

FEET; THENCE N.00°05'46"W., 1094.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS:

AN EASEMENT FOR INGRESS, EGRESS & PUBLIC UTILITIES OVER, UNDER AND ACROSS A 60 FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND LOCATED WITHIN 30 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN S.00°07'23"E., A DISTANCE OF 51.14 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN S.89°33'21"W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1318.64 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1; THENCE RUN S.00°05'46"E., ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST LINE OF THE EAST 1/4 OF SECTION 1; THENCE RUN N.89°33'21"E., PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 378.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID **CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE THROUGH** AN ARC ANGLE OF 90°23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00°03'35"E., A DISTANCE OF 274.04 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.24°14'07"E., A DISTANCE OF 91.92 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00°03'35"E., A DISTANCE OF 915.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 90°23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N.89°33'21"E., A DISTANCE OF 398.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35°03'28", AN ARC DISTANCE OF 122.38 FEET (CHORD BEARING AND DISTANCE OF S.72°54'54"E., 120.48 FEET, RESPECTIVELY) TO THE INTERSECTION OF SAID CURVE WITH THE EAST LINE OF THE AFOREMENTIONED SECTION 1; THENCE CONTINUE SOUTHEASTERLY, WITH SAID CURVE, THROUGH AN ARC ANGLE OF 13°57'21", AN ARC DISTANCE OF 48.71 FEET (CHORD BEARING AND DISTANCE OF S.62°21'50"E., 48.59 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°23'10"E., A DISTANCE OF 33.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35°02'50", AN ARC DISTANCE OF 122.34 FEET (CHORD BEARING AND DISTANCE OF S.72°54'35"E., 120.44 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N.89°34'00"E., A DISTANCE OF 729.04 FEET TO A POINT DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RUN S.00°10'43", W., A DISTANCE OF 817.43 FEET TO A POINT DESIGNATED AS POINT "B" TO BE REFERRED TO LATER; THENCE CONTINUE S.00°10'43"W., A DISTANCE OF 630.14 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "B" AND RUN N89°34'00"E., A DISTANCE OF 802.08 FEET TO A POINT DESIGNATED AS POINT "C" TO BE REFERRED TO LATER; THENCE CONTINUE N.89°34°00"E., A DISTANCE OF 283.87 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "C" AND RUN S.00°10'43"W., A DISTANCE 563.18 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "A" AND RUN N.00°10'43"E., A DISTANCE OF 1182.88 FEET TO A POINT DESIGNED AS POINT "D" TO BE REFERRED TO LATER; THENCE CONTINUE N.00°10'43"E., A DISTANCE 350.08 FEET TO THE TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "D" AND RUN N.89°37'58"E.; A DISTANCE 796.39 FEET TO A POINT DESIGNATED AS POINT "E" TO BE REFERRED TO LATER; THENCE CONTINUE N.89°37'58"E., A DISTANCE OF 282.19 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "E" AND RUN S.00°10'43"W., A DISTANCE OF 610.98 FEET TO THE TERMINUS OF SAID CENTERLINE.

6. THE SUBJECT PROPERTY ADDRESS IS: 114 SW HERON DRIVE, FORT WHITE, FL 32038.

FLOOD ZONE NOTE

Tel.: (352) 379-0948

Email: dws@stone-survey.com

WWW.STONE-SURVEY.COM

Professional Surveying & Mapping Certificate of Authorization

THE HEREON DESCRIBED SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE X ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12023C0495C DATED FEBRUARY 4, 2009.

PROPOSED PORCH PROPOSED 1-STORY HOUSE PROPOSED; LANAI

PROPOSED HOUSE DETAIL

BOOK/PAGE

DRAWING #

50/25

varner.survey.dwg

TITLE COMMITMENT NOTES THIS SURVEY MAP DEPICTS THE LOCATION OF RECORDED ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS LISTED IN SCHEDULE B-2 OF THE TITLE COMMITMENT, FILE NO. 22-440C, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY,

DATED DECEMBER 9, 2022. ITEMS 1-13 - NOT THE TYPE TO BE DEPICTED ON SURVEY

ITEM 14 - O.R. 970, PAGE 834 - 60' INGRESS, EGRESS & PUBLIC UTILITIES EASEMENT PLOTTED HEREON AS SW HERON DRIVE. AFFECTS SUBJECT PARCEL.

ITEM 15 - NO RECORDING INFORMATION. APPEARS TO BE 60' INGRESS, EGRESS & PUBLIC UTILITIES EASEMENT PLOTTED HEREON AS SW HERON DRIVE, AFFECTS SUBJECT PARCEL,

ITEMS 16-20 - NOT THE TYPE TO BE DEPICTED ON SURVEY



1" = 60'

JANUARY 17, 2023

23-0009

CERTIFIED TO:

1. DANIEL GILMORE VARNER, III AKA DANIEL G VARNER 2. ANABEL VARNER 3. CAMPUS USA CREDIT UNION, ISAOA/ATIMA 4. FIDELITY NATIONAL TITLE INSURANCE COMPANY 5. ALACHUA TITLE SERVICES, LLC

SCALE

Dis Stoppel **STONECYPHER** MRJ DATE **DAVID W. STONECYPHER** SURVEYING INC. PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391 PROJECT # CHECKED DWS 1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601

This map prepared by

BOUNDARY SURVEY & PLOT PLAN

EVISION: 2-2-23 ADDED TITLE COMMITMENT INFORMATION & REVISED TYPOS

COLUMBIA COUNTY TAX PARCEL: 01-7S-16-04109-000 IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST

SHEET # 1 OF 1