

# BOUNDARY SURVEY

in Columbia County, Florida

## LEGAL DESCRIPTIONS

BY THIS SURVEY

### PARCEL "ONE":

A parcel of land lying in the SE 1/4 of the SE 1/4 of Section 25, Township 2 South, Range 16 East and lying in the NE 1/4 of Section 36, Township 2 South, Range 16 East and lying in the NW 1/4 of the SW 1/4 of Section 30, Township 2 South, Range 17 East and lying in the NW 1/4 of the SW 1/4 of Section 31, Township 2 South, Range 17 East, Columbia County, Florida; said parcel being more particularly described as follows:

Commence at a found 4"x4" concrete monument located at the Southwest corner of the SW 1/4 of the SW 1/4 of said Section 30 and run thence N 00°33'49"W, along the West line of said SW 1/4 of SW 1/4, for a distance of 120.87 feet to a set 1/2" iron rod located on the Southeastery right of way line of County Road 131 also known as Falling Creek Road (100' R/W) for the Point of Beginning. From the Point of Beginning thus described run N 31°27'22"E, along said Southeastery right of way line of Falling Creek Road, for a distance of 1434.81 feet to a found 1/2" iron rod located on the North line of said SW 1/4 of SW 1/4; thence run N 88°22'14"E, along said North line of SW 1/4 of SW 1/4, for a distance of 572.96 feet to a set 1/2" iron rod located at the Northeast corner of said SW 1/4 of SW 1/4; thence run S 00°44'35"E, along the East line of said SW 1/4 of SW 1/4, for a distance of 1325.45 feet to a found 4"x4" concrete monument located at the Southeast corner of said SW 1/4 of SW 1/4 and also being the Northeast corner of the NW 1/4 of the NW 1/4 of said Section 31; thence run S 00°35'20"E, along the East line of said NW 1/4 of NW 1/4, for a distance of 1323.66 feet to a set 1/2" iron rod located at the Southeast corner of said NW 1/4 of NW 1/4; thence run S 88°18'21"W, along the South line of said NW 1/4 of NW 1/4, for a distance of 1335.87 feet to a set 1/2" iron rod located at the Southwest corner of said NW 1/4 of NW 1/4 and also being the Southeast corner of the NE 1/4 of the NE 1/4 of said Section 36; thence run S 88°18'21"W, along a Westerly prolongation of the South line of said NW 1/4 of NW 1/4 of said Section 31, for a distance of 710.12 feet to a set 1/2" iron rod located on the Southeastery right of way line of said Falling Creek Road and being in a curve concave to the Southeast and having a radius of 5679.58 feet; thence run in a Northeasterly direction along the arc of said curve and along the Southeastery right of way line of said Falling Creek Road as measured along a chord having a bearing of N 24°18'45"E for a chord distance of 1412.60 feet to a set 1/2" iron rod located at the end of said curve; thence run N 31°27'22"E, along said Southeastery right of way line of Falling Creek Road, for a distance of 213.38 feet to the Point of Beginning.

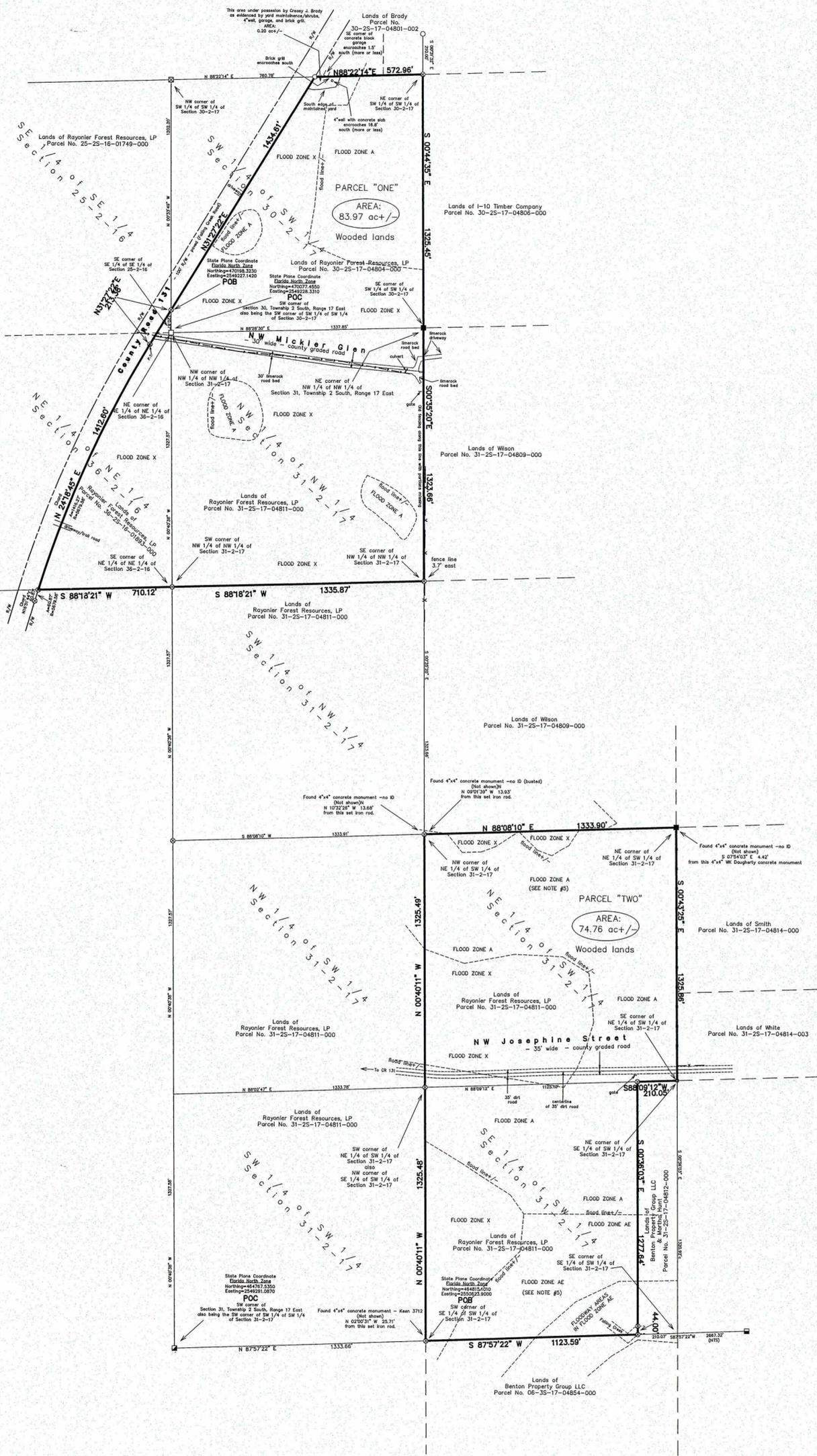
Subject to any covenants, easements and/or restrictions of record.  
The above described parcel being a portion of those certain lands of R(1999) Timberlands LLC, a Delaware Limited Liability Company as described and recorded in ORB 890, at Page 2119 of the public records of Columbia County, Florida.

### PARCEL "TWO":

A parcel of land lying in the NE 1/4 of the SW 1/4 and lying in the SE 1/4 of the SW 1/4 of Section 31, Township 2 South, Range 17 East, Columbia County, Florida; said parcel being more particularly described as follows:

Commence at a found 8"x8" concrete monument located at the Southwest corner of said Section 31 and run thence N 87°57'22"E, along the South line of said Section 31, for a distance of 1333.56 feet to a set 1/2" iron rod located at the Southwest corner of said SE 1/4 of SW 1/4 for the Point of Beginning. From the Point of Beginning thus described run N 00°40'11"W, along the West line of said SE 1/4 of SW 1/4, for a distance of 1325.48 feet to a set 1/2" iron rod located at the Northwest corner of said SE 1/4 of SW 1/4 and also being the Southwest corner of said NE 1/4 of SW 1/4; thence run N 00°40'11"W, along the West line of said NE 1/4 of SW 1/4, for a distance of 1325.49 feet to a set 1/2" iron rod located at the Northwest corner of said NE 1/4 of SW 1/4; thence run N 88°08'10"E, along the North line of said NE 1/4 of SW 1/4, for a distance of 1333.90 feet to a found 4"x4" concrete monument located at the Northeast corner of said NE 1/4 of SW 1/4; thence run S 00°43'25"E, along the East line of said NE 1/4 of SW 1/4, for a distance of 1325.56 feet to a found 4"x4" concrete monument located at the Southeast corner of said NE 1/4 of SW 1/4 and also being the Northeast corner of said SE 1/4 of SW 1/4; thence run S 88°08'12"W, along the South line of said SE 1/4 of SW 1/4, for a distance of 210.05 feet to a set 1/2" iron rod; thence run S 00°36'03"E, parallel with the East line of said SE 1/4 of SW 1/4, for a distance of 1277.64 feet to a set 1/2" iron rod located near the North bank of a creek; thence continue S 00°36'03"E, parallel with the East line of said SE 1/4 of SW 1/4, for a distance of 44.00 feet to a set 1/2" iron rod located on the South line of said SE 1/4 of SW 1/4 and also being located near the South bank of a creek; thence run S 87°57'22"W, along the South line of said SE 1/4 of SW 1/4, for a distance of 1123.59 feet to the Point of Beginning.

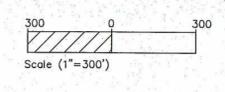
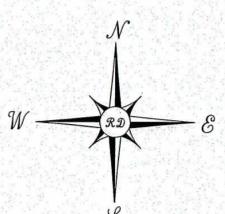
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### LEGEND and ABBREVIATIONS

	Denotes set 1/2" iron rod - PLS 5098
	Denotes found 5/8" iron rod - Frier LB 7170
	Denotes found 4" x 4" concrete monument - WC Hale RLS 4303
	Denotes found 4" x 4" concrete monument - no ID
	Denotes found 4" x 4" concrete monument - W.K. Daugherty
	Denotes found 5" x 5" concrete monument - W.K. Daugherty
	Denotes found 4" x 4" concrete monument - Britt PLS 1079
	Denotes found 8" x 8" concrete monument - no ID
	Denotes overhead power line(s) and pole(s)
	Denotes fence lines
NTS	Denotes Not To Scale
ORB	Denotes Official Record Book
POC	Denotes Point of Commencement
POB	Denotes Point of Beginning
R/W	Denotes Right - of - Way
P.C.	Denotes Point of Curvature
P.T.	Denotes Point of Tangency
A	Denotes Arc
R	Denotes Radius
no ID	Denotes no identity

- ### NOTES
- Last date of field work was May 20, 2020.
  - Copies of this survey map are not valid without the original raised seal and signature of a Florida Licensed Surveyor and Mapper!
  - This survey is based on existing monumentation and/or conditions.
  - The bearings shown hereon are based on the West line of Section 31, Township 2 South, Range 17 East; said bearing being N 00°04'38" W (Grid North - NAD 83 - Florida North Zone).
  - Lands shown hereon lie partially in Flood Zone X (Areas outside the 0.2% annual chance floodplain) and partially in Flood Zones A & AE (Special Flood Hazard Area) according to this surveyors interpretation of Flood Insurance Rate Map No. 12023C0185D of Columbia County, Florida, dated November 2, 2018. (lines shown hereon are approximate - scaled from flood map). THIS IS A FLOOD STATEMENT ONLY AND IS NOT A FLOOD CERTIFICATION. CONSULT YOUR LOCAL BUILDING AND ZONING DEPARTMENT FOR MORE INFORMATION.
  - No attempt was made to locate any underground telephone, television or any other types of underground utilities.
  - All bearings and distances are field measure unless otherwise noted.
  - This survey made without benefit of abstract of title, title search, or title opinion being provided to this surveyor.
  - Jurisdictional Wetlands, if any exist, were not surveyed.
  - Any use of this survey for purposes other than that which it was intended, without written approval from this surveyor, will be at the user's sole risk and without liability to this surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey is protected by copyright and is certified only to the people listed and only for this particular transaction. Any use or reproduction of this survey without the express permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions.
  - Noted dimensions from property lines to fence corners and fence lines may not be shown to scale. These dimensions are perpendicular unless otherwise noted and are more or less. Fencing shown hereon was not located at each fence post and may be meander. Ownership of fencing is unknown to this surveyor.
  - Adjoiner information taken from the Columbia County Property Appraiser Web Site.
  - The purpose of this survey was for future division into lots.



COPIES OF THIS SURVEY MAP ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF GERALD RAY DAUGHERTY, A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED ONLY TO:  
Raydient LLC dba Raydient Places+Properties LLC

GERALD RAY DAUGHERTY, P.L.S. 5098  
DATE SIGNED: 5/20/2020

© 2020 Ray Daugherty Land Surveyor, Inc.

**RAY DAUGHERTY LAND SURVEYOR, INC.**  
Gerald Ray Daugherty  
Florida Certificate: LS 5098  
Certificate of Authorization LB 6525  
8123 SW CR 225  
STARKE, FLORIDA 32091  
PHONE: 904-964-6708  
Email: gsurveyor@embarqmail.com

FOR: Raydient LLC dba Raydient Places+Properties LLC  
DRAWN BY: Sheila Daugherty - CHECKED BY: G.R.D.  
FIELDBOOK # file PAGE # file MAP # D775a  
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# "FALLING CREEK FARMS"

## BOUNDARY SURVEY

in Columbia County, Florida

### LEGAL DESCRIPTIONS

BY THIS SURVEY



### LEGEND and ABBREVIATIONS

- Denotes set 1/2" iron rod - FLR 5098
- ⊗ Denotes found 5/8" iron rod - Pliers LB 710
- ⊠ Denotes found 4" x 4" concrete monument - WC Hale RLS 4303
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- R/W Denotes Right of Way
- P.C. Denotes Point of Curvature
- P.T. Denotes Point of Tangency
- Denotes Arc
- R Denotes Radius
- no ID Denotes no identify

- ### NOTES
- Last date of field work was October 2, 2020.
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  - This survey is based on an existing monumentation and/or conditions.
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  - Lands shown hereon lie partially in Flood Zone X (Areas outside the 0.2% annual chance floodplain) and partially in Flood Zones A & AE (Special Flood Zone Hazard Area) according to this surveyors interpretation of Flood Insurance Rate Map No. 12023C0195 of Columbia County, Florida, dated November 2, 2018. (Lines shown hereon are approximate - scaled from flood maps).
  - THIS IS A FLOOD STATEMENT ONLY AND IS NOT A FLOOD CERTIFICATION. CONSULT YOUR LOCAL BUILDING AND ZONING DEPARTMENT FOR MORE INFORMATION.
  - No attempt was made to locate any underground telephone, television or any other types of underground utilities.
  - All bearings and distances are field measure unless otherwise noted.
  - This survey made without benefit of abstract of title, title search, or title opinion being provided by this surveyor.
  - Jurisdictional Wetlands, if any exist, were not surveyed.
  - Any use of this survey for purposes other than that which it was intended, without written approval from this surveyor, will be at the user's sole risk and without liability to this surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey is protected by copyright and is certified only to the people listed and only for this particular transaction. Any use or reproduction of this survey without the express permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions.
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CERTIFIED ONLY TO:  
Raydient LLC dba Raydient Places+Properties LLC

GERALD RAY DAUGHERTY, P.L.S. 5098  
RAY DAUGHERTY LAND SURVEYOR, INC.  
Florida Certificate: LS 5098  
Certified by Florida Board of Professional Surveyors  
STARKE, FLORIDA 32091  
PHONE: 904-964-6708  
Email: gsurveyor@embargmail.com  
FOR: Raydient LLC dba Raydient Places+Properties LLC  
DRAWN BY: Sheila Daugherty - CHECKED BY: G.R.D.  
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