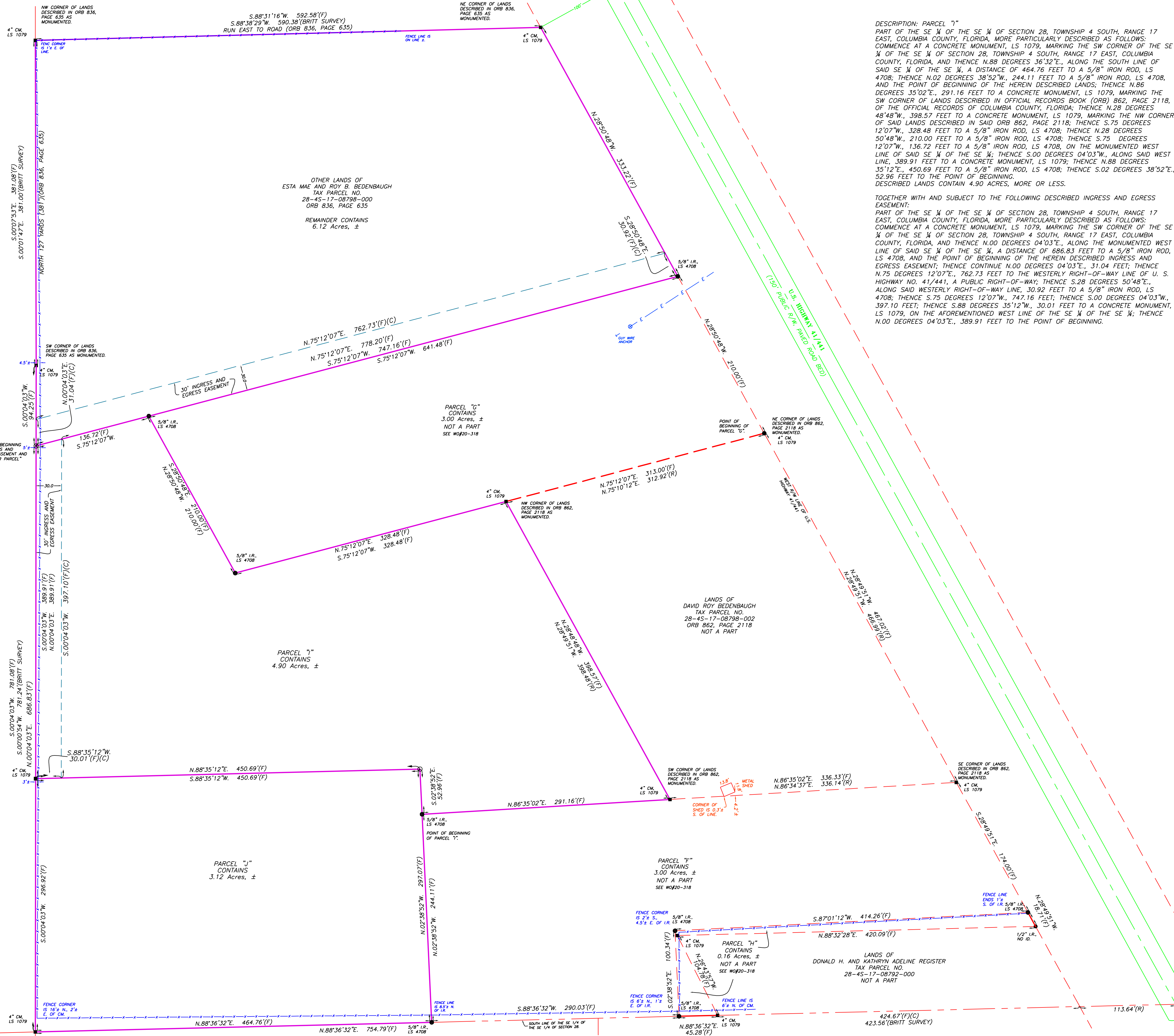


BOUNDARY SURVEY
IN SECTION 28,
TOWNSHIP 4 SOUTH,
RANGE 17 EAST,
COLUMBIA COUNTY, FLA.

LANDS OF
PHYLLIS J. & LAWRENCE H. BULRIS
TAX PARCEL NO.
28-45-17-08799-000
ORB 1080, PAGE 2301
NOT A PART



DESCRIPTION: PARCEL "1"
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.88 DEGREES 36'32"E., ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4, A DISTANCE OF 464.76 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.02 DEGREES 38'52"W., 244.11 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE N.86 DEGREES 35'02"E., 291.16 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 862, PAGE 2118, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.28 DEGREES 48'48"W., 398.57 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE NW CORNER OF SAID LANDS DESCRIBED IN SAID ORB 862, PAGE 2118; THENCE S.75 DEGREES 12'07"W., 328.48 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.28 DEGREES 50'48"W., 210.00 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.75 DEGREES 12'07"W., 136.72 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED WEST LINE OF SAID SE 1/4 OF THE SE 1/4; THENCE S.00 DEGREES 04'03"W., ALONG SAID WEST LINE, 389.91 FEET TO A CONCRETE MONUMENT, LS 1079; THENCE N.88 DEGREES 35'12"E., 450.69 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.02 DEGREES 38'52"E., 52.96 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 4.90 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT:
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.00 DEGREES 04'03"E., ALONG THE MONUMENTED WEST LINE OF SAID SE 1/4 OF THE SE 1/4, A DISTANCE OF 686.83 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED INGRESS AND EGRESS EASEMENT; THENCE CONTINUE N.00 DEGREES 04'03"E., 31.04 FEET; THENCE N.75 DEGREES 12'07"E., 762.73 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 41/441, A PUBLIC RIGHT-OF-WAY; THENCE S.28 DEGREES 50'48"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 30.92 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.75 DEGREES 12'07"W., 747.16 FEET; THENCE S.00 DEGREES 04'03"W., 397.10 FEET; THENCE S.88 DEGREES 35'12"W., 30.01 FEET TO A CONCRETE MONUMENT, LS 1079, ON THE AFOREMENTIONED WEST LINE OF THE SE 1/4 OF THE SE 1/4; THENCE N.00 DEGREES 04'03"E., 389.91 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL "J"
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.88 DEGREES 36'32"E., ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4, A DISTANCE OF 464.76 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.02 DEGREES 38'52"W., 297.07 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.88 DEGREES 35'12"W., 450.69 FEET TO A CONCRETE MONUMENT, LS 1079, ON THE MONUMENTED WEST LINE OF SAID SE 1/4 OF THE SE 1/4; THENCE S.00 DEGREES 04'03"W., ALONG SAID WEST LINE, 296.92 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 3.12 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT:
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.00 DEGREES 04'03"E., ALONG THE MONUMENTED WEST LINE OF SAID SE 1/4 OF THE SE 1/4, A DISTANCE OF 686.83 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED INGRESS AND EGRESS EASEMENT; THENCE CONTINUE N.00 DEGREES 04'03"E., 31.04 FEET; THENCE N.75 DEGREES 12'07"E., 762.73 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 41/441, A PUBLIC RIGHT-OF-WAY; THENCE S.28 DEGREES 50'48"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 30.92 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.75 DEGREES 12'07"W., 747.16 FEET; THENCE S.00 DEGREES 04'03"W., 397.10 FEET; THENCE S.88 DEGREES 35'12"W., 30.01 FEET TO A CONCRETE MONUMENT, LS 1079, ON THE AFOREMENTIONED WEST LINE OF THE SE 1/4 OF THE SE 1/4; THENCE N.00 DEGREES 04'03"E., 389.91 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL "REMAINDER PARCEL"
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.00 DEGREES 04'03"E., ALONG THE MONUMENTED WEST LINE OF SAID SE 1/4 OF THE SE 1/4, A DISTANCE OF 686.83 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE N.75 DEGREES 12'07"E., 778.20 FEET TO A 5/8" IRON ROD, LS 4708, ON THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 41/441, A PUBLIC RIGHT-OF-WAY; THENCE N.28 DEGREES 50'48"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 333.22 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 836, PAGE 635, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.88 DEGREES 31'16"W., 592.58 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE NW CORNER OF SAID LANDS DESCRIBED IN ORB 836, PAGE 635; THENCE S.00 DEGREES 07'53"E., ALONG THE WEST LINE OF SAID LANDS AS MONUMENTED, 381.08 FEET TO A CONCRETE MONUMENT, LS 1079; THENCE S.00 DEGREES 04'03"W., 94.25 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 6.12 ACRES, MORE OR LESS.

SUBJECT TO THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT:
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.00 DEGREES 04'03"E., ALONG THE MONUMENTED WEST LINE OF SAID SE 1/4 OF THE SE 1/4, A DISTANCE OF 686.83 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED INGRESS AND EGRESS EASEMENT; THENCE CONTINUE N.00 DEGREES 04'03"E., 31.04 FEET; THENCE N.75 DEGREES 12'07"E., 762.73 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 41/441, A PUBLIC RIGHT-OF-WAY; THENCE S.28 DEGREES 50'48"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 30.92 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.75 DEGREES 12'07"W., 747.16 FEET; THENCE S.00 DEGREES 04'03"W., 397.10 FEET; THENCE S.88 DEGREES 35'12"W., 30.01 FEET TO A CONCRETE MONUMENT, LS 1079, ON THE AFOREMENTIONED WEST LINE OF THE SE 1/4 OF THE SE 1/4; THENCE N.00 DEGREES 04'03"E., 389.91 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.
 2. BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND AT THE SE AND NE CORNER OF LANDS DESCRIBED IN ORB 862, PAGE 2118.
 3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED FEBRUARY 4, 2009, COMMUNITY PANEL NO. 120230401C.
 4. NO EASEMENT FOR UTILITY AND/OR DRAINAGE IS SHOWN ON THIS LOT IN RECORDS IN THE POSSESSION OF THIS OFFICE.
 5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 7. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 8. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/7500. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES, INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
 9. EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
 10. CERTIFIED

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD MEASUREMENT"
(D) DEED, AS IN "DEED DIMENSION"
(P) PLAT, AS IN "PLAT DIMENSION"
(R) RECORD, AS IN "RECORD DIMENSION"
(C) RECORD, AS IN "CALCULATED DIMENSION"

SYMBOL LEGEND
O.R.I. OFFICIAL RECORD INSTRUMENT
● CONCRETE MONUMENT FOUND
○ CONCRETE MONUMENT SET, LS 4708
● IRON PIN OR PIPE FOUND
○ 5/8" IRON ROD SET, LS 4708
— WIRE FENCE
— ELECTRIC UTILITY LINE (OVERHEAD)
— UGE - UNDERGROUND ELECTRIC SERVICE
— CABLE TV LINE (OVERHEAD)
— CHAIN LINK FENCE
— WOODEN FENCE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
LS LAND SURVEYOR
LB LICENSED BUSINESS
ORB OFFICIAL RECORD BOOK
PRM PERMANENT REFERENCE MONUMENT
PPM PERMANENT CONTROL POINT
● UTILITY POLE
— RIGHT-OF-WAY
NO ID. NO IDENTIFICATION
FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
E CENTERLINE
C CONCRETE MONUMENT
I.P. IRON PIPE
S.R.D. STATE ROAD DEPARTMENT

MARK D. DUREN AND ASSOCIATES, INC.
LB 7620

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LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

FIELD SURVEY DATE: APRIL 22, 2022
DATE DRAWN: MAY 6, 2022
FOR: BEDENBAUGH
FIELD BOOK: SEE SEE PAGE
DRAWN BY: M. DUREN
WO# 22-083
SEE 20-318

SIGNING SURVEYOR:
MARK D. DUREN, LS 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FL. 32025

SIGNED: MARK D. DUREN, LS 4708