

3. Unless stated otherwise, this survey prepared without benefit of abstract of title.
4. The lands described herein or hereon are subject to existing Easements, Rights-of-Way, Restrictions and Setbacks, whether or not disclosed of record.
5. Unless stated otherwise, jurisdictional areas, if any, are not located.
6. Unless shown or stated otherwise buried objects have not been located.
7. Unless shown or stated otherwise foundations beneath the surface have not been located, thereby precluding the extent of violations caused by encroachments of such foundations, if any exists, of a deed, easement, setback, or right-of-way line, from being stated or shown herein or hereon.
8. Unless shown or stated otherwise underground utilities have not been located.
9. This survey does not reflect or determine ownership. (i.e. For questions regarding title, a title opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company, should be sought.)
10. Unless depicted herein or hereon information, pertaining to easements or rights-of-way of record, has not been furnished to this office.
11. Some fixed improvements may exist which are not shown on this survey.
12. This map is protected by copyright and is certified only to the individual or individuals named hereon or herein and only for this current singular instance. Any use or reproduction of all or any portion of this survey and/or map without the express written permission of the surveyor is prohibited. Use of this survey and/or map in any subsequent instance is not authorized. The surveyor expressly disclaims any certification to any parties in future instances. No individual or individuals other than those named hereon or herein shall rely upon this survey and/or map.
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14. No investigation concerning environmental and subsurface conditions, or for the existence of under or above ground containers or facilities which may affect the use or development of this property was made as part of this survey.
15. Measurements shown for improvements are intended for location purposes only, and shall not be used for new construction planning or design without prior verification.
16. To obtain location information of features shown on the map without tie dimension, data should be scaled on the map as reproduced on stable based material, using a scale as noted on this drawing. This method will provide an approximate level of accuracy of two feet (plus or minus).
17. Data collected on assumed datum. Is played monumentaion (found or set) to be considered control points in reestablishing or checking the position of other displayed points or features shown on the map.

BURIED UTILITIES MAY EXIST  
INTERESTED PARTIES ARE ADVISED TO VERIFY.  
BURIED TELEPHONE CABLE IS BELIEVED TO  
BE LOCATED WITHIN OR ADJACENT TO.

Bearings are assumed.

Date of "FIELD SURVEY": June 30, 2025  
Drawing date: July 01, 2025

CURVE-1	L-3
R = 201.50'(D&F)	N 00°46'57" E 110.34' (D)
L = 159.55'(D) 159.48'(F)	N 00°50'31" E 110.34' (F)
Δ = 45°21'58"(D) 45°20'51"(F)	L-2
CD = N 24°33'18" W, 155.41'(C)	N 01°52'17" W 38.19' (D)
CD = N 24°31'07" W, 155.35'(F)	N 01°57'50" W 38.19' (F)
CURVE-2	L-3
R = 201.50'(D&F)	N 77°18'41" E 70.70' (D)
L = 144.35'(D) 144.29'(F)	N 77°13'08" E 69.56' (F)
Δ = 41°02'39"(D) 41°01'46"(F)	L-4
CD = N 67°45'31" W, 141.28'(C)	WEST 25.36' (D)
CD = N 67°42'25" W, 141.23'(F)	WEST 25.36' (F)

STATE OF FLORIDA  
COLUMBIA COUNTY  
SECTION 31, TOWNSHIP 2 SOUTH, RANGE 16 EAST  
**LEGAL DESCRIPTION**

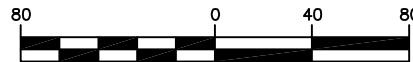
A parcel of land in Section 31, Township 2 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31, Township 2 South, Range 16 East, Columbia County, Florida and run North  $00^{\circ}46'57''$  East along the West line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31 a distance of 110.34 feet to a point on a curve of a curve concave to the Northeast having a radius of 201.50 feet and a central angle of  $45^{\circ}21'58''$ , said point also being the POINT OF BEGINNING; thence Northwesterly along the arc of said curve a distance of 159.55 feet; thence North  $01^{\circ}52'17''$  West a distance of 38.19 feet; thence North  $77^{\circ}18'41''$  East a distance of 70.70 feet to a point on the West line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31; thence continue North  $77^{\circ}18'41''$  East a distance of 313.38 feet; thence South  $54^{\circ}37'50''$  East a distance of 167.96 feet; thence South  $16^{\circ}07'01''$  East a distance of 240.94 feet; thence due West a distance of 25.36 feet; thence North  $88^{\circ}16'53''$  West a distance of 356.28 feet to the point of curve of a curve concave to the Northeast having a radius of 201.50 feet and a central angle of  $41^{\circ}02'39''$ ; thence Northwesterly along the arc of said curve a distance of 144.35 feet to the POINT OF BEGINNING

- 1.) Physical Address: TBD NW Combs Terrace, Lake City, Florida.
- 2.) Property Appraiser Tax Parcel Identification Number: 31-2S-16-01793-099
- 3.) Additional fixed improvements(if any) exist, are not shown, unless otherwise noted.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X", BASE FLOOD ELEVATION (N/A), AS SHOWN, AS PER F.I.R.M. COMMUNITY #120070(COLUMBIA COUNTY UNINCORPORATED AREAS), PANEL #0190-D, DATED 11/02/2018. MAP # 12023C0190D.

Digitally signed by  
c2b51dcb-3853-4830-a052-85dcff57ff  
d4  
Date: 2025.07.01  
16:36:48 -04'00'



GRAPHIC SCALE (In Feet)  
1 inch = 80' ft.

Daniel A. Dukes, P.S.M.  
Professional Surveyor & Mapper No. 5673  
State of Florida

Date of  
signature: \_\_\_\_\_

Note: The survey map and report or the copies thereof are not valid without the original signature and the seal of a Florida Licensed Surveyor & Mapper.

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DATE: July 01, 2025	JOB NUMBER: TBD NW COMBS TERRACE
SCALE: 1" = 80'	MAP NUMBER/TYPE: BOUNDARY

**Daniel A. Dukes, PSM**

PROFESSIONAL SURVEYING AND MAPPING

8731 S.W. Trail, P.O. Box 55, Lake Butler, Florida 32054, (904) 545-8744

	ABS TERRACE
	RIES R/W)
A	Arc length
B.R.	Bearing
CM	Concrete Monument
Ch.	Chord
(D)	Deed based measurement
D.B.	Deed Book
DOT	Department Of Transportation
Dist.	Distance
(F)	Field based measurement
LB	Licensed Business
O.R.	Official Records Book
(P)	Plat based measurement
PG.	Page
POB	Point Of Beginning
POC	Point Of Commencement
PC	Point of Curvature
PT	Point of Tangency
R	Radius length
R/W	Right-of-Way line
TJB	Telephone Junction Box
—OHE—	Overhead Electric Wire
—x—x—x—	Fence line
BRL	Bearing Reference Line (Basis of Bearing)
■	Found square DOT concrete R/W monument
■	Found CM (square unless stated otherwise)
□	Set 3 inch square CM. labeled: PSM 5673
●	Found iron rod
●	Set 1/2 inch iron rod, labeled: PSM 5673
○	Found iron pipe
○	Set 1/2 Inch iron pipe. labeled: PSM 5673
•	Survey point (identified as labeled)
---○	Power pole anchor and guy wire
○	Power pole
PRM	Permanent Reference Monument
PCP	Permanent Control Point
.....BSL.....	Boundary of Surveyed Parcel
BSL	Building Setback Line
TBM	Temporary Bench Mark
D.U.E.	Drainage And Utility Easement
□	Cable box
□	Electric Box
⊙	Well

