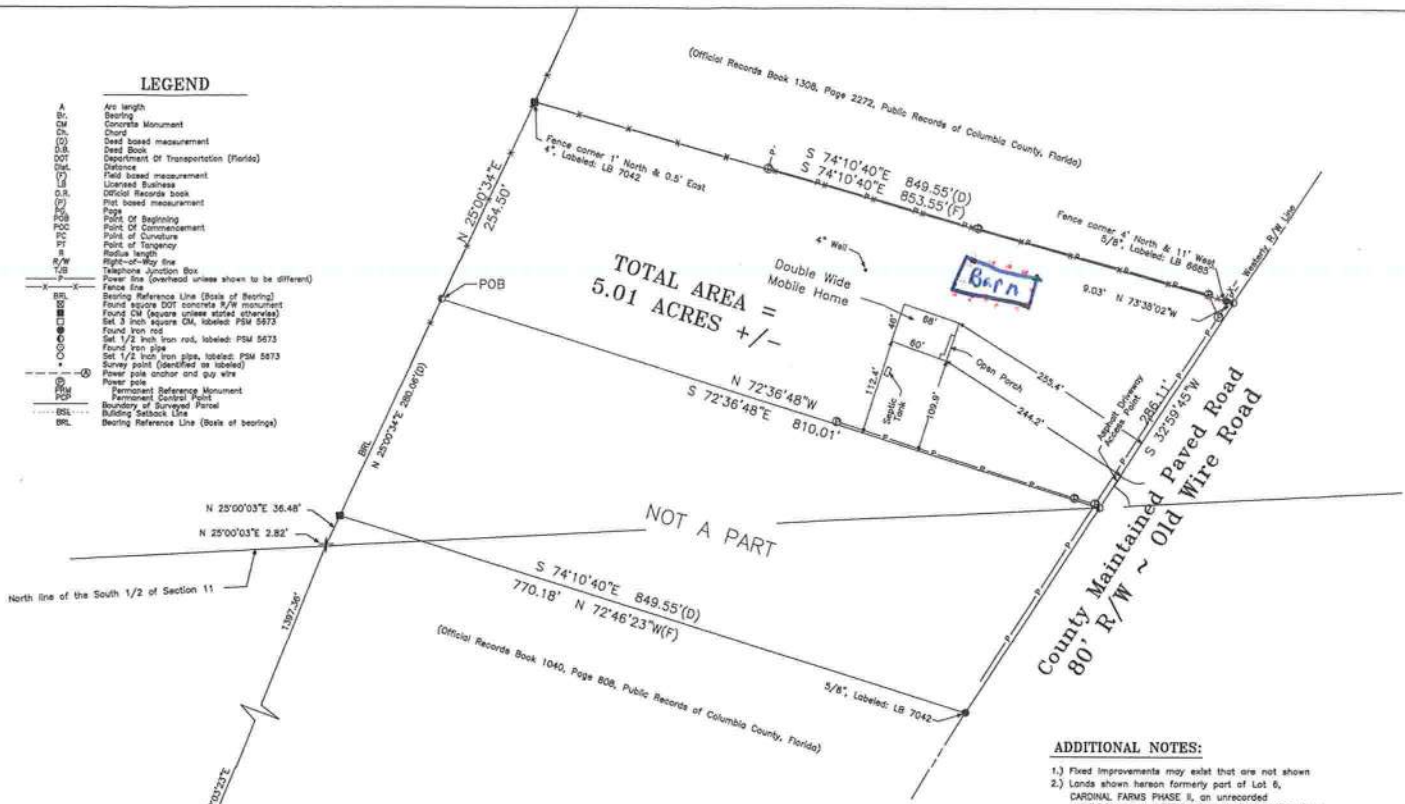


59

LEGEND

- As length
- Bearing
- Concrete Monument
- Chord
- Deed based measurement
- Deed Book
- Department of Transportation (Florida)
- Distance
- Field based measurement
- Liarsland Records Book
- Official Records Book
- Point of Beginning
- Point of Commencement
- Point of Curvature
- Point of Tangency
- Radius length
- Right-of-Way line
- Telephone Junction Box
- Power line (overhead unless shown to be different)
- Fence line
- Bearing Reference Line (Basis of Bearings)
- Found square DOW concrete R/W monument
- Found CM (square unless stated otherwise)
- Set 3 inch square CM, labeled PSM 5873
- Found iron nail
- Set 1/2 inch iron pipe, labeled PSM 5873
- Found iron pipe
- Set 1/2 inch iron pipe, labeled PSM 5873
- Survey point (identified as labeled)
- Power pole anchor and guy wire
- Power pole
- Permanent Reference Monument
- Boundary of Surveyed Parcel
- Building Setback Line
- Bearing Reference Line (Basis of bearings)



MAP OF SURVEY IN:

STATE OF FLORIDA
COLUMBIA COUNTY
SECTION 11, TOWNSHIP 6 SOUTH, RANGE 16 EAST

DATES: (Including revisions)
Date of "FIELD SURVEY": April 11, 2024
Drawing date: April 11, 2024
Revised April 11, 2024 to show improvements

CAUTION:
BURIED UTILITIES MAY EXIST.
INTERESTED PARTIES ARE ADVISED TO VERIFY.
BURIED TELEPHONE CABLE IS BELIEVED TO
BE LOCATED WITHIN OR ADJACENT TO.

LEGAL DESCRIPTION:

A parcel of land containing a total area of 5.01 acres, more or less, lying, being and situate in Section 11, Township 6 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of Section 11 and run South 88 degrees 19 minutes 59 seconds West, along the South line of said Section 11, a distance of 3286.88 feet; thence run North 22 degrees 15 minutes 30 seconds East a distance of 510.42 feet; thence run North 01 degree 40 minutes 01 second West, a distance of 915.56 feet; thence run North 22 degrees 03 minutes 23 seconds East a distance of 1307.36 feet; thence run North 25 degrees 00 minutes 03 seconds East a distance of 2.82 feet to the intersection with the North line of the South 1/2 of Section 11; thence continue North 25 degrees 00 minutes 03 seconds East a distance of 38.48 feet to the Northwest corner of lands described in Official Records Book 1040, Page 808, Public Records of Columbia County, Florida; thence run North 25 degrees 00 minutes 34 seconds East a distance of 280.06 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue running North 25 degrees 00 minutes 34 seconds East a distance of 254.50 feet to the Southwest corner of lands described in Official Records Book 1308, Page 2272, Public Records of Columbia County, Florida; thence run South 74 degrees 10 minutes 40 seconds East, along the Southerly line of said lands, a distance of 853.55 feet to the intersection with the Westerly right of way line of Old Wire Road; thence run South 32 degrees 59 minutes 45 seconds West, along said Westerly right of way line, a distance of 286.11 feet; thence run North 72 degrees 36 minutes 48 seconds West 810.01 feet to the POINT OF BEGINNING.

PROFESSIONAL SURVEYOR AND MAPPER NOTES:

- 1) Unless stated otherwise, this survey prepared without benefit of abstract of title.
- 2) The lands described herein or hereon are subject to existing Easements, Rights-of-Way, Restrictions and Setbacks, whether or not disclosed of record.
- 3) Unless stated otherwise, jurisdictional areas, if any, are not located.
- 4) Unless shown or stated otherwise, buried objects have not been located.
- 5) Unless shown or stated otherwise, foundations beneath the surface have not been located, thereby precluding the extent of violations caused by encroachments of such foundations, if any exists, of a deed, easement, setback, or right-of-way line, from being stated or shown herein or hereon.
- 6) Unless shown or stated otherwise, underground utilities have not been located.
- 7) This survey does not reflect or determine ownership (i.e. for questions regarding title, a title opinion of an attorney at the County in Florida or a certification by an abstractor or a title company, should be sought).
- 8) Unless depicted herein or hereon, information, pertaining to assessments and rights-of-way of record, has not been furnished to this office.
- 9) Some fixed improvements may exist which are not shown on this survey.
- 10) This map is prepared by copyright and is certified only to the individual or individuals named herein or hereon and only for the current survey instance. Any use or reproduction of all or any portion of this survey and/or map without the express written permission of the Surveyor is prohibited. Use of this survey and/or map in any subsequent instance is not authorized. The Surveyor expressly disclaims any certification to any parties in future instances. No individual or individuals other than those named herein or hereon shall rely upon this survey and/or map.
- 11) This map may not be used with an affidavit or letter of any kind for reuse including, but not limited to, future closings, plot plans, construction, landscaping, permitting, etc. It is a violation of State Statute and the Federal Copyright Act to copy or modify and reuse this map beyond the date and scope. Daniel A. Dukes, PSM, or his associates and/or agents shall not be liable for the use of this survey by any other entities or persons for any purposes beyond the date and scope.
- 12) No investigation concerning environmental and subsurface conditions, or for the existence of under or above ground conditions or facilities which may affect the use or development of this property and roads as part of this survey.
- 13) Measurements shown for improvements are intended for location purposes only, and shall not be used for new construction planning or design without prior verification.
- 14) To obtain location information of features shown on the map without the dimension, data should be noted on the map as represented on stable board material, using a scale as noted on this drawing. This method will provide an approximate level of accuracy of two feet (plus or minus).
- 15) Data collected on assumed datum. Depicted monumentation (found or not) to be considered, central points in reestablishing or showing the position of other depicted points or features shown on the map.

Digitally signed by Daniel A. Dukes, PSM
Date: 2024.04.24 06:39:40 -04'00'



Daniel A. Dukes, PSM
Professional Surveyor & Mapper No. 5673
State of Florida
Date of signature:
Note: The survey map and report or the copies thereof are not valid without the original signature and the seal of a Florida Licensed Surveyor & Mapper.

© This survey and map is copyrighted and the copying of all or of any portion of this map without the express written permission of the surveyor is prohibited.

BOUNDARY SURVEY

DATE: JOB NUMBER: 0131-2024-CO
SCALE: MAP NUMBER: 0131-C

For: Shawn & Teressa McHenry

Daniel A. Dukes, PSM
PROFESSIONAL SURVEYING AND MAPPING

8731 S.W. 57th Trail, P.O. Box 55, Lake Butler, Florida 32054, (904) 545-8744

BASIS OF BEARINGS:

Deed bearings are Record Deed.
Field bearings are referenced to the
Florida State Plane Coordinate System of
1983 (NAD83), North Zone, Grid North.

