

0710-68

BEEN AT THE NORTH EAST CORNER OF LOT 1, COVE AT COSE CREEK, A SHUBON RAY, AS RECORDED IN PLAT BOOK PAGES 107-109 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 07°59'15" W ALONG THE EAST MAIN TAINED RIGHT-OF-WAY OF SW WALTER AVENUE, 555.21 FEET TO THE NORTH RIGHT-OF-WAY OF SW ELMWOOD GLEN, THENCE S 47°14'30" E, ALONG SAID NORTH RIGHT-OF-WAY, 21.85 FEET; THENCE N 89°22'22" E, ALONG SAID NORTH RIGHT-OF-WAY, TO THE POINT OF A CURVE, THENCE RUN EASTERLY ALONG SAID NORTH RIGHT-OF-WAY, 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.03 ACRES, MORE OR LESS, OF 66.96 ACRES, BEARING AND DISTANCE OF N 85°17'29" E, 66.96 FEET TO THE NORTH LINE OF ADJACENT SAID LOT 1; THENCE S 29°22'22" CENTRAL ANGLE OF 08°09'46"; A CHORD BEARING AND DISTANCE OF N 1°16'51" W, 581.68 FEET TO THE NORTH LINE OF ADJACENT SAID LOT 1; THENCE S 16°16'51" W, 783.34 FEET TO THE POINT OF BEGINNING, CONTAINING 2.03 ACRES, MORE OR LESS.

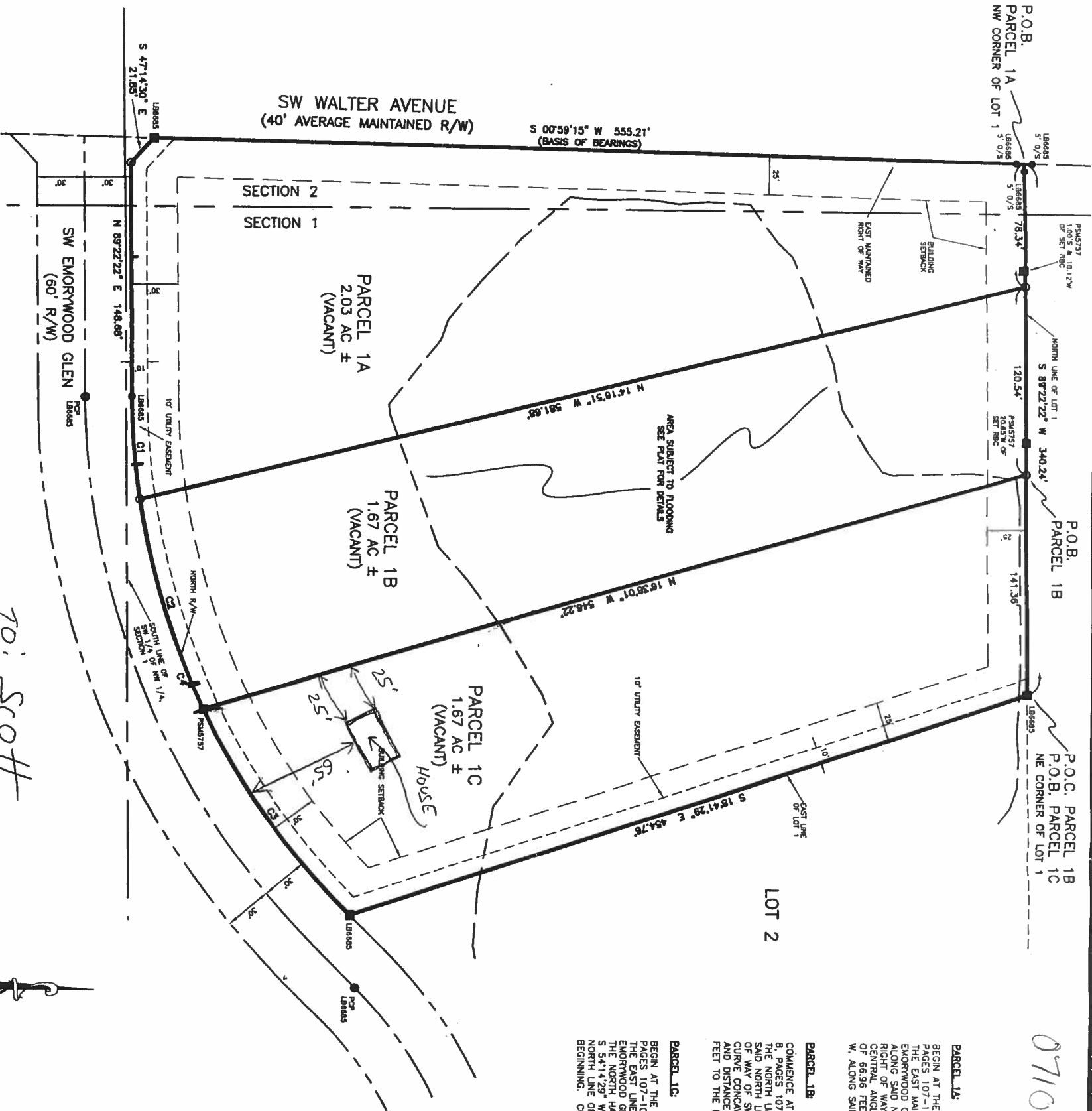
**PARCEL 1B:**

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, COVE AT ROSE CREEK, A SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGES 107-109 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 89°32'22" W, ALONG THE NORTH LINE OF SAID LOT 1, 141.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°32'22" W, ALONG THE NORTH LINE, 120.54 FEET; THENCE S 14°16'31" E, 581.68 FEET TO A POINT ON A CURVE ON THE NORTH RIGHT OF WAY OF SW EMERWOOD LANE; THENCE RUN EASTERLY ALONG SAID NORTH RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 17°06'01" A CHORD BEARING N 15°38'01" W, 546.22 FEET AND DISTANCE TO THE POINT OF BEGINNING, 1.67 ACRES, MORE OR LESS.

**PARCEL 1C:**

BEGIN AT THE NORTHEAST CORNER OF LOT 1, COVE AT ROSE CREEK, A SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGES 107-108 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 18°11'29" E, ALONG THE EAST LINE OF SAID LOT 1, 454.76 FEET TO A POINT ON A CURVE ON THE NORTH RIGHT OF WAY OF SW ENORMOWOOD GLEN, THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY ALONG THE ARC OF SW CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 19°44'13", A CHORD BEARING AND DISTANCE OF S 54°14'29" W - 161.10 FEET, AN ARC DISTANCE OF 161.90 FEET; THENCE N 16°33'01" W, 546.22 FEET TO THE BEGINNING OF ADDRESS/ROAD LOT 1; THENCE N 89°22'22" E, ALONG SAID NORTH LINE, 141.35 FEET TO THE POINT OF CONCERN, CONTAINING 1.67 ACRES, MORE OR LESS.

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	470.00'	08:09.46"	N 85.17:22" E	66.90'	66.96'
C2	470.00'	17:06.01"	N 72:39.36" E	136.75'	140.28'
C3	470.00'	19:44.13"	S 54:14.22" W	161.10'	169.14'
C4	470.00'	45:00.00"	S 66:52.22" W	359.72'	369.19'

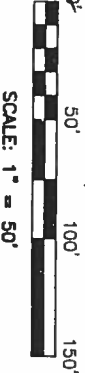


- ## NOTES:

1. BERNARDOS ARE BUILT ON THE EAST MAINTAINED RIGHT OF WAY OF SW WALTER AVENUE, BEING S 00°39'15" W.
  2. SUBJECT PROPERTY LIES IN ZONE "A", AN AREA OUTSIDE OF THE 500- FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12070 0175 B. LAST REVISION DATE JANUARY 6, 1988, FLOOD ZONE UNITS. IF ANY, ARE SCALED FROM FLOOD INSURANCE RATE MAPS, PROVIDED BY FEMA.
  3. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
  4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREON REGARDING EVIDENCES, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
  5. CLOSURE EXCEEDS 1 : 10,000.
- SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES IF ANY, MAY BE EXAGGERATED FOR CLARITY.

70: SCOTT  
DAMIEN

FROM: Aaron Singre



# BOUNDARY SURVEY

OF  
LOT 1, COVE AT ROSE CREEK  
COLUMBIA COUNTY, FLORIDA

**SURVEY FOR: MARK COOK**

DATE OF CERTIFICATEDATE OF FIELD SURVEY

SURVEY VALID ONLY IF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, FLORIDA  
CERTIFICATE OF AUTHORIZATION NO. 6885.

# MARK COOK

## REVISIONS

**JOB NUMBER:**  
**L071005C00**

**DRAWN BY:**

FIELD BOOK  
182 : 11

SHEET NO.

01



**Bailey Bishop & Lane, Inc.**

**P.O. Box 3717  
Lake City, FL 32056  
Ph. 386-752-5640  
Eng. Lic. 7362**

**P.O. Box 814  
Port St. Joe, FL 32457  
Ph. 850-227-9449  
Survey Lic. LB-0006685**