

BOUNDARY SURVEY
IN SECTION 1...
TOWNSHIP 6 SOUTH,
RANGE 16 EAST,
COLUMBIA COUNTY, FLA.

LANDS OF
ROSE ANN GRANT
TAX PARCEL NO.
01-65-16-03761-172
LOT 72, "MEADOWLANDS PHASE 4"
PLAT BOOK 8, PAGES 11-14
NOT A PART

N.88°35'44"E 631.28'(F)
N.88°45'16"E 631.63'(F)

DETERMINATION OF THE
LOCATION OF THE ACTUAL
FLOOD LINE WILL REQUIRE A
TOPOGRAPHIC SURVEY.

LOT 73
CONTAINS
5.01 Acres, ±

DOTS REPRESENT THE APPROXIMATE AREA
SHOWN TO BE IN A POTENTIAL FLOOD ZONE
ON THE RECORD PLAT AND THE AREA SHOWN
FOR A POTENTIAL REVISION OF THE FEMA FIRM
PANELS PRODUCED BY THE SUWANNEE RIVER
WATER MANAGEMENT DISTRICT.
THE RECORD PLAT INDICATES A 100 YEAR
FLOOD ELEVATION OF 87.7' AS DETERMINED BY
THE DEVELOPER'S ENGINEER. THERE IS A
MINIMUM FLOOR ELEVATION ESTABLISHED FOR
THIS LOT AT 88.7 FEET. ELEVATION DATUM IS
NOT GIVEN ON THE PLAT, THE DATUM BEING
USED FOR THE FIRM PANELS AND BY THE
WATER MANAGEMENT DISTRICT AT THE DATE OF
SATING OF THE SUBDIVISION WAS THE NORTH
AMERICAN VERTICAL DATUM OF 1929.

THE HIGH WATER LINE INFORMATION SHOWN ON
THE ORIGINAL PLAT IS 90° OUT OF ROTATION
WITH THE REST OF THE PLAT. THIS IS A
DRAFTING AREA THAT OCCURRED IN THE
PREPARATION OF THE DRAWING TRANSITIONING
FROM "MODEL SPACE" TO "PAPER SPACE"
WHICH ARE TECHNICAL COMPUTER AIDED
DRAFTING PROCEDURES.



Curve number 1(F)
Radius= 25.00'
Delta= 88°50'54"
Arc= 38.71'
Tangent= 24.50'
Chord= 35.00'
Chord Brg= 5.43°09'21"W

Curve number 1
Radius= 25.00'
Delta= 89°00'52"
Arc= 38.84'

- 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 PLAT OF RECORD USING MONUMENTS FOUND ON THE WEST LINE OF THIS PARCEL.
 3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED FEBRUARY 4, 2009, COMMUNITY PANEL NO. 120230485C. HOWEVER, PORTIONS OF THIS PARCEL IS HISTORICALLY SUBJECT TO FLOODING AS PER PLAT OF RECORD AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT.
 4. NO NOTE.
 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 BETTER THAN 1/7500. 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:
CARLOS L. RIVERA AND VILMA M. RIVERA
LAW OFFICE OF MATTHEW P. FLORES
CHICAGO TITLE INSURANCE COMPANY

DESCRIPTION:
LOT 73, "MEADOWLANDS PHASE 4", A SUBDIVISION AS
RECORDED IN PLAT BOOK 8, PAGES 11-14, COLUMBIA COUNTY,
FLORIDA.

- SYMBOL LEGEND
- O.R.I. OFFICIAL RECORD INSTRUMENT
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET, L.S. 4708
 - IRON PIN OR PIPE FOUND
 - 5/8" IRON ROD SET, L.S. 4708
 - WIRE FENCE
 - ELECTRIC UTILITY LINE (OVERHEAD)
 - UNDERGROUND ELECTRIC SERVICE
 - CABLE TV LINE (OVERHEAD)
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - LAND SURVEYOR
 - L.S. LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORD BOOK
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - UTILITY POLE
 - RIGHT-OF-WAY
 - NO ID. NO IDENTIFICATION
 - FLA. D.O.T. A. DEPT. OF TRANSPORTATION
 - CENTERLINE
 - CONCRETE MONUMENT
 - IRON ROD
 - IRON PIPE
 - STATE ROAD DEPARTMENT

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD MEASUREMENT"
(D) DEED, AS IN "DEED MEASUREMENT"
(P) PLAT, AS IN "PLAT MEASUREMENT"
(R) RECORD, AS IN "RECORD MEASUREMENT"
(C) RECORD, AS IN "CALCULATED MEASUREMENT"

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

SIGNED: _____
MARK D. DUREN, LS 4708

MARK D. DUREN AND
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FIELD SURVEY DATE: APR 26, 2022
DATE DRAWN: APR 26, 2022
FOR: _____
FILE BOOK: 808 PAGE: 25
DRAWN BY: M. DUREN
WO# 23-163