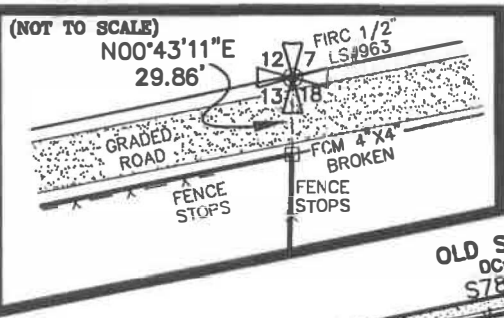


DETAIL



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

NEW PARCEL #1

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 835, page 278 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, 2,607.64 feet to a concrete monument on the Southerly boundary of Old St Augustine Road, thence South 78 degrees 16 minutes 02 seconds West, 504.95 feet to an Iron rod for the POINT OF BEGINNING, thence from said POINT OF BEGINNING continue South 78 degrees 16 minutes 02 seconds West, 525.58 feet to a concrete monument, thence leaving the road boundary, run South 00 degrees 58 minutes 34 seconds West, 1,085.25 feet to an Iron rod, thence North 89 degrees 03 minutes 16 seconds East, 512.99 feet to an Iron rod in the centerline of a 60-foot wide easement, thence North 00 degrees 58 minutes 34 seconds East, along the centerline, 377.18 feet to an Iron rod, thence continue North 00 degrees 58 minutes 34 seconds East, along the centerline, 806.50 feet to the Point of Beginning, containing 13.35 acres, more or less.

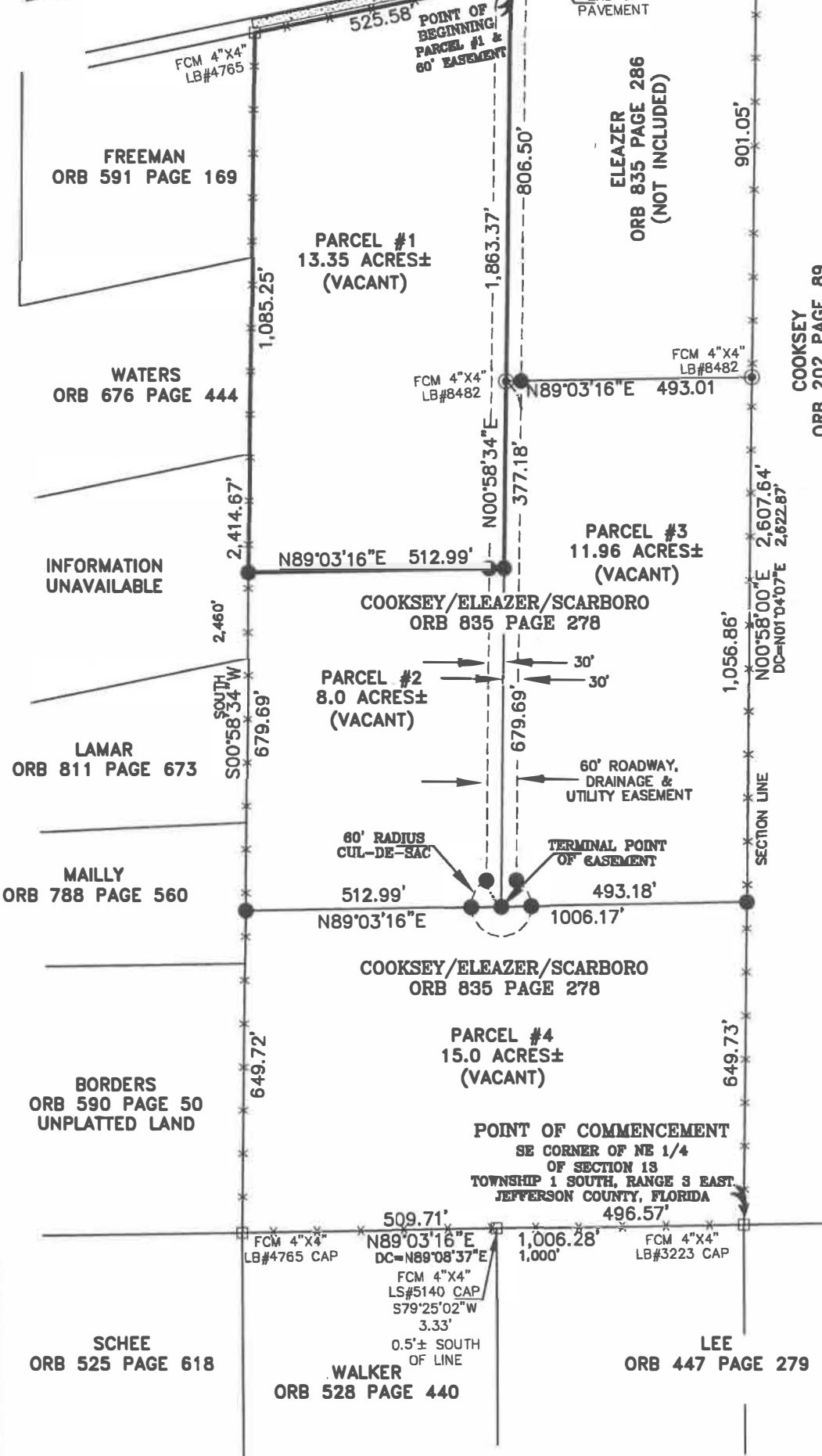
SUBJECT TO AND TOGETHER WITH a 60 foot roadway, drainage and utility easement over and across the east 30 feet thereof, said easement being more particularly described as follows:

A 60 foot wide strip of land lying 30 feet left and 30 feet right of the following described centerline: 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, 2,607.64 feet to an Iron rod 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 for the POINT OF BEGINNING, thence from said POINT OF BEGINNING and leaving the road boundary, run South 00 degrees 58 minutes 34 seconds West, 1,863.37 feet to an Iron rod in the center of a 60 feet radius cul-de-sac and the terminal point of the center line of this easement.

Extending and shortening said easement so as to begin on the south boundary of Old St. Augustine Road and to end at the boundary line of the 60 feet radius cul-de-sac.

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. FPRN 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 June 3, 2024.
- 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.
- 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 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.



GRAPHIC SCALE



(IN FEET)
 1 inch = 300 ft.



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.

Kimberly V. Odom
 Kimberly V. Odom, PSM, F.R.C. LS#7302
 06/11/24
 Date

LEGEND & ABBREVIATIONS

FD	FOUND	ORB	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY
FIRC	FOUND IRON ROD & CAP	P	PAGE	CH	CENTERLINE
●	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

CERTIFIED TO:
 MARY A COOKSEY
 NORMA C ELEAZER
 JAMES R SCARBORO, JR.



DELTA LAND SURVEYORS, LLC

CERTIFICATE OF AUTHORIZATION NUMBER L.B.#8482

275 NORTH MULBERRY STREET
 MONTICELLO, FLORIDA 32344
 email: crowelldelta@gmail.com

MONTICELLO: (850)997-0301
 PERRY: (850)584-2849
 megandelta85@gmail.com

DRAWN BY: PAP	JUNE 11, 2023
CHECKED BY: C. ROWELL	DATE
SCALE: 1" = 300'	
CREW: MM/SB	24-141-21(1)
FIELD BOOK: 23-101	JOB NO.
PAGE: 60	