

A BOUNDARY SURVEY IN SECTION 34, TOWNSHIP 2 SOUTH,  
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

SYMBOL LEGEND:	
■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
○	IRON PIN AND CAP SET
×	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	NAIL & DISK
⊕	POWER POLE
+	SIGN POST
⊕	WATER METER
⊕	UTILITY BOX
⊕	WELL
⊕	SANITARY MANHOLE
⊕	CENTERLINE
---	SECTION LINE
---	ELECTRIC LINES
---	WIRE FENCE
---	CHAIN LINK FENCE
---	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC.)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

SCALE: 1" = 60'

GRAPHIC SCALE

#### FHA STANDARD REQUIREMENTS:

SEPTIC TO WELL = 71.91'  
SEPTIC TO EAST PROPERTY LINE = 71.45'  
WELL TO DRAIN FIELD = 78.65'  
WELL TO WEST PROPERTY LINE = 31.78'

**DESCRIPTION:**  
A PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SAID SE 1/4 AND RUN S.88°38'00"W., ALONG THE NORTH LINE THEREOF, 656.84 FEET; THENCE S.10°58'53"W., 648.46 FEET; THENCE N.68°44'47"W., 85.00 FEET FOR A POINT OF BEGINNING; THENCE S.11°03'27"W., 245.00 FEET; THENCE N.78°56'33"W., 226.41 FEET; THENCE N.32°12'57"E., 286.44 FEET; THENCE S.68°44'47"E., 125.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.04 ACRES MORE OR LESS.

**EASEMENT TO BE ACQUIRED:**  
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.88°38'00"W., ALONG THE NORTH LINE THEREOF, 656.84 FEET; THENCE S.10°58'53"W., 228.46 FEET TO THE SOUTH RIGHT-OF-WAY OF NW WINFIELD STREET; THENCE N.68°44'47"W., STILL ALONG SAID SOUTH RIGHT-OF-WAY LINE, 210.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.68°44'47"W., STILL ALONG SAID SOUTH RIGHT-OF-WAY LINE 30.00 FEET; THENCE S.10°58'53"W., 501.32 FEET; THENCE N.32°12'57"E., 81.50 FEET; THENCE N.10°58'53"E., 420.00 FEET TO THE POINT OF BEGINNING.

#### SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF
- BEARINGS ARE BASED ON A DEED BEARING OF S.68°44'47"E., FOR NORTH LINE OF PARCEL AS SHOWN HEREON.
- IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C0190D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.
- NO EASEMENT FOR THIS PARCEL WAS PROVIDED TO THIS OFFICE, HOWEVER UPON RESEARCH AN EASEMENT FOR AN ADJACENT PROPERTY EASEMENT WAS FOUND IN OFFICIAL RECORDS BOOK 1202, PAGE 1409, AS SHOWN HEREON.

#### CERTIFIED TO:

FREDERICK & KIMBERLY A. SYKES  
LAKE CITY AREA OFFICE, RURAL DEVELOPMENT UNITED  
STATES DEPARTMENT OF AGRICULTURE  
ABSTRACT TRUST TITLE, LLC  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

FIELD BOOK: SEE PAGE(S): FILE

#### SURVEYOR'S CERTIFICATION:

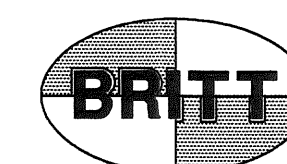
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

10-30-23  
FIELD SURVEY DATE

12-11-23  
DRAWING DATE

L. SCOTT BRITT, P.S.M.  
CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



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& MAPPING, LLC

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