

<ul style="list-style-type: none"> --- FENCE ⊙=NAIL & CAP ■=FOUND 4x4 CONCRETE MONUMENT □=SET CONCRETE MONUMENT #2940 ●=SET 1/2" REBAR #2940 ⊙=FOUND 1/2" REBAR OR IRON PIPE D.O.T.=DEPARTMENT OF TRANSPORTATION DR=DRIVE D/W=DRIVE WAY FM=FIELD MEASURED FN=FOUND NAIL GW=GUY WIRE HWL=HIGH WATER LINE LP=LIGHT POLE MSL=MEAN SEA LEVEL N&D=NAIL & DISK NGVD=NATIONAL GEODETIC VERTICAL DATUM OE=OVERHEAD ELECTRIC UE=UNDERGROUND ELECTRIC PAT=PATIO PB=PLAT BOOK OR=OFFICIAL RECORD 	<ul style="list-style-type: none"> EN=ENCROACHMENT PC=POINT OF CURVATURE PT=POINT OF TANGENCY FND=FOUND POB=POINT OF BEGINNING POC=POINT OF COMMENCEMENT S/D=SUBDIVISION Δ=CENTRAL ANGLE R=RADIUS T=TANGENT L=LENGTH OF CURVE ()=DEED CALL R/W=RIGHT OF WAY CMP=CORRUGATED METAL PIPE RCP=REINFORCED CONCRETE PIPE ⊙=POWER POLE SS=SEWERLINE PVC=PVC PL=PROPERTY LINE CL=CENTERLINE ⊕=CONCRETE
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BOUNDARY SURVEY

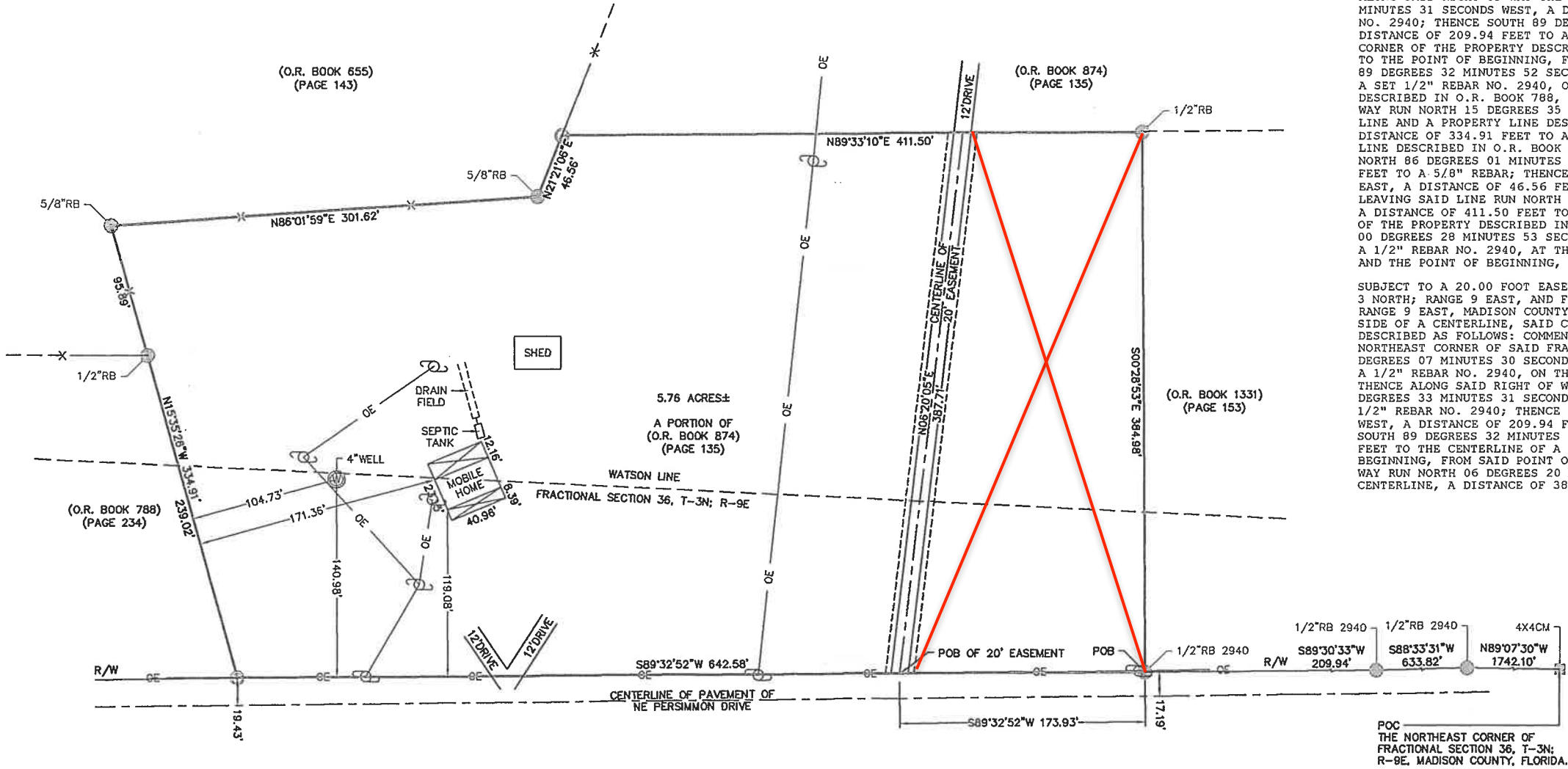
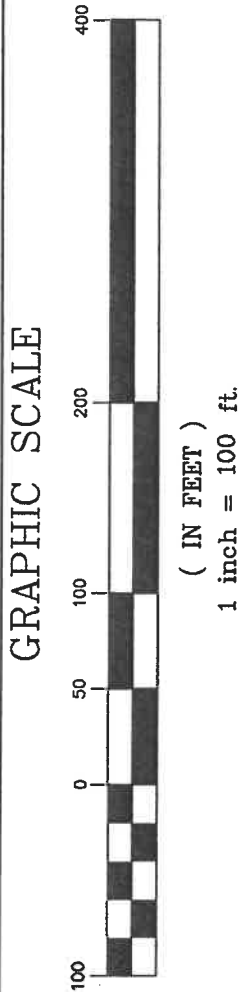
OF A PORTION OF LAND LYING IN
GEORGIA LOT 204, T-3N; R-9E, & FRACTIONAL
SECTION 36, T-3N; R-9E, MADISON COUNTY, FLORIDA

ASSUMED BEARING BASED ON G.P.S. HARN NETWORK

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GEORGIA LOT 204, TOWNSHIP 3 NORTH; RANGE 9 EAST, AND FRACTIONAL SECTION 36, TOWNSHIP 3 NORTH; RANGE 9 EAST, MADISON COUNTY, FLORIDA, AND IS A PORTION OF THE PROPERTY DESCRIBED IN O.R. BOOK 874, PAGE 135, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4X4 CONCRETE MONUMENT, AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 36, AND RUN NORTH 89 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 1,742.10 FEET TO A 1/2" REBAR NO. 2940, ON THE NORTH SIDE OF NE PERSIMMON DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: SOUTH 88 DEGREES 33 MINUTES 31 SECONDS WEST, A DISTANCE OF 633.82 FEET TO A 1/2" REBAR NO. 2940; THENCE SOUTH 89 DEGREES 30 MINUTES 33 SECONDS WEST, A DISTANCE OF 209.94 FEET TO A 1/2" REBAR NO. 2940, AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN O.R. BOOK 1331, PAGE 153, AND TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING, RUN SOUTH 89 DEGREES 32 MINUTES 52 SECONDS WEST, A DISTANCE OF 642.58 FEET TO A SET 1/2" REBAR NO. 2940, ON THE EAST LINE OF THE PROPERTY DESCRIBED IN O.R. BOOK 788, PAGE 234; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 15 DEGREES 35 MINUTES 26 SECONDS WEST ALONG SAID EAST LINE AND A PROPERTY LINE DESCRIBED IN O.R. BOOK 655, PAGE 143, A DISTANCE OF 334.91 FEET TO A 5/8" REBAR; THENCE ALONG SAID PROPERTY LINE DESCRIBED IN O.R. BOOK 655, PAGE 143 THE FOLLOWING COURSES: NORTH 86 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 301.62 FEET TO A 5/8" REBAR; THENCE NORTH 21 DEGREES 21 MINUTES 06 SECONDS EAST, A DISTANCE OF 46.56 FEET TO A SET 1/2" REBAR NO. 2940; THENCE LEAVING SAID LINE RUN NORTH 89 DEGREES 33 MINUTES 10 SECONDS EAST, A DISTANCE OF 411.50 FEET TO A 1/2" REBAR, AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN O.R. BOOK 1331, PAGE 153; THENCE SOUTH 00 DEGREES 28 MINUTES 53 SECONDS EAST, A DISTANCE OF 384.98 FEET TO A 1/2" REBAR NO. 2940, AT THE SOUTHWEST CORNER OF SAID PROPERTY, AND THE POINT OF BEGINNING, CONTAINING 5.76 ACRES, MORE OR LESS.

SUBJECT TO A 20.00 FOOT EASEMENT LYING IN GEORGIA LOT 204, TOWNSHIP 3 NORTH; RANGE 9 EAST, AND FRACTIONAL SECTION 36, TOWNSHIP 3 NORTH; RANGE 9 EAST, MADISON COUNTY, FLORIDA, SITUATED 10.00 FEET ON EACH SIDE OF A CENTERLINE, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4X4 CONCRETE MONUMENT, AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 36, AND RUN NORTH 89 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 1,742.10 FEET TO A 1/2" REBAR NO. 2940, ON THE NORTH SIDE OF NE PERSIMMON DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: SOUTH 88 DEGREES 33 MINUTES 31 SECONDS WEST, A DISTANCE OF 633.82 FEET TO A 1/2" REBAR NO. 2940; THENCE SOUTH 89 DEGREES 30 MINUTES 33 SECONDS WEST, A DISTANCE OF 209.94 FEET TO A 1/2" REBAR NO. 2940; THENCE SOUTH 89 DEGREES 32 MINUTES 52 SECONDS WEST, A DISTANCE OF 173.93 FEET TO THE CENTERLINE OF A 20.00 FOOT EASEMENT, AND THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING, AND LEAVING SAID RIGHT OF WAY RUN NORTH 06 DEGREES 20 MINUTES 05 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 387.71 FEET TO THE TERMINAL POINT.



DECLARATION AND CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER, TITLE COMPANY, AND MORTGAGE HOLDER OF THIS SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

NOTHING LOCATED UNDERGROUND

I hereby certify this to be a true and accurate representation of the property shown hereon to the best of my knowledge and belief, and that this survey complies with the minimum technical standards as established in Rule 5J-17 Fla. Adm. Code.

WALTON F. POPPELL FLA. R.L.S. #2940 2-17-23 DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

POPPELL LAND SURVEYORS, LLC.

NOTE: NO TITLE OPINION OR ABSTRACT PROVIDED THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT COULD AFFECT THIS PROPERTY		
FIELD DATE: 1/23/23	SCALE: 1"=100'	364 WEST BASE ST. (850)973-2472
DRAWN DATE: 2/17/23	P.O. BOX 649 MADISON, FLORIDA 32341	FAX (850)973-1281
REVISION DATE:	BOOK NUMBER: 364/12	DRAWN BY: ELK
		JOB NUMBER: 23-011
OF A PORTION OF LAND LYING IN GEORGIA LOT 204, T-3N; R-9E, & FRACTIONAL SECTION 36, T-3N; R-9E, MADISON COUNTY, FLORIDA		
JONES		