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LICENSE NO. LB 7683

SPECIFIC PURPOSE SURVEY

IN
THE NE 1/4 OF THE SE 1/4
SECTION 26, TWP 5-S, RNG 17-E
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

(ORB 1481, PG 608)

PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT, LB 1519, MARKING THE NE CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; AND THENCE S 01°25'59" E, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 2.37 FEET TO A CONCRETE MONUMENT, LB 7042, ON THE MONUMENTED SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 349; THENCE S 88°07'45" W, ALONG SAID SOUTH RIGHT OF WAY LINE, 248.79 FEET TO A CONCRETE MONUMENT, LB 7042, MARKING THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1222, PAGE 2051, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S 88°07'45" W, 44.95 FEET TO A 5/8" IRON ROD, LB 4708, MARKING THE NORTHERLY END OF A BOUNDARY LINE AGREEMENT RECORDED IN ORB 970, PAGES 628 - 639, (SEE EXHIBIT "E"), OF SAID OFFICIAL RECORDS; THENCE S 01°25'59" E, ALONG SAID BOUNDARY LINE AS DEFINED IN SAID BOUNDARY LINE AGREEMENT, 1294.37 FEET; THENCE CONTINUE S 01°25'59" E, 188.82 FEET TO A 5/8" IRON ROD, LB 4708; THENCE N 88°07'45" E, 293.79 FEET TO A 5/8" IRON ROD, LB 4708, ON THE EAST LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE S 01°25'59" E, 156.82 FEET TO THE SE CORNER OF THE NE 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, SAID NE 1/4 OF THE SE 1/4, A DISTANCE OF 456.19 FEET TO A 5/8" IRON ROD, LB 4708, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN SAID ORB 1222, PAGE 2051; THENCE S 86°11'29" W, 248.74 FEET TO A 5/8" IRON ROD, LB 4708, MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN SAID ORB 1222, PAGE 2051; THENCE N 01°26'09" W, 876.11 FEET TO THE POINT OF BEGINNING.


AND ALSO.

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 01°25'59" E ALONG THE EAST LINE OF SECTION 26 A DISTANCE OF 873.97 FEET; THENCE S 88°07'36" W A DISTANCE OF 248.74 FEET; THENCE N 01°25'59" W A DISTANCE OF 876.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 349; THENCE N 88°07'36" E ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 349 A DISTANCE OF 248.74 FEET; THENCE S 01°25'59" E ALONG THE EAST LINE OF SECTION 26 A DISTANCE OF 2.38 FEET TO THE POINT OF BEGINNING.

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 349, BEING S 88°07'45" W, ASSUMED.
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.

LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (LB7863)
● DENOTES IRON PIPE OR REBAR FOUND (5/8")
□ DENOTES 4"x4" CONCRETE MONUMENT SET (LB7863)
■ DENOTES 4"x4" CONCRETE MONUMENT FOUND
⊙ DENOTES NAIL & DISC FOUND
NO ID - NO IDENTIFICATION
FND - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE (S)
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(M) - MEASURED
AC - ACRE(S)
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
EOP - EDGE OF PAVEMENT
EOG - EDGE OF GRADE
N - NORTH
E - EAST
S - SOUTH
W - WEST
⊗ - TELEPHONE PEDESTAL
PC - POINT OF CURVATURE
PI - POINT OF INTERSECTION
PT - POINT OF TANGENCY
IP - IRON PIPE
IPC - IRON PIPE and CAP
IR - IRON ROD
IRC - IRON ROD and CAP
R - RADIUS
T - TANGENT
L - ARC LENGTH
Δ - CENTRAL ANGLE
CH - CHORD BEARING & DISTANCE
RW - RIGHT OF WAY
TWP - TOWNSHIP
RNG - RANGE
X — X DENOTES FENCE
E — E DENOTES OVERHEAD ELECTRIC
⊕ - POWER POLE
 CONCRETE
SCALE: 1" = 100'

SCALE: 1" = 100

Digitally
signed by
Brian S Daniel
Date:
2023.04.12
17:44:13
-04'00'

SURVEY FOR: BRANDON W. & ANASTASIA E. REEVES
CAMPUS USA CREDIT UNION
BRENT E. BARIS, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

04/11/2023
DATE OF CERTIFICATE

04/01/2023
DATE OF FIELD SURVEY

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER
230043

APPROVED:
BCD

DRAWN BY:
BC

FIELD BOOK
23 : 63
EFB

SHEET NO.
1 OF 1