

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)

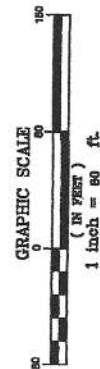
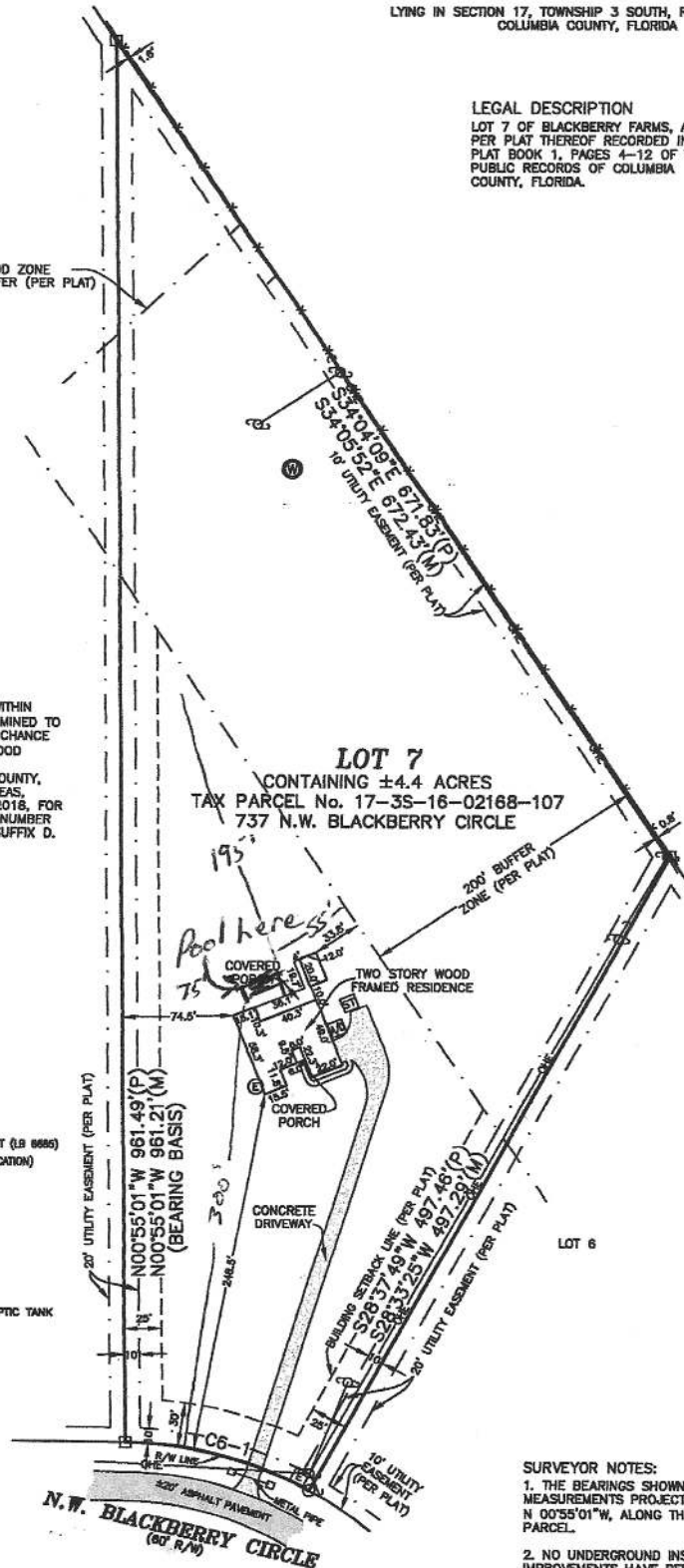
FLOOD NOTE:

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
12023C0280D 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. 17-35-16-02168-107
737 N.W. BLACKBERRY CIRCLE

LEGEND

- = FOUND 4"x4" CONCRETE MONUMENT (18 8886)
- = FOUND 5/8" REBAR (NO IDENTIFICATION)
- (M) = MEASURED
- (P) = PLAT DATA
- R/W = RIGHT OF WAY
- X- = BARBED WIRE FENCE LINE
- OHE- = OVERHEAD UTILITY LINE
- ⊙ = WELL
- ⊙ = GUY ANCHOR
- ⊙ = WOOD POWER POLE
- ⊙ = APPROXIMATE LOCATION OF SEPTIC TANK
- ⊙ = ELECTRIC METER
- ⊙ = AIR CONDITIONER
- ⊙ = ELECTRIC BOX



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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C8-1(P)	127.95'	260.00'	28°11'43"	126.66'	N75°28'04"W
C8-1(M)	128.40'	260.00'	28°30'56"	66.07'	N75°17'09"W

ANY FIELD SURVEY FOR THE PURPOSE OF THE SURVEY SHALL BE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

LOREN AND FLOWERS
2019
PROFESSIONAL SURVEYOR & MAPPING INC.
FLA. LICENSE NO. 2019



FLOWERS SURVEYING
AND MAPPING INC.
207 SE CONDOIR CLEY
HIGH SPRINGS, FLORIDA 32643
(386) 462-0130

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

FIELD BOOK SEE FOLDER
DRAWN BY
CHECKED BY
SURVEY DATE: 8/22/19
JOB NUMBER: 19-001
SHEET: 1 OF 1