



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 9/17/2019 Meeting Date: 10/3/2019

Name: Liza Williams Department: Building And Zoning

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "Liza Williams", is written over the signature line.

1. Nature and purpose of agenda item:

SFLP 19 19 - Consent Agenda - Special Family Lot Permit - Jason Ross deeding 5 acres to his brother, Patrick Ross.

2. Recommended Motion/Action:

Recommend approval for Special Family Lot for Patrick Ross, brother of Jason Ross.

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 1919

Application Fee \$50.00

Receipt No. 5119

Filing Date 9-13-19

Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Jason B. Ross
- Address of Subject Property: 304 NW Woodlands Terr. Lake City, FL 32055
- Parcel ID Number(s): 18-35-16-02177-102
- Future Land Use Map Designation: Ag
- Zoning Designation: A-3
- Acreage of Parent Parcel: 10.01
- Acreage of Property to be Deeded to Immediate Family Member: 5.00
- Existing Use of Property: Single Family
- Proposed use of Property: Single Family
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Patrick S. Ross

PLEASE NOTE: Immediate family member must be a parent, grandparent, adopted parent, stepparent, sibling, child, adopted child, stepchild, or grandchild of the person who is conveying the parcel to said individual.

B. APPLICANT INFORMATION

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): Jason B. Ross Title: Owner
Company name (if applicable): _____
Mailing Address: 304 NW Woodlands Terr.
City: Lake City State: FL Zip: 32055
Telephone: (386) 623-2980 Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

- If the applicant is agent for the property owner*.
Property Owner Name (title holder): Jason B. Ross
Mailing Address: 304 NW Woodlands Terr.
City: Lake City State: FL Zip: 32055
Telephone: (386) 623-2980 Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ 1. Map, Drawing, or Sketch of Parent Parcel Showing the Location of the Proposed Lot being Deeded to Immediate Family Member with Appropriate Dimensions (Must be a Minimum of One Acre).
- ✓ 2. Personal Identification and Proof of Relationship, to Establish the Required Immediate Family Member Status, of both the Parent Parcel Owner and the Immediate Family Member. The Personal Identification Shall Consist of Original Documents or Notarized Copies from Public Records. Such Documents may include Birth Certificates, Adoption Records, Marriage Certificates, and/or Other Public Records.
- ✓ 3. Family Relationship Residence Agreement Affidavit is Required Stating that the Special Family Lot is being Created as a Homestead by the Immediate Family Member, that the Immediate Family Member shall obtain Homestead Exemption on the Lot. This Affidavit shall be Recorded in the Clerk of Courts Office.
- ✓ 4. Legal Description of Parent Parcel with Acreage (In Microsoft Word Format).
- ✓ 5. Legal Description of Property to be Deeded to Immediate Family Member with Acreage (In Microsoft Word Format).
- ✓ 6. Legal Description of Parent Parcel with Immediate Family Member Lot Removed with Acreage (In Microsoft Word Format).
- ✓ 7. Proof of Ownership (i.e. deed).
8. Agent Authorization Form, if applicable (signed and notarized).
- ✓ 9. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- ✓ 10. Fee. \$50.00 - No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

A special family lot permit may be issued by the Board of County Commissioners on land zoned Agricultural or Environmentally Sensitive Area within these Land Development Regulations, for the purpose of conveying a lot or parcel to an immediate family member who is the parent, grandparent, adopted parent, stepparent, sibling, child, or adopted child, stepchild or grandchild of the person who conveyed the parcel to said individual, **not to exceed one (1) dwelling unit per one (1) acre** and the lot complies with all other conditions from permitting development as set forth in these Land Development Regulations. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for immediate family members to reside on lots as their primary residence which exceed maximum density for such areas, provided that the lot complies with the conditions for permitting established in Section 14.9 of the Land Development Regulations.

If approved by the Board of County Commissioner, the division of lots shall be recorded by separate deed, comply with all other applicable regulations of the Land Development Regulations, and comply with all other conditions for permitting and development as set forth in the Land Development Regulations. A completed building permit application shall be submitted within one (1) year of receiving approval by the Board of County Commissioners. One (1) extension can be requested in writing and approved by the Land Development Regulations Administrator not to exceed nine (9) months. If a special family lot permit expires, it shall have to go through the process again for approval as required by this section. A building permit for a special family lot shall be issued only to the immediate family member or their authorized representative (i.e. licensed building contractor or mobile home installer) after a recorded copy of the family relationship residence agreement affidavit and deed to the special family lot has been submitted to the Land Development Regulation Administrator as part of the building permit application process.

Special family lots which have not met the requirements for homestead exemption shall **not be transferable except, as follows:**

1. The deeding of the parcel back to the original owner of the parent tract as indicated in Section 14.9 of the Land Development Regulations;
2. To another individual meeting the definition of immediate family member;
3. To an individual not meeting the definition of immediate family member due to circumstances beyond the reasonable control of the family member to whom the original special family lot permit was granted such as divorce, death or job change resulting in unreasonable commuting distances, the immediate family member is no longer able to retain ownership of the special family lot, subject to approval by the original reviewing body that approved the special family lot permit; and
4. Upon approval of the transfer of the special family lot, the County will issue a Certificate of Transfer and the owner shall record the certificate in the Public Records in the Clerk of the Courts Office. This process shall apply retroactively to special family lots previously created under the Land Development Regulations.

Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the 30 day appeal period is over or until any appeal has been settled.

Upon the applicant obtaining a Certificate of Occupancy, the applicant must file for Homestead Exemption. Homestead Exemptions can be filed each year with the Columbia County Property Appraiser's Office from January 1 to March 31.

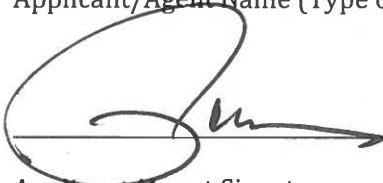
Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Jason Ross

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

9/9/19

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Jasen Ross
the Owner of the parent parcel which has been subdivided for and
Patrick S. Ross, the Immediate Family Member of the Owner, which is
intended for the Immediate Family Members primary residence use. The Immediate Family
Member is related to the Owner as Brother. Both individuals being
first duly sworn according to law, depose and say:

1. Affiant acknowledges Immediate Family Member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Parent Tract Tax Parcel No. 18-35-16-02177-102
4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. 18-35-16-02177-
5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the property.
6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).
7. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.


Owner

Jason Ross

Typed or Printed Name


Immediate Family Member

Patrick Ross

Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 9 day of September 2019,
by Jason Ross (Owner) who is personally known to me or has produced
_____ as identification.


Notary Public



Subscribed and sworn to (or affirmed) before me this 9 day of September 2019,
by Patrick Ross (Family Member) who is personally known to me or has
produced _____ as identification.


Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: _____

Name: _____

Title: _____

Parent Parcel

TOWNSHIP 3 SOUTH RANGE 16 EAST

Section 18: Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of said Section 18 and run N $89^{\circ}46'58''$ E, along the North line thereof, 399.83 feet; thence S $32^{\circ}26'42''$ E 520.70 feet; thence S $0^{\circ}54'46''$ W 2841.30 feet; thence S $4^{\circ}22'39''$ W 401.92 feet for a point of beginning, thence continue S $4^{\circ}22'39''$ W 481.08 feet; thence S $3^{\circ}35'09''$ W 16.40 feet; thence S $88^{\circ}41'31''$ W 891.35 feet; thence N $0^{\circ}11'46''$ W 495.14 feet; thence N $88^{\circ}41'31''$ 891.35 feet thence N $0^{\circ}11'46''$ W 495.14 feet; thence N $88^{\circ}41'31''$ E 930.80 feet to the point of beginning (Lot 2 The Woodlands, an unrecorded subdivision)

PROPERTY TO BE DEEDED

SECTION 18, TOWNSHIP 3 SOUTH, RANGE 16 EAST

COMMENCE AT THE NORTHWEST CORNER OF THE NE $\frac{1}{4}$ OF SAID SECTION 18 AND RUN

N. $89^{\circ}46'58''$ E, ALONG THE NORTH LINE THEREOF 399.83 FEET, THENCE S. $32^{\circ}26'42''$ E, 520.70

FEET, THENCE S. $00^{\circ}54'46''$ W., 911.49 FEET, THENCE S. $00^{\circ}11'46''$ E., 247.62

FEET, THENCE N. $88^{\circ}41'31''$ E., 891.35 FEET, THENCE N. $03^{\circ}35'09''$ E., 16.40 FEET THENCE

N. $04^{\circ}22'39''$ E., 237.53 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EAST

30.00 FEET THERE OF FOR ROAD RIGHT-OF-WAY

CONTAINING 5.00 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR UTILITIES OVER AND ACROSS THE WEST 12.00 FEET AND

THE SOUTH 12.00 FEET THEREOF.

IMMEDIATE FAMILY MEMBER LOT REMOVED

SECTION 18, TOWNSHIP 2 SOUTH, RANGE 16 EAST

COMMENCE AT THE NORTHWEST CORNER OF THE NE $\frac{1}{4}$ OF SAID SECTION 18, AND RUN

N. ~~89°~~46'58" E., ALONG THE NORTH LINE THEREOF 399.83 FEET, THENCE S. ~~32°~~26'42" E., 520.70

FEET, THENCE S. ~~00°~~54'46" W., 2841.30 FEET, THENCE S. ~~04°~~22'39" W., 401.92 FEET FOR A

POINT OF BEGINNING, THENCE CONTINUE S. ~~04°~~22'39" W., 243.55 FEET, THENCE S. ~~88°~~22'10" W.,

911.49 FEET, THENCE N. ~~00°~~11'46" W., 247.52 FEET, THENCE N. ~~88°~~41'31" E., 930.80 FEET TO THE

POINT OF BEGINNING. LESS AND EXCEPT THE EAST 30.00 FEET THERE OF FOR ROAD

RIGHT-OF-WAY.

CONTAINING 5.01 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR UTILITIES OVER AND ACROSS THE WEST 12.00 FEET AND

THE NORTH 12.00 FEET THERE OF.

S:\P pds
3532 03-96 043
9700

5K 0910 PG1077

TAX PARCELS OFFICIAL RECORDS 77-000

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

00-15871

'00 SEP 12 PM 4:32

This Instrument Prepared By
S. AUSTIN PEELE
DARBY PEELE BOWDOIN, PAYNE & KENNON
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056

MCK

County Stamp

De Tax

County Court

MCK

\$ 210.00

00

WARRANTY DEED

THIS INDENTURE made this 8th day of September, 2000, between GEORGE W. RICHARDSON, JR., a married person not residing on the property hereafter described, whose mailing address is Route 13, Box 390, Lake City, Florida 32055 ("Grantor") and JASON B. ROSS. (Social Security number [REDACTED]), whose mailing address is 26866 77th Road, Branford, Florida 32008 ("Grantee"):

WITNESSETH:

That Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Columbia County, Florida:

TOWNSHIP 3 SOUTH, RANGE 16 EAST

Section 18: Commence at the Northwest corner of the Northeast 1/4 of said Section 18, and run N 89°46'58" E, along the North line thereof, 399.83 feet; thence S. 32°26'42" E, 520.70 feet; thence S. 0°54'46" W, 2841.30 feet; thence S. 4°22'39" W., 401.92 feet for a point of beginning, thence continue S. 4°22'39" W., 481.03 feet; thence S. 3°35'09" W. 16.40 feet; thence S. 88°41'31" W., 891.35 feet; thence N. 0°11'46" W., 495.14 feet; thence N. 88°41'31" E., 930.80 feet to the point of beginning (Lot 2, THE WOODLANDS, an unrecorded subdivision)

LESS AND EXCEPT that portion deeded to Columbia County for road right of way

SUBJECT TO an easement for utilities over and across the North 12 feet, the West 12 feet, and the South 12 feet of the above described property, together with a right to grant and convey said easement, including the right of ingress and egress for utility purposes to any third party whomsoever.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is fully seised of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

James S. Keator
JAMES S. KEATOR
(Print or Type Name)

George W. Richardson, Jr.
GEORGE W. RICHARDSON, JR.

Patricia D. Sepko
Patricia D. Sepko
(Print or Type Name)

Witnesses

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 9th day of September, 2000, by GEORGE W. RICHARDSON, JR. who is personally known to me.

Patricia D. Sepko
Notary Public, State of Florida

(NOTARIAL
SEAL)

(Print or Type Name)
My Commission Expires:



Patricia D. Sepko
MY COMMISSION # C0823544 EXPIRES
April 30, 2001
BONDED THRU TROY PAIR INSURANCE, INC.

STATE OF FLORIDA, COUNTY OF COLUMBIA
I HEREBY CERTIFY, that the above and foregoing
is a true copy of the original filed in this office.
P. DEWITT CASON, CLERK OF COURTS

By: Donna Now
Deputy Clerk

Date: Sept 10, 2019



BK 0910 PG 1075
OFFICIAL RECORDS

Columbia County Property Appraiser

Jeff Hampton

2019 Preliminary Certified Values

updated: 8/14/2019

Retrieve Tax Record

2019 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: (<<) **18-3S-16-02177-102** (>>)

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of

1

Owner	ROSS JASON B 304 NW WOODLANDS TERR LAKE CITY, FL 32055		
Site	304 WOODLANDS TERR, LAKE CITY		
Description*	COMM NW COR OF NE1/4, RUN E 399.83 FT, S 32 DEG E 520.70 FT, S 3243.22 FT FOR POB, CONT S'LY 497.48 FT, W 891.35 FT, N 495.14 FT, E 930.80 FT TO POB. (AKA LOT 2 THE WOODLANDS S/D UNREC) ORB 910-1077,		
Area	10.01 AC	S/T/R	18-3S-16E
Use Code**	SINGLE FAM (000100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2018 Certified Values		2019 Preliminary Certified	
Mkt Land (1)	\$38,587	Mkt Land (1)	\$38,587
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$104,787	Building (1)	\$119,482
XFOB (1)	\$3,840	XFOB (1)	\$3,840
Just	\$147,214	Just	\$161,909
Class	\$0	Class	\$0
Appraised	\$147,214	Appraised	\$161,909
SOH Cap [?]	\$3,298	SOH Cap [?]	\$11,478
Assessed	\$140,307	Assessed	\$150,431
Exempt	HX H3\$50,000	Exempt	HX H3\$50,000
Total Taxable	county:\$90,307 city:\$90,307 other:\$90,307 school:\$115,307	Total Taxable	county:\$100,431 city:\$100,431 other:\$100,431 school:\$125,431

**▼ Sales History**

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
9/8/2000	\$30,000	910/1077	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	2005	1690	1822	\$119,482

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0294	SHED WOOD/	2014	\$3,840.00	1.000	0 x 0 x 0	(000.00)

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000100	SFR (MKT)	10.010 AC	1.00/1.00 1.00/0.90	\$3,855	\$38,587

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com



Ronnie Brannon, Tax Collector
Proudly Serving The People of Columbia County

Site
g

Tax Record

print Acc

Last Update: 9/10/2019 10:12:29 AM EDT

Details

Tax Record

» Print View

Legal Desc.

Tax Payment

Payment

History

Print Tax Bill

NEW!

Change of
Address

Searches

Account
Number

GEO Number

Owner Name

Property

Address

Mailing Address

Site Functions

Tax Search

Local Business

Tax

Contact Us

County Login

Home

Register

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be re such.

Account Number	Tax Type	Tax
R02177-102	REAL ESTATE	2

Mailing Address

ROSS JASON B
 304 NW WOODLANDS TERR
 LAKE CITY FL 32055

Property Address

304 WOODLANDS NW LAKE C

GEO Number

183S16-02177-102

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail

H3 25000
 HX 25000

Millage Code

003

Escrow Co

Legal Description (click for full description)

18-3S-16 0100/010010.01 Acres COMM NW COR OF NE1/4, R 399.83 FT, S 32 DEG E 520.70 FT, S 3243.22 FT FOR POB CONT S'LY 497.48 FT, W 891.35 FT, N 495.14 FT, E 930. TO POB. (AKA LOT 2 THE WOODLANDS S/D UNREC) ORB 910-1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value
BOARD OF COUNTY COMMISSIONERS	8.0150	140,307	50,000	\$90,307
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	140,307	25,000	\$115,307
LOCAL	4.2010	140,307	25,000	\$115,307
CAPITAL OUTLAY	1.5000	140,307	25,000	\$115,307

SUWANNEE RIVER WATER MGT DIST	0.3948	140,307	50,000	\$90,307
LAKE SHORE HOSPITAL AUTHORITY	0.9620	140,307	50,000	\$90,307

Total Millage	15.8208	Total Taxes	\$1,
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Non-Ad Valorem Assessments

Code	Levying Authority	
FFIR	FIRE ASSESSMENTS	\$
GGAR	SOLID WASTE - ANNUAL	\$

Total Assessments	\$
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Taxes & Assessments	\$2,
---------------------	------

If Paid By	Amou
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Date Paid	Transaction	Receipt	Item	Amou
3/29/2019	PAYMENT	3505923.0001	2018	\$2,

Prior Years Payment

Prior Year Taxes Due

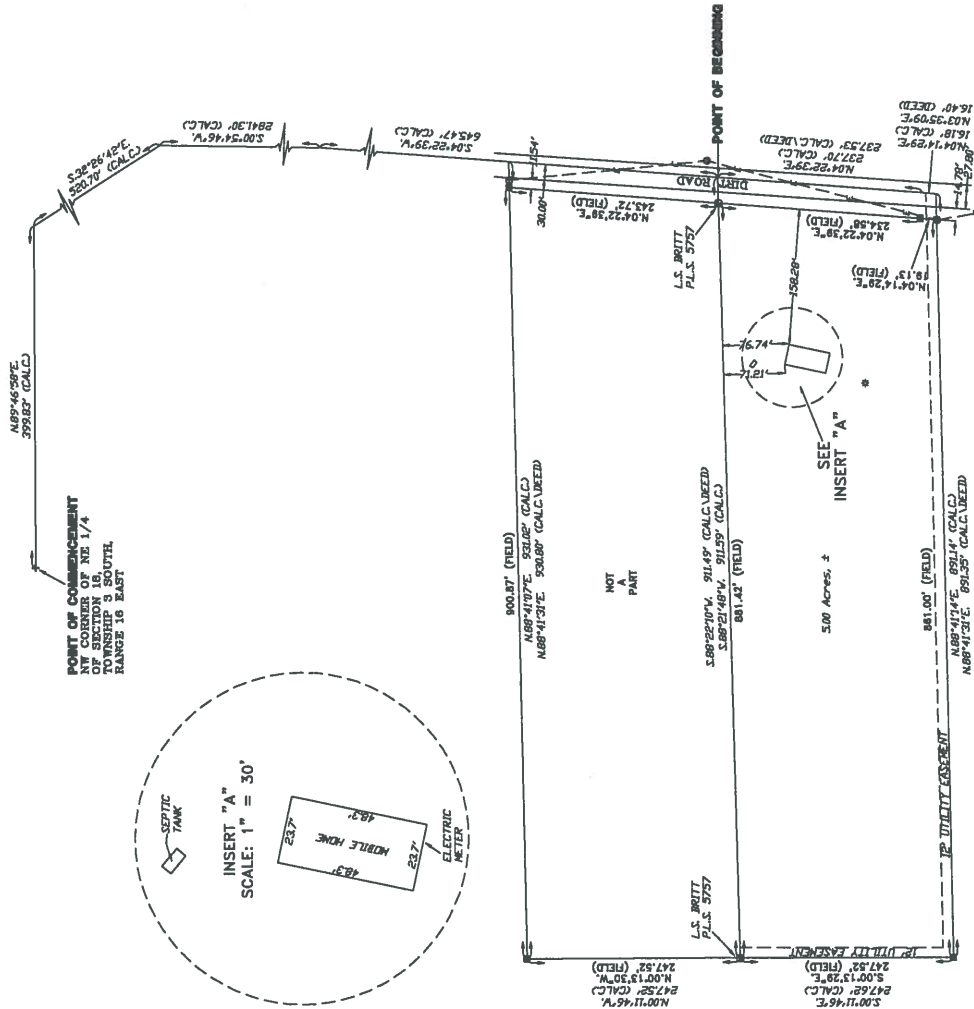
NO DELINQUENT TAXES

Print | << First < Previous Next > Last >>

Powered by
MANATRON

Patrick Ross 380-365-6571

A BOUNDARY SURVEY IN SECTION 18, TOWNSHIP 3 SOUTH,
RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.



SYMBOL LEGEND

- 4" x 4" CONCRETE MONUMENT FOUND
- 1" x 1" CONCRETE MONUMENT SET
- IRON PIPE FILING MONUMENT SET
- IRON PIN AND CAP SET
- POWER POLE
- WATER METER
- CHURN LINE
- WELL
- SATELLITE DISH
- TELEPHONE BOX
- ELECTRIC LINES
- CHAIN LINK FENCE
- WOODEN FENCE

SCALE: 1" = 100'

NOTE: ALL PROPERTY CORNERS LOCATED ARE IDENTIFIED AS MARK D. DUREN, UNLESS OTHERWISE LABELED.

DESCRIPTION:
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 18, AND RUN
N89°46'30"E, 399.82' (CALC.) TO THE POINT OF BEGINNING; THENCE S32°28'42"E, 520.70'
TO THE POINT OF BEGINNING; THENCE S80°22'10"W, 911.45' (CALC.) TO THE POINT OF BEGINNING;
THENCE N04°22'39"E, 891.35' (FIELD) TO THE POINT OF BEGINNING; LESS AND EXCEPT THE EAST
30.00' FEET WIDE OF THE ROAD RIGHT-OF-WAY.
CONTAINING 5.00 ACRES, MORE OR LESS.
SUBJECT TO AN EASEMENT FOR UTILITIES OVER AND ACROSS THE WEST 12.00 FEET AND
THE SOUTH 12.00 FEET THEREOF.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON A NEED OF RECORD FOR THE PARENT TRACT AS HANDLED THIS
OFFICE.
3. THE TRACT IS IN ZONE 2V AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD
PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988, COMMUNITY PANEL NUMBER
100070 025 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON
RECORD MAPS, RECORD PLATS, RECORD DEEDS, RECORD EASEMENTS, RECORD ENCROACHMENTS,
5. IF THEY EXIST, AND UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR
THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE
POLICY.

CERTIFIED TO:

JASON & PNE ROSS
CAMPUS USA

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 600-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 476.07, FLORIDA STATUTES.

DATE OF SURVEY: 07/26/04
DATE OF THIS CERTIFICATION: 08/10/04
NOTES: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT
LAND SURVEYORS AND MAPPERS

830 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-15146A

WORK ORDER # L-15148