



## BOUNDARY SURVEY

OF A PORTION OF LAND LYING IN  
SECTIONS 17 & 20, T-2N; R-12E,  
HAMILTON COUNTY, FLORIDA.

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

- x - = WIRE FENCE	OR = OFFICIAL RECORD
- □ - = BOARD FENCE	EN = ENCROACHMENT
- ○ - = CHAIN LINK FENCE	PC = POINT OF CURVATURE
● = NAIL & CAP	PT = POINT OF TANGENCY
■ = FOUND 4x4 CONCRETE MONUMENT	FND = FOUND
□ = SET CONCRETE MONUMENT #2940	POB = POINT OF BEGINNING
● = SET 1/2" REBAR #2940	POC = POINT OF COMMENCEMENT
● = FOUND 1/2" REBAR OR IRON PIPE	S/D = SUBDIVISION
D.O.T. = DEPARTMENT OF TRANSPORTATION	Δ = CENTRAL ANGLE
DR = DRIVE	R = RADIUS
D/W = DRIVE WAY	T = TANGENT
FM = FIELD MEASURED	L = LENGTH OF CURVE
FN = FOUND NAIL	( ) = DEED CALL
GW = GUY WIRE	R/W = RIGHT OF WAY
HWL = HIGH WATER LINE	CMP = CORRUGATED METAL PIPE
LP = LIGHT POLE	RCP = REINFORCED CONCRETE PIPE
MSL = MEAN SEA LEVEL	☉ = POWER POLE
N&D = NAIL & DISK	SS = SEWERLINE " PVC
NGVD = NATIONAL GEODETIC VERTICAL DATUM	PL = PROPERTY LINE
OE = OVERHEAD ELECTRIC	CL = CENTERLINE
UE = UNDERGROUND ELECTRIC	☒ = CONCRETE
PAT = PATIO	
PB = PLAT BOOK	

### LEGAL DESCRIPTION TRACT 1

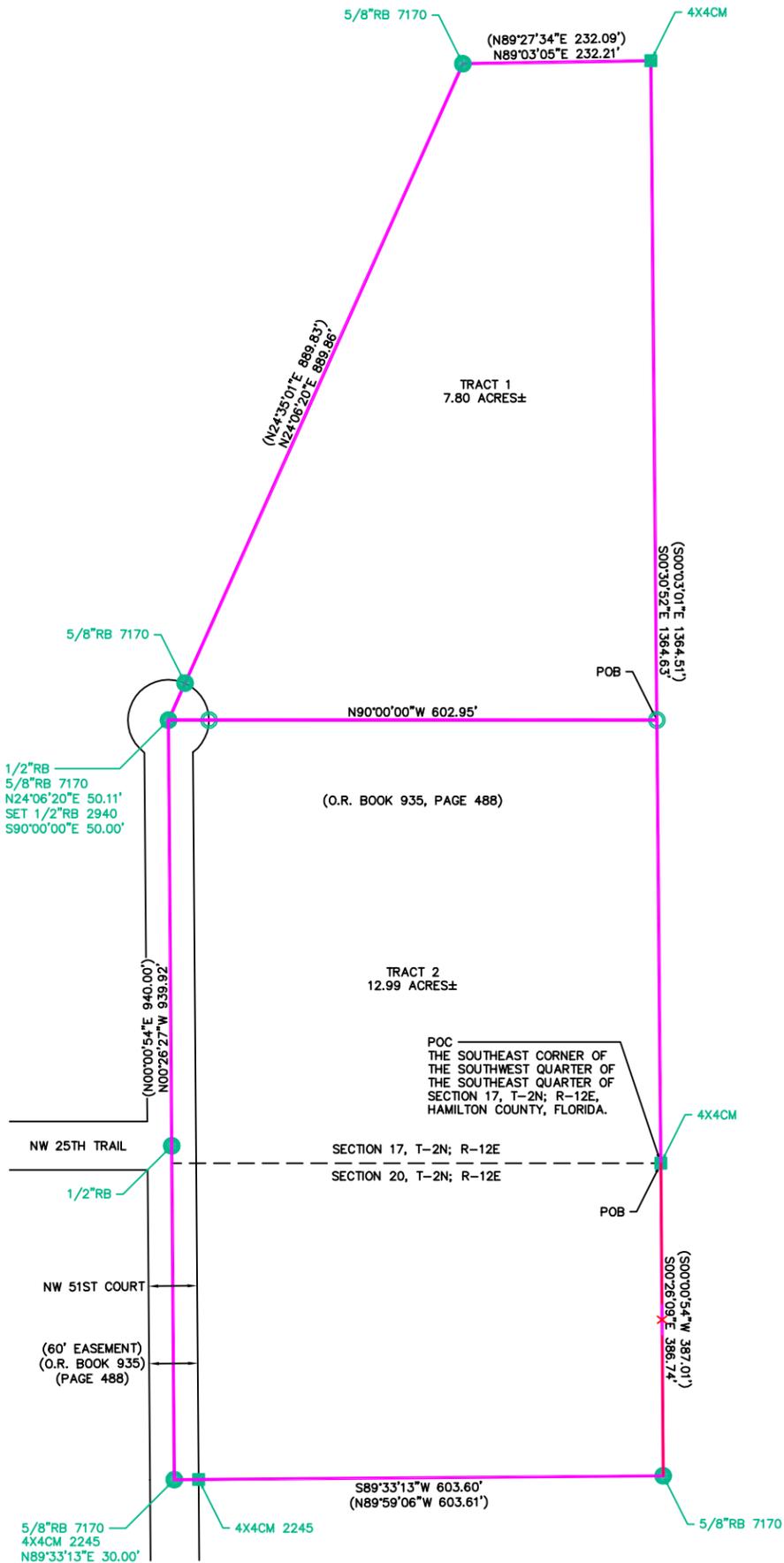
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 2 NORTH; RANGE 12 EAST, HAMILTON COUNTY, FLORIDA, AND IS A PORTION OF THE PROPERTY DESCRIBED IN O.R. BOOK 935, PAGE 488, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4X4 CONCRETE MONUMENT, ON THE EAST LINE OF SAID PROPERTY, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, AND RUN NORTH 00 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 548.49 FEET TO A SET 1/2" REBAR No. 2940, ON THE EAST LINE OF SAID PROPERTY, AND THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 602.95 FEET TO A 1/2" REBAR, ON THE WEST LINE OF SAID PROPERTY, AT THE CENTER OF A CUL-DE-SAC OF NW 51ST COURT, WHICH IS PART OF A 60.00 FOOT EASEMENT DESCRIBED IN O.R. BOOK 935, PAGE 488; THENCE LEAVING SAID ROAD RUN NORTH 24 DEGREES 06 MINUTES 20 SECONDS EAST, A DISTANCE OF 889.86 FEET TO A 5/8" REBAR No. 7170, AT THE NORTHWEST CORNER OF SAID PROPERTY; THENCE NORTH 89 DEGREES 03 MINUTES 05 SECONDS EAST, A DISTANCE OF 232.21 FEET TO A 4X4 CONCRETE MONUMENT, AT THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH 00 DEGREES 30 MINUTES 52 SECONDS EAST, A DISTANCE OF 816.14 FEET TO A SET 1/2" REBAR No. 2940, ON THE EAST LINE OF SAID PROPERTY, AND THE POINT OF BEGINNING, CONTAINING 7.80 ACRES, MORE OR LESS.

SUBJECT TO A 60.00 FOOT EASEMENT DESCRIBED IN O.R. BOOK 935, PAGE 488.

### LEGAL DESCRIPTION TRACT 2

A PARCEL OF LAND LYING IN SECTIONS 17 AND 20, TOWNSHIP 2 NORTH; RANGE 12 EAST, HAMILTON COUNTY, FLORIDA, AND IS A PORTION OF THE PROPERTY DESCRIBED IN O.R. BOOK 935, PAGE 488, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4X4 CONCRETE MONUMENT, ON THE EAST LINE OF SAID PROPERTY, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, SAID POINT ALSO BEING THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN SOUTH 00 DEGREES 26 MINUTES 09 SECONDS EAST, A DISTANCE OF 386.74 FEET TO A 5/8" REBAR No. 7170, AT THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH 89 DEGREES 33 MINUTES 13 SECONDS WEST, A DISTANCE OF 603.60 FEET TO A 5/8" REBAR No. 7170, AT THE SOUTHWEST CORNER OF SAID PROPERTY, AT NW 51ST COURT, WHICH IS PART OF A 60.00 FOOT EASEMENT DESCRIBED IN O.R. BOOK 935, PAGE 488; THENCE NORTH 00 DEGREES 26 MINUTES 27 SECONDS WEST ALONG SAID ROAD, A DISTANCE OF 939.92 FEET TO A 1/2" REBAR, AT THE CENTER OF A CUL-DE-SAC, ON THE WEST LINE OF SAID PROPERTY; THENCE LEAVING SAID ROAD RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 602.95 FEET TO A SET 1/2" REBAR No. 2940, ON THE EAST LINE OF SAID PROPERTY; THENCE SOUTH 00 DEGREES 30 MINUTES 52 SECONDS EAST, A DISTANCE OF 548.49 FEET TO A 4X4 CONCRETE MONUMENT, ON THE EAST LINE OF SAID PROPERTY, AND THE POINT OF BEGINNING, CONTAINING 12.99 ACRES, MORE OR LESS.

SUBJECT TO A 60.00 FOOT EASEMENT DESCRIBED IN O.R. BOOK 935, PAGE 488.



### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

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

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.

NOTE: NO TITLE OPINION OR ABSTRACT PROVIDED THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT COULD AFFECT THIS PROPERTY

FIELD DATE: 2/24/26	SCALE: 1"=200'	364 WEST BASE ST. (850)973-2472
DRAWN DATE: 3/10/26	P.O. BOX 649 MADISON, FLORIDA 32340	FAX (850)973-1281
REVISION DATE:	BOOK NUMBER: 367/31	DRAWN BY: ELK
		JOB NUMBER: 26-048

OF A PORTION OF LAND LYING IN  
SECTIONS 17 & 20, T-2N; R-12E,  
HAMILTON COUNTY, FLORIDA.

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