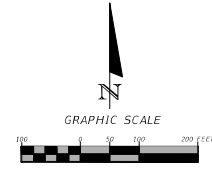
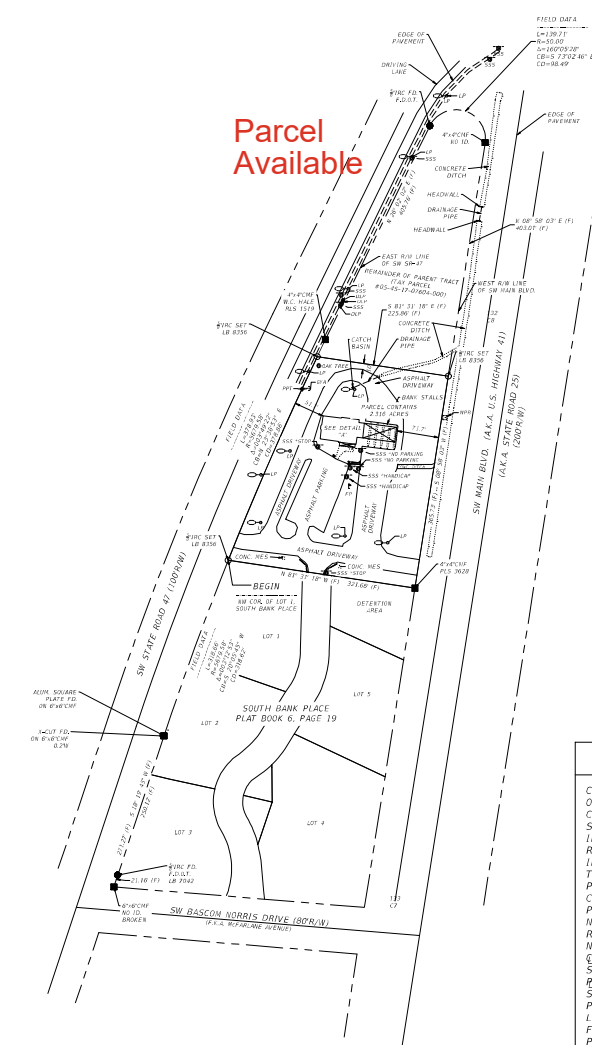


# BOUNDARY SURVEY

IN SECTION 5  
TOWNSHIP 4 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA



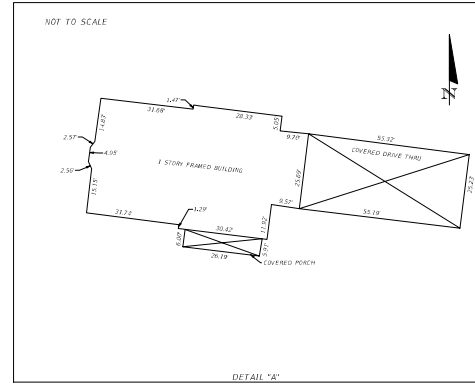
Parcel Available



**DESCRIPTION:**  
A parcel of land in Section 5, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:  
**BEGIN** at the Northwest corner of Lot 1, South Bank Place, a subdivision recorded in Plat Book 6, Page 19 of the public records of Columbia County, Florida, said point being a point on a curve concave to the Southeast having a radius of 5679.58 feet, a central angle of 03°09'22"; a chord bearing of North 23°36'53" East, and a chord distance of 378.86 feet; thence Northeasterly along the arc of said curve, being also the East right-of-way line of SW State Road 47, a distance of 378.55 feet, thence South 81°31'18" East, a distance of 225.86 feet to the West right-of-way line of SW Main Boulevard (U.S. Highway 41) (State Road 25) thence South 08°58'03" West along the same said right-of-way line, a distance of 365.73 feet, thence North 81°31'18" West, a distance of 321.66 feet to the Easterly right-of-way line of SW State Road 47 and the POINT OF BEGINNING. Containing 2.32 acres, more or less.

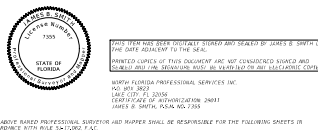
**This Legal is for Parcel that SOLD; Legal for Remaining Parcel will be determined by Survey**

- NOTES:**
- 1.) Monumentation is as shown and designated on the face of the plat.
  - 2.) Boundary based on monumentation found in place, instruction by client, and prior adjacent survey by Donald F. Lee and Associates, Inc.
  - 3.) Bearings based on State Plane Coordinates.
  - 4.) Interior improvements shown were located by field ties.
  - 5.) Underground encroachments, if present, were not located with this survey.
  - 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records, issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
  - 7.) Date of field survey completion: February 19th, 2025
  - 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C0292D).



LEGEND		
CMF=CONCRETE MONUMENT FOUND	TPD=TELEPHONE PEDESTAL	LP=LIGHT POLE
O.H.E.=OVERHEAD ELECTRIC LINE	Δ=DELTA ANGLE, CENTRAL ANGLE	EBOX=ELECTRIC BOX
CMS=CONCRETE MONUMENT SET	IRC=IRON REBAR & CAP	CONC.=CONCRETE
SEC=SECTION	T=TARGET OF CURVE	MES=MITERED END SECTION
IPF=IRON PIPE FOUND	R=RADIUS OF CURVE	VLVG=VALVE, GAS
RGE=RANGE	FD=FOUND	MBX=MAILBOX
IPS=IRON PIPE SET	L=LENGTH OF CURVE	CMP=CORRUGATED METAL PIPE
TWP=TOWNSHIP	VM=VALVE, WATER	TBM=TEMPORARY BENCHMARK
PLS=PROFESSIONAL LAND SURVEYOR	NO ID=NO IDENTIFICATION	N=NORTHING
COR=CORNER	FH=FIRE HYDRANT	E=EASTING
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	MAINT=MAINTAINED	ELEV=ELEVATION
NE=NORTHEAST	DLP=DELINATOR POST	FBM=FERROUS BENCHMARK FOUND
R/W=RIGHT-OF-WAY	SSS=SINGLE SUPPORT SIGN	RR=RAILROAD
NW=NORTHWEST	GYA=GUY WIRE ANCHOR	DLP=DELINATOR POST
CL=CENTER LINE	MES=MITERED END SECTION	SRVC=SERVICE CABINET
SW=SOUTHWEST	PROR=PROPOSED	PPT=POWER POLE W/ TRANSFORMER
R=PROPERTY LINE	PC=POINT OF CURVATURE	O.H.T.=OVERHEAD TELEPHONE LINE
SE=SOUTHEAST	CB=CHORD BEARING	STA=STATION
PP=POWER POLE	PT=POINT OF TANGENCY	PROP=PROPERTY
LB=LICENSED BUSINESS	CD=CHORD DISTANCE	DF=OFF SET
FP=FLAG POLE	SR=STATE ROAD	PPT=POWER POLE WITH TRANSFORMER
P.O.B.=POINT OF BEGINNING	WPB=WIRE PULL BOX	CON.=CONCRETE

CERTIFICATIONS:  
LAPRETT STATE BARR  
**James B Smith**  
Digitally signed by James B Smith  
DN: cn=James B Smith, o=JBS, ou=JBS, email=jbs@jbs.com, c=US  
Date: 2025.02.25 07:16:34-0500



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



**NORTH FLORIDA PROFESSIONAL SERVICES, INC.**  
P.O. BOX 3823  
LAKE CITY, FL 32056  
PH. 386-752-4675  
LIC NO. L88356

2551 BLAIRSTONE PINES DR.  
TALLAHASSEE, FL 32301  
WWW.NFPS.NET

JOB NO. L250206GRA  
CA# 29011

**JSN PROPERTIES, INC.**

SHEET NO.

1

James Smith

2/25/2025 7:14:28 AM

X:\2025\L250206GRA\H.CADD\Survey\SURV\RD02.dwg NFPS 24X36 (1-1)