LANDS OF SCOTT J. CERTAIN TAX PARCEL NO. 23-7S-16-04298-003 ORB 1260, PAGE 1809 NOT A PART 4" CM, LS 4303, FENCE CORNER 1.0'± N. OF ACTUAL IS 0.4'± N., FENCE CORNER
IS 9.5'± S., 4'±
W. OF CM.

THE NE 1/4 OF
THE SW 1/4. S.89\*07'39"W. 992.11'(F) | FENCE CORNER | IS 9'± S., 2'± E. OF CM. CORNER MARKED BY 4" CM, LS 4708 \ CM, LS 4708. POINT OF COMMENCEMENT. \* S.89°07'39"W. 4" CM, 330.55'(F) 4" CM, LS 4708 S.89°07°39°W. 330.54′(F) 4" CM, LS 4708 S.89°07'39"W. 331.02'(F) IS 9.5'± S., 8'± E. OF CM. POINT OF / LANDS OF EAGLE ASSETS, LLC TAX PARCEL NO. 23-75-16-04298-019 LANDS OF RICKY D. MURPHY, SR. ORB 1148, PAGE 2442 NOT A PART TAX PARCEL NO. 23-75-16-04298-018 ORB 958, PAGE 1609 NOT A PART PARCEL 3A CONTAINS 9.55 Acres, ± RICKY D. MURPHY, SR. TAX PARCEL NO. 23-7S-16-04298-018 ORB 958, PAGE 1609 NOT A PART POINT OF BEGINNING OF EASEMENT. ) 5/8" I.R., N.89'08'38"E. 15 4708 330.69'(F) N.89\*08'38"E. 330.95'(F)(C) LS 4708 5.89°08'38"W. 330.69'(F) SOUTH LINE OF THE SE 1/4 OF THE NW 1/4. NORTH LINE OF THE NE 1/4 OF THE SW 1/4. S.89\*08'38"W. LANDS OF THE GREENBRIER, LLC TAX PARCEL NO. 23-75-16-04298-021 ORB 1148, PAGE 2411 NOT A PART Radius= 612.96 Delta= 24°08'49" Arc= 258.33 Tangent= 131.11 Chord= 256.42 Curve number 2(F) Chord Brg. S.79°46'32"E. Radius= 612.96 Delta= 06°55'00" Arc= 73.99 Tangent= 37.04 Chord= 73.95 Chord Brg. S.64°14'38"E. N.88\*09'31 "E. 330.93'(F) N.89°09'37"E. SOUTH LINE OF THE NE 1/4 OF THE SW 1/4. (80' PUBLIC RIGHT-UF-10.1)

4" C.M. LS 1950 SOUTH RIGHT-OF-WAY LINE OF S.R. NO. 138. 264.70'(F) SE CORNER OF THE NE S.89°09'37"W. 521.04'(F) 1/4 OF THE ŚW 1/4. Curve number 1(F) Delta= 91°10'02" Arc= 975.32 Tangent= 625.57 Chord= 875.64 Chord Brg. S.46'15'56"E.

> 4" C.M. SRD

DESCRIPTION: PARCEL 3A

PART OF THE EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.89°07'39"W., ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4 A DISTANCE OF 661.09 FEET TO THE NE CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SE 1/4 OF THE NW 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE S.89°07'39"W., 331.02 FEET TO THE NW CORNER OF SAID EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4; THENCE S.00°45'34"E. ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4 A DISTANCE OF 1256.66 FEET; THENCE N.89°08'38"E., 330.95 FEET TO THE EAST LINE OF SAID EAST HALF OF THE SE 1/4 OF THE NW 1/4; THENCE N.00°45'22"W. ALONG SAID EAST LINE, 1256.75 FEET TO THE POINT OF BEGINNING. CONTAINS 9.55 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND ACROSS THE SOUTH 27.00 FEET OF THE EAST 60.00 FEET OF THE ABOVE DESCRIBED LANDS.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE
NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16
EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.00°46'12"E. ALONG THE EAST LINE OF SAID SE
1/4 OF THE NW 1/4 A DISTANCE OF 1259.94 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUE S.00°46'12"E., 60.00 FEET; THENCE S.89°08'38"W., 330.71 FEET; THENCE N.00°45'48"W.,
30.00 FEET; THENCE S.89°08'38"W., 390.70 FEET; THENCE N.00°45'22"W., 60.00 FEET; THENCE
N.89°08'38"E., 390.69 FEET; THENCE S.00°45'48"E., 30.00 FEET; THENCE N.89°08'38"E., 330.70

SURVEYOR'S NOTES:

FEET TO THE POINT OF BEGINNING.

- 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 NORTH LINE OF THE SE 1/4 OF THE NW 1/4.
- 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. 12023C0531C.
- 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."

DYLAN AND JEANNA TOWNSEND

- 8. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/7500. 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. 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:

THE HERMITAGE, LLC AMERIS BANK

AMERIS BANK BRENT E. BARIS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SYMBOL LEGEND O.R.I. OFFICIAL RECORD INSTRUMENT ■ CONCRETE MONUMENT FOUND □ CONCRETE MONUMENT SET, LS 4708 IRON PIN OR PIPE FOUND o 5/8" IRON ROD SET, LS 4708 -x- WIRE FENCE  $-\varepsilon-$  ELECTRIC UTILITY LINE (OVERHEAD) - UGE - UNDERGROUND ELECTRIC SERVICE - CTV - CABLE TV LINE (OVERHEAD) — ∘ — CHAIN LINK FENCE — → — 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 IDENTIFICATION FLA. DEPT. OF TRANSPORTATION CENTERLINE CONCRETE MONUMENT

IRON ROD IRON PIPE

"SRD"

STATE ROAD DEPARTMENT

REVISED DECEMBER

TYPO IN EASEMENT

DESCRIPTION.

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

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 <u>OCTOBER 8, 2020</u>

DATE DRAWN <u>SEPTEMBER 10, 2021</u>

FOR <u>TOWNSEND</u>

FIELD BOOK <u>SEE FILE</u> PAGE
DRAWN BY <u>M. DUREN</u> S. <u>DUREN</u>

<u>21-290</u> SEE 03-251, 20-421

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

> IGNED:\_\_\_\_\_ MARK D. DUREN, LS 4708