

04740-001

65671

POINT OF COMMENCEMENT

SW CORNER OF LOT 8
CORINTH PARK
PLAT BOOK 5, PGS 35-36
FND 4X4 CM
NO ID

LEGAL DESCRIPTION:

That portion of the NE 1/4 of Section 20, Township 2 South, Range 17 East, Columbia County Florida, more particularly described as follows:

COMMENCE at the SW corner of Lot 8, Corinth Park, a subdivision as recorded in plat book 5, pages 35 and 36 of the public records of Columbia County Florida; thence run S 03°56'37" W, a distance of 640.64 feet to a concrete monument; thence continue S 01°42'57" W, a distance of 253.53 feet to the POINT OF BEGINNING; Thence run S 89°45'22" E, a distance of 419.56 feet to a point on the west Right-of-Way line of SR 47/US 441, said point being on a non tangent curve concave easterly having a radius of 17,238.73 feet, a chord bearing of S 01°23'28" W, thence run southwesterly 00°41'53" along the arc of said curve a distance of 210.04 feet to a non tangent line; thence run N 89°45'22" W, departing said west Right-of-Way line a distance of 420.75 feet; thence run N 01°42'57" E, a distance of 210.07 feet to the POINT OF BEGINNING.

Containing 2.045 acres more or less and subject to rights-of-ways, easements, and restrictions of title

Parcel Identification Number 20-25-17-04740-001

SURVEYOR'S NOTES:

- This Map of Survey is valid only if digitally signed and sealed in accordance to chapter 5J-17.062 of the F.A.C. and Chapter 472 of the Florida Statutes.
- This survey has been prepared without the benefit of an abstract or title commitment and may be subject to dedications, limitations, reservations, easements, and/or other record encumbrances. No instruments of record identifying easements, rights of way, ownership and/or record encumbrances were furnished to the surveyor, unless otherwise shown. There may be additional easements, restrictions and/or encumbrances affecting this property that may or may not be found in the public records of this county.
- Bearings shown hereon are referenced to the South line of the north 210 feet of the SW 1/4 of the NE 1/4 of section 20, being N 89°45'22" W (ASSUMED).
- Distances shown hereon are horizontal ground/surface distances, unless noted otherwise.
- The legal description shown hereon was provided by the Client.
- Underground improvements such as foundations and utilities were not located. Underground lines shown if any are based on surface features.
- All boundary line bearings, distances and curve data are deed and measured unless shown as (D) = deed and / or (M) = measured.
- According to Flood Insurance Rate Map Community Panel No. 12023C0185D, Unincorporated Areas of Columbia County, effective date November 2, 2018, the lands described hereon land in zone x.
- Interior fences were not located during this survey.

DRAWING
24-004
SHEET

1 OF 1

PREPARED FOR:

MANUEL TREJO

SEC 20-T02S-R17E, COLUMBIA COUNTY
8144 N US 441, LAKE CITY, FLORIDA.



AFFINE ENGINEERING AND SURVEYING, INC

CIVIL ENGINEERS

SURVEYORS

TELEPHONE NUMBER 407-421-5534
127 NW GREEN LAKE, LAKE CITY, FLORIDA 32055
CERTIFICATE OF AUTHORIZATION: LB 7828

DRAWN BY: VM
DATE: 03/20/2024
FIELD BOOK: LB-2
SCALE: 1"=60'
CHECKED BY: VM
JOB #: 24004

BOUNDARY SURVEY**LEGEND**

CM = CONCRETE MONUMENT
GW = GUY WIRE
FNC = FIELD FENCE
FND = FOUND
IRC = IRON ROD AND CAP
MES = MITTERED END SECTION
OHV = OVERHEAD WIRE
UP = UTILITY POLE

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

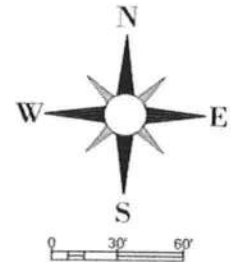
AFFINE ENGINEERING AND SURVEYING, INC
(Certificate of Authorization Number LB 7828)

VM

Survey Date: 03/01/2024

Victor O. Marrero
Professional Surveyor and Mapper
Certificate Number LS 6586

This Map of Survey is valid only if digitally signed and sealed in accordance to chapter 5J-17.062 of the F.A.C. and Chapter 472 of the Florida Statutes.

**CERTIFIED TO:**

MANUEL TREJO
SPRINGS TITLE, LLC
FIDELITY NATIONAL TITLE INSURANCE

THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE