

March 10, 2023

Robert Hartley
Hartley Brothers
Custom Home Builder
1325 NW 53rd Ave, Suite D
Gainesville, FL 32609

Via email: robert@hartleybrothers.com

**Re: Mahn Property – Tax Parcel No 18-7S-17-10021-024.
Forth White, Florida.**

Dear Mr. Hartley:

This letter is regarding Tax Parcel No 18-7S-17-10021-024, Forth White, Florida. The proposed minimum finish floor elevation for the proposed structure will be 63.70, NAVD 88.

The area for the structure drains NW and SW away from the proposed structure and there is no risk of flooding as showing in the attached insert of the Columbia County elevation map.

Also, according to the official FEMA Flood Hazard Panel 532 of 552, Columbia County, Florida, the above-referenced property is located entirely with Zone X, which is identified as an area of minimal flood hazard and is not within an identified area of flood hazard. Attached is the FEMA map for your reference.

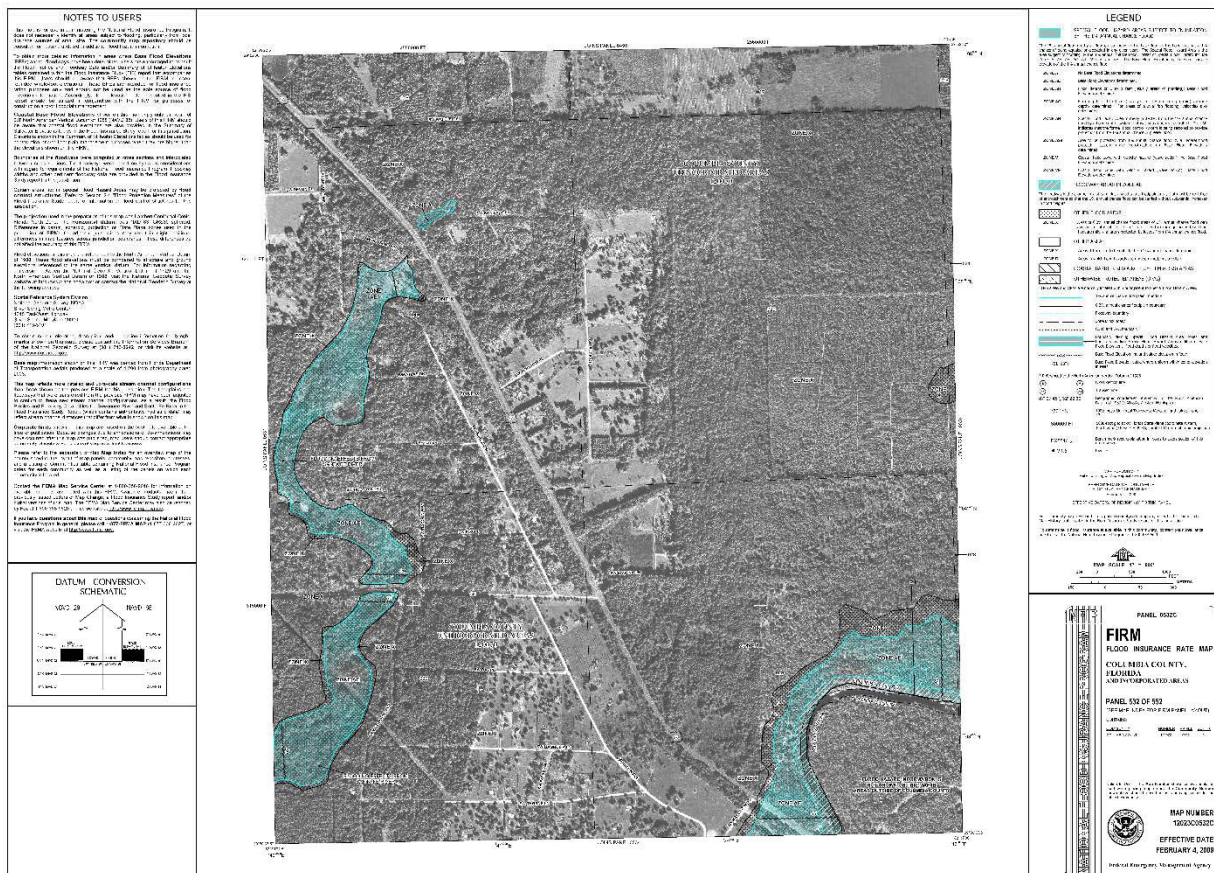
I certify that the proposed Minimum Finish Floor of the proposed structure as listed above, will protect the structure against flooding from a base flood event, as defined in article 8 of the Colombia County Land Development Regulations.

If you have any questions, please feel free to contact our office.

Sincerely,



Sergio Reyes, P.E.



SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM A RECORD BEARING OF N 44°58'15"E, ALONG THE SOUTHEASTERLY LINE OF THE SUBJECT PARCEL.

2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.

4. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.

5. THIS IS NOT A BOUNDARY SURVEY.

6. ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). ALL ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988. ALL SITE BENCHMARKS SHOULD BE CHECKED AND VERIFIED BEFORE USE.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 120023C0495C AND 120023C0532C FOR COLUMBIA COUNTY, FLORIDA, EFFECTIVE DATE FEBRUARY 4, 2009, FOR COLUMBIA COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120070 PANEL NUMBERS 0495 AND 0532 SUFFIX C.

WEST CORNER OF O.R. 1379, PAGE 1399

PARCEL "A"
A PORTION OF TAX PARCEL No. 18-7S-17-10021-014 CONTAINING ±3.13 ACRES
2767 S.W. U.S. HIGHWAY No. 27

NORTH CORNER OF O.R. 1379, PAGE 1399

PARCEL "B"
A PORTION OF TAX PARCEL No. 18-7S-17-10021-014 CONTAINING ±2.87 ACRES
2767 S.W. U.S. HIGHWAY No. 27

POINT OF BEGINNING
PARCEL "B"

BENCHMARK
ELEVATION = 66.82' (NAVD 88)
(1' ABOVE PAVEMENT ELEVATION)
SET NAIL IN LAUREL OAK

LINE TABLE		
LINE	LENGTH	BEARING
L1(L)	81.38'	S45°02'05"E
L2(L)	32.02'	S15°40'43"W

POINT OF BEGINNING
PARCEL "A" & 50' EASEMENT

LEGAL DESCRIPTIONS

PARCEL "A" (BY THIS SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2641.60 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 18; THENCE RUN NORTH 01°30'02" WEST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, A DISTANCE OF 210.00 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 210 FEET OF SAID SE 1/4 OF THE SW 1/4; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE NORTH LINE OF SAID SOUTH 210 FEET, A DISTANCE OF 166.33 FEET TO A REBAR AND CAP; THENCE RUN NORTH 45°01'45" WEST, A DISTANCE OF 1284.10 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399; THENCE RUN SOUTH 44°58'15" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 428.04 FEET TO A 5/8" REBAR & CAP (PSM 6602) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 44°58'15" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 351.96 FEET TO A 1/2" REBAR & CAP (LB 2903) AT THE SOUTHERLY CORNER OF SAID LANDS AND ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 27 (STATE ROAD No. 20) (A 120 FOOT RIGHT OF WAY); THENCE RUN NORTH 45°01'45" EAST, ALONG SAID SOUTHWESTERLY LINE AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 335.08 FEET TO A 1/2" REBAR & CAP (LB 2903) AT THE WESTERLY CORNER OF SAID LANDS; THENCE RUN NORTH 44°58'15" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 455.13 FEET TO A 5/8" REBAR & CAP (PSM 6602); THENCE RUN SOUTH 45°02'05" EAST, A DISTANCE OF 81.38 FEET TO A 5/8" REBAR & CAP (PSM 6602); THENCE RUN SOUTH 15°40'43" WEST, A DISTANCE OF 32.02 FEET TO A 5/8" REBAR & CAP (PSM 6602); THENCE RUN SOUTH 27°29'02" EAST, A DISTANCE OF 249.61 FEET TO THE POINT OF BEGINNING. CONTAINING 3.13 ACRES, MORE OR LESS.

PARCEL "B" (BY THIS SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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50' EASEMENT (BY THIS SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SKETCH & DESCRIPTION

LYING IN SECTION 18, TOWNSHIP 7 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY

LEGEND

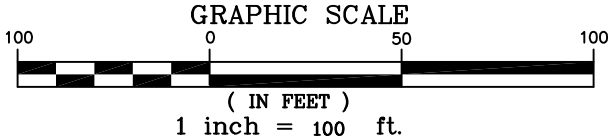
- = SET 5/8" REBAR & CAP (PSM 6602)
- ⊙ = FOUND 1/2" REBAR & CAP (LB 2903)
- (L) = LEGAL DESCRIPTION DATA
- R/W = RIGHT OF WAY
- O.R. = OFFICIAL RECORDS BOOK
- X— = 4' METAL FENCE LINE
- OHE— = OVERHEAD UTILITY LINE
- ⊕ = WOOD POWER POLE
- ⊖ = GUY ANCHOR
- ⊙ = FIBER OPTIC MARKER
- ⊕ = TELEPHONE RISER
- ⊙ = WELL
- ⊕ = SEPTIC TANK
- ⊙ = ELECTRIC METER
- (NAVD 88) = NORTH AMERICAN VERTICAL DATUM OF 1988
- +100.0 = GROUND ELEVATION

POINT OF REFERENCE

SE CORNER OF SECTION 18-7-17

SOUTH LINE OF SECTION 18

S88°00'29"W 2641.60'(L)



REVISED 3/9/23 - CHANGED DATUM, ADDED GROUND SHOTS
REVISED 2/2/23 - ADDED BENCHMARK

FIELD BOOK: SEE FOLDER
JOB NUMBER: 22-255
DRAFTED: LAF
CHECKED: LAF
SURVEY DATE: 8/25/22
SHEET 1 OF 1

DAVID MALLOY

CERTIFIED TO:

FLOWERS SURVEYING
AND MAPPING INC.
207 SE CONDOUR GLEN
HIGH SPRINGS, FLORIDA 32643
(386) 462-0130

LEIGH ANN FLOWERS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THE SURVEYOR IS PROHIBITED.
I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEYED PROPERTY, AND IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA SURVEYING AND MAPPING BOARD, AND THE FLORIDA STATUTES, AND CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE.