

Site Plan

Site Plan

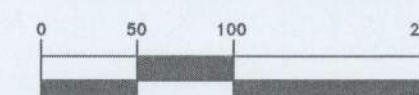
SECTION 31, TOWNSHIP 5 SOUTH, RANGE 16 EAST,

COLUMBIA COUNTY, FLORIDA

MAP OF SURVEY

- UNPLATTED -

GRAPHIC SCALE

(IN FEET)
1 INCH = 100'

LEGEND	
W/C	= Witness Corner
F.	= Found
S.	= Set
I.P.	= Iron Pipe
I.R.	= Iron Rod
C.M.	= Concrete Monument
C.	= Capped
N.& D.	= Nail & Disk
P.K.N.	= P.K. Nail
R.R.S.	= Railroad Spike
(P)	= Plat
(F)	= Field
(D)	= Deed
(C)	= Calculated
P.P.	= Power Pole
CLF	= Chain Link Fence
WF	= Wood Fence
OHV	= Overhead Wires

- DETAIL PLAN -

TANGENT TABLE		
BEARING		DISTANCE
T1	N00°24'47"W	995.51'
T2	N89°18'56"E	873.80'
T3	N00°24'47"W	382.03'
T4	S89°19'13"W	648.40'
T5	N00°24'47"W	654.42'
T6	N89°18'56"E	869.03'
T7	N00°24'47"W	520.44'
T8	N89°18'56"E	690.60'
T9	N00°24'47"W	257.74'
T10	S89°19'13"W	708.94'
T11	N00°24'47"W	582.65'

DESCRIPTION: AS FURNISHED

Commence at the Southwest corner of the Southeast 1/4, Section 31, Township 5 South, Range 16 East, Columbia County, Florida and run thence North 89°18'21" East, along the South line of said Section 31, 248.36 feet, thence North 00°24'47" West, 45.30 feet to the North right-of-way line of Faulkner Road and to the Point of Beginning, thence continue North 00°24'47" West, 479.47 feet, thence North 89°18'56" East, 898.26 feet, thence South 00°24'47" East, 493.73 feet to said North right-of-way line, thence North 89°46'19" West along said North right-of-way line, 898.30 feet to the Point of Beginning. The West 30 feet of said lands being subject to an easement for ingress and egress.

60 foot Easement for ingress and egress
A strip of land 60 feet in width being 30 feet each side of a centerline described as follows:

Commence at the Southwest corner of the Southeast 1/4, Section 31, Township 5 South, Range 16 East, Columbia County, Florida and run thence North 89°18'21" East along the said South line of Section 31, 248.36 feet, thence North 00°24'47" West, 45.30 feet to the North right-of-way line of Faulkner Road and to the Point of Beginning, thence continue North 00°24'47" West, 995.51 feet to Reference Point "A", thence continue North 00°24'47" West, 382.03 feet to Reference Point "B", thence continue North 00°24'47" West, 654.42 feet to Reference Point "C", thence continue North 00°24'47" West, 520.44 feet to Reference Point "D", thence continue North 00°24'47" West, 257.74 feet to Reference Point "E", thence continue North 00°24'47" West, 582.65 feet to the South line of Pine Haven Subdivision, a subdivision according to plat thereof recorded in Plat Book 6, Pages 138 and 139 of the Public Records of Columbia County, Florida and to the Point of Termination. Said Point of Termination being also the Southerly Terminus of Pine Haven Lane in said subdivision. Also, begin at Reference Point "A" and run thence North 89°18'56" East, 873.80 feet to the Point of Termination, also, being at Reference Point "B" and run thence South 89°19'13" West, 648.40 feet to the Point of Termination. Also, being at Reference Point "C" and run thence North 89°18'56" East, 869.03 feet to the Point of Termination. Also, begin at Reference Point "D" and run thence North 89°18'56" East, 690.60 feet to the Point of Termination. Also, begin at Reference Point "E" and run thence South 89°19'13" West, 708.94 feet to the Point of Termination.

NOTE: CORNERS NOT LABELED ARE S.C.I.R.1/2" #4529

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 12023C, PANEL NO. 0370C, DATED 2-4-09, THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE "X", WITH A BASE ELEVATION OF N/A MEAN SEA LEVEL N.A.V.D. 1988.

BOUNDARY SURVEY 5-2-25

I hereby certify that this plat accurately represents a survey of the lands shown and described hereon, and meets or exceeds the Minimum Standard Requirements of Chapter 5J-17 Florida Administrative Code pursuant to Chapter 472.

Darrell Copeland 5-7-25
Date
Darrell Copeland
Professional Land Surveyor
Florida Certificate #4529

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:		JOB NO.	
Brain Payne and Lori Payne Sky Title, LLC dba Lake City Title Westcor Land Title Insurance Company		25-095	
DARRELL COPELAND SURVEYING, INC. 7910 180TH STREET McALPIN, FLORIDA 32062 (386) 209-4343 desurvey@aol.com			
DRAWN	DWC	DATE	5-7-25
CHECKED	DARRELL	DATE	5-7-25
PARTY CHIEF	DC	FIELD BOOK	SUW13
PAGE	19	FILE NO.	

NOTES:

- 1) Underground utilities and/or underground encroachments if any not located.
- 2) This survey was performed without the benefit of a "Title Search".
- 3) Meridian per record deed.
- 4) There may be additional easements and/or restrictions not shown on this survey that can be found in the Public Records of Columbia County, Florida.
- 5) This survey was prepared expressly for the persons and or entities named and only for the original purpose, no other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.
- 6) This survey is intended for sale, mortgage or refinancing purposes only. Exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design or any other use without the written consent of Darrell Copeland.

DARRELL COPELAND AS THE CERTIFYING LAND SURVEYOR, ACCEPTS NO RESPONSIBILITY FOR RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED, OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

