

LOT 14

RIVER RISE RESIDENTIAL
SUBDIVISION UNIT 1
(PLAT BOOK 8, PAGE 51)

18" CULVERT PIPE WITH
CONCRETE END SECTION
TYPICAL

LOT 13

NORTH R/W LINE

SW MARYNIK DRIVE

60' R/W - PER PLAT
20' ± WIDE ASPHALT ROAD

CENTERLINE
BASIS OF BEARINGS

N88° 16' 09" E 582.55'

SOUTH R/W LINE

N88° 16' 09" E 129.84'

SUBJECT PARCEL DESCRIPTION
LOT 38 OF RIVER RISE RESIDENTIAL,
SUBDIVISION UNIT 2, A SUBDIVISION,
ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 8, PAGES 54,
OF THE PUBLIC RECORDS OF
COLUMBIA COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE CENTERLINE OF SW MARYNIK DRIVE AS BEARING N88° 16' 09" E.
2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 8, 2020.
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. PRIMARY BUILDING SETBACK REQUIREMENTS ARE 30' FRONT, 25' REAR AND 25' SIDES PER PLAT.

LEGEND

- INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 6685
- INDICATES NAIL & DISK FOUND STAMPED LB 6685
- INDICATES 4"x4" CONCRETE MONUMENT FOUND STAMPED LB 6685
- O.R. INDICATES OFFICIAL RECORDS BOOK
- ID INDICATES IDENTIFICATION
- U.E. INDICATES PUBLIC UTILITIES EASEMENT
- B.S.L. INDICATES BUILDING SETBACK LINE
- R/W INDICATES RIGHT-OF-WAY

STONECYPHER
SURVEYING INC.

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

BOOK/PAGE	32/51	SCALE	1"=60'
DRAWN	DWS	DATE	JUNE 6, 2020
CHECKED	DWS	PROJECT #	20-0055

MITCHELL R. JARRELLS
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6438

BOUNDARY SURVEY

COLUMBIA COUNTY TAX PARCEL: 16-7S-17-10006-238
LOT 38, RIVER RISE RESIDENTIAL SUBDIVISION UNIT 2

DRAWING #
LOT 38 SURVEY.DWG

PER PLAT BOOK 8, PAGE 54

SHEET #
1 OF 1

LOT 37

CONCRETE PAD
WITH
TRANSFORMER

FENCE END
11.4' S, 0.4' E

10.0' U.E.

30.0' B.S.L.

130.0'

LOT 38
RIVER RISE RESIDENTIAL
SUBDIVISION UNIT 2
(PLAT BOOK 8, PAGE 54)

SUBJECT PARCEL

TAX PARCEL 16-7S-17-10006-238
OWNER: PATRICIA D & ANTHONY ZASCIURINSKAS
AREA= 5.12 ACRES±
O.R. 1297, PAGE 1031
VACANT

PROPOSED
RESIDENTIAL
BUILDING
ENVELOPE

PROPOSED
RESIDENTIAL
BUILDING
ENVELOPE

PROPOSED
RESIDENTIAL
BUILDING
ENVELOPE

TAX PARCEL
16-7S-17-10006-237
OWNER: RODNEY L &
NANCY DENHAM
O.R. 1372, PAGE 2502

TAX PARCEL
16-7S-17-10006-237
OWNER: RODNEY L &
NANCY DENHAM
O.R. 1372, PAGE 2502

N01° 43' 51" W 385.74'

S01° 43' 51" E 375.62'

TAX PARCEL
16-7S-17-10006-239
OWNER: DUDLEY W &
CAROLYN SCHILLING
O.R. 1372, PAGE 114

INDICATES 4"x4" CONCRETE MONUMENT FOUND
STAMPED LB 6685

O.R. INDICATES OFFICIAL RECORDS BOOK

ID INDICATES IDENTIFICATION

U.E. INDICATES PUBLIC UTILITIES EASEMENT

B.S.L. INDICATES BUILDING SETBACK LINE

R/W INDICATES RIGHT-OF-WAY

4' WIRE & BOARD FENCE
TYPICAL

FENCE LINE
0.2' N

FENCE LINE
13.2' N ON LINE

FENCE CORNER
0.2' N, 0.5' E

S88° 15' 48" W 317.92'

S83° 52' 22" W 99.76'

S87° 25' 24" W 165.18'

S88° 15' 48" W 317.92'

TAX PARCEL 16-7S-17-10004-003
OWNER: TRUDIE ANN DUBOSE
UNPLATTED
O.R. 1221, PAGE 1329

TAX PARCEL 16-7S-17-10003-000
OWNER: TRUDIE ANN DUBOSE
UNPLATTED
O.R. 1221, PAGE 1329

FLOOD ZONE NOTE

THE HEREON DESCRIBED SUBJECT PARCEL APPEARS TO
LIE IN FLOOD ZONE X ON THE FEDERAL EMERGENCY
MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP
NUMBER 12023C0513C DATED FEBRUARY 4, 2009.

