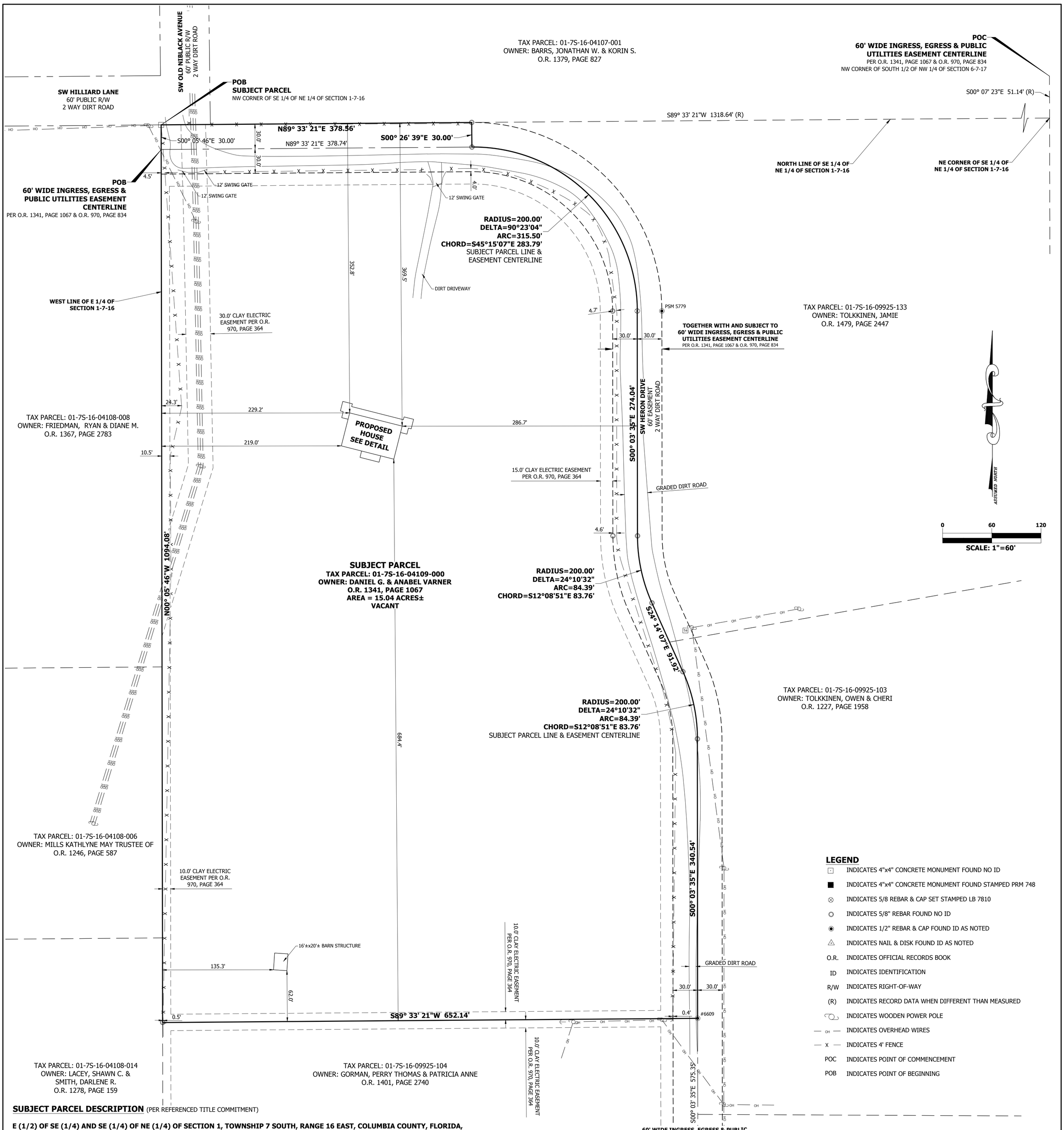


LEGEND

- INDICATES 4"x4" CONCRETE MONUMENT FOUND NO ID
- INDICATES 4"x4" CONCRETE MONUMENT FOUND STAMPED PRM 748
- INDICATES 5/8 REBAR & CAP SET STAMPED LB 7810
- INDICATES 5/8" REBAR FOUND NO ID
- INDICATES 1/2" REBAR & CAP FOUND ID AS NOTED
- INDICATES NAIL & DISK FOUND ID AS NOTED
- O.R. INDICATES OFFICIAL RECORDS BOOK
- ID INDICATES IDENTIFICATION
- R/W INDICATES RIGHT-OF-WAY
- (R) INDICATES RECORD DATA WHEN DIFFERENT THAN MEASURED
- INDICATES WOODEN POWER POLE
- OH INDICATES OVERHEAD WIRES
- X INDICATES 4' FENCE
- POC INDICATES POINT OF COMMENCEMENT
- POB INDICATES POINT OF BEGINNING

SUBJECT PARCEL DESCRIPTION (PER REFERENCED TITLE COMMITMENT)

E (1/2) OF SE (1/4) AND SE (1/4) OF NE (1/4) OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING: LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 970, PAGE 834, OFFICIAL RECORDS BOOK 992, PAGE 761, OFFICIAL RECORDS BOOK 992, PAGE 2631, OFFICIAL RECORDS BOOK 1015, PAGE 2425 AND OFFICIAL RECORDS BOOK 1297, PAGE 43, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89°33'21"E., 378.56 FEET; THENCE S.00°26'39"E., 30.00 FEET TO A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET AND A INCLUDED ANGLE OF 90°23'04"; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 315.50 FEET, ALSO BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET; THENCE S.00°03'35"E., 274.04 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET AND AN INCLUDED ANGLE OF 24°10'32"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 84.39 FEET, ALSO BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET; THENCE S.24°14'07"E., 91.92 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET AND AN INCLUDED ANGLE OF 24°10'32"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 84.39 FEET, ALSO BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET; THENCE S.00°03'35"E., 340.54 FEET; THENCE S.89°33'21"W., 652.14 FEET; THENCE N.00°05'46"W., 1094.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS:

AN EASEMENT FOR INGRESS, EGRESS & PUBLIC UTILITIES OVER, UNDER AND ACROSS A 60 FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND LOCATED WITHIN 30 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

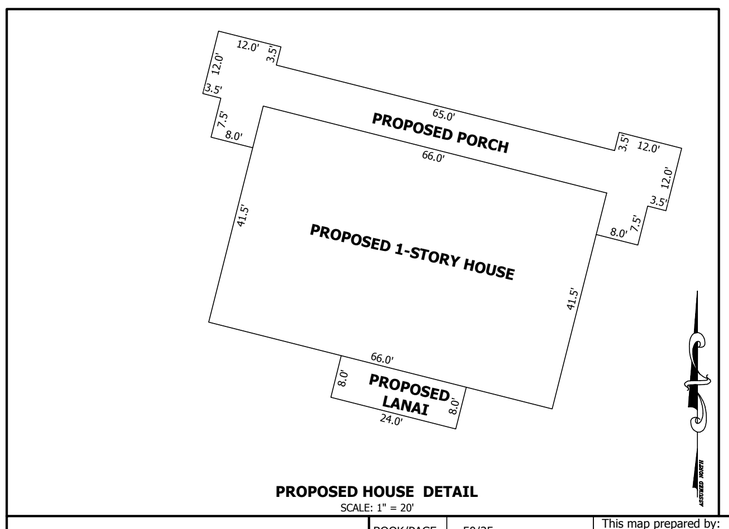
COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN S.00°07'23"E., A DISTANCE OF 51.14 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN S.89°33'21"W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1318.64 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1; THENCE RUN S.00°05'46"E., ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST LINE OF THE EAST 1/4 OF SECTION 1; THENCE RUN N.89°33'21"E., PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 378.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 90°23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00°03'35"E., A DISTANCE OF 274.04 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.24°14'07"E., A DISTANCE OF 91.92 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00°03'35"E., A DISTANCE OF 915.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 90°23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N.89°33'21"E., A DISTANCE OF 398.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35°03'28", AN ARC DISTANCE OF 122.38 FEET (CHORD BEARING AND DISTANCE OF S.72°54'54"E., 120.48 FEET, RESPECTIVELY) TO THE INTERSECTION OF SAID CURVE WITH THE EAST LINE OF THE AFOREMENTIONED SECTION 1; THENCE CONTINUE SOUTHEASTERLY, WITH SAID CURVE, THROUGH AN ARC ANGLE OF 13°57'21", AN ARC DISTANCE OF 48.71 FEET (CHORD BEARING AND DISTANCE OF S.62°21'50"E., 48.59 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°23'10"E., A DISTANCE OF 33.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35°02'50", AN ARC DISTANCE OF 122.34 FEET (CHORD BEARING AND DISTANCE OF S.72°54'35"E., 120.44 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N.89°34'00"E., A DISTANCE OF 729.04 FEET TO A POINT DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RUN S.00°10'43",W., A DISTANCE OF 817.43 FEET TO A POINT DESIGNATED AS POINT "B" TO BE REFERRED TO LATER; THENCE CONTINUE S.00°10'43"W., A DISTANCE OF 630.14 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "B" AND RUN N89°34'00"E., A DISTANCE OF 802.08 FEET TO A POINT DESIGNATED AS POINT "C" TO BE REFERRED TO LATER; THENCE CONTINUE N.89°34'00"E., A DISTANCE OF 283.87 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "C" AND RUN S.00°10'43"W., A DISTANCE 563.18 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "A" AND RUN N.00°10'43"E., A DISTANCE OF 1182.88 FEET TO A POINT DESIGNED AS POINT "D" TO BE REFERRED TO LATER; THENCE CONTINUE N.00°10'43"E., A DISTANCE 350.08 FEET TO THE TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "D" AND RUN N.89°37'58"E.; A DISTANCE 796.39 FEET TO A POINT DESIGNATED AS POINT "E" TO BE REFERRED TO LATER; THENCE CONTINUE N.89°37'58"E., A DISTANCE OF 282.19 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "E" AND RUN S.00°10'43"W., A DISTANCE OF 610.98 FEET TO THE TERMINUS OF SAID CENTERLINE.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE WEST LINE OF THE SUBJECT PARCEL AS BEARING N00° 05' 46"W.
2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JANUARY 17, 2023.
3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
5. PROPERTY LINE TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
6. THE SUBJECT PROPERTY ADDRESS IS: 114 SW HERON DRIVE, FORT WHITE, FL 32038.

FLOOD ZONE NOTE

THE HEREON DESCRIBED SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE X ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12023C0495C DATED FEBRUARY 4, 2009.



PROPOSED HOUSE DETAIL
SCALE: 1" = 20'

TITLE COMMITMENT NOTES

THIS SURVEY MAP DEPICTS THE LOCATION OF RECORDED ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS LISTED IN SCHEDULE B-2 OF THE TITLE COMMITMENT, FILE NO. 22-440C, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 9, 2022.

ITEMS 1-13 - NOT THE TYPE TO BE DEPICTED ON SURVEY

ITEM 14 - O.R. 970, PAGE 834 - 60' INGRESS, EGRESS & PUBLIC UTILITIES EASEMENT PLOTTED HEREON AS SW HERON DRIVE. AFFECTS SUBJECT PARCEL.

ITEM 15 - NO RECORDING INFORMATION. APPEARS TO BE 60' INGRESS, EGRESS & PUBLIC UTILITIES EASEMENT PLOTTED HEREON AS SW HERON DRIVE. AFFECTS SUBJECT PARCEL.

ITEMS 16-20 - NOT THE TYPE TO BE DEPICTED ON SURVEY

DAVID WILLIAM STONECYPHER LICENSE No. LS6391 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

CERTIFIED TO:

1. DANIEL GILMORE VARNER, III AKA DANIEL G VARNER
2. ANABEL VARNER
3. CAMPUS USA CREDIT UNION, ISAOA/ATIMA
4. FIDELITY NATIONAL TITLE INSURANCE COMPANY
5. ALACHUA TITLE SERVICES, LLC

STONECYPHER SURVEYING INC.
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Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

BOOK/PAGE	50/25	This map prepared by: 2-2-2023	SCALE 1" = 60'
DRAWN	MRJ	DAVID W. STONECYPHER	DATE JANUARY 17, 2023
CHECKED	DWS	PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391	PROJECT # 23-0009

BOUNDARY SURVEY & PLOT PLAN

COLUMBIA COUNTY TAX PARCEL: 01-7S-16-04109-000

IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST

DRAWING # varner.survey.dwg

REVISION: 2-2-23 ADDED TITLE COMMITMENT INFORMATION & REVISED TYPOS

SHEET # 1 OF 1