



SUBJECT PARCEL DESCRIPTION (PER O.R. 1414, PAGE 1158)

LOT 34 OF RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 PAGE(S) 54, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF SW MARYNIK DRIVE AS BEARING N01° 53' 13"W.
2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MARCH 25, 2025.
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 SHOWN ON PLAT ARE 30' FRONT, 25' REAR AND 25' SIDES (NOT SHOWN). RESIDENTIAL BUILDING SETBACKS NOTED IN O.R. 1074, PAGE 540, ARTICLE VII, SECTION 4 ARE 100' FRONT AND 50' SIDE & REAR. THESE SETBACK REQUIREMENTS ARE PLOTTED HEREON.
7. SUBJECT PARCEL PROPERTY ADDRESS IS: TBD SW MARYNIK DRIVE, HIGH SPRINGS, FL 32643.

FLOOD ZONE NOTE

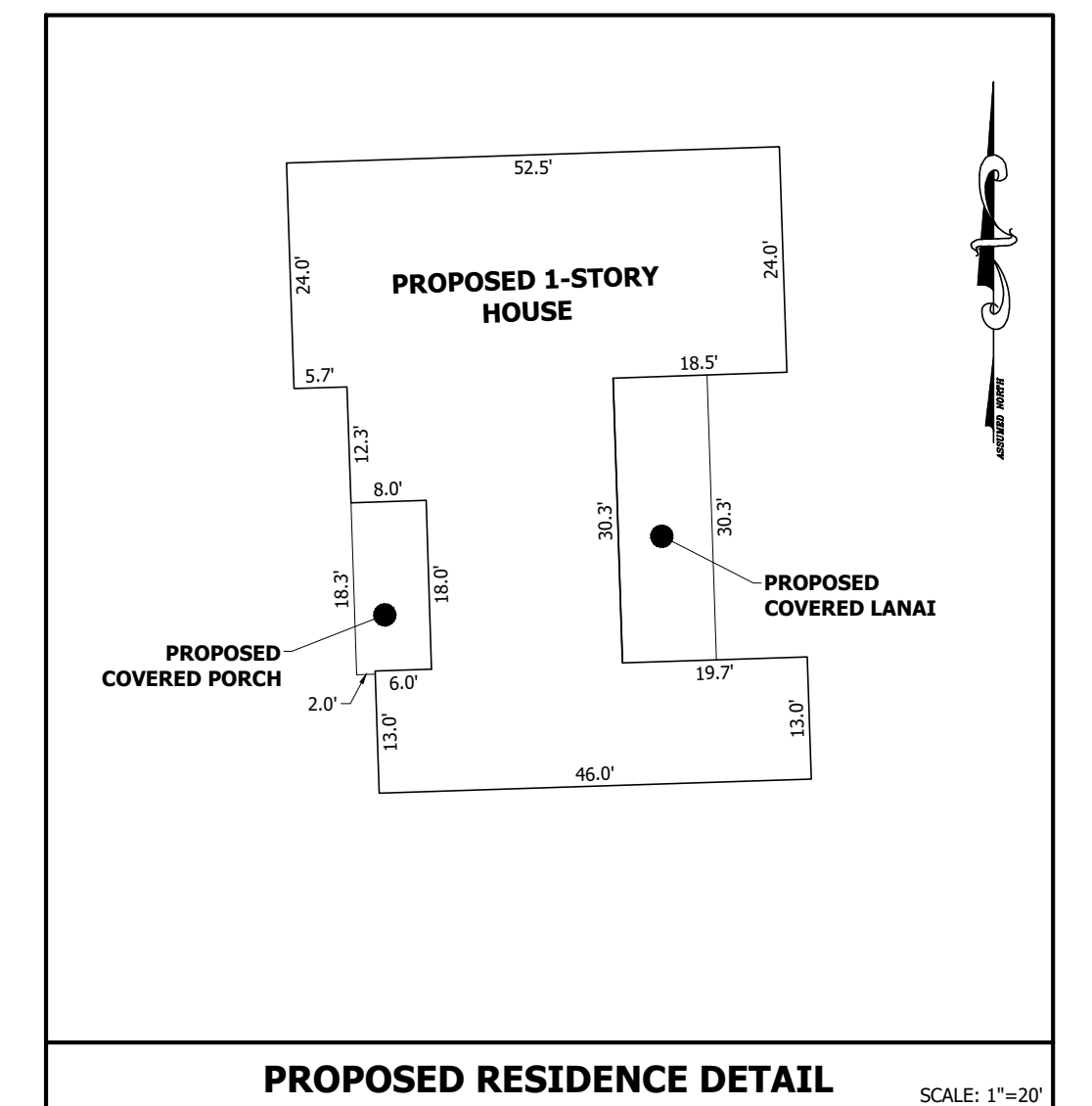
THE HEREON DESCRIBED SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE X ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12023C0513C DATED FEBRUARY 4, 2009.

UNPLATTED

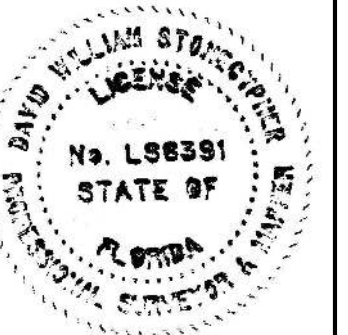
TAX PARCEL 16-75-17-10004-003
OWNER: TRUDIE ANN DUBOSE
O.R. 1221, PAGE 1329

LEGEND

- ⊗ INDICATES 5/8" IRON ROD & CAP FOUND STAMPED LB 6685
- O.R. INDICATES OFFICIAL RECORDS BOOK
- ID INDICATES IDENTIFICATION
- (P) INDICATES PLAT WHEN DIFFERENT THAN MEASURED
- R/W INDICATES RIGHT-OF-WAY



David W Stonecypher Digitally signed by David W Stonecypher
Date: 2025.04.07 11:32:50 -04'00'



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Certificate of Authorization No.: LB 7810

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|-----------|------|-----------|----------|
| BOOK/PAGE | 60/3 | DATE | 4-7-2025 |
| DRAWN | DWS | PROJECT # | 25-0019 |
| CHECKED | DWS | SCALE | 1" = 40' |

BOUNDARY SURVEY & PLOT PLAN
COLUMBIA COUNTY TAX PARCEL: 16-75-17-10006-234
LOT 34, RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 2
PLAT BOOK 8, PAGE 54-55