

MAP OF BOUNDARY SURVEY

A PART OF THE NORTHWEST 1/4 OF SECTION 5, AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

TRACT "A1"
A PART OF LANDS FORMERLY DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGES 2572-2573, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST 1/4 OF SECTION 5, AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 6, AND RUN THENCE S. 00°19'29" E., ALONG THE WEST LINE OF SECTION 5, TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF NW CRIPPLE CREEK STREET A DISTANCE OF 587.37 FEET, TO THE POINT OF BEGINNING; THENCE N. 37°07'32" E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 282.66 FEET; THENCE N.47°48'16"E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 24.33 FEET; THENCE S. 00°19'29"E., A DISTANCE OF 1431.48, TO THE NORTHERLY MAINTAINED RIGHT OF WAY OF NW COWCATCHER ROAD; THENCE N.78°05'45"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 270.95 FEET, TO THE WEST LINE OF SAID SECTION 5; THENCE N. 00°19'29"W., ALONG SAID WEST LINE OF SECTION 5, A DISTANCE OF 413.96 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE S.88°23'48"W., ALONG SAID SOUTH LINE, A DISTANCE OF 516.39 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF NW CRIPPLE CREEK STREET; THENCE N. 34°21'08"E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 352.24 FEET; THENCE N. 32°55'00"E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 374.30 FEET; THENCE N. 37°07'32" E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 182.22 FEET TO THE POINT OF BEGINNING. CONTAINING 10.06 ACRES MORE OR LESS

TRACT "A2"
A PART OF LANDS FORMERLY DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGES 2572-2573, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 6, AND RUN THENCE S. 00°19'29" E., ALONG THE WEST LINE OF SECTION 5, TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF NW CRIPPLE CREEK STREET, A DISTANCE OF 587.37 FEET; THENCE N. 37°07'32" E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 282.66 FEET; THENCE N.47°48'16"E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 24.33 FEET TO THE POINT OF BEGINNING; THENCE N.47°48'16"E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 41.24 FEET; THENCE N.62°59'40"E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 352.16 FEET; THENCE S. 00°19'29" E., PARALLEL WITH THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 1468.54 FEET; THENCE S.54°42'07"W., A DISTANCE OF 263.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 63.45 FEET, AN INCLUDED ANGLE OF 52°59'38" AND A CHORD BEARING AND DISTANCE OF S.75°26'15"W., 56.62 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 58.69 FEET TO ITS NON TANGENT INTERSECTION WITH THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF NW COWCATCHER ROAD; THENCE N.78°05'45"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 76.54 FEET, THENCE N.00°19'29"W., A DISTANCE OF 1431.48 FEET, TO THE POINT OF BEGINNING. CONTAINING 11.80 ACRES MORE OR LESS

PARCEL NO. 06-25-17-04671-000
NE 1/4 OF NE 1/4
EX THAT PART LYING S OF THE S MAINT R/W LINE OF NW CRIPPLE CREEK ST
DESC. IN WD 1343-2366, ORB 340-397, 714-143 THRU 158,

Northeast 1/4 of the Northeast 1/4 Section 6, Township 2 South, Range 17 East,

PARCEL NO. 06-25-17-04672-001
NW 1/4 OF NE 1/4 & SE 1/4 OF NE 1/4 & SW 1/4 OF NE 1/4, ALL LYING N OF NW COWCATCHER RD.
ORB 1383-1358,

Southeast 1/4 of the Northeast 1/4 Section 6, Township 2 South, Range 17 East, NOT A PART

FCM 4"x4" NOID THE SW CORNER OF SECTION 5 AND THE SE CORNER OF SECTION 6

PARCEL NO. 32-13-17-04617-000
SW 1/4 OF NW 1/4 & SW 1/4 OF SW 1/4 & S 1/2 OF SW 1/4
ORB 340 P 397, ORB 714 P 143-159
NOT A PART

PARCEL NO. 06-25-17-04669-005
ALL THAT PORTION OF NW 1/4 OF NW 1/4 LYING N OF THE N MAINT R/W OF NW CRIPPLE CREEK ST
(A CO MAINT GRADED RD).
NO 1343-2366
NOT A PART

PARCEL NO. 06-25-17-04668-002
ORB 1338 P 2572

Chord Bearing
S 70°17'32" W
344.96' (S)
Radius=639.64
Arc=349.07
Delta=30°18'56"

Chord Bearing
S 68°20'26" W
589.31' (S)
Radius=742.08
Arc=606.01
Delta=46°47'23"

ORB 1338 P 2572 Description of Parent Tract of property.
Section 5, Township 2 South, Range 17 East, Columbia County, Florida.

Northwest (1/4) of Northwest (1/4), less road right of way; Less and Except those lands as conveyed in Official Records Book 1343, page 2366, public records of Columbia County, Florida, more particularly described as follows:
All that portion of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 2 South, Range 17 East, Columbia County, Florida, lying North of the North maintained Right-of-Way line of NW Cripple Creek Street (A county maintained graded road)

ALSO that part of the Northeast 1/4 of the Northeast 1/4 of Section 6, Township 2 South, Range 17 East, Columbia County, Florida lying North of NW Cowcatcher Road and Northwestern of the existing road which extends Southwesterly from NW Cripple Creek Road to its intersection with NW Cowcatcher Road.

ALSO that part of the West 175.00 feet of the Northeast (1/4) of Northwest (1/4) lying South of NW Cripple Creek Street and the West 175.00 feet of the Southeast (1/4) of Northwest (1/4) lying Northwestern of the existing road which extends Southwesterly from NW Cripple Creek Road to its intersection with NW Cowcatcher Road.

Parcel 2:

All that portion of the Northeast 1/4 of the Northeast 1/4 of Section 6, Township 2 South, Range 17 East, Columbia County, Florida, lying South of the South maintained Right-of-Way line of NW Cripple Creek Street (A county maintained graded road).

WESLEY M. RABON PSM 6127

NW CRIPPLE CREEK STREET
(R/W WIDTH VARIES)
COUNTY MAINTAINED GRADED ROAD

FCM 6"x6" NOID THE NE CORNER OF THE NW 1/4 OF SECTION 5

S00°03'34"W 42.00' (S)

THE POINT OF COMMENCEMENT TRACT "B"
THE NE CORNER OF THE NW 1/4, SECTION 5, TOWNSHIP 17 EAST, RANGE 2 SOUTH

S88°02'58"W 450.02' (R)
S88°02'58"W 450.02' (S)
REFERENCE BEARING

POINT OF BEGINNING TRACT "B"

NE (1/4) of the NW (1/4)

West 175.00 feet of the Northeast (1/4) of Northwest (1/4)

NE (1/4) of the NW (1/4) NOT A PART

TRACT "B"
A PART OF LANDS FORMERLY DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGES 2572-2573, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4; AND RUN THENCE S.88°02'58"W., ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 450.02 FEET; THENCE S.00°03'34"W., A DISTANCE OF 42.00 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF NW CRIPPLE CREEK STREET AND THE POINT OF BEGINNING; THENCE S.00°03'34"W., A DISTANCE OF 329.71 FEET; THENCE S.04°23'58"W., A DISTANCE OF 175.46 FEET; THENCE S.15°43'43"W., 218.91 FEET; THENCE S.39°38'00"W., 368.20 FEET; THENCE S.39°38'06"W., A DISTANCE OF 422.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 742.08 FEET, AN INCLUDED ANGLE OF 46°47'23" AND A CHORD BEARING AND DISTANCE OF S.68°20'26"W., 589.31 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 606.01 FEET; THENCE N.88°57'53"W., A DISTANCE OF 202.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 659.64 FEET, AN INCLUDED ANGLE OF 30°18'56" AND A CHORD BEARING AND DISTANCE OF S.70°17'32"W., 344.96 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 349.02 FEET; THENCE N.00°19'29"W., PARALLEL WITH THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 1468.54 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF NW CRIPPLE CREEK STREET; THENCE N.62°59'40"E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 238.47 FEET; THENCE N.72°38'08"E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE A DISTANCE OF 54.62 FEET; THENCE N.82°29'26"E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 64.11 FEET; THENCE N.87°26'22"E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 459.70 FEET; THENCE N.87°51'08"E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 873.80 FEET TO THE POINT OF BEGINNING. CONTAINING 48.43 ACRES MORE OR LESS

- SURVEYORS NOTES
1. BEARINGS BASED ON DEED FOR ADJACENT PROPERTY TO EAST. (ORB 1362 P 1544)
 2. SUBJECT LANDS SHOWN HEREON LIES IN FLOOD ZONE "X" & "A" AS BEST DETERMINED FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 12023C0182D, DATED 11/2/2018
 3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES IF ANY NOT DETERMINED.
 4. JURISDICTIONAL AND OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
 5. THIS SURVEY BASED ON LEGAL DESCRIPTION FURNISHED. THE PUBLIC RECORDS, WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, RESTRICTIONS, CLOSURES, TAKING OR ORDINANCES, ETC., THERE COULD BE OTHER MATTERS OF RECORD THAT EFFECT THIS PARCEL.
 6. HORIZONTAL CLOSURE EXCEEDS 1 FOOT IN 10000 FEET.

Certified To:
William & Deborah Graham
Clinton & Sherilyn Northway
Springs Title LLC
Fidelity National Title Insurance Company

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.			
REV:		DRAWN BY: WNK	FIELD BOOK: 27/12
WESLEY M. RABON PROFESSIONAL SURVEYOR AND MAPPER PO BOX 235 (398 NW NULL ROAD) WHITE SPRINGS, FLORIDA 32096 PHONE (386) 397-1199		SCALE: 1" = 100' SURVEY DATE: AUGUST 8, 2021 JOB NUMBER SHEET	
CLIENTS: William & Deborah Graham Clinton & Sherilyn Northway		R1334WK2 1 OF 1	
<div>LEGEND</div> <div>ORB & P = OFFICIAL RECORDS BOOK & PAGE (S) = SURVEY MEASUREMENT (R) = PLAT (R) = RECORD (C) = CALCULATED MEASUREMENT NOID = NO SURVEYORS IDENTIFICATION S = LAND SURVEYOR LB = LICENSE BUSINESS FIP = FOUND IRON PIPE SP = SET IRON PIPE SCM = SET CONCRETE MONUMENT PRM = PERMANENT REFERENCE MONUMENT C/L = CENTER LINE R/W = RIGHT OF WAY TOP = EDGE OF PAVEMENT ASP = ASPHALT PAVING CONC. OHE = OVER HEAD ELECTRIC UG = UNDER GROUND ELECTRIC S.T. = SEPTIC TANK X-X = WIRE FENCE □ = WOOD FENCE ☐ = TELEPHONE BOX ○-○ = CHAIN LINK FENCE</div>			