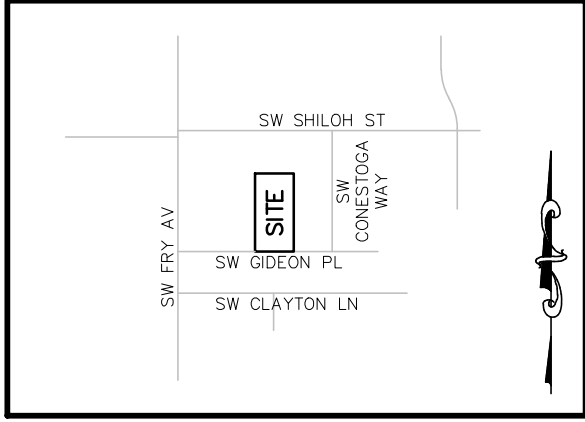


BOUNDARY SURVEY
PARCEL 14-7S-16-04226-124
353 S.W. GIDEON PLACE
FORT WHITE, FLORIDA 32038
SECTION 14, TOWNSHIP 07 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

LOCATION MAP: NOT TO SCALE



LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 1457, PAGE 1294)

PARCEL 15:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 14, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 00 DEG. 50 MIN. 20 SEC. WEST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 666.81 FEET, THENCE SOUTH 89 DEG. 04 MIN. 44 SEC. WEST, 981.83 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEG. 04 MIN. 44 SEC. WEST, 327.28 FEET, THENCE NORTH 00 DEG. 50 MIN. 20 SEC. WEST, 1338.40 FEET, THENCE NORTH 89 DEG. 04 MIN. 44 SEC. EAST, 327.28 FEET, THENCE SOUTH 00 DEG. 50 MIN. 20 SEC. EAST, 1338.40 FEET TO THE POINT OF BEGINNING. THE SOUTH 30 FEET OF SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 850, PAGE 176.

LEGEND:

- (R) RECORD MEASUREMENT
(F) FIELD MEASUREMENT
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
N: NORTHING
E: EASTING
FFE FINISHED FLOOR ELEVATION
NAV088 NORTH AMERICAN VERTICAL DATUM OF 1988
(CMF) CONCRETE MONUMENT FOUND
(CPF) CAPPED PIPE FOUND
(IRF) IRON ROD FOUND
TELEPHONE PEDESTAL
WELL
AC AIR CONDITIONER
EM ELECTRIC METER
WOOD POWER POLE
SEPTIC TANK
OVERHEAD ELECTRIC LINE
FENCE LINE (4' WIRE)

WELL TIES:

WELL TO NEAREST LOT LINE IS 125.8 FEET.
WELL TO NEAREST HOUSE CORNER IS 35.8 FEET.
WELL TO SEPTIC TANK IS ±94 FEET.

LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	S89°04'44"W 327.28'(R) S88°12'00"W 327.32'(F)
L2	N01°43'29"W 30.03'(F)
L3	S01°43'43"E 29.86'(F)

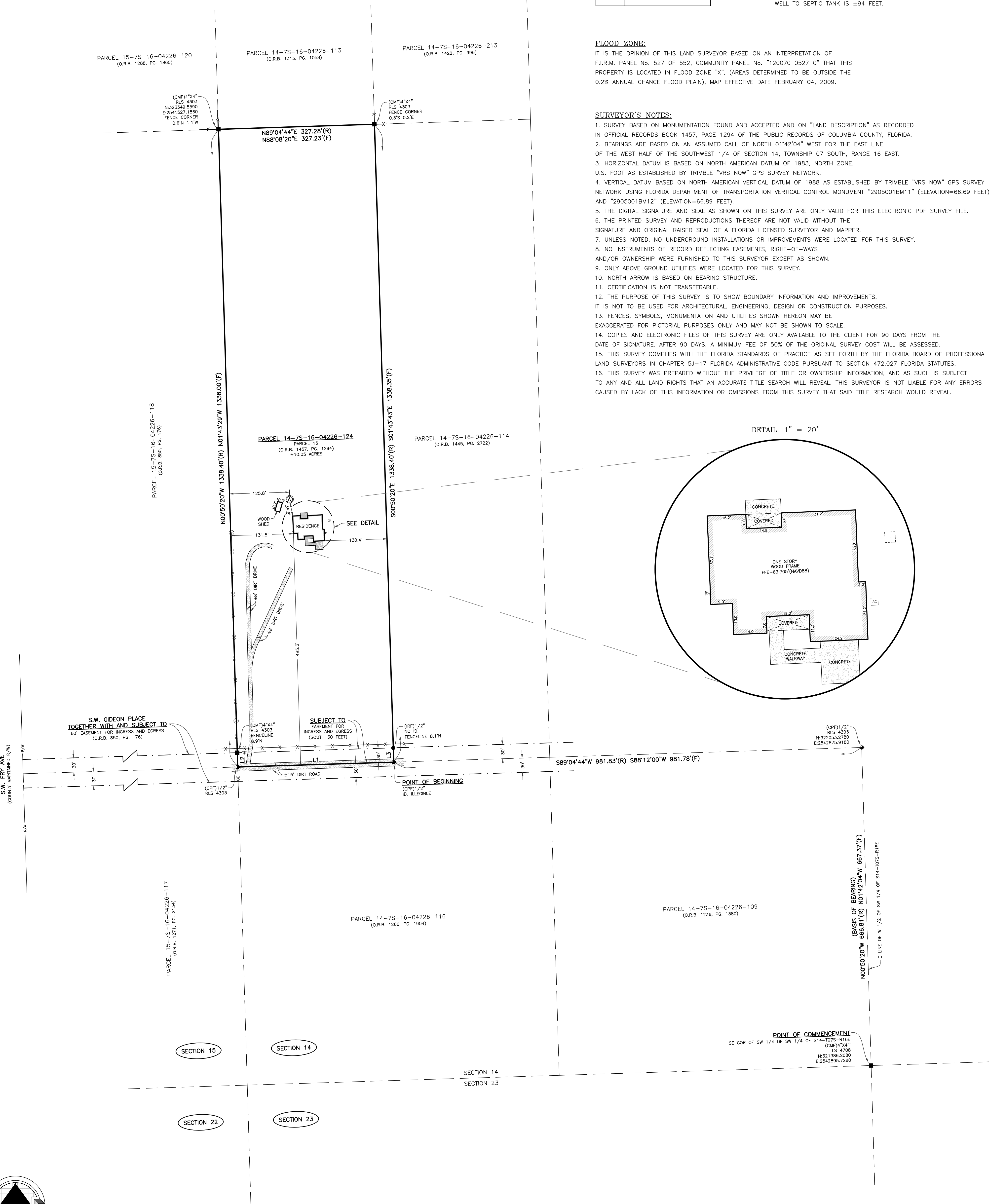
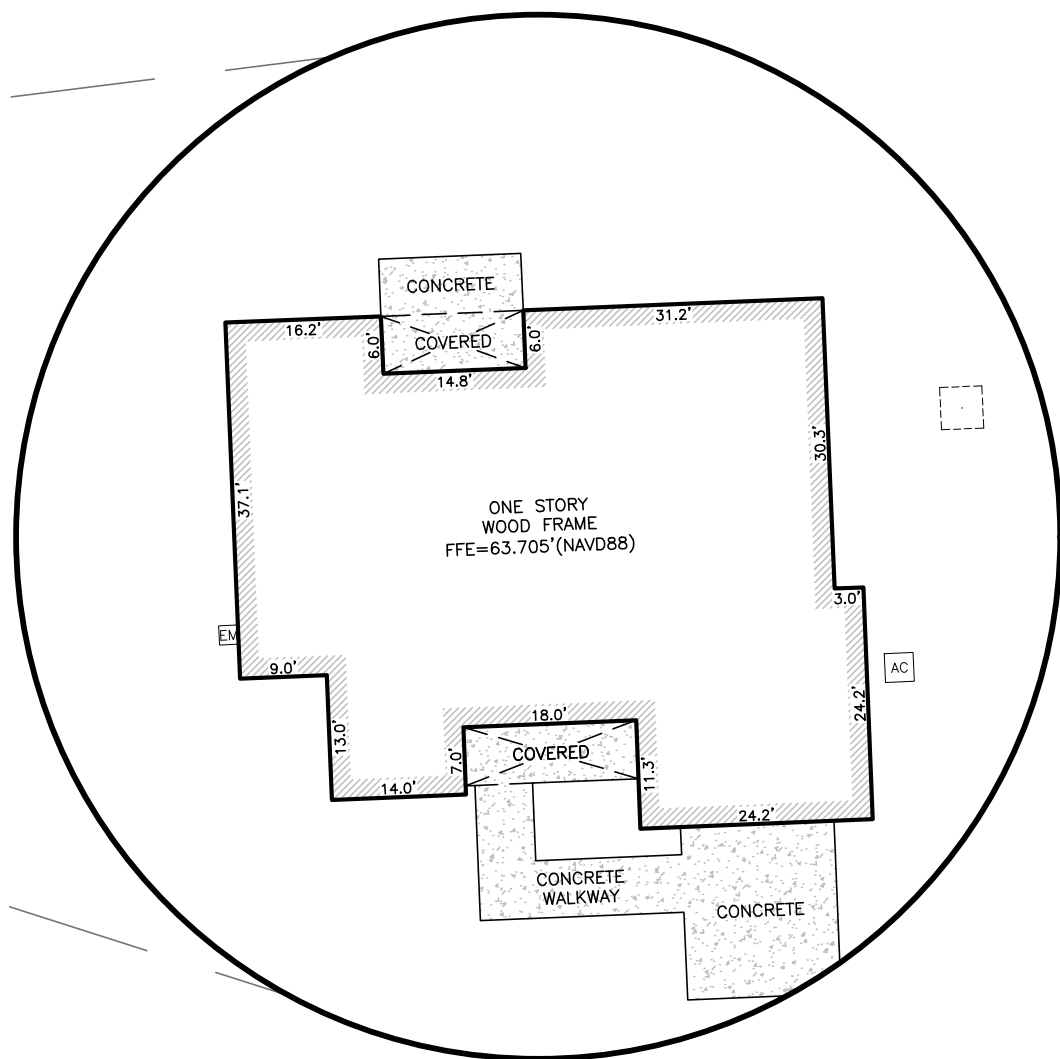
FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 527 OF 552, COMMUNITY PANEL No. "120070 0527 C" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE FEBRUARY 04, 2009.

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "LAND DESCRIPTION" AS RECORDED IN OFFICIAL RECORDS BOOK 1457, PAGE 1294 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON AN ASSUMED CALL OF NORTH 01°42'04" WEST FOR THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 07 SOUTH, RANGE 16 EAST.
3. HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM OF 1983, NORTH ZONE, U.S. FOOT AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
4. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK USING FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL CONTROL MONUMENT "2905001BM11" (ELEVATION=66.69 FEET) AND "2905001BM12" (ELEVATION=66.89 FEET).
5. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
6. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
8. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
9. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
10. NORTH ARROW IS BASED ON BEARING STRUCTURE.
11. CERTIFICATION IS NOT TRANSFERABLE.
12. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
13. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
14. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
15. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
16. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

DETAIL: 1" = 20'



SCALE: 1" = 100'

DEREN LAND SURVEYING
ACCURACY COUNTS - KNOW YOUR BOUNDARIES

DATE OF SITE PLAN: 11-28-2022
DATE OF BOUNDARY SURVEY AND ROUGH-STAKE: 12-05-2022
DATE OF FORMBOARD SURVEY: 02-25-2023
DATE OF FOUNDATION SURVEY: 03-23-2023
DATE OF FINAL SURVEY: 08-24-2023

CERTIFY SURVEY TO:

ANDREA LEE PALDAI-COOK
RED DOOR HOMES OF NORTH CENTRAL FLORIDA, LLC

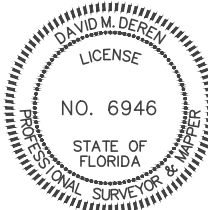
SCALE: 1" = 100'

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 1 OF 1

DATE: 08-25-2023
DRAWN BY: JAT
FIELD BOOK: 454/09; 454/64;
456/66-67; 465/10

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David Deren

Digitally signed by David Deren
Date: 2023.08.28 16:03:20 -04'00'

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

JOB NO. 22355

ACAD FILE: 23-22355-2

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
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