

SUBJECT PARCEL DESCRIPTION
LOT 1 OF RIVER RISE RESIDENTIAL, SUBDIVISION UNIT 1, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 51, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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 12023C0513C DATED FEBRUARY 4, 2009.

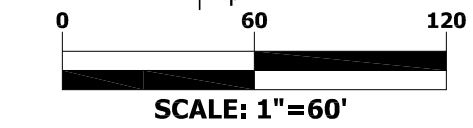
- LEGEND**
- INDICATES 5/8" REBAR & CAP FOUND STAMPED "LB 6683"
 - INDICATES 4"x4" CONCRETE MONUMENT FOUND NO I.D.
 - ▲ INDICATES NAIL & DISK FOUND NO I.D.
 - O.R. INDICATES OFFICIAL RECORDS BOOK
 - I.D. INDICATES IDENTIFICATION
 - U.E. INDICATES PUBLIC UTILITIES EASEMENT
 - B.S.L. INDICATES BUILDING SETBACK LINE
 - R/W INDICATES RIGHT-OF-WAY
 - (P) INDICATES PLAT DATA WHEN DIFFERENT THAN MEASURED
 - NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
 - R = RADIUS
 - Δ = CENTRAL ANGLE
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE


CERTIFIED TO:
1. JAMES LARRY HICKS AND CYNTHIA KAY HICKS
2. CAMPUS USA CREDIT UNION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF SW COUNTY ROAD 778 AS BEARING N88° 23' 42"E.
2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 21, 2021.
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. PRIMARY BUILDING SETBACK REQUIREMENTS ARE 30' FRONT, 25' REAR AND 25' SIDES PER PLAT. RESIDENTIAL BUILDING SETBACKS NOTED IN O.R. 1074, PAGE 540, ARTICLE VII, SECTION 4 ARE 100' FRONT AND 50' SIDE & REAR. SETBACK REQUIREMENTS SHOULD BE VERIFIED.

STONECYPHER SURVEYING INC.
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Certificate of Authorization No.: LB 7810



BOOK/PAGE	35/63	<div></div> <div>6/29/2021</div> <div>MITCHELL R. JARRELLS</div> <div>PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6438</div>	SCALE	1"=60'
DRAWN	MRJ		DATE	MAY 24, 2021
CHECKED	DWS		PROJECT #	21-0072
<div>BOUNDARY SURVEY</div> <div>COLUMBIA COUNTY TAX PARCEL: 16-7S-17-10006-201</div> <div>LOT 1, RIVER RISE RESIDENTIAL SUBDIVISION UNIT 1</div> <div>PER PLAT BOOK 8, PAGE 51</div>				
DRAWING # HICKS.SURVEY.DWG		SHEET # 1 OF 1		