

SKETCH AND LEGAL DESCRIPTION
OF NEW 30 FOOT WIDE UTILITY EASEMENT
LOCATED AT PARCEL 2 AT LOT "B"
BROOKSIDE SUBDIVISION

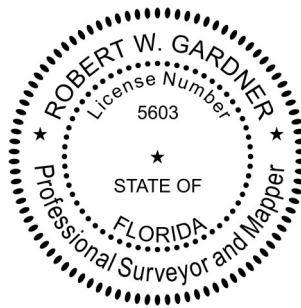
SURVEYOR'S DESCRIPTION:

COMMENCE at the point where the southeast corner at Lot "B" BROOKSIDE SUBDIVISION a subdivision according to the plat thereof, as recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida intersects the Northerly right-of-way line of State Road No. 10 (U.S. Highway 90) as now exists, thence North 03° 17' 26" East for a distance of 274.19 feet to the **POINT OF BEGINNING**; thence S 47° 25' 37" W a distance of 71.51 feet; thence, N 87° 24' 37" W for a distance of 59.55 feet; thence, N 32° 47' 46" W for a distance of 82.67 feet; thence, N 73° 34' 51" W for a distance of 16.97 feet; thence, N 06° 35' 59" E for a distance of 30.45 feet; thence, S 73° 34' 51" E for a distance of 33.31 feet; thence, S 32° 47' 46" E for a distance of 78.33 feet; thence, S 87° 24' 37" E for a distance of 31.59 feet; thence, N 47° 25' 37" E for a distance of 89.96 feet; thence, S 03° 17' 26" W for a distance of 43.08 feet to the **POINT OF BEGINNING**.

Containing 0.16 acres, more or less.


SURVEYOR'S REPORT:

1. Bearings shown hereon are based on Easterly Boundary Line being North 03°17'26" East.
2. I hereby certify that the "Sketch and Legal Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.



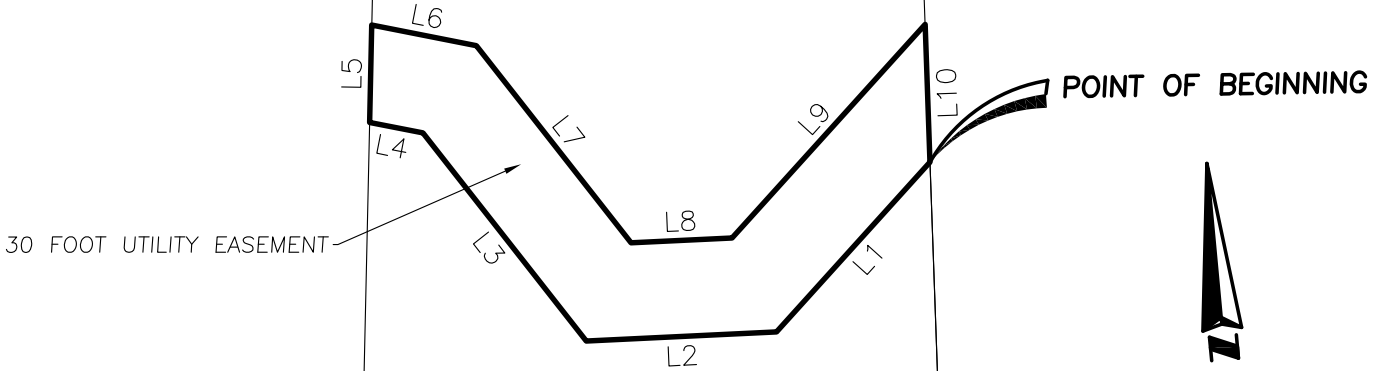
SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
8641 Baypine Road, Suite 5
Jacksonville, Florida 32256
(904) 737-5990

e-mail: info@southeasternsurveying.com

SKETCH AND DESCRIPTION	Date: N/A JLVM	Certification Number LB2108 67207002
LAKE CITY FLORIDA SEWER AND WATER	Job Number: 67207	Scale: 1" = 60'
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
		 Robert W Gardner <small>Digitally signed by Robert W Gardner DN: c=US, o=Florida, dnQualifier=A01410D00000179CC B05D8C000164B9, cn=Robert W Gardner Date: 2022.09.06 11:34:39 -04'00'</small>
		<small>ROBERT W. GARDNER REGISTERED LAND SURVEYOR No. 5603</small>

SKETCH OF DESCRIPTION
 A PROPOSED 30 FOOT WIDE UTILITY EASEMENT
 LOCATED AT LOT "B"
 PER PLAT BOOK 3, PAGE 45
 BROOKSIDE SUBDIVISION

LOT "B"
 BROOKSIDE SUBDIVISION
 PLAT BOOK 3, PAGE 45



30 FOOT UTILITY EASEMENT

PID# 35-3S-16-02573-003
 OWNER: THOMAS-BAIN INC

PID# 35-3S-16-02573-001
 OWNER: NELSON LIVING TRUST

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S47°25'37"W	71.51'
L2	N87°24'37"W	59.55'
L3	N32°47'46"W	82.67'
L4	N73°34'51"W	16.97'
L5	N06°35'59"E	30.45'
L6	S73°34'51"E	33.31'
L7	S32°47'46"E	78.33'
L8	S87°24'37"E	31.59'
L9	N47°25'37"E	89.96'
L10	S03°17'26"W	43.08'

N03°17'26"E 274.19'

STATE ROAD NO. 10 (US HIGHWAY 90)
 RIGHT OF WAY VARIES
 PER FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP SECTION 29010-2549



SSMCTM
 SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 8641 Baypine Road, Suite 5
 Jacksonville, Florida 32256
 (904) 737-5990

Certification Number LB2108
 e-mail: info@southeasternsurveying.com

Drawing No. 67207002
 Job No. 67207
 Date: N/A
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2