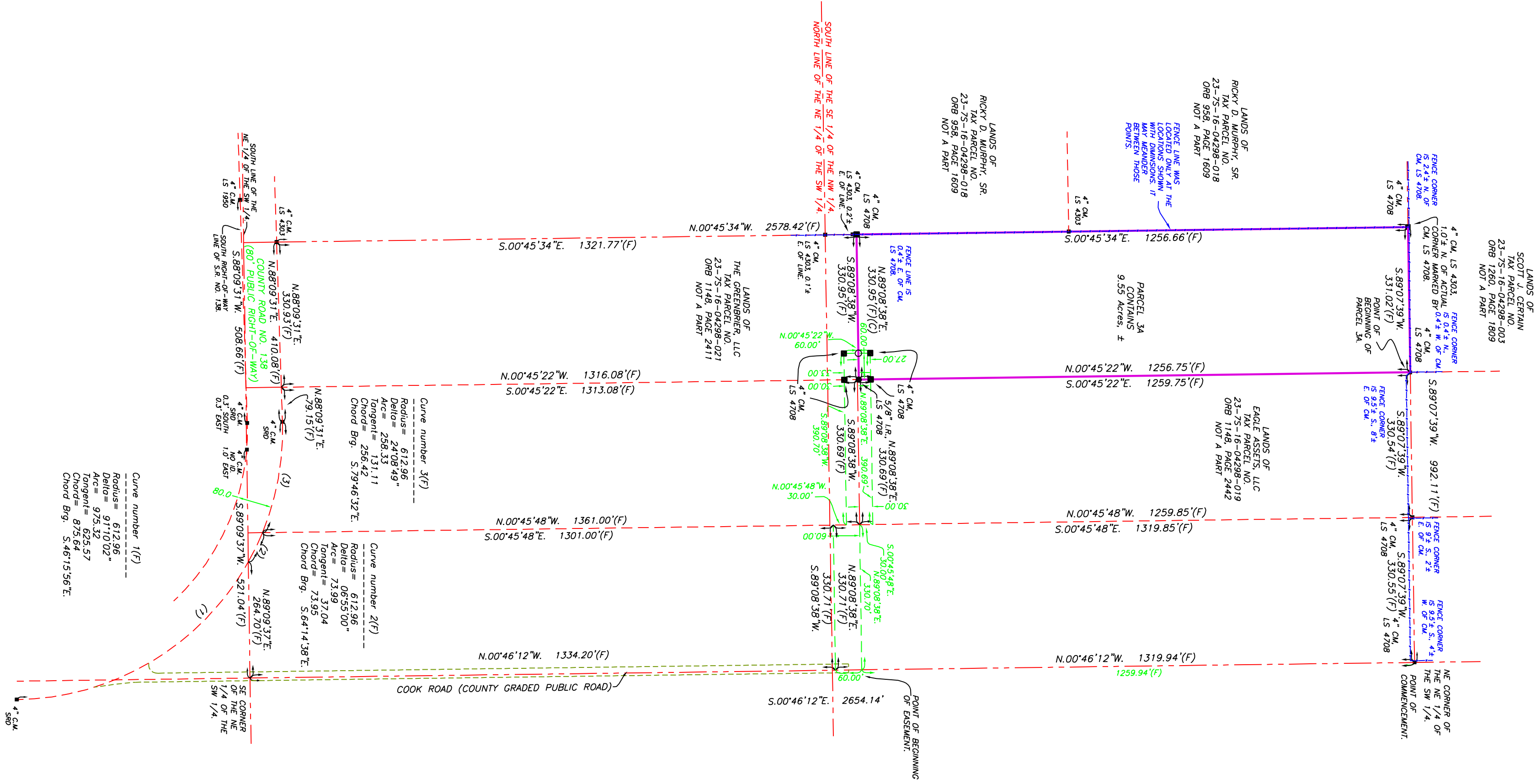
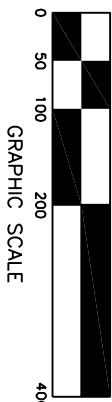


DESCRIPTION: PARCEL 3A
PART OF THE EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23,
TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE
S.89°07'39"W, ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4 A DISTANCE OF 661.09
FEET TO THE NE CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SE 1/4 OF THE NW
1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE S.89°07'39"W, 331.02 FEET TO THE NW
CORNER OF SAID EAST HALF OF THE SE 1/4 OF THE WEST HALF OF THE SE 1/4 OF THE NW
1/4 OF THE NW 1/4 A DISTANCE OF 1296.66 FEET; THENCE N.89°08'38"E, 330.95 FEET TO THE
EAST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4; THENCE
N.00°45'22"W, ALONG SAID EAST LINE, 1256.75 FEET TO THE POINT OF BEGINNING.
SUBJECT TO ANY EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
THE EAST 60.00 FEET OF THE ABOVE DESCRIBED LANDS
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE
NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16
EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.00°46'12"E, ALONG THE EAST LINE OF SAID SE
1/4 OF THE NW 1/4 A DISTANCE OF 1259.94 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUE S.00°46'12"E, 60.00 FEET; THENCE S.89°08'38"W, 330.71 FEET; THENCE N.00°45'48"W,
30.00 FEET; THENCE N.89°08'38"E, 330.70 FEET; THENCE N.00°45'22"W, 60.00 FEET; THENCE
N.89°08'38"E, 390.69 FEET; THENCE S.00°45'48"E, 30.00 FEET; THENCE N.89°08'38"E, 330.70
FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE
REQUIREMENTS OF THE RECORD TITLE BOUNDARIES TO THIS PARCEL TO
THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES
OR OTHERWISE OBTAINED BY THIS OFFICE.
2. BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND
ON THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4.

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. 1202300531C.
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. WERE LOCATED FOR THE PURPOSE OF UNDERGROUND UTILITIES
7. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/7500. BOUNDARY AND CONTROL
MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY
THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE
NOTED OTHER IMPROVEMENTS SUCH AS UTILITY POLES, STREET LAMPS, 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
OR 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 DISCOVER ANY SUCH MATTERS AND TO ADVISE THE CLIENT AND
USE BY OTHER PARTIES. HOWEVER, PHYSICAL CONDITIONS ON THE PARCEL
MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
10. CERTIFIED TO:

DYLAN AND JEANNA TOWNSEND
THE FIRMENSE, LLC
AUBREY BANK
BRENT E. BARRIS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



Curve number 1(f)
Radius= 612.96'
Delta= 91°10'02"
Tangent= 725.625,57
Chord= 875.64
Chord Brg. S.46°15'58"E

Curve number 3(f)
Radius= 612.96'
Delta= 91°10'02"
Tangent= 725.625,57
Chord= 875.64
Chord Brg. S.46°15'58"E

Curve number 2(f)
Radius= 612.96'
Delta= 91°10'02"
Tangent= 725.625,57
Chord= 875.64
Chord Brg. S.46°15'58"E

SYMBOL LEGEND
(f) FIELD, AS IN FIELD
(d) DEED, AS IN DEED
DIMENSION 1/4 IN FIELD
DIMENSION 1/4 IN DEED
(f) RECORD, AS IN RECORD
(d) RECORD, AS IN RECORD
(f) RECORD, AS IN RECORD
(d) RECORD, AS IN RECORD

Prepared by and return to:

Brent E. Baris, P.A.

Brent Baris, Esq.

18731 NW US Highway 441

High Springs, FL 32643

(386) 454-0688

File Number: 21-450C

Parcel Identification No. 23-7S-16-04298-008

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of September, 2021 between The Hermitage, LLC, a Florida limited liability company whose post office address is 20638 NW 78th Ave, Alachua, FL 32615 of the County of Alachua, State of Florida, grantor*, and Dylan Townsend and Jeanna Townsend, Husband and Wife whose post office address is 1310 NW 170th St, Newberry, FL 32669 of the County of Alachua, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Parcel 3A

Part of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, and thence S 89°07'39" W, along the North line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, a distance of 661.09 feet to the NE corner of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the Point of Beginning; thence continue S 89°07'39" W, 331.02 feet to the NW corner of said E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence S 00°45'34" E, along the West line of said E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, a distance of 1256.66 feet; thence N 89°08'38" E, 330.95 feet to the East line of said E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence N 00°45'22" W, along said East line, 1256.75 feet to the Point of Beginning.

Subject to an easement for ingress and egress over and across the South 27.00 feet of the East 60.00 feet of the above described lands, together with an easement for ingress and egress described as follows; Description: 60 foot easement for ingress and egress part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, and thence S 00°46'12" E, along the East line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, a distance of 1259.94 feet to the Point of Beginning; thence continue S 00°46'12" E, 60.00 feet; thence S 89°08'38" W, 330.71 feet; thence N 00°45'48" W, 30.00 feet; thence N 89°08'38" E, 390.70 feet; thence N 00°45'22" W, 60.00 feet; thence N 89°08'38" E, 390.69 feet; thence S 00°45'48" E, 30.00 feet; thence N 89°08'38" E, 330.70 feet to the Point of Beginning.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Christina L. Stainfield

Witness

Printed Name:

Christina L. Stainfield

Witness

Printed Name:

Emily Brennan

Christina L. Stainfield

Witness

Printed Name:

Christina L. Stainfield

Witness

Printed Name:

Emily Brennan

Emily Brennan

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 th day of September, 2021 by Mark P. Sullivan, Manager and Nancy J. Sullivan, Managers of The Hermitage, LLC, a Florida limited liability company. Mark P. Sullivan, Manager and Nancy J. Sullivan ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]

The Hermitage, LLC, a Florida limited liability company

By:

Mark P. Sullivan

Mark P. Sullivan, Manager

The Hermitage, LLC, a Florida limited liability company

By:

Nancy J. Sullivan

Nancy J. Sullivan, Manager

Christina L. Stainfield

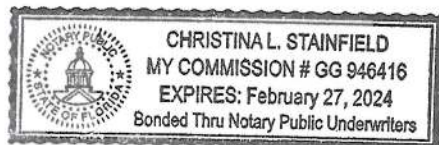
Notary Public

Print Name:

Christina L. Stainfield

My Commission Expires:

2/27/24





Conney Jenkins <cjenkins@americashomeplace.com>

Fwd: [EXTERNAL] RE: Townsend - Columbia County FL. New Residential Construction Application #52159 status update

1 message

Alex Locay <alocay@americashomeplace.com>

Mon, N

To: Conney Jenkins <cjenkins@americashomeplace.com>

**Alex Locay**
General ManagerO: (352) 244-8442
C: (954) 914-6993
F: (229) 245-87909200 NW 39th Ave
Gainesville, FL 32606**AmericasHomePlace.com**  **Your Custom Home Builder**

----- Forwarded message -----

From: **Brent Baris** <brent@barislaw.com>

Date: Fri, Nov 19, 2021 at 12:39 PM

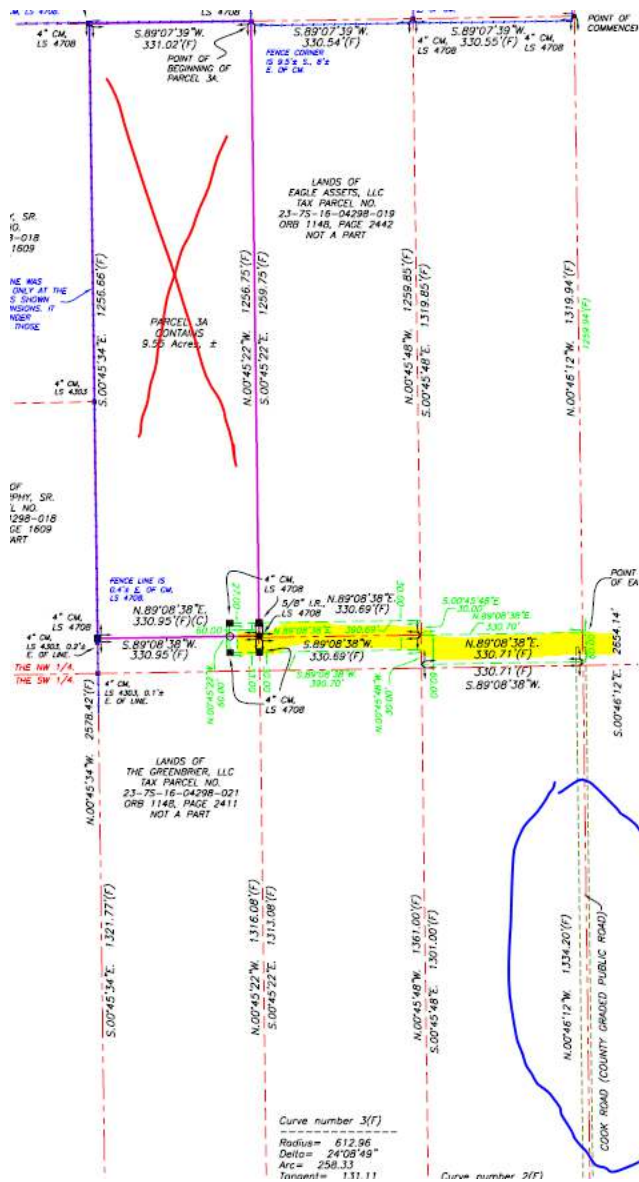
Subject: [EXTERNAL] RE: Townsend - Columbia County FL. New Residential Construction Application #52159 status update

To: Alex Locay <alocay@americashomeplace.com>

Hello Alex –

I went back and looked at this.

Here is an excerpt from the survey.



I put a red X on the subject property. I highlighted the easement in yellow that will get the Townsends out to Cook Road. As I circled in blue, Cook Road is a County graded public road.

The legal description on the survey has the wording for the easement from the property to Cook Road. It is highlighted below in yellow.

DESCRIPTION: PARCEL 3A
 PART OF THE EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23,
 TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF
 SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE
 S.89°07'39"W., ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4 A DISTANCE OF 661.09
 FEET TO THE NE CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SE 1/4 OF THE NW
 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE S.89°07'39"W., 331.02 FEET TO THE NW
 CORNER OF SAID EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4; THENCE
 S.00°45'34"E. ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SE 1/4
 OF THE NW 1/4 A DISTANCE OF 1256.66 FEET; THENCE N.89°08'38"E., 330.95 FEET TO THE
 EAST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4; THENCE
 N.00°45'22"W. ALONG SAID EAST LINE, 1256.75 FEET TO THE POINT OF BEGINNING.
 CONTAINS 9.55 ACRES, MORE OR LESS.
 SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND ACROSS THE SOUTH 27.00 FEET OF
 THE EAST 60.00 FEET OF THE ABOVE DESCRIBED LANDS.
 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
 PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST,
 COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE
 NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16
 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.00°46'12"E. ALONG THE EAST LINE OF SAID SE
 1/4 OF THE NW 1/4 A DISTANCE OF 1259.94 FEET TO THE POINT OF BEGINNING; THENCE
 CONTINUE S.00°46'12"E., 60.00 FEET; THENCE S.89°08'38"W., 330.71 FEET; THENCE N.00°45'48"W.,
 30.00 FEET; THENCE N.89°08'38"E., 330.70 FEET; THENCE N.00°45'22"W., 60.00 FEET; THENCE
 N.89°08'38"E., 390.69 FEET; THENCE S.00°45'48"E., 30.00 FEET; THENCE N.89°08'38"E., 330.70
 FEET TO THE POINT OF BEGINNING.

Similarly, the deed into the Townsends has the same language. See the highlighted area below.

Subject to an easement for ingress and egress over and across the South 27.00 feet of the East 1/2 of the above described lands, together with an easement for ingress and egress described as follows; Description: 60 foot easement for ingress and egress part of the SE 1/4 of the NW 1/4 of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, and thence S 00°46'12" E, along the East line of said SE 1/4 of the NW 1/4, a distance of 1259.94 feet to the Point of Beginning; thence continue S 00°46'12" E, 30.00 feet; thence S 89°08'38" W, 330.71 feet; thence N 00°45'48" W, 30.00 feet; thence N 89°08'38" E, 390.70 feet; thence N 00°45'22" W, 60.00 feet; thence N 89°08'38" E, 390.69 feet; thence S 00°46'12" E, 30.00 feet; thence N 89°08'38" E, 330.70 feet to the Point of Beginning.

I have attached both the deed and the survey for your review.

Take care.

Brent

From: Alex Locay <alocay@americashomeplace.com>

Sent: Friday, November 19, 2021 11:03 AM

To: Brent Baris <brent@barislaw.com>

Subject: Townsend - Columbia County FL. New Residential Construction Application #52159 status update

Brent, can you take a look at this. Columbia County is stating that the ingress easement is not on the deed.



Alex Locay
General Manager

O: (352) 244-8442
C: (954) 914-6993
F: (229) 245-8790

9200 NW 39th Ave
Gainesville, FL 32606

AmericasHomePlace.com 🏠 **Your Custom Home Builder**



Columbia County FL. Building and Zoning Application Update

Please do not reply to this automated email.

New Residential Construction

Dear CONNEY GAY,

Your permit application, #52159, for a "New Residential Construction" at address "," has been recently updated by the Columbia County Building and Zoning Department.

The status change on this application is: **Zoning Review - Documents Required**

Review Notes:

NEEDED: *BEASLEY REGISTRATION *THE SUBJECT PROPERTY IS LAND LOCKED. INGRESS AND EGRESS EASEMENTS DESCRIBED IN THE DEED ARE INCORRECT AND DO NOT PROVIDE ANY ACCESS FROM THE SUBJECT PROPERTY TO A COUNTY MAINTAINED PUBLIC RIGHT-OF-WAY. BEFORE A PERMIT CAN BE ISSUED, THE SUBJECT PROPERTY MUST HAVE A DEED OF INGRESS AND EGRESS*

11/23/21, 1:39 PM

americashomeplace.com Mail - Fwd: [EXTERNAL] RE: Townsend - Columbia County FL. New Residential Construction Applicati...

NOTE: Fee balances may not be immediately updated using online Credit Card payments.

If you have paid permit fees using the online application site or by using the office dropbox, please allow time for your payment to be processed.

You may [login here to upload or download documents](#) or to make a payment for this application.

2 attachments



WD.pdf

2870K



21290 Model (1).pdf

293K