

46

200812014168 Inst. No. 200812014168 Date: 7/29/2008  
C.E. Smith & Son, Columbia County 8:1113 P1831

SECTION 22

PARCEL A1

TOWNSHIP 3 NORTH - RANGE 17 EAST

SECTION 22, commencing at the Northwest Corner of the NE 1/4 of SE 1/4, Section 33, Township 3 South, Range 17 East, Columbia County, Florida, and run thence S 89°41'30"W, along the West line of said NE 1/4 of SE 1/4, 403.33 feet to the South Right-of-Way line of Lanvala Street; thence S 89°14'30"E, along said South Right-of-Way line 189.44 feet; thence continues S 89°14'30"E, along said South Right-of-Way line, 200.00 feet to the point of intersection of said South Right-of-Way line with the West Right-of-Way line of Jones Street and to the POINT OF BEGINNING; thence S 07°13'07"W, along said West Right-of-Way line, 234.47 feet; thence S 09°05'47"W, 100.00 feet; thence N 89°13'07"E, 234.47 feet; thence N 89°13'07"E, 100.00 feet to the POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

PARCEL A1

TOWNSHIP 3 NORTH - RANGE 17 EAST

SECTION 22, commencing at the Northwest Corner of the NE 1/4 of SE 1/4, Section 33, Township 3 South, Range 17 East, Columbia County, Florida and run S 89°41'30"W, along the West line of said NE 1/4 of SE 1/4, 403.33 feet to the South Right-of-Way of NE Lanvala Street; thence S 89°14'30"E, along said South Right-of-Way, 189.44 feet to the West Right-of-Way of NE Jones Avenue; thence S 07°13'07"W, along said West Right-of-Way, 234.47 feet to the POINT OF BEGINNING; thence continues S 07°13'07"W, along said West Right-of-Way, 175.31 feet to the North Right-of-Way of NE Main Avenue (Section 20-A) and to a point on a curve; thence run southwesterly along said North Right-of-Way along the arc of said curve commencing to the southwest having a radius of 1001.00 feet, a central angle of 87°33'41", a chord bearing and distance of S 74°03'24"W - 200.00 feet, an arc length of 180.43 feet; thence N 89°13'07"E, 100.00 feet; thence S 09°05'47"W, 100.00 feet; thence N 89°13'07"E, 100.00 feet; thence N 89°13'07"E, 100.00 feet to the POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

TRADE REF.

Name Phone#

Luke City Motor Parts Napa.

Scott or Robbie, 386-752-6433

Pete Olin Auto Parts.

Pete, 386-719-2203

Ronsonet Buick-Pontiac

Book Keeping 386-752-2180  
OR.  
Mich Ronsonet (JR)

DESCRIPTION:

PARCEL "A"

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 08°41'30" W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4, 485.15 FEET TO THE SOUTH RIGHT OF WAY LINE OF LANVALE STREET; THENCE N 88°14'25" E ALONG SAID SOUTH RIGHT OF WAY LINE, 459.44 FEET; THENCE CONTINUE N 88°14'25" E ALONG SAID SOUTH RIGHT OF WAY LINE, 200.00 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE WEST RIGHT OF WAY LINE OF JAMES STREET AND TO THE POINT OF BEGINNING; THENCE S 08°13'07" W ALONG SAID WEST RIGHT OF WAY LINE, 294.47 FEET; THENCE S 88°06'47" W, 160.00 FEET; THENCE N 08°13'07" E, 294.91 FEET; THENCE N 88°14'25" E, 160.00 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN COLUMBIA COUNTY, FLORIDA.

PARCEL "B"

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S 08°41'30" W, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4, 485.15 FEET TO THE SOUTH RIGHT OF WAY OF SE LANVALE STREET; THENCE N 88°14'25" E, ALONG SAID SOUTH RIGHT OF WAY, 658.42 FEET TO THE WEST RIGHT OF WAY OF SE JAMES AVENUE; THENCE S 07°40'40" W, ALONG SAID WEST RIGHT OF WAY, 292.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 07°40'40" W, ALONG SAID WEST RIGHT OF WAY, 172.11 FEET TO THE NORTH RIGHT OF WAY OF SE BAY AVENUE (STATE ROAD NO. 10-A) AND TO A POINT ON A CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1951.86 FEET, A CENTRAL ANGLE OF 07°38'41", A CHORD BEARING AND DISTANCE OF S 74°02'24" W 260.23 FEET, AN ARC LENGTH OF 260.42 FEET; THENCE N 08°36'54" E, 99.98 FEET; THENCE S 88°34'24" W, 13.29 FEET; THENCE N 08°07'31" E, 133.32 FEET; THENCE N 87°20'16" E, 252.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.12 ACRES, MORE OR LESS.

(ACCORDING TO THE PRIOR SURVEY BY BAILEY, BISHOP AND LANE THE PROPERTY IS SUBJECT TO THE FOLLOWING UTILITY EASEMENT. IT IS NOT SHOWN IN ORB 1137, PAGE 241)

UTILITY EASEMENT (5 FEET WIDE) LYING 3 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED LINE:  
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 08°41'30" W, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4, 485.15 FEET TO THE SOUTH RIGHT OF WAY LINE OF SE LANVALE STREET; THENCE N 88°14'25" E, ALONG SAID SOUTH RIGHT OF WAY LINE 498.37 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE S 07°32'21" E, 294.46 FEET; THENCE S 87°20'16" W, 93.19 FEET; THENCE S 08°07'31" W, 61.78 FEET TO THE POINT OF TERMINATION. THE SIDE LINES OF SAID EASEMENT TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS.

EXTRA ABBREVIATION:

(F) FIELD, AS IN "FIELD MEASUREMENT".  
(D) DEED, AS IN "DEED DIMENSION".  
(P) PLAT, AS IN "PLAT DIMENSION".  
(R) RECORD, AS IN "RECORD DIMENSION".

SYMBOL LEGEND

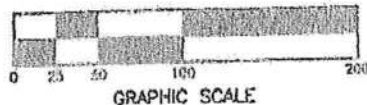
O.R.I. OFFICIAL RECORD INSTRUMENT  
" CONCRETE MONUMENT FOUND  
" CONCRETE MONUMENT SET, LS 1708  
" IRON PIN OR PIPE FOUND  
" 5/8" IRON ROD SET, LS 4708  
---X--- WIRE FENCE  
---E--- ELECTRIC UTILITY LINE (OVERHEAD)  
---UG--- UNDERGROUND ELECTRIC SERVICE  
---CIV--- CABLE TV LINE (OVERHEAD)  
---"--- CHAIN LINK FENCE  
---"--- WOODEN FENCE  
CMP CORRUGATED METAL PIPE  
RCP REINFORCED CONCRETE PIPE  
LS LAND SURVEYOR  
LB LICENSED BUSINESS  
ORB OFFICIAL RECORD BOOK  
PRM PERMANENT REFERENCE MONUMENT  
PCP PERMANENT CONTROL POINT  
" UTILITY POLE  
R/W RIGHT-OF-WAY  
NO ID. NO IDENTIFICATION  
FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION  
C CENTERLINE  
C.M. CONCRETE MONUMENT  
I.R. IRON ROD  
I.P. IRON PIPE

BOUNDARY SURVEY  
IN SECTION 33,  
TOWNSHIP 3 SOUTH,  
RANGE 17 EAST.  
COLUMBIA COUNTY, FL.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID DEED OF RECORD.
2. BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND ON THE WEST LINE OF SAID PROPERTY.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JANUARY 6, 1988, COMMUNITY PANEL NO. 120070 0200B AND ALSO NEW FIRM PANEL DATED FEBRUARY 4, 2009, COMMUNITY PANEL NO. 12023C0311C.
4. NO EASEMENT FOR DRAINAGE IS SHOWN ON THIS LOT IN RECORDS IN THE POSSESSION OF THIS OFFICE.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
7. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS 1/18,253.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY, THEREFORE EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS.
10. CERTIFIED TO:

BAYA AUTO, LLC  
COLUMBIA BANK  
TERRY MCDAVID, ATTORNEY AT LAW  
ATTORNEY'S TITLE INSURANCE FUND, INC.  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



MARK D. DUREN AND  
ASSOCIATES, INC.

LB 7820

120 NW BURK AVE. STE. 103  
LAKE CITY, FLA. 32055  
(386) 758-9831 OFFICE  
(386) 758-8010 FAX

FIELD SURVEY DATE JANUARY 27, 2009  
DATE DRAWN JANUARY 27, 2009  
FOR BAYA AUTO, LLC

FIELD BOOK 140 PAGE 69.70  
DRAWN BY M. DUREN/A. DUAL

WO# 09-023