

**SUBJECT PARCEL DESCRIPTION**  
(O.R. 1263, PAGE 1831)

**TRACT 12, A.C. MILTON TRACT**

A PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 17 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32 AND RUN SOUTH 0°04'26" WEST, 39.79 FEET; THENCE NORTH 89°39'12" EAST, 485.36 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°39'12" EAST, 448.78 FEET; THENCE SOUTH 0°11'17" WEST 972.42 FEET; THENCE SOUTH 89°36'19" WEST, 448.79 FEET; THENCE NORTH 0°11'17" EAST, 972.79 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

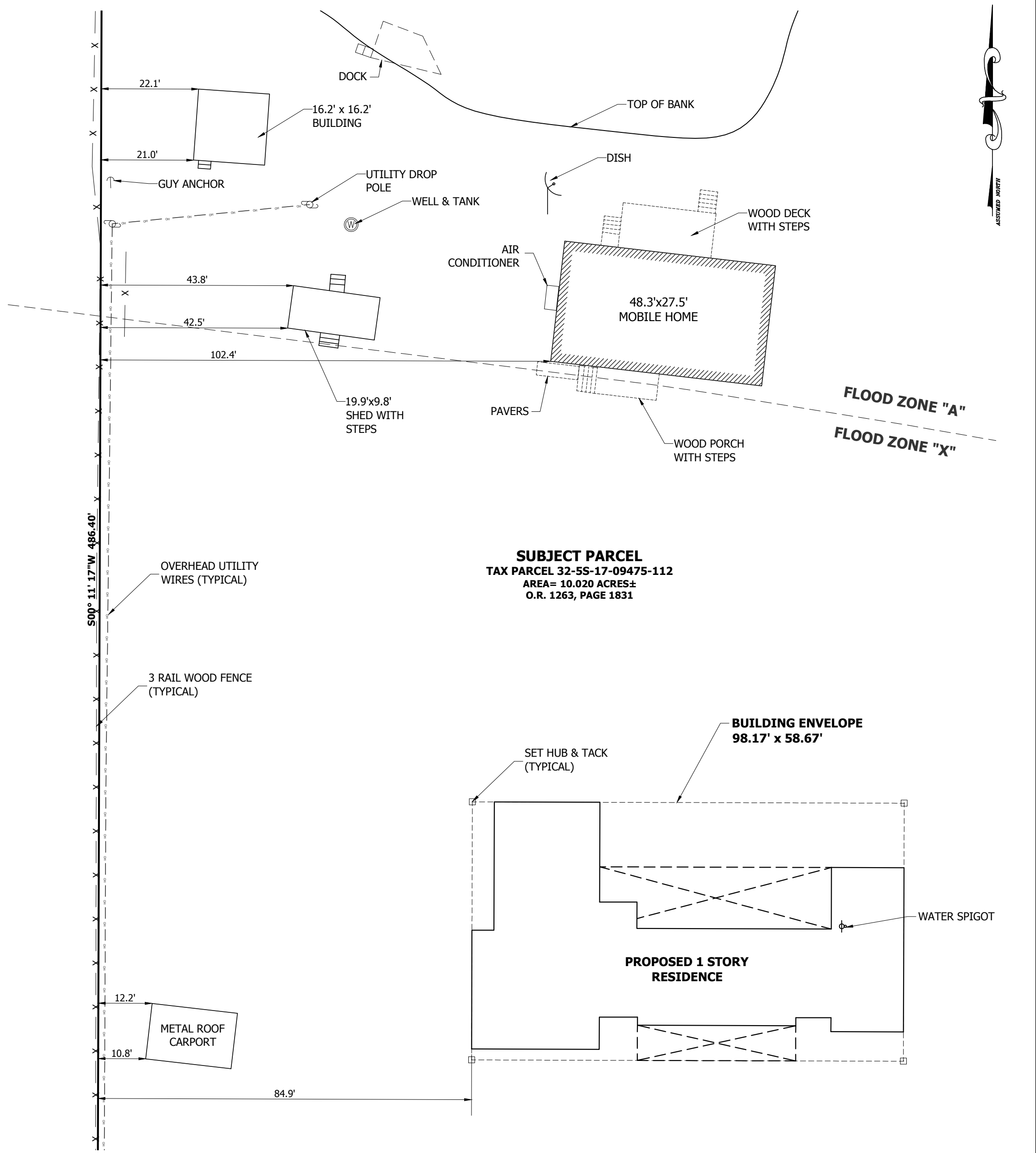
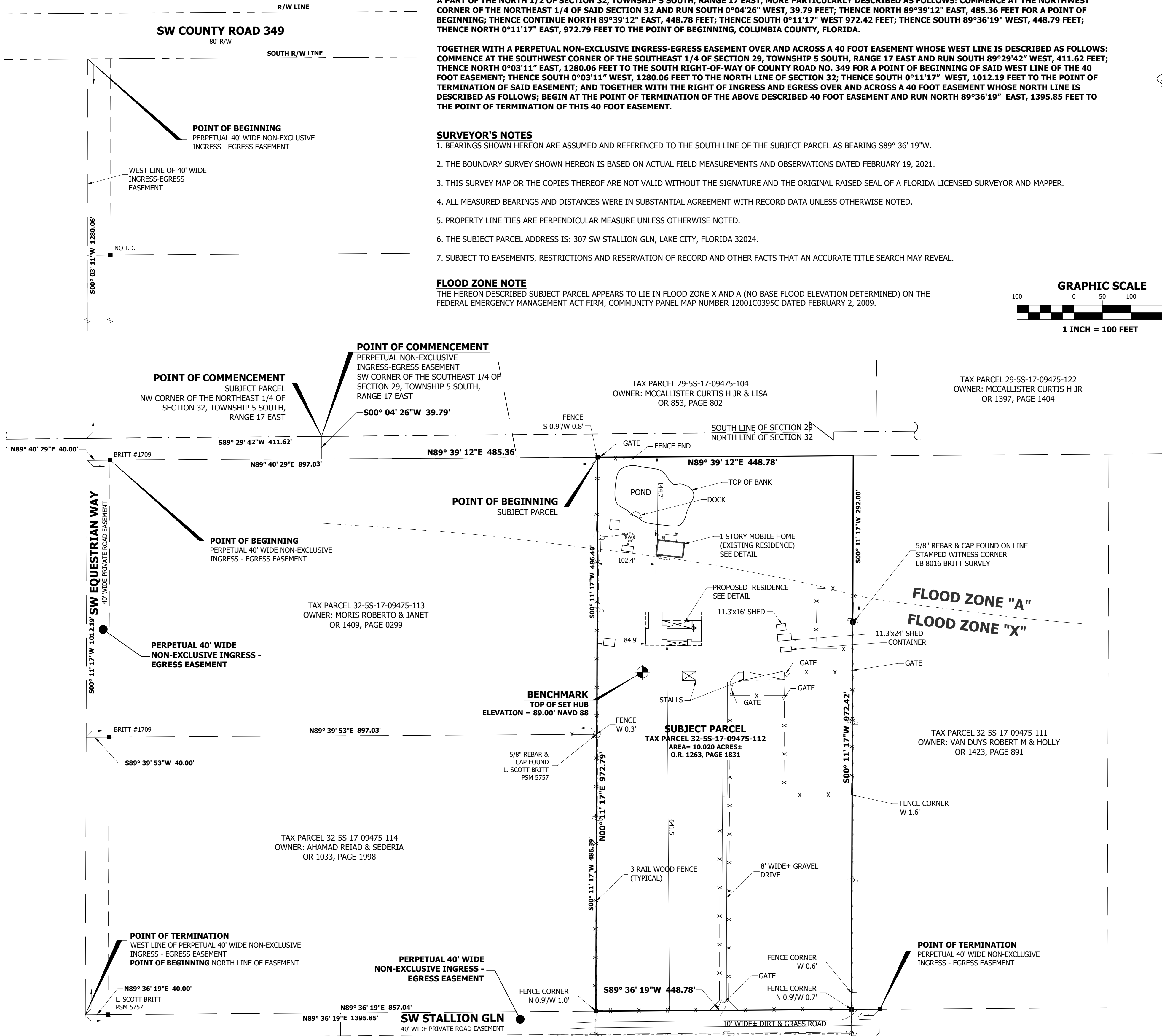
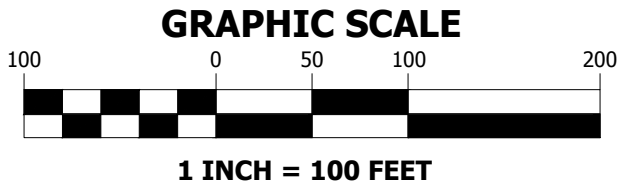
TOGETHER WITH A PERPETUAL NON-EXCLUSIVE INGRESS-EGRESS EASEMENT OVER AND ACROSS A 40 FOOT EASEMENT WHOSE WEST LINE IS DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 17 EAST AND RUN SOUTH 89°29'42" WEST, 411.62 FEET; THENCE NORTH 0°03'11" EAST, 1280.06 FEET TO THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD NO. 349 FOR A POINT OF BEGINNING OF SAID WEST LINE OF THE 40 FOOT EASEMENT; THENCE SOUTH 0°03'11" WEST, 1280.06 FEET TO THE NORTH LINE OF SECTION 32; THENCE SOUTH 0°11'17" WEST, 1012.19 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT; AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS A 40 FOOT EASEMENT WHOSE NORTH LINE IS DESCRIBED AS FOLLOWS; BEGIN AT THE POINT OF TERMINATION OF THE ABOVE DESCRIBED 40 FOOT EASEMENT AND RUN NORTH 89°36'19" EAST, 1395.85 FEET TO THE POINT OF TERMINATION OF THIS 40 FOOT EASEMENT.

**SURVEYOR'S NOTES**

- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH LINE OF THE SUBJECT PARCEL AS BEARING S89° 36' 19"W.
- THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED FEBRUARY 19, 2021.
- 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.
- ALL MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
- PROPERTY LINE TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
- THE SUBJECT PARCEL ADDRESS IS: 307 SW STALLION GLN, LAKE CITY, FLORIDA 32024.
- SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATION OF RECORD AND OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.

**FLOOD ZONE NOTE**

THE HEREON DESCRIBED SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE X AND A (NO BASE FLOOD ELEVATION DETERMINED) ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12001C0395C DATED FEBRUARY 2, 2009.



**LEGEND**

- INDICATES 4"x4" CONCRETE MONUMENT FOUND IDENTIFICATION AS SHOWN
- O.R. INDICATES OFFICIAL RECORDS BOOK
- I.D. INDICATES IDENTIFICATION
- (P) INDICATES PLAT DATA WHEN DIFFERENT THAN MEASURED
- NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988

**EXISTING AND PROPOSED RESIDENCE DETAIL.**

SCALE: 1" = 20'



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Professional Surveying & Mapping Certificate of Authorization  
No.: LB 7810

BOOK/PAGE	33/66
DRAWN	JAE
CHECKED	DWS

This map prepared by:	
DAVID W. STONECYPHER	2-24-2021
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391	

SCALE	1" = 100'
DATE	FEBRUARY 19, 2021
PROJECT #	21-0021

**BOUNDARY SURVEY**  
**COLUMBIA COUNTY TAX PARCEL 32-55-17-09475-112**  
**SECTION 32, TOWNSHIP 5 SOUTH, RANGE 17 EAST**  
**COLUMBIA COUNTY, FLORIDA**

DRAWING #	VAN DUYS SURVEY.DWG
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SHEET #	1 OF 1
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