



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 2213

Application Fee \$50.00

Receipt No. 758049

Filing Date 5-2-22

Completeness Date 5/26/22

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Mathew Rye / Kristin Rye
- Address of Subject Property: 471 SW Timuqua Terrace Fort White, FL 32038
- Parcel ID Number(s): 12-7S-16-04184-311
- Future Land Use Map Designation: A9
- Zoning Designation: A-3
- Acreage of Parent Parcel: 3.01
- Acreage of Property to be Deeded to Immediate Family Member: 1.00
- Existing Use of Property: Residential
- Proposed use of Property: Residential
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Mathew Rye

PLEASE NOTE: Immediate family member must be a parent, grandparent, adopted parent, stepparent, sibling, child, adopted child, stepchild, or grandchild of the person who is conveying the parcel to said individual.

B. APPLICANT INFORMATION

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): Bryon Rye Title: _____
Company name (if applicable): _____
Mailing Address: 127 SW Bear Lane
City: Fort White State: Florida Zip: 32038
Telephone: () 864-907-5606 Fax: () Email: brymar829@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

- If the applicant is agent for the property owner*.
Property Owner Name (title holder): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Map, Drawing, or Sketch of Parent Parcel Showing the Location of the Proposed Lot being Deeded to Immediate Family Member with Appropriate Dimensions (Must be a Minimum of One Acre).
2. Personal Identification and Proof of Relationship, to Establish the Required Immediate Family Member Status, of both the Parent Parcel Owner and the Immediate Family Member. The Personal Identification Shall Consist of Original Documents or Notarized Copies from Public Records. Such Documents may include Birth Certificates, Adoption Records, Marriage Certificates, and/or Other Public Records.
3. Family Relationship Residence Agreement Affidavit is Required Stating that the Special Family Lot is being Created as a Homestead by the Immediate Family Member, that the Immediate Family Member shall obtain Homestead Exemption on the Lot. This Affidavit shall be Recorded in the Clerk of Courts Office.
4. Legal Description of Parent Parcel with Acreage (In Microsoft Word Format).
5. Legal Description of Property to be Deeded to Immediate Family Member with Acreage (In Microsoft Word Format).
6. Legal Description of Parent Parcel with Immediate Family Member Lot Removed with Acreage (In Microsoft Word Format).
7. Proof of Ownership (i.e. deed).
8. Agent Authorization Form, if applicable (signed and notarized).
9. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
10. Fee. \$50.00 - No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

A special family lot permit may be issued by the Board of County Commissioners on land zoned Agricultural or Environmentally Sensitive Area within these Land Development Regulations, for the purpose of conveying a lot or parcel to an immediate family member who is the parent, grandparent, adopted parent, stepparent, sibling, child, or adopted child, stepchild or grandchild of the person who conveyed the parcel to said individual, **not to exceed one (1) dwelling unit per one (1) acre** and the lot complies with all other conditions from permitting development as set forth in these Land Development Regulations. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for immediate family members to reside on lots as their primary residence which exceed maximum density for such areas, provided that the lot complies with the conditions for permitting established in Section 14.9 of the Land Development Regulations.

If approved by the Board of County Commissioner, the division of lots shall be recorded by separate deed, comply with all other applicable regulations of the Land Development Regulations, and comply with all other conditions for permitting and development as set forth in the Land Development Regulations. A completed building permit application shall be submitted within one (1) year of receiving approval by the Board of County Commissioners. One (1) extension can be requested in writing and approved by the Land Development Regulations Administrator not to exceed nine (9) months. If a special family lot permit expires, it shall have to go through the process again for approval as required by this section. A building permit for a special family lot shall be issued only to the immediate family member or their authorized representative (i.e. licensed building contractor or mobile home installer) after a recorded copy of the family relationship residence agreement affidavit and deed to the special family lot has been submitted to the Land Development Regulation Administrator as part of the building permit application process.

Special family lots which have not met the requirements for homestead exemption shall not be transferable except, as follows:

1. The deeding of the parcel back to the original owner of the parent tract as indicated in Section 14.9 of the Land Development Regulations;
2. To another individual meeting the definition of immediate family member;
3. To an individual not meeting the definition of immediate family member due to circumstances beyond the reasonable control of the family member to whom the original special family lot permit was granted such as divorce, death or job change resulting in unreasonable commuting distances, the immediate family member is no longer able to retain ownership of the special family lot, subject to approval by the original reviewing body that approved the special family lot permit; and
4. Upon approval of the transfer of the special family lot, the County will issue a Certificate of Transfer and the owner shall record the certificate in the Public Records in the Clerk of the Courts Office. This process shall apply retroactively to special family lots previously created under the Land Development Regulations.

Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the 30 day appeal period is over or until any appeal has been settled.

Upon the applicant obtaining a Certificate of Occupancy, the applicant must file for Homestead Exemption. Homestead Exemptions can be filed each year with the Columbia County Property Appraiser's Office from January 1 to March 31.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Bryon Rye

Applicant/Agent Name (Type or Print)




Applicant/Agent Signature

5-2-22

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

Inst: 202212010437 Date: 05/26/2022 Time: 11:45AM
Page 1 of 2 B: 1467 P: 1791, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk

BEFORE ME the undersigned Notary Public personally appeared, Bryon Rye
Mathew Rye / Kristen Rye, the Owner of the parent parcel which has been subdivided for
the Immediate Family Member of the Owner, and which is
intended for the Immediate Family Members primary residence use. The Immediate Family
Member is related to the Owner as Son / Daughter-in-law. Both individuals being
first duly sworn according to law, depose and say:

1. Affiant acknowledges Immediate Family Member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Parent Tract Tax Parcel No. 12-7S-16-04184-311.
4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. 04184-314.
5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the property.
6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).
7. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Bryon Rye
Owner

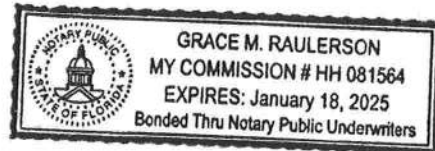
Bryon Rye
Typed or Printed Name

Mathew Rye / Kristen Rye
Immediate Family Member

Mathew Rye / Kristen Rye
Typed or Printed Name

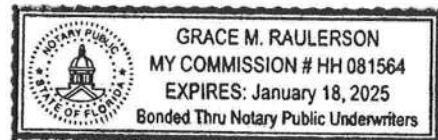
Subscribed and sworn to (or affirmed) before me this 20 day of April, 2022
by Bryon Rye (Owner) who is personally known to me or has produced
FLDL R000-063-63-253-0 as identification.

Grace M. Raulerson
Notary Public



Subscribed and sworn to (or affirmed) before me this 20th day of April, 2022
by Mathew Rye + Kristen Rye (Family Member) who is personally known to me or has
produced FLDL R000543920570 as identification.
FLDL# R000517929220

Grace M. Raulerson
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Liza Williams

Name: Liza Williams

Title: Code Compliance Officer



Parent Parcel – 3.01 Acres

12-7S-16 0200/02003.01Acres Lot 1 BLOCK B TIMUQUA S/D &
EX 1.01 AC DESC ORB 1407-605 & EX 1.01 DESC ORB 1407-961.
650-603, 773-2102, 776-1, WD 895-862, 961-2277, 998-1775.
1215-671, QC 1279-675, 676, 677

Parcel A: 1.01 Acre

BEGINNING AT THE NW CORNER OF LOT 1, TIMUQUA AS PER PLAT THERE OF AS RECORDED ON PLAT BOOK 5, PAGES 85 & 85A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.88°35'25"E, ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 155.10 FT. THENCE S.01°49'44"E 283.16 FEET, THENCE S.88°36'02"W 155.20 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE 382.16 FEET TO THE POINT OF BEGINNING CONTAINING 1.01 ACRES MORE OR LESS

SUBJECT TO A 30.00 FOOT INGRESS AND EGRESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE WEST 155.20 FEET OF LOT 1 'TIMUQUA' AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 85 & 85A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO FIT THE BOUNDARIES THEREOF.

PARCEL B (PARENT PARCEL AFTER SURVEY)

BEGIN AT THE NE CORNER OF LOT 1 "TIMUQUA" AS PER PLAT THEREOF AS RECORDED ON PLAT BOOK 5, PAGES 85 & 85A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.88°35'30"W., ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 288.60 FEET, THENCE S.01°49'44"E., 283.16 FEET, THENCE N.88°35'30"E., TO A POINT ON THE EAST LINE OF SAID LOT 1, THENCE N.01°46'04"W., ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 283.16 FEET TO THE POINT OF BEGINNING. CONTAINING 1.88 ACRES MORE OR LESS.

TOGETHER WITH A 30.00 FOOT INGRESS AND EGRESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE WEST 155.20 FEET OF LOT 1 "TIMUQUA" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 85 & 85A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO FIT THE BOUNDARIES THEREOF.

*sales price \$
doc. 90*

This Instrument Prepared by & return to:
Name: MARGARET C. RYE
Address: 511 LONGVIEW TERRACE
GREER, SC 29650
Parcel I.D. #: 04184-111

Inst: 201412012037 Date: 8/11/2014 Time: 9:52 AM
Stamp-Deed: 0.70
DC P. DeWitt Cason, Columbia County Page 1 of 1 B: 1279 P: 675

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed executed this 6th day of August, A.D. 2014, by BRYON C. RYE and MARGARET C. RYE, HIS WIFE, first party, to BRYON C. RYE, whose post office address is 511 LONGVIEW TERRACE, GREER, SC 29650, second party:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Columbia, State of Florida, to-wit:

A PART OF LOT 1 IN BLOCK "B" OF "TIMUQUA" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 85-85A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING AT THE SE CORNER OF SAID LOT 1 OF "TIMUQUA" AND RUN S 88°35'30" W, ALONG THE SOUTH LINE OF SAID LOT 1, SAID LINE ALSO THE NORTH RIGHT-OF-WAY LINE OF SW BEAR LANE, 207.53 FEET; THENCE N 01°45'37" W, 209.87 FEET; THENCE N 88°35'30" E, 207.53 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S 01°45'57" E ALONG THE SAID EAST LINE OF LOT 1, 209.87 FEET TO THE POINT OF BEGINNING.

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sandra J Webb
Witness Signature

Sandra J Webb
Printed Name

Wilson A Steen
Witness Signature

WILSON A STEEN
Printed Name

Bryon C Rye L.S.
BRYON C. RYE

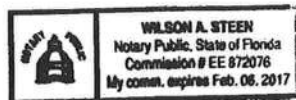
Address:
511 LONGVIEW TERRACE, GREER, SC 29650

Margaret C Rye L.S.
MARGARET C. RYE

Address:
511 LONGVIEW TERRACE, GREER, SC 29650

STATE OF FLORIDA
COUNTY OF ~~COLUMBIA~~ ALACHUA

The foregoing instrument was acknowledged before me this 6th day of August, 2014, by BRYON C. RYE and MARGARET C. RYE, who are known to me or who have produced SC Driver License as identification.



Wilson A Steen
Signature of Notary
My commission expires Feb. 6, 2017

Columbia County Tax Collector

generated on 4/22/2022 11:27:51 AM EDT

Tax Record

Last Update: 4/22/2022 11:26:56 AM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R04184-311	REAL ESTATE	2021
Mailing Address		Property Address
RYE BRYON 127 SW BEAR LN FORT WHITE FL 32038		127 BEAR FORT WHITE
		GEO Number
		127S16-04184-311
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
HX 25000	003	
HB 17500		
Legal Description (click for full description)		
12-7S-16 0200/02003.01 Acres LOT 1 BLOCK B TIMUQUA S/D & EX 1.01 AC DESC ORB 1407-605 & EX 1.01 DESC ORB 1407-961. 650-603, 773-2102, 776-1, WD 895-862, 961-2277, 998-1775 1215-671, QC 1279-675,676,677,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	67,500
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	67,500
LOCAL	3.6430	67,500
CAPITAL OUTLAY	1.5000	67,500
SUWANNEE RIVER WATER MGT DIST	0.3615	67,500
LAKE SHORE HOSPITAL AUTHORITY	0.0000	0
		0
		\$0
		\$0.00
Total Millage	14.0675	Total Taxes
		\$454.79
Non-Ad Valorem Assessments		
Code	Levyng Authority	Amount
GGAR	SOLID WASTE - ANNUAL	\$198.06
FFIR	FIRE ASSESSMENTS	\$219.98
Total Assessments		\$418.04
Taxes & Assessments		\$872.83
If Paid By	Amount Due	
	\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
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2/25/2022

PAYMENT

2102363.0001

2021

\$864.10

Prior Years Payment History**Prior Year Taxes Due**

NO DELINQUENT TAXES

LOT 1 BLOCK B TIMOQUA S/D & EX
1.01 AC DESC ORB 1407-605 & EX
1.01 DESC ORB 1407-961.

RYE BRYON
127 SW BEAR LN
FORT WHITE, FL 32038

2021

12-7S-16-04184-311

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHGL 100
Interior Wall	05	DRYALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHG VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Stories	1	1. 100
Architectural	01	CONV 100
Units	0	100

MARKET ADJUSTMENTS

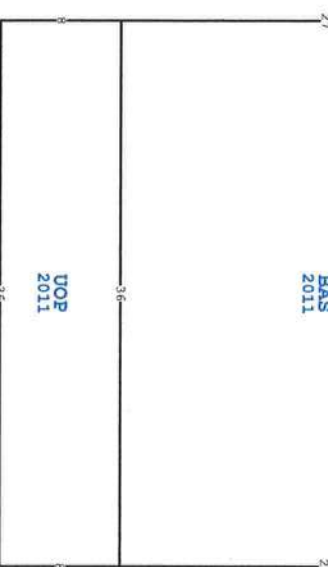
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVG	ECON	FUNCT	NORM	% COND
0200	02	1,116	113.9000	51.26	57,206	2011	2011	0	0	0	18.00
1 MARUF 1 - 100% - 2017											
EX Base Yr 2017											

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Dist:	STANDARD
BUILDING MARKET VALUE		46,909
TOTAL MARKET OBX/FE VALUE		11,300
TOTAL LAND VALUE - MARKET		17,906
TOTAL MARKET VALUE		76,115
SOB/AGL Deduction		8,615
ASSESSED VALUE		67,500
TOTAL EXEMPTION VALUE		42,500
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		76,115
INCOME VALUE		
PREVIOUS YEAR VALUE		0

Quality 05 05
DOR CODE 0200 MOBILE HOME
MAP NUM MKT AREA 02
NEIGHBORHOOD 12716.020 1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	972	40,857
UOP	288	25	72	3,027
UOP	288	25	72	3,027



TOTALS 1,548 1,116 46,909

EXTRA FEATURES

BLD DATE	YR DATE	INC DATE	YR DATE	ACTUAL	Q	%	OBX/FE	AG DATE	LAND DATE
1,0190	2011	2011	2011	2011	3	100	1,200		

471 SW TIMOQUA TER, FORT WHITE

L. OBX/FE	N CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT	PRICE	COND	ON	YEAR	ACTUAL	Q	%	OBX/FE	AG DATE	LAND DATE	NOTES
1	0190	EPIC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00	0.00	100	2011	2011	2011	3	100	1,200			
2	0080	DECKING	0	100	0	0	1.00	UT 0.00	0.00	0.00	100	2015	2015	2015	3	100	400			
3	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00	0.00	100	2015	2015	2015	3	100	1,200			
4	0070	CARPORT UF	0	100	0	0	1.00	UT 0.00	0.00	0.00	100	2015	2015	2015	3	100	400			
5	0031	BARN, MT AE	0	100	30	40	1,200.00	UT 9.00	9.00	75	2015	2015	2015	3	75	8,100				

TOHO MH (RP'D-BRYON CHARLES RYE
CECILIA RYE) **BRYON RYE LIVES HERE** GM
MARGARET

4	0070	CARPORT UT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400
5	0031	BARN, NT AE	0	100	30	40	1,200.00	UT	9.00	9.00	75	2015	2015	3	75	8,100

BUILDING DIMENSIONS
UOP=[YR=2011] N8 W36 S8 E36S BAS=[YR=2011] W36 S27
UOP=[YR=2011] S8 E36 N8 W36S E36 N27S.

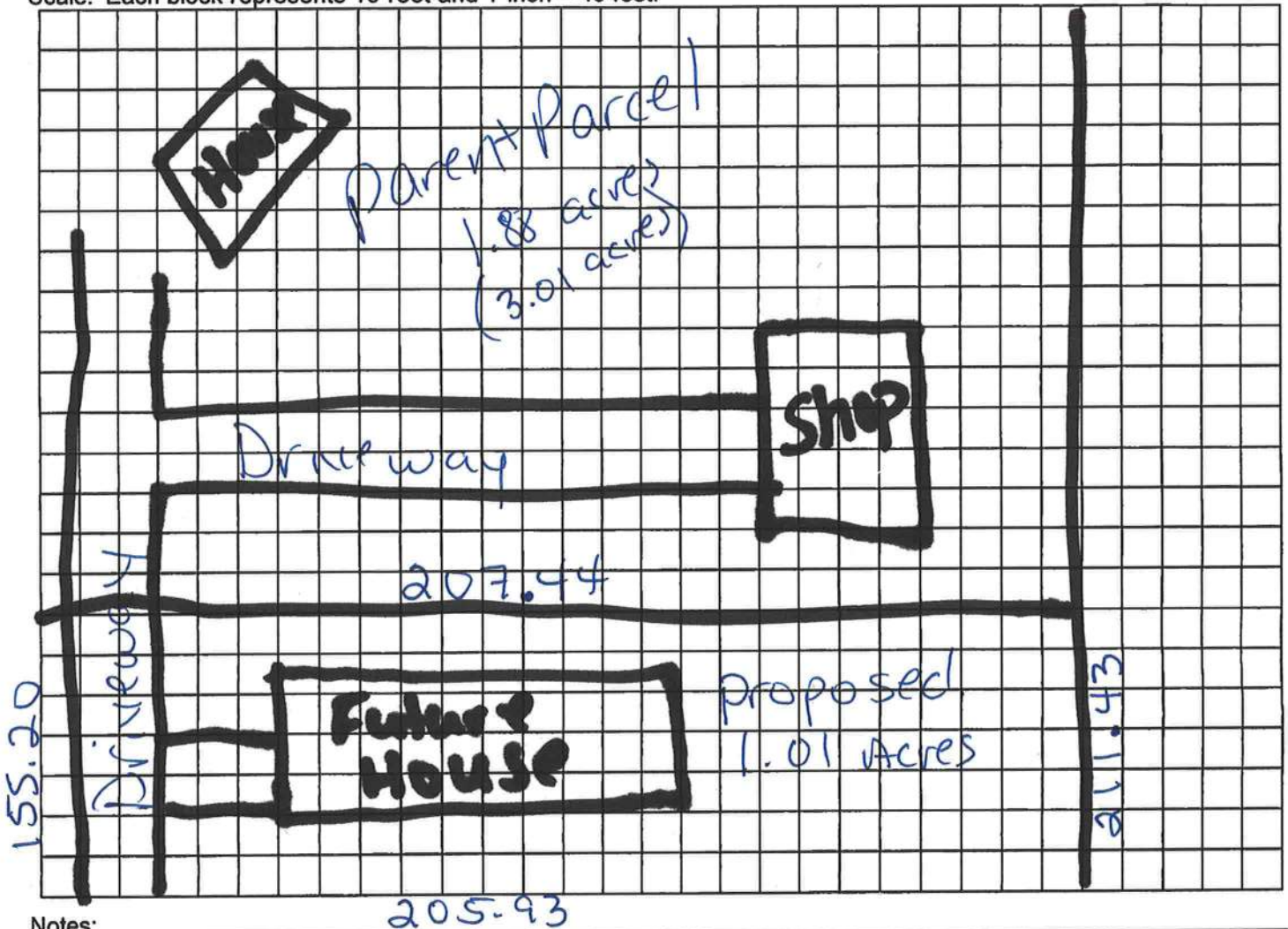
REVIEW DATE 07/01/2015 BY DERP TOTAL LAND:3.01 Market: 0 Agricultural: 0 Common:17906 PRINTED 04/16/2021

~~STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR CONSTRUCTION PERMIT~~

~~Permit Application Number _____~~

----- PART II - SITEPLAN -----

Scale: Each block represents 10 feet and 1 inch = 40 feet.

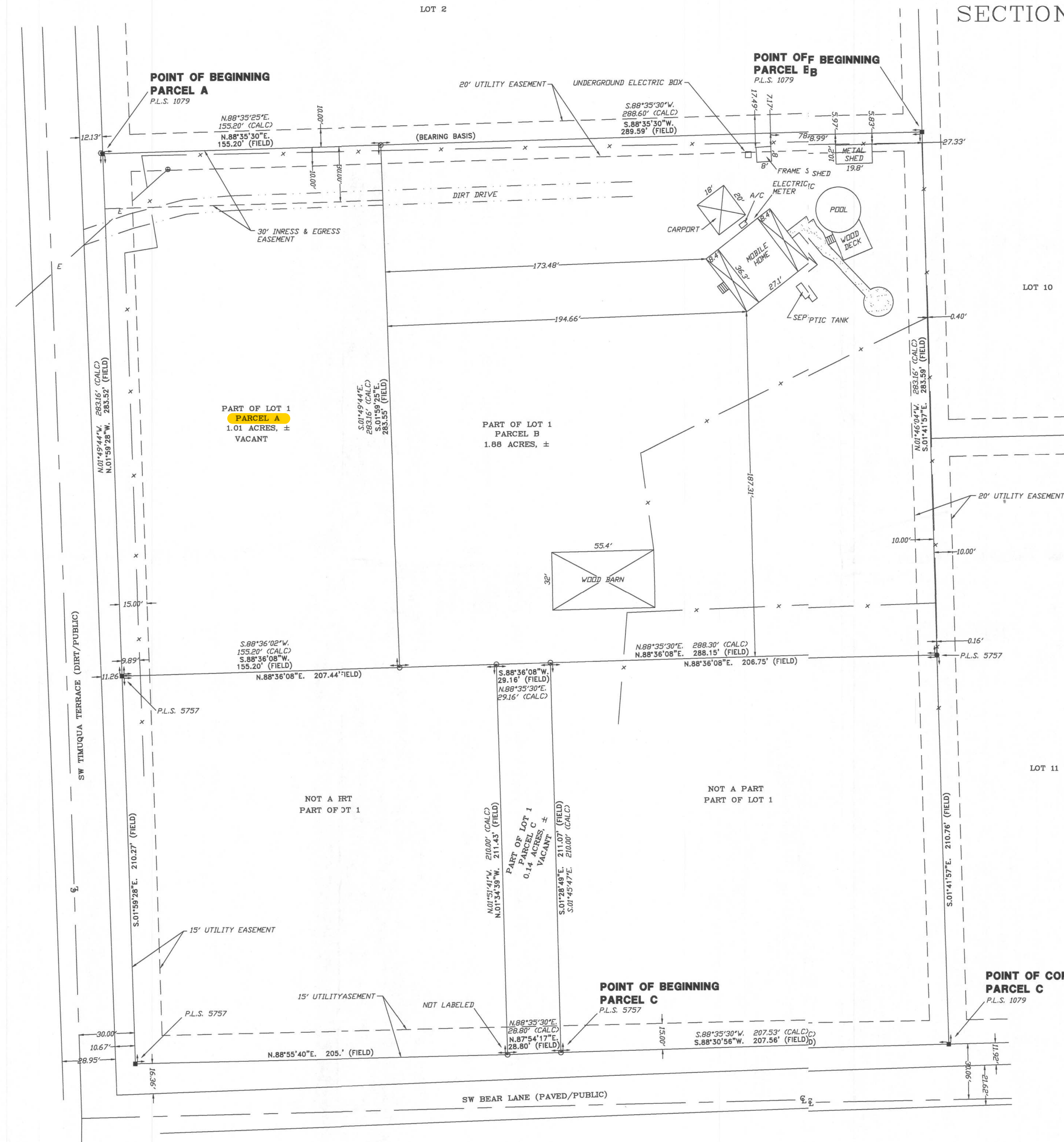


Notes: _____

Site Plan submitted by: _____
Plan Approved _____ Not Approved _____ Date _____
By _____ County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

A BOUNDARY SURVEY IN:
SECTION 12, TOWNSHIP 7 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA



SYMBOL		LEGEND:	
■	4"X4" CONCRETE MONUMENT FOUND	⌒	ELECTRIC LINE
□	4"X4" CONCRETE MONUMENT SET	—X—	CABLE LINE
○	IRON PIPE FOUND	—X—	WIRE FENCE
●	IRON PIN AND CAP SET	—O—	CHAIN LINK FENCE
+	"X" CUT IN PAVEMENT	—U—	WOODED FENCE
+	CALCULATED PROPERTY CORNER	—	SECTION LINE
○	MAIL & BISK	(PLAT)	AS PER A PLAT OF RECORD
○	POWER POLE	(DEED)	AS PER A DEED OF RECORD
▲	WATER METER	(CALC.)	AS PER CALCULATIONS
○	UTILITY BOX	(FIELD)	AS PER FIELD MEASUREMENTS
*	WELL	P.R.M.	PERMANENT REFERENCE MARK
Ⓐ	SANITARY MANHOLE	P.C.P.	PERMANENT CONTROL POINT
+	SIGN POST		

DESCRIPTION PARCEL A:
BEGIN AT THE NW CORNER OF LOT 1 "TIMUQUA" AS PER PLAT THEREOF AS RECORDED ON PLAT
BOOK 5 , PAGES 85 & 85A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN
THENCE N.88°35'25"E, ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 155.10 FEET
THENCE S.01°49'44"E, 283.16 FEET; THENCE S.88°36'02"W, 155.20 FEET TO A POINT ON THE EAST
RIGHT-OF-WAY LINE OF SW TIMUQUA TERRACE; THENCE N.01°49'44"W, ALONG SAID EAST
RIGHT-OF-WAY LINE 283.16 FEET TO THE POINT OF BEGINNING CONTAINING 1.01 ACRES MORE OR
LESS.

SUBJECT TO A 30.00 FOOT INGRESS AND EGRESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE WEST 155.20 FEET OF LOT 1 "TIMUKUA" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 85 & 85A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO FIT THE BOUNDARIES THEREOF.

DESCRIPTION PARCEL B:
BEGIN AT THE NE CORNER OF LOT 1 "TIMUKUA" AS PER PLAT THEREOF AS RECORDED ON PLAT
BOOK 5 , PAGES 85 & 85A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN
THROUGH S.89°33'01"W, ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 286.60 FEET,
S.89°14'01"W TO A POINT, S.89°33'01"W TO A POINT ON THE EAST LINE OF
SAID LOT 1, THE POINT N.01°46'04"W, ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 283.16
FEET TO THE POINT OF BEGINNING, CONTAINING 1.88 ACRES MORE OR LESS.

TOGETHER WITH A 30.00 FOOT INGRESS AND EGRESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE WEST 155.20 FEET OF LOT 1 "TIMBUKA" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 85 & 85A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO FIT THE BOUNDARIES THEREOF.

DESCRIPTION PARCEL C.
COMMENCE AT THE SE CORNER OF LOT 1 "TIMUGUA" AS PER PLAT THEREOF AS RECORDED ON
PLAT BOOK 5, PAGES 85 & 85A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND
RUN THENCE S.88°35'30"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SW BEAR LANE, ALSO
BEING THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 207.53 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE S.88°35'30"W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF
28.80 FEET; THENCE N.01°51'41"W, 210.00 FEET; THENCE N.88°35'30"E, 29.16 FEET; THENCE
S.01°45'47"E, 210.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES MORE OR LESS.

SURVEYOR'S NOTES:
1. BOUNDARY EAST

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 A PLAT BEARING OF S.88°35'30"W, FOR NORTH LINE LOT 1.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "A" AND IS DETERMINED TO BE OUTSIDE THE FLOOD INSURANCE RATE MAP DATED 4 FEBRUARY, 2009 FROM PANEL NUMBER 12023C0495C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON THE SAID SURVEY AND SHOWN HEREIN.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREIN.
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 DENOTED.

CERTIFIED TO:
BRYON & MARGARET RYE

FIELD BOOK: 379 PAGE(S): 40-41
JOB NUMBER: **L-28387**

SHEET
1 OF 1

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 2-11, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 476.06, FLORIDA STATUTES.

03/09/2022 FIELD SURVEY DATE 03/21/2022 DRAWING DATE

Signature
LESCOTT BRITT, P.S.M.
1 SCOTT DRIVE, # 505
DADE CITY, FL 34608

NOTED: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL SURVEYOR LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID