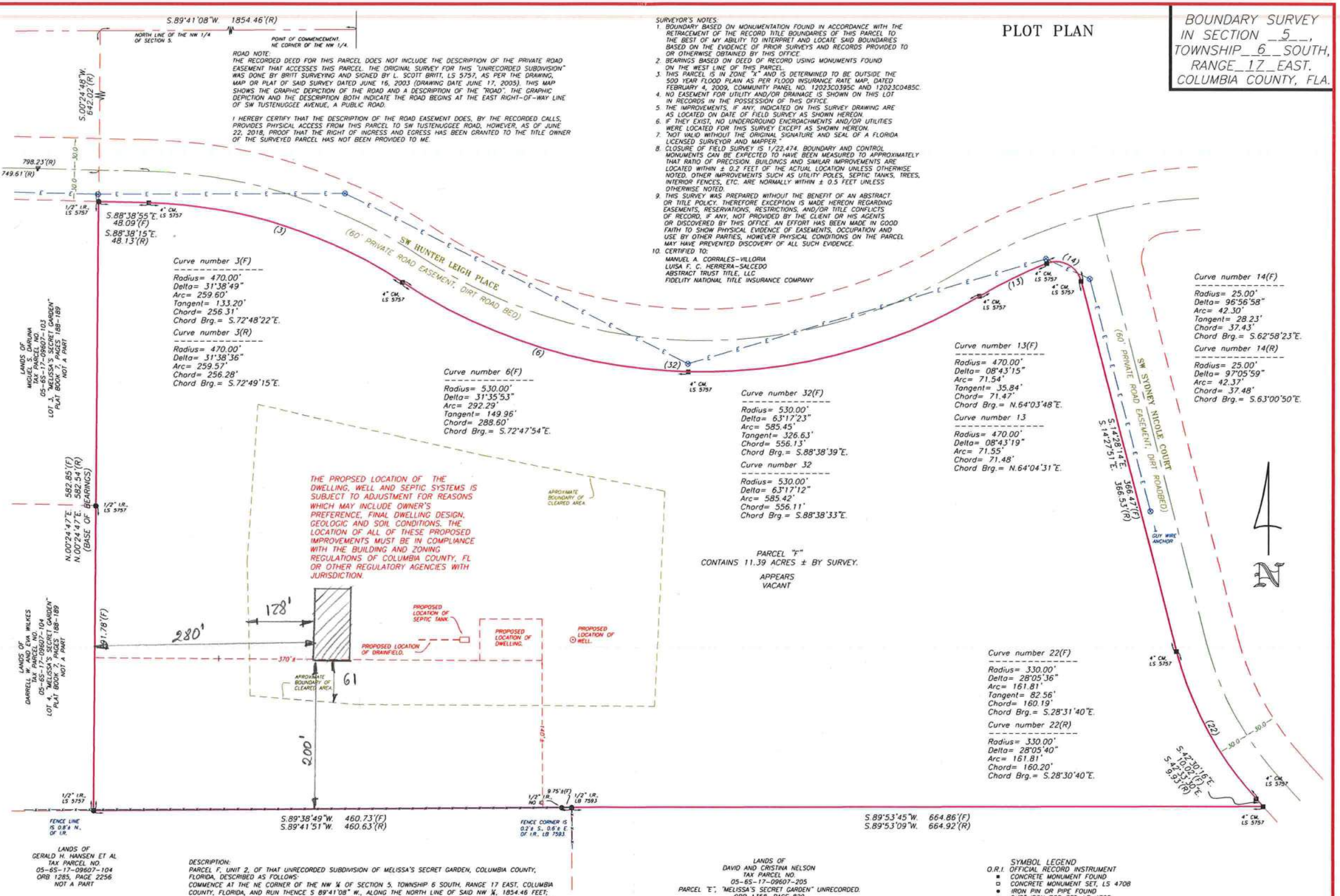
PLOT PLAN

BOUNDARY SURVEY
IN SECTION 5,
TOWNSHIP 6 SOUTH,
RANGE 17 EAST.
COLUMBIA COUNTY, FLA.



SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.
2. BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND ON THE WEST LINE OF THIS PARCEL.
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 FEBRUARY 4, 2009, COMMUNITY PANEL NO. 12023C0395C AND 12023C0485C.
4. NO EASEMENT FOR UTILITY AND/OR DRAINAGE IS SHOWN ON THIS LOT IN RECORDS IN THE POSSESSION OF THIS OFFICE.
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 ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS 1/22,474. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES, INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
10. CERTIFIED TO:
    MANUEL A. CORRALES-VILLORIA
    LUISA F. C. HERRERA-SALCEDO
    ABSTRACT TRUST TITLE, LLC
    FIDELITY NATIONAL TITLE INSURANCE COMPANY

ROAD NOTE:
THE RECORDED DEED FOR THIS PARCEL DOES NOT INCLUDE THE DESCRIPTION OF THE PRIVATE ROAD EASEMENT THAT ACCESSES THIS PARCEL. THE ORIGINAL SURVEY FOR THIS "UNRECORDED SUBDIVISION" WAS DONE BY BRITT SURVEYING AND SIGNED BY L. SCOTT BRITT, LS 5757, AS PER THE DRAWING, MAP OR PLAT OF SAID SURVEY DATED JUNE 16, 2003 (DRAWING DATE JUNE 17, 2005). THIS MAP SHOWS THE GRAPHIC DEPICTION OF THE ROAD AND A DESCRIPTION OF THE "ROAD". THE GRAPHIC DEPICTION AND THE DESCRIPTION BOTH INDICATE THE ROAD BEGINS AT THE EAST RIGHT-OF-WAY LINE OF SW TUSTENUGGEE AVENUE, A PUBLIC ROAD.

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE ROAD EASEMENT DOES, BY THE RECORDED CALLS, PROVIDES PHYSICAL ACCESS FROM THIS PARCEL TO SW TUSTENUGGEE ROAD, HOWEVER, AS OF JUNE 22, 2018, PROOF THAT THE RIGHT OF INGRESS AND EGRESS HAS BEEN GRANTED TO THE TITLE OWNER OF THE SURVEYED PARCEL HAS NOT BEEN PROVIDED TO ME.

Curve number 3(F)
Radius= 470.00'
Delta= 31°38'49"
Arc= 259.60'
Tangent= 133.20'
Chord= 256.31'
Chord Brg.= S.72°48'22"E.

Curve number 3(R)
Radius= 470.00'
Delta= 31°38'36"
Arc= 259.57'
Chord= 256.28'
Chord Brg.= S.72°49'15"E.

Curve number 6(F)
Radius= 530.00'
Delta= 31°35'53"
Arc= 292.29'
Tangent= 149.96'
Chord= 288.60'
Chord Brg.= S.72°47'54"E.

Curve number 32(F)
Radius= 530.00'
Delta= 63°17'23"
Arc= 585.45'
Tangent= 326.63'
Chord= 556.13'
Chord Brg.= S.88°38'39"E.

Curve number 32
Radius= 530.00'
Delta= 63°17'12"
Arc= 585.42'
Chord= 556.11'
Chord Brg.= S.88°38'33"E.

Curve number 13(F)
Radius= 470.00'
Delta= 08°43'15"
Arc= 71.54'
Tangent= 35.84'
Chord= 71.47'
Chord Brg.= N.64°03'48"E.

Curve number 13
Radius= 470.00'
Delta= 08°43'19"
Arc= 71.55'
Chord= 71.48'
Chord Brg.= N.64°04'31"E.

Curve number 14(F)
Radius= 25.00'
Delta= 96°56'58"
Arc= 42.30'
Tangent= 28.23'
Chord= 37.43'
Chord Brg.= S.62°58'23"E.

Curve number 14(R)
Radius= 25.00'
Delta= 97°05'59"
Arc= 42.37'
Chord= 37.48'
Chord Brg.= S.63°00'50"E.

Curve number 22(F)
Radius= 330.00'
Delta= 28°05'36"
Arc= 161.81'
Tangent= 82.56'
Chord= 160.19'
Chord Brg.= S.28°31'40"E.

Curve number 22(R)
Radius= 330.00'
Delta= 28°05'40"
Arc= 161.81'
Chord= 160.20'
Chord Brg.= S.28°30'40"E.

PARCEL "F"
CONTAINS 11.39 ACRES ± BY SURVEY.

APPEARS
VACANT

LANDS OF
GERALD H. HANSEN ET AL
TAX PARCEL NO.
05-6S-17-09607-104
ORB 1285, PAGE 2256
NOT A PART

LANDS OF
DAVID AND CRISTINA NELSON
TAX PARCEL NO.
05-6S-17-09607-205
PARCEL "E", "MELISSA'S SECRET GARDEN" UNRECORDED.
ORB 1358, PAGE 820
NOT A PART

DESCRIPTION:
PARCEL F, UNIT 2, OF THAT UNRECORDED SUBDIVISION OF MELISSA'S SECRET GARDEN, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF THE NW ¼ OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 89°41'08" W., ALONG THE NORTH LINE OF SAID NW ¼, 1854.46 FEET; THENCE S 00°24'48" W., 642.02 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY OF A 60 FOOT EASEMENT; THENCE S.88°38'15"E., ALONG SAID EASEMENT 48.13 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN INCLUDED ANGLE OF 31°38'36", A CHORD BEARING OF S.72°49'15"E., AND A CHORD DISTANCE OF 256.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 259.57 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, AN INCLUDED ANGLE OF 63°17'12", A CHORD BEARING OF S 88°38'33"E., AND A CHORD DISTANCE OF 556.11 FEET; THENCE SOUTHEASTERLY THEN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ARC DISTANCE OF 585.42 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN INCLUDED ANGLE OF 08° 43'19", A CHORD BEARING OF N.64°04'31" E., AND A CHORD DISTANCE OF 71.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ARCH DISTANCE OF 71.55 FEET TO A POINT OF COMPOUND CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 97° 05'59", A CHORD BEARING OF S.63°00'50" E., AND A CHORD DISTANCE OF 37.48 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 42.37 FEET; THENCE S.14°27'51" E., 366.53 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN INCLUDED ANGLE OF 28°05'40", A CHORD BEARING OF S.28°30'40"E., AND A CHORD DISTANCE OF 160.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 161.81 FEET TO THE END OF SAID CURVE; THENCE S.42°33'30"E., 9.93 FEET; THENCE LEAVING SAID RIGHT OF WAY S.89° 53'09"W., 664.92 FEET; THENCE S.89°41'51"W., 460.63 FEET, THENCE N.00°24'47"E., 582.54 FEET TO THE POINT OF BEGINNING.

SIGNING SURVEYOR:
MARK D. DUREN, LS 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FL. 32025

SIGNED:_____
MARK D. DUREN, LS 4708

GRAPHIC SCALE
0 15 30 60 120

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD MEASUREMENT".
(D) DEED, AS IN "DEED DIMENSION").
(P) PLAT, AS IN "PLAT DIMENSION").
(R) RECORD, AS IN "RECORD DIMENSION").

SYMBOL LEGEND

O.R.I.	OFFICIAL RECORD INSTRUMENT
■	CONCRETE MONUMENT FOUND
□	CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—x—	WIRE FENCE
—E—	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
"SRD"	STATE ROAD DEPARTMENT

MARK D. DUREN AND ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

FIELD SURVEY DATE: MAY 10, 2022
DATE DRAWN: MAY 11, 2022
FOR: CORRALES-VILLORIA / HERRERA-SALCEDO
FIELD BOOK: SEE FILE PAGE
DRAWN BY: M. DUREN
WO# 22-056
SEE 18-238