

BOUNDARY SURVEY
IN SECTION 32,
TOWNSHIP 4 SOUTH,
RANGE 17 EAST,
COLUMBIA COUNTY, FLA

LOT 29, "HILLS AT ROSE CREEK PHASE 2", ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 7, PAGE(S) 154 AND 155, OF THE PUBLIC RECORDS OF
COLUMBIA COUNTY, FLORIDA

LANDS OF
DANNIE D BLACKWELL JR & SHEILA BLACKWELL
TAX PARCEL NO
32-45-17-09116-10
LOT 29, "HILLS OF ROSE CREEK PHASE 2"
PLAT BOOK 7, PAGE 154-155
NOT A PART

LANDS OF
DALJIT S & SUKHVINDER K SAINI
CO-TRUSTEES OF THE SAINI FAMILY LIVING TRUST
TAX PARCEL NO
32-45-17-09116-128
LOT 28, "HILLS OF ROSE CREEK PHASE 1"
PLAT BOOK 7, PAGE 150-153
NOT A PART

LANDS OF
JAMES A & SALLY F BEACH
TAX PARCEL NO.
05-55-17-09116-133
LOT 33, "HILLS OF ROSE CREEK
PHASE 3"
PLAT BOOK 7, PAGE 194-197
NOT A PART

LANDS OF
JEREL LEE & LISA M BRISTOL
TAX PARCEL NO.
05-55-17-09116-134
LOT 34, "HILLS OF ROSE CREEK PHASE 3"
PLAT BOOK 7, PAGE 194-197
NOT A PART

LANDS OF
JAMES A & SALLY F BEACH
TAX PARCEL NO.
05-55-17-09116-132
LOT 32, "HILLS OF ROSE CREEK PHASE 3"
PLAT BOOK 7, PAGE 194-197
NOT A PART

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 PLAT OF RECORD USING MONUMENTS FOUND ON THE NORTH LINE OF THIS PARCEL.
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 NOVEMBER 2, 2018, COMMUNITY PANEL NO 12023C0384D.
4. NO NOTE
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 1/13,944. 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 TO:

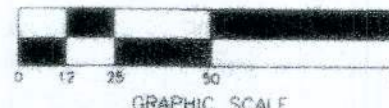
VYSTAR TITLE AGENCY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
VYSTAR CREDIT UNION
MATTHEW HENTZELMAN

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"

SYMBOL LEGEND
O.R.I. OFFICIAL RECORD INSTRUMENT
C.M. CONCRETE MONUMENT FOUND
C.M. CONCRETE MONUMENT SET, LS #708
I.P. IRON PIN OR PIPE FOUND
I.P. 5/8" IRON ROD SET, LS #708
W.F. WIRE FENCE
E. ELECTRIC UTILITY LINE (OVERHEAD)
U.E. UNDERGROUND ELECTRIC SERVICE
C.T. CABLE TV LINE (OVERHEAD)
C.L. CHAIN LINK FENCE
W.F. WOODEN FENCE
C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE
L.S. LAND SURVEYOR
L.B. LICENSED BUSINESS
O.R.B. OFFICIAL RECORD BOOK
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
U.P. UTILITY POLE
R/W RIGHT-OF-WAY
NO ID. NO IDENTIFICATION
F.L.A. D.O.T. FLA. DEPT. OF TRANSPORTATION
C.M. CENTERLINE
I.P. IRON ROD
I.P. IRON PIPE
S.R.D. STATE ROAD DEPARTMENT

MARK D. DUREN AND
ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

FIELD SURVEY DATE: SEPTEMBER 9, 2018
DATE DRAWN: SEPTEMBER 11, 2018
FOR: HENTZELMAN
FIELD BOOK: 243 PAGE: 11
DRAWN BY: M. DUREN, C. ROBERTS
WO# 19-370



39217

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