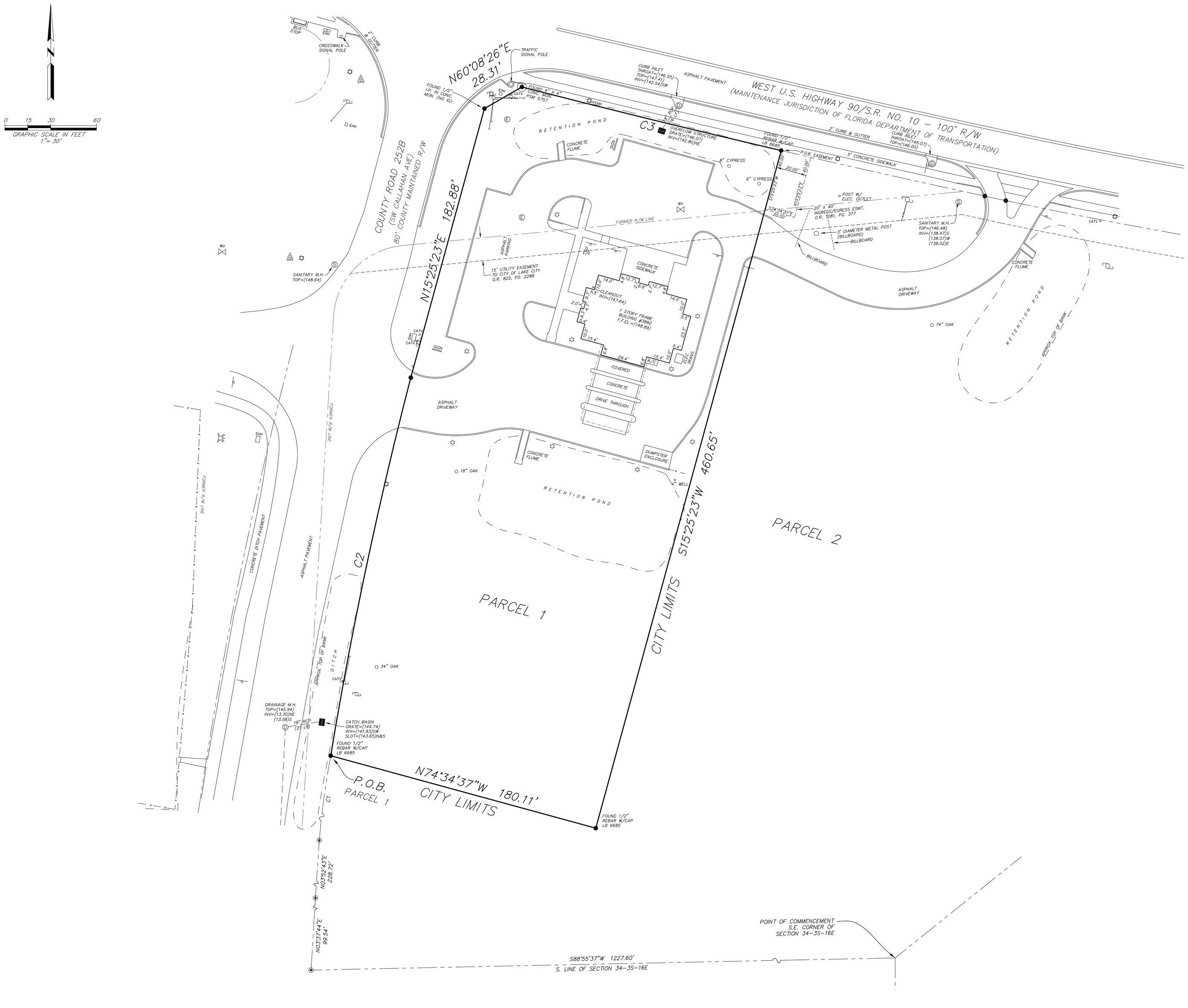
MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF

PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



PARCEL 1
THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S 88°55'37" W, ALONG THE SOUTH LINE OF SAID SECTION 34, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 06°18'54" E, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°08'32", A CHORD BEARING AND DISTANCE OF N 12°05'10" E, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE N 15°25'23" E, ALONG SAID EASTERLY RIGHT OF WAY, 182.88 FEET; THENCE N 60°08'26" E, ALONG SAID EASTERLY RIGHT OF WAY, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 01°18'14", A CHORD BEARING AND DISTANCE OF S 76°05'55" E, 175.00 FEET, AN ARC DISTANCE OF 175.00 FEET; THENCE S 15°25'23" W, 460.65 FEET; THENCE N 74°34'37" W, 180.11 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

SAID LANDS CONTAIN 2.01 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PARCEL DESCRIBED BELOW:

THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S 88°55'37" W, ALONG THE SOUTH LINE OF SAID SECTION 34, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAIDCURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 06°18'54" E, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°08'32", A CHORD BEARING AND DISTANCE OF N 12°05'10" E, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE N 15°25'23" E, ALONG SAID EASTERLY RIGHT OF WAY, 182.88 FEET; THENCE N 60°08'26" E, ALONG SAID EASTERLY RIGHT OF WAY, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 01°18'14", A CHORD BEARING AND DISTANCE OF S 76°05'55" E, 175.00 FEET, AN ARC DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE S 15°25'23" W, 40.00 FEET; THENCE S 74°34'37" E, 20.00 FEET; THENCE N 15°25'23" E 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. 90; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE OF U.S. 90 20.00 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

SYMBOLS LEGEND

- CONCRETE UILITY POLE
- METAL SIGN
- WOOD UTILITY POLE
- CATV ○ CABLE TV RISER
- FIRE HYDRANT
- WV WATER VALVE
- METAL LIGHT POLE
- CONCRETE LIGHT POLE
- EHH ELECTRIC HANDHOLE
- Ⓔ ELECTRIC MANHOLE
- BURIED FIBER OPTIC CABLE MARKER
- GAS BURIED GAS LINE MARKER

TABULATED CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	2824.79'	315.53'	N06°18'54"E	315.36'	6°24'00"
C2	2824.79'	253.51'	N12°05'10"E	253.43'	5°08'32"
C3	7689.44'	175.00'	S76°05'55"E	175.00'	1°18'14"

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

SHEET 1 OF 2

NOTES

1. Bearings are based on the S. LINE OF SEC. 3-4S-16E AS S88°55'37"W.
2. This is a BOUNDARY AND TOPOGRAPHIC SURVEY (ALTA/NSPS LAND TITLE SURVEY).
3. Elevations shown thus (15.0) refer to North American Vertical Datum of 1988, (NAVD 88).
4. By Graphic plotting only, the property shown hereon lies within Zone: "X" & "A" as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 12023C 0290 D Map Revised date : 11-2-18
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
P.C.B.	Point of Curve Beg.
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R/W	Right of Way
O.R.V.	Official Records Volume
D.B.	Deed Book
Pg.	Page
B.R.L.	Building Restriction Line
Esmt	Easement

ABBREVIATION	DEFINITION
L.B.	Licensed Business
R.L.S.	Registered Land Surveyor
L.E.A.	Lake City Gainesville Electric Authority
EQUIP	Equipment
A/C	Air Conditioner
C.A.T.V.	Cable TV Service
OHL	Overhead Lines
(F.M.)	Field Measured
R=	Radius equals
L=	Arc Length equals
CH=	Chord Bearing & Distance equals
Δ=	Delta or Central Angle equals
I.P.	Iron Pipe
Conc.	Concrete

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- r—r DENOTES FENCE
- ○ DENOTES 1/2" IRON PIPE SET W/CAP LB 8295
- ● DENOTES IRON PIPE FOUND (NOTED)

DATE	10-1-24
SCALE	AS NOTED
JOB No.	24-14587
F.B.	–
page	–
Comp. File	24-14587.dwg
Drawn by	WJM

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This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 11, 13 and 14 of Table A thereof. The fieldwork was completed on October 21, 2024.

BY:
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

FILE NO. LG-2350A