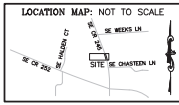


BOUNDARY SURVEY

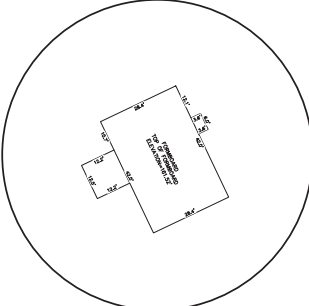
PARCEL 23-4S-17-08713-000
4344 S.E. COUNTY ROAD 245
LAKE CITY, FLORIDA 32025
SECTION 23, TOWNSHIP 04 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 1474, PAGE 2216)

THE NORTH 1/3 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.
LESS AND EXCEPT ANY PART LYING WITHIN ROAD RIGHT OF WAY.

DETAIL: 1" = 20'



LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- (C) COMPUTED MEASUREMENT
- (I) IDENTIFICATION
- R/W RIGHT-OF-WAY
- O.R.S. OFFICIAL RECORDS BOOK
- P.O. PAGE
- COR. CORNER
- N.C. NORTHING
- E. EASTING
- ELEV. ELEVATION
- (CMF) CONCRETE MONUMENT FOUND
- (RIF) REBAR AND CAP FOUND
- (RCS) REBAR AND CAP SET
- (M) METERED END SECTION
- (W) WOOD POWER POLE
- (E) OVERHEAD ELECTRIC LINE
- (X) FENCE LINE (4" WIRE)

LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	69.66'(F)
L2	S21°21'46"E 69.64'(F)
L3	N87°14'12"E 237.50'(F)
L4	S87°05'28"W 115.74'(F)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING AND DISTANCE
C1	110.63'(C)	5679.65'(R) 5679.65'(C)	01°06'58"(C)	55.32'(C) S20°50'27"E 110.63'(C)
C2	480.87'(F)	5679.65'(R) 5679.65'(F)	04°38'57"(F)	230.06'(F) S17°50'13"E 480.74'(F)
C3	480.12'(F)	5779.65'(R) 5779.65'(F)	04°33'41"(F)	230.18'(F) N17°31'39"W 459.99'(F)
C4	1328.02'(F)	5779.65'(R) 5779.65'(F)	13°09'56"(F)	666.85'(F) S08°49'14"E 1325.10'(C)

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF
F.L.R.M. PARCEL NO. 315 OF 552, COMMUNITY PARCEL NO. "120270 0315 C" THAT THIS
PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOOD PLAIN), AND IN FLOOD ZONE "A", (SPECIAL FLOOD
HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO
BASE FLOOD ELEVATION DETERMINED), MAP EFFECTIVE DATE JUNE 16, 2006.

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "LAND DESCRIPTION" AS RECORDED IN OFFICIAL RECORDS BOOK 1474, PAGE 2216 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
2. BEARINGS AND HORIZONTAL DATUM ARE BASED ON NORTH AMERICAN DATUM OF 1983, NORTH ZONE, U.S. FOOT AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
3. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1985 AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. 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.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. 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 \$500 OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5A-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
15. 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.
16. 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.

DATE OF FIELD WORK: 10-05-2022; 10-13-2022
DATE OF FORWARD SURVEY: 12-21-2022

SCALE: 1" = 150'

PAGE 1 OF 1

DATE: 12-22-2022

DRAWN BY: JAT

FIELD BOOK: 450/03-04; 447/87;

454/76

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DAVID M. DEREN

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6964

DATE: 2022.12.22

14:05:23 -05'00'

PHONE: (352) 336-3383

FAX: (352) 336-1084

DIRENLANDSURVEYING.COM

JOE NO. 22278

ACAO FILE: 22278-1

DAVID M. DEREN P.S.M.

4605 N.W. 6TH STREET, SUITE H

GAINESVILLE, FLORIDA 32609

PHONE: (352) 336-3383

FAX: (352) 336-1084

DIRENLANDSURVEYING.COM

SCALE: 1" = 150'

DAVID M. DEREN LAND SURVEYING

CREATED: 12/22/2022 - 14:05:23 -05'00'

DAVID M. DEREN LAND SURVEYING

CREATED: 12/22/2022 - 14:05:23 -05'00'

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