

PLOT PLAN

DESCRIPTION:

LOT 2 OF "FIVE POINTS ACRES", ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, IN PLAT BOOK 4, PAGE 22.

BOUNDARY SURVEY
IN SECTION 17,
TOWNSHIP 3 SOUTH,
RANGE 17 EAST,
COLUMBIA COUNTY, FLA.

LOCATION OF PROPOSED DWELLING IS BASED ON SKETCH PROVIDED BY CLIENT ON APRIL 11, 2023, HAND DELIVERED.

MINIMUM FLOOR ELEVATION SHOULD BE 155.1' NAVD 1988 DATUM.

- 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 PLAT OF RECORD USING MONUMENTS FOUND AT THE SE CORNER OF LOT 11 AND THE NE CORNER OF LOT 2.
 - PART OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN AS PER FLOOD INSURANCE RATE MAP, DATED NOVEMBER 2, 2018, COMMUNITY PANEL NO. 12023C0285D. HOWEVER, PART OF THIS PARCEL IS IN FLOOD ZONE "SHADED X" AND "AE" AND IS SUBJECT TO FLOODING.
 - 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:
ALLEN I. LOUDEN

SYMBOL LEGEND

- O.R.L. OFFICIAL RECORD INSTRUMENT
- CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET, LS 4708
 - IRON PIN OR PIPE FOUND
 - 5/8" IRON ROD SET, LS 4708
 - WIRE FENCE
 - ELECTRIC UTILITY LINE (OVERHEAD)
 - UNDERGROUND ELECTRIC SERVICE
 - 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
 - RIGHT-OF-WAY
 - NO ID. NO IDENTIFICATION
 - FLA. DEPT. OF TRANSPORTATION
 - C.M. CENTERLINE
 - CONCRETE MONUMENT
 - IRON ROD
 - IRON PIPE
 - STATE ROAD DEPARTMENT
 - "SRD"



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: OCTOBER 19, 2022
DATE DRAWN: APRIL 13, 2023
FOR: LOUDEN

FIELD BOOK: SEE FILE, PAGE
DRAWN BY: M. DUREN

WO# 22-251 PLOT PLAN
22251_PLOT_PLAN.dwg 11.23.06

SIGNED:
MARK D. DUREN, LS 4708
4/13/2023

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

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
EFFECTIVE FLOOD INFORMATION REPORT.
DATE: APRIL 13, 2023
SPECIAL FLOOD HAZARD AREA? - YES
FLOOD ZONE(S) - "X-SHADED", "AE"
1% ANNUAL CHANCE FLOOD ELEVATION-154.1'
10% ANNUAL CHANCE FLOOD ELEVATION-N/A
50% ANNUAL CHANCE FLOOD ELEVATION-N/A
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD 1988 DATUM).

LANDS OF
DALE ERIC BROCK
TAX PARCEL NO.
17-35-17-04967-003
LOT 3, "FIVE POINTS ACRES"
PLAT BOOK 4, PAGE 22
NOT A PART

N.89°39'15"E. 265.86'(F)(C)
N.89°39'52"E. 265.77'(P)

NE DIANA TERRACE
(60' PUBLIC R/W BY PLAT, PAVED ROAD BED)

LANDS OF
YOEL PELLETIER
TAX PARCEL NO.
17-35-17-05041-000
ORB 1350, PAGE 601
NOT A PART

S.00°35'43"E. 217.78'(F)(C)
S.00°35'05"E. 217.77'(P)

LANDS OF
RAYMOND & STACEY
DEPRATTER
TAX PARCEL NO.
17-35-17-05036-000
ORB 1404, PAGE 2499
NOT A PART

S.89°39'15"W. 266.48'(F)
S.89°39'52"W. 266.35'(P)

LANDS OF
ALLEN IRWIN LOUDEN
TAX PARCEL NO.
17-35-17-04967-001
LOT 1, "FIVE POINTS ACRES"
PLAT BOOK 4, PAGE 22
NOT A PART

NO MONUMENT
FOUND OR SET.
LOCATION FALLS
IN WIDE, SWAMPY
CREEK.

260.80'(F)

FLOOD
ZONE "AE"

A FEW WOODEN
STAKES WERE PLACED
TO PHYSICALLY MARK
THIS LINE ON THE
GROUND.

154.1'± CONTOUR
LINE AS FIELD
LOCATED. (FLOOD
ZONE "AE"
BOUNDARY LINE).

FLOOD
ZONE "AE"

LOT 2
CONTAINS
1.33 ACRES, ±

MAIL & DISC, LS
4708 SET IN UTILITY
POLE AS BENCH
MARK.
ELEVATION = 157.11',
MVD 1988 DATUM.

N.00°25'56"W. 217.78'(F)
N.00°25'56"W. 217.77'(P)

N.89°39'15"E. 265.86'(F)(C)
N.89°39'52"E. 265.77'(P)

FLOOD
ZONE "AE"

128.68'(F)

4" CM. NO. 10,
SE CORNER OF
LOT 2.

N.00°35'43"W. 829.74'(F)(C)
N.00°35'05"W. 831.30'(R)

NO MONUMENT
FOUND OR SET.
LOCATION FALLS
IN WIDE, SWAMPY
CREEK.

4" CM.
LS 1319
P.R.M.