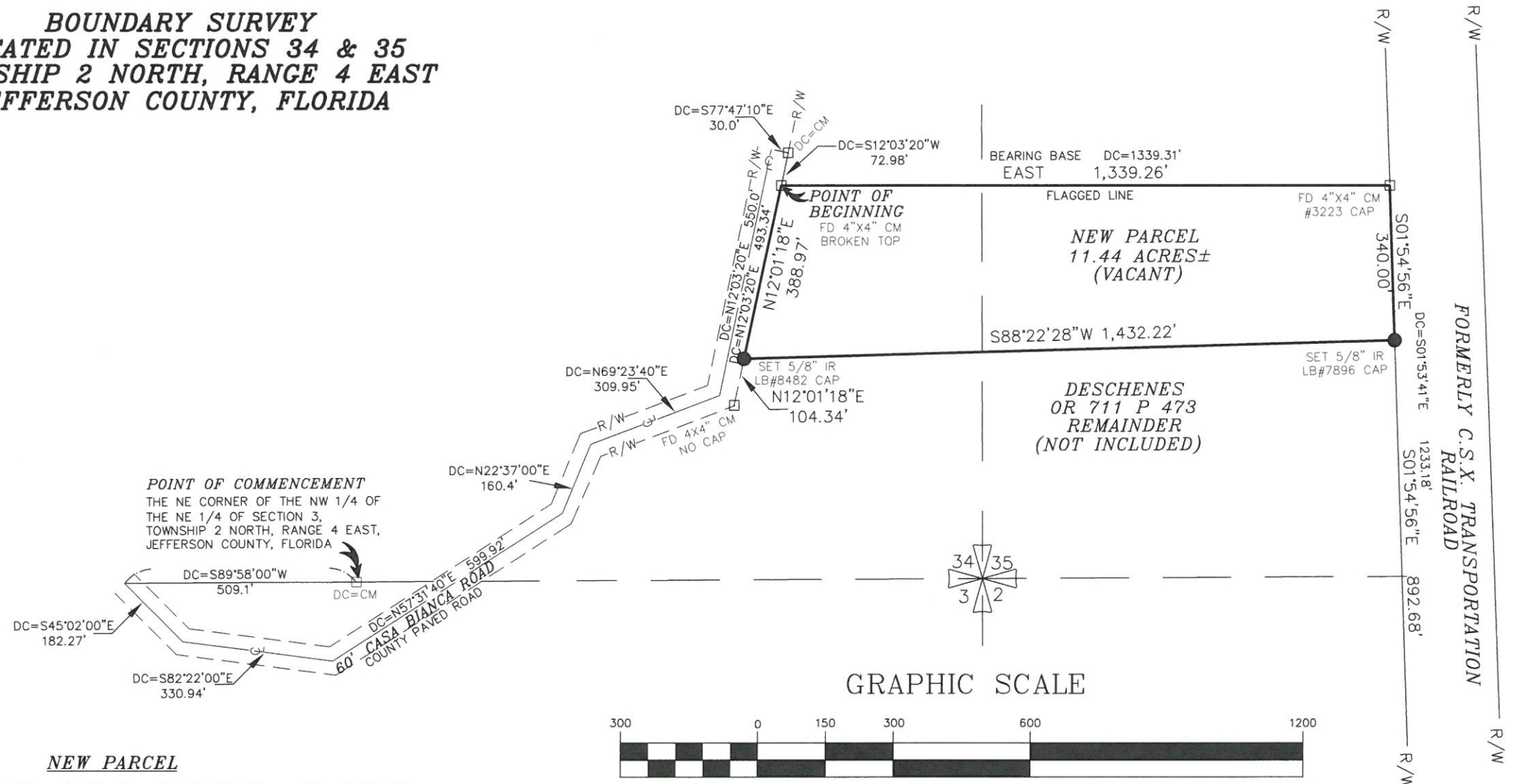


**BOUNDARY SURVEY
LOCATED IN SECTIONS 34 & 35
TOWNSHIP 2 NORTH, RANGE 4 EAST
JEFFERSON COUNTY, FLORIDA**



NEW PARCEL

A parcel of land lying in Section 34 & 35, Township 2 North, Range 4 East, Jefferson County, Florida, being a portion of the Deschenes property as described in Official Records Book 711, Page 473, Public Records of Jefferson County, Florida, and more particularly described as follows:


COMMENCE AT a concrete monument marking the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 3, Township 2 North, Range 4 East, Jefferson County, Florida and run South 89 degrees 58 minutes 00 seconds West, along the Section line, 509.1 feet to a point in the center of a 60-foot wide county paved road (Casa Bianca Road), thence run along center of road as follows: South 45 degrees 02 minutes 00 seconds East 182.27 feet, thence South 82 degrees 22 minutes 00 seconds East 330.94 feet, thence North 57 degrees 31 minutes 40 seconds East 599.92 feet, thence North 22 degrees 37 minutes 00 seconds East 160.4 feet, thence North 69 degrees 23 minutes 40 seconds East 309.95 feet, thence North 12 degrees 03 minutes 20 seconds East 550.0 feet, thence South 77 degrees 47 minutes 10 seconds East 30.0 feet to a concrete monument on the East boundary of said Casa Bianca Road, thence South 12 degrees 03 minutes 20 seconds West, along the east boundary of road, 72.98 feet to a concrete monument for a POINT OF BEGINNING; thence from said POINT OF BEGINNING and leaving said road, run East 1,339.26 feet to a concrete monument on the west right-of-way line of the former C.S.X. Transportation Railroad, thence South 01 degree 54 minutes 56 seconds East, along railroad right-of-way line, 340.00 feet to an iron rod, thence South 88 degrees 22 minutes 28 seconds West 1,432.22 feet to an iron rod on the east boundary of Casa Bianca Road, thence North 12 degrees 01 minute 18 seconds East along road boundary a distance of 388.97 feet to the Point Of Beginning.

- SURVEYOR'S NOTES:**
- Bearings are based on grid, Florida State Plane Coordinate system, Zone North Quadrant, as per GNSS observation, FDOT FPRN network held fixed.
 - If no difference is shown, deed/plat call bearings and distances are the same as measured.
 - Utilities, interior fences, & other improvements were not located, except as shown. Field fences identified on this plat are shown approximate & were not located precisely between corners. Ownership of fences is not determined by survey.
 - Last date of field work was June 22, 2022.
 - There may be other restrictions of record not shown hereon this plat that are found in the Public Records of Jefferson County, Florida.
 - The hereon signed surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to subject property. It is possible there are deeds of record, simultaneous conveyances, senior deeds, unrecorded deeds, easements or other instruments which could affect the boundaries of subject property.
 - Information shown on adjacent properties, including land owner names and deed references, were compiled using the latest available data taken from unofficial county public records and shown for informational purposes only. Actual names and references were not verified.
 - This drawing is intended to be printed at a scale of 1 inch = 300 feet on 11 inch by 17 inch paper.
 - This survey does not determine ownership of property.

NOTICE OF LIABILITY:

This boundary survey has been prepared for the exclusive use of the entities named hereon. Certification is made to the original purchaser, title company and mortgage holder listed hereon. This survey is not transferable to additional institutions or subsequent owners and does not extend to any unnamed parties. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Additions or deletions to the survey maps or reports by any other than the signing party or parties is prohibited without the written consent of the signing party.

I hereby certify that in my opinion this is a true representation of the property shown hereon. I further certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.


 06/30/2022
 KIMBERLY V. ODOM, PSM DATE
 PROFESSIONAL SURVEYOR & MAPPER LS#7302

LEGEND

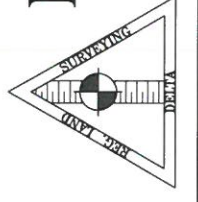
FD	FOUND	OR	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY
IR	IRON ROD	P	PAGE	CL	CENTERLINE
IP	IRON PIPE	DC	DEED CALL	CH	CHORD BEARING & DISTANCE
CM	CONCRETE MONUMENT	DB	DEED BOOK	D	CENTRAL ANGLE
☆	POWER POLE	PC	PLAT CALL	R	RADIUS LENGTH
-OHE-	OVERHEAD ELECTRIC	PB	PLAT BOOK	L	ARC LENGTH
-X-	FENCE	✓	NOT TO SCALE	EOR	EDGE OF ROAD
W/F	WOOD FRAME	LS	LICENSED SURVEYOR	EOP	EDGE OF PAVEMENT
A/C	AIR CONDITIONER	LB	LICENSED BUSINESS	-WDL-	WOODLINE



Not valid without signature and the original raised seal of a Florida licensed surveyor and mapper

DELTA LAND SURVEYORS LLC

CERTIFICATE OF AUTHORIZATION NUMBER L.B.#8482
 275 NORTH MULBERRY STREET
 MONTICELLO, FLORIDA 32344
 TELEPHONE: (850)997-0301
 email: kimatdelta@gmail.com



June 30, 2022
 DATE
 22-045-22(A)
 JOB NO.

CERTIFIED TO:
 MICHAEL DESCHENES