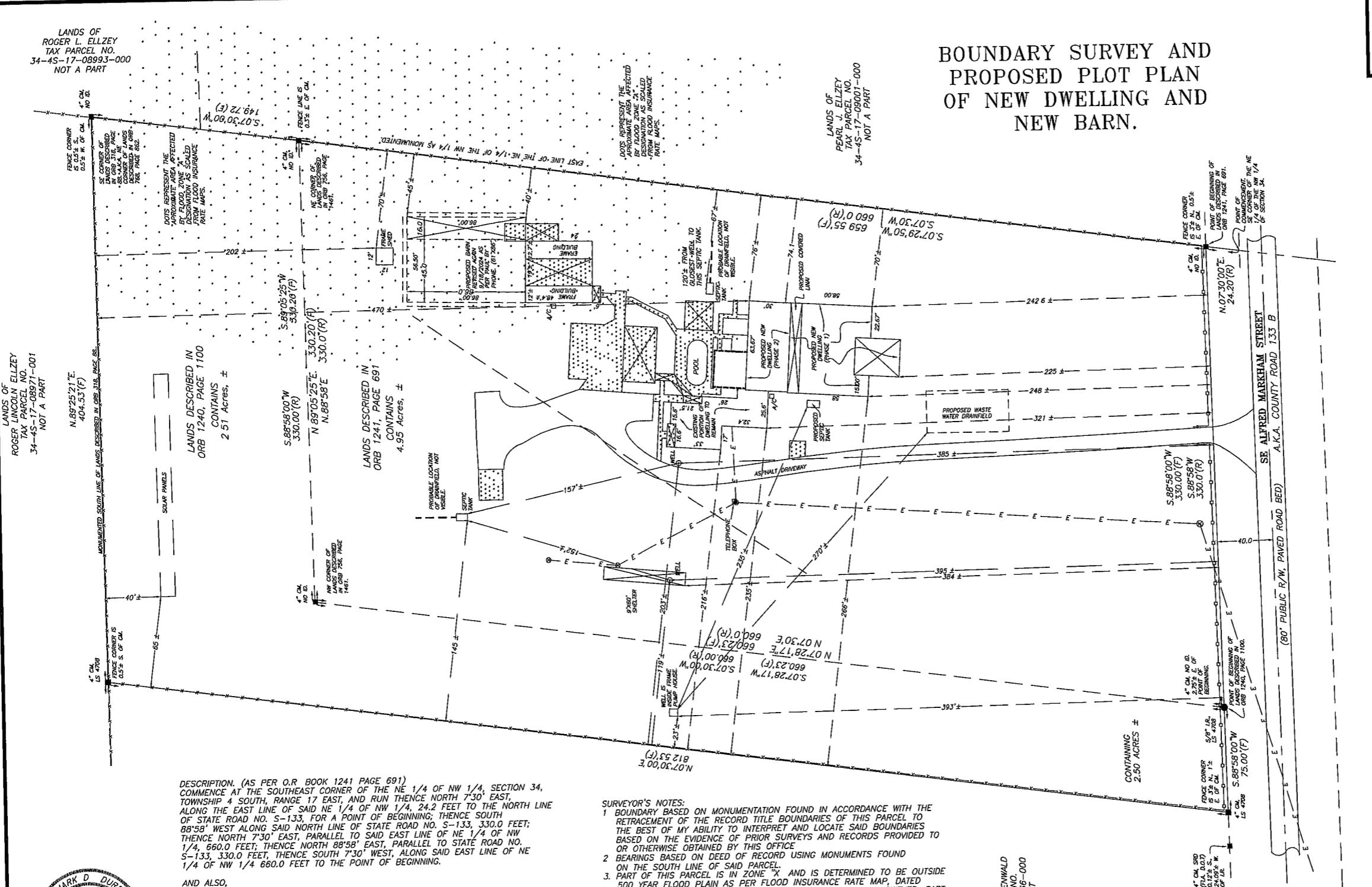


# 12920

421 SE Alfred Markham St.

BOUNDARY SURVEY  
IN SECTION 34,  
OWNERSHIP 4 SOUTH,  
RANGE 17 EAST.  
COLUMBIA COUNTY, FLA

BOUNDARY SURVEY AND  
PROPOSED PLOT PLAN  
OF NEW DWELLING AND  
NEW BARN.



DESCRIPTION. (AS PER O.R. BOOK 1241 PAGE 691)  
COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF NW 1/4, SECTION 34,  
TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND RUN THENCE NORTH 73°0' EAST  
ALONG THE EAST LINE OF SAID NE 1/4 OF NW 1/4, 24.2 FEET TO THE NORTH LINE  
OF STATE ROAD NO. S-133, FOR A POINT OF BEGINNING; THENCE SOUTH  
88°58' WEST ALONG SAID NORTH LINE OF STATE ROAD NO. S-133, 330.0 FEET;  
THENCE NORTH 73°30' EAST, PARALLEL TO SAID EAST LINE OF NE 1/4 OF NW  
1/4, 660.0 FEET, THENCE NORTH 88°58' EAST, PARALLEL TO STATE ROAD NO.  
S-133, 330.0 FEET, THENCE SOUTH 73°30' WEST, ALONG SAID EAST LINE OF NE  
1/4 OF NW 1/4 660.0 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: (AS PER ORB 1240, PAGE 1100)  
A PART OF THE N.W. 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 17  
EAST AND ALSO BEING A PART OF LANDS DESCRIBED IN OFFICIAL RECORDS  
BOOK 768 PAGE 862 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,  
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE  
AT THENCE SOUTHEAST CORNER OF THE N.E. 1/4 OF SAID N.W. 1/4 AND RUN  
N.73°0'00" E., ALONG THE EAST LINE THEREOF, 24.20 FEET TO A  
POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 133B (AN 80  
FOOT PUBLIC RIGHT-OF-WAY), THENCE S.88°58'00" W., ALONG SAID  
NORTH RIGHT-OF-WAY LINE, 330.00 FEET FOR A POINT OF BEGINNING;  
THENCE CONTINUE S.88°58'00" W., ALONG SAID NORTH RIGHT-OF-WAY  
LINE, 75.00 FEET; THENCE N.73°0'00" E., 812.53 FEET TO A POINT  
ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK  
318, PAGE 88 OF SAID COLUMBIA COUNTY, FLORIDA, THENCE N.89°25'00"  
-21 E. ALONG THE SOUTH LINE THEREOF, 404.53 FEET TO THE SOUTHEAST  
CORNER OF LANDS DESCRIBED IN SAID O.R. BOOK 318, PAGE 88, SAID  
POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID  
O.R. BOOK 768 PAGE 862; THENCE S.73°0'00" W., 149.72 FEET TO THE  
NORTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 756 PAGE 1461 OF  
SAID COLUMBIA COUNTY, FLORIDA, THENCE S.88°58'00" W., ALONG THE  
NORTH LINE THEREOF, 330.00 FEET TO THE NORTHWEST CORNER OF LANDS  
DESCRIBED IN SAID O.R. BOOK 756 PAGE 1461, THENCE S.73°0'00" W.,  
ALONG THE WEST LINE THEREOF, 660.00 FEET TO THE POINT OF BEGIN-

Mark  
D  
Duren  
Digitally  
signed by  
Mark D Duren  
Date  
2025 09 03  
16 23:34  
-04'00'



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

LAKE CITY, ILL. 32020 CONTAINING 250 ACRES, MORE OR

SIGNED \_\_\_\_\_  
MARK D DUREN, LS 4708

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 DEED OF RECORD USING MONUMENTS FOUND ON THE SOUTH LINE OF SAID PARCEL.
- 3 PART OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED FEBRUARY 4, 2009, COMMUNITY PANEL NO. 12023C0401C. HOWEVER, PART OF THIS PARCEL IS IN FLOOD ZONE "A" AND MAYBE SUBJECT TO FLOODING.
- 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 ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 8 CLOSURE OF FIELD SURVEY IS 1/54,540. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN  $\pm$  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  $\pm$  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

10. CERTIFIED TO  
WILLIAM S. JONES  
CHARLES L. JONES

LANDS OF  
STEVEN D. BEHRENWALD  
TAX PARCEL NO.  
4-4S-17-08966-000  
NOT A PART

ABBREVIATION:	ORB	OFFICIAL RECORD BOOK
AS IN 'FIELD	PRM	PERMANENT RECORD MONUMENT
MENT').	PCP	PERMANENT CONTROL POINT
AS IN 'DEED	⊗	UTILITY POLE
N').	R/W	RIGHT-OF-WAY
AS IN 'PLAT	NO. ID.	NO IDENTIFICATION
N').	FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
ORD, AS IN 'RECORD	§	CENTERLINE
N').	C.M.	CONCRETE MONUMENT
ORD, AS IN 'CALCULATED	I.R.	IRON ROD
N').	I.P.	IRON PIPE
	'SRD	STATE ROAD DEPARTMENT

AUGUST 16, 2024 REVISED PROPOSED BARN  
FROM 60' TO 84'  
SEPTEMBER 3, 2025 ADDED ADDITIONAL  
BUILDING SETBACK MEASUREMENTS.

MARK D. DUREN AND  
ASSOCIATES, INC.

ASSOCIATES, INC.  
LB 7620  
4 SW SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(386) 758-9831 OFFICE  
(386) 758-8010 FAX

(386) 758-8010 FAX  
FIELD SURVEY DATE FEBRUARY 5, 2024  
STATE DRAWN AUGUST 16, 2024  
SURVEYOR JONES  
FILE BOOK 258 PAGE 27

NO# 24-019R 9/03/2025  
SEE 77-02-96A, 99-128, 16-289