

BOUNDARY SURVEY OF

POINT OF REFERENCE
NE CORNER OF NE 1/4
OF SE 1/4 OF NW 1/4

S 89°57'00" W
358.10'

A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND RUN THENCE SOUTH 89°57'00" WEST, ALONG THE NORTH BOUNDARY THEREOF, 358.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF COLISEUM AVENUE, THENCE SOUTH 0°43'00" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 120.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°43'00" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 196.21 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COLISEUM AVENUE RUNNING WEST; THENCE NORTH 89°10'00" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 148.34 FEET; THENCE NORTH 0°44'00" EAST, 153.00 FEET; THENCE NORTH 74°34'54" EAST, 154.37 FEET TO THE POINT OF BEGINNING.
CONTAINING: 0.59 ACRES MORE OR LESS.
BEING THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1349, PAGE 405-406 OF THE PUBLIC RECORDS OF SAID COUNTY.

POINT OF BEGINNING

LEGEND & NOTES

- DENOTES 4" X 4" X 24" CONCRETE MONUMENT SET, L.B. # 7170
- DENOTES 4" X 4" CONCRETE MONUMENT FOUND.
- DENOTES 5/8" X 18" REBAR W / CAP SET, L.B. # 7170.
- DENOTES 1/2" IRON PIPE FOUND, NO ID.
- ⚡ → DENOTES POWER POLE AND GUY ANCHOR
- X—X—X DENOTES EXISTING FENCE.
- E—E—E DENOTES OVERHEAD ELECTRIC.
- 1) FENCE, ROAD AND OVERHEAD ELECTRIC DIMENSIONS MAY NOT BE TO SCALE.
- 2) NO RESEARCH DONE ON ADJOINING PROPERTY DEEDS TO DETERMINE DEED OVERLAPS OR BOUNDARY LINE DISPUTES. PROPERTY SURVEYED AS PER DESCRIPTION PROVIDED BY CLIENT, NO ABSTRACT PROVIDED.
- 3) NO UNDERGROUND IMPROVEMENTS, IF ANY, LOCATED BY THIS SURVEY.
- 4) FENCE TIES TAKEN ONLY AT LOCATIONS SHOWN AND DEPICTED HEREON.
- 5) COORDINATES BASED ON UNPUBLISHED DATA (ASSUMED).
- 6) BEARINGS BASED ON WEST R/W LINE OF COLISEUM AVENUE, S 0°43'00" W.
- 7) DISTANCES SHOWN IN U.S. FEET.

⚡ DENOTES BROKEN LINE NOT TO SCALE

THIS IS CERTIFIED TO:
JASON C. SCOTT & KRISTINA S. SCOTT
QUICKEN LOANS, INC.
SUWANNEE VALLEY TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332
DATE: MAY 22, 2019

* MAP NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER*

FOR: JASON C. SCOTT & KRISTINA S. SCOTT

SCALE: 1" = 20'	DATE SURVEYED: 5-21-2019	DATE DRAWN: 5-22-2019
REVISED:	APPROVED BY:	DRAWN BY: KR

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS CERTIFICATE OF AUTHORIZATION - LB# 7170

FOLDER: 2019
FILE: 126-19

PHONE: 386-362-4629
FAX: 386-362-5270

EMAIL: jsfa@windstream.net
timalcorn@windstream.net

DRAWING NUMBER:
126-2019

(CITY MAINTAINED PAVE)

COLISEUM AVENUE

N

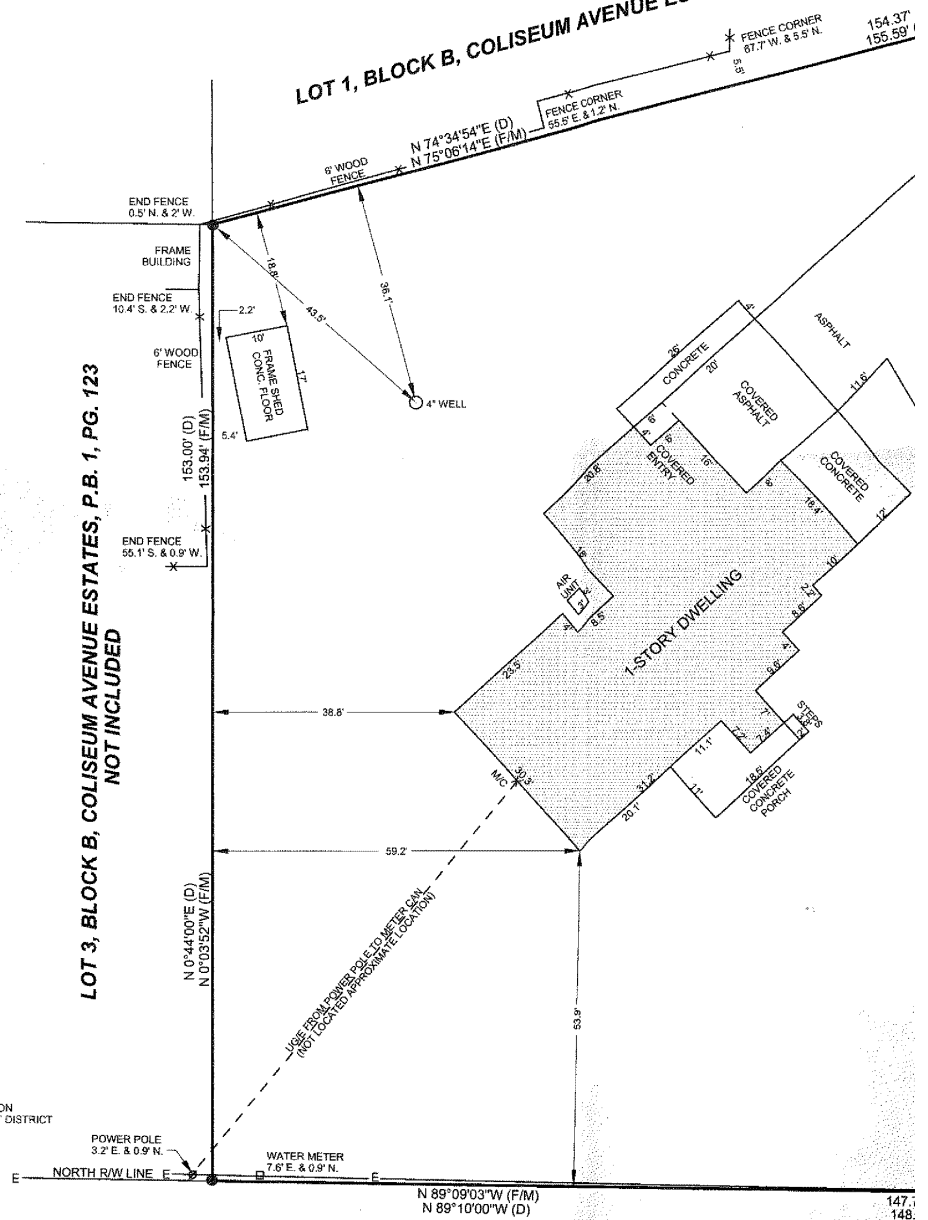
NORTH LINE OF NE. 1/4 OF

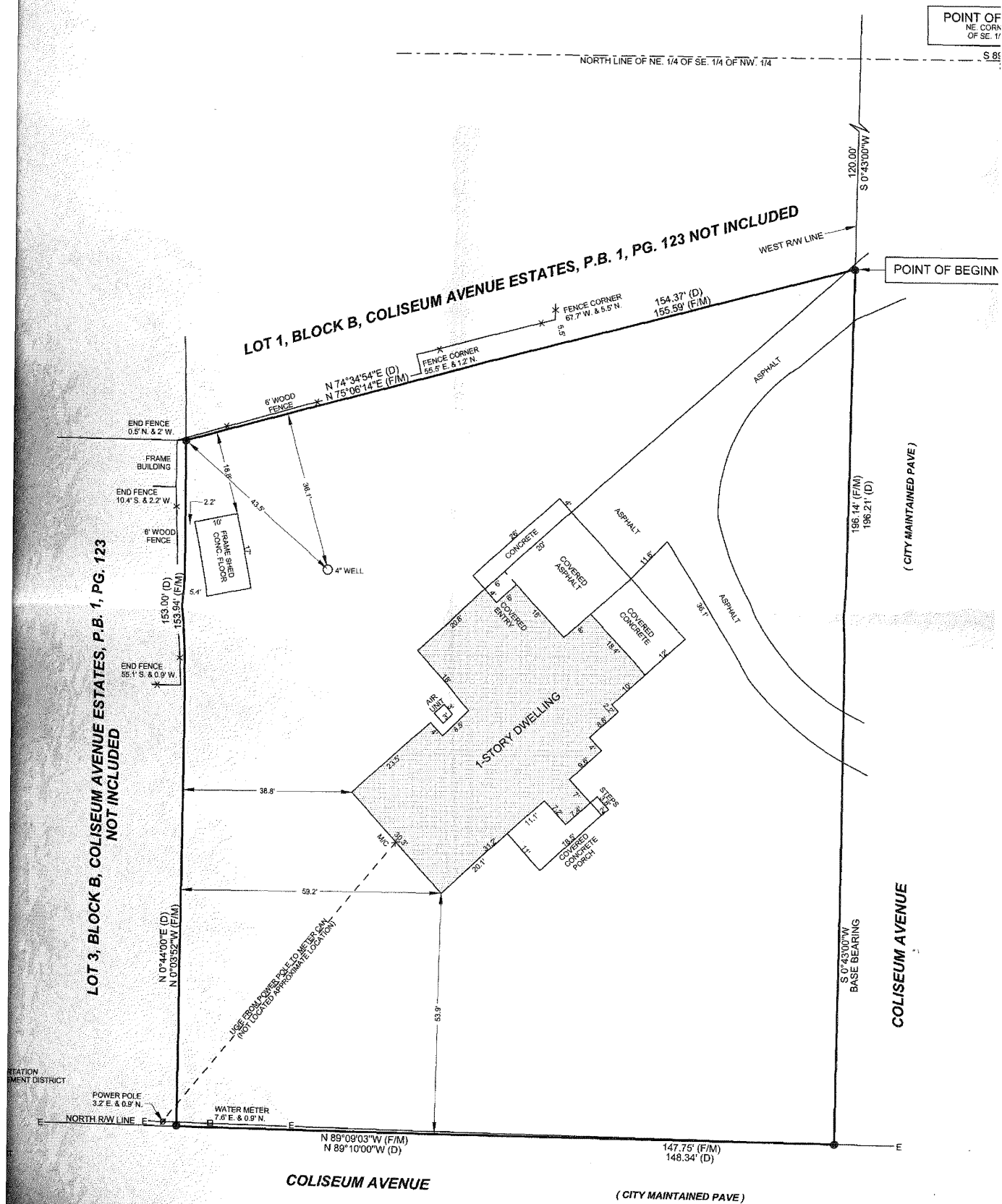
LOT 1, BLOCK B, COLISEUM AVENUE ESTATES, P.B. 1, PG. 123

LOT 3, BLOCK B, COLISEUM AVENUE ESTATES, P.B. 1, PG. 123
NOT INCLUDED

ABBREVIATIONS

N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC. - CONCRETE
STY - STORY
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE
NO ID. - NO IDENTIFICATION
FD. - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE (S)
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(F/M) - FIELD MEASURED
(R) - RECORD
O/S - OFFSET
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
SRWMD - SUWANNEE RIVER WATER MANAGEMENT DISTRICT
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
R - RADIUS
R/W - RIGHT-OF-WAY
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
E/P - EDGE OF PAVEMENT
E/G - EDGE OF GRADE
C/G - CURB AND GUTTER
ST. MH. - STORM MANHOLE
SS. MH. - SANITARY SEWER MANHOLE
ELEV. - ELEVATION
B.M. - BENCHMARK
C.L. - CENTERLINE
PG - PLAT BOOK
F/M - FIELD MEASURED
G/A - GUY ANCHOR
O/U - OVERHEAD UTILITIES
U/G - UNDERGROUND ELECTRIC
M.P. - METER POLE
M.C. - METER CAN
W.M. - WATER METER
N.C.F. - NO CORNER FOUND OR SET





CONTINUATION FORM

(Schedule A)

(Legal Description - Continued)

run thence South 89°57'00" West, along the North boundary thereof, a distance of 358.10 feet to the West right-of-way line of Coliseum Avenue; thence run South 00°43'00" West, along said West right-of-way line, a distance of 120.00 feet to the POINT OF BEGINNING; thence continue South 00°43'00" West, along said West right-of-way line, a distance of 196.21 feet to the point of intersection of the North right-of-way line of Coliseum Avenue running West; thence run North 89°10'00" West, along said North right-of-way line, a distance of 148.34 feet; thence run North 00°44'00" East a distance of 153.00 feet; thence run North 74°34'54" East a distance of 154.37 feet to the POINT OF BEGINNING.