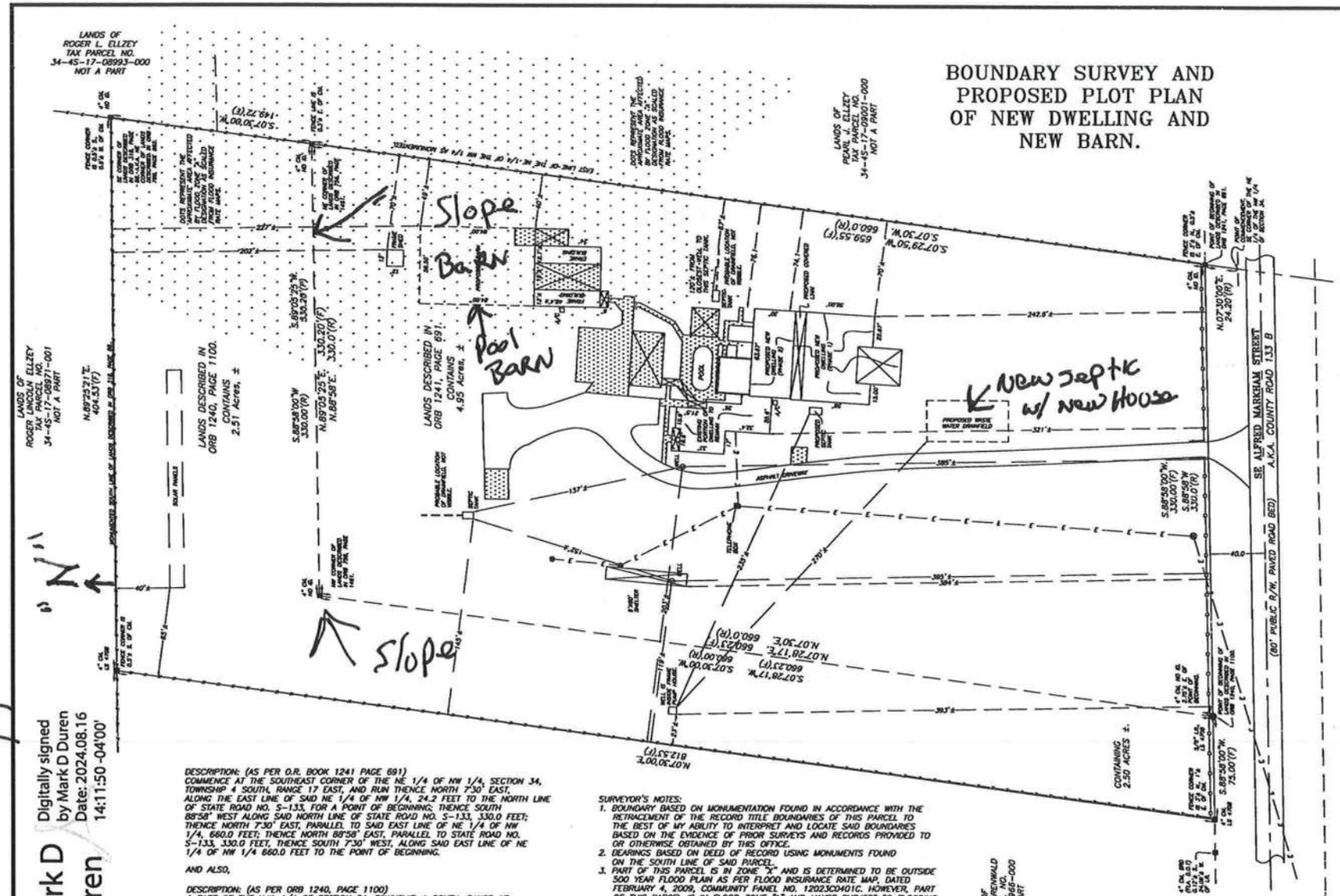
421 SE Alfred Markham St.
Lake City, FL 32025

58

Site Plan

BOUNDARY SURVEY
IN SECTION 34,
TOWNSHIP 4 SOUTH,
RANGE 17 EAST.
COLUMBIA COUNTY, FLA.

BOUNDARY SURVEY AND PROPOSED PLOT PLAN OF NEW DWELLING AND NEW BARN.



Digitally signed by Mark D Duren
Date: 2024.08.16 14:11:50 -04'00'

Mark D Duren

MARK D. DUREN License Number 4708 STATE OF FLORIDA Professional Surveyor and Mapper

DESCRIPTION: (AS PER O.R. BOOK 1241 PAGE 691)
COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF NW 1/4, SECTION 34, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND RUN THENCE NORTH 7°30' EAST, ALONG THE EAST LINE OF SAID NE 1/4 OF NW 1/4, 24.2 FEET TO THE NORTH LINE OF STATE ROAD NO. S-133, FOR A POINT OF BEGINNING; THENCE SOUTH 88°58' WEST ALONG SAID NORTH LINE OF STATE ROAD NO. S-133, 330.0 FEET; THENCE NORTH 7°30' EAST, PARALLEL TO SAID EAST LINE OF NE 1/4 OF NW 1/4, 660.0 FEET; THENCE NORTH 88°58' EAST, PARALLEL TO STATE ROAD NO. S-133, 330.0 FEET; THENCE SOUTH 7°30' WEST, ALONG SAID EAST LINE OF NE 1/4 OF NW 1/4 660.0 FEET TO THE POINT OF BEGINNING.

AND ALSO,

DESCRIPTION: (AS PER ORB 1240, PAGE 1100)
A PART OF THE N.W. 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND ALSO BEING A PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 768 PAGE 862 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHEAST CORNER OF THE N.E. 1/4 OF SAID N.W. 1/4 AND RUN N.7°30'00"E., ALONG THE EAST LINE THEREOF, 24.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 1.33B (AN 80 FOOT PUBLIC RIGHT-OF-WAY), THENCE S.88°58'00"W., ALONG SAID NORTH RIGHT-OF-WAY LINE, 330.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.88°58'00"W., ALONG SAID NORTH RIGHT-OF-WAY LINE, 75.00 FEET; THENCE N.7°30'00"E., 812.53 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 318, PAGE 88 OF SAID COLUMBIA COUNTY, FLORIDA; THENCE N.89°25'-21"E., ALONG THE SOUTH LINE THEREOF, 404.53 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN SAID O.R. BOOK 318, PAGE 88; SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID O.R. BOOK 768 PAGE 862; THENCE S.7°30'00"W., 149.72 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 756 PAGE 1461 OF SAID COLUMBIA COUNTY, FLORIDA; THENCE S.88°58'00"W., ALONG THE NORTH LINE THEREOF, 330.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID O.R. BOOK 756 PAGE 1461; THENCE S.7°30'00"W., ALONG THE WEST LINE THEREOF, 660.00 FEET TO THE POINT OF BEGIN-

COLUMBIA COUNTY, FLORIDA.
CONTAINING 2.50 ACRES, MORE OR LESS.

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

SIGNED:_____
MARK D. DUREN, LS 4708

SURVEYOR'S NOTES:
1. 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.
2. BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND ON THE SOUTH LINE OF SAID PARCEL.
3. PART OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED FEBRUARY 4, 2009, COMMUNITY PANEL NO. 12023C0401C. HOWEVER, PART OF THIS PARCEL IS IN FLOOD ZONE "A" AND MAYBE SUBJECT TO FLOODING.
4. NO EASEMENT FOR UTILITY AND/OR DRAINAGE IS SHOWN ON THIS LOT IN RECORDS IN THE POSSESSION OF THIS OFFICE.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
7. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS 1/54,540. 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.
9. 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.
10. CERTIFIED TO:
WILLIAM S. JONES
SHARON L. JONES

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
□ CONCRETE MONUMENT SET, LS 4708
● IRON PIN OR PIPE FOUND
○ 5/8" IRON ROD SET, LS 4708
—x— WIRE FENCE
—E— ELECTRIC UTILITY LINE (OVERHEAD)
—UGE— UNDERGROUND ELECTRIC SERVICE
—CTV— 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
FRM 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
℄ CENTERLINE
C.M. CONCRETE MONUMENT
I.R. IRON ROD
I.P. IRON PIPE
"SRD" STATE ROAD DEPARTMENT

AUGUST 16, 2024 REVISED PROPOSED BARN FROM 60' TO 84'.

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 FEBRUARY 5, 2024
DATE DRAWN AUGUST 16, 2024
FOR JONES
FIELD BOOK 18 PAGE 27
DRAWN BY M. DUREN

WO# 24-019R 8/16/2024
SEC 77 CR-266, 99-126, 18-298