

A BOUNDARY SURVEY IN SECTION 29, TOWNSHIP 4 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
- BEARINGS ARE BASED ON A DEED BEARING OF N.89°31'57"E. FOR THE SOUTH LINE THEREOF.
- 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 2 NOVEMBER, 2018 FIRM PANEL NUMBER 12023C0382D. 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.
- THERE WAS A DISTANCE ERROR FOUND ON THE EAST LINE THEREOF IN THE DESCRIPTION. THIS DRAWING HAS BEEN CORRECTED TO REFLECT THE CORRECT DISTANCE TO CLOSE DESCRIPTION.

DESCRIPTION:

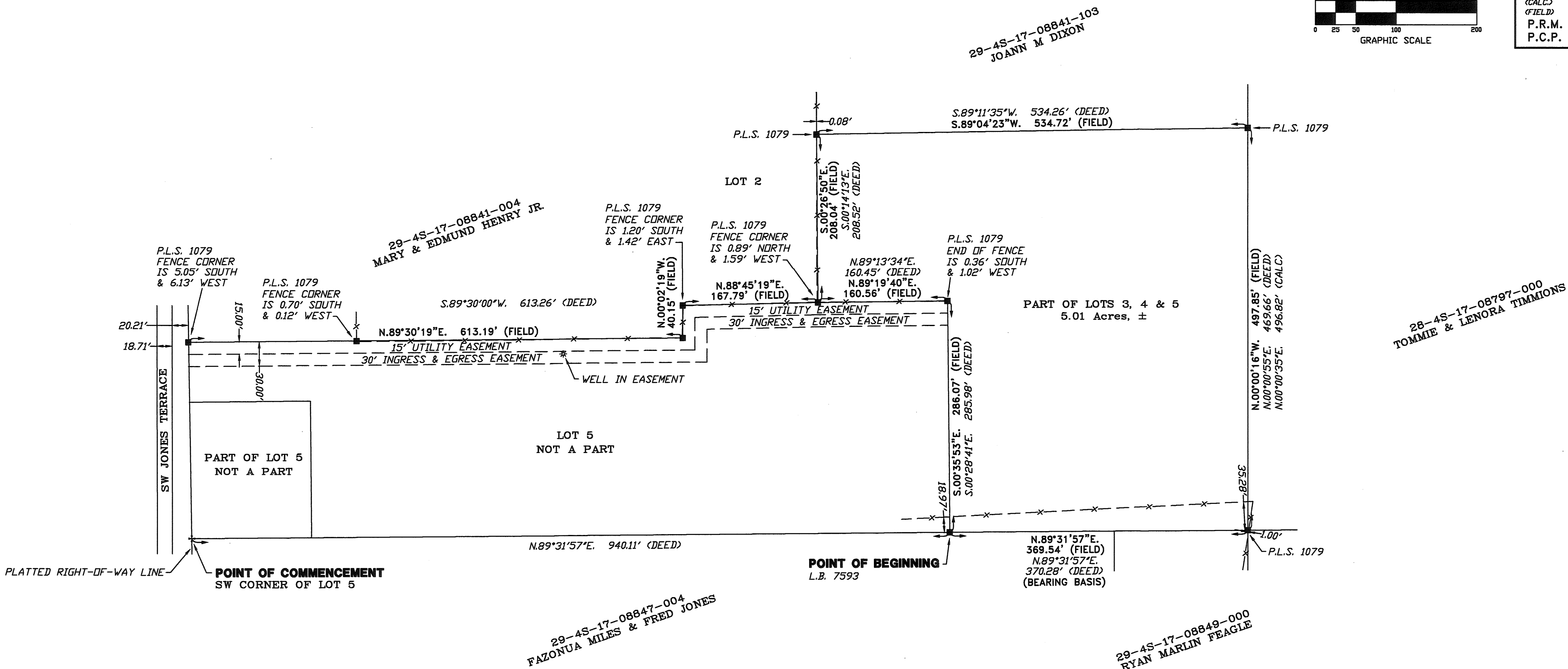
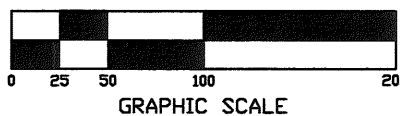
A PART OF LOTS 3, 4, & 5 OF TATE ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 73 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 5 AND RUN N.89°31'57"E., 940.11 FEET TO THE POINT OF BEGINNING; THENCE N.89°31'57"E., 370.28 FEET; THENCE N.00°00'35"E., 496.82 FEET; THENCE S.89°11'35"W., 534.26 FEET; THENCE S.00°14'13"E., 208.52 FEET; THENCE N.89°13'34"E., 160.45 FEET; THENCE S.00°28'41"E., 285.98 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES MORE OR LESS.

TOGETHER WITH A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS AND BEING PARALLEL TO THE NORTH 30.00 FEET OF THE WEST 942.00± FEET OF SAID LOT 5.

SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON PIN AND CAP SET
×	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	MAIL & 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
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

SCALE: 1" = 100'



CERTIFIED TO:

EDWARD TATE

FIELD BOOK: SEE PAGE(S): FILE

SURVEYOR'S CERTIFICATION:

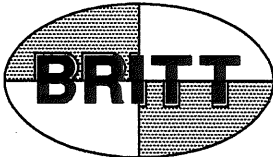
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

01/06/2021
FIELD SURVEY DATE

01/15/2021
DRAWING DATE

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.



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& MAPPING, LLC

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