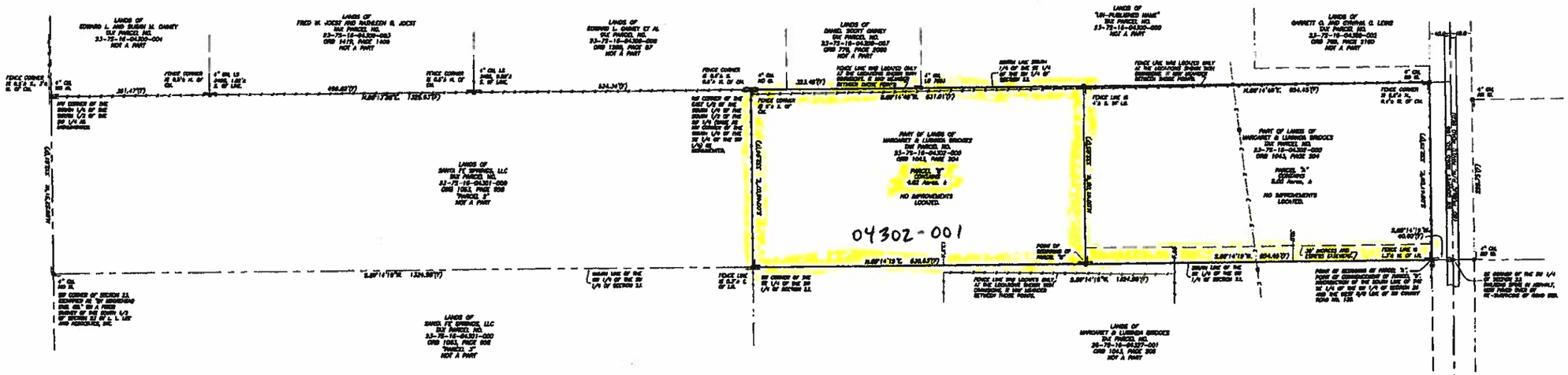
BOUNDARY SURVEY
IN SECTION 23,
TOWNSHIP 7 SOUTH,
RANGE 16 EAST,
COLUMBIA COUNTY, FLA.



Parent Parcel 04302-000

Family Lot Parcel 04302-001

DESCRIPTION: PARCEL "A"
PART OF THE SOUTH ½ OF THE SE ¼ OF THE SW ¼ OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A 5/8" IRON ROD, LS 4708, MARKING THE INTERSECTION OF THE SOUTH LINE OF THE SE ¼ OF THE SW ¼ OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY LINE OF SW COUNTY ROAD NO. 138, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND THENCE S.89 DEGREES 14'19"W., ALONG THE SOUTH LINE OF SAID SE ¼ OF THE SW ¼, A DISTANCE OF 634.45 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.00 DEGREES 41'08"W., 332.65 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED NORTH LINE OF THE SOUTH ½ OF SAID SE ¼ OF THE SW ¼; THENCE N.89 DEGREES 14'19"E., ALONG SAID NORTH LINE, 634.45 FEET TO A CONCRETE MONUMENT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE; THENCE S.00 DEGREES 41'08"E., 332.75 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 5.00 ACRES, MORE OR LESS.
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30 FEET OF THE ABOVE DESCRIBED LANDS.

DESCRIPTION: PARCEL "B"
PART OF THE SOUTH ½ OF THE SE ¼ OF THE SW ¼ OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A 5/8" IRON ROD, LS 4708, MARKING THE INTERSECTION OF THE SOUTH LINE OF THE SE ¼ OF THE SW ¼ OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY LINE OF SW COUNTY ROAD NO. 138, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND THENCE S.89 DEGREES 14'19"W., ALONG THE SOUTH LINE OF SAID SE ¼ OF THE SW ¼, A DISTANCE OF 634.45 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.00 DEGREES 41'08"W., 332.65 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED NORTH LINE OF THE SOUTH ½ OF SAID SE ¼ OF THE SW ¼; THENCE N.89 DEGREES 14'19"E., ALONG SAID NORTH LINE, 631.61 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF SAID SOUTH ½ OF SAID SE ¼ OF THE SW ¼; THENCE S.00 DEGREES 46'07"E., ALONG THE WEST LINE OF SAID SOUTH ½ OF SAID SE ¼ OF THE SW ¼, A DISTANCE OF 333.04 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SW CORNER OF SAID SE ¼ OF THE SW 1/4; THENCE N.89 DEGREES 14'19"E., 630.63 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 4.62 ACRES, MORE OR LESS.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30 FEET OF THE FOLLOWING DESCRIBED LANDS:
PART OF THE SOUTH ½ OF THE SE ¼ OF THE SW ¼ OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A 5/8" IRON ROD, LS 4708, MARKING THE INTERSECTION OF THE SOUTH LINE OF THE SE ¼ OF THE SW ¼ OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY LINE OF SW COUNTY ROAD NO. 138, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND THENCE S.89 DEGREES 14'19"W., ALONG THE SOUTH LINE OF SAID SE ¼ OF THE SW ¼, A DISTANCE OF 634.45 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.00 DEGREES 41'08"W., 332.65 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED NORTH LINE OF THE SOUTH ½ OF SAID SE ¼ OF THE SW ¼; THENCE N.89 DEGREES 14'19"E., ALONG SAID NORTH LINE, 634.45 FEET TO A CONCRETE MONUMENT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE; THENCE S.00 DEGREES 41'08"E., 332.75 FEET TO THE POINT OF BEGINNING.

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 OBTAINED BY THIS OFFICE.
2. BEARINGS BASED ON A BEARING OF S.89°14'19"E., USING MONUMENTS FOUND ON THE WEST R/W LINE OF SW COUNTY ROAD NO. 138 AS SHOWN HEREON.
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 FEBRUARY 4, 2009, COMMUNITY PANEL NOS. 12023C0537C AND 12023C0631C.
4. NO NOTE.
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 1/7500. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MANIPULATED TO APPROXIMATELY THAT KIND OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.3 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 FURNISHED BY THE CLIENT OR HIS 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.
10. CERTIFIED TO:
DAVID KENT DOBBINS
LUANDA BRIDGES DOBBINS

SYMBOL LEGEND
O.R.B. OFFICIAL RECORD INSTRUMENT
CONCRETE MONUMENT SET, LS 4708
CONCRETE MONUMENT SET, LS 4708
FND PIN OR PIPE, AS NOTED
5/8" IRON ROD SET, LS 4708
WOOD FENCE
ELEVATED UTILITY LINE (OVERHEAD)
UNDERGROUND ELECTRIC SERVICE
GAS LINE (UNDERGROUND)
CHAIN LINK FENCE
WOODEN FENCE
SUBMERGED WETLAND
PVC SUBMERGED CONCRETE PIPE
LS LAND SURVEYOR
LB LICENSED BUSINESS
ORB OFFICIAL RECORD BOOK
PRM PERMANENT REFERENCE MONUMENT
PCP PERMANENT CONTROL POINT
UTILITY POLE
R/W RIGHT-OF-WAY
NO ID NO IDENTIFICATION
F.D.O.T. F.D.O.T. DEPT. OF TRANSPORTATION
CONTROLLER
C.M. CONCRETE MONUMENT
I.R. IRON ROD
I.P. IRON PIPE
"SRD" STATE ROAD DEPARTMENT

DATA ABBREVIATIONS:
(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) CALCULATED, AS IN "CALCULATED DIMENSION"

MARK D. DUREN AND ASSOCIATES, INC.
LB 7820
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

FIELD SURVEY DATE: 02/09/21 & 03/01
DATE DRAWN: 02/09/21 & 03/01
FIELD BOOK: ____ PG: ____
DRAWN BY: ____ CHECKED BY: ____
WO# 21-040

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

SIGNED: MARK D. DUREN LS 4708