

SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 EAST
COLUMBIA COUNTY FLORIDA
MAP OF SURVEY

DESCRIPTION: AS FURNISHED

Part of the E 1/2 of Government Lot 6 in Section 11, Township 2 South, Range 15 East, Columbia County, Florida, being more particularly described as follows:
FOR POINT OF BEGINNING, commence at the Southeast corner of Section 11 and run North 89°49'00" West, along the South line of said Section 11, a distance of 843.40 feet to a point on the centerline of Northwest Null Road, an existing County graded road; thence run along said centerline the following courses and distances: North 00°18'50" East, 9.43 feet; North 06°28'52" East, 36.40 feet; North 11°28'42" East, 38.82 feet; North 14°13'07" East, 105.53 feet; North 09°47'07" East, 170.85 feet; North 06°22'31" East, 53.84 feet; North 07°56'54" East, 39.41 feet; North 12°31'14" East, 66.71 feet; North 32°08'25" East, 49.19 feet; North 57°58'41" East, 125.74 feet; North 53°32'52" East, 94.86 feet; North 57°58'08" East, 40.83 feet to the Southwest corner of Lot 12 of J. R. Tison subdivision, an unrecorded subdivision situate in the E 1/2 of Government Lot 6 in Section 11, Township 2 South, Range 15 East, Columbia County, Florida, according to the map or plat thereof recorded in Official Record Book 85, Page 237, Public Records of Columbia County, Florida, and the terminus of said courses; thence run along the South line of said J. R. Tison subdivision the following courses and distances: South 73°18'11" East, 80.15 feet to the Southeast corner of said Lot 12 of said J. R. Tison subdivision; South 19°33'56" East, 403.58 feet; South 48°22'44" East, 240.62 feet to the Southeast corner of Lot 20 of said J. R. Tison subdivision; South 85°32'21" East, 116.19 feet to the Southeast corner of Lot 21 of P said J. R. Tison subdivision, lying on the East line of said Section 11, and the P terminus of said courses; thence run South 00°17'50" West, along said East line, a distance of 128.84 feet to the POINT OF BEGINNING

AND

Lot 21 of J.R. TISON SUBDIVISION, an unrecorded subdivision situate in the E 1/2 of Government Lot 6 in Section 11, Township 2 South, Range 15 East, Columbia County, Florida, according to the map or plat thereof recorded in Official Record Book 85, Page 237, Public Records of Columbia County, Florida;

TOGETHER WITH a 30.00 foot wide non-exclusive easement for ingress and egress lying South and Southwest of the following described line: FOR POINT OF REFERENCE, commence at the Southeast corner of Section 11, Township 2 South, Range 15 East, Columbia County, Florida, and run South 89°25' West a distance of 115.3 feet to the POINT OF BEGINNING of said line; thence run North 48°37' West a distance of 230.82 feet; thence run North 19°47' West a distance of 404.00 feet to the Southeast corner of Lot 12 of J. R. Tison subdivision, an unrecorded subdivision situate in the E 1/2 of Government Lot 6 in Section 11, Township 2 South, Range 15 East, Columbia County, Florida, according to the map or plat thereof recorded in Official Record Book 85, Page 237, public records of Columbia County, Florida; thence run North 79°32' West a distance of 270.00 feet to the Southeast corner of Lot 9 of said J. R. Tison subdivision; thence run South 87°14' West a distance of 631.00 feet, more or less, to the Southwest corner of Lot 1 of said J. R. Tison subdivision and the POINT OF TERMINATION of said line; Said line being the South and Southwest line of lots 1 through 20 of said J. R. Tison subdivision;

ALSO, TOGETHER WITH a 30.00 foot wide non-exclusive easement for ingress and egress lying North of the following described line: FOR POINT OF REFERENCE, commence at the Southeast corner of said Section 11, and run South 89°25' West a distance of 115.3 feet to the POINT OF BEGINNING of said line; thence continue South 89°25' West a distance of 910.00 feet, more or less to the centerline of County road connecting said J. R. Tison subdivision with State Road 136; Said easement having been granted to the owners of Lots 1 through 21 of said J. R. Tison subdivision by easement from J. R. Tison and Nadine Tison filed for record on January 6, 1978, in Official Record Book 393, Pages 618-619, Public Records of Columbia County, Florida.

NOTE:

THE UNRECORDED PLAT FOR J.R. TISON SHOWS THE SE CORNER OF LOT 21 AS THE SE CORNER OF SECTION 11 FOR WHICH WE USED AS THE STARTING POINT FOR THE EASEMENTS.

NOTES:

- 1) Underground utilities and/or underground encroachments if any not located.
- 2) This survey was performed without the benefit of a "Title Search".
- 3) MERIDIAN BASED ON THE SOUTH BOUNDARY OF SECTION 11, BEARING N89°38'35"W ASSUMED.
- 4) There may be additional easements and/or restrictions not shown on this survey that can be found in the Public Records of Columbia County, Florida.
- 5) This survey was prepared expressly for the persons and or entities named and only for the original purpose, no other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.
- 6) This survey is intended for sale, mortgage or refinance purposes only. Exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design or any other use without the written consent of Darrell Copeland.

DARRELL COPELAND AS THE CERTIFYING LAND SURVEYOR, ACCEPTS NO RESPONSIBILITY FOR RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED, OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

TANGENT TABLE		
	BEARING	DISTANCE
T1	N00°16'50"E	9.43'(D)
T2	N06°28'52"E	36.40'(D)
T3	N11°28'42"E	38.82'(D)
T4	N07°56'54"E	39.41'(D)
T5	N32°08'25"E	49.19'(D)
T6	N57°58'08"E	40.83'(D)
T7	N57°40'46"E	43.33'(C)
	N89°38'35"W	22.77'

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	232.50'	18°49'42"	76.40'	76.06'	N10°27'22"E
C2	73.33'	43°45'31"	56.01'	54.65'	N38°00'19"E

SOUTH LINE SECTION 11-2-15

- UN PLATTED -

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 12023C
PANEL NO. 01990, DATED 11-2-18, THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE "AE FW" WITH A BASE ELEVATION OF N/A MEAN SEA LEVEL N.A.V.D. 1988.

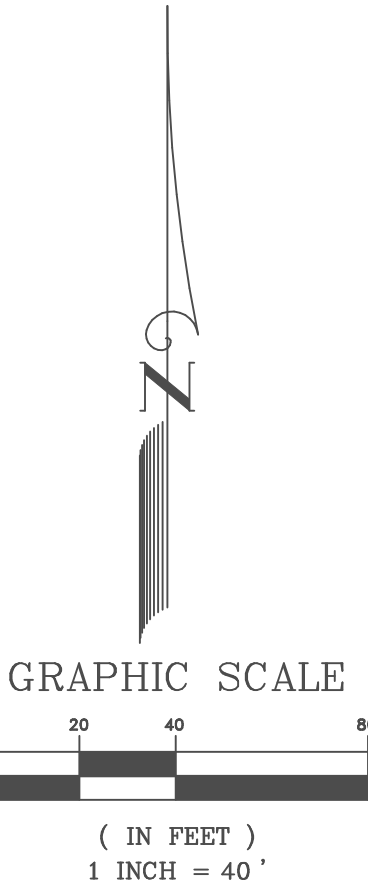
CERTIFIED TO:
JAMES MARTIN & MARIA ISABEL POOLE
OLD REPUBLIC NATIONAL TITLE INSURANCE
BRILEY & DEAL, LLC

BOUNDARY & LOCATION SURVEY 8-3-22

I hereby certify that this plat accurately represents a survey of the lands shown and described hereon, and meets or exceeds the Minimum Standard Requirements of Chapter 5J-17 Florida Administrative Code pursuant to Chapter 472.

Darrell Copeland Date
Registered Land Surveyor
Florida Certificate #4529

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



LEGEND	
F.	= Found
S.	= Set
I.P.	= Iron Pipe
I.R.	= Iron Rod
C.M.	= Concrete Monument
C.	= Capped
N.& D.	= Nail & Disk
P.K.N.	= P.K. Nail
R.S.	= Railroad Spike
(P)	= Plat
(F)	= Field
(D)	= Deed
(C)	= Calculated
OHW	= Overhead Wires
W/C	= Witness Corner

REVISION	
NO.	DESCRIPTION
1	AS SHOWN

ENGINEERING	
DRAWN	SCALE
DARRELL	1" = 40'
DESIGN	PROJECT #
TEAM	22-182
CHECKED	DATE
	8-2-22
SHEET FILE NAME	
DRAWINGS 22-000\100\122-182.DWG	

DARRELL COPELAND SURVEYING, INC.
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LB#141

JAMES MARTIN & MARIA ISABEL POOLE
BOUNDARY & LOCATION SURVEY