

SUBJECT PARCEL DESCRIPTION
LOT 1 OF RIVER RISE RESIDENTIAL,
SUBDIVISION UNIT 1, A SUBDIVISION,
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 1202C0513C 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

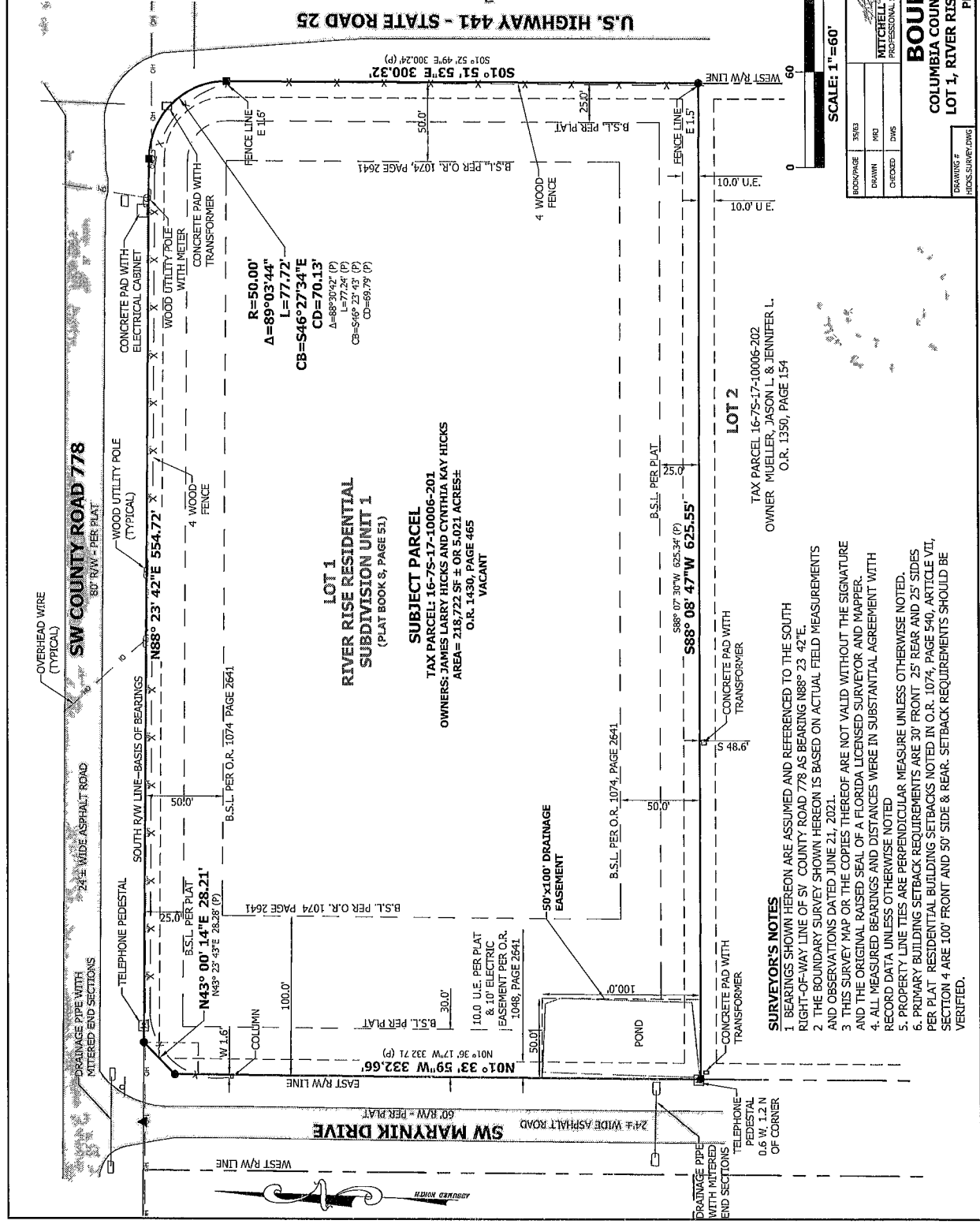
STONECYPHER
SURVEYING INC.
 1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
 Tel (352) 379-0940
 E-mail: dhs@stone-cypher.com
 Professional Surveying & Mapping
 Certificate of Authorization No. LB 7610

SCALE	1"=60'
DATE	6/29/2021
PROJECT #	21-0072
DRAWN BY	MITCHELL R. JARRELLS
CHECKED BY	DWS
BOOK/PAGE	8/83
PROF. SEAL	NO
DATE	MAY 24, 2021
PROJECT #	21-0072

BOUNDARY SURVEY

COLUMBIA COUNTY TAX PARCEL: 16-75-17-10006-201
LOT 1, RIVER RISE RESIDENTIAL SUBDIVISION UNIT 1

PER PLAT BOOK 8, PAGE 51



SURVEYOR'S NOTES

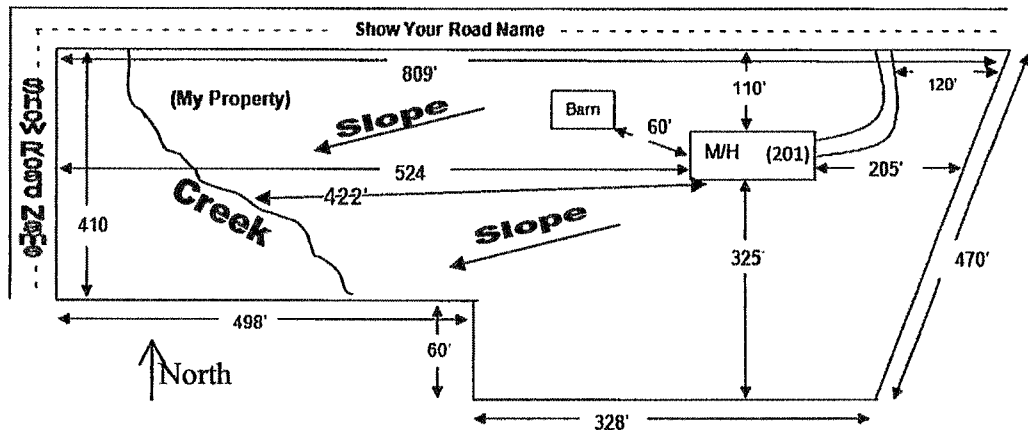
1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF SW COUNTY ROAD 778 AS BEARING N88° 23' 42"E.
2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 21, 2021.
3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT 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.

SITE PLAN CHECKLIST

- ___ 1) Property Dimensions
- ___ 2) Footprint of proposed and existing structures (including decks), label these with existing addresses
- ___ 3) Distance from structures to all property lines
- ___ 4) Location and size of easements
- ___ 5) Driveway path and distance at the entrance to the nearest property line
- ___ 6) Location and distance from any waters; sink holes; wetlands; and etc.
- ___ 7) Show slopes and or drainage paths
- ___ 8) Arrow showing North direction

SITE PLAN EXAMPLE

Revised 7/1/15



NOTE:

This site plan can be copied and used with the 911 Addressing Dept. application forms.