

BOUNDARY SURVEY

IN SECTION 12, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

COMMENCE at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 4 South, Range 17 East, Columbia County, Florida and run North along the West line of said Southwest 1/4 of the Northeast 1/4 of Section 12 a distance of 165.84 feet to the POINT OF BEGINNING; thence continue North along said West line of the Southwest 1/4 of the Northeast 1/4 of Section 12 a distance of 415.06 feet to a point on the Westerly maintained Right-of-Way line of Pounds Hammock Road; thence Southeasterly along said Westerly maintained Right-of-Way line of Pounds Hammock Road a distance of 384 feet, more or less; thence South 66°01'35" West a distance of 226.77 feet to the POINT OF BEGINNING. Containing 1.00 acres, more or less.

NOTES:

- 1.) Monumentation is as shown and designated on the face of the plat.
- 2.) Boundary based on instruction from client, monumentation found in place, and parent tract description furnished by client.
- 3.) Bearings projected from West property line and based on above referenced parent tract description furnished by client.
- 4.) Interior improvements, pertinent to survey, were located by field ties.
- 5.) Underground encroachments, if present, were not located with this survey.
- 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7.) Date of field survey (completion): May 28, 2008.
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 500 year flood plain (ref: Community Panel No. 120070 0200 B).

CAD FILE: 5569.DWG



Donald F. Lee and Associates, Inc.

SURVEYORS - ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
Certificate of Authorization # LB 7042

Date: 05/28/2008

Drafting: A V G

Computations: A V G

Checked: T A D

MARY SELGAS

Scale: 1"=40'

Field Book: 08-535

Work Order: 08-5569

File: A-46-47

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA REGISTERED PROFESSIONAL
SURVEYOR AND MAPPER

Donald F. Lee
Donald F. Lee P.L.S.
Florida Reg. No. 3628
DATE: 6/3/2008

LEGEND
CMF=CONCRETE MONUMENT FOUND
CMS=CONCRETE MONUMENT SET
PLS=PROFESSIONAL LAND SURVEYOR
R/W=RIGHT-OF-WAY
TPD=TELEPHONE PEDESTAL
NO ID=NO IDENTIFICATION
SHP=SHARED POLE
SHP-T=SHARED POLE W/TRANSFORMER
MAINT=MAINTAINED
OHE=OVERHEAD ELECTRIC LINE
SEC=SECTION
COR=CORNER
NE=NORTHEAST
NW=NORTHWEST
SW=SOUTHWEST
SE=SOUTHEAST
LB=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING

