

LEGAL DESCRIPTION

LOT 65 OF AN UNRECORDED SUBDIVISION KNOWN AS CARDINAL FARMS A PARCEL OF LAND IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 11 TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 88°19'59" WEST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 5311.34 FEET TO THE SOUTHWEST CORNER OF SECTION 11; THENCE NORTH 01°22'42" WEST ALONG THE WEST LINE OF SECTION 11, BEING ALSO THE EAST LINE OF SECTION 10 A DISTANCE OF 1995.16 FEET; THENCE NORTH 88°38'56" EAST A DISTANCE OF 1413.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°21'04" WEST A DISTANCE OF 674.69 FEET TO A POINT ON THE SOUTH LINE OF NORTHWEST 1/4 OF SECTION 11; THENCE CONTINUE NORTH 01°21'04" WEST A DISTANCE OF 283.89 FEET; THENCE NORTH 87°19'21" EAST A DISTANCE OF 323.32 FEET; THENCE SOUTH 27°55'35" EAST A DISTANCE OF 328.10 FEET* TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 11; THENCE CONTINUE SOUTH 27°55'35" EAST A DISTANCE OF 63.74 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 429.00 FEET AND A CENTRAL ANGLE OF 116°34'31"; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 872.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°38'56" WEST A DISTANCE OF 114.68 FEET TO THE POINT OF BEGINNING. CONTAINING 10.01 ACRES, MORE OR LESS. SUBJECT TO ROADWAY EASEMENT TO COLUMBIA COUNTY AND SUBJECT TO DEED RESTRICTIONS RECORDED IN O.R. BOOK 1012, PAGES 905-909, COLUMBIA COUNTY, FLORIDA, AND SUBJECT TO POWER LINE EASEMENT.

SEE SURVEYOR'S NOTE 5

BOUNDARY SURVEY

LYING IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



LEGEND

- = FOUND 4"x4" CONCRETE MONUMENT (LB 7042)
- ⊗ = FOUND pK NAIL (NO IDENTIFICATION)
- ⊙ = SET NAIL & DISK (PSM 6602)
- = SET 5/8" REBAR & CAP (PSM 6602)
- ⊙ = FOUND 5/8" REBAR & CAP (LB 7042)
- (M) = MEASURED
- (L) = LEGAL DESCRIPTION DATA
- PH = TELEPHONE PEDESTAL

SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM A RECORD BEARING OF N 01°21'04"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 ENCROACH.
4. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.
5. IT IS THIS SURVEYOR'S OPINION THAT THE UNDERLINED PORTION OF THE RECORDED LEGAL DESCRIPTION CONTAINS A SCRIVENERS ERROR. THE DISTANCE SHOULD READ 322.13 FEET, AS CALCULATED FROM THE SURROUNDING DEEDS.

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 NUMBERS 12023C0480C & 12023C0485C FOR COLUMBIA COUNTY, FLORIDA AND INCORPORATED AREAS, EFFECTIVE DATE FEBRUARY 4, 2009, FOR COLUMBIA COUNTY, COMMUNITY NUMBER 120070 PANEL NUMBERS 0480 & 0485 SUFFIX C.

LINE TABLE		
LINE	LENGTH	BEARING
L1(L)	328.10*	S27°55'35"E
L1(C)	322.13	S27°55'35"E
L1(M)	322.15	S27°55'15"E
L2(L)	63.74	S27°55'35"E
L2(M)	63.74	S27°55'15"E
L3(L)	114.68	S88°38'56"W
L3(M)	114.73	S88°40'39"W

SEE SURVEYOR'S NOTE 5

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(L)	872.85'	429.00'	116°34'31"			
C1(M)	872.66'	429.00'	116°32'59"	693.93'	729.80'	S30°21'16"W
C2(M)	812.09'	399.00'	116°36'53"	646.22'	679.00'	S30°21'52"W

