

Point 1 to Point 4 =  
N 68°44'39"W 166.26'(D)  
N 69°06'33"W 166.25'(F)

#### Additional Notes:

- There may be additional fixed improvements that are not shown
- Physical Address is unknown
- Part of Property Appraiser Tax Parcel Number: 16-4S-17-08389-004
- The Record Plat of "CONCORD VILLA" shows no bearing or set monumentation
- Area denoted by Points 3-1-2-3 under exclusive possession of Property Appraiser Tax Parcel Number: 16-4S-17-08389-004
- Line from Point 3 to Point 1 = A portion of the East boundary using the metes and bounds description found in Official Records Book 1362, Page 100 Public Records of Columbia County, Florida
- Line from Point 3 to Point 2 = A portion of the West boundary using the metes and bounds description found in Official Records Book 1167, Page 141 Public Records of Columbia County, Florida. This deed also references this line as being "along the West line of Block 28, "CONCORD VILLA". Interested parties should investigate and verify this area.
- The streets shown on the record plat of "CONCORD VILLA", are believed to have been vacated. No evidence exists they were ever opened and constructed. Interested parties should investigate and verify.

#### LEGEND

A	Are length
B	Bearing
C	Concrete Monument
D	Deed based measurement
E	Chord
F	Deed Book
G	Department Of Transportation (Florida)
H	DOT
I	Distance
J	Field based measurement
K	Licensed Business
L	Official Records book
M	Plat based measurement
N	Point Of Beginning
O	Point of Commencement
P	Point of Curvature
Q	Point of Tangency
R	Radius length
S	Right-of-Way line
T	Telephone Junction Box
U	Fence line (overhead unless shown to be different)
V	Bearing Reference Line (Basis of Bearing)
W	Found square DOT concrete R/W monument
X	Found CM (measure unless stated otherwise)
Y	Set 3 inch square CM, labeled: PSM 5673
Z	Found iron rod
AA	Set 1/2 inch iron pipe, labeled: PSM 5673
AB	Found iron pipe
AC	Set 1/2 inch iron pipe, labeled: PSM 5673
AD	Survey point (identified as labeled)
AE	Power pole anchor and guy wire
AF	Power pole
AG	Permanent Reference Monument
AH	Permanent Control Point
AI	Boundary of Surveyed Parcel
AJ	Building Setback Line
AK	Bearing Reference Line (Basis of bearings)

#### BASIS OF BEARINGS:

Florida State Plane Coordinate System, North Zone,  
North American Datum of 1983 (NAD 83).  
Bearings shown hereon are referenced to Grid North.

#### DATES: (including revisions)

Date of "FIELD SURVEY": August 14, 2024  
Drawing date: August 14, 2024  
Revised December 9, 2024, to show proposed improvement locations

Official Records Book 1447, Page 1622,  
Public Records of Columbia County, Florida

Review for Code Compliance  
Universal Engineering Science

Signature: *Daniel A. Dukes* PK2707 02/03/2025

East line of the West 1/2 of Block 3, "CONCORD VILLA", as monumented, as per Official Records Book 1362, Page 100, Public Records of Columbia County, Florida  
West line of the East 1/2 of Block 3, "CONCORD VILLA", as monumented, as per Official Records Book 1167, Page 141, Public Records of Columbia County, Florida

# MAP OF SURVEY IN:

STATE OF FLORIDA  
COLUMBIA COUNTY  
SECTION 16, TOWNSHIP 4 SOUTH, RANGE 17 EAST

#### LEGAL DESCRIPTION: (NEW)

A parcel of land containing a total area of 1.1 acre, lying, being and situate in Section 16, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Commence at the intersection of the West line of the East half of the Southwest 1/4 of Section 16, and the South right of way line of County Road Number 252, said point also being the Northwest corner of lands described in Official Records Book 1362, Page 100, Public Records of Columbia County, Florida, and thence run South 02 degrees 13 minutes 12 seconds East, along the West line of said East half of Southwest 1/4 of Section 16, and along the West line of said lands recorded in Official Records Book 1362, Page 100, Public Records of Columbia County, Florida, a distance of 1033.84 feet to the Southwest corner of said lands; thence run North 87 degrees 32 minutes 05 seconds East, along the South line of said lands described in Official Records Book 1362, Page 100, Public Records of Columbia County, Florida, a distance of 158.99 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; Thence continue North 87 degrees 32 minutes 05 seconds East, continuing along the South line of said lands recorded in Official Records Book 1362, Page 100, Public Records of Columbia County, Florida, a distance of 130.00 feet to the Southeast corner of said lands; thence run North 04 degrees 22 minutes 21 seconds West, along the East line of said lands recorded in Official Records Book 1362, Page 100, Public Records of Columbia County, Florida, a distance of 366.45 feet; thence run South 88 degrees 07 minutes 40 seconds West, along the North line of said Official Records Book 1362, Page 100, Public Records of Columbia County, Florida, and along the Westery prolongation thereof, a distance of 130.05 feet; thence run South 04 degrees 22 minutes 21 seconds East, a distance of 367.80 feet to the POINT OF BEGINNING.

TOGETHER WITH a 30.00 foot easement for ingress, egress and utilities, over, across and along the Westery 30.00 feet and the most Southerly 30.00 feet of the following described lands:

(From Official Records Book 1362, Page 100, Public Records of Columbia County, Florida)  
Blocks 1, 2 and W 1/2 of 3, 29, 30 and 31, CONCORD VILLA, a subdivision according to the map or plat thereof as recorded in Plat Book A, Page 3, of the Public Records of Columbia County, Florida, more particularly described as follows:

Begin at the intersection of the West line of the East half of the SW 1/4 of Section 16, Township 4 South, Range 17 East, Columbia County, Florida, and the South right of way line of County Road No. 252 (As 80 foot wide public right of way as presently established); Thence South 01 degrees 52 minutes 27 seconds East, along said West line, 1033.94 feet to the SW corner of said "CONCORD VILLA"; thence North 87 degrees 32 minutes 05 seconds East, along the South line of said "CONCORD VILLA", 289.00 feet to the SE corner of the West half of said Block 3 as monumented; thence North 04 degrees 22 minutes 21 seconds West, 366.40 feet to a 4" concrete monument; thence South 88 degrees 07 minutes 40 seconds West, 367.80 feet to a 4" concrete monument; thence North 04 degrees 22 minutes 21 seconds East, 367.80 feet to a 4" concrete monument, LS 4708, set on the South right of way line of said County Road 252; thence North 88 degrees 04 minutes 39 seconds West, along said South line, 166.26 feet to the POINT OF BEGINNING, lying west of the 1.1 acre parcel described above.

#### PROFESSIONAL SURVEYOR AND MAPPER NOTES:

- Unless stated otherwise, this survey prepared without benefit of abstract of title.
- The lands described herein or hereon are subject to existing Easements, Rights-of-Way, Restrictions and Setbacks, whether or not disclosed of record.
- Unless stated otherwise, jurisdictional areas, if any, are not located.
- Unless shown or stated otherwise buried objects have not been located.
- Unless shown or stated otherwise foundations beneath the surface have not been located, thereby precluding the extent of violations caused by encroachments of such foundations, if any exists, of a deed, easement, setback, or right-of-way line, from being stated or shown hereon or hereon.
- Unless shown or stated otherwise underground utilities have not been located.
- This survey does not reflect or determine ownership, (i.e. For questions regarding title, a title opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company, should be sought.)
- Unless depicted herein or hereon information, pertaining to easements or rights-of-way of record, has not been furnished to this office.
- Some fixed improvements may exist which are not shown on this survey.
- This map is protected by copyright and is certified only to the individual or individuals named hereon or hereon and only for this current singular instance. Any use or reproduction of all or any portion of this survey and/or map without the express written permission of the surveyor is prohibited. Use of this survey and/or map in any subsequent instance is not authorized. The surveyor expressly disclaims any certification to any parties in future instances. No individual or individuals other than those named hereon or hereon shall rely upon this survey and/or map.
- This map may not be used with an affidavit or letter of any kind for reuse including, but not limited to, future closings, plot plans, construction, landscaping, permitting, etc. It is a violation of State Statute and the Federal Copyright Act to copy or modify and reuse this map beyond the date and scope. Daniel A. Dukes, PSM, or his associates and/or agents shall not be liable for the use of this survey by any other entities or persons for any purpose beyond the date and scope.
- No investigation concerning environmental and subsurface conditions, or for the existence of under or above ground containers or facilities which may affect the use or development of this property was made as part of this survey.
- Measurements shown for improvements as interior or exterior for location purposes only, and shall not be used for new construction planning or design without prior verification.
- To obtain location information of features shown on the map without the dimension, data should be secured on the map as recorded on stable based map or use a scale as noted on this drawing. This method will provide an approximate level of accuracy of two feet (plus or minus).
- Data collected on assumed datum. Displayed monumentation (found or set) to be considered control points in reestablishing or checking the position of other displayed points or features shown on the map.

Point 5 - Southeast cornerline of the West 1/2 of Block 3, "CONCORD VILLA", as per Official Records Book 1362, Page 100, Public Records of Columbia County, Florida  
Point 5 - Southwest corner of the East 1/2 of Block 3, "CONCORD VILLA", as per Official Records Book 1167, Page 141, Public Records of Columbia County, Florida

Digitally signed by  
97adcda-8ab8-48a1-b8b3-adb52e777eca  
Date: 2024.12.11 09:15:23 -05'00'

Daniel A. Dukes, P.S.M.  
Professional Surveyor & Mapper No. 5673  
State of Florida

Date of signature:

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

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## BOUNDARY SURVEY

DATE: JOB NUMBER: 0146-2024-CO  
SCALE: MAP NUMBER: 0146-C

For: Clayton & Courtney Walker

Daniel A. Dukes, PSM  
PROFESSIONAL SURVEYING AND MAPPING

8731 S.W. 57th Trail, P.O. Box 55, Lake Butler, Florida 32054, (904) 545-8744

80 0 80 160 240  
GRAPHIC SCALE - FEET

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

Official Records Book 1466, Page 477,  
Public Records of Columbia County, Florida

Fence corner 2' North & 4' West  
4", Labeled: LS 4708

Official Records Book 1466, Page 477, Public Records of Columbia County, Florida