BOUNDARY SURVEY
IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST.
COLUMBIA COUNTY, FLA.

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 JUNE 2, 2022
DATE DRAWN NOVEMBER 10, 2022
FOR REEVES

FIELD BOOK SEE FILE PAGE
DRAWN BY M. DUREN

WO# 22-299
SEE 22-036, 22-071

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".
(C) RECORD, AS IN "CALCULATED DIMENSION".

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)
—UGE— UNDERGROUND ELECTRIC SERVICE
—CTV— CABLE TV LINE (OVERHEAD)
—o— CHAIN LINK FENCE
—o— WOODEN FENCE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
LS LAND SURVEYOR
LB LICENSED BUSINESS
ORB OFFICAL 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. FLORIDA DEPT. OF TRANSPORTATION
℄ CENTERLINE
C.M. CONCRETE MONUMENT
I.R. IRON ROD
I.P. IRON PIPE
"SRD" STATE ROAD DEPARTMENT

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. BOUNDARIES BASED ON DEED RECORDED IN ORB 1222, PAGE 2051, USING MONUMENTS FOUND AT THE SE AND NE CORNERS OF THE SE 1/4 OF SECTION 26. SEE ALSO PRIOR SURVEYS BY DONALD F. LEE & ASSOCIATES, INC.
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. 12023C0415C.
4. NO EASEMENT FOR UTILITY AND/OR DRAINAGE IS SHOWN ON THIS LOT NO EASEMENTS IN EXCESS OF THOSE SHOWN HEREON EXIST.
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 THIS SURVEY IS BETTER THAN 1/7500. BOUNDARY AND CONTROL MEASUREMENTS 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. EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESTRICTIONS AND TITLE MATTERS AFFECTING THE CONVEYANCE 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:
BRANDON W. AND ANASTASIA E. REEVES
CAMPUS USA CREDIT UNION
BRENT E. BARIS, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY/USA CREDIT UNION

S.88°23'34"W. 2654.35'(F)(C)(R)
S.88°23'34"W. 1327.18'(F)(C)(R)
4" CM. LB 6685 SE CORNER OF SECTION 26.
SW CORNER OF THE SE 1/4 OF SECTION 26 AS PER PRIOR SURVEY BY DONALD F. LEE AND ASSOCIATES, INC. DATED 8/14/2001.
SW CORNER OF THE SE 1/4 OF SECTION 26 AS PER PRIOR SURVEY BY DONALD F. LEE AND ASSOCIATES, INC. DATED 8/14/2001.
1330.20'(F)(C) S.01°25'59"E. 1330.21'(R)
1330.08'(F)(C)
N.01°27'51"W. 2660.17'(F)(C)
5/8" I.R. LB 6685.
NW CORNER OF THE SE 1/4 OF SECTION 26 AS PER PRIOR SURVEY BY DONALD F. LEE AND ASSOCIATES, INC. DATED 8/14/2001.
S.88°23'17"W. 1327.89'(F)(C)
NE CORNER OF THE SE 1/4 OF SE 1/4 OF SECTION 26 AS PER PRIOR SURVEY BY DONALD F. LEE AND ASSOCIATES, INC. DATED 8/14/2001. (FOUND 1/2" I.R. LS 5757, 0.4'± S., 0.1'± E. OF CORNER I.R. DISTURBED BY FENCE CONSTRUCTION. CORNER POST AND WAS PROBABLY ACTUAL CORNER FALLS IN POST. IS UNMARKED UP. NEXT TO LARGE FENCE
SE CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 26 AS PER PRIOR SURVEY BY DONALD F. LEE AND ASSOCIATES, INC. DATED 8/14/2001. (FOUND 1/2" I.R. LS 5757, 0.4'± S., 0.1'± E. OF CORNER I.R. DISTURBED BY FENCE CONSTRUCTION. CORNER POST AND WAS PROBABLY ACTUAL CORNER FALLS IN POST. IS UNMARKED UP. NEXT TO LARGE FENCE
N.01°25'59"W. 150.62'(F)(C)
N.01°25'59"W. 456.19'(F)(C)
S.01°25'59"E. 188.82'(F)
N.88°07'45"E. 293.79'(F)
S.01°25'59"E. 874.00'(F)
N.01°26'09"W. 876.11'(F)
S.01°25'59"E. 1294.37'(F)
S.01°25'59"E. 1330.20'(F)(C)
1326.57'(F)(C)
S.88°11'29"W. 248.74'(F)
S.88°07'45"W. 248.79'(F)
S.88°22'59"W. 1328.61'(F)
N.88°23'02"E. 1327.27'(F)(C)
331.27'(F)
582.62'(F)
N.01°25'59"W. 665.00'(F)
N.01°19'31"W. 584.10'(F)
S.00°17'16"E. 584.38'(F)
80.00'(F)
30' INGRESS AND EGRESS EASEMENT RECORDED IN ORB 1476, PAGES 2294-2296
30.0'
14'±
8'±
3.5'±
3.6'±
2'±
1.3'±
0.4'±
27'± W. OF I.R.
FENCE LINE ENDS
FENCE LINE IS 1'± S. OF I.R.
APPROXIMATE LOCATION OF EXISTING DIRT DRIVE WAY.
MEANDERING LINE OF FENCE POST. NO CONSISTANT AREAS OF FENCE WIRE.
SEVERAL WOODEN STAKES WERE PLACED ON THIS LINE AT CLIENTS REQUEST.
SE CORNER OF LANDS DESCRIBED IN ORB 1222, PAGE 2051.
SW CORNER OF LANDS DESCRIBED IN ORB 1222, PAGE 2051.
NW CORNER OF LANDS DESCRIBED IN ORB 1222, PAGE 2051.
POINT OF BEGINNING.
FENCE CORNER IS 0.4'± S. 0.4'± E. OF I.R.
NEW FENCE CORNER POST IS ON THE PROPERTY CORNER AS PER BOUNDARY LINE AGREEMENT.
OLD FENCE LINE.
BOUNDARY LINE AGREEMENT RECORDED IN ORB 970, PAGES 628-639, SEE EXHIBIT "E".
EAST LINE OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 AS ESTABLISHED BY BBL, INC.
NORTH R/W LINE OF SE COUNTY ROAD NO. 349
SOUTH R/W LINE.
NORTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 26.
SE COUNTY ROAD NO. 349 (80' PUBLIC R/W, PAVED ROAD BED)
4" CM. LB 7042. 0.87'± W. OF I.R., LS 4708.
4" CM. LB 7042. 0.77'± W. OF I.R., LS 4708.
4" CM. LB 7042. 44.95'(F)
4" CM. LS 1519 (TOP MISSING) 0.52'± S. OF R/W.
4" CM. NO ID. 0.52'± S. OF R/W.
6" CM "SRD"
4" CM. NO ID.
1/2" I.P., NO ID.
1/2" I.P., NO ID.
NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 26.
NE CORNER OF THE SE 1/4 OF SECTION 26.
POINT OF COMMENCEMENT. 4" CM., LS 1519.
4" CM., LB 7042, 2.37' SOUTH R/W LINE. N. OF CM., LS 1519.
SOUTH R/W 6" "SRD"
NORTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 26.
FENCE CORNER IS 0.4'± S. 0.4'± E. OF I.R.
SW CORNER OF LANDS DESCRIBED IN ORB 1222, PAGE 2051.
SE CORNER OF LANDS DESCRIBED IN ORB 1222, PAGE 2051.
FOUND 4" CM. LB 7042. 0.87'± W. OF I.R., LS 4708.
S.88°11'29"W. 248.79'(F)
S.88°07'45"W.
S.88°22'59"W.
N.88°23'02"E.
S.88°23'02"W.
5/8" I.R. LS 4708
3/4" I.P. LB 6685
NE CORNER OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26.
NE CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 26.
NW CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 26 AS PER PRIOR SURVEY BY BAILEY BISHOP & LANE, INC., DATED 9/25/1997.
LANDS OF LOUISE M. WITT TAX PARCEL NO. 25-5S-17-09387-000 ORB 1350, PAGE 1674 NOT A PART
LANDS OF LARRY & CAROL REEVES TAX PARCEL NO. 26-5S-17-09400-001 NOT A PART
LANDS OF LOUISE M. WITT TAX PARCEL NO. 26-5S-17-09398-002 ORB 1380, PAGE 1720 NOT A PART
LANDS OF BRANDON W. REEVES TAX PARCEL NO. 26-5S-17-09400-004 ORB 1222, PAGE 2051 CONTAINS 5.00 Acres, ±
LANDS OF CAROL W. & JAMES L. REEVES TAX PARCEL NO. 25-5S-17-09384-002 ORB 945, PAGE 1685 NOT A PART
LANDS OF AMBER R. TOMPKINS ET AL TAX PARCEL NO. 25-5S-17-09304-000 ORB 945, PAGE 121 NOT A PART
CONTAINS A TOTAL OF 10.00 Acres, ±
CONTAINS 5.00 Acres, ±
CONTAINS 5.00 Acres, ±
LANDS OF LARRY & CAROL REEVES TAX PARCEL NO. 26-5S-17-09400-001 (E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26.) NOT A PART
LANDS OF LOUISE M. WITT TAX PARCEL NO. 26-5S-17-09398-000 (W 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26.) NOT A PART

DESCRIPTION:
PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT, LS 1519, MARKING THE NE CORNER OF THE SE ¼ OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.01 DEGREES 25'59"W., ALONG THE EAST LINE OF THE NE ¼ OF SAID SECTION 26, A DISTANCE OF 2.37 FEET TO A CONCRETE MONUMENT, LB 7042, ON THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 349; THENCE S.88 DEGREES 07'45"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 248.79 FEET TO A CONCRETE MONUMENT, LB 7042, MARKING THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1222, PAGE 2051, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.88 DEGREES 07'45"W., 44.95 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE NORTHERLY END OF A BOUNDARY LINE AGREEMENT RECORDED IN ORB 970, PAGES 628 - 639, (SEE EXHIBIT "E"), OF SAID OFFICIAL RECORDS; THENCE S.01 DEGREES 25'59"E., ALONG SAID BOUNDARY LINE AS DEFINED IN SAID BOUNDARY LINE AGREEMENT, 1294.37 FEET; THENCE CONTINUE S.01 DEGREES 25'59"E., 188.82 FEET TO A 5/8" IRON ROD, LS 4708, ON THE EAST LINE OF THE SE ¼ OF THE NE ¼ OF SAID SECTION 26; THENCE N.01 DEGREES 25'59"W., 150.62 FEET TO THE SE CORNER OF THE NE ¼ OF SAID SE ¼; THENCE N.01 DEGREES 25'59"W., ALONG THE MONUMENTED EAST LINE OF SAID NE ¼ OF THE SE ¼, A DISTANCE OF 456.19 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN SAID ORB 1222, PAGE 2051; THENCE S.88 DEGREES 11'29"W., 248.74 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN SAID ORB 1222, PAGE 2051; THENCE N.01 DEGREES 26'09"W., 876.11 FEET TO THE POINT OFBEGINNING.
DESCRIBED LANDS CONTAIN 5.00 ACRES, MORE OR LESS.

AND ALSO,
COMMENCE AT THE NORTHEAST CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 01°25'59" E ALONG THE EAST LINE OF SECTION 26 A DISTANCE OF 873.97 FEET; THENCE S 88°07'36" W A DISTANCE OF 248.74 FEET; THENCE N 01° 25'59" W A DISTANCE OF 876.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 349; THENCE N 88°07'36" E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 349 A DISTANCE OF 248.74 FEET; THENCE S01°25'59" E ALONG THE EAST LINE OF SECTION 26 A DISTANCE OF 2.38 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES, MORE OR LESS.

DESCRIBED LANDS CONTAIN A TOTAL 10.00 ACRES, MORE OR LESS.

SUBJECT TO AN INGRESS AND EGRESS EASEMENT RESERVED UNTO JAMES L. AND CAROL W. REEVES, RECORDED IN OFFICIAL RECORDS BOOK 1476, PAGES 2294 - 2296, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

GRAPHIC SCALE
0 25 50 100 200

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

SIGNED: _____
MARK D. DUREN, LS 4708