

BOUNDARY SURVEY  
IN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLA.

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 WEST 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 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 N.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 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- 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.
- BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND ON THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4.
- 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.
- NO EASEMENT FOR UTILITY AND/OR DRAINAGE IS SHOWN ON THIS LOT IN RECORDS IN THE POSSESSION OF THIS OFFICE.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- 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.
- 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.
- CERTIFIED TO:

DYLAN AND JEANNA TOWNSEND  
THE HERMITAGE, LLC  
AMERIS BANK  
BRENT E. BARIS  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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".  
(C) RECORD, AS IN "CALCULATED DIMENSION".

SYMBOL LEGEND  
O.R.I. OFFICIAL RECORD INSTRUMENT  
+ CONCRETE MONUMENT FOUND  
o CONCRETE MONUMENT SET, LS 4708  
● IRON PIN OR PIPE FOUND  
o 5/8" IRON ROD SET, LS 4708  
—x— WIRE FENCE  
—u— UNDERGROUND UTILITY LINE (OVERHEAD)  
—u— UNDERGROUND ELECTRIC SERVICE  
—cv— CABLE TV LINE (OVERHEAD)  
—c— CHAIN LINK FENCE  
—w— 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  
C CENTERLINE  
I.R. IRON ROD  
I.P. IRON PIPE  
SRD STATE ROAD DEPARTMENT

REVISED DECEMBER 7, 2021 TO CORRECT TYPO IN EASEMENT DESCRIPTION.

MARK D. DUREN AND ASSOCIATES, INC.  
LB 7620

1604 SW SISTERS WELCOME ROAD  
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(386) 758-9831 OFFICE  
(386) 758-8010 FAX

FIELD SURVEY DATE: OCTOBER 8, 2020  
DATE DRAWN: SEPTEMBER 10, 2021  
FOR: TOWNSEND

FIELD BOOK: SEE FILE PAGE  
DRAWN BY: M. DUREN, S. DUREN  
WO# 21-290  
SEE 63-251, 20-421

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

SIGNED: MARK D. DUREN, LS 4708