

BOUNDARY SURVEY
IN SECTION 22,
TOWNSHIP 4 SOUTH,
RANGE 16 EAST.
COLUMBIA COUNTY, FLA.

DESCRIPTION:

LOT 7, "BLAINE ESTATES, PHASE III", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 132 THROUGH 134, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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 FEBRUARY 4, 2009, COMMUNITY PANEL NO. 12023C0380C.
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 1/23,813. 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. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE 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:

JAMES HARTMAN
VYSTAR CREDIT UNION
EQUITY NATIONAL TITLE
WESTCOR LAND TITLE INSURANCE COMPANY

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
-x-	WIRE FENCE
-e-	ELECTRIC UTILITY LINE (OVERHEAD)
-u-	UNDERGROUND ELECTRIC SERVICE
-ctv-	CABLE TV LINE (OVERHEAD)
-o-	CHAIN LINK FENCE
-w-	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊙	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
C	CENTERLINE
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
"SRD"	STATE ROAD DEPARTMENT



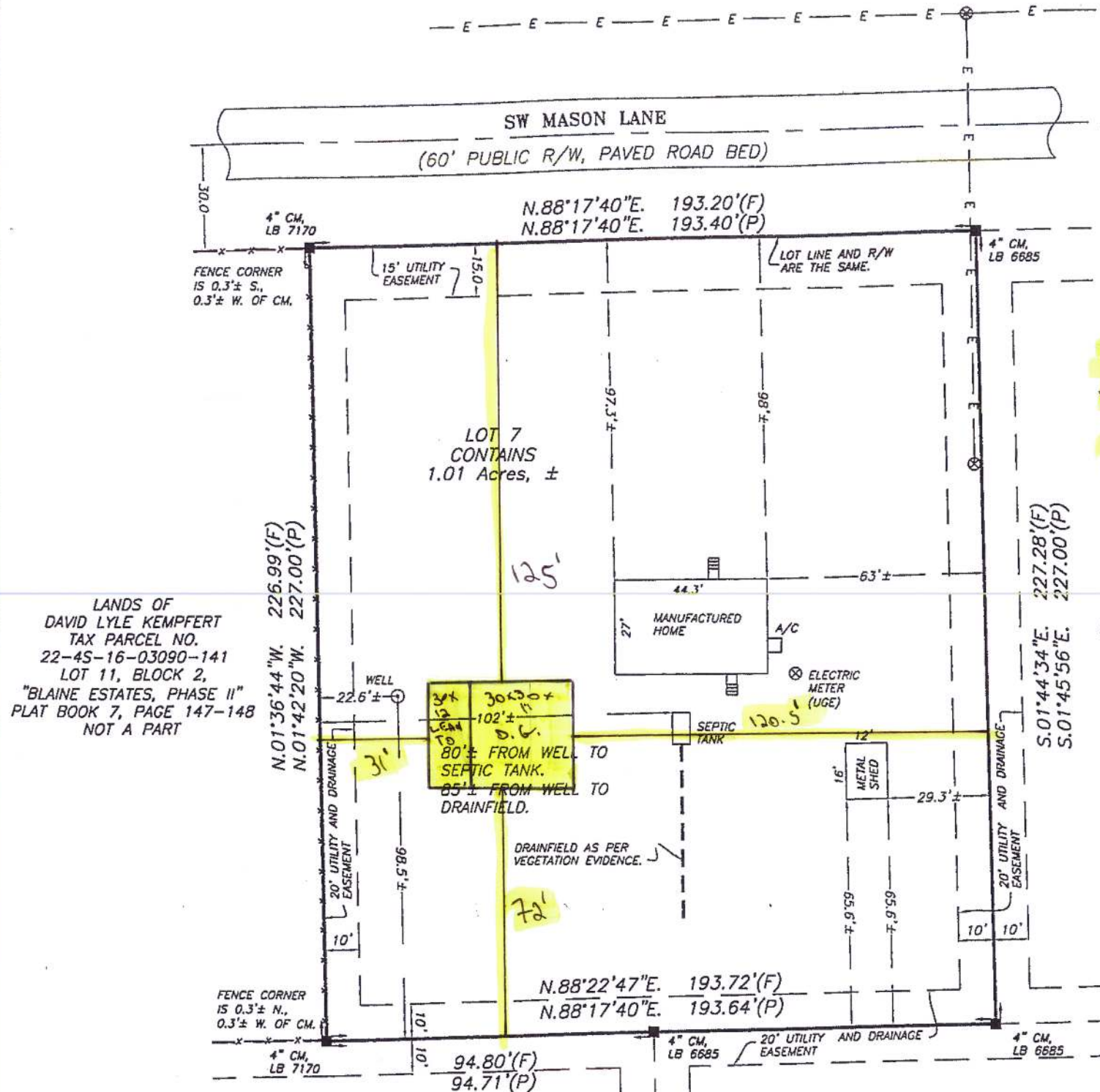
MARK D. DUREN AND
ASSOCIATES, INC.
LB 7620

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

FIELD SURVEY DATE AUGUST 8, 2019
DATE DRAWN AUGUST 19, 2019
FOR HARTMAN

FIELD BOOK SEE FILE PAGE
DRAWN BY M. DUREN

WO# 19-321
SEE 18-087



PROPOSED 30x30x14
DETACHED GARAGE WITH
12x30 LEAN TO ON
MONO SLAB

LANDS OF
CHAD ANTHONY GAYHEART
TAX PARCEL NO.
22-45-16-03090-306
LOT 6, "BLAINE ESTATES, PHASE III"
PLAT BOOK 8, PAGE 132-134
NOT A PART

LANDS OF
DAVID LYLE KEMPFFERT
TAX PARCEL NO.
22-45-16-03090-141
LOT 11, BLOCK 2,
"BLAINE ESTATES, PHASE II"
PLAT BOOK 7, PAGE 147-148
NOT A PART

LANDS OF
NICK AND SHARON OJANOVAC
TAX PARCEL NO.
22-45-16-03090-301
LOT 1, "BLAINE ESTATES, PHASE III"
PLAT BOOK 8, PAGE 132-134
NOT A PART

LANDS OF
WILLIAM C. MATHIS AND AMANDA MATHIS
TAX PARCEL NO.
22-45-16-03090-302
LOT 2, "BLAINE ESTATES, PHASE III"
PLAT BOOK 8, PAGE 132-134
NOT A PART

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".

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

SIGNED:
MARK D. DUREN, LS 4708