BOUNDARY SURVEY

OF PARCEL 31-7S-17-10070-116
LOCATED IN
SECTION 31 TOWNSHIP 07 SOUTH RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

SURVEYOR'S NOTES

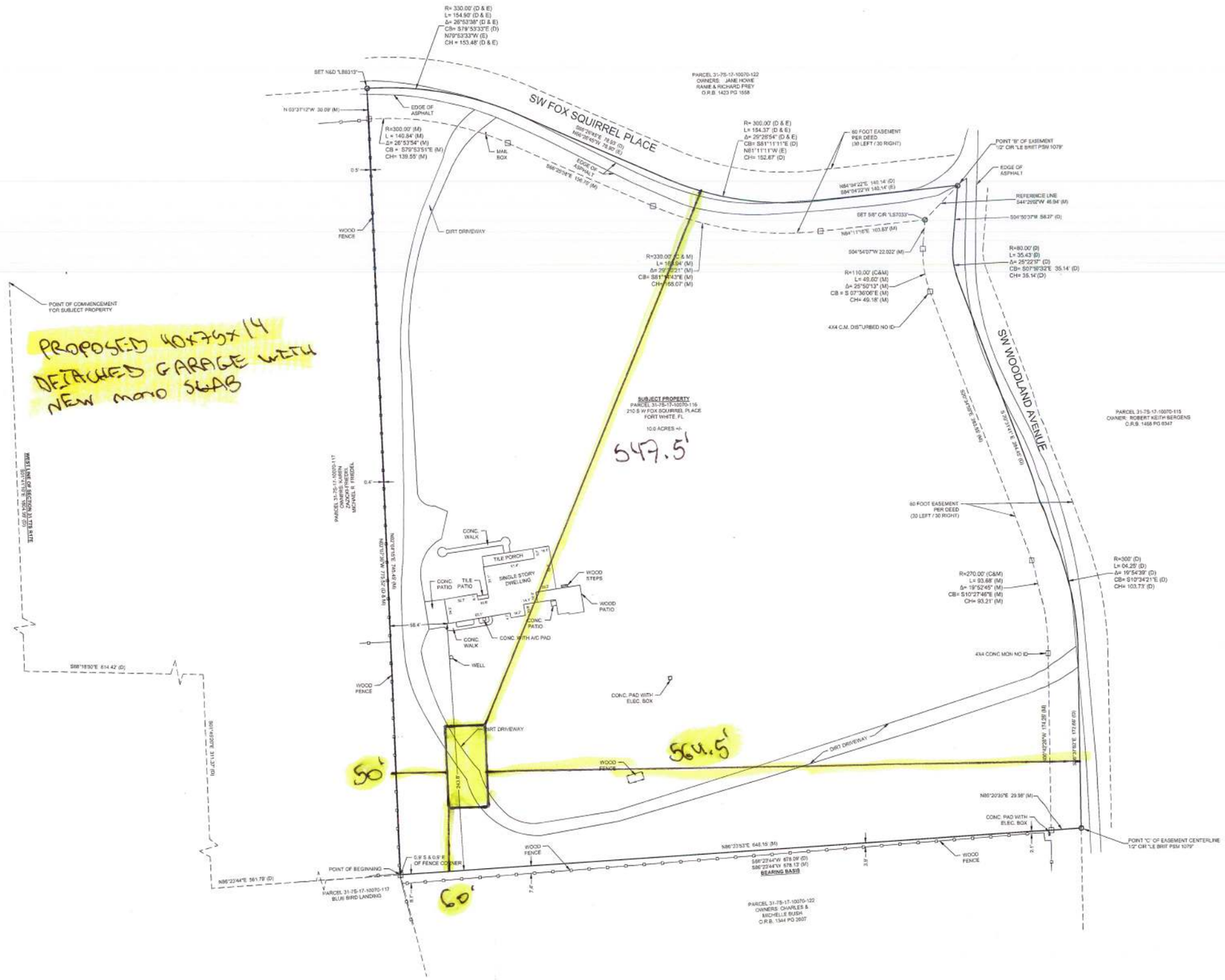
1. THE SURVEY SHOWN HEREON IS BASED ON FIELD MEASUREMENTS COMPLETED SEPTEMBER 27TH, 2022
2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON THE DEED CALLS FROM THE LEGAL DESCRIPTION. THE SURVEYOR HAS CHOSEN TO UTILIZE THE MONUMENTATION FOUND ALONG THE EASEMENT AS WITNESS CORNERS.
3. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY, AS SHOWN HEREON.
4. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. FENCES, OVERHEAD WIRES AND OTHER SYMBOLS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO SCALE
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING SURVEYOR ARE PROHIBITED WITHOUT THE CONSENT OF THE SIGNING SURVEYOR.
7. ENCUMBRANCES MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT ILLUSTRATED ON THIS SURVEY.
8. THIS SURVEY IS CERTIFIED TO THE DATE OF WHEN THE FIELD MEASUREMENTS WERE MADE ONLY
9. DWELLING RESIDES IN FLOOD ZONE "X" ACCORDING TO FEMA FIRM 12023C0534C EFFECTIVE 02/04/2009.

LEGAL DESCRIPTION (PER ORB 948 PG 1377)

PARCEL 14
A PART OF THE W ½ OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID SECTION 31; AND RUN THENCE S 01°41'18" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1804.99 FEET; THENCE N 88°18'50" E, A DISTANCE OF 614.42 FEET; THENCE S 01°41'10" E, A DISTANCE OF 1101.11 FEET; THENCE N 88°20'44" E, A DISTANCE OF 561.79 FEET TO THE POINT OF BEGINNING; THENCE N 02°07'56" W, A DISTANCE OF 779.52 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 24°33'38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF S 79°53'33" E, AND A CHORD LENGTH OF 153.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 154.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 66°26'45" E, A DISTANCE OF 156.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 25°26'54", A TANGENT LENGTH OF 76.53 FEET, A CHORD BEARING OF S 81°11'11" E, AND A CHORD LENGTH OF 152.63 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 154.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 84°04'22" E, A DISTANCE OF 140.14 FEET; THENCE S 04°50'37" W, A DISTANCE OF 58.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25°22'19", A TANGENT LENGTH OF 35.43 FEET, A CHORD BEARING OF S 07°50'32" E, AND A CHORD LENGTH OF 35.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 20°31'41" E, A DISTANCE OF 284.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19°54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S 10°24'21" E, AND A CHORD LENGTH OF 103.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 104.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 00°37'02" E, A DISTANCE OF 172.66 FEET; THENCE S 86°23'44" W, A DISTANCE OF 678.09 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA

EASEMENT
AN EASEMENT FOR INGRESS AND EGRESS, BEING 60 FEET IN WIDTH AND LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT, AS MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.87°14'55"W., ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 737.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED GRADE ROAD, SAID POINT BEING THE POINT OF BEGINNING: THENCE S.00°47'48"E., A DISTANCE OF 114.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING: A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 33°05'08", A TANGENT LENGTH OF 120.12 FEET, A CHORD BEARING OF S.29°22'22"E., AND A CHORD LENGTH OF 212.95 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 221.39 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72°36'42", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF S.29°27'35"E., AND A CHORD LENGTH OF 202.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 214.53 FEET; THENCE S.18°01'48"W., A DISTANCE OF 282.20 FEET TO A POINT HEREINAFTER REFERRED

TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 16°57'28", A TANGENT LENGTH OF 44.72 FEET, A CHORD BEARING OF S.07°33'06"W., AND A CHORD LENGTH OF 88.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 88.78 FEET; THENCE S.00°53'47"E., A DISTANCE OF 223.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING: A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 09°29'10", A TANGENT LENGTH OF 22.46 FEET, A CHORD BEARING OF S.05°49'08"E., AND A CHORD LENGTH OF 44.45 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.70 FEET; THENCE S.10°24'44"E., A DISTANCE OF 143.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15°15'21, A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF S.02°47'42"E., AND A CHORD LENGTH OF 87.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 87.87 FEET; THENCE S.04°50'37"W., A DISTANCE OF 125.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE S.04°50'37"W., A DISTANCE OF 58.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25°22'17", A TANGENT LENGTH OF 18.01 FEET, A CHORD BEARING OF S.07°50'32"E., AND A CHORD LENGTH OF 35.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.43 FEET; THENCE S.20°31'41"E., A DISTANCE OF 284.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19°54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S.10°24'21"E., AND A CHORD LENGTH OF 102.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.25 FEET; THENCE S.00°37'02"E., A DISTANCE OF 172.66 FEET TO A POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUE S.00°37'02"E., A DISTANCE OF 266.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25°22'17", A TANGENT LENGTH OF 44.78 FEET, A CHORD BEARING OF S.03°20'27"W., AND A CHORD LENGTH OF 121.98 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.52 FEET; THENCE S.47°01'46"W., A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58°35'13", A TANGENT LENGTH OF 84.39 FEET, A CHORD BEARING OF S.18°04'19"W., AND A CHORD LENGTH OF 146.78 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 153.38 FEET; THENCE S.11°13'17"E., A DISTANCE OF 205.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 43°09'40", A TANGENT LENGTH OF 59.53 FEET, A CHORD BEARING OF S.10°23'23"W., AND A CHORD LENGTH OF 110.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.00 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12°59'20", A TANGENT LENGTH OF 37.57 FEET, A CHORD BEARING OF S.25°26'43"W., AND A CHORD LENGTH OF 74.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D", SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "A", AND RUN THENCE N.81°32'45"E., A DISTANCE OF 701.09 FEET; THENCE N.87°14'29"E., A DISTANCE OF 627.08 FEET TO THE RADIUS POINT OF A 25 FOOT COL-DE-SAC. SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT A AFOREMENTIONED POINT "B", AND RUN THENCE S.84°04'22"W., A DISTANCE OF 140.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°28'54", A TANGENT LENGTH OF 78.53 FEET, A CHORD BEARING OF N.81°13'12"W., AND A CHORD LENGTH OF 152.87 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.37 FEET; THENCE N.66°26'45"W., A DISTANCE OF 156.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 24°33'38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF N.79°53'33"W., AND A CHORD LENGTH OF 153.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.90 FEET; THENCE S.88°39'38"W., A DISTANCE OF 616.16 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE N.44°18'47"W., A DISTANCE OF 17.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 43°37'37", A TANGENT LENGTH OF 79.03 FEET, A CHORD BEARING OF N.22°58'59"W., AND A CHORD LENGTH OF 145.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 148.86 FEET; THENCE N.01°41'19"W., A DISTANCE OF 945.91 FEET TO THE RADIUS POINT OF A 25 FOOT COL-DE-SAC. SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE RETURNING TO THE AFOREMENTIONED POINT "E", RUN THENCE S.44°18'47"E., A DISTANCE OF 44.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 52°23'27", A TANGENT LENGTH OF 49.99 FEET, A CHORD BEARING OF S.23°02'04"E., AND A CHORD LENGTH OF 74.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.21 FEET; THENCE S.01°45'50"E., A DISTANCE OF 1970.74 FEET TO THE RADIUS POINT OF A 25 FOOT COL-DE-SAC. SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "C", AND RUN THENCE N.89°13'34"E., A DISTANCE OF 93.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13°31'33", A TANGENT LENGTH OF 38.46 FEET, A CHORD BEARING OF N.78°18'07"E., AND A CHORD LENGTH OF 72.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 72.57 FEET; THENCE N.71°23'21"E., A DISTANCE OF 354.70 FEET; THENCE N.77°34'34"E., 62.17 FEET; THENCE S.64°25'47"E., A DISTANCE OF 207.86 FEET; THENCE S.89°03'47"E., 142.66 FEET; THENCE N.67°12'23"E., A DISTANCE OF 301.36 FEET TO THE RADIUS POINT OF A 25 FOOT COL-DE-SAC. SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N.71°02'37"W., A DISTANCE OF 6.24 FEET; THENCE S.19°16'58"W., A DISTANCE OF 21.70 FEET; THENCE S.72°18'51"E., A DISTANCE OF 788.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 28°23'26", AND A TANGENT LENGTH OF 50.22 FEET, A CHORD BEARING OF S.82°30'34"E., AND A CHORD LENGTH OF 177.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 178.52 FEET; THENCE N.87°13'43"E., A DISTANCE OF 541.28 FEET TO THE RADIUS POINT OF A 25 FOOT COL-DE-SAC. SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTERLINE.
ALSO:
AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:
BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N.71°02'57"W., A DISTANCE OF 26.24 FEET; THENCE S.19°16'58"W., A DISTANCE OF 1823.87 FEET; THENCE S.70°43'02"E., A DISTANCE OF 64.05 FEET; THENCE N.23°25'42"E., A DISTANCE OF 60.06 FEET; THENCE N.19°16'58"E., A DISTANCE OF 631.89 FEET; THENCE N.70°43'02"W., A DISTANCE OF 23.76 FEET; THENCE N.19°16'58"E., A DISTANCE OF 1152.07 FEET; THENCE N.71°02'57"W., A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING.



ABBREVIATIONS

(M) = MEASURED
(F) = FLAT
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG = PAGE
C.I.R. = CAPPED IRON ROD
I.R. = IRON ROD
R/W = RIGHT-OF-WAY
N&D = NAIL AND DISC
R = ARC RADIUS
L= ARC LENGTH
Δ = ARC CENTRAL ANGLE
CH = CHORD LENGTH
CB = CHORD BEARING

SYMBOL LEGEND

BOUNDARY LINE
ADJOINING PROPERTY LINE
SETBACK LINE
DWELLING / STRUCTURE
WOOD FENCE
#X4 CONC MONUMENT "BRITT SURVEYING LAKE CITY FLA PLS CERT 1079" UNLESS OTHERWISE NOTED
FOUND / SET I.P., C.I.R., I.R., N&D
WATER METER

N

0 25 50
1 INCH = 50 FEET

3002 SURVEYING
1227 NW 20th AVENUE
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THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida Business License No. LB6313

REPRODUCED DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF IN DIGITAL FORMAT, PLEASE BE SURE TO VERIFY THE LICENSING STATUS.

Brian E. Murphy
Professional Surveyor & Mapper No.7033

CERTIFIED TO:

Scale: 1" = 50'
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