

# MAP OF SURVEY IN:

## CERTIFIED ONLY TO:

- 1.) Ronald Francis Kramer
- 2.) Karen Sue Kramer
- 3.) Ameris Bank
- 4.) Lake City Title
- 5.) Stewart Title Guaranty Company

STATE OF FLORIDA

COLUMBIA COUNTY

SECTION 6, TOWNSHIP 6 SOUTH, RANGE 17 EAST

## LEGAL DESCRIPTION: (AS FURNISHED)

(From Official Records Book 1404, Page 1459, Public Records of Columbia County, Florida)

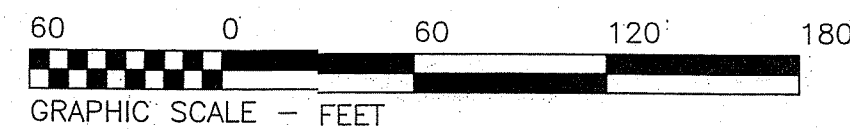
Lot 41, MEADOWLANDS PHASE 3, according to the map or plat thereof, as recorded in Plat Book 8, Page 7, of the Public Records of Columbia County, Florida, and subject to a Power Line Easement.

## BASIS OF BEARINGS:

Plat bearings are Record Plat.  
Field bearings are referenced to the  
Florida State Plane Coordinate System  
of 1983 (NAD83), North Zone, Grid North.

## CAUTION:

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



## LEGEND

A	Arc length
Br.	Bearing
CM	Concrete Monument
Ch.	Chord
(D)	Deed based measurement
D.B.	Deed Book
DOT	Department Of Transportation (Florida)
Dist.	Distance
(F)	Field based measurement
LB	Licensed Business
CMP	Corrugated Metal Pipe
O.R.	Official Records book
(P)	Plat based measurement
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
P	Power line (overhead unless shown to be different)
X	Fence line
6995	LB number for Southland Surveying & Mapping, Inc.
▲	Found nail and disk, labeled: LB 7042
■	Found 4 inch square CM, labeled: LB 7042
□	Set 4 inch square CM, labeled: LB 6995
●	Found iron rod
○	Set 5/8 inch iron rod, labeled: LB 6995
○	Found iron pipe
○	Set 1 inch iron pipe, labeled: LB 6995
○	Survey point (identified as labeled)
⊙	Power pole anchor and guy wire
⊙	Power pole
⊙	Concrete
⊙	Professional Surveyor & Mapper
⊙	Bearing Reference Line (Basis of Bearings)
⊙	Boundary of surveyed lands
⊙	Permanent Reference Monument
⊙	Permanent Control Point

## PROFESSIONAL SURVEYOR AND MAPPER'S NOTES:

- 1.) Unless stated otherwise, this survey prepared without benefit of abstract of title.
- 2.) The lands described herein or hereon are subject to existing Easements, Rights-of-way, Restrictions and Setbacks, whether or not disclosed of record.
- 3.) Unless stated otherwise, jurisdictional areas, if any, are not located.
- 4.) Unless shown or stated otherwise buried objects have not been located.
- 5.) 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.
- 6.) Unless shown or stated otherwise underground utilities have not been located.
- 7.) 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.)
- 8.) Unless depicted herein or hereon information, pertaining to easements or rights-of-way of record, has not been furnished to this office.
- 9.) Some fixed improvements may exist which are not shown on this survey.
- 10.) 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 of 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.
- 11.) This map may not be used with an affidavit or letter of any kind for reuse including, but not limited to, future closings, plot plans, construction, landscaping, permitting, etc. It is a violation of State Statute and the Federal Copyright Act to copy or modify and reuse this map beyond the date and scope. Southland Surveying & Mapping, Inc., its associates, and/or agents shall not be liable for the use of this survey by any other entities or persons for any purpose beyond the date and scope.
- 12.) 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.
- 13.) Measurements shown for improvements are intended for location purposes only, and shall not be used for new construction planning or design without prior verification.
- 14.) 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 of one inch equals 60 feet. This method will provide an approximate level of accuracy of two feet (plus or minus).
- 15.) Data collected on assumed datum. Displayed monumentation (found or set) to be considered control points in reestablishing or checking the position of other displayed points or features shown on the map.

## DATE: (including revisions)

Field Survey Date: October 12, 2020  
Drawing Date: October 13, 2020  
Revised December 8, 2020 to show  
Unfinished Wood Frame Residence.  
Revised May 14, 2021 to show final improvements.

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## BOUNDARY SURVEY

DATE: JOB NUMBER: 20603  
SCALE: MAP NUMBER: 5013-C

For: Ronald & Karen Kramer

Southland Surveying & Mapping, Inc.

(Since 1975)

PROFESSIONAL SURVEYING AND MAPPING

Certificate of Authorization Number: (LB) 6995

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