SKETCH & DESCRIPTION

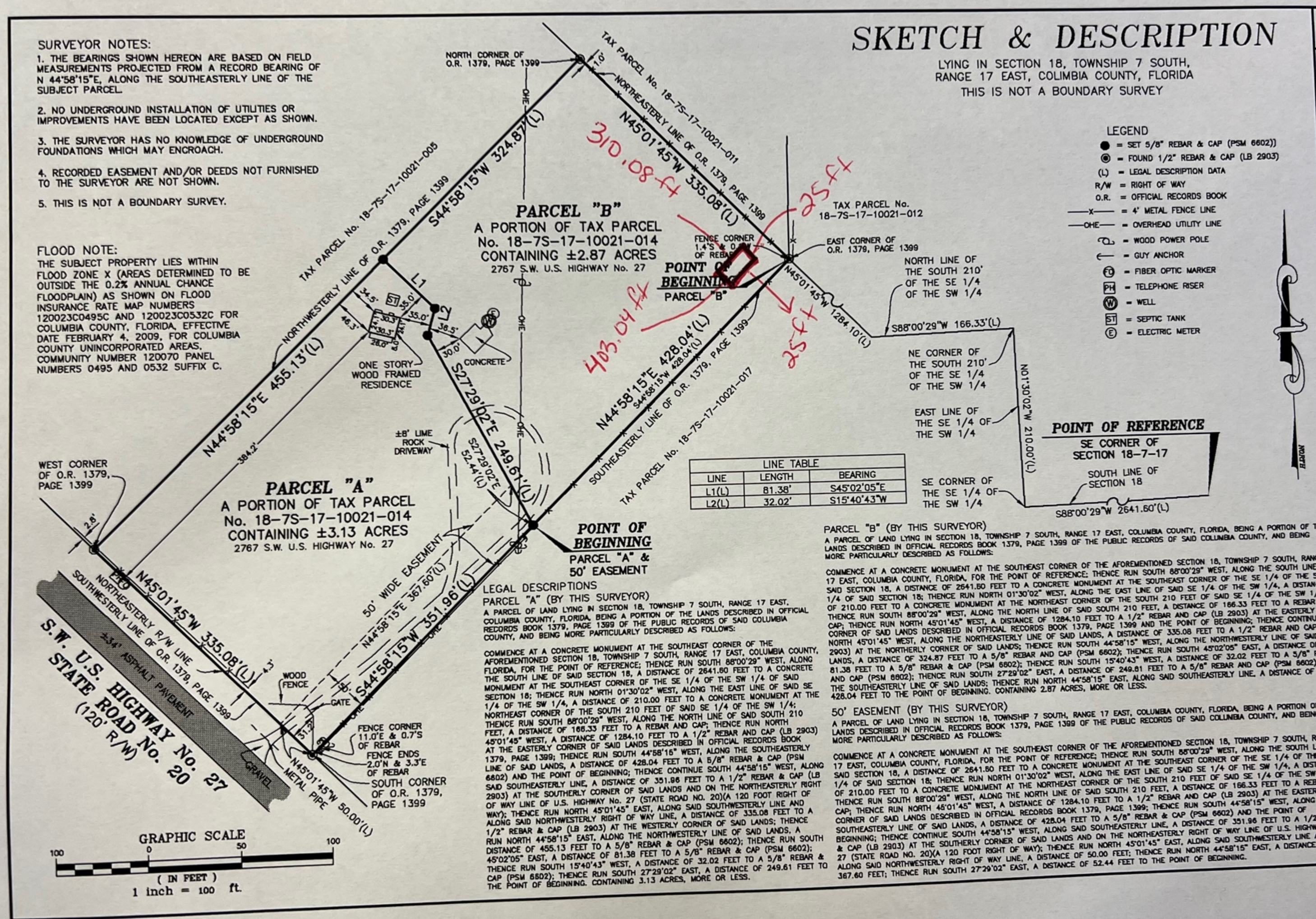
LYING IN SECTION 18, TOWNSHIP 7 SOUTH,
RANGE 17 EAST, COLIMBIA COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY

SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM A RECORD BEARING OF N 44°58'15"E, ALONG THE SOUTHEASTERLY LINE OF THE SUBJECT PARCEL.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.
5. THIS IS NOT A BOUNDARY SURVEY.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 120023C0495C AND 120023C0532C FOR COLUMBIA COUNTY, FLORIDA, EFFECTIVE DATE FEBRUARY 4, 2009, FOR COLUMBIA COUNTY UNINCORPORATED AREAS. COMMUNITY NUMBER 120070 PANEL NUMBERS 0495 AND 0532 SUFFIX C.



LINE TABLE		
LINE	LENGTH	BEARING
L1(L)	81.38'	S45°02'05"E
L2(L)	32.02'	S15°40'43"W

LEGAL DESCRIPTIONS

PARCEL "A" (BY THIS SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2641.60 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 18; THENCE RUN NORTH 01°30'02" WEST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, A DISTANCE OF 210.00 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 210 FEET OF SAID SE 1/4 OF THE SW 1/4; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE NORTH LINE OF SAID SOUTH 210 FEET, A DISTANCE OF 166.33 FEET TO A REBAR AND CAP; THENCE RUN NORTH 45°01'45" WEST, A DISTANCE OF 1284.10 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399; THENCE RUN SOUTH 44°58'15" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 428.04 FEET TO A 5/8" REBAR & CAP (PSM 6602) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 44°58'15" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 351.96 FEET TO A 1/2" REBAR & CAP (LB 2903) AT THE SOUTHERLY CORNER OF SAID LANDS AND ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 27 (STATE ROAD NO. 20)(A 120 FOOT RIGHT OF WAY); THENCE RUN NORTH 45°01'45" EAST, ALONG SAID SOUTHWESTERLY LINE AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 335.08 FEET TO A 1/2" REBAR & CAP (LB 2903) AT THE WESTERLY CORNER OF SAID LANDS; THENCE RUN NORTH 44°58'15" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 455.13 FEET TO A 5/8" REBAR & CAP (PSM 6602); THENCE RUN SOUTH 45°02'05" EAST, A DISTANCE OF 81.38 FEET TO A 5/8" REBAR & CAP (PSM 6602); THENCE RUN SOUTH 15°40'43" WEST, A DISTANCE OF 32.02 FEET TO A 5/8" REBAR & CAP (PSM 6602); THENCE RUN SOUTH 27°29'02" EAST, A DISTANCE OF 249.61 FEET TO THE POINT OF BEGINNING. CONTAINING 3.13 ACRES, MORE OR LESS.

PARCEL "B" (BY THIS SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2641.60 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 18; THENCE RUN NORTH 01°30'02" WEST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4; A DISTANCE OF 210.00 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 210 FEET OF SAID SE 1/4 OF THE SW 1/4; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE NORTH LINE OF SAID SOUTH 210 FEET, A DISTANCE OF 166.33 FEET TO A REBAR AND CAP; THENCE RUN NORTH 45°01'45" WEST, A DISTANCE OF 1284.10 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 45°01'45" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 335.08 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE NORTHERLY CORNER OF SAID LANDS; THENCE RUN SOUTH 44°58'15" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 324.87 FEET TO A 5/8" REBAR AND CAP (PSM 6602); THENCE RUN SOUTH 45°02'05" EAST, A DISTANCE OF 81.38 FEET TO A 5/8" REBAR & CAP (PSM 6602); THENCE RUN SOUTH 15°40'43" WEST, A DISTANCE OF 32.02 FEET TO A 5/8" REBAR AND CAP (PSM 6602); THENCE RUN SOUTH 27°29'02" EAST, A DISTANCE OF 249.61 FEET TO A 5/8" REBAR AND CAP (PSM 6602) ON THE SOUTHEASTERLY LINE OF SAID LANDS; THENCE RUN NORTH 44°58'15" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 428.04 FEET TO THE POINT OF BEGINNING. CONTAINING 2.87 ACRES, MORE OR LESS.

50' EASEMENT (BY THIS SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2641.60 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 18; THENCE RUN NORTH 01°30'02" WEST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4; A DISTANCE OF 210.00 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 210 FEET OF SAID SE 1/4 OF THE SW 1/4; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE NORTH LINE OF SAID SOUTH 210 FEET, A DISTANCE OF 166.33 FEET TO A REBAR AND CAP; THENCE RUN NORTH 45°01'45" WEST, A DISTANCE OF 1284.10 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399; THENCE RUN SOUTH 44°58'15" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 428.04 FEET TO A 5/8" REBAR & CAP (PSM 6602) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 44°58'15" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 351.96 FEET TO A 1/2" REBAR & CAP (LB 2903) AT THE SOUTHERLY CORNER OF SAID LANDS AND ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 27 (STATE ROAD NO. 20)(A 120 FOOT RIGHT OF WAY); THENCE RUN NORTH 45°01'45" EAST, ALONG SAID SOUTHWESTERLY LINE AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 44°58'15" EAST, A DISTANCE OF 367.60 FEET; THENCE RUN SOUTH 27°29'02" EAST, A DISTANCE OF 52.44 FEET TO THE POINT OF BEGINNING.

JOB NUMBER 22-388
SHEET 1 OF 1
FIELD BOOK: SEE FOLDER
DRAWN: LAF
CHECKED: LAF
SURVEY DATE: 8/26/22
CERTIFIED TO: DAVID MALLOY

FLOWERS SURVEYING AND MAPPING INC
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
(386) 462-0130
LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 6602

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THE SIGNING PARTY IS PROHIBITED.

I HEREBY CERTIFY THAT THE SKETCH OF SURVEY PRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.