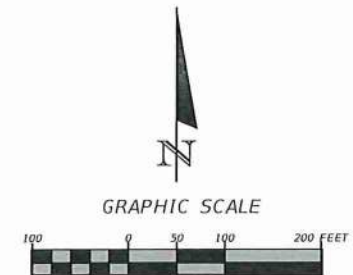


BOUNDARY SURVEY
SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



DESCRIPTION

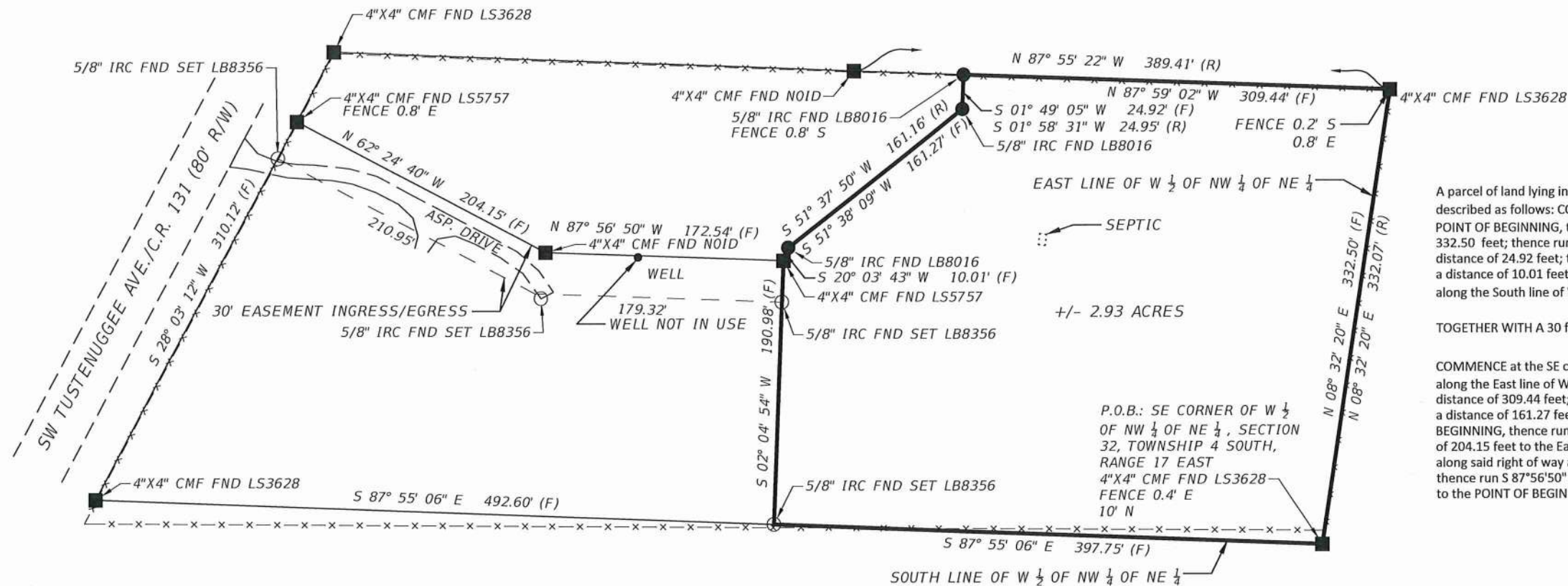
A parcel of land lying in the NE 1/4 of Section 32, Township 4 South, Range 17 East being more particularly described as follows: COMMENCE at the SE corner of the W 1/2 of NW 1/4 of NE 1/4 of said Section 32 for the POINT OF BEGINNING, thence run N 08° 32' 20" E along the East line of W 1/2 of NW 1/4 of NE 1/4, a distance of 332.50 feet; thence run N 87° 59' 02" W, a distance of 309.44 feet; thence run S 01° 49' 05" W, a distance of 24.92 feet; thence run S 51° 38' 09" W, a distance of 161.27 feet; thence run S 20° 03' 43" W, a distance of 10.01 feet; thence run S 02° 04' 54" W, a distance of 190.98 feet; thence run S 87° 55' 06" E along the South line of W 1/2 of NW 1/4 of NE 1/4, a distance of 397.75 feet to the POINT OF BEGINNING.

TOGETHER WITH A 30 foot easement for the purpose of Ingress/Egress Described as follows:

COMMENCE at the SE corner of the W 1/2 of NW 1/4 of NE 1/4 of said Section 32, thence run N 08° 32' 20" E along the East line of W 1/2 of NW 1/4 of NE 1/4, a distance of 332.50 feet; thence run N 87° 59' 02" W, a distance of 309.44 feet; thence run S 01° 49' 05" W, a distance of 24.92 feet; thence run S 51° 38' 09" W, a distance of 161.27 feet; thence run S 20° 03' 43" W, a distance of 10.01 feet for the POINT OF BEGINNING, thence run N 87° 56' 50" W, a distance of 172.54 feet, thence run N 62° 24' 40" W, a distance of 204.15 feet to the Easterly right of way of C.R. 131 (Tustenuggee Ave.), thence run S 28° 03' 12" W, along said right of way a distance of 30.00 feet, thence run S 62° 24' 40" E, a distance of 210.95 feet, thence run S 87° 56' 50" E, a distance of 179.32 feet, thence run N 02° 04' 54" E, a distance of 30.00 feet to the POINT OF BEGINNING.

NOTES:

- 1.) Monumentation is as shown and designated on the face of the plat.
- 2.) Boundary based on monumentation found in place, instruction by client, and parcel deed, OR Book 1424 Page 1177 Columbia County, FL.
- 3.) Bearings based on East line of W 1/2 of NW 1/4 of NE 1/4 of Section 32, Township 4 South, Range 17 East.
- 4.) Interior improvements shown were located by field ties.
- 5.) Underground encroachments, if present, were not located with this survey.
- 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7.) Date of field survey completion: Nov. 10, 2021.
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X". All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. ref: Map No. 12023C0382D. No Base Flood Elevations or depths are shown within this zone.



SEPTIC

+/- 2.93 ACRES

P.O.B.: SE CORNER OF W 1/2 OF NW 1/4 OF NE 1/4, SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST
4\"/>

LEGEND

PLS=PROFESSIONAL LAND SURVEYOR
COR.=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
FND=FOUND
R/W=RIGHT-OF-WAY
ASP=ASPHALT
CMF=CONCRETE MONUMENT FOUND
LB=LICENSED BUSINESS
NOID=NO IDENTIFICATION
LS=LICENSE SURVEYOR
IRC=IRON ROD CAP
(F)=FIELD MEASUREMENT
(R)=RECORD MEASUREMENT
=WELL



NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

N.S. Combass, P.S.M.
Florida Reg. No. 4093
DATE: 11/10/2021

REVISIONS

DATE	DESCRIPTION
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NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011

JOB NUMBER:
L210929TUC
SOR:
N.S. COMBASS
P.S.M. NO.:
4093

KIM STOCKDALE
SW TUSTENUGGEE AVE.
COLUMBIA COUNTY, FLORIDA

SHEET NO.

1