S-16-02952-303
LORI SCHNEERER

DESCRIPTION:
LOT 2 OF SOUTHERN APPROACHES UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6,
PAGE(S) 89-89A, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

AND

PARCEL "A"

BEGIN AT THE SE CORNER OF LOT 10 OF SOUTHERN APPROACHES UNIT ONE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 88 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND, RUN THENCE S.03°40'58"W, ALONG THE WEST RIGHT-OF-WAY OF SW BONANZA GLEN, A DISTANCE OF 332.02 FEET; THENCE N.86°09'47"W, A DISTANCE OF 20.00 FEET; THENCE S.51°45'00"W, A DISTANCE OF 278.00 FEET; THENCE N.24°50'57"W, A DISTANCE OF 313.53 FEET TO THE EAST RIGHT-OF-WAY OF SW BUSINESS POINT DRIVE; THENCE N.02°09'03"E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 227.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 96.10 FEET, A CENTRAL ANGLE OF 21°08'31", A TANGENT LENGTH OF 17.93 FEET, A CHORD BEARING OF N.12°43'18"E, AND A CHORD LENGTH OF 35.26 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.46 FEET TO THE END OF SAID CURVE BEING A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE S.61°30'00"E, ALONG SAID SOUTH LINE, A DISTANCE OF 96.82 FEET; THENCE N.89°30'00"E, STILL ALONG SAID SOUTH LINE, A DISTANCE OF 289.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS IN BOOK 1486, PAGE 1819, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA,
CONTAINING 1.97 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.02°09'03"E, FOR THE WEST LINE OF LOT 2, SOUTHERN APPROACHES UNIT TWO, SHOWN HEREON.
- IT IS APPARENT THAT THIS PARCEL IS IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A" AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C0293D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
- IF THEY EXIST, NO UNDERGROUND ENCRDACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE NOTED.
- APPARENT ENCRDACHMENT WAS LOCATED IN THE NORTHEAST CORNER OF LOT SHOWN HEREON.

BEARING	DELTA ANGLE
N.	27°00'00"
E.	21°08'31"

MEETS AND MEETS THE MINIMUM
REQUIREMENTS OF THE FLORIDA
STATUTES, 472.027, FLORIDA STATUTES.

L. Scott Britt
L. SCOTT BRITT, P.S.M.
CERTIFICATION # 5757
OF A FLORIDA LICENSED SURVEYOR
THIS SIGNATURE IS VALID ONLY AND IS NOT VALID.



BRITT SURVEYING & MAPPING, LLC

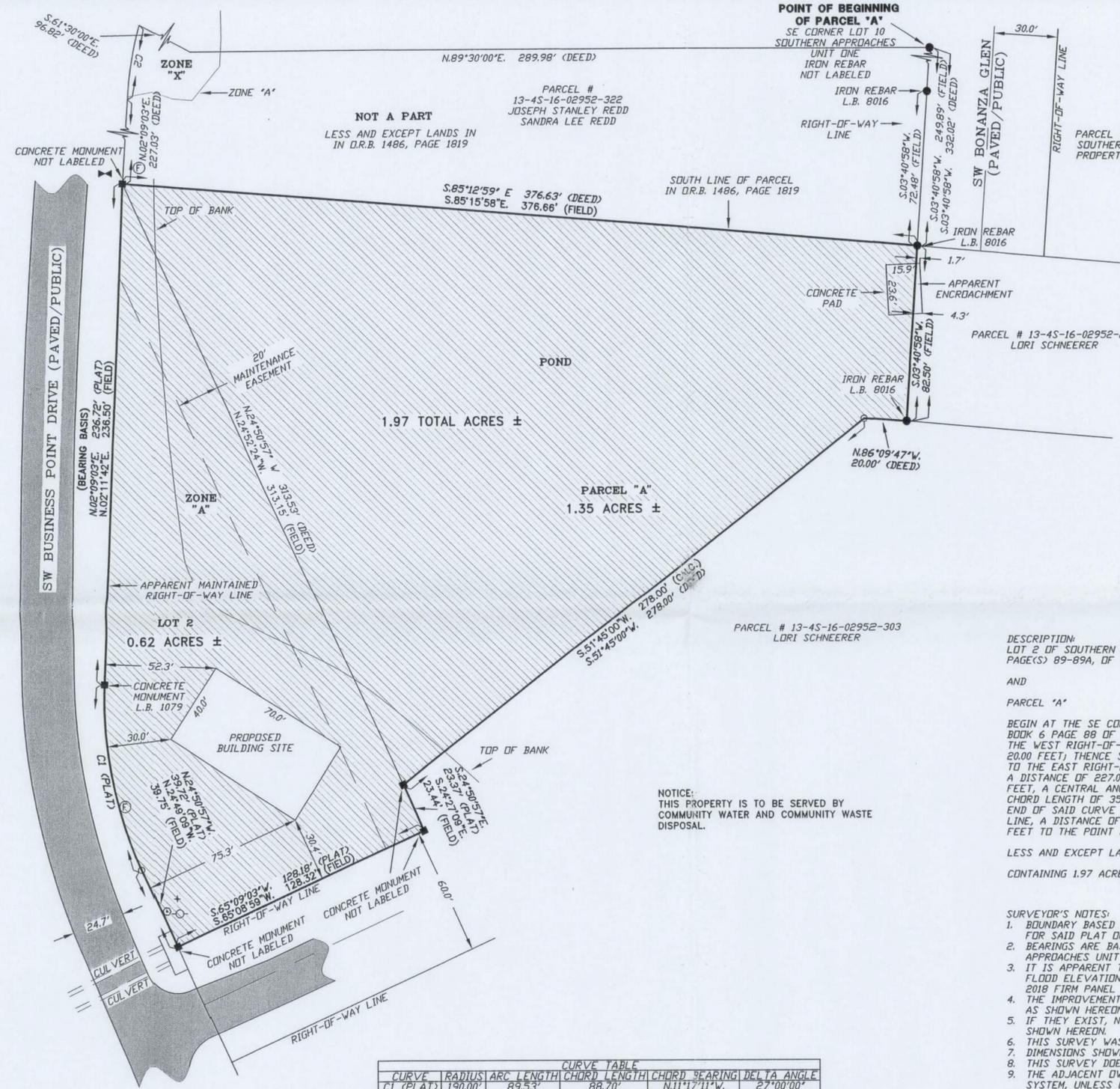
LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD,
LAKE CITY, FLORIDA, 32025

www.brittsurvey.com

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

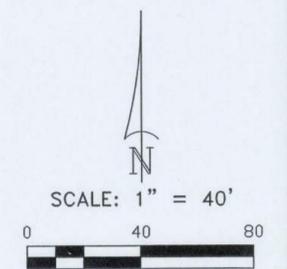
JOB NUMBER: **L-30375**

A BOUNDARY SURVEY IN SECTION 13, TOWNSHIP 4 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



SYMBOL LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET
- IRON REBAR FOUND
- IRON REBAR AND CAP SET
- ✕ "X" CUT IN PAVEMENT
- ⊕ CALCULATED PROPERTY CORNER
- ⊙ NAIL & DISK
- ⊕ POWER POLE
- ⊕ CABLE TELEVISION BOX
- ⊕ WATER VALVE
- ⊕ TELEPHONE BOX
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC BOX
- ⊕ CENTERLINE
- SECTION LINE
- ELECTRIC LINES
- WIRE FENCE
- 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



DESCRIPTION:
LOT 2 OF SOUTHERN APPROACHES UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 89-89A, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

AND
PARCEL "A"
BEGIN AT THE SE CORNER OF LOT 10 OF SOUTHERN APPROACHES UNIT ONE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 88 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND, RUN THENCE S.03°40'58"W., ALONG THE WEST RIGHT-OF-WAY OF SW BONANZA GLEN, A DISTANCE OF 332.02 FEET; THENCE N.86°09'47"W., A DISTANCE OF 20.00 FEET; THENCE S.51°45'00"W., A DISTANCE OF 278.00 FEET; THENCE N.24°50'57"W., A DISTANCE OF 313.53 FEET TO THE EAST RIGHT-OF-WAY OF SW BUSINESS POINT DRIVE; THENCE N.02°09'03"E., ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 227.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 96.10 FEET, A CENTRAL ANGLE OF 21°08'31"; A TANGENT LENGTH OF 17.93 FEET, A CHORD BEARING OF N.12°43'18"E. AND A CHORD LENGTH OF 35.26 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.46 FEET TO THE END OF SAID CURVE BEING A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE S.61°30'00"E., ALONG SAID SOUTH LINE, A DISTANCE OF 96.82 FEET; THENCE N.89°30'00"E., STILL ALONG SAID SOUTH LINE, A DISTANCE OF 289.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS IN BOOK 1486, PAGE 1819, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, CONTAINING 1.97 ACRES MORE OR LESS.

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
 - BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.02°09'03"E., FOR THE WEST LINE OF LOT 2, SOUTHERN APPROACHES UNIT TWO, SHOWN HEREON.
 - IT IS APPARENT THAT THIS PARCEL IS IN ZONE "A" AND MAY BE SUBJECT TO FLOODING HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A" AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C0293D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 - THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 - IF THEY EXIST, NO UNDERGROUND ENCRDACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
 - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE NOTED.
 - APPARENT ENCRDACHMENT WAS LOCATED IN THE NORTHEAST CORNER OF LOT SHOWN HEREON.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (PLAT)	190.00'	89.53'	88.70'	N.11°17'11"W.	27°08'00"
C2 (DEED)	96.10'	35.46'	35.26'	N.12°43'18"E.	21°08'31"

CERTIFIED TO:
JAMES HOLLNAGEL

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

04/17/2024 FIELD SURVEY DATE 04/29/2024 DRAWING DATE JY DRAWN BY
L. SCOTT BRITT, P.S.M. CERTIFICATION # 5757

NOTE: 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.



BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD,
LAKE CITY, FLORIDA, 32025

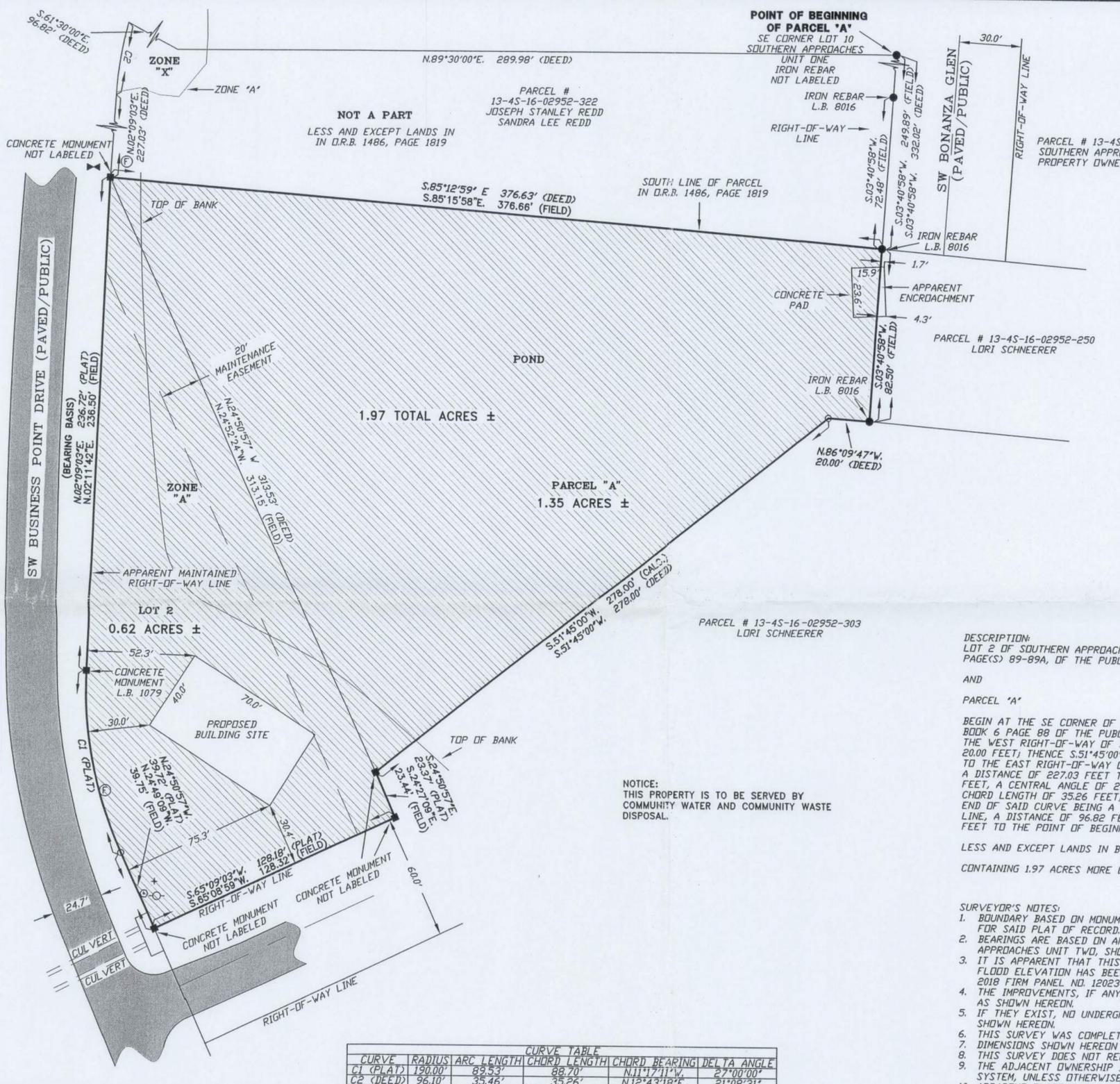
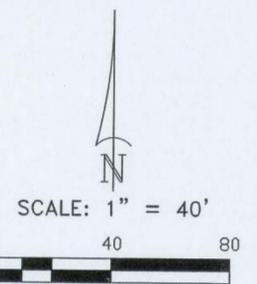
www.brittsurvey.com TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 JOB NUMBER: L-30375

FIELD BOOK: 397 PAGE(S): 48

A BOUNDARY SURVEY IN SECTION 13, TOWNSHIP 4 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

SYMBOL LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET
- IRON REBAR FOUND
- IRON REBAR AND CAP SET
- ⊗ "X" CUT IN PAVEMENT
- ⊕ CALCULATED PROPERTY CORNER
- ⊙ NAIL & DISK
- ⊕ POWER POLE
- ⊕ CABLE TELEVISION BOX
- ⊕ WATER VALVE
- ⊕ TELEPHONE BOX
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC BOX
- ⊕ CENTERLINE
- SECTION LINE
- ELECTRIC LINES
- VIRE FENCE
- 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



DESCRIPTION:
LOT 2 OF SOUTHERN APPROACHES UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6,
PAGE(S) 89-89A, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

AND
PARCEL "A"
BEGIN AT THE SE CORNER OF LOT 10 OF SOUTHERN APPROACHES UNIT ONE AS PER PLAT THEREOF RECORDED IN PLAT
BOOK 6 PAGE 88 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND, RUN THENCE S.03°40'58"W, ALONG
THE WEST RIGHT-OF-WAY OF SW BONANZA GLEN, A DISTANCE OF 332.02 FEET; THENCE N.86°09'47"W, A DISTANCE OF
20.00 FEET; THENCE S.51°45'00"W, A DISTANCE OF 278.00 FEET; THENCE N.24°50'57"W, A DISTANCE OF 313.53 FEET
TO THE EAST RIGHT-OF-WAY OF SW BUSINESS POINT DRIVE; THENCE N.02°09'03"E, ALONG SAID EAST RIGHT-OF-WAY,
A DISTANCE OF 227.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 96.10
FEET, A CENTRAL ANGLE OF 21°08'31"; A TANGENT LENGTH OF 17.93 FEET, A CHORD BEARING OF N.12°43'18"E, AND A
CHORD LENGTH OF 35.26 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.46 FEET TO THE
END OF SAID CURVE BEING A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE S.61°30'00"E, ALONG SAID SOUTH
LINE, A DISTANCE OF 96.82 FEET; THENCE N.89°30'00"E, STILL ALONG SAID SOUTH LINE, A DISTANCE OF 289.98
FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS IN BOOK 1486, PAGE 1819, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA,
CONTAINING 1.97 ACRES MORE OR LESS.

- SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
 2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.02°09'03"E, FOR THE WEST LINE OF LOT 2, SOUTHERN APPROACHES UNIT TWO, SHOWN HEREON.
 3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A" AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C0293D. 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 ENCRDACHMENTS 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 NOTED.
 10. APPARENT ENCRDACHMENT WAS LOCATED IN THE NORTHEAST CORNER OF LOT SHOWN HEREON.

CERTIFIED TO:
JAMES HOLLNAGEL

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

04/17/2024 FIELD SURVEY DATE 04/29/2024 DRAWING DATE JY DRAWN BY

L. SCOTT BRITT, P.S.M.
CERTIFICATION # 5757

NOTE: 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.

BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD,
LAKE CITY, FLORIDA, 32025

www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 JOB NUMBER: **L-30375**

FIELD BOOK: 397 PAGE(S): 48