

TOPOGRAPHIC AND BOUNDARY SURVEY

BOUNDARY SURVEY
IN SECTION 25,
TOWNSHIP 4 SOUTH,
RANGE 16 EAST,
COLUMBIA COUNTY, FLA.

BOUNDARY SURVEY
IN SECTION 30,
TOWNSHIP 4 SOUTH,
RANGE 17 EAST,
COLUMBIA COUNTY, FLA.


DESCRIPTION:
PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 16 EAST AND PART OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, ALL IN COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A 2 INCH IRON PIPE MARKING THE SE CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.00 DEGREES 55'38"E, ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 572.89 FEET TO A POINT; THENCE N.86 DEGREES 54'49"W, 134.88 FEET TO THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 898, PAGES 2356-2359 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.01 DEGREES 51'32"W, ALONG THE EAST LINE OF SAID LANDS, 25.09 FEET TO THE NE CORNER OF SAID LANDS; THENCE N.86 DEGREES 54'49"W, ALONG THE NORTH LINE OF SAID LANDS, 299.96 FEET TO A CONCRETE MONUMENT, LB 6685, MARKING THE NW CORNER OF SAID LANDS AND THE EAST RIGHT-OF-WAY LINE OF SW STATE ROAD NO. 47, SAID RIGHT-OF-WAY LINE BEING DEFINED BY A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 579.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 55'47" (THIS PORTION OF THE ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.28 DEGREES 15'49"E AND A CHORD LENGTH OF 295.51 FEET), AN ARC DISTANCE OF 295.54 FEET TO A CONCRETE MONUMENT SET BY THE FLORIDA DEPARTMENT OF TRANSPORTATION MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE N.26 DEGREES 47'55"E, STILL ALONG SAID EAST RIGHT-OF-WAY LINE, 499.03 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE N.26 DEGREES 47'55"E, STILL ALONG SAID RIGHT-OF-WAY LINE, 189.75 FEET TO A CONCRETE MONUMENT, LS 1519, ON THE WESTERLY LINE OF LANDS DESCRIBED IN ORB 995, PAGE 483 OF SAID OFFICIAL RECORDS; THENCE S.01 DEGREES 54'44"W, ALONG THE MONUMENTED WEST LINE OF SAID LANDS (BEING THE SAME AS THE MONUMENTED WEST LINE OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA), 20.35 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN ORB 995, PAGE 483; THENCE S.89 DEGREES 49'34"E, ALONG THE SOUTH LINE OF SAID LANDS, 283.39 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING A SOUTHEASTLY CORNER OF SAID LANDS; THENCE S.00 DEGREES 35'17"W, 193.00 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE N.89 DEGREES 49'34"W, 271.00 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE N.65 DEGREES 12'56"W, 104.94 FEET TO THE POINT OF BEGINNING.
DESCRIBED PARCEL CONTAINS 1.45 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF A PRIOR SURVEY OF THE PARENT TRACT BY AILEY, BISHOP AND LANE, INC., DATED MARCH 29, 1999.
2. BEARINGS BASED ON A BEARING OF N.26°47'55"E. TAKEN FROM SAID PRIOR SURVEY AND USING MONUMENTS FOUND ON THE EAST R/W LN OF SW SR 47.
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 FEBRUARY 4, 2009, COMMUNITY PANEL NO. 12023C0381C.
4. NO EASEMENT FOR UTILITY AND/OR 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 RAISE/SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/7500.
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:
CRAWFORD LINTON, LLC

SYMBOL LEGEND
ORB OFFICIAL RECORDS BOOK
CONCRETE MONUMENT FOUND
CONCRETE MONUMENT SET, LS 4708
IRON PIN OR PIPE FOUND
5/8" IRON ROD SET, LS 4708
WIRE FENCE
ELECTRIC UTILITY LINE (OVERHEAD)
UNDERGROUND ELECTRIC SERVICE
CABLE TV LINE (OVERHEAD)
CHAIN LINK FENCE
WOODEN FENCE
CORRUGATED METAL PIPE
REINFORCED CONCRETE PIPE
LAND SURVEYOR
LICENSED BUSINESS
OFFICIAL RECORD BOOK
PERMANENT REFERENCE MONUMENT
PERMANENT CONTROL POINT
UTILITY POLE
RIGHT-OF-WAY
NO IDENTIFICATION
FLA. DEPT. OF TRANSPORTATION
CENTERLINE
CONCRETE MONUMENT
IRON ROD
IRON PIPE

EXTRA ABBREVIATION:
(1) FIELD AS IN FIELD MEASUREMENT
(2) DEED AS IN DEED DIMENSION
(3) PLAT AS IN PLAT DIMENSION
(4) RECORD AS IN RECORD DIMENSION

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FIELD SURVEY DATE FEBRUARY 13, 2009
DATE DRAWN FEBRUARY 13, 2009
FOR CRAWFORD LINTON, LLC
FIELD BOOK 191 PAGE 10-11
DRAWN BY M. DUREN
WO# 09-032

SIGNED 
MARK D. DUREN, LS 4708