

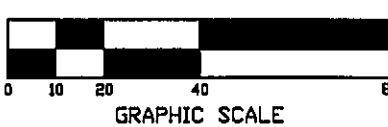
A BOUNDARY SURVEY IN SECTION 26, TOWNSHIP 3 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

POINT OF COMMENCEMENT
NE CORNER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE
16 EAST

SYMBOL LEGEND:

4"x4" CONCRETE MONUMENT FOUND	CENTERLINE
4"x4" CONCRETE MONUMENT SET	ELECTRIC LINES
IRON PIPE FOUND	WIRE FENCE
IRON PIN AND CAP SET	CHAIN LINK FENCE
X CUT IN PAVEMENT	WOODEN FENCE
+ CALCULATED PROPERTY CORNER	SECTION LINE
⊙ NAIL & DISK	(PLAT) AS PER A PLAT OF RECORD
⊙ POWER POLE	(DEED) AS PER A DEED OF RECORD
⊙ WATER METER	(CALC.) AS PER CALCULATIONS
⊙ UTILITY BOX	(FIELD) AS PER FIELD MEASUREMENTS
⊙ WELL	P.R.M. PERMANENT REFERENCE MARKER
⊙ SANITARY MANHOLE	P.C.P. PERMANENT CONTROL POINT
+ WETLAND FLAG	

SCALE: 1" = 40'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	546.28'	20°27'50"	195.11'	98.61'	194.07'	N.35°48'40"E.
2	546.28'	20°30'24"	195.52'			
3	1446.94'	06°17'22"	158.83'	79.50'	158.75'	S.11°59'32"E.
4	230.00'	63°38'54"	255.50'	142.74'	242.56'	N.36°46'19"E.
5	518.66'	31°40'51"	286.79'	147.16'	283.15'	S.20°47'17"W.
	1116.00'	09°45'01"	189.91'	95.19'	189.69'	S.41°30'13"W.

DESCRIPTION: COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 88°35'05" W, ALONG THE NORTH LINE OF SAID SECTION 26 A DISTANCE OF 1176.97 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT PRIVATE ROAD, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1446.94 FEET AND A CENTRAL ANGLE OF 06°20'10"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING ALSO SAID WESTERLY LINE OF A 60 FOOT PRIVATE ROAD A DISTANCE OF 160.01 FEET; THENCE S 28°18'50" W, STILL ALONG SAID WESTERLY LINE OF A 60 FOOT PRIVATE ROAD 38.14 FEET; THENCE S 68°35'46" W, ALONG THE NORTHWESTERLY LINE OF SAID 60 FOOT PRIVATE ROAD 369.14 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 63°38'54"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING ALSO SAID NORTHWESTERLY LINE OF A 60 FOOT PRIVATE ROAD 255.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 04°56'52" W, STILL ALONG SAID NORTHWESTERLY LINE OF A 60 FOOT PRIVATE ROAD 196.68 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 518.66 FEET AND A CENTRAL ANGLE OF 31°40'51"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING ALSO SAID NORTHWESTERLY LINE OF A 60 FOOT PRIVATE ROAD 286.79 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1116.00 FEET AND A CENTRAL ANGLE OF 09°45'01"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING ALSO SAID NORTHWESTERLY LINE OF A 60 FOOT PRIVATE ROAD 189.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 46°22'43" W, STILL ALONG SAID NORTHWESTERLY LINE OF A 60 FOOT PRIVATE ROAD 110.2 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 46°22'43" W, STILL ALONG SAID NORTHWESTERLY LINE OF A 60 FOOT PRIVATE ROAD 49.78 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 546.28 FEET AND A CENTRAL ANGLE OF 20°30'24"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING ALSO SAID NORTHWESTERLY LINE OF A 60 FOOT PRIVATE ROAD, 195.52 FEET; THENCE N. 39°05'28" W, 427.56 FEET; THENCE N 57°03'56" E, 120.87 FEET; THENCE S 50°33'46" E, ALONG THE SOUTHWESTERLY LINE OF A PARCEL OF LAND OWNED BY WARREN 366.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AS DESCRIBED IN D.R. BOOK 1464, PAGE 515.

- SURVEYOR'S NOTES:
- BOUNDARY BASED ON MONUMENTATION FOUND.
 - BEARINGS ARE BASED ON A DEED OF RECORD AND THE BEARING BASIS SHOWN HEREON.
 - IT IS APPARENT THAT A PORTION OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. A PORTION OF THIS PARCEL IS IN ZONE "AH" AND IS SUBJECT TO AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. USUALLY AREAS OF PONDING WITH DEPTHS OF 1 TO 3 FEET. BASE FLOOD ELEVATIONS ARE DETERMINED, AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FRM PANEL NO. 12023C0283D. 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.
 - THE EASEMENT/ROADWAY BEING USED TO ACCESS THIS PROPERTY BEING KNOWN AS NW OLD MILL DRIVE IS A RECORDED EASEMENT, HOWEVER THE EASEMENT THAT IS DEEDED TO THE PARCEL SHOWN HEREON IS NOT ONE AND THE SAME. SAID EASEMENT ATTACHED TO THE LEGAL DESCRIPTION ABOVE IS NOT OPEN AND ENCROACHES INTO EXISTING PLATTED LOTS AND AND EXISTING DEEDED PARCELS. SEE SHEET # 2 FOR MORE DETAILS AND NOTES.
 - IF THE EASEMENT SHOWN HEREON IS USED, THE BEARINGS IN PARENTHESES SHOULD BE CORRECTED TO MATCH THE EXISTING PLATTED COUNTY ROADWAYS.

CERTIFIED TO:
ELAINE K. TOLAR

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.

09/24/25 FIELD SURVEY DATE
09/29/25 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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WORK ORDER # L-31741