

SURVEYOR'S NOTES:

- BOUNDARY IS BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.
- FIELD MEASURED BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83 (2011)) U.S. SURVEY FEET, USING GPS METHODS AND STARTING AT FDOT CONTROL POINT 2916003HV1, VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
- A SMALL PORTION OF THIS PARCEL IS LOCATED IN ZONE "A" AND IS DETERMINED TO BE INSIDE THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAPS, DATED SEPTEMBER 28, 2007, COMMUNITY PANEL NO. 12121C0183B AND NO. 12121C0195B.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- CLOSURE OF FIELD SURVEY IS BETTER THAN 1/10,000. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES, INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
- EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
- ROAD R/W FOR 31ST ROAD IS TAKEN FROM A PLAT PREPARED BY SHERMAN FRIER AND ASSOCIATES, FOR THE SUWANNEE COUNTY BOARD OF COUNTY COMMISSIONERS AND SHILPA U. MHATRE TRUSTEE, DATED DECEMBER 22, 2020

CERTIFIED TO:

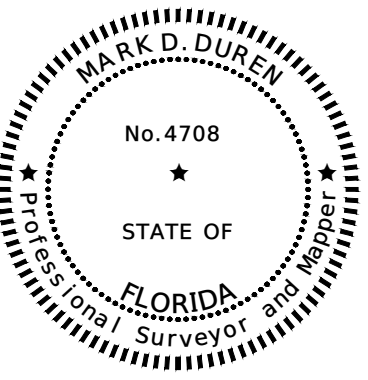
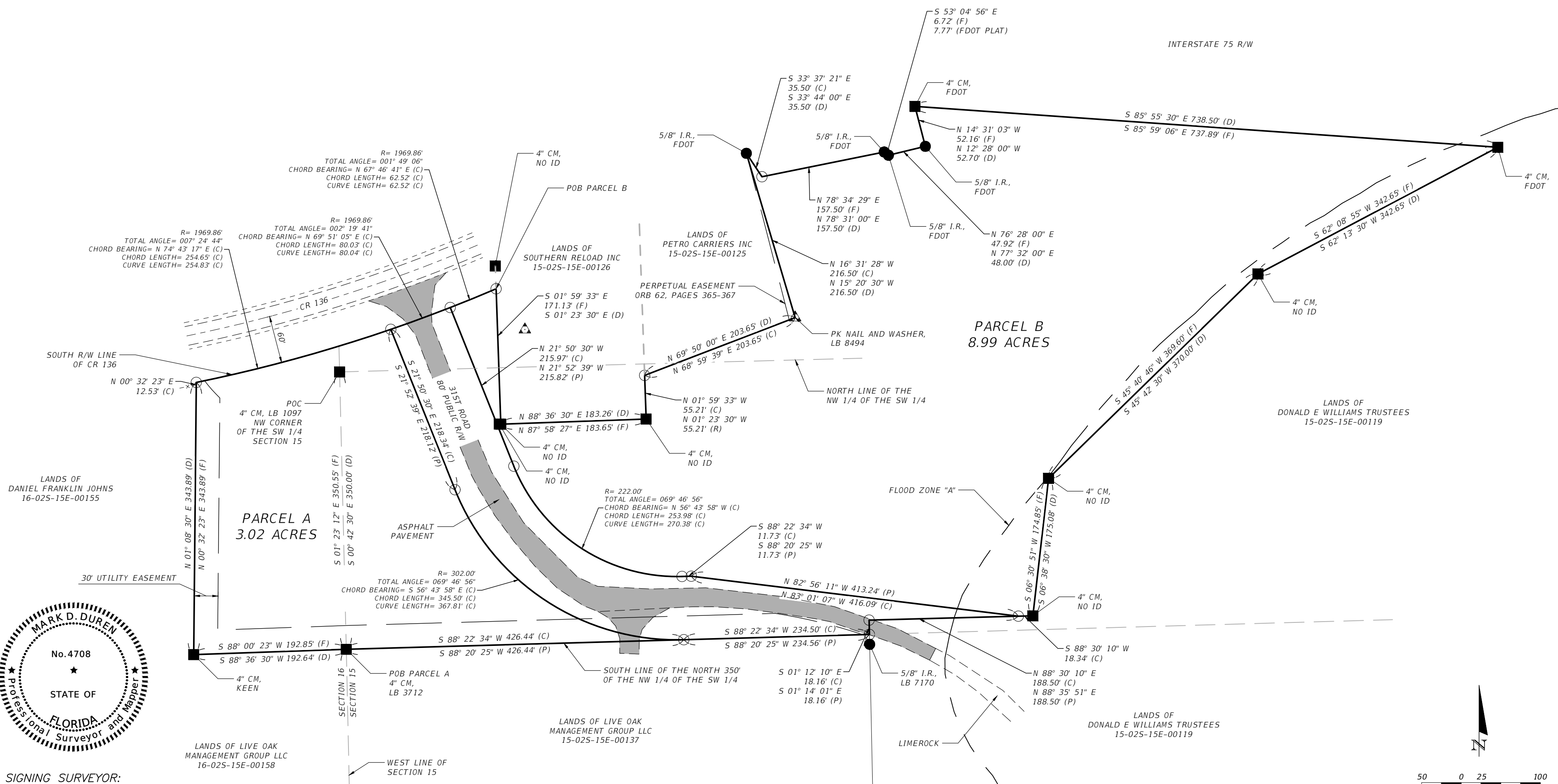
LEGAL DESCRIPTION:

PARCEL A
A PARCEL OF LAND LYING IN SECTIONS 15 AND 16, TOWNSHIP 2 SOUTH, RANGE 16 EAST, SUWANNEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 15, AND RUN S 00° 42' 30" E, ALONG THE WEST LINE OF SECTION 15, 350.00 FEET TO THE POINT OF BEGINNING. THENCE RUN S 88° 36' 30" W, 192.64 FEET; THENCE RUN N 1° 08' 30" E, 343.89 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 136, SAID LINE BEING AN ARC CONCAVE TO THE NORTH WITH A RADIUS OF 1969.86 FEET; THENCE RUN NORTHEASTERLY, ALONG AND WITH SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 254.83 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF 31ST ROAD; THENCE RUN ALONG AND WITH SAID RIGHT-OF-WAY S 21° 52' 39" E, 218.12 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 302.00 FEET AND A CENTRAL ANGLE OF 69° 46' 56"; THENCE RUN ALONG SAID CURVE AN ARC DISTANCE OF 367.81 FEET; THENCE RUN S 88° 20' 25" W 426.44 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A UTILITY EASEMENT SITUATED IN PART OF THE NORTH 350.00 FEET OVER AND ACROSS THE WEST 30 FEET AND THE SOUTH 30 FEET OF THE HEREIN DESCRIBED LANDS.

PARCEL B
A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 16 EAST, SUWANNEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 15, AND RUN S 00° 42' 30" E, ALONG THE WEST LINE OF SECTION 15, 350.00 FEET; THENCE RUN S 88° 36' 30" W, 192.64 FEET; THENCE RUN N 01° 08' 30" E, 343.89 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 136, SAID LINE BEING AN ARC CONCAVE TO THE NORTH WITH A RADIUS OF 1969.86 FEET; THENCE RUN NORTHEASTERLY, ALONG AND WITH SAID RIGHT-OF-WAY LINE FOR AN ARC DISTANCE OF 397.39 FEET TO THE POINT OF BEGINNING. THENCE RUN S 01° 23' 30" E, 171.13 FEET; THENCE RUN N 88° 36' 30" E, 183.26 FEET; THENCE RUN N 01° 23' 30" W, 55.21 FEET; THENCE RUN N 69° 50' 00" E, 203.65 FEET; THENCE RUN N 15° 20' 30" W, 216.50 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE RUN ALONG AND WITH SAID RIGHT-OF-WAY S 33° 44' 00" E, 35.50 FEET; THENCE RUN ALONG AND WITH SAID RIGHT-OF-WAY N 78° 31' 00" E, 157.50 FEET; THENCE RUN ALONG AND WITH SAID RIGHT-OF-WAY S 53° 04' 56" E, 6.72 FEET; THENCE RUN ALONG AND WITH SAID RIGHT-OF-WAY N 77° 32' 00" E, 48.00 FEET; THENCE RUN ALONG AND WITH SAID RIGHT-OF-WAY N 12° 28' 00" W, 52.70 FEET; THENCE RUN ALONG AND WITH SAID RIGHT-OF-WAY S 85° 55' 30" E, 738.50 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, RUN S 62° 13' 30" W, 342.65 FEET; THENCE RUN S 45° 42' 30" W, 370.00 FEET; THENCE RUN S 06° 38' 30" W, 175.08 FEET; THENCE RUN S 88° 30' 10" W, 18.34 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF 31ST STREET; THENCE RUN ALONG AND WITH SAID RIGHT-OF-WAY, N 82° 56' 11" W, 413.24 FEET; THENCE RUN ALONG AND WITH SAID RIGHT-OF-WAY S 88° 20' 25" W, 117.3 TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTHEAST WITH A RADIUS OF 222.00 FEET AND A CENTRAL ANGLE OF 69° 46' 56"; THENCE RUN NORTHWESTERLY ALONG AND WITH SAID RIGHT-OF-WAY, AN ARC DISTANCE OF 270.38 FEET; THENCE RUN ALONG AND WITH SAID RIGHT-OF-WAY N21° 52' 39" W, 215.82 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 136, SAID LINE BEING AN ARC CONCAVE TO THE NORTH WITH A RADIUS OF 1969.86 FEET; THENCE RUN ALONG AND WITH SAID RIGHT-OF-WAY OF COUNTY ROAD 136, AN ARC DISTANCE OF 62.52 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL EASEMENT FOR ROAD RIGHT-OF-WAY PURPOSES, AS RESERVED IN THAT CERTAIN WARRANTY DEED TO WILLIAM A. CHRISTIE AND DOROTHY K. CHRISTIE, HIS WIFE, DATED MARCH 4, 1969 AND RECORDED MARCH 5, 1969 IN OFFICIAL RECORD BOOK 62, PAGES 365-367, PUBLIC RECORDS, SUWANNEE COUNTY, FLORIDA.



SIGNING SURVEYOR:
MARK D. DUREN, LS 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FL 32025

THE ABOVE NAMED PROFESSIONAL SURVEYOR SHALL BE RESPONSIBLE FOR THIS SHEET IN ACCORDANCE WITH RULE 5J-17.060, 17.062, F.A.C.

SYMBOL/ABBREVIATION		LEGEND	
■	CONCRETE MONUMENT FOUND	LS	LAND SURVEYOR
●	CONCRETE MONUMENT SET, LS 4708	LB	LICENSED BUSINESS
○	IRON PIN OR PIPE FOUND	ORB	OFFICIAL RECORD BOOK
○	5/8" IRON ROD SET, LB 8494	PRM	PERMANENT REFERENCE MONUMENT
		POC	POINT OF COMMENCEMENT
		PCP	PERMANENT CONTROL POINT
		R/W	RIGHT-OF-WAY
		NO ID	NO IDENTIFICATION
		C	CENTERLINE
		POB	POINT OF BEGINNING
		(F)	FIELD, AS IN "FIELD DIMENSION"
		(R)	RECORD, AS IN "RECORD DIMENSION"
		(D)	DEED, AS IN "DEED DIMENSION"
		(P)	PLAT, AS IN "PLAT DIMENSION"
		(C)	CALCULATED, AS IN "CALCULATED DIMENSION"

SURVEYOR OF RECORD:
MARK D. DUREN
FL REGISTERED SURVEYING AND
MAPPER REGISTRATION # LS 4708
MDUREN@PITMANENGINEERING.COM
(386) 965-5919

FIRM NAME AND CONTACT INFORMATION:
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406 E DUYAL ST
LAKE CITY, FL 32055
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PITMANENGINEERING.COM
E.P.# 0494

BOUNDARY SURVEY
SURVEY CR 136 / I-75 INTERCHANGE
SUWANNEE COUNTY, FLORIDA

SHEET NAME		1	
BOUNDARY SURVEY		SECTION 15, TOWNSHIP 2 SOUTH, RANGE 16 EAST	
DATE OF LAST FIELD WORK:	11-14-25	CLIENT:	SECTION 15, TOWNSHIP 2 SOUTH, RANGE 16 EAST
DATE OF LAST OFFICE WORK:	11-14-25	PROJECT NO. & YEAR:	25-31MHA
DATE OF THIS SURVEY:	11-14-25	FIELD BOOK & YEAR:	