A BOUNDARY SURVEY IN:

SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	500.00'	08°37'27"	75.26'	37.70'	75.19'	N88°07'32"W
DEED	500.00'	08°37'26"	75.26'	37.70'	75.19'	N88°07'25"W
2	470.00'	09°18'32"	75.27'	37.70'	75.19'	N88°03'28"W
3	25.00'	42°04'59"	18.73'	9.83'	18.31'	S43°47'36"W
4	50.00'	42°33'50"	37.41'	19.63'	36.54'	N53°50'39"E
5	50.00'	83°27'44"	72.83'	44.60'	66.56'	S31°36'02"E
6	230.00'	33°59'08"	201.29'	103.61'	198.35'	S29°33'02"E
7	170.00'	72°38'45"	215.57'	125.74'	201.31'	S20°57'23"E
8	300.00'	16°57'09"	88.78'	44.72'	88.46'	S07°37'58"W
9	275.00'	09°09'18"	44.73'	22.40'	44.69'	N05°40'09"W
10	320.00'	13°13'01"	67.87'	44.29'	67.61'	S06°47'03"E
11	60.00'	03°28'17"	35.42'	18.01'	35.14'	S02°39'30"E
12	300.00'	19°54'39"	104.25'	52.66'	103.73'	S09°34'01"E
13	150.00'	47°38'38"	125.46'	66.78'	121.90'	S23°22'07"W
14	150.00'	56°25'13"	153.38'	84.05'	146.70'	S18°54'19"W
15	150.00'	47°07'40"	123.38'	65.33'	119.94'	S25°01'37"W
16	225.00'	12°39'09"	74.81'	37.57'	74.45'	S23°06'43"W
17	300.00'	20°21'06"	178.55'	90.07'	177.59'	S30°38'24"E
18	300.00'	29°09'54"	154.97'	78.93'	153.67'	N35°10'15"W
19	330.00'	26°53'38"	154.96'	78.90'	153.48'	S39°53'34"E
20	250.00'	42°37'20"	148.88'	78.03'	145.51'	N20°59'59"W
21	105.00'	42°33'27"	77.99'	40.89'	76.21'	S23°05'04"E
22	305.00'	13°53'23"	73.57'	36.96'	73.39'	N78°18'07"E

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
2. BEARINGS ARE BASED ON A DEED BEARING OF N00°41'10"W, FOR THE WEST LINE THEREOF.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "A" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 4 FEBRUARY, 2005 FIRM PANEL NUMBER 12023C0236C; HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO 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.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

DESCRIPTION PARCEL 2:

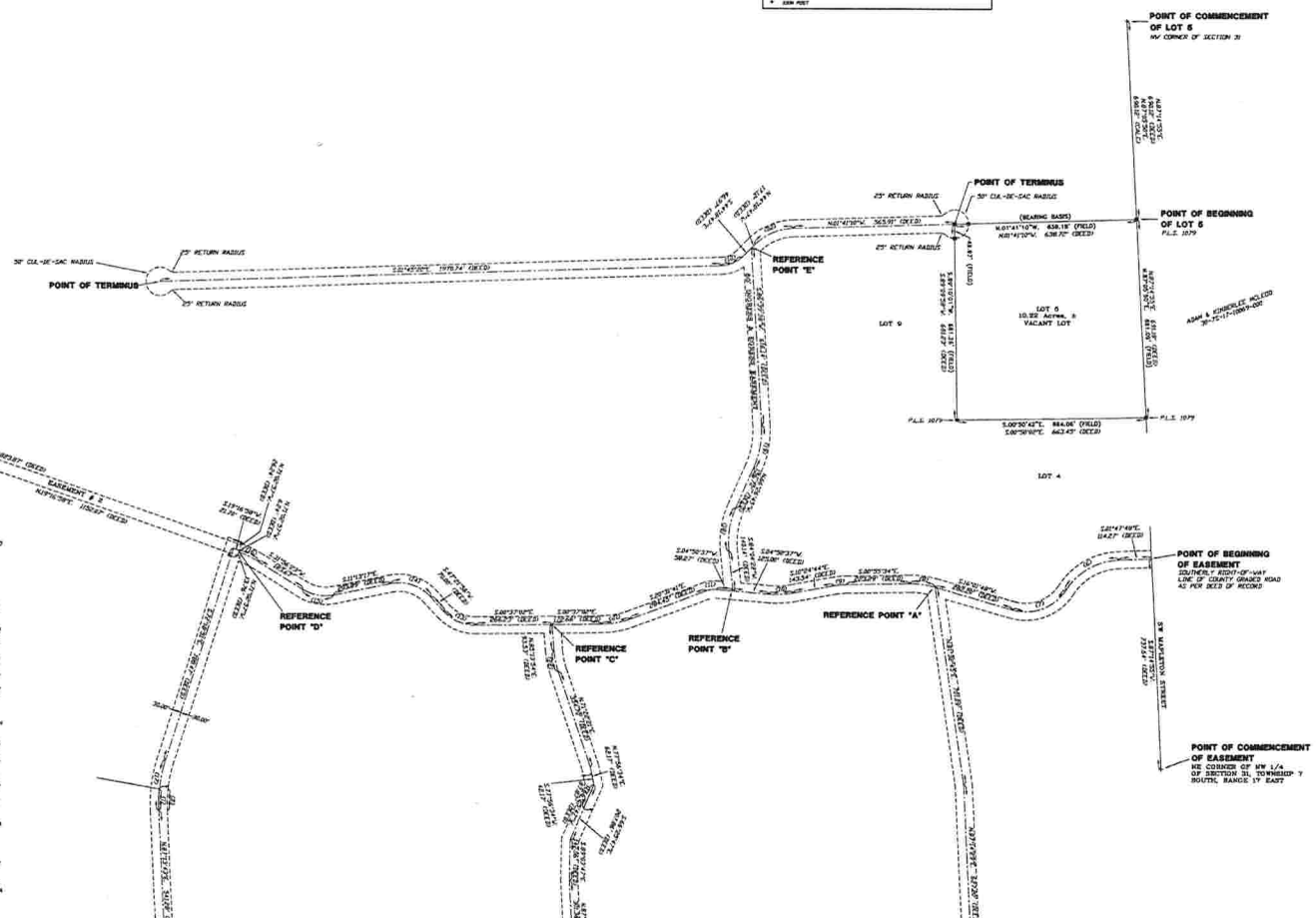
A PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID SECTION 31 AND RUN THENCE N89°14'55"E, ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 616.12' FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°14'55"E, ALONG SAID NORTH LINE A DISTANCE OF 639.08 FEET; THENCE S00°35'06"E, A DISTANCE OF 663.43' FEET; THENCE S89°59'58"W, A DISTANCE OF 648.23 FEET; THENCE N00°41'10"W, A DISTANCE OF 638.70' FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS:

AN EASEMENT FOR INGRESS AND EGRESS, BEING 60 FEET IN WIDTH AND LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT, AS MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NW CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.00°35'06"E., ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 737.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED GRADE ROAD. SAID POINT BEING THE POINT OF BEGINNING; THENCE S.89°47'49"E., A DISTANCE OF 16.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 53°39'39", A TANGENT LENGTH OF 145.02 FEET, A CHORD BEARING OF S.63°07'39"E., AND A CHORD LENGTH OF 252.93 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 253.39 FEET TO A POINT OF REVERSE CURVE; OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 70°38'48", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF S.80°07'25"E., AND A CHORD LENGTH OF 202.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 215.33 FEET; THENCE S.09°53'46"E., A DISTANCE OF 280.00 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A". SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 16°57'09", A TANGENT LENGTH OF 44.78 FEET, A CHORD BEARING OF S.07°25'19"E., AND A CHORD LENGTH OF 88.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 88.78 FEET; THENCE S.05°53'24"E., A DISTANCE OF 601.69 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 09°09'18", A TANGENT LENGTH OF 22.48 FEET, A CHORD BEARING OF S.05°40'09"E., AND A CHORD LENGTH OF 44.63 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.73 FEET; THENCE S.09°24'46"E., A DISTANCE OF 143.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 13°13'01", A TANGENT LENGTH OF 44.79 FEET, A CHORD BEARING OF S.06°47'03"E., AND A CHORD LENGTH OF 67.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 67.87 FEET; THENCE S.04°09'21"E., A DISTANCE OF 125.06 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE S.04°09'21"E., A DISTANCE OF 24.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19°54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S.09°34'01"E., AND A CHORD LENGTH OF 103.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.25 FEET; THENCE S.20°37'55"E., A DISTANCE OF 172.64 FEET TO A POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUE S.20°37'55"E., A DISTANCE OF 256.23 FEET TO THE POINT OF CURVATURE OF A CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 47°38'38", A TANGENT LENGTH OF 66.78 FEET, A CHORD BEARING OF S.23°22'07"W., AND A CHORD LENGTH OF 121.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.46 FEET; THENCE S.47°02'04"W., A DISTANCE OF 75.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°25'13", A TANGENT LENGTH OF 84.05 FEET, A CHORD BEARING OF S.18°54'19"W., AND A CHORD LENGTH OF 146.70 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 153.38 FEET; THENCE S.01°17'17"E., A DISTANCE OF 165.69 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 42°07'40", A TANGENT LENGTH OF 59.33 FEET, A CHORD BEARING OF S.20°20'37"W., AND A CHORD LENGTH OF 103.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 110.30 FEET; THENCE S.38°58'27"W., A DISTANCE OF 183.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12°39'09", A TANGENT LENGTH OF 37.57 FEET, A CHORD BEARING OF S.32°38'43"W., AND A CHORD LENGTH OF 74.63 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D". SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE BEGIN AT THE AFOREMENTIONED POINT "A", AND RUN THENCE N89°30'40"E., A DISTANCE OF 70.23 FEET; THENCE N.89°14'55"E., A DISTANCE OF 647.26 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, HAVING 25.00 FOOT RADIUS RETURN. SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE BEGIN AT AFOREMENTIONED POINT "B", RUN THENCE S.44°18'47"E., A DISTANCE OF 46.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 42°33'27", A TANGENT LENGTH OF 40.89 FEET, A CHORD BEARING OF S.23°05'04"E., AND A CHORD LENGTH OF 76.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.99 FEET; THENCE S.01°43'09"E., A DISTANCE OF 197.74 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, HAVING 25.00 FOOT RADIUS RETURN. SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE BEGIN AT THE AFOREMENTIONED POINT "C", AND RUN THENCE N.87°33'54"E., A DISTANCE OF 53.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13°53'23", A TANGENT LENGTH OF 36.46 FEET, A CHORD BEARING OF N.78°18'07"E., AND A CHORD LENGTH OF 73.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 73.57 FEET; THENCE N.70°21'11"E., A DISTANCE OF 78.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.17 FEET; THENCE N.70°21'11"E., A DISTANCE OF 28.81 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.17 FEET; THENCE S.44°25'14"E., A DISTANCE OF 207.86 FEET; THENCE S.89°59'47"E., 142.66 FEET; THENCE N.87°33'21"E., A DISTANCE OF 30.26 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, HAVING 25.00 FOOT RADIUS RETURN. SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N.87°33'21"E., A DISTANCE OF 6.64 FEET; THENCE S.01°16'39"E., A DISTANCE OF 52.76 FEET; THENCE S.01°16'39"E., A DISTANCE OF 286.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 20°27'26", AND A TANGENT LENGTH OF 54.05 FEET, A CHORD BEARING OF S.08°29'34"E., AND A CHORD LENGTH OF 177.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 178.50 FEET; THENCE N.87°13'43"E., A DISTANCE OF 54.28 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, HAVING 25.00 FOOT RADIUS RETURN. SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTERLINE.

EASEMENT 2:

ALSO AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N.17°02'37"W., A DISTANCE OF 26.24 FEET; THENCE S.17°16'56"W., A DISTANCE OF 192.87 FEET; THENCE S.70°43'28"E., A DISTANCE OF 9.65 FEET; THENCE N.17°03'42"E., A DISTANCE OF 46.56 FEET; THENCE N.28°34'46"E., A DISTANCE OF 63.89 FEET; THENCE N.17°43'58"E., A DISTANCE OF 23.70 FEET; THENCE N.01°16'39"E., A DISTANCE OF 152.87 FEET; THENCE N.71°16'37"W., A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING.



SYMBOL LEGEND:

- 4"X4" CONCRETE MONUMENT FOUND
- 4"X4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIN AND CAP SET
- "X" CUT IN PAVEMENT
- CALCULATED PROPERTY CORNER
- NAIL & DISK
- POWER POLE
- WATER METER
- UTILITY BOX
- WELL
- MANHOLE
- CON POST
- ℄ CENTERLINE
- ELECTRIC LINES
- WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- SECTION LINE
- (PLAT) AS PER A PLAT OF RECORD
- (DEED) AS PER A DEED OF RECORD
- (CALC.) AS PER CALCULATIONS
- (FIELD) AS PER FIELD MEASUREMENTS
- P.R.M. PERMANENT REFERENCE MARKER
- P.C.P. PERMANENT CONTROL POINT

SCALE: 1" = 200'

GRAPHIC SCALE

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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

08/06/2008
DATE OF SURVEY

08/06/2008
DATE SIGNED

STEVEN A. BRITT
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REG. NO. 5355

NOTE: UNLESS IT BEARS THE ORIGINAL 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

CERTIFIED TO:

STEVE A VERRANNE ABRAHCON
TWIGGY'S TITLE SERVICES, LLC
FIRST NATIONAL BANK OF FLORIDA
FARM BUREAU GENERAL INSURANCE COMPANY OF FLORIDA, AS A TITLE AGENT AND AS NONTUNNEE FOR FIRST AMERICAN TITLE INSURANCE COMPANY

FIELD BOOK: SEC. ___ PAGE(S): FAC.

JOB NUMBER: L-28422

SHEET 1 OF 1