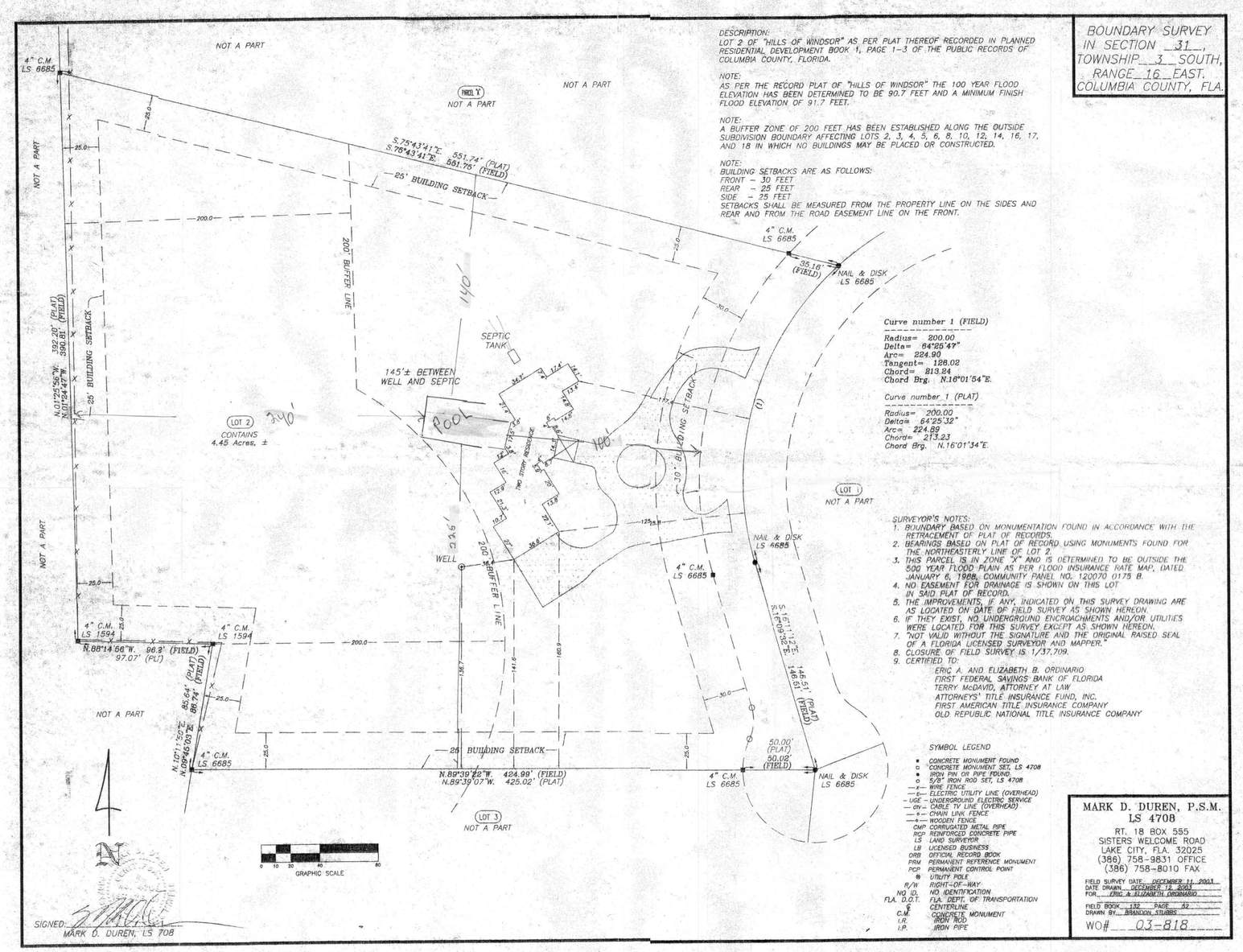

DESCRIPTION:
LOT 2 OF "HILLS OF WINDSOR" AS PER PLAT THEREOF RECORDED IN PLANNED RESIDENTIAL DEVELOPMENT BOOK 1, PAGE 1-3 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

NOTE:
AS PER THE RECORD PLAT OF "HILLS OF WINDSOR" THE 100 YEAR FLOOD ELEVATION HAS BEEN DETERMINED TO BE 90.7 FEET AND A MINIMUM FINISH FLOOD ELEVATION OF 91.7 FEET.

NOTE:
A BUFFER ZONE OF 200 FEET HAS BEEN ESTABLISHED ALONG THE OUTSIDE SUBDIVISION BOUNDARY AFFECTING LOTS 2, 3, 4, 5, 6, 8, 10, 12, 14, 16, 17, AND 18 IN WHICH NO BUILDINGS MAY BE PLACED OR CONSTRUCTED.

NOTE:
BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 30 FEET
REAR - 25 FEET
SIDE - 25 FEET
SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE ON THE SIDES AND REAR AND FROM THE ROAD EASEMENT LINE ON THE FRONT.

BOUNDARY SURVEY
IN SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST. COLUMBIA COUNTY, FLA.

Curve number 1 (FIELD)
Radius= 200.00
Delta= 64°25'47"
Arc= 224.90
Tangent= 128.02
Chord= 213.24
Chord Brg. N.16°01'54"E.

Curve number 1 (PLAT)
Radius= 200.00
Delta= 64°25'32"
Arc= 224.89
Chord= 213.23
Chord Brg. N.16°01'34"E.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PLAT OF RECORDS.
2. BEARINGS BASED ON PLAT OF RECORD USING MONUMENTS FOUND FOR THE NORTHEASTERLY LINE OF LOT 2.
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 JANUARY 6, 1988, COMMUNITY PANEL NO. 120070 0175 B.
4. NO EASEMENT FOR DRAINAGE IS SHOWN ON THIS LOT IN SAID PLAT OF RECORD.
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 SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS 1/37,709.
9. CERTIFIED TO:
   ERIC A. AND ELIZABETH B. ORDINARIO
   FIRST FEDERAL SAVINGS BANK OF FLORIDA
   TERRY McDAVID, ATTORNEY AT LAW
   ATTORNEYS' TITLE INSURANCE FUND, INC.
   FIRST AMERICAN TITLE INSURANCE COMPANY
   OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SYMBOL LEGEND

■	CONCRETE MONUMENT FOUND
□	CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND,
○	5/8" IRON ROD SET, LS 4708
—x—	WIRE FENCE
—t—	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	OFFICIAL 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.	FLA. DEPT. OF TRANSPORTATION
℄	CENTERLINE
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE

SIGNED: _____
MARK D. DUREN, LS 708

MARK D. DUREN, P.S.M.
LS 4708
RT. 18 BOX 555
SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

FIELD SURVEY DATE: DECEMBER 11 2003
DATE DRAWN: DECEMBER 12, 2003
FOR: ERIC & ELIZABETH ORDINARIO
FIELD BOOK 132 PAGE 42
DRAWN BY: BRANDON STUBBS
WO# 03-818