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BOUNDARY SURVEY

IN

THE SE 1/4 OF SE 1/4

SECTION 15, TWP 4-S, RNG 16-E

COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

THE NORTH 268.72 FEET OF THE SOUTH 543.72 FEET OF THE SE 1/4 OF SE 1/4, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY FLORIDA LESS AND EXCEPT THE EAST 25 FEET AND LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 718, PAGE 520 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 15 AND RUN THENCE N 00°04'17" E, ALONG THE EAST LINE OF SAID SECTION 15, 275.00 FEET; THENCE N 89°42'49" W, 233.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°42'49" W, 1093.76 FEET TO THE WEST LINE OF SAID SE 1/4 OF SE 1/4; THENCE N 00°19'35" E, ALONG SAID WEST LINE, 268.72 FEET; THENCE S 89°43'01" E, 1301.24 FEET TO THE WEST RIGHT OF WAY OF SW SPARROW TERRACE; THENCE S 00°04'17" W, ALONG SAID WEST RIGHT OF WAY, 59.92 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 718, PAGE 520; THENCE N 89°45'39" W, ALONG SAID NORTH LINE, 208.80 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 718; THENCE S 00°02'14" W, ALONG SAID WEST LINE, 208.70 FEET TO THE POINT OF BEGINNING. CONTAINING 7.03 ACRES, MORE OR LESS.

SUBJECT TO AN UNDERGROUND TELEPHONE EASEMENT.

NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SE 1/4, BEING N 00°19'35" E.
- 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.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
- CLOSURE EXCEEDS 1 : 10,000.
- SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.

LEGEND

○

 DENOTES 5/8" IRON ROD & CAP SET (LB7683)

●

 DENOTES IRON PIPE OR REBAR FOUND (5/8")

□

 DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683)

■

 DENOTES 4"x4" CONCRETE MONUMENT FOUND

⊙

 DENOTES NAIL & DISC FOUND

NO ID

 NO IDENTIFICATION

FND

 FOUND

CM

 CONCRETE MONUMENT

±

 MORE OR LESS

ORB

 OFFICIAL RECORDS BOOK

PG

 PAGE(S)

(P)

 PLAT

(D)

 DEED

(C)

 CALCULATED

(M)

 MEASURED

AC.

 ACRE(S)

POB

 POINT OF BEGINNING

POC

 POINT OF COMMENCEMENT

EOP

 EDGE OF PAVEMENT

EOG

 EDGE OF GRADE

N

 NORTH

E

 EAST

S

 SOUTH

W

 WEST

⊕

 TELEPHONE PEDESTAL

PC

 POINT OF CURVATURE

PI

 POINT OF INTERSECTION

PT

 POINT OF TANGENCY

IP

 IRON PIPE

IPC

 IRON PIPE AND CAP

IR

 IRON ROD

IRC

 IRON ROD AND CAP

R

 RADIUS

T

 TANGENT

L

 ARC LENGTH

Δ

 CENTRAL ANGLE

CH

 CHORD BEARING & DISTANCE

R/W

 RIGHT OF WAY

TWP

 TOWNSHIP

RNG

 RANGE

X

 DENOTES FENCE

E

 DENOTES OVERHEAD ELECTRIC

⊖

 POWER POLE

CONCRETE

 CONCRETE

SCALE: 1" = 60'

0'

60'

120'

180'

SURVEY FOR: JOSH W. & HEATHER A. CAPUTO
FIRST FEDERAL BANK OF FLORIDA
HERITAGE TITLE SERVICES OF NORTH FLORIDA, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

2-5-10
DATE OF CERTIFICATE
02/03/10
DATE OF FIELD SURVEY

Brian Scott Daniel, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER:	100009
APPROVED:	BSD
DRAWN BY:	BSD
FIELD BOOK	04 : 22
EFB	
SHEET NO.	1 OF 1

28578