

DESCRIPTION:
LOT 1 OF PICKENS SUWANNEE SHORES SUBDIVISION OF A PART OF LOT 6 IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 EAST, A SURVEY THEREOF BEING RECORDED IN OFFICIAL RECORDS BOOK 115, PAGE 227, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND A COPY OF SAID UNRECORDED MAP OR PLAT MADE BY G. MOORE, LAND SURVEYOR, FLORIDA CERTIFICATE NO. 439, AND DATED JUNE 22, 1961, BEING ATTACHED TO DEED OF CONVEYANCE TO GRANTEE, DATED JULY 15, 1961 AND RECORDED IN OFFICIAL RECORDS BOOK 117, PAGE 226, AND OFFICIAL RECORDS BOOK 131, PAGE 190, ALL IN PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO BEING MORE PARTICULARLY DESCRIBED AS:
BEGIN AT THE SE CORNER OF SAID LOT 1 OF PICKENS SUWANNEE SHORES SUBDIVISION OF A PART OF LOT 6 IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 EAST, A SURVEY THEREOF BEING RECORDED IN OFFICIAL RECORDS BOOK 115, PAGE 227, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, ALSO BEING THE SW CORNER OF J. R. TISON'S UNRECORDED SUBDIVISION AS RECORDED IN O.R. BOOK 85, PAGE 237 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S.79°33'00"W, 70.75 FEET TO THE SW CORNER OF SAID LOT 1; THENCE N.00°30'00"W, 135.00, MORE OR LESS TO THE TOP OF BANK OF THE SUWANNEE RIVER; THENCE CONTINUE N.00°30'00"W, TO THE RIVERS EDGE; THENCE RUN EASTERLY, MEANDERING ALONG SAID RIVERS' EDGE TO AN INTERSECTION OF A LINE ON A EXTENSION OF N.00°30'00"W, FROM SAID SE CORNER OF LOT 1; THENCE RUN S.00°30'00"E, TO THE TOP OF BANK; THENCE CONTINUE S.00°30'00"E, 120.00 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS.

(EASEMENT # 1)
TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE RIGHT TO USE FOR INGRESS AND EGRESS, SUBJECT TO THE TERMS THEREOF AND IN COMMON WITH OTHER ADJACENT PROPERTY OWNERS, IN AND TO THAT CERTAIN EASEMENT MEASURING 20 FEET IN WIDTH NORTH AND SOUTH, ADJACENT AND CONTIGUOUS TO THE SOUTH SIDE OF LOTS 1 THROUGH 19, INCLUSIVELY, OF PICKENS SUWANNEE SHORES SUBDIVISION, AS MORE PARTICULARLY DESCRIBED IN EASEMENT DATED MAY 15, 1979, RECORDED IN OFFICIAL RECORDS BOOK 427, PAGE 255, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO:
LOT 2 OF PICKENS SUWANNEE SHORES SUBDIVISION OF A PART OF LOT 6 IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 EAST, A SURVEY THEREOF BEING RECORDED IN OFFICIAL RECORDS BOOK 115, PAGE 227, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND A COPY OF SAID UNRECORDED MAP OR PLAT MADE BY G. MOORE, LAND SURVEYOR, FLORIDA CERTIFICATE NO. 439, AND DATED JUNE 22, 1961, BEING ATTACHED TO DEED OF CONVEYANCE TO GRANTEE, DATED JULY 15, 1961 AND RECORDED IN OFFICIAL RECORDS BOOK 117, PAGE 226, AND OFFICIAL RECORDS BOOK 131, PAGE 190, ALL IN PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

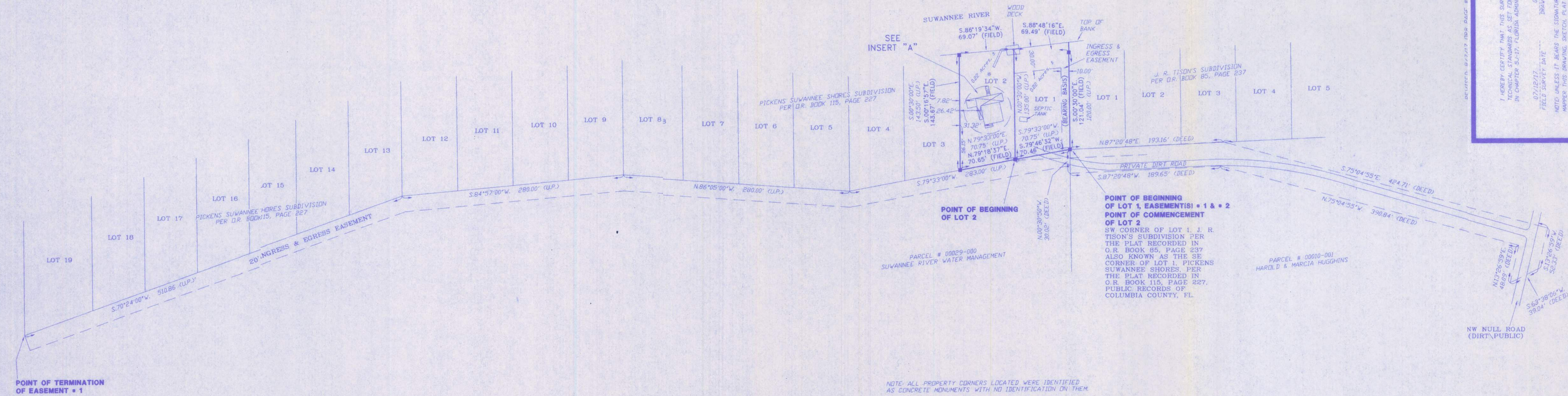
ALSO BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCE AT THE SE CORNER OF SAID LOT 1 OF PICKENS SUWANNEE SHORE SUBDIVISION OF A PART OF LOT 6 IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 EAST, A SURVEY THEREOF BEING RECORDED IN OFFICIAL RECORDS BOOK 115, PAGE 227, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, ALSO BEING THE SW CORNER OF J. R. TISON'S UNRECORDED SUBDIVISION AS RECORDED IN O.R. BOOK 85, PAGE 237 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S.79°33'00"W, 70.75 FEET TO THE POINT OF BEGINNING; THENCE N.00°30'00"W, 135.00, MORE OR LESS TO THE TOP OF BANK OF THE SUWANNEE RIVER; THENCE CONTINUE N.00°30'00"W, TO THE RIVERS EDGE; THENCE RUN WESTERLY, MEANDERING ALONG SAID RIVERS' EDGE TO AN INTERSECTION WITH A LINE ON A EXTENSION OF N.00°30'00"W, FROM THE SW CORNER OF SAID LOT 2; THENCE RUN S.00°30'00"E, TO THE TOP OF BANK; THENCE CONTINUE S.00°30'00"E, 143.50 FEET MORE OR LESS TO THE SW CORNER OF SAID LOT 2; THENCE N.79°33'00"E, 70.75 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS AND FOR PRIVATE ROAD RIGHT-OF-WAY OVER AND ACROSS THE NORTH 30.00 FEET OF LOT 1, OF SAID PICKENS SUWANNEE SHORES SUBDIVISION, AND A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS 10.1 FEET IN WIDTH (MEASURED EAST AND WEST) OVER AND ACROSS THE EAST 10.00 FEET OF LOT 1, ALL IN PICKENS SUWANNEE SHORES SUBDIVISION.

(EASEMENT # 1)
TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE RIGHT TO USE FOR INGRESS AND EGRESS, SUBJECT TO THE TERMS THEREOF AND IN COMMON WITH OTHER ADJACENT PROPERTY OWNERS, IN AND TO THAT CERTAIN EASEMENT MEASURING 20 FEET IN WIDTH NORTH AND SOUTH, ADJACENT AND CONTIGUOUS TO THE SOUTH SIDE OF LOTS 1 THROUGH 19, INCLUSIVELY, OF PICKENS SUWANNEE SHORES SUBDIVISION, AS MORE PARTICULARLY DESCRIBED IN EASEMENT DATED MAY 15, 1979, RECORDED IN OFFICIAL RECORDS BOOK 427, PAGE 255, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO BEING MORE PARTICULARLY DESCRIBED AS:
SAID EASEMENT LIES 10.00 FEET TO THE LEFT (SOUTH) OF THE FOLLOWING DESCRIBED LINE AS IS EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF FOR INGRESS AND EGRESS TO LOTS 1 THROUGH 19 OF SAID PICKENS SUWANNEE SHORES AS RECORDED IN O.R. BOOK 115, PAGE 227.
BEGIN AT THE SE CORNER OF SAID LOT 1 OF PICKENS SUWANNEE SHORES SUBDIVISION OF A PART OF LOT 6 IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 EAST, A SURVEY THEREOF BEING RECORDED IN OFFICIAL RECORDS BOOK 115, PAGE 227, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, ALSO BEING THE SW CORNER OF J. R. TISON'S UNRECORDED SUBDIVISION AS RECORDED IN O.R. BOOK 85, PAGE 237 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S.79°33'00"W, 283.00 FEET; THENCE N.86°05'00"W, 280.00 FEET; THENCE S.84°57'00"W, 280.00 FEET; THENCE S.70°24'00"W, 510.86 FEET TO THE POINT OF TERMINATION OF SAID LINE.

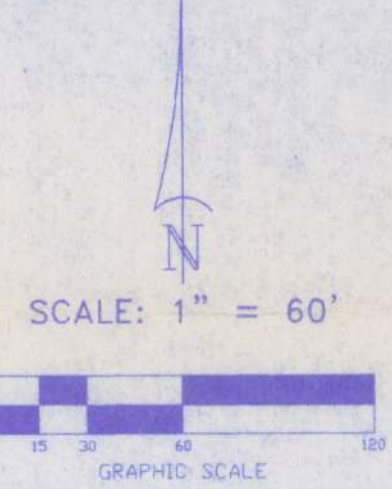
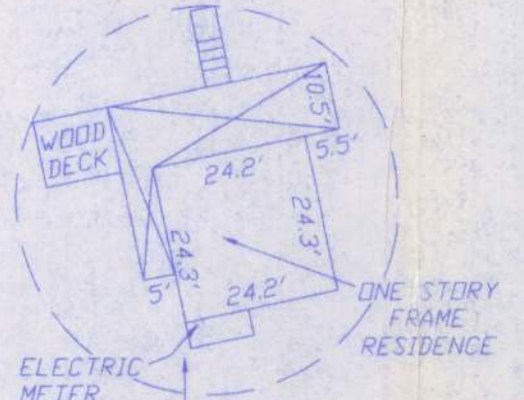
(EASEMENT # 2)
A PART OF THE SE 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 1 OF J. R. TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 237 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID J. R. TISON SUBDIVISION, N.87°20'48"E, A DISTANCE OF 193.16 FEET; THENCE S.75°04'55"E, A DISTANCE OF 424.71 FEET; THENCE S.126°59'W, A DISTANCE OF 52.33 FEET TO THE NORTHWESTERLY EDGE OF NW NULL ROAD, (COUNTY MAINTAINED GRADE); THENCE S.63°38'06"W, ALONG THE NORTHWESTERLY EDGE OF SAID NW NULL ROAD, A DISTANCE OF 39.04 FEET; THENCE N.132°26'59"E, A DISTANCE OF 48.09 FEET; THENCE N.75°04'55"W, A DISTANCE OF 390.84 FEET; THENCE S.87°20'48"W, A DISTANCE OF 189.65 FEET TO THE EAST LINE OF THE SE 1/4 OF SAID SECTION 11; THENCE N.00°30'00"W, ALONG SAID EAST LINE, A DISTANCE OF 30.02 FEET TO THE POINT OF BEGINNING.



NOTE: ALL PROPERTY CORNERS LOCATED WERE IDENTIFIED AS CONCRETE MONUMENTS WITH NO IDENTIFICATION ON THEM.

A BOUNDARY SURVEY IN: SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.

SYMBOL LEGEND:	
■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN AND CAP SET
✕	1/2" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
×	NAIL & DISK
+	POWER POLE
+	SIGN POST
+	WATER METER
+	UTILITY BOX
+	WELL
+	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	WIRE FENCE
—	CHAIN LINK FENCE
—	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
—	(UP) AS PER UNRECORDED PLAT RECORDED IN O.R. BOOKS
—	P.R.M. PERMANENT REFERENCE MARKER
—	P.C.P. PERMANENT CONTROL POINT



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 50-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 476.07, FLORIDA STATUTES.

DATE OF SURVEY: 07/12/17
DRAWING DATE: 07/20/17
FIELD SURVEY DATE: 07/12/17
DRAWING DATE: 07/20/17
CERTIFICATION # 5797

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

NW NULL ROAD (DIRT/PUBLIC)

CERTIFIED TO:
JEFF RUFFO
ABSTRACT TRUST TITLE, LLC

FIELD BOOK: 356 PAGES: 46-47
JOB NUMBER: L-24683

BRITT SURVEYING & MAPPING, LLC
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