

BOUNDARY SURVEY
IN SECTION _1_.
TOWNSHIP _6_ SOUTH,
RANGE _16_ EAST.
COLUMBIA COUNTY, FLA.

LANDS OF
BAR D RANCH PARTNERSHIP A/V/A, BAR D
RANCH, LAND & CATTLE, LLC
01-65-1487-0001-0000
0001 1487-0001 0000
NOT A PARCEL

N.0114'44" W. 550.82'(E)
N.0114'44" W. 300.67'(E)

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 PARCEL

N.88°35'44"E 631.28'(F)
N.88°45'16"E 631.83'(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 PROPOSED BY THE SUWANNEE RIVER
WATER MANAGEMENT DISTRICT.
THE RECORD PLAT INDICATED 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 RECORD PLAT. DATA DETER-
MINED FROM THE FIRM PANELS MADE BY THE
WATER MANAGEMENT DISTRICT AT THE DATE OF
PLATTING OF THE SUBDIVISION WAS THE NORTH
AMERICAN VERTICAL BAROM OF 1929.

SW MEADOWLANDS DRIVE
(80' PUBLIC R/R, PAVED ROAD BED)

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. 12023040485C. 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 BETTER THAN 1/7500. BOUNDARY AND CONTROL POINTS ARE 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 DISCOURSED TO THE SURVEYOR. NO 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:

SIGNING SURVEYOR:
MARK D. DUREN, LS 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FL 32053

SIGNED:
MARK D. DUREN

THE HIGH WATER LINE INFORMATION SHOWN ON
THE ORIGINAL PLAT IS 90° OUT OF ALIGNMENT
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°56'54"
Arc= 38.77'
Tangent= 24.50'
Chord= 35.00'
Chord Brdg= 5.43'09"21" W

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

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

SYMBOL LEGEND	
O.R.	OFFICIAL RECORD INSTRUMENT
+	CONCRETE MONUMENT FOUND
○	CONCRETE MONUMENT, LS 4708
●	IRON PIN OR PIPE FOUND
○/●	IRON ROD SET, LS 4708
-	IRON TIN
- -	UNDERGROUND UTILITY LINE (OVERHEAD)
-x-	CABLE LINE (OVERHEAD)
-+/-	IRON LINE FENCE
-4-	WOODEN FENCE
-C-	CONCRETE PIPE
-CM-	CONCRETE METAL PIPE
-R-	REINFORCED CONCRETE PIPE
-L-	LAND SURVEYOR
-D-	DRONE
-B-	LICENSED BUSINESS
-DP-	DRONE PILOTIC POSITION
-PM-	PERMANENT MONUMENT
-PCP-	PERMANENT CONTROL POINT
●	UTILITY POLE
-R-	RIDGE OF WAY
-NO. D.O.T.	NO. 10 DIVISION OF TRANSPORTATION
-FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
-C.M.-	CONCRETE MONUMENT
-R.P.-	REINFORCED CONCRETE
-I.P.-	IRON PIPE
-S.R.D.-	STATE ROAD DEPARTMENT

MARK D. DUREN AND
ASSOCIATES, INC.

LB 7620

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32053
(386) 755-9831 OFFICE
(386) 758-8210 FAX

FIELD SURVEY DATE: 01/24/2022
DATE DRAWN: 01/24/2022
FOR: 1604 SW SISTERS WELCOME ROAD
FIELD BOOK: 202B PAGE: 26
DRAWN BY: M. DUREN
WO# 23-163