

DANIEL & GORE, LLC

Professional Surveying and Mapping

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426 SW COMMERCE DRIVE
SUITE 130-N
LAKE CITY, FL 32025
Email: sdaniel@dgsurveying.com
LICENSE NO. LB 7683

LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (LB7683)
- DENOTES IRON PIPE OR REBAR FOUND (5/8")
- DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683)
- DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ⊙ DENOTES NAIL & DISC FOUND
- NO ID - NO IDENTIFICATION
- FND - FOUND
- CM - CONCRETE MONUMENT
- ± - MORE OR LESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE(S)
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (M) - MEASURED
- AC - ACRE(S)
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- EOP - EDGE OF PAVEMENT
- EOG - EDGE OF GRADE
- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- ⊕ - TELEPHONE PEDESTAL
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- IP - IRON PIPE
- IPC - IRON PIPE and CAP
- IR - IRON ROD
- IRC - IRON ROD and CAP
- R - RADIUS
- T - TANGENT
- L - ARC LENGTH
- Δ - CENTRAL ANGLE
- CH - CHORD BEARING & DISTANCE
- RAW - RIGHT OF WAY
- TWP - TOWNSHIP
- RNG - RANGE
- X - X DENOTES FENCE
- E - E DENOTES OVERHEAD ELECTRIC
- ⊖ - POWER POLE
- CONCRETE

SCALE: 1" = 30'



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1 (M)	1482.39'	6°28'50"	167.67'	S 57°19'13" E	167.58'
C1 (D)	1482.39'	0°00'00"	0'	S 00°00'00" E	0'
C2 (M)	40.00'	99°11'49"	69.25'	N 15°45'04" E	60.92'
C2 (D)	40.00'	0°0'00"	0'	N 00°00'00" E	0'
C3 (M)	165.00'	24°46'10"	71.33'	N 17°41'13" E	70.78'
C3 (D)	165.00'	24°47'13"	71.38'	N 17°44'37" E	70.83'
C4 (M)	115.00'	45°56'31"	92.21'	N 28°09'40" E	89.76'
C4 (D)	115.00'	45°51'37"	92.05'	N 28°16'49" E	89.61'

BOUNDARY SURVEY

IN
THE NW 1/4 OF SW 1/4
SECTION 32, TWP 3-S, RNG 17-E
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

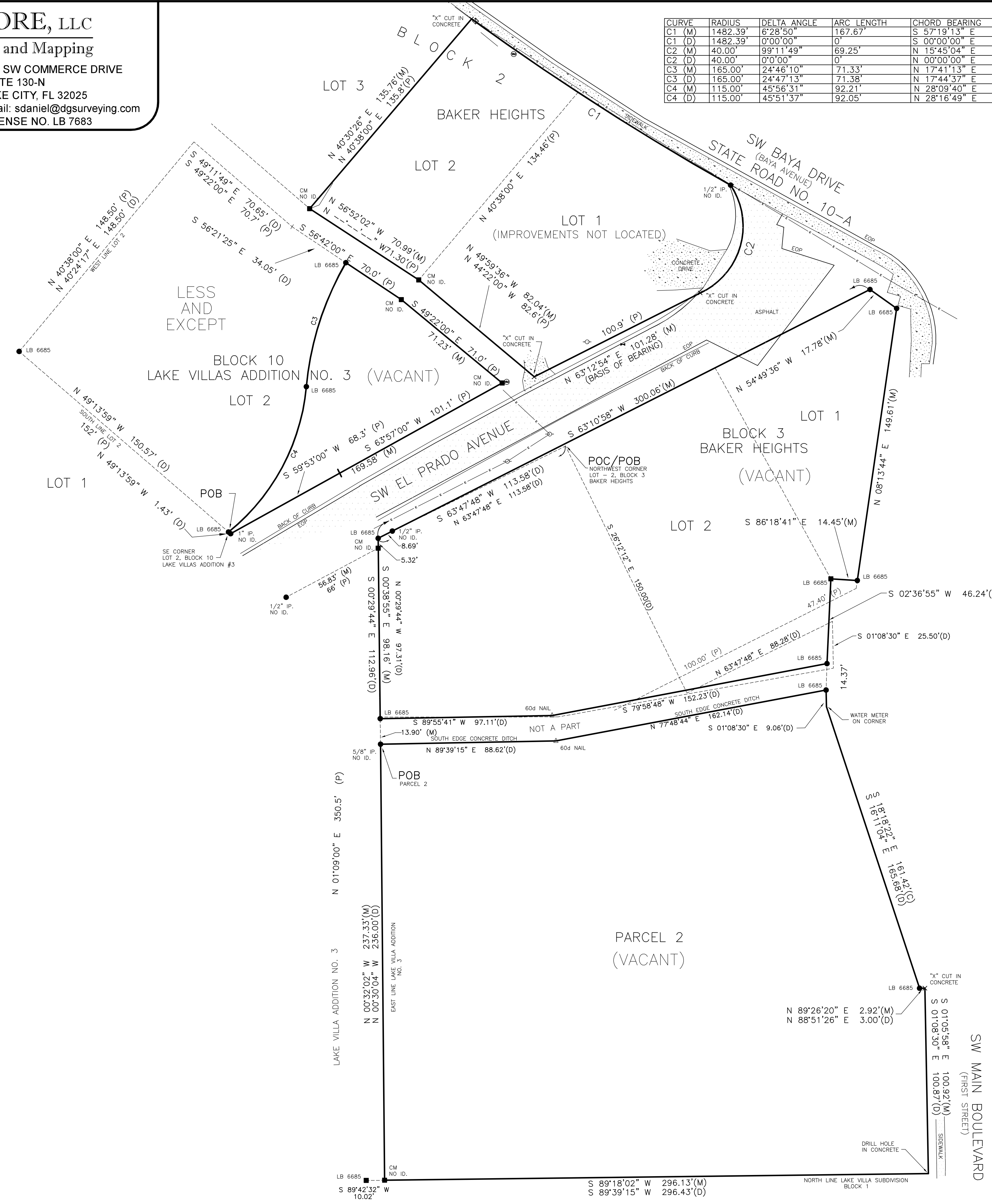
PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.57 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF SW EL PRADO AVENUE, BEING N 63°12'54" E. ASSUMED.
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.



SURVEY FOR: TRAVIS KOON, PLLC

DATE OF CERTIFICATE: 02/22/2024
DATE OF FIELD SURVEY: 02/15/2024

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

JOB NUMBER: 240002
APPROVED: BSD
DRAWN BY: BC
FIELD BOOK: 00 : 00
EFB
SHEET NO.: 1 OF 1

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.