

A BOUNDARY SURVEY OF LOT 39 OF FAIRFIELD HILLS IN COLUMBIA COUNTY, FLORIDA

DESCRIPTION

LOT 39, FAIRFIELD HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 107, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

SURVEY PURPOSE & METHODOLOGY

THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY SURVEY ON A PARCEL OF LAND DESCRIBED AS LOT 39 IN THE FAIRFIELD HILLS SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 107 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY.

THE LIMITS OF THIS PROJECT ARE AS DESCRIBED ABOVE AND SHALL HENCEFORTH BE REFERRED TO AS THE SUBJECT PROPERTY OR THE FINAL WORK PRODUCT FOR PROJECT 200206-Y.

HORIZONTAL CONTROL FOR THE FINAL WORK PRODUCT FOR PROJECT 200206-Y WAS ESTABLISHED UTILIZING ASSUMED COORDINATES WITH THE FINAL HORIZONTAL CONTROL COORDINATES DETERMINED FROM A CLOSED FIELD TRAVERSE ADJUSTED UTILIZING A WEIGHTED PARAMETRIC LEAST SQUARES ADJUSTMENT PROCEDURE.

A SEARCH FOR LOT CORNERS WAS PERFORMED WITH ALL RECOVERED CORNERS BEING LOCATED UTILIZING RADIAL TIES WITH REDUNDANT MEASUREMENTS MADE FROM ESTABLISHED HORIZONTAL CONTROL. ALL OF THE CORNERS DEFINING THE LOT WERE FOUND. THEIR POSITIONS WERE DETERMINED TO BE ACCEPTABLE AND THEY WERE HELD. THE LAST DEED OF RECORD OF ALL ADJOINING PROPERTY OWNERSHIPS WAS REVIEWED AND NO OVERLAPS OR GAPS WERE FOUND.

EXISTING IMPROVEMENTS WITHIN THE PROJECT LIMITS WERE LOCATED UTILIZING ESTABLISHED HORIZONTAL CONTROL POINTS AND REDUNDANT RADIAL MEASUREMENTS MADE WITH A TOTAL STATION AND AN ELECTRONIC DATA COLLECTOR. HORIZONTAL ANGLES WERE MEASURED, ALONG WITH THEIR CORRESPONDING DISTANCES, TO VARIOUS EXISTING IMPROVEMENTS AND RECORDED. THESE SURVEYED EXISTING IMPROVEMENTS INCLUDED ALL VISIBLE FIXED IMPROVEMENTS SUCH AS HOUSES OR BUILDINGS, UTILITY SHEDS, DRIVEWAYS, ROADS, TRAILS, SIDEWALKS, FENCES, GATES, ABOVE GROUND EVIDENCE OF UTILITIES, ETC. THE RECORDED SURVEY DATA WAS REDUCED TO FINAL POINT COORDINATES AND LINEAR SURVEY ELEMENTS UTILIZING A WEIGHTED PARAMETRIC LEAST SQUARES ADJUSTMENT PROCEDURE HOLDING ALL ESTABLISHED HORIZONTAL CONTROL POINTS AS FIXED. SHRUBS, TREES, HEDGES, PLANTERS AND LANDSCAPED AREAS WERE NOT SURVEYED UNLESS OTHERWISE NOTED.

ENCROACHMENTS

FENCE ENCROACHMENTS WERE FOUND ALONG THE BOUNDARY OF THE SUBJECT PROPERTY. THE OWNERSHIP OF THE FENCES IN QUESTION HAS NOT BEEN DETERMINED. THERE IS A GATE NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. THIS GATE MAY POTENTIALLY ALLOW ACCESS TO THE SUBJECT PROPERTY FROM AN ADJOINING PROPERTY. NO OTHER ENCROACHMENTS WERE FOUND. ALL OF THE ENCROACHMENTS THAT WERE FOUND ARE SHOWN OR DESCRIBED WITHIN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y.

A WATER WELL WAS FOUND ON THE SUBJECT PROPERTY WHICH LIES 137.5 FEET (MEASURED AT RIGHT ANGLES) FROM THE CLOSEST PROPERTY LINE AND 100.5 FEET (MEASURED IN A DIRECT LINE) FROM THE SEPTIC TANK. NO EVIDENCE OF A DRAIN FIELD WAS OBSERVED ON THE SUBJECT PROPERTY.

TITLE SEARCH REPORT REFERENCE

ALL MATERS OF RECORD REFERENCED IN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y REFERS TO INFORMATION CONTAINED IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE MADE IN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y TO A BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORDS OF SAID COUNTY, UNLESS OTHERWISE NOTED. THE PROPERTY DEPICTED BY THE FINAL WORK PRODUCT FOR PROJECT 200206-Y MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAY, COVENANTS AND RESTRICTIONS NOT SHOWN HEREIN BUT FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

THE FINAL WORK PRODUCT FOR PROJECT 200206-Y WAS PREPARED BASED UPON A FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE SEARCH REPORT, CUSTOMER REFERENCE NO. 4-11516, HAVING A STATED SEARCH ENDING DATE OF FEBRUARY 23, 2022 AT 5:00 PM. THE EXCEPTIONS NOTED IN SCHEDULE B SECTION 2 OF SAID TITLE SEARCH REPORT ARE ACCURATELY REFLECTED UPON THE FINAL WORK PRODUCT FOR PROJECT 200206-Y. THE PROFESSIONAL SURVEYOR AND MAPPER RESPONSIBLE FOR THE PREPARATION OF THE FINAL WORK PRODUCT FOR PROJECT 200206-Y MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, RESERVATIONS, SET-BACK LINES, AGREEMENTS, RIGHTS-OF-WAY OR OTHER SIMILAR MATTERS OTHER THAN THOSE CONTAINED IN SAID TITLE SEARCH REPORT.

PER SCHEDULE B SECTION 2 OF SAID TITLE SEARCH REPORT, THE FOLLOWING EXCEPTIONS ARE NOTED:

EXCEPTION NO. 6: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF FAIRFIELD HILLS, RECORDED IN PLAT BOOK 4, PAGE 107, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

EXCEPTION NO. 7: UTILITY EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 420, PAGE 699. (AS NOTED AND SHOWN UPON THE FINAL WORK PRODUCT OF PROJECT 200206-Y).

EXCEPTION NO. 8: COVENANTS, RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS AND OTHER PROVISIONS SET FORTH IN RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 421, AT PAGE 02 AND IN ALLIED INSTRUMENTS REFERRED TO IN SAID RESTRICTIONS, AS MAY BE SUBSEQUENTLY AMENDED. (NOTE: PER THIS DOCUMENT THE RESTRICTIVE COVENANTS EXPIRE ON DECEMBER 31, 2019)

ANY MATTERS THAT HAVE BEEN MADE KNOWN TO THE UNDERSIGNED SURVEYOR AND MAPPER THAT MAY AFFECT PROPERTY RIGHTS ARE SHOWN OR NOTED UPON THE FINAL WORK PRODUCT FOR PROJECT 200206-Y. THE FINAL WORK PRODUCT FOR PROJECT 200206-Y MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION AND THE UNDERSIGNED SURVEYOR AND MAPPER MAKE NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN.

THE LEGAL DESCRIPTION SHOWN UPON THE FINAL WORK PRODUCT FOR PROJECT 200206-Y WAS OBTAINED FROM THE AFORESAID TITLE SEARCH REPORT BY THE UNDERSIGNED SURVEYOR AND MAPPER. THE BOUNDARY SURVEY SHOWN HEREIN REPRESENTS THE BOUNDARY OF THE LAND ENCOMPASSED BY SAID DESCRIPTION.

GENERAL SURVEY NOTES

THE FINAL WORK PRODUCT FOR PROJECT 200206-Y REPRESENTS A BOUNDARY SURVEY PERFORMED ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED LICENSED FLORIDA PROFESSIONAL SURVEYOR & MAPPER. THE INFORMATION CONTAINED IN THE FINAL WORK PRODUCT OF PROJECT 200206-Y WAS ACQUIRED IN ACCORDANCE WITH THE DEFINITIONS, SURVEY, MAP AND REPORT CONTENT REQUIREMENTS AS ESTABLISHED BY CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SAID CHAPTER AT THE TIME OF THE FIELD SURVEY.

THE EXPECTED USE OF THE FINAL WORK PRODUCT OF PROJECT 200206-Y WILL BE FOR THE PURCHASE OR REFINANCING OF REAL PROPERTY INTERESTS. AS SUCH, THE HORIZONTAL ACCURACY OF THE FINAL WORK PRODUCT OF PROJECT 200206-Y IS PLUS OR MINUS FIVE ONE-HUNDREDTHS OF A FOOT (0.05') AT A 95% CONFIDENCE LEVEL, BASED UPON A WEIGHTED LEAST SQUARES ADJUSTMENT.

THE FINAL WORK PRODUCT FOR PROJECT 200206-Y WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY RE-USE OF THE FINAL WORK PRODUCT FOR PROJECT 200206-Y FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR AND MAPPER, WILL BE DONE SO AT THE RISK OF THE RE-USER AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE FINAL WORK PRODUCT FOR PROJECT 200206-Y BY ANY PARTY OTHER THAN THE UNDERSIGNED SURVEYOR AND MAPPER, ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND MAPPER.

THE FINAL WORK PRODUCT FOR PROJECT 200206-Y CONSISTS OF TWO (2) SHEETS AND EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. PRINTED COPIES OF THE FINAL WORK PRODUCT FOR PROJECT 200206-Y MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED IF MEASURING SCALED DATA FROM A PRINTED COPY OF THE FINAL WORK PRODUCT FOR PROJECT 200206-Y.

THE EXISTING IMPROVEMENTS SHOWN IN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y WERE LOCATED AS THEY EXISTED AT THE TIME OF THE FIELD SURVEY AND THEIR RELATIONSHIP TO THE PROPERTY OR RIGHT OF WAY LINES IS SHOWN CORRECTLY. NON-VISIBLE SUBSURFACE IMPROVEMENTS THAT MAY EXIST, SUCH AS BURIED UTILITIES AND FOUNDATIONS, HAVE NOT BEEN SURVEYED OR FIELD LOCATED UNLESS OTHERWISE SHOWN WITHIN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y. IRRIGATION EQUIPMENT AND/OR IRRIGATION SYSTEMS AND THEIR APPURTENANCES HAVE NOT BEEN FIELD LOCATED UNLESS OTHERWISE SHOWN WITHIN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y. ALL FENCE LINE TIES SHOWN WITHIN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y ARE GIVEN AT NINETY DEGREE (90') ANGLES OR ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED. FENCE LOCATIONS DEPICTED WITHIN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y MAY HAVE BEEN EXAGGERATED FOR CLARITY. A LIST OF ABBREVIATIONS AND A SYMBOL LEGEND DESCRIBING THE EXISTING IMPROVEMENTS IS CONTAINED WITHIN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y. IT SHOULD BE NOTED THAT THESE SYMBOLS MAY NOT BE DRAWN TO SCALE. ALL MAPPED FEATURES SHOWN WITHIN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y ARE THE RESPONSIBILITY OF THE UNDERSIGNED SURVEYOR AND MAPPER

THE FINAL WORK PRODUCT FOR PROJECT 200206-Y IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ORGANIZATION. NOTHING SHOWN WITHIN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y SHALL BE CONSTRUED AS GIVING ANY RIGHTS OR BENEFITS TO ANY PERSON OR PERSONS, OTHER THAN TO WHOM THE FINAL WORK PRODUCT FOR PROJECT 200206-Y IS CERTIFIED.

ALL DISTANCE MEASUREMENTS SHOWN WITHIN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y ARE EXPRESSED IN FEET. ALL ANGULAR MEASUREMENTS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. ALL BEARINGS SHOWN WITHIN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y HAVE BEEN ROUNDED TO THE CLOSEST ONE SECOND (01") AND ALL DISTANCES HAVE BEEN ROUNDED TO THE NEAREST ONE HUNDREDTH OF A FOOT (01').

ADJOINING PROPERTY OWNER INFORMATION SHOWN IN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y REPRESENT CURRENT PROPERTY OWNERSHIPS AS INDICATED BY THE PROPERTY APPRAISER OF COLUMBIA COUNTY, FLORIDA, AT THE TIME OF THE FIELD SURVEY.

THE DESIGNATION, LOCATION AND EXCAVATION OF UNDERGROUND UTILITIES IS NOT INCLUDED IN THE FINAL WORK PRODUCT OF PROJECT 200206-Y.

ALL BEARINGS SHOWN WITHIN THE FINAL WORK PRODUCT FOR PROJECT 200206-Y ARE REFERENCED TO AN ASSUMED DATUM. THE REFERENCE BEARING FOR THE FINAL WORK PRODUCT FOR PROJECT 200206-Y IS THE WEST RIGHT OF WAY LINE OF FETT WAY (THE EAST LINE OF LOT 39) WHICH HAS AN ASSUMED BEARING OF NORTH 00°48'09" EAST.

SURVEYORS CERTIFICATION

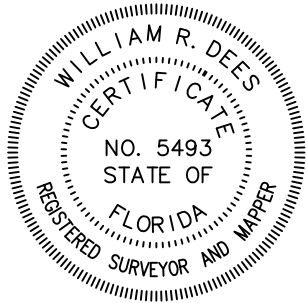
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY DESCRIBED BY THE FINAL WORK PRODUCT FOR PROJECT 200206-Y WAS COMPLETED UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT SAID FINAL WORK PRODUCT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I DO ALSO HEREBY FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN THE DEFINITIONS, SURVEY, MAP AND REPORT CONTENT REQUIREMENTS AS ESTABLISHED BY CHAPTERS 5J-17.050, 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AS SAID CHAPTERS EXISTED AT THE TIME OF THE PREPARATION OF SAID BOUNDARY SURVEY.

SURVEY CERTIFIED TO:

ROBERT GORDON, JR.  
ADVISORS MORTGAGE  
ABSTRACT TRUST TITLE, LLC  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEY PREPARED BY:

WILLIAM R. DEES  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NUMBER LS5493



Digitally signed by William Dees  
Date: 2022.03.24 11:28:37 -04'00'

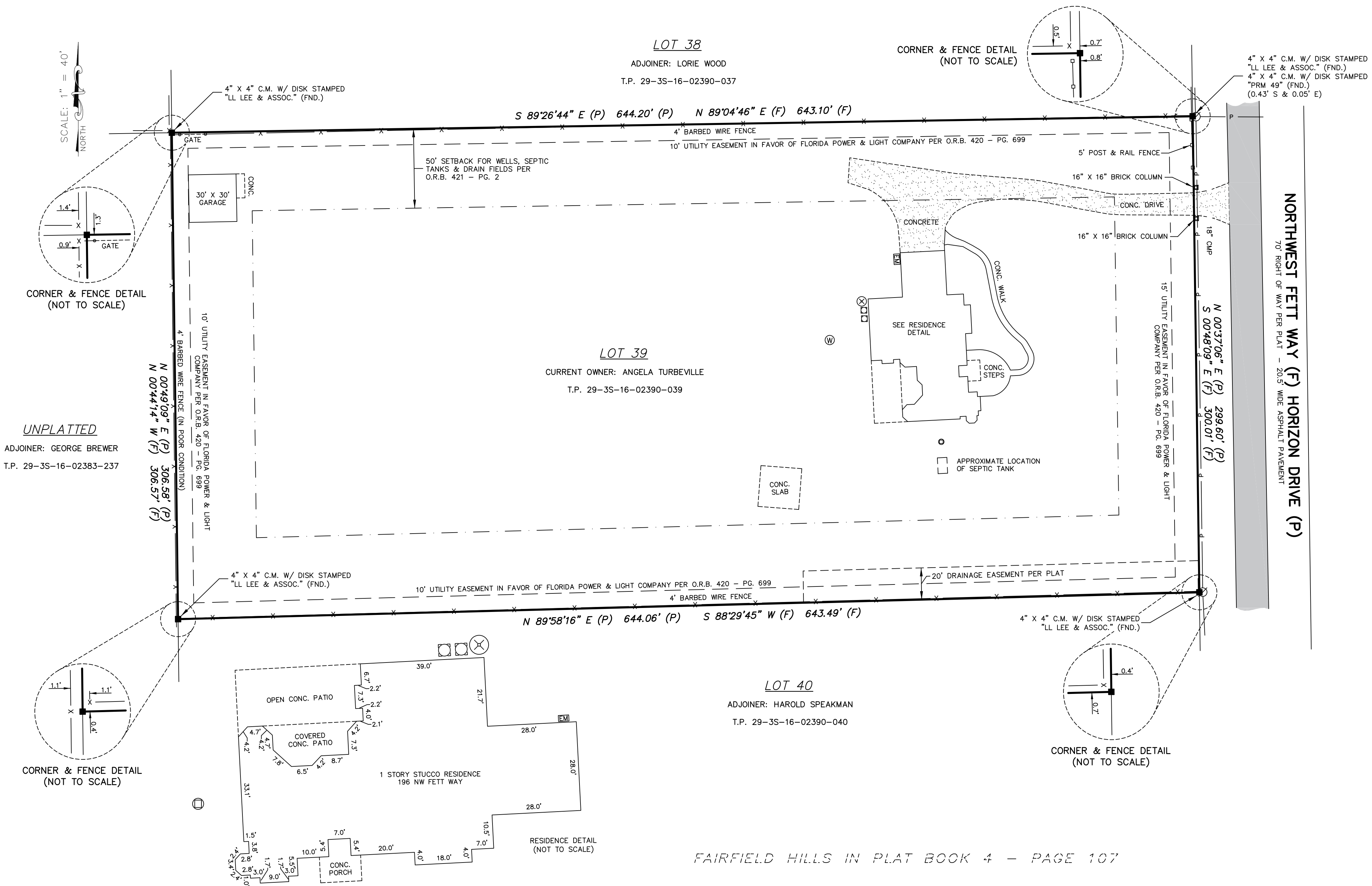
MARCH 24, 2022

THE USE OF THE IMAGE OF THE SURVEYOR'S SEAL APPEARING ABOVE WAS AUTHORIZED BY WILLIAM R. DEES, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE NUMBER LS5493. UNLESS THIS BOUNDARY SURVEY BEARS THE ORIGINAL BLUE INK SIGNATURE OF WILLIAM R. DEES OR A DIGITAL SIGNATURE WITH A VERIFIED SHA-1 AUTHENTICATION CODE THIS BOUNDARY SURVEY IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE CONSIDERED VALID.

FIELD SURVEY COMPLETED ON MARCH 24, 2022.

SHEET	WILLIAM R. DEES, PSM FLORIDA LICENSE NUMBER LS5493	BOUNDARY SURVEY	SURVEY PREPARED FOR:  ROBERT GORDON, JR. ADVISORS MORTGAGE ABSTRACT TRUST TITLE, LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY				JOB NO.: 200206-Y
1	POST OFFICE BOX 5024 GAINESVILLE, FLORIDA 32627 PHONE: 352.727.8652 WDEESPSM@GMAIL.COM						DATE SURVEYED: 03/19/2022
OF							DATE DRAWN: 03/23/2022
2							DRAWN BY: W.D.   CHECKED BY: D.S./T.J.
				NO.	DATE	REVISIONS	SCALE: AS NOTED   FILE: 200206-Y.DWG

A BOUNDARY SURVEY OF LOT 39 OF FAIRFIELD HILLS IN COLUMBIA COUNTY, FLORIDA



LEGEND		W/ WITH		(C) CALCULATED VALUE		24-15-30 SECTION-TOWNSHIP-RANGE		CONC.		FWF		C.M.	
	AIR CONDITIONING UNIT		WATER METER		TAX PARCEL		MORE OR LESS		REINFORCED CONCRETE PIPE		CHAIN LINK FENCE		NO IDENTIFYING MARKINGS
	TELEPHONE BOX		GAS METER		FIELD OBSERVATION		ELECTRIC		CORRUGATED METAL PIPE		FOUND IN PLACE		SET 5/8" IRON ROD WITH CAP STAMPED "PSM5493"
	CATV BOX		SEWER CLEAN OUT		PLAT DATA		CONCRETE SLAB		MITERED END SECTION		IRON PIPE		SET 5/8" IRON ROD WITH CAP STAMPED "WITNESS PSM5493"
	PUMP		SATELLITE DISH		DEED CALL		ASPHALT		POST & RAIL FENCE		IRON ROD		SET NAIL WITH METAL DISK STAMPED "PSM5493"
	WELL		UTILITY POLE		OFFICIAL RECORDS BOOK		MORE OR LESS		REINFORCED CONCRETE PIPE		CHAIN LINK FENCE		NO IDENTIFYING MARKINGS
	GUY ANCHOR		LIGHT POLE		PAGE		ELECTRIC		CORRUGATED METAL PIPE		FOUND IN PLACE		SET 5/8" IRON ROD WITH CAP STAMPED "PSM5493"
	AERIAL TELEPHONE LINE		AERIAL POWER LINE		PROPERTY LINE		CONCRETE SLAB		MITERED END SECTION		IRON PIPE		SET 5/8" IRON ROD WITH CAP STAMPED "WITNESS PSM5493"
	AERIAL POWER LINE		SATELLITE DISH		RIGHT OF WAY		ASPHALT		POST & RAIL FENCE		IRON ROD		SET NAIL WITH METAL DISK STAMPED "PSM5493"

SHEET 2 OF 2	WILLIAM R. DEES, PSM FLORIDA LICENSE NUMBER LS5493  POST OFFICE BOX 5024 GAINESVILLE, FLORIDA 32627 PHONE: 352.727.8652 WDEESPSM@GMAIL.COM	BOUNDARY SURVEY	SURVEY PREPARED FOR:  ROBERT GORDON, JR. ADVISORS MORTGAGE ABSTRACT TRUST TITLE, LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY	JOB NO.: 200206-Y DATE SURVEYED: 03/19/2022 DATE DRAWN: 03/23/2022 DRAWN BY: W.D. CHECKED BY: D.S./T.J. SCALE: AS NOTED FILE: 200206-Y.DWG