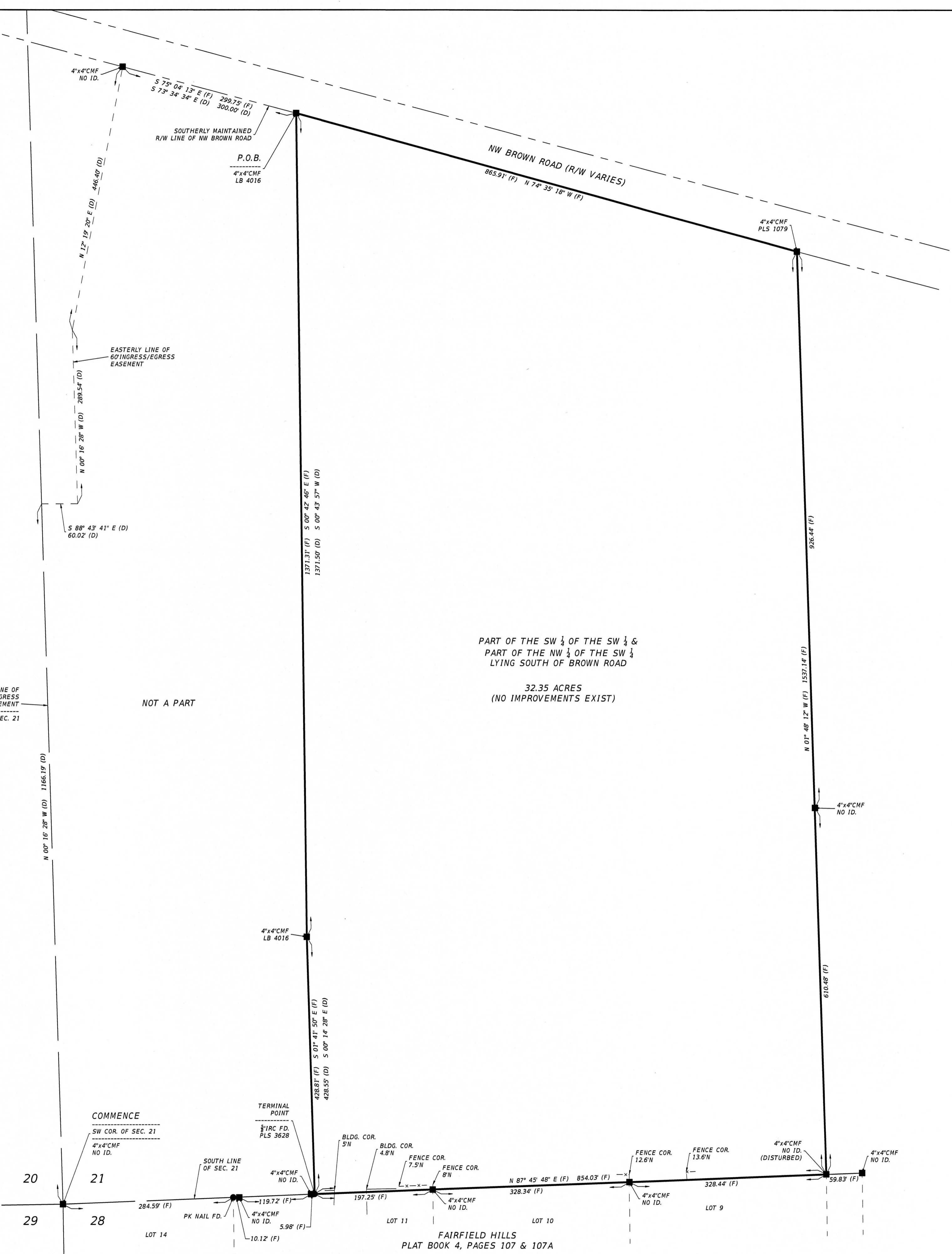
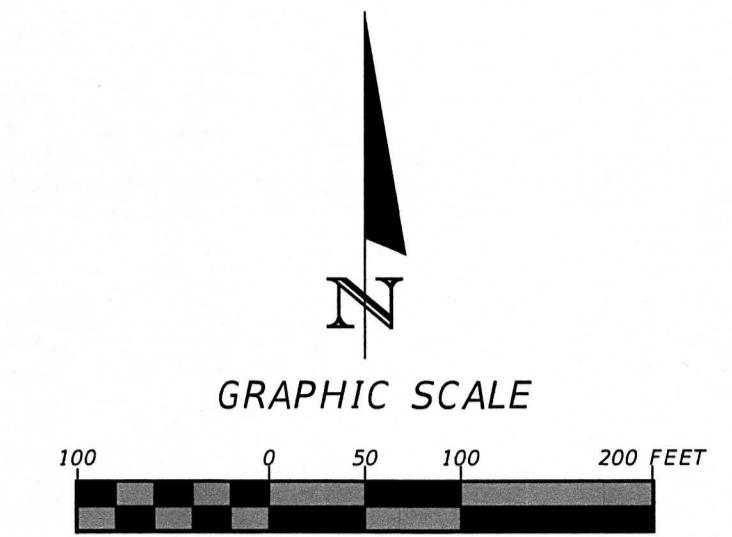


# BOUNDARY SURVEY

IN SECTION 21  
TOWNSHIP 3 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA



- 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, current deed of record and prior adjacent survey and subdivision by L.L. Lee, PLS.
  - 3.) Bearings based on State Plane Coordinates.
  - 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: May 16, 2023
  - 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", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C280D).

**DESCRIPTION:**  
A parcel of land in Section 21, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: The Southwest 1/4 of the Southwest 1/4 and that part of the Northwest 1/4 of the Southwest 1/4 lying South of Brown Road, in Section 21, Township 3 South, Range 16 East.

LESS AND EXCEPT that part of the property described herein lying West of a line described as follows:

BEGIN at the Southwest corner of Section 21, Township 3 South, Range 16 East, Columbia County, Florida and run North 00°16'28" West along the West line of said Section 21, being also the Westerly line of a 60 foot ingress/egress easement 1166.19 feet; thence South 88°43'41" East, 60.02 feet to a point on the Easterly line of said 60 foot ingress/egress easement; thence North 00°16'28" West, along said Easterly line, being parallel to the West line of said Section 21 a distance of 289.54 feet; thence North 12°19'20" East still along the Easterly line of said easement 446.40 feet to a point on the Southerly maintained right-of-way line of Brown Road; thence South 73°34'34" East along said Southerly maintained right-of-way line 300.00 feet to the POINT OF BEGINNING of said line; thence South 00°43'57" West, 1371.50 feet to a concrete monument at a fence corner; thence South 00°14'28" East along a fence line and its Southerly extension 428.55 feet to a point on the South line of said Section 21 to the POINT OF TERMINATION of said line.

PART OF THE SW 1/4 OF THE SW 1/4 &  
PART OF THE NW 1/4 OF THE SW 1/4  
LYING SOUTH OF BROWN ROAD

32.35 ACRES  
(NO IMPROVEMENTS EXIST)

LEGEND	
SEC.	=SECTION
PLS.	=PROFESSIONAL LAND SURVEYOR
COR.	=CORNER
P.S.M.	=PROFESSIONAL SURVEYOR & MAPPER
R/W	=RIGHT-OF-WAY
LB	=LICENSED BUSINESS
P.O.B.	=POINT OF BEGINNING
IRC	=IRON REBAR & CAP
CMF	=CONCRETE MONUMENT FOUND
FD	=FOUND
NO ID	=NO IDENTIFICATION
(F)	=FIELD MEASUREMENT
(P)	=PLAT MEASUREMENT
(D)	=DEED MEASUREMENT

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

*James B. Smith*  
James B. Smith, P.S.M.  
Florida Reg. No. 7355  
DATE: 5/23/2023

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

<p><b>NORTH FLORIDA PROFESSIONAL SERVICES, INC.</b> P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356</p>	<p>JOB NO. L230418SAN CA# 29011</p> <p>2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET</p>	<p><b>MICHAEL SANFILIPPO</b></p>	<p>SHEET NO.  1</p>
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