

# MAP OF SURVEY IN:

STATE OF FLORIDA  
COLUMBIA COUNTY  
SECTION 27, TOWNSHIP 4 SOUTH, RANGE 17 EAST

## LEGAL DESCRIPTION:

(As Furnished from Official Records Book 1511, Page 1111, Public Records of Columbia County, Florida)  
A parcel of land 420 feet East and West by 520 feet North and South in the Northeast 1/4 corner of the Southeast 1/4 of Southwest 1/4 of Section 27, Township 4 South, Range 17 East, Columbia County, Florida

## LEGEND

A	Arc length
Br.	Bearing
CM	Concrete Monument
Ch.	Chord
(D)	Deed based measurement
D.B.	Deed Book
DOT	Department Of Transportation (Florida)
Dist.	Distance
(F)	Field based measurement
LB	Licensed Business
O.R.	Official Records book
(P)	Plat based measurement
Page	Page
POB	Point Of Beginning
POC	Point Of Commencement
PC	Point of Curvature
PT	Point of Tangency
R	Radius length
R/W	Right-of-Way line
TJB	Telephone Junction Box
P	Power line (overhead unless shown to be different)
—X—X—	Fence line
BRL	Bearing Reference Line (Basis of Bearing)
□	Found square DOT concrete R/W monument
■	Found CM (square unless stated otherwise)
■	Set 3 inch square CM, labeled PSM 5673
○	Found iron rod
○	Set 1/2 inch iron rod, labeled PSM 5673
○	Found iron pipe
○	Set 1/2 inch iron pipe, labeled PSM 5673
●	Survey point (identified as labeled)
—●—	Power pole anchor and guy wire
⊙	Power pole
PRM	Permanent Reference Monument
PCP	Permanent Control Point
—	Boundary of Surveyed Parcel
BSL	Building Setback Line
BRL	Bearing Reference Line (Basis of bearings)

## PROFESSIONAL SURVEYOR AND MAPPER NOTES:

- Unless stated otherwise, this survey prepared without benefit of abstract of title.
- The lands described herein or hereon are subject to existing Easements, Rights-of-Way, Restrictions and Setbacks, whether or not disclosed of record.
- Unless stated otherwise, jurisdictional areas, if any, are not located.
- Unless shown or stated otherwise buried objects have not been located.
- Unless shown or stated otherwise foundations beneath the surface have not been located, thereby precluding the extent of violations caused by encroachments of such foundations, if any exists, of a deed, easement, setback, or right-of-way line, from being stated or shown herein or hereon.
- Unless shown or stated otherwise underground utilities have not been located.
- This survey does not reflect or determine ownership (i.e. For questions regarding title, a title opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company, should be sought.)
- Unless depicted herein or hereon information, pertaining to easements or rights-of-way of record, has not been furnished to this office.
- Some fixed improvements may exist which are not shown on this survey.
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- No investigation concerning environmental and subsurface conditions, or for the existence of under or above ground containers or facilities which may affect the use or development of this property was made, as part of this survey.
- Measurements shown for improvements are intended for location purposes only, and shall not be used for new construction planning or design without prior verification.
- To obtain location information of features shown on the map without tie dimension, data should be scaled on the map as reproduced on stable based material, using a scale as noted on this drawing. This method will provide an approximate level of accuracy of two feet (plus or minus).
- Data collected on assumed datum. Displayed monumentation (found or set) to be considered control points in reestablishing or checking the position of other displayed points or features shown on the map.

## BOUNDARY SURVEY

DATE: JOB NUMBER: 0144-2024-CO

SCALE: MAP NUMBER: 0144-B

For: Amber Willis

**Daniel A. Dukes, PSM**

PROFESSIONAL SURVEYING AND MAPPING

8731 S.W. 57th Trall, P.O. Box 55, Lake Butler, Florida 32054, (904) 545-8744

## DATES: (including revisions)

Date of "FIELD SURVEY": July 25, 2024  
Drawing date: July 25, 2024

## BASIS OF BEARINGS:

Bearings are assumed

## CAUTION:

BURIED UTILITIES MAY EXIST  
INTERESTED PARTIES ARE ADVISED TO VERIFY.  
BURIED TELEPHONE CABLE IS BELIEVED TO  
BE LOCATED WITHIN OR ADJACENT TO.

Point 1 to Point 2 = 420'(D)  
N 88°03'49"E, 418.53'(C)  
Point 2 to Point 3 = 520'(D)  
S 01°27'36"E, 519.52'(C)

Point 2 to Point 7 =  
N 01°27'36"E, 78.51'(C)  
Point 7 = 4", Not Labeled

Point 2 to Point 4 =  
S 89°00'12"E, 136.59'(C)  
Point 4 = 3", Not Labeled

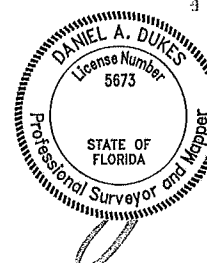
Points 5 & 6 = 5/8", Not Labeled

TOTAL AREA =  
5.0 ACRES +/-

## ADDITIONAL NOTES:

- Property Appraiser Tax Parcel Identification Number: 27-4S-17-08789-000
- Additional fixed improvements may exist but are not shown
- Interior fences may exist but were not located

Digitally signed  
by



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Date of  
signature:

Note: The survey map and report or the copies thereof are not valid without the original signature and the seal of a Florida Licensed Surveyor & Mapper.

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