

LANDS OF
KRISTEN L. KOON
TAX PARCEL NO.
06-65-17-09619-000
ORB 1296, PAGE 2682
NOT A PART

LANDS OF
STEPHEN SERABALLS
TAX PARCEL NO.
06-65-17-09620-001
ORB 1480, PAGE 2583
NOT A PART

LANDS OF
RICHARD A. ANDERSON
TAX PARCEL NO.
06-65-17-09617-218
LOT 18, "MEADOWLANDS PHASE 2"
PLAT BOOK 7, PAGES 141-142

LOT 18
CONTAINS
5.01 Acres, ±

LANDS OF
BYRON E. HAWKINS
TAX PARCEL NO.
06-65-17-09617-219
LOT 19, "MEADOWLANDS PHASE 2"
PLAT BOOK 7, PAGES 141-142
NOT A PART

LANDS OF
JUNG HO KIM & WON HEE KIM
TAX PARCEL NO.
06-65-17-09617-217
LOT 17, "MEADOWLANDS PHASE 2"
PLAT BOOK 7, PAGES 141-142
NOT A PART

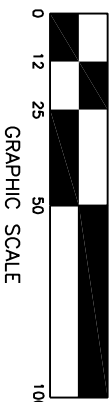
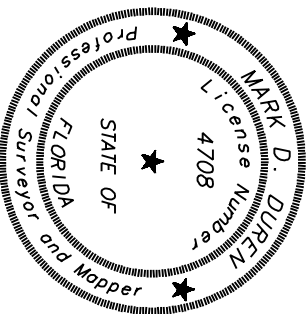
613.46'(F)
613.34'(P)
N.01°33'45"W.
N.01°33'45"W.

518.65'(F)
518.52'(P)
S.01°33'02"E.
S.01°33'45"E.

Curve number 1(F)
Radius= 970.00'
Delta= 04°06'41"
Arc= 69.60'
Tangent= 34.82'
Chord Brg. = 5.7610°04'W.
Curve number 1(P)
Radius= 970.00"
Delta= 04°06'39"
Arc= 69.60'

SIGNING SURVEYOR:
MARK D. DUREN, LS 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FL. 32025

SIGNED: MARK D. DUREN, LS 4708



EXTRA ABBREVIATION:
(F) FIELD, AS IN FIELD
(P) PLAT, AS IN PLAT
(R) RECORD, AS IN RECORD
(C) RECORD, AS IN "CALCULATED
DIMENSION".

SYMBOL LEGEND
O.R.I. OFFICIAL RECORD INSTRUMENT
■ CONCRETE MONUMENT FOUND
□ CONCRETE MONUMENT SET, LS 4708
● 5/8" IRON ROD SET, LS 4708
—x— WIRE FENCE
—E— ELECTRIC UTILITY LINE (OVERHEAD)
—UV— UNDERGROUND ELECTRIC SERVICE
—CIV— CABLE TV LINE (OVERHEAD)
—o— PHOEN LIME FENCE
—o— CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
LS LAND SURVEYOR
LB LICENSED BUSINESS
ORB OFFICIAL RECORD BOOK
PRM PERMANENT REFERENCE MONUMENT
RCP PERMANENT RECORD POINT
@ UTILITY POLE
R/W RIGHT-OF-WAY
NO ID. NO IDENTIFICATION
FLA. G. CENTERLINE OF TRANSPORTATION
C.M. CONCRETE MONUMENT
I.R. IRON PIPE
"SRD" STATE ROAD DEPARTMENT

MARK D. DUREN AND
ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX
FIELD SURVEY DATE: SEPTEMBER 12, 2025
FOR: ANDERSON
FIELD BOOK: SEE FILE
DRAWN BY: A. DUREN
DATE: 12-25-2025
WO# 25-333
SEE 17-437, 24-090

- DESCRIPTION:
LOT 18, "MEADOWLANDS PHASE 2", A SUBDIVISION ACCORDING TO THE
PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 141 AND 142,
OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
- SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE
RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO
THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES
BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO
OR OTHERWISE OBTAINED BY THIS OFFICE.
2. BEARINGS BASED ON PLAT OF RECORD USING MONUMENTS FOUND
ON THE WEST LINE OF THIS PARCEL.
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. 12023C0485C.
4. NO NOTE
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 ORIGINAL SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS 1/32.002. BOUNDARY AND CONTROL
MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY
THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE
LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE
NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES,
INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS
OTHERWISE NOTED.
9. EXCEPTION IS MADE HEREON REGARDING EASEMENTS,
RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS
OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS
OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD
FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND
USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL
MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
10. CERTIFIED TO:
RICHARD A. ANDERSON AND JERI K. ANDERSON