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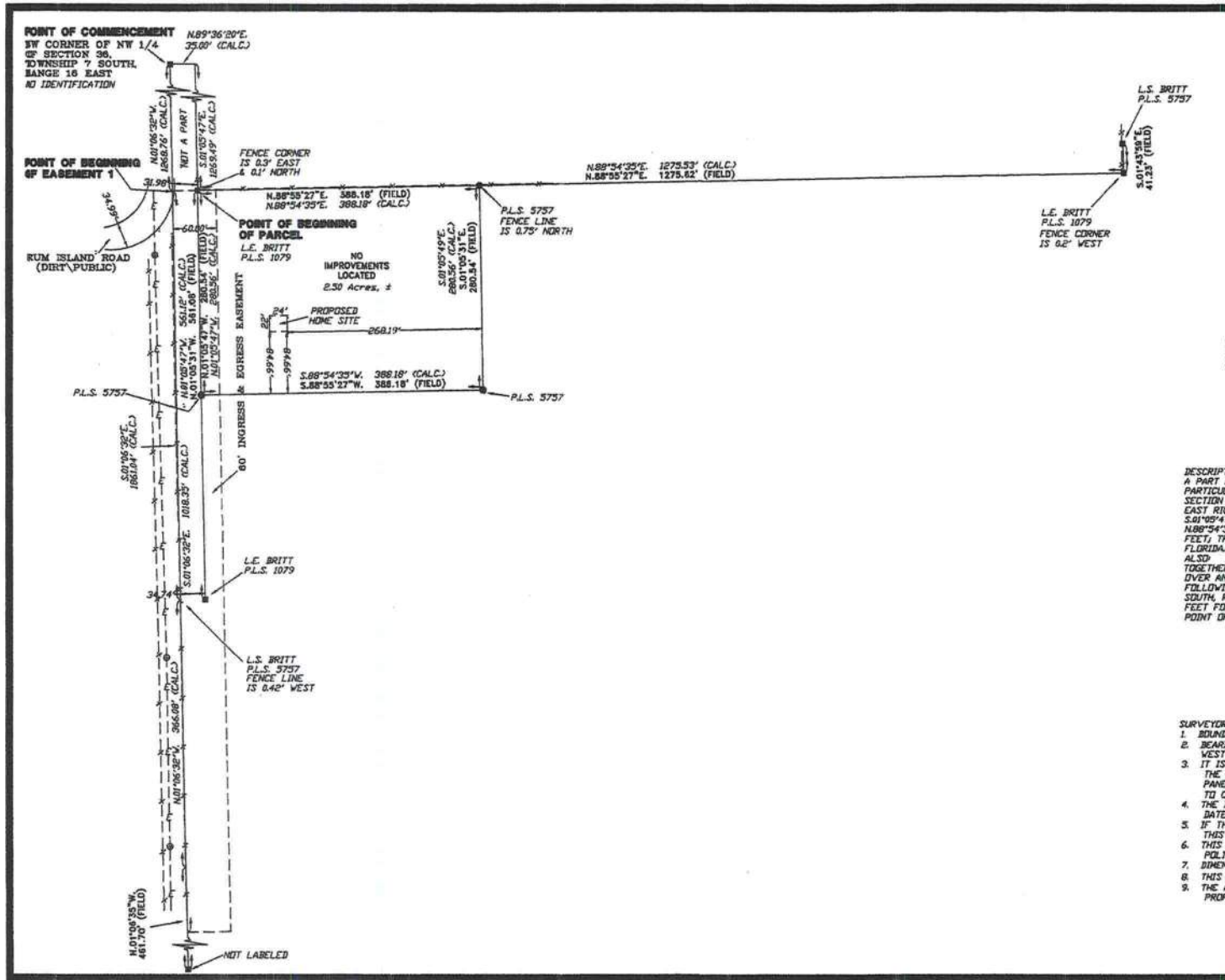
A BOUNDARY SURVEY IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



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SCALE: 1" = 100'

GRAPHIC SCALE

SYMBOL LEGEND:	
■	4"X4" CONCRETE MONUMENT FOUND
□	4"X4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN AND CAP SET
X	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊗	POWER POLE
+	SIGN POST
▲	WATER METER
⊕	UTILITY BOX
⊕	WELL
Ⓢ	SANITARY MANHOLE
℄	CENTERLINE
—·—·—	SECTION LINE
—E—	ELECTRIC LINES
—X—	WIRE FENCE
—O—	CHAIN LINK FENCE
—O—	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC.)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

DESCRIPTION:
A PART OF THE NW 1/4 OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36, AND RUN N.89°36'20"E., ALONG THE NORTH LINE THEREOF, 35.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF RUM ISLAND ROAD, (A 60 FOOT RIGHT-OF-WAY); THENCE S.01°05'47"E., ALONG SAID RIGHT-OF-WAY, 1269.49 FEET FOR A POINT OF BEGINNING; THENCE N.88°54'35"E., 388.18 FEET; THENCE S.01°05'49"E., 280.56 FEET; THENCE S.88°54'35"W., 388.18 FEET; THENCE N.01°05'47"W., 280.56 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 2.50 ACRES, MORE OR LESS.
ALSO:
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER AND ACROSS A 60 FOOT STRIP OF LAND LYING ADJACENT TO AND EAST OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT THE NW CORNER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 16 EAST AND RUN S.01°06'32"E., ALONG THE WEST LINE THEREOF, 1268.76 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.01°06'32"E., 1018.35 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON A DEED OF RECORD AND A BEARING OF N.01°05'47"W. FOR THE WEST LINE THEREOF.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NUMBER 12023C0533C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

CERTIFIED TO:

CHRISTOPHER B. PAYNE

FIELD BOOK: SEC PAGE(S): FILE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

05/05/23 — FIELD SURVEY DATE
05/11/23 — DRAWING DATE
L. SCOTT BRITT, P.S.M. CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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