

SUBJECT PARCEL LEGAL DESCRIPTION

LOT 6, SOUTHLAND TRAILS UNRECORDED

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 21; THENCE RUN S01° 05' 04"E, FOR A DISTANCE OF 1992.47 FEET TO A SET 1/2" IRON ROD, STAMPED L.B. 6894; THENCE RUN S88° 31' 14"W, FOR A DISTANCE OF 1322.83 FEET TO A SET 1/2" IRON ROD, STAMPED L.B. 6894 AND THE POINT OF BEGINNING; THENCE S01° 05' 11"S, FOR A DISTANCE OF 662.96 FEET TO A SET 1/2" IRON ROD, STAMPED L.B. 6894; THENCE RUN S88° 31' 14"W, FOR A DISTANCE OF 666.06 FEET TO A SET 1/2" IRON ROD, STAMPED L.B. 6894; THENCE RUN N88° 31' 14"E, FOR A DISTANCE OF 666.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 21; THENCE S01° 05' 06"E, FOR A DISTANCE OF 3988.43 FEET TO A CONCRETE MONUMENT, STAMPED L.B. 2392; THENCE S88° 39' 46"W, FOR A DISTANCE OF 1322.79 FEET TO A CONCRETE MONUMENT, STAMPED L.B. 2392 FEET AND THE POINT OF BEGINNING; THENCE S88° 54' 49"W, FOR A DISTANCE OF 30.00 FEET; THENCE N01° 05' 11"W, FOR A DISTANCE OF 636.06 FEET; THENCE N01° 05' 11"W, FOR A DISTANCE OF 636.06 FEET; THENCE N01° 05' 11"W, FOR A DISTANCE OF 636.06 FEET; THENCE N01° 05' 11"W, FOR A DISTANCE OF 636.06 FEET; THENCE N01° 05' 11"W, FOR A DISTANCE OF 60.00 FEET; THENCE S88° 31' 14"E, FOR A DISTANCE OF 1327.48 FEET; THENCE S01° 05' 11"E, FOR A DISTANCE OF 60.00 FEET; THENCE S88° 31' 14"W, FOR A DISTANCE OF 631.43 FEET; THENCE S01° 05' 11"E, FOR A DISTANCE OF 1266.35 FEET; THENCE N88° 31' 14"E, FOR A DISTANCE OF 631.43 FEET; THENCE S01° 05' 11"E, FOR A DISTANCE OF 631.43 FEET; THENCE S01° 05' 11"E, FOR A DISTANCE OF 631.43 FEET; THENCE S01° 05' 11"E, FOR A DISTANCE OF 631.43 FEET; THENCE S01° 05' 11"E, FOR A DISTANCE OF 1337.83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD BELLAMY ROAD (60' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE S87° 54' 25"W, FOR A DISTANCE OF 59.86 FEET; THENCE N01° 05' 16"W, FOR A DISTANCE OF 1308.62 FEET TO THE POINT OF BEGINNING.

ALSO SUBJECT TO: ALL LOTS SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY EASEMENT PARALLEL WITH AND ALL LOT LINES AND INGRESS & EGRESS EASEMENTS.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE NORTH LINE OF THE SUBJECT PARCEL DEPICTED HEREON AS BEARING N88° 31' 14"E.

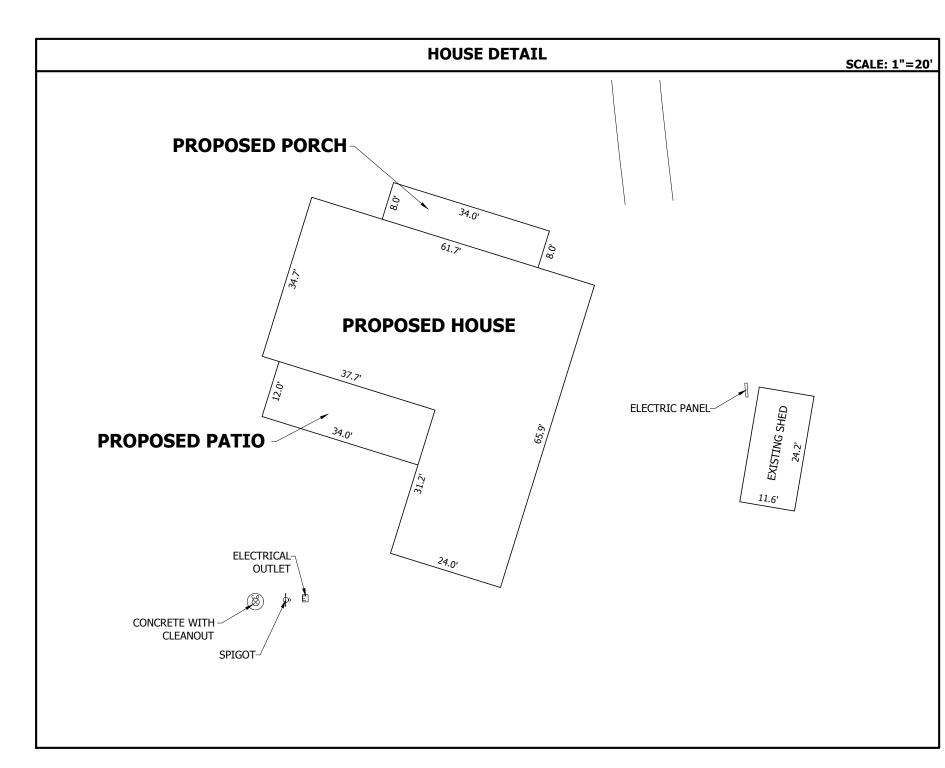
- 2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED NOVEMBER 29, 2021.
- 3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
- 5. MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
- 6. THE PROPERTY ADDRESS OF THE SUBJECT PARCEL IS: 166 SW SUGAR BEAR GLEN, FORT WHITE, FL 32038.
- 7. 60 FOOT INGRESS/EGRESS & UTILITY EASEMENT CONTINUES SOUTHERLY TO THE NORTH RIGHT-OF-WAY LINE OF OLD BELLAMY ROAD (60' RIGHT-OF-WAY) AND IS NOT FULLY SHOWN ON THE MAP HEREON.
- 8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

FLOOD ZONE NOTE

THE HEREON DESCRIBED SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12023C0460C DATED FEBRUARY 04, 2009.

LEGEND

- ⊗ INDICATES 1/2" REBAR & CAP FOUND STAMPED PSM 5582
- O.R. INDICATES OFFICIAL RECORDS BOOK
- (D) INDICATES PLAT DATA WHEN DIFFERENT THAN MEASURED
- __ × __ INDICATES 4' WIRE FENCE



No.: LB 7810	Creas	cy.sui vey.uwy			
Professional Surveying & Mapping Certificate of Authorization				:	SHEET # 1 OF 1
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601 Tel.: (352) 379-0948 Email: dws@stone-survey.com WWW.STONE-SURVEY.COM	BOUNDARY SURVEY OF COLUMBIA COUNTY TAX PARCEL: 02-6S-15-00504-106 PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 15 EAST				
SURVEYING INC.	CHECKED	DWS	PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391	PROJECT #	21-0154
	DRAWN	MRJ	DAVID W. STONECYPHER	DATE	NOVEMBER 29, 2021
STONECYPHER	BOOK/PAGE	40/58	This map prepared by:	SCALE	1"=50'