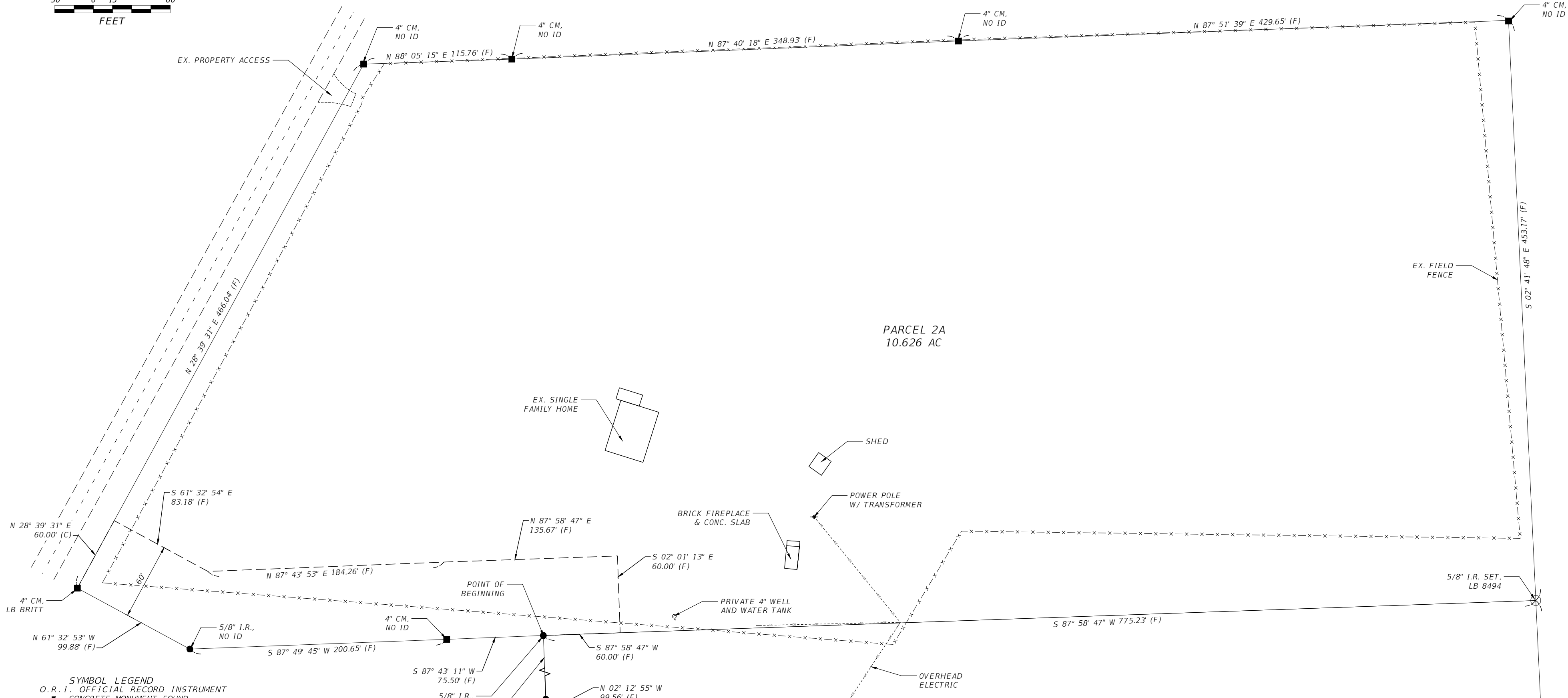


BOUNDARY SURVEY
IN SECTION 26 & 27,
TOWNSHIP 4 SOUTH,
RANGE 16 EAST
COLUMBIA COUNTY, FL

30 0 15 60
FEET



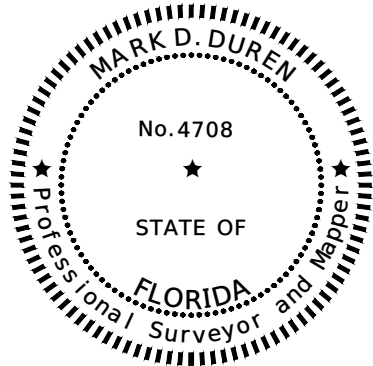
SYMBOL LEGEND
O.R.I. OFFICIAL RECORD INSTRUMENT
■ CONCRETE MONUMENT FOUND
□ CONCRETE MONUMENT SET, LS 4708
● IRON PIN OR PIPE FOUND
○ 5/8\"/>

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD MEASUREMENT".
(D) DEED, AS IN "DEED DIMENSION".
(P) PLAT, AS IN "PLAT DIMENSION".
(R) RECORD, AS IN "RECORD DIMENSION".
(C) RECORD, AS IN "CALCULATED DIMENSION".

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

SIGNED: _____
MARK D. DUREN, LS 4708

POINT OF COMMENCEMENT
SE CORNER OF THE NE 1/4
SECTION 27, T4S, R16E
WC HALE PLS 1519



LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27 AND RUN NORTH 88° 49' 51" EAST, 23.34 FEET TO AN IRON ROD AND CAP; THENCE, NORTH 02° 10' 46" WEST, 465.93 FEET TO AN IRON ROD AND CAP; THENCE, NORTH 02° 10' 46" WEST, 115.76 FEET TO AN IRON ROD AND CAP; THENCE, CONTINUE NORTH 1° 44' 15" WEST, 11.04 FEET TO AN IRON ROD; THENCE, NORTH 2° 12' 55" WEST, 99.56 FEET TO AN IRON ROD AND CAP AND THE POINT OF BEGINNING. THENCE, FROM THE POINT OF BEGINNING, RUN SOUTH 87° 43' 11" WEST, 75.50 FEET TO A CONCRETE MONUMENT; THENCE, SOUTH 87° 49' 45" WEST, 200.65 FEET TO AN IRON ROD; THENCE, RUN NORTH 61° 32' 53" WEST, 99.88 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF SW DYAL AVENUE; THENCE, SOUTH 87° 49' 45" WEST, 115.76 FEET TO A CONCRETE MONUMENT; THENCE, NORTH 88° 05' 15" EAST, 115.76 FEET TO A CONCRETE MONUMENT; THENCE, NORTH 87° 40' 18" EAST, 348.93 FEET TO A CONCRETE MONUMENT; THENCE, NORTH 87° 51' 39" EAST, 429.65 FEET TO A CONCRETE MONUMENT; THENCE, SOUTH 2° 41' 48" EAST, 453.17 FEET TO AN IRON ROD AND CAP; THENCE, SOUTH 87° 58' 47" WEST, 775.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.626 ACRES, MORE OR LESS.

SUBJECT TO:

AN EASEMENT FOR INGRESS, EGRESS AND RESIDENTIAL UTILITY SERVICE, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27 AND RUN NORTH 88° 49' 51" EAST, 23.34 FEET TO AN IRON ROD AND CAP; THENCE, NORTH 02° 10' 46" WEST, 465.93 FEET TO AN IRON ROD AND CAP; THENCE, CONTINUE NORTH 1° 44' 15" WEST, 11.04 FEET TO AN IRON ROD AND CAP; THENCE, NORTH 2° 12' 55" WEST, 99.56 FEET TO AN IRON ROD AND CAP AND THE POINT OF BEGINNING. THENCE, SOUTH 87° 43' 11" WEST, 75.50 FEET TO A CONCRETE MONUMENT; THENCE, SOUTH 87° 49' 45" WEST, 200.65 FEET TO A UNCAPPED IRON ROD; THENCE, NORTH 61° 32' 53" WEST, 99.88 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF SW DYAL AVENUE; THENCE, ALONG AND WITH SAID RIGHT-OF-WAY, NORTH 28° 39' 31" EAST, 60.00 FEET; THENCE, SOUTH 61° 32' 54" EAST, 83.18 FEET; THENCE, NORTH 87° 43' 53" EAST, 184.26 FEET; THENCE, NORTH 87° 58' 47" EAST, 135.67 FEET; THENCE, SOUTH 2° 01' 13" EAST, 60.00 FEET; THENCE, SOUTH 87° 58' 47" WEST, 60.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- 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.
- BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH ZONE) USING FDOT CONTROL POINT 2902002H11 WHICH HAS PUBLISHED COORDINATES OF N=410438.830, E=2549709.030, AND THE NORTH AMERICAN DATUM OF 1983 ((NAD83 (2011))) U.S. SURVEY FEET.
- THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED APRIL 15, 2013, COMMUNITY PANEL NO. 12121C0153C.
- NO COMMENT.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- CLOSURE OF FIELD SURVEY IS BETTER THAN 1/10,000. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 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 ± 0.5 FEET UNLESS OTHERWISE NOTED.

CERTIFIED TO:

ADAM AND ASHLEY THOMAS
CLAUDIUS F III "SKIP" AND LINDA D JOHNS

FIELD SURVEY DATE JULY 09, 2024
DATE DRAWN AUGUST 09, 2024
FOR ADAM AND ASHLEY THOMAS
FIELD BOOK _____
DRAWN BY R. DAVIS

PARCEL 2A BOUNDARY

LAKE CITY, FLORIDA

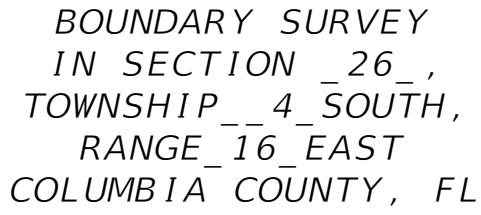
BOUNDARY SURVEY

1

PROJECT NAME AND SITE ADDRESS

FIRM NAME AND CONTACT INFORMATION:
PITMAN ENGINEERING
405 E DUVAL ST
LAKE CITY, FL 32055
(386) 965-5919
PITMANENGINEERING.COM
LD #: 0494

SURVEYOR OF RECORD:
MARK D. DUREN
FL REGISTERED SURVEYING AND
MAPPER REGISTRATION # LS 4708
MDUREN@PITMANENGINEERING.COM
(386) 965-5919



LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION AND RUN NORTH 88° 49' 51" EAST, 23.34 FEET TO AN IRON ROD AND CAP AND THE POINT OF BEGINNING, THENCE, FROM THE POINT OF BEGINNING, NORTH 02° 10' 46" WEST, 465.93 FEET TO AN IRON ROD AND CAP; THENCE, CONTINUE NORTH 1° 44' 15" WEST, 11.04 FEET TO AN IRON ROD; THENCE, NORTH 2° 12' 55" WEST, 99.56 FEET TO AN IRON ROD AND CAP; THENCE, RUN NORTH 87° 58' 47" EAST, 775.23 FEET TO AN IRON ROD AND CAP; THENCE, RUN SOUTH 2° 41' 48" EAST 586.95 FEET TO A CONCRETE MONUMENT; THENCE, SOUTH 88° 44' 29" WEST, 780.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.388 ACRES, MORE OR LESS.

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 ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH ZONE) USING FDOT CONTROL POINT 29020020111 WHICH HAS PUBLISHED COORDINATES OF N=410438.830, E=2549709.030, AND THE NORTH AMERICAN DATUM OF 1983 (NAD83 (2011)) U.S. SURVEY FEET.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED APRIL 15 2013, COMMUNITY PANEL NO. 12121C0153C.
4. NO COMMENT.
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 BETTER THAN 1/10,000. BOUNDARY AND CORNER MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 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 ± 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 IF AGENTS OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.

CERTIFIED TO:

ADAM AND ASHLEY THOMAS
CLAUDIUS F III "SKIP" AND LINDA D JOHNS

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD MEASUREMENT").
(D) DEED, AS IN "DEED DIMENSION").
(P) PLAT, AS IN "PLAT DIMENSION").
(R) RECORD, AS IN "RECORD DIMENSION").
(C) RECORD, AS IN "CALCULATED DIMENSION").

SIGNING SURVEYOR:

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

SIGNED: _____
MARK D. DUREN, LS 4708

THE ABOVE NAMED PROFESSIONAL SURVEYOR SHALL BE RESPONSIBLE FOR THIS SHEET
IN ACCORDANCE WITH RULE 5J-17.060, 17.062, F.A.C.

PITMAN ENGINEERING
405 E DUVAL ST
LAKE CITY, FL 32055
(386) 965-5919
PITMANENGINEERING.COM
LB #: 8494

SS
PARCEL 2B BOUNDARY

LAKE CITY, FLORIDA

SHEET NAME
BOUNDARY SURVEY

1

FIELD SURVEY DATE JULY 09, 2024
DATE DRAWN AUGUST 20, 2024
FOR ADAM AND ASHLEY THOMAS
FIELD BOOK PAGE
DRAWN BY R. DAVIS