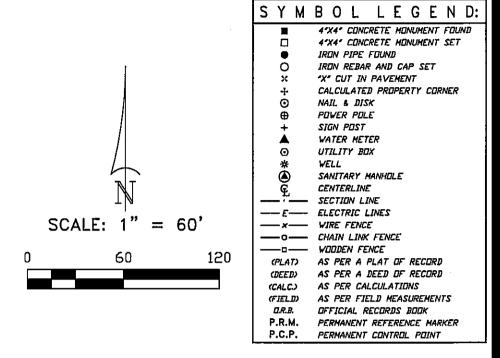


A BOUNDARY SURVEY IN SECTION 34, TOWNSHIP 2 SOUTH,

RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



#### **DESCRIPTION**

PARCEL AND

FOR EASEMENT

NE CORNER OF

OF SECTION 34,

RANGE 16 EAST

A PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SAID SE 1/4 AND RUN S.88\*38'00'W., ALONG THE NORTH LINE THEREOF, 656.84 FEET, THENCE S.10\*58'53'W., 648.46 FEET' THENCE N.68\*44'47'W., 85.00 FEET FOR A PDINT OF BEGINNING; THENCE S.11\*03'27'W., 245.00 FEET; THENCE N.78\*56'33'W., 226.41 FEET; THENCE N.32°12'57'E., 286.44 FEET; THENCE S.68°44'47'E., 125.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.04 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH; RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.88°38'00'W, ALONG THE NORTH LINE THEREOF, 656.84 FEET; THENCE S.10°58'53'W., 228.46 FEET TO THE SOUTH RIGHT-OF-WAY OF NW WINFIELD STREET; THENCE N.68°44'47'W., STILL ALONG SAID SOUTH RIGHT-OF-WAY LINE, 210.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.68°44'47'W., STILL ALONG SAID SOUTH RIGHT-OF-WAY LINE 30.00 FEET, THENCE S.10°58'53'W., 501.32 FEET; THENCE N.32°12'57'E., 81.50 FEET; THENCE N.10°58'53'E., 420.00 FEET TO THE

## SURVEYOR'S NOTES

- 1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE DEED OF
- 2. BEARINGS ARE BASED ON A DEED BEARING OF S.68\*44'47'E., FOR NORTH LINE OF PARCEL SHOWN
- HEREUN. 3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO
- FLOODING, HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE 'A'. SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C0190D, 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 ENCROACHMENTS 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 DWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

#### CERTIFIED TO:

FREDERICK SYKES KIMBERLY A. SYKES USDA RURAL DEVELOPMENT ABSTRACT TRUST TITLE, LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY

FIELD BOOK: SEE PAGE(S): FILE

### 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.

04/07/2025 FIELD SURVEY DATE

04/17/2025 DRAWING DATE

\_\_\_\_*JY*\_\_\_\_ DRAWN BY

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

NDTE: UNLESS IT BEARS THE DRIGINAL SIGNATURE AND THE DRIGINAL 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

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JOB NUMBER: **L-31306**