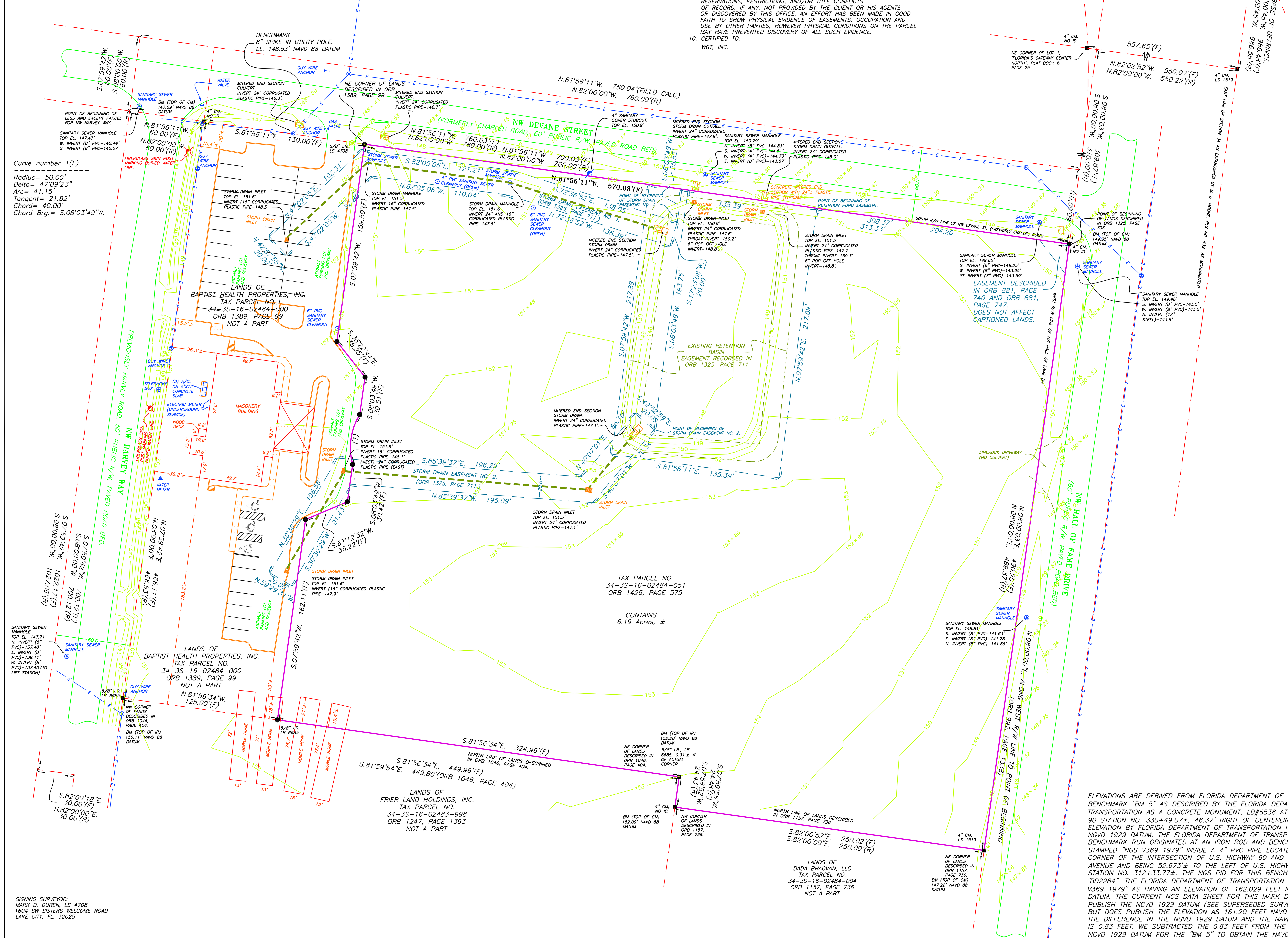
TOPOGRAPHIC SURVEY
OF
TAX PARCEL NO.
34-3S-16-02484-051
COLUMBIA COUNTY, FLORIDA

BOUNDARY SURVEY
IN SECTION 34,
TOWNSHIP 3 SOUTH,
RANGE 16 EAST.
COLUMBIA COUNTY, FLA.

SURVEYOR'S NOTES:
1. BOUNDARY 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.
2. BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND ON THE THIRD CALL FROM POINT OF COMMENCEMENT ("EAST LINE OF SECTION 34 AS ESTABLISHED BY B. G. MOORE, PLS NO. 439").
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED NOVEMBER 2, 2018, COMMUNITY PANEL NO. 12023C0290D.
4. NO NOTE.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
7. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. 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.
9. 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.
10. CERTIFIED TO:
WGT, INC.

Curve number 1(F)
Radius= 50.00'
Delta= 47°09'23"
Arc= 41.15'
Tangent= 21.82'
Chord= 40.00'
Chord Brg.= S.08°03'49"W.



DESCRIPTION:
PART OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 992, PAGES 1337-1338 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N.89 DEGREES 30'43"W., ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1074.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (A LIMITED ACCESS HIGHWAY); THENCE S.23 DEGREES 13'24"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2062.22 FEET TO A CONCRETE MONUMENT, MARKING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE EAST LINE OF SAID SECTION 34 AS ESTABLISHED BY B. G. MOORE, PLS 439; THENCE S.08 DEGREES 00'45"W., ALONG SAID EAST LINE, 986.48 FEET TO A CONCRETE MONUMENT, LS 1519; THENCE N.82 DEGREES 02'52"W., 550.07 FEET TO A POINT ON THE ORIGINAL WEST RIGHT-OF-WAY LINE OF NW HALL OF FAME DRIVE, A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE S.08 DEGREES 00'03"W., ALONG SAID WEST RIGHT-OF-WAY LINE AS MONUMENTED, 309.87 FEET TO A CONCRETE MONUMENT MARKING THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 992, PAGES 1337-1338 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE N.81 DEGREES 56'11"W., ALONG THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF NW DEVANE STREET (PREVIOUSLY CHARLES ROAD), A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY, 570.03 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.07 DEGREES 59'42"W., 159.50 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.38 DEGREES 22'44"E., 36.25 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.08 DEGREES 03'49"W., 30.51 FEET TO A 5/8" IRON ROD, LS 4708 ON THE ARC OF A CURVE DEFINING A PORTION OF A PROPOSED CUL-DE-SAC, SAID PORTION OF THE PROPOSED CUL-DE-SAC BEING DEFINED BY A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47 DEGREES 09'23" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.08 DEGREES 03'49"W. AND A CHORD LENGTH OF 40.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 41.15 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.08 DEGREES 03'49"W., 30.42 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.67 DEGREES 12'52"W., 36.22 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.07 DEGREES 59'42"W., 162.11 FEET TO A 5/8" IRON ROD, LS 4708 ON THE NORTH LINE OF LANDS DESCRIBED IN ORB 1046, PAGE 404 OF SAID OFFICIAL RECORDS; THENCE S.81 DEGREES 56'34"E., ALONG THE MONUMENTED NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1046, PAGE 404, A DISTANCE OF 324.96 FEET TO THE NE CORNER OF SAID LANDS; THENCE S.07 DEGREES 59'55"W., ALONG THE MONUMENTED EAST LINE OF SAID LANDS, 24.48 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF LANDS DESCRIBED IN ORB 1157, PAGE 736 OF SAID OFFICIAL RECORDS; THENCE S.82 DEGREES 00'52"E., ALONG THE MONUMENTED NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1157, PAGE 736, A DISTANCE OF 250.02 FEET TO A CONCRETE MONUMENT, LS 1519, ON THE MONUMENTED WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NW HALL OF FAME DRIVE AND MARKING THE NE CORNER OF SAID LANDS DESCRIBED IN ORB 1157, PAGE 736; THENCE N.08 DEGREES 00'03"E., ALONG SAID WEST RIGHT-OF-WAY LINE, 490.20 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 6.19 ACRES, MORE OR LESS.
THE ABOVE DESCRIBED LANDS ARE CURRENTLY A PORTION OF THOSE LANDS IDENTIFIED BY THE COLUMBIA COUNTY PROPERTY APPRAISER BY THE TAX PARCEL NO. 34-3S-16-02484-000 AND ARE A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 992, PAGES 1337-1338 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1046, PAGE 404 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS RESERVED UNTO THE GRANTOR, THEIR HEIRS AND/OR ASSIGNS OVER, ACROSS AND UNDER THE PORTIONS OF SAID EASEMENTS LYING EAST OF THE WEST LINES OF THE ABOVE DESCRIBED PARCEL:

TOGETHER WITH AND SUBJECT TO DRAINAGE AND MAINTENANCE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1325, PAGE 711:

RETENTION POND EASEMENT
PART OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 992, PAGES 1337-1338 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N.89 DEGREES 30'43"W., ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1074.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (A LIMITED ACCESS HIGHWAY); THENCE S.23 DEGREES 13'24"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2062.22 FEET TO A CONCRETE MONUMENT, MARKING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE EAST LINE OF SAID SECTION 34 AS ESTABLISHED BY B. G. MOORE, PLS 439; THENCE S.08 DEGREES 00'45"W., ALONG SAID EAST LINE, 986.48 FEET TO A CONCRETE MONUMENT, LS 1519; THENCE N.82 DEGREES 02'52"W., 550.07 FEET TO A POINT ON THE ORIGINAL WEST RIGHT-OF-WAY LINE OF NW HALL OF FAME DRIVE, A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE S.08 DEGREES 00'03"W., ALONG SAID WEST RIGHT-OF-WAY LINE AS MONUMENTED, 309.87 FEET TO A CONCRETE MONUMENT MARKING THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 992, PAGES 1337-1338 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.81 DEGREES 56'11"W., ALONG THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF NW DEVANE STREET (PREVIOUSLY CHARLES ROAD), A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY, 204.20 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE N.81 DEGREES 56'11"W., 135.39 FEET; THENCE S.07 DEGREES 59'42"W., DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, 217.89 FEET; THENCE S.81 DEGREES 56'11"E., 135.39 FEET; THENCE N.07 DEGREES 59'42"E., 217.89 FEET TO THE POINT OF BEGINNING.

STORM DRAIN EASEMENT NO. 1
PART OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 992, PAGES 1337-1338 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N.89 DEGREES 30'43"W., ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1074.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (A LIMITED ACCESS HIGHWAY); THENCE S.23 DEGREES 13'24"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2062.22 FEET TO A CONCRETE MONUMENT, MARKING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE EAST LINE OF SAID SECTION 34 AS ESTABLISHED BY B. G. MOORE, PLS 439; THENCE S.08 DEGREES 00'45"W., ALONG SAID EAST LINE, 986.48 FEET TO A CONCRETE MONUMENT, LS 1519; THENCE N.82 DEGREES 02'52"W., 550.07 FEET TO A POINT ON THE ORIGINAL WEST RIGHT-OF-WAY LINE OF NW HALL OF FAME DRIVE, A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE S.08 DEGREES 00'03"W., ALONG SAID WEST RIGHT-OF-WAY LINE AS MONUMENTED, 309.87 FEET TO A CONCRETE MONUMENT MARKING THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 992, PAGES 1337-1338 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.81 DEGREES 56'11"W., ALONG THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF NW DEVANE STREET (PREVIOUSLY CHARLES ROAD), A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY, 313.33 FEET; THENCE S.08 DEGREES 03'49"W., DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, 26.55 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE S.17 DEGREES 23'08"W., 20.00 FEET; THENCE N.72 DEGREES 36'52"W., 136.39 FEET; THENCE N.82 DEGREES 05'06"W., 110.04 FEET; THENCE S.47 DEGREES 02'05"W., 92.80 FEET; THENCE N.42 DEGREES 57'55"W., 20.00 FEET; THENCE N.47 DEGREES 02'05"E., 102.31 FEET; THENCE S.82 DEGREES 05'06"E., 121.21 FEET; THENCE S.72 DEGREES 36'52"E., 138.05 FEET TO THE POINT OF BEGINNING.

STORM DRAIN EASEMENT NO. 2
PART OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 992, PAGES 1337-1338 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N.89 DEGREES 30'43"W., ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1074.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (A LIMITED ACCESS HIGHWAY); THENCE S.23 DEGREES 13'24"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2062.22 FEET TO A CONCRETE MONUMENT, MARKING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE EAST LINE OF SAID SECTION 34 AS ESTABLISHED BY B. G. MOORE, PLS 439; THENCE S.08 DEGREES 00'45"W., ALONG SAID EAST LINE, 986.48 FEET TO A CONCRETE MONUMENT, LS 1519; THENCE N.82 DEGREES 02'52"W., 550.07 FEET TO A POINT ON THE ORIGINAL WEST RIGHT-OF-WAY LINE OF NW HALL OF FAME DRIVE, A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE S.08 DEGREES 00'03"W., ALONG SAID WEST RIGHT-OF-WAY LINE AS MONUMENTED, 309.87 FEET TO A CONCRETE MONUMENT MARKING THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 992, PAGES 1337-1338 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.81 DEGREES 56'11"W., ALONG THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF NW DEVANE STREET (PREVIOUSLY CHARLES ROAD), A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY, 308.37 FEET; THENCE S.08 DEGREES 03'49"W., DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, 193.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE S.40 DEGREES 07'01"W., 76.34 FEET; THENCE N.85 DEGREES 39'37"W., 195.09 FEET; THENCE S.30 DEGREES 30'29"W., 91.43 FEET; THENCE N.59 DEGREES 29'31"W., 20.00 FEET; THENCE N.30 DEGREES 30'29"E., 106.56 FEET; THENCE S.85 DEGREES 39'37"E., 196.29 FEET; THENCE N.40 DEGREES 07'01"E., 66.10 FEET; THENCE S.49 DEGREES 52'59"E., 20.00 FEET TO THE POINT OF BEGINNING.

ELEVATIONS ARE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM 5" AS DESCRIBED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AS A CONCRETE MONUMENT, LB#6538 AT U.S. HIGHWAY 90 STATION NO. 330+49.07±, 46.37' RIGHT OF CENTERLINE. PUBLISHED ELEVATION BY FLORIDA DEPARTMENT OF TRANSPORTATION IS 146.965 FEET NGVD 1929 DATUM. THE FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK RUN ORIGINATES AT AN IRON ROD AND BENCHMARK DISK STAMPED "NGS V369 1979" INSIDE A 4" PVC PIPE LOCATED IN THE NW CORNER OF THE INTERSECTION OF U.S. HIGHWAY 90 AND NW LAKE CITY AVENUE AND BEING 52.673'± TO THE LEFT OF U.S. HIGHWAY NO. 90 STATION NO. 312+33.77±. THE NGS PID FOR THIS BENCHMARK IS "BD2284". THE FLORIDA DEPARTMENT OF TRANSPORTATION PUBLISHES "NGS V369 1979" AS HAVING AN ELEVATION OF 162.029 FEET NGVD 1929 DATUM. THE CURRENT NGS DATA SHEET FOR THIS MARK DOES NOT PUBLISH THE NGVD 1929 DATUM (SEE SUPERSEDED SURVEY CONTROL), BUT DOES PUBLISH THE ELEVATION AS 161.20 FEET NAVD 1988 DATUM. THE DIFFERENCE IN THE NGVD 1929 DATUM AND THE NAVD 1988 DATUM IS 0.83 FEET. WE SUBTRACTED THE 0.83 FEET FROM THE PUBLISHED NGVD 1929 DATUM FOR THE "BM 5" TO OBTAIN THE NAVD 1988 DATUM ELEVATION OF 146.13 FEET USED FOR "BM 5" AND THROUGHOUT THIS SURVEY.

SYMBOL LEGEND

O.R.I.	OFFICIAL RECORD INSTRUMENT
■	CONCRETE MONUMENT FOUND
□	CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—x—	WIRE FENCE
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
—UGE—	UNDERGROUND ELECTRIC SERVICE
—CTV—	CABLE TV LINE (OVERHEAD)
—o—	CHAIN LINK FENCE
—◦—	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
℄	CENTERLINE
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
"SRD"	STATE ROAD DEPARTMENT

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD MEASUREMENT").
(D) DEED, AS IN "DEED DIMENSION").
(P) PLAT, AS IN "PLAT DIMENSION").
(R) RECORD, AS IN "RECORD DIMENSION").

MARK D. DUREN AND ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

FIELD SURVEY DATE MARCH 16, 2023
DATE DRAWN MARCH 17, 2023
FOR WGT, INC.
FIELD BOOK SEE FILE PAGE
DRAWN BY M. DUREN
WO# 23-072
SEE 12-117, 12-188, 13-036, 14-282, 16-302, 19-224, 20-510

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

SIGNED:______________________
MARK D. DUREN, LS 4708