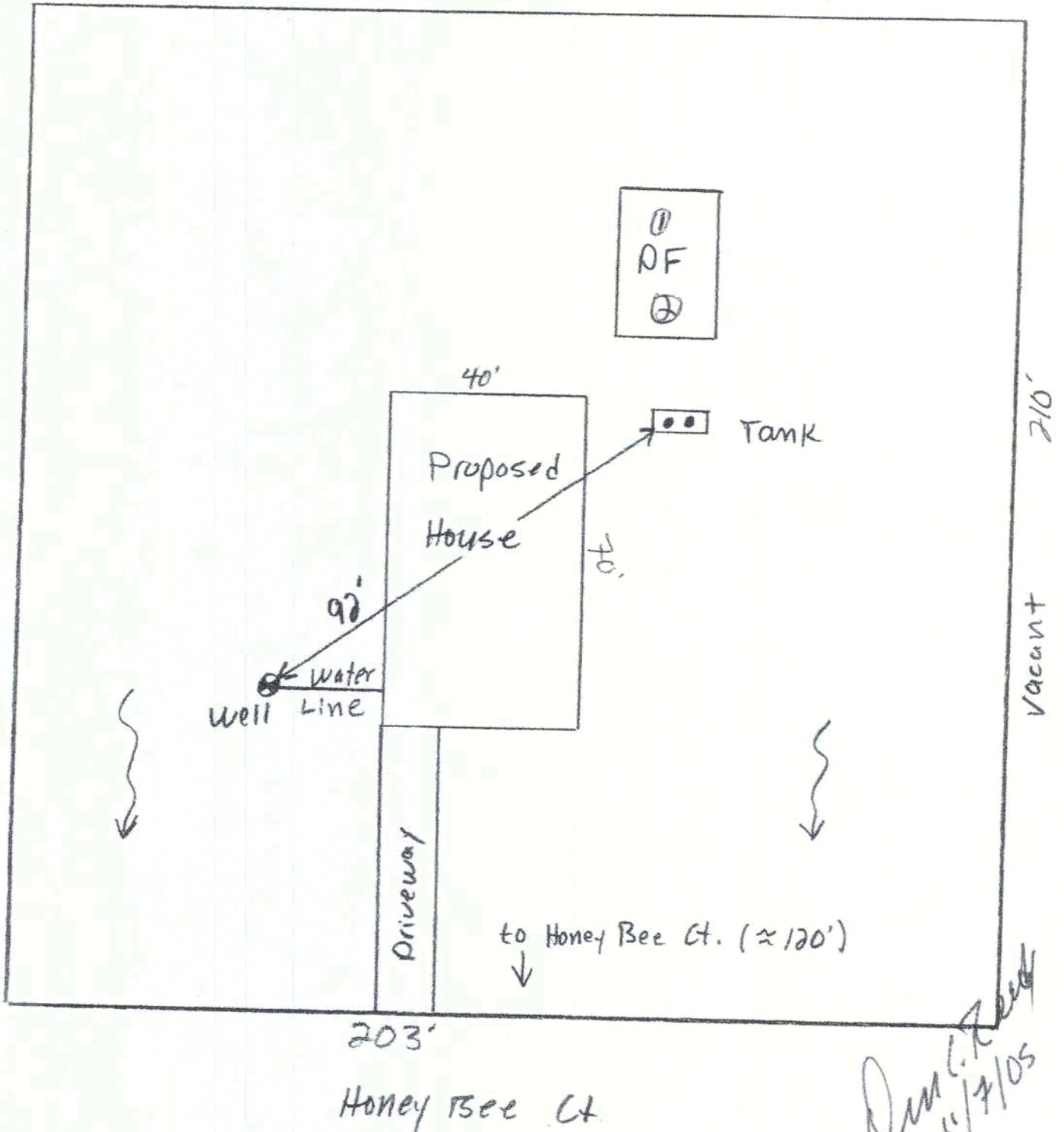


Site Plan
Inset
Fred Schueneman
Property

→
N
1" = 30'

Vacant



BOUNDARY SURVEY

LYING IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

DESCRIPTION: (AS FURNISHED)
PARCEL NO. 1

COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 89°54'54" W ALONG THE NORTH LINE OF SAID SECTION 7, 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. C-131; THENCE S 00°10'48" W ALONG SAID WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. C-131, 638.44 FEET TO THE NORTHEAST CORNER OF LOT 1 OF TUSTENUGEE RIDGE, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 211 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 89°38'15" W ALONG THE NORTH LINE OF SAID LOT 1, 683.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 00°20'48" W ALONG THE WEST LINE OF SAID SUBDIVISION, 671.46 FEET; THENCE N 89°38'15" W, 630.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°38'15" W, 650.04 FEET; THENCE S 00°20'48" W, 671.46 FEET; THENCE S 89°38'15" E, 650.04 FEET; THENCE N 00°20'48" E, 671.46 FEET TO THE POINT OF BEGINNING, SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS: THE SOUTH 30 FEET AND THE EAST 30 FEET AND THAT PORTION OF A 50-FOOT RADIUS CUL-DE-SAC IN THE NORTHEAST CORNER THEREOF, CONTAINING 10.02 ACRES, MORE OR LESS.

TOGETHER WITH:

60'-FT. ROAD EASEMENT FOR TUSTENUGEE OAKS

A STRIP OF LAND 80 FEET IN WIDTH INCLUDING 30 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 00°03'14" E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12, 22.91 FEET TO THE SOUTH LINE OF ICHETUCKNEE ROAD (A COUNTY MAINTAINED GRADED ROAD); THENCE N 89°26'50" E, ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 561.07 FEET; THENCE N 89°05'20" E, STILL ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 785.95 FEET TO THE POINT OF BEGINNING; THENCE S 00°30'48" W, 1892.66 FEET; THENCE S 89°38'15" E, 2600.39 FEET TO REFERENCE POINT "E"; THENCE CONTINUE S 89°38'15" E, 1300.06 FEET TO REFERENCE POINT "F"; THENCE CONTINUE S 89°38'15" E, 1300.07 FEET TO REFERENCE POINT "Q"; THENCE CONTINUE S 89°38'15" E, 1333.48 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. C-131 AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "E" AND RUN THENCE N 00°20'48" W, 671.46 FEET TO THE CENTER POINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND TO THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "F" AND RUN THENCE N 00°20'48" W, 671.46 FEET TO THE CENTER POINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND TO THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "Q" AND RUN THENCE N 00°20'48" W, 671.46 FEET TO THE CENTER POINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND TO THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "Q" AND RUN THENCE S 00°20'48" E, 671.46 FEET TO THE CENTER POINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND TO THE POINT OF TERMINATION. SAID EASEMENT BEING A PART OF THE NE 1/4 OF SECTION 12 AND THE NW 1/4 AND THE NE 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 17 EAST.



GRAPHIC SCALE: 1" = 40'

S 89°38'15" E 650.04' (R)
N 89°36'25" W 599.91' (M)

SUBJECT PARCEL
#09621-211-000
± 10.02 ACRES (M)
VACANT

S 89°38'15" E 619.98' (M)

SASSAFRASS ST.
(7' WIDE UNIMPROVED DIRT ROAD)

60' ROAD EASEMENT FOR TUSTENUGEE OAKS

S 89°38'15" E 650.04' (R)

POINT OF BEGINNING
PARCEL NO. 1

N 89°38'15" W 630.04'

S 00°20'48" W 671.46'

N 89°38'15" W 683.44'

S 89°54'54" W 40.00'

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION
7, TOWNSHIP 6 SOUTH, RANGE 17
EAST

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 89°38'15" W FOR THE SOUTH BOUNDARY LINE OF PARCEL 1, SAID BEARING BEING IDENTICAL TO DEED CALL (O.R. PER FURNISHED LEGAL DESCRIPTION)
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- VERTICAL DATUM BASED ON AN ELEVATION OF 185.76' FOR A FLORIDA DEPARTMENT OF TRANSPORTATION RAILROAD SPIKE FOUND IN A 17" CYPRESS TREE LOCATED 56.49 FEET TO THE RIGHT OF S.R. 121 CENTERLINE STATION 46+34.132, NGVD29 DATUM.
- ONLY THOSE PINE TREES WITH A DIAMETER OF 12 INCHES OR GREATER AND THOSE HARDWOOD TREES WITH A DIAMETER OF 8 INCHES OR GREATER AS MEASURED AT CHEST HEIGHT ARE SHOWN HEREON.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN (BASE FLOOD ELEVATIONS NOT DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120070 0228 B WITH AN EFFECTIVE DATE OF JAN. 6, 1988.

LEGEND:

□	FOUND 4"x4" CONCRETE MONUMENT LB 6685
○	WOOD POWER POLE
—DHE—	OVERHEAD ELECTRIC
—X—	EXISTING FENCE

ABBREVIATIONS:

(M) = FIELD MEASUREMENT
(R) = RECORD MEASUREMENT
O.R. = OFFICIAL RECORDS
I.D. = IDENTIFICATION

JOB NO.: 05-0861
SHEET NO.: 1 OF 1

SALLY SCHUENEMAN
FREDRICK W. SCHUENEMAN
AMERICA'S HOME PLACE

CERTIFIED TO:

DRAWN BY: JTC
CHECKED BY: SAH
FIELD BOOK: 4237/44

CE Causeaux & Ellington, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 321-1576 Fax: (352) 321-2176

DRAWING SCALE: 1" = 40'
BAR IS ONE INCH ON ORIGINAL DRAWING
0 IF NOT ONE INCH ON SIZE RESPONSIBILITY

DRAWING FILE: 05-0861
SURVEY DATE: 10/14/05
REVISION DATE:

STACY A. HALL
Professional Surveyor & Mapper P.d. License No. 3784

This map prepared by:
Certificate of Authorization No. L.B. 8076
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER