

BOUNDARY SURVEY

LYING IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION

LOT 7 OF BLACKBERRY FARMS, AS
PER PLAT THEREOF RECORDED IN
PLAT BOOK 1, PAGES 4-12 OF THE
PUBLIC RECORDS OF COLUMBIA
COUNTY, FLORIDA

FLOOD ZONE
BUFFER (PER PLAT)

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN
FLOOD ZONE "X" (AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN) AS SHOWN ON FLOOD
INSURANCE RATE MAP NUMBER
12023C02800 FOR COLUMBIA COUNTY,
FLORIDA AND INCORPORATED AREAS,
EFFECTIVE DATE NOVEMBER 2, 2018, FOR
COLUMBIA COUNTY, COMMUNITY NUMBER
120070 PANEL NUMBER 0280 SUFFIX D.

LOT 7
CONTAINING ±4.4 ACRES
TAX PARCEL No. 17-3S-16-02168-107
737 N.W. BLACKBERRY CIRCLE

LEGEND

- = FOUND 4"x4" CONCRETE MONUMENT (LB 6880)
- = FOUND 3/8" REBAR (NO IDENTIFICATION)
- (M) = MEASURED
- (P) = PLAT DATA
- R/W = RIGHT OF WAY
- X- = BARBED WIRE FENCE LINE
- O- = OVERHEAD UTILITY LINE
- W = WELL
- GA = GUY ANCHOR
- OP = WOOD POWER POLE
- ST = APPROXIMATE LOCATION OF SEPTIC TANK
- E = ELECTRIC METER
- AC = AIR CONDITIONER
- EB = ELECTRIC BOX

N.W. BLACKBERRY CIRCLE
(60' R/W)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C8-1(P)	127.95'	280.00'	28°11'43"	128.68'	128.68'	N75°28'04"W
C8-1(M)	129.40'	280.00'	28°30'56"	65.07'	128.07'	N75°17'09"W

SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM A PLAT BEARING OF N 00°55'01"W, ALONG THE WEST LINE OF THE SUBJECT PARCEL.

2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRANCH.

4. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.

REVISED 11/4/19 - ADDED FOUNDATION
REVISED 3/18/20 - FINAL SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE CERTIFICATE OF THE SURVEYOR. THE SURVEYOR'S SEAL IS REQUIRED TO BE PLACED IN THE PRESENCE OF THE CLIENT. THE SURVEYOR'S SEAL IS REQUIRED TO BE PLACED IN THE PRESENCE OF THE CLIENT. THE SURVEYOR'S SEAL IS REQUIRED TO BE PLACED IN THE PRESENCE OF THE CLIENT.

LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 6882



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CERTIFIED TO:
CHRISTOPHER B. SHELLEY
TO BANK, N.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ABSTRACT TRUST TITLE LLC

FIELD BOOK BOX FOLDER
DATE OF MAP
CHECKED MAP
SHEET
1 OF 1

