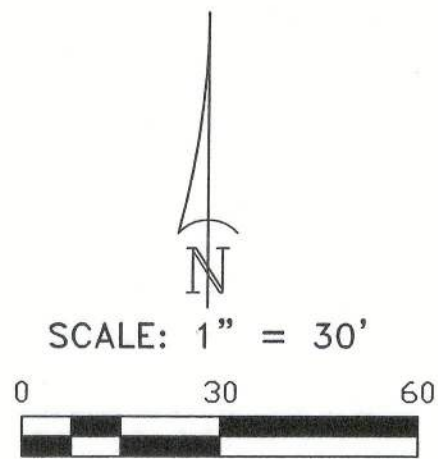


A BOUNDARY SURVEY IN SECTION 12, TOWNSHIP 4 SOUTH,
RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.

SYMBOL LEGEND:	
4"x4" CONCRETE MONUMENT FOUND	
4"x4" CONCRETE MONUMENT SET	
IRON REBAR FOUND	
IRON REBAR AND CAP SET	
7" CUT IN PAVEMENT	
CALCULATED PROPERTY CORNER	
NAIL & DISK	
POKER POLE	
SIGN POST	
ELECTRIC 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	
P.R.M. PERMANENT REFERENCE MARKER	
P.C.P. PERMANENT CONTROL POINT	



BRITT SURVEYING & MAPPING, LLC

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

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 35-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE: 04/12/2024
DRAWING DATE: 04/12/2024
DRAWN BY: J. DRYDEN
CHECKED BY: J. DRYDEN
FIELD SURVEY DATE: 03/18/2024
FIELD SURVEYOR: J. DRYDEN
FIELD SURVEYOR'S CERTIFICATION: 5753

CERTIFIED TO:
EDWARD D. DRYDEN

FIELD BOOK: 396 PAGE(S): 58

SHEET
1 of 1

POINT OF COMMENCEMENT
NW CORNER OF
SW 1/4 OF SECTION 12,
TOWNSHIP 4 SOUTH,
RANGE 15 EAST
CONCRETE MONUMENT
DISTURBED
NOT LABELED

POINT OF BEGINNING
5/8" IRON REBAR
L.B. 8016

PARCEL # 12-4S-15-00350-007
DOMINIQUE MARIE PATTERSON
CHERYL A. PATTERSON

PARCEL # 12-4S-15-00350-104
DESTINEE MOSS

FENCE CORNER
0.5' SOUTH
0.7' WEST OF
CONCRETE MONUMENT
L.S. 4293

FENCE CORNER
1.1' SOUTH
27.9' WEST OF
PROPERTY CORNER

IRON REBAR
L.S. 5490

(BEARING BASIS)
N88°26'47"E. 554.35' (CALC.)

348.61' (FIELD)

SW JAFUS AVENUE (PAVED/PUBLIC)

S00°57'24"E. 400.0' (CALC.)

S00°57'24"E. 264.55' (CALC.)

S00°57'24"E. 264.55' (CALC.)

S00°57'24"E. 264.55' (CALC.)

IRON REBAR
L.S. 5490

5.01 ACRES ±

PARCEL # 12-4S-15-00351-000
EDWARD DRYDEN
MARTHA G. DRYDEN

CONCRETE MONUMENT
L.S. 1519

FENCE CORNER
0.1' SOUTH
0.1' WEST OF
5/8" IRON REBAR
L.B. 8016

PARCEL # 12-4S-15-00351-000
EDWARD DRYDEN
MARTHA G. DRYDEN

DESCRIPTION:
COMMENCE AT THE NORTHWEST CORNER OF SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN N88°26'47"E. ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4, A DISTANCE OF 779.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N88°26'47"E. ALONG THE SAID NORTH LINE, A DISTANCE OF 554.35 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW JAFUS AVENUE (A COUNTY PAVED ROAD); THENCE S00°57'24"E. ALONG SAID WEST RIGHT-OF-WAY LINE 400.0 FEET; THENCE S88°00'38"W. 380.00 FEET; THENCE N01°13'37"W. 2415 FEET; THENCE S88°00'38"W. 172.50 FEET TO A POINT ON THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 12; THENCE N01°13'37"W. ALONG WEST LINE OF SAID SE 1/4 OF THE SW 1/4, A DISTANCE OF 380.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.01 ACRES MORE OR LESS.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N88°26'47"E. FOR THE NORTH LINE OF LOT SHOWN HEREON.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NUMBER PANEL 12023C0270C. 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.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS' GIS SYSTEM, UNLESS OTHERWISE DENOTED.