

BOUNDARY SURVEY IN SECTION 3, TOWNSHIP 5 SOUTH,  
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

POINT OF BEGINNING  
OF PARCEL 1

P.L.S. 1079

PARCEL # 03463-001  
LYMAN LYDN  
(BEARING BASIS)  
296.72' (CALC.)  
296.45' (FIELD)

P.L.S. 1079  
FENCE CORNER  
IS 1.06' SOUTH  
& 0.93' EAST

POINT OF COMMENCEMENT  
OF PARCEL 3

NW CORNER OF SE 1/4  
OF NW 1/4 OF SECTION 3,  
TOWNSHIP 5 SOUTH,  
RANGE 16 EAST

FENCE CORNER  
IS 0.17' NORTH  
& 0.38' WEST

S.00°00'36"W.  
149.03' (CALC.)  
S.00°05'15"W.  
149.03' (FIELD)  
N.00°05'15"E.  
149.03' (FIELD)  
N.00°00'36"E.  
149.03' (CALC.)

NO  
IMPROVEMENTS  
LOCATED  
(VACANT)  
1.01 Acres, ±

S.00°02'11"W.  
149.03' (FIELD)  
S.00°00'44"W.  
149.03' (CALC.)  
P.L.S. 1079  
FENCE CORNER  
IS 0.32' EAST

PARCEL # 03455-021  
LAURA MARTZ

POINT OF BEGINNING  
OF EASEMENT

FENCE LINE  
IS 0.45' WEST

S.88°58'00"W.  
296.58' (FIELD)  
S.88°58'00"W.  
296.71' (CALC.)

FENCE LINE  
IS 0.32' EAST

PARCEL # 03455-020  
FRANCES LANDERS

P.L.S. 1079

N.89°28'36"E.  
59.97' (FIELD)

P.L.S. 1079

PARCEL # 03455-012  
JOSEPH BARBER

30' INGRESS & EGRESS EASEMENT

491.82'± (CALC.)  
491.82' (FIELD)

S.00°00'36"W.  
149.03' (CALC.)  
S.00°05'15"W.  
149.03' (FIELD)

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN AND CAP SET
×	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	MAIL & DISK
⊗	POWER POLE
+	SIGN POST
▲	WATER METER
⊙	UTILITY BOX
⊛	WELL
⊕	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—E—	ELECTRIC LINES
—X—	WIRE FENCE
—O—	CHAIN LINK FENCE
—D—	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC.)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

POINT OF TERMINATION  
OF EASEMENT

326.32' (FIELD)  
P.L.S. 1079

N.89°04'09"E. 979.89' (FIELD)

SW SUMMERHILL GLEN (DIRT\PUBLIC)

P.L.S. 5757

DESCRIPTION:  
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.88°58'00"E., 341.20 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.88°58'00"E., 296.72 FEET, THENCE S.00°00'44"W., 149.03 FEET, THENCE S.88°58'00"W., 296.71 FEET, THENCE N.00°00'36"E., 149.03 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30 FEET TO THE LEFT (EAST) OF THE FOLLOWING DESCRIBED LINE:  
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.88°58'00"E., 341.20 FEET, THENCE S.00°00'36"W., 149.03 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S.00°00'36"W., 491.82 FEET, MORE OR LESS TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SW SUMMERHILL GLEN AND TO THE POINT OF TERMINATION OF SAID LINE.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON A DEED OF RECORD FOR THE PARENT TRACT AND THE NORTH LINE THEREOF.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NUMBER 12023C0379C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.



SCALE: 1" = 100'



CERTIFIED TO:

ALLISON STRACHAN

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FIELD SURVEY DATE: 12/05/19  
DRAWING DATE: 12/09/19

L. SCOTT BRITT, P.S.K.  
CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



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& MAPPING, LLC

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