

04016-002

**23.458 ACRES**

TAX PARCEL 32-65-16-04011-000  
OWNER: CAROLLE MARIE &  
CHRISTINE LAMONTAGNE  
O.R. 1301, PAGE 218

TAX PARCEL 32-65-16-04015-000  
OWNER: TANJA LEDA  
O.R. 1372, PAGE 896

**SUBJECT PARCEL DESCRIPTION** (O.R. 1301, PAGE 218)  
A PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 AND RUN N 2 DEG 20' 17" W, ALONG THE WEST LINE THEREOF, 22.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WILSON SPRINGS ROAD; SAID POINT BEING THE POINT OF BEGINNING. THENCE CONTINUE N 2 DEG 20' 17" W, 1395.22 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE N 87 DEG 25' 21" E ALONG THE NORTH LINE THEREOF, 768.11 FEET; THENCE S 8 DEG 20' 17" E, 268.74 FEET; THENCE S 5 DEG 30' 10" E, 537.47 FEET; THENCE S 3 DEG 42' 07" E, 506.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID WILSON SPRINGS ROAD; SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 884.4 FEET, A CENTRAL ANGLE OF 7 DEG 12' 31", A CHORD BEARING OF N 88 DEG 57' 18" W AND A CHORD DISTANCE OF 113.84 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 113.84 FEET; THENCE S 87 DEG 20' 30" W ALONG THE NORTH RIGHT OF WAY LINE OF SAID WILSON SPRINGS ROAD 691.71 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

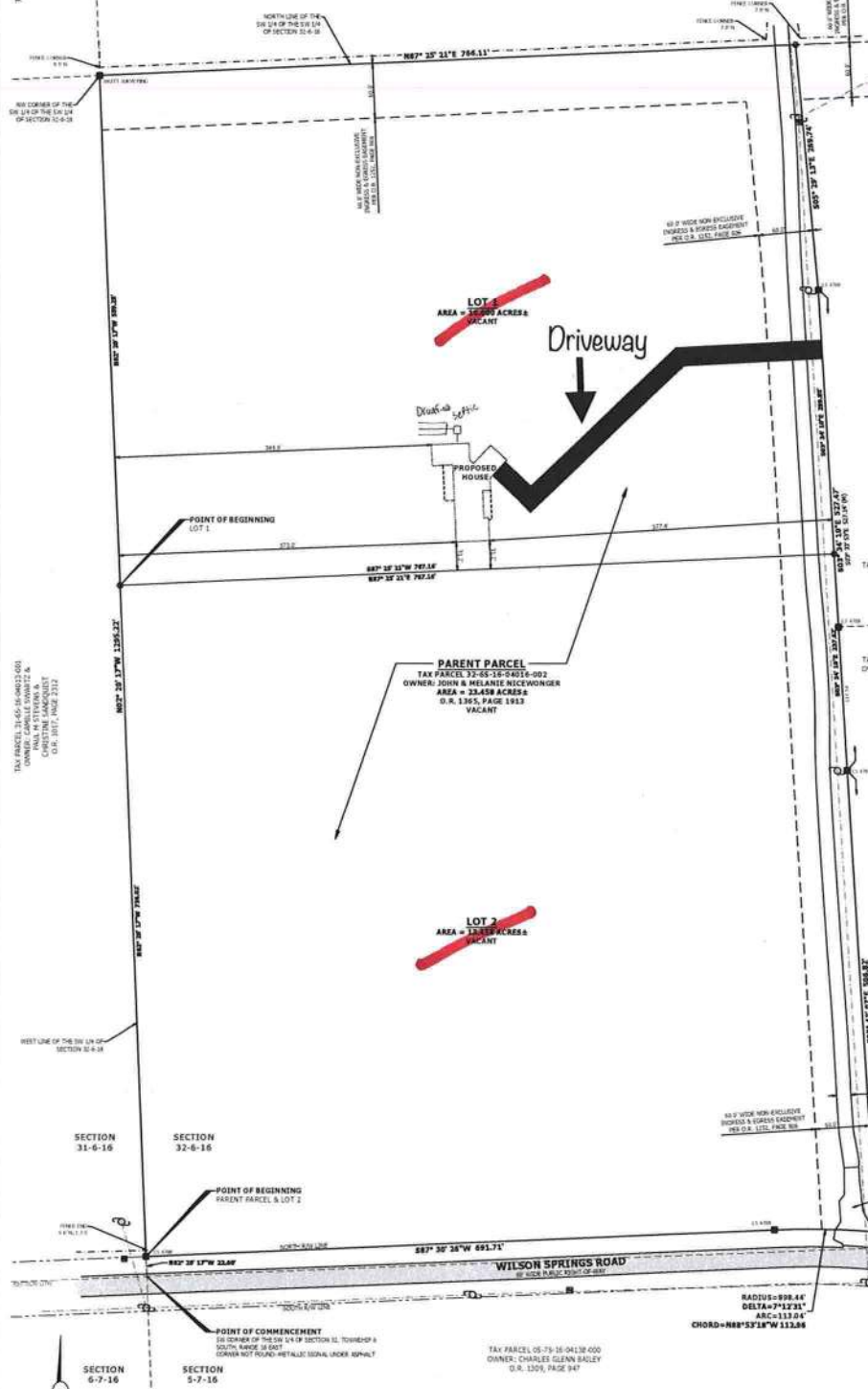
**LOT 1 DESCRIPTION** (PREPARED BY SURVEYOR)  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 18 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N 2 DEG 20' 17" W ALONG THE WEST LINE THEREOF FOR 22.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WILSON SPRINGS ROAD; THENCE CONTINUE N 2 DEG 20' 17" W ALONG SAID WEST LINE FOR 738.82 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 2 DEG 20' 17" W ALONG SAID WEST LINE FOR 595.20 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE N 87 DEG 25' 21" E ALONG THE NORTH LINE THEREOF FOR 768.11 FEET; THENCE S 8 DEG 20' 17" E FOR 268.74 FEET; THENCE S 5 DEG 30' 10" E FOR 537.47 FEET; THENCE S 3 DEG 42' 07" E FOR 506.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID WILSON SPRINGS ROAD; SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 884.4 FEET, A CENTRAL ANGLE OF 7 DEG 12' 31", A CHORD BEARING OF N 88 DEG 57' 18" W AND A CHORD DISTANCE OF 113.84 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 113.84 FEET; THENCE S 87 DEG 20' 30" W ALONG THE NORTH RIGHT OF WAY LINE OF SAID WILSON SPRINGS ROAD 691.71 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA, CONTAINING 18.000 ACRES, MORE OR LESS.

**LOT 2 DESCRIPTION** (PREPARED BY SURVEYOR)  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 18 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N 2 DEG 20' 17" W ALONG THE WEST LINE THEREOF FOR 22.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WILSON SPRINGS ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 2 DEG 20' 17" W ALONG SAID WEST LINE FOR 738.82 FEET; THENCE N 87 DEG 25' 21" E FOR 767.16 FEET; THENCE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE N 87 DEG 25' 21" E ALONG THE NORTH LINE THEREOF FOR 768.11 FEET; THENCE S 8 DEG 20' 17" E FOR 268.74 FEET; THENCE S 5 DEG 30' 10" E FOR 537.47 FEET; THENCE S 3 DEG 42' 07" E FOR 506.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID WILSON SPRINGS ROAD; SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 884.4 FEET, A CENTRAL ANGLE OF 7 DEG 12' 31", A CHORD BEARING OF N 88 DEG 57' 18" W AND A CHORD DISTANCE OF 113.84 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 113.84 FEET; THENCE S 87 DEG 20' 30" W ALONG THE NORTH RIGHT OF WAY LINE OF SAID WILSON SPRINGS ROAD FOR 691.71 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA, CONTAINING 13.458 ACRES, MORE OR LESS.

TAX PARCEL 32-65-16-04015-006  
OWNER: ANDREA JONES  
O.R. 1378, PAGE 218

TAX PARCEL 32-65-16-04016-001  
OWNER: NORMAN A. DOWNS &  
VALTER C. HALONSKI  
O.R. 801, PAGE 212

**SURVEYOR'S NOTES**  
1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 32-6-16 AS BEARING N02° 20' 17" W.  
2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JULY 8, 2020.  
3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
4. ALL MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.  
5. PROPERTY LINE TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.  
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.  
  
**FLOOD ZONE NOTE**  
THE HEREIN DESCRIBED PARCELS APPEAR TO LIE IN FLOOD ZONE X ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM COMMUNITY PANEL MAP NUMBER 16020C04, DATED FEBRUARY 4, 2005.



- LEGEND**
- INDICATES 5/8" REBAR & CAP SET STAMPED LR 7015
  - INDICATES 4"x4" CONCRETE MONUMENT FOUND TO AS NOTED
  - (R) INDICATES OFFICIAL RECORDS BOOK
  - (I) INDICATES IDENTIFICATION
  - (M) INDICATES MEASURED DATA WHEN DIFFERENT THAN RECORD
  - RAW INDICATES RIGHT-OF-WAY
  - INDICATES WOODEN POWER POLE
  - INDICATES OVERHEAD WIRE
  - - - INDICATES 4" WIRE FENCE
  - INDICATES TELEPHONE PEDESTAL

**STONECYPHER SURVEYING INC.**  
1225 NW 16TH AVENUE, SUITE 200, FLORIDA 32601  
Tel: (352) 379-0966  
E-mail: dws@stonecyphe.com  
www.stonecyphe.com  
Professional Surveying & Mapping  
Certificate of Authorization No. LB 7010

|              |                                                |                                                         |              |
|--------------|------------------------------------------------|---------------------------------------------------------|--------------|
| DATE         | 7-15-2020                                      | SCALE                                                   | 1"=60'       |
| DRAWN        | DWS                                            | DATE                                                    | JULY 8, 2020 |
| CHECKED      | DWS                                            | PROFESSIONAL SURVEYOR & MAPPER P.L.A. LICENSE NO. 12345 | PROJECT #    |
| SECTION NAME | BOUNDARY SURVEY & LOT SPLIT                    |                                                         |              |
| FILE NUMBER  | COLUMBIA COUNTY TAX PARCEL: 32-65-16-04016-002 |                                                         |              |
|              | IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 18 EAST |                                                         |              |



**From:** [thresa@ccpafl.com](mailto:thresa@ccpafl.com)  
**To:** [Laurie Hodson](#)  
**Subject:** 04016-002  
**Date:** Thursday, September 24, 2020 3:01:24 PM  
**Attachments:** [Thresa B. Frazee C.F.E. vcf](#)

---

04016-002 and 04016-007 were combined together on 09/01/2020 for our 2021 tax roll.

I hope this helps.



**Thresa B. Frazee, C.F.E.**

Columbia County Property Appraiser  
GIS/Land Records Supervisor

(386) 754-7137 Work  
[thresa@ccpafl.com](mailto:thresa@ccpafl.com)  
135 NE Hernando Ave.  
Suite 238  
Lake City, FL 32055  
[www.columbia.floridapa.com](http://www.columbia.floridapa.com)