

A BOUNDARY SURVEY IN SECTION 34, TOWNSHIP 2 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

SYMBOL LEGEND:	
■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON REBAR AND CAP SET
×	2" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	NAIL & DISK
⊙	POWER POLE
+	SIGN POST
▲	WATER METER
⊙	UTILITY BOX
⊙	WELL
⊙	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	WIRE FENCE
—	CHAIN LINK FENCE
—	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
D.B.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

SCALE: 1" = 60'

POINT OF COMMENCEMENT
PARCEL AND
FOR EASEMENT
NE CORNER OF
SE 1/4 OF SE 1/4
OF SECTION 34,
TOWNSHIP 2 SOUTH,
RANGE 16 EAST

DETAIL "A"
SCALE: 1" = 20'

DETAIL "B"
SCALE: 1" = 20'

DETAIL "C"
SCALE: 1" = 20'

DETAIL "D"
SCALE: 1" = 20'

DESCRIPTION:

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"E., 85.00 FEET FOR A
POINT 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.

EASEMENT:

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

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
POINT OF BEGINNING

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE DEED OF
RECORD.
- BEARINGS ARE BASED ON A DEED BEARING OF S.68°44'47"E., FOR NORTH LINE OF PARCEL SHOWN
HEREON.
- 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.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD
SURVEY AS SHOWN HEREON.
- 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 OWNERSHIP 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

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

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL 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

LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD,
LAKE CITY, FLORIDA, 32025

www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

JOB NUMBER: L-31306

FIELD BOOK: SEE PAGE(S): FILE