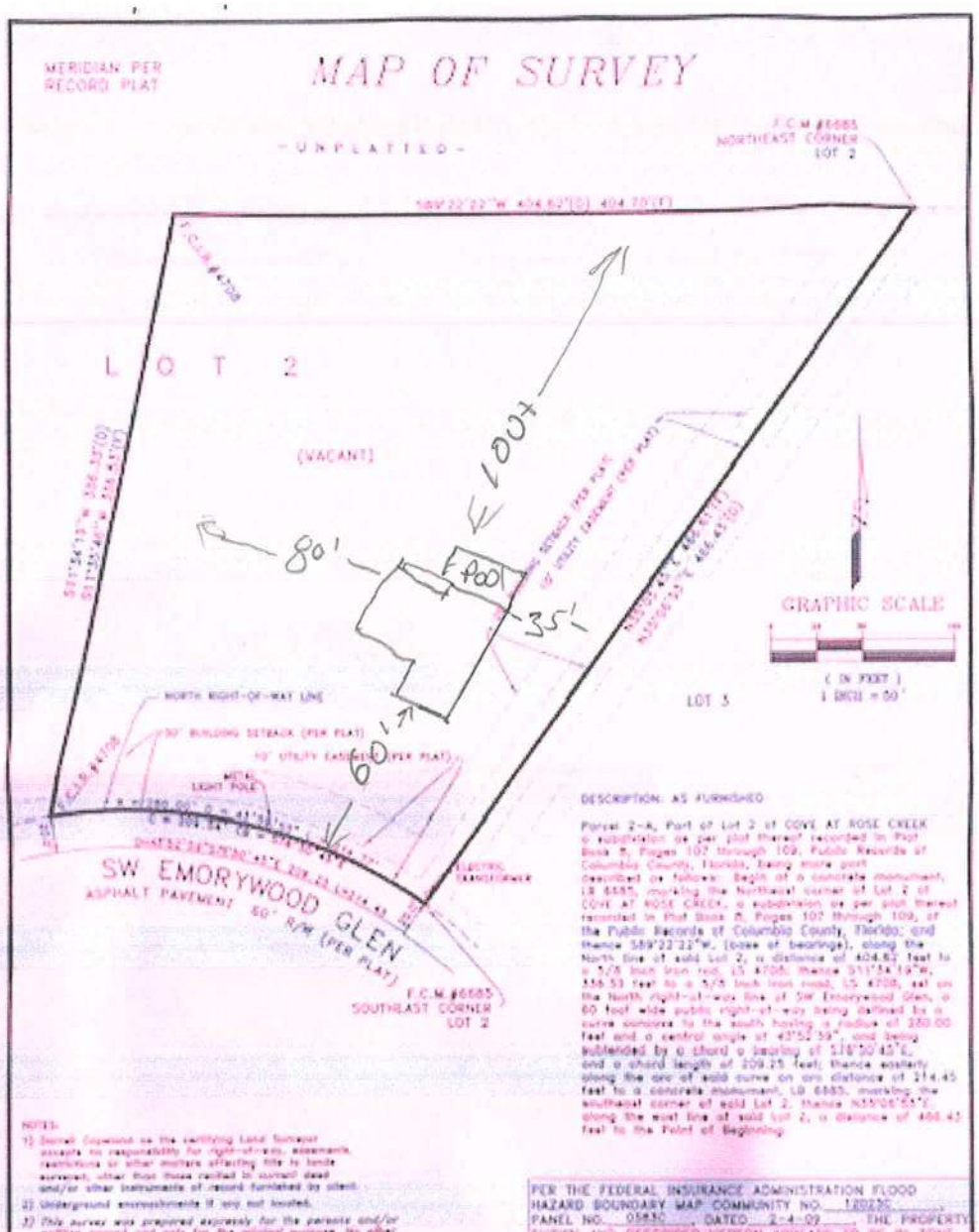
MERIDIAN PER RECORD PLAT

MAP OF SURVEY

- UNPLATTED -



DESCRIPTION: AS FURNISHED

Parcel 2-A, Part of Lot 2 of COVE AT ROSE CREEK a subdivision as per plat thereof recorded in Plat Book 8, Pages 107 through 109, Public Records of Columbia County, Florida, being more part described as follows: Begin at a concrete monument, LB 6685, marking the Northeast corner of Lot 2 of COVE AT ROSE CREEK, a subdivision as per plat thereof recorded in Plat Book 8, Pages 107 through 109, of the Public Records of Columbia County, Florida; and thence S89°22'22"W, (base of bearings), along the North line of said Lot 2, a distance of 404.82 feet to a 5/8 inch iron rod, LS 4708; thence S11°54'13"W, 356.53 feet to a 5/8 inch iron rod, LS 4708, set on the North right-of-way line of SW Emorywood Glen, a 60 foot wide public right-of-way being defined by a curve concave to the south having a radius of 350.00 feet and a central angle of 43°52'59", and being subtended by a chord a bearing of S78°50'45"E, and a chord length of 209.25 feet; thence easterly along the arc of said curve an arc distance of 214.45 feet to a concrete monument, LB 6685, marking the southeast corner of said Lot 2; thence N35°06'53"E, along the east line of said Lot 2, a distance of 466.43 feet to the Point of Beginning.

NOTES:
1) Darrell Copeland as the certifying Land Surveyor assumes no responsibility for right-of-ways, easements, restrictions or other matters affecting title to lands surveyed, other than those cited in current deed and/or other instruments of record furnished by client.
2) Underground encroachments if any not located.
3) This survey was prepared expressly for the persons and/or entities named and only for the original purpose. No other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 120230, PANEL NO. 05830, DATED 2-4-09, THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE "X", WITH A BASE ELEVATION OF N/A MEAN SEA LEVEL N.A.V.D. 1988.

LEGEND
C. = Found
S. = Set
I.P. = Iron Pipe
I.R. = Iron Rod
C.M. = Concrete Monument
C. = Calculed
N.D. = Nail & Disk
P.K.N. = P.K. Nail
R.R.S. = Railroad Spike
(R) = Plat
(F) = Field
(C) = Calculated
(M) = Measured
PP = Power Pole
OHW = Overhead Wires
W/C = Witness Corner

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY 3-21-16

I CERTIFY THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARD REQUIREMENTS OF CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.

DARRELL COPELAND

FLA. REG. SURVEYOR #4529 DATE 3-21-16

BOOK A06 PAGE – JOB NO. 16-078

CERTIFIED TO:
MATTHEW MANDOLA
FRONTIER GROUP, LLC
ALLIANT NATIONAL TITLE INSURANCE CO.

DARRELL COPELAND
7910 180TH STREET
McALPIN, FLORIDA 32062
(386) 200-4345 dacurveyl@aol.com

DATE	C. OF P.	DWG.	CHECKED	FILE
3-21-16	DWC	DC	RS	B-