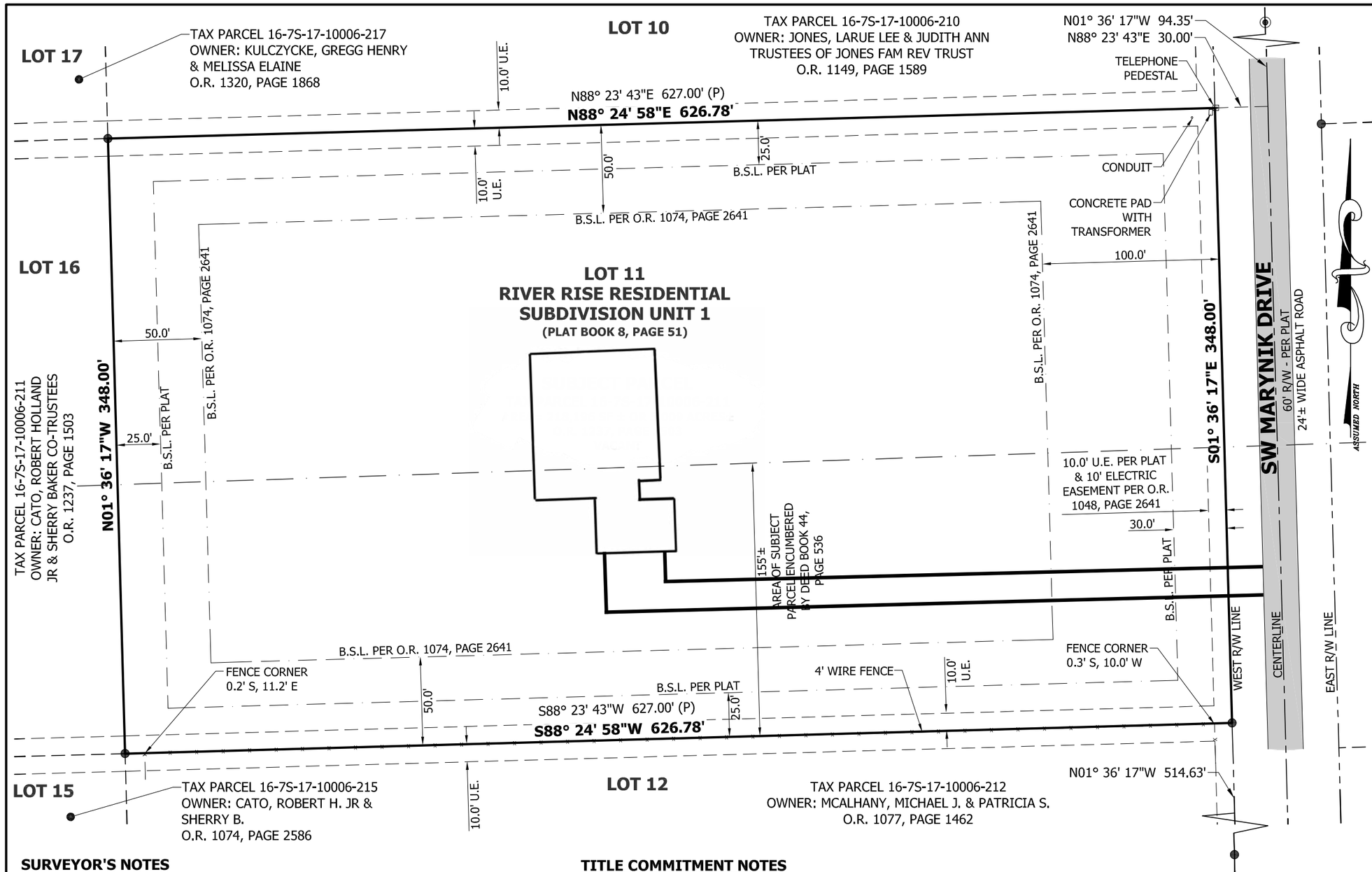

SUBJECT PARCEL DESCRIPTION

LOT 11 OF RIVER RISE RESIDENTIAL, SUBDIVISION UNIT 1, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 51, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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.

LEGEND

- ● INDICATES 5/8" REBAR & CAP FOUND STAMPED "LB 6683"
- ◉ INDICATES NAIL & DISK FOUND STAMPED "LB 6683"
- O.R. INDICATES OFFICIAL RECORDS BOOK
- I.D. INDICATES IDENTIFICATION
- U.E. INDICATES PUBLIC UTILITIES EASEMENT
- B.S.L. INDICATES BUILDING SETBACK LINE
- R/W INDICATES RIGHT-OF-WAY
- (P) INDICATES PLAT DATA WHEN DIFFERENT THAN MEASURED

CERTIFIED TO:

1. CHRISTOPHER BUZZERD AND SABRINA BUZZERD
2. FARM CREDIT OF FLORIDA, ACA, IN ITS SOLE CAPACITY AND AS AGENT/NOMINEE
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4. BRENT E. BARIS, P.A.

MITCHELL R. JARRELLS LICENSE NUMBER 6438 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE WEST RIGHT-OF-WAY LINE OF SW MARYNIK DRIVE AS BEARING S01° 36' 17"E.
2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED FEBRUARY 28, 2020.
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 ARE 30' FRONT, 25' REAR AND 25' SIDES PER PLAT. RESIDENTIAL BUILDING SETBACKS NOTED IN O.R. 1074, PAGE 540, ARTICLE VII, SECTION 4 ARE 100' FRONT AND 50' SIDE & REAR. SETBACK REQUIREMENTS SHOULD BE VERIFIED.

TITLE COMMITMENT NOTES

THIS SURVEY MAP DEPICTS THE LOCATION OF RECORDED ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS LISTED IN SCHEDULE B-2 OF THE TITLE COMMITMENT, COMMITMENT# 20-091, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED FEBRUARY 25, 2020.

ITEM 4 - ALL MATTERS SHOWN ON PLAT OF RIVER RISE RESIDENTIAL SUBDIVISION UNIT 1, PLAT BOOK 8, PAGE 51 THAT AFFECT THE SUBJECT PARCEL ARE SHOWN HEREON.

ITEM 5 - O.R. 1074, PAGE 540, AMENDED IN O.R. 1150, PAGE 2314 - SUBJECT PARCEL IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND AMENDMENTS PER DOCUMENTS LISTED.

ITEM 6 - O.R. 1048, PAGE 2641 - EASEMENT GRANTED TO CLAY ELECTRIC COOPERATIVE, INC. PLOTTED HEREON. AFFECTS FRONT 10' OF SUBJECT PARCEL.

ITEM 7 - DEED BOOK 44, PAGE 536 - OIL, GAS, MINERAL OR OTHER RESERVATIONS. AFFECTS THE SOUTH 155'± OF THE SUBJECT PARCEL AS PLOTTED AND NOTED.

0 60 120

SCALE: 1"=60'

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
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E-mail: dws@stone-survey.com
Professional Surveying & Mapping
Certificate of Authorization No.: LB 7810

BOOK/PAGE	33/23	3-9-2020	SCALE	1"=60'
DRAWN	MRJ	MITCHELL R. JARRELLS	DATE	FEBRUARY 28, 2020
CHECKED	DWS	PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6438	PROJECT #	20-0024

BOUNDARY SURVEY

COLUMBIA COUNTY TAX PARCEL: 16-7S-17-10006-211
LOT 11, RIVER RISE RESIDENTIAL SUBDIVISION UNIT 1
PER PLAT BOOK 8, PAGE 51

DRAWING # BUZZERD.SURVEY.DWG

SHEET # 1 OF 1