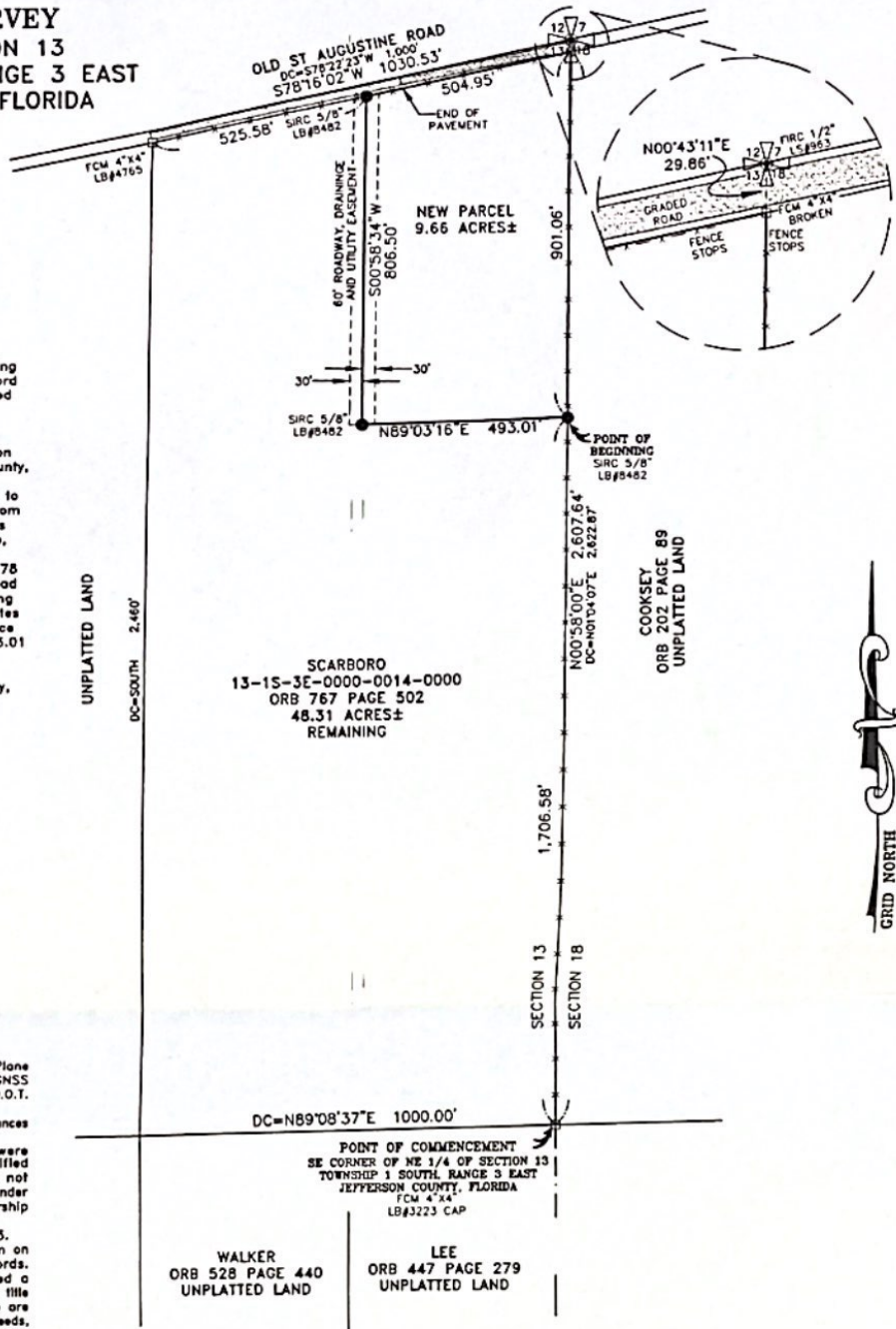


**BOUNDARY SURVEY
LOCATED IN SECTION 13
TOWNSHIP 1 SOUTH, RANGE 3 EAST
JEFFERSON COUNTY, FLORIDA**



NEW PARCEL

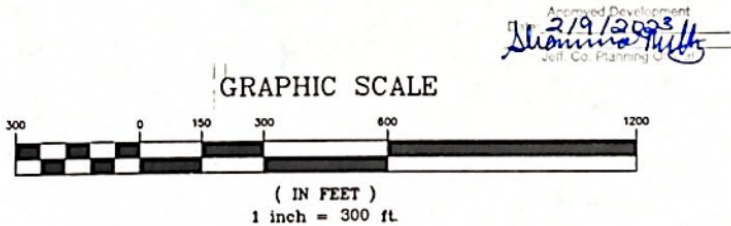
A parcel of land lying in Section 13, Township 1 South, Range 3 East, Jefferson County, Florida, being a portion of the property described in Official Record Book 767, page 502 and more particularly described as follows:

COMMENCE AT a concrete monument marking the Southeast corner of the Northeast Quarter of Section 13, Township 1 South, Range 3 East, Jefferson County, Florida, and run North 00 degrees 58 minutes 00 seconds East, along the section line, 1,706.58 feet to an iron rod for the POINT OF BEGINNING, thence from said POINT OF BEGINNING continue North 00 degrees 58 minutes 00 seconds East, along the section line, 901.06 feet to a concrete monument on the south boundary of Old St. Augustine Road, thence South 78 degrees 16 minutes 02 seconds West, along the road boundary, 504.95 feet to an iron rod, thence leaving the road boundary, run South 00 degrees 58 minutes 34 seconds West, 806.50 feet to an iron rod, thence North 89 degrees 03 minutes 16 seconds East, 493.01 to the Point of Beginning.

SUBJECT TO AND TOGETHER WITH a 60 foot roadway, drainage and utility easement over and across the Westerly 30 foot thereof.

SURVEYOR'S NOTES:

- Bearings hereon are based on grid, Florida State Plane Coordinate System, Zone North Quad, as per GNSS observation utilizing SPECTRA SP85 equipment, F.D.O.T. FFRN network held fixed for control.
- If no difference is shown, deed 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 and were not located precisely between corners. Fences may meander in between fence ties at property corners. Ownership of fences is not determined by this survey.
- Field work was completed on January 30, 2023.
- There may be other restrictions of record not shown on this plat that are found the county's public records.
- 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 are shown for informational purposes only. Actual names and references were not verified.
- Notice of liability: This survey has been prepared for the exclusive use of the entities named hereon. Certification is made only to the original purchaser, closing agent, and mortgage holder as specified on this survey, and 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 without the express written consent of the signing surveyor. Additions or deletions to survey, maps or reports by any other person other than the signing surveyor are STRICTLY PROHIBITED.
- This survey does not determine ownership of property.




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.

Ronald H. Rowell 01/31/2023
Ronald H. Rowell, F.R.C. LS#5140 Date

LEGEND & ABBREVIATIONS

FD FOUND	ORB OFFICIAL RECORDS BOOK	R/W RIGHT-OF-WAY
FIRC FOUND IRON ROD & CAP	P PAGE	CL CENTERLINE
SIRC SET IRON ROD & CAP	DC DEED CALL	CH CHORD BEARING/DISTANCE
FCM FOUND 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

<p align="center">CERTIFIED TO: HINES BOYD</p>	 <p align="center">DELTA LAND SURVEYORS, LLC CERTIFICATE OF AUTHORIZATION NUMBER LB #8482</p> <p>275 NORTH MULBERRY STREET MONTICELLO, FLORIDA 32344 email: kimdelta@gmail.com</p>	<p align="center">MONTICELLO: (850)997-0301 PERRY: (850)584-2849 megadelta55@gmail.com</p>	<p>DRAWN BY: PP, C.PIET</p>	<p align="center">JAN. 31, 2023 DATE</p>
			<p>CHECKED BY: C.ROWELL</p> <p>SCALE: 1" = 300'</p> <p>CREW: MM/TW/CC</p> <p>FIELD BOOK: 23-100</p> <p>PAGE: 19-20</p>	