

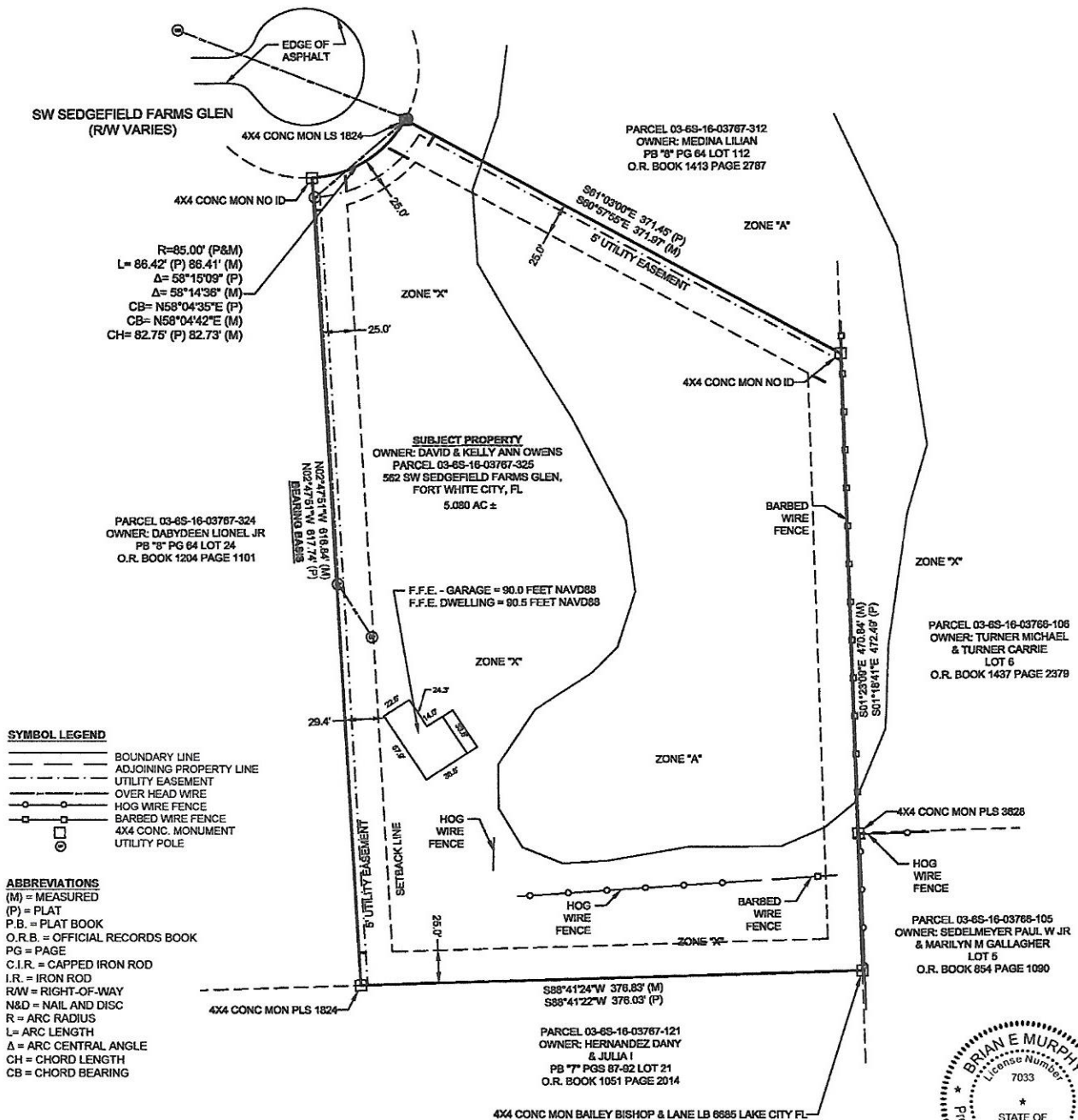
BOUNDARY SURVEY
"OF TAX PARCEL 03-6S-16-03767-325"
IN SECTION 3 TOWNSHIP 06 SOUTH RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON IS BASED ON FIELD MEASUREMENTS COMPLETED OCTOBER 23, 2023.
 - 1.1. FOUNDATION SURVEY COMPLETED 9/10/2024.
2. BEARINGS ARE BASED ON THE WEST LOT LINE OF LOT 25, AS SHOWN HEREON.
3. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
4. FENCES, OVERHEAD WIRES AND OTHER SYMBOLS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO SCALE.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING SURVEYOR ARE PROHIBITED WITHOUT THE CONSENT OF THE SIGNING SURVEYOR.
6. ENCUMBRANCES MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT ILLUSTRATED ON THIS SURVEY.
7. THIS SURVEY IS CERTIFIED TO THE DATE OF WHEN THE FIELD MEASUREMENTS WERE MADE ONLY.
8. DWELLING RESIDES IN FLOOD ZONE "X" & "A" ACCORDING TO FEMA FIRM 12023C0480C EFFECTIVE 02/04/2009.
9. CONTOURS SHOWN HEREON ARE BASED ON THE 2018 USGS LIDAR DATASET. LOCAL CHECKPOINT OBSERVATIONS WERE MEASURED USING F.D.O.T. FLORIDA PERMANENT REFERENCE NETWORK USING RTK GNSS AND FOUND THAT THE CHECKPOINTS WERE 0.32 - 0.42 FEET HIGHER THAN THE LIDAR ON FLAT SURFACES ALONG THE ROAD.

LEGAL DESCRIPTION (PER O.R.B. 1078 PG 62)

LOT 25, SEDGEFIELD PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 60 THROUGH 64, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.



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THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida Business License No. LB8313

IF PRINTED, THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF IN DIGITAL FORMAT, PLEASE BE SURE TO VALIDATE THE ELECTRONIC SIGNATURE.

Digitally signed by Brian E. Murphy
Date: 2024.09.12 14:48:40 -0500
Brian E. Murphy
Professional Surveyor & Mapper No. 7033



DAVID OWENS AND KELLY ANN OWENS
CAPITAL CITY HOME LOANS, LLC
GUMMINGER LAW, PLLC
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY

Scale: 1" = 80'
Drawn By: G.S. / A.D. / B.M.
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