

SUBJECT PARCEL DESCRIPTION (PER O.R. 1414, PAGE 1158)

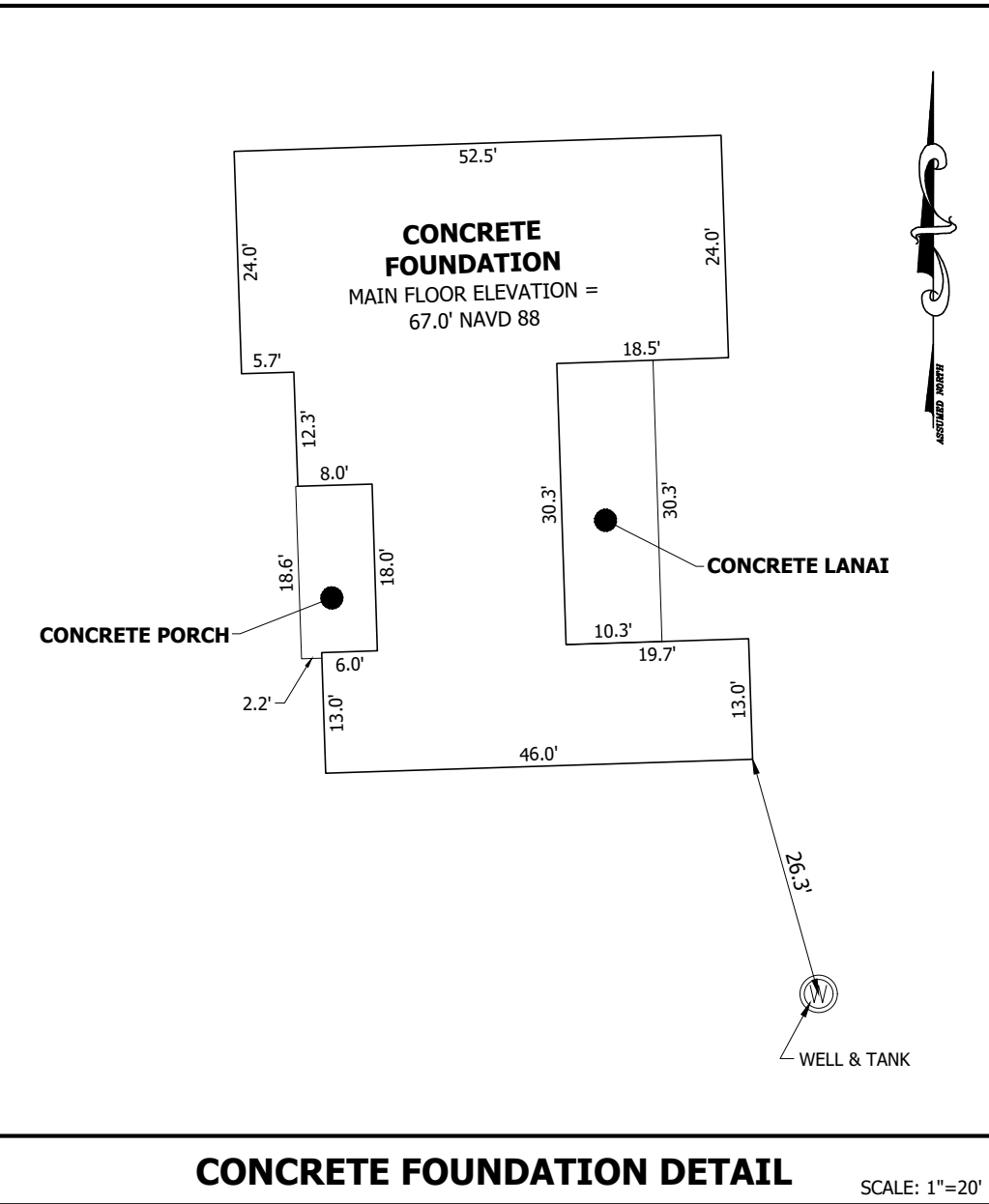
LOT 34 OF RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 PAGE(S) 54, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

- SURVEYOR'S NOTES**
1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF SW MARYNIK DRIVE AS BEARING N01° 53' 13"W.
 2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MARCH 25, 2025.
 3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 4. ALL MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
 5. PROPERTY LINE TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
 6. PRIMARY BUILDING SETBACK REQUIREMENTS SHOWN ON PLAT ARE 30' FRONT, 25' REAR AND 25' SIDES (NOT SHOWN). RESIDENTIAL BUILDING SETBACKS NOTED IN O.R. 1074, PAGE 540, ARTICLE VII, SECTION 4 ARE 100' FRONT AND 50' SIDE & REAR. THESE SETBACK REQUIREMENTS ARE PLOTTED HEREON.
 7. SUBJECT PARCEL PROPERTY ADDRESS IS: 1075 SW MARYNIK DRIVE, HIGH SPRINGS, FL 32643.

FLOOD ZONE NOTE

THE HEREON DESCRIBED SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE X ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12023C0513C DATED FEBRUARY 4, 2009.

- UNPLATTED**
- TAX PARCEL 16-75-17-10004-003
OWNER: TRUDIE ANN DUROSE
O.R. 1221, PAGE 1329
- LEGEND**
- ⊗ INDICATES 5/8" IRON ROD & CAP FOUND STAMPED LB 6685
 - O.R. INDICATES OFFICIAL RECORDS BOOK
 - ID INDICATES IDENTIFICATION
 - (P) INDICATES PLAT WHEN DIFFERENT THAN MEASURED
 - R/W INDICATES RIGHT-OF-WAY
 - NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988



- CERTIFIED TO:**
1. WAYNE P. BOUSQUET II AND VERONICA BOUSQUET
 2. CAMPUS USA CREDIT UNION
 3. HOLDEN, ROSCOW & CAEDINGTON, PL
 4. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FOUNDATION SURVEY DATED 7-14-25

STONECYPHER SURVEYING INC. 1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601 Tel.: (352) 379-0948 E-mail: dws@stone-survey.com WWW.STONE-SURVEY.COM Professional Surveying & Mapping Certificate of Authorization No.: LB 7810		<table><tr><td>BOOK/PAGE</td><td>60/3</td></tr><tr><td>DRAWN</td><td>DWS</td></tr><tr><td>CHECKED</td><td>DWS</td></tr></table> <div>DAVID W. STONECYPHER PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391</div> <table><tr><td>SCALE</td><td>1" = 40'</td></tr><tr><td>DATE</td><td>MARCH 25, 2025</td></tr><tr><td>PROJECT #</td><td>25-0019</td></tr></table>	BOOK/PAGE	60/3	DRAWN	DWS	CHECKED	DWS	SCALE	1" = 40'	DATE	MARCH 25, 2025	PROJECT #	25-0019	<table><tr><td colspan="2">BOUNDARY SURVEY</td></tr><tr><td colspan="2">COLUMBIA COUNTY TAX PARCEL: 16-75-17-10006-234</td></tr><tr><td colspan="2">LOT 34, RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 2</td></tr><tr><td colspan="2">PLAT BOOK 8, PAGE 54-55</td></tr><tr><td>DRAWING NAME: BOUSQUET.survey.dwg</td><td>SHEET 1 OF 1</td></tr></table>	BOUNDARY SURVEY		COLUMBIA COUNTY TAX PARCEL: 16-75-17-10006-234		LOT 34, RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 2		PLAT BOOK 8, PAGE 54-55		DRAWING NAME: BOUSQUET.survey.dwg	SHEET 1 OF 1
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