

STATE OF FLORIDA
COLUMBIA COUNTY
SECTION 25, TOWNSHIP 6 SOUTH, RANGE 16 EAST

A	Bearing
BR	Concrete Monument
CH	Chord
(C)	Dead based measurement
D & L	Dead Based
DOT	Department of Transportation (Florida)
DIST.	Distance
(F)	Fixed based measurement
LB	Licensed Business
OMP	Corrugated Metal Pipe
O.M.	Official Records book
(P)	Plot based measurement
POS	Point of Beginning
POB	Point of Commencement
PC	Point of Curvature
PT	Point of Tangency
R	Radius length
T/W	Right-of-Way line
T/J	Telephone Junction Box
	Power line (Overhead unless shown to be different)
-X-X-	Fence line
6995	LB number for Southdian Surveying & Mapping, Inc.
6995	Found square DOT concrete B/W monument
6995	Found CM (square unless stated: LB 6995)
6995	Set 4 inch square CM, labeled: LB 6995
6995	Found rod
6995	Set 5/8" inch iron rod, labeled: LB 6995
6995	Found iron pipe
6995	Set 1 inch iron pipe, labeled: LB 6995
6995	Survey point (identified as 6995)
6995	Power pole anchor and guy wire
6995	Power pole
6995	Concrete
6995	Professional Surveyor & Mapper
P & L	Bearing Reference Line (Basis of Bearings)
BC	Boundary of surveyed lands
PRM	Permanent Reference Monument
PCM	Permanent Control Point

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

- 1.) Robert Witte & Lynn Porter
- 2.) Filbyow Mortgage Partners
- 3.) Priority Title & Escrow, LLC
- 4.) First American Title Insurance Company

Plot bearings are Record Plot.
Deed bearings are Record Deed.
Field bearings are referenced to the
Florida State Plane Coordinate System of
1983 (NAD83), North Zone, Grid North.

1) Unless stated otherwise, this survey prepared without benefit of abstract of title.
2) The lands described herein or hereon are subject to existing Easements, Rights-of-way, Restrictions and Setbacks, whether or not disclosed of record.
3) Unless stated otherwise, jurisdiction of the state is assumed to be located.
4) Unless shown or stated otherwise buried objects have not been located.
5) Unless shown or stated otherwise foundations beneath the surface have not been located thereby extending the estate to the surface and to the foundations on such foundations, if any exist, of a dead, easement, setback, or right-of-way line, from being acted or determined herein or hereon.
6) Unless shown or stated otherwise boundaries have not been located.
7) This survey does not reflect or determine ownership. (i.e. For questions regarding title, a title opinion of an attorney of law located in Florida or a certification by a notary or a title company, is advised.)
8) Unless depicted herein or hereon information, pertaining to easements or rights-of-way of record, has not been furnished to this office.
9) No court improvements may exist on the land which are not shown on this survey.
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13) No investigation concerning environmental and subsurface conditions, or for the existence of any of the above mentioned conditions, was made. Any use of this survey or development of this property was made as part of this survey.
14) Measurements shown for improvements are intended for location purposes only, and should not be used for construction purposes.
15) To obtain location information of features shown on the map without tie dimension, data should be located on the map as reproduced on stable based material, using a minimum of 1 inch to 100 feet. This method will provide an approximate level of accuracy of three feet (plus or minus).
16) Data collected on assumed datum. Deployed monumentation (found or set) to be used for control. No attempt in reestablishing or checking the position of other displayed points or features shown on the map.

Field Survey Date: March 30, 2023
Drawing Date: April 3, 2023

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DATE:		JOB NUMBER: 23542
SCALE:		MAP NUMBER: 5475--C

Southland Surveying & Mapping, Inc.

(Since 1975)

PROFESSIONAL SURVEYING AND MAPPING

Certificate of Authorization Number: (LB) 6995

305 S.W. 4th Avenue, P.O. Box 186, Lake Butler, Florida 32054. (386) 498-3107

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