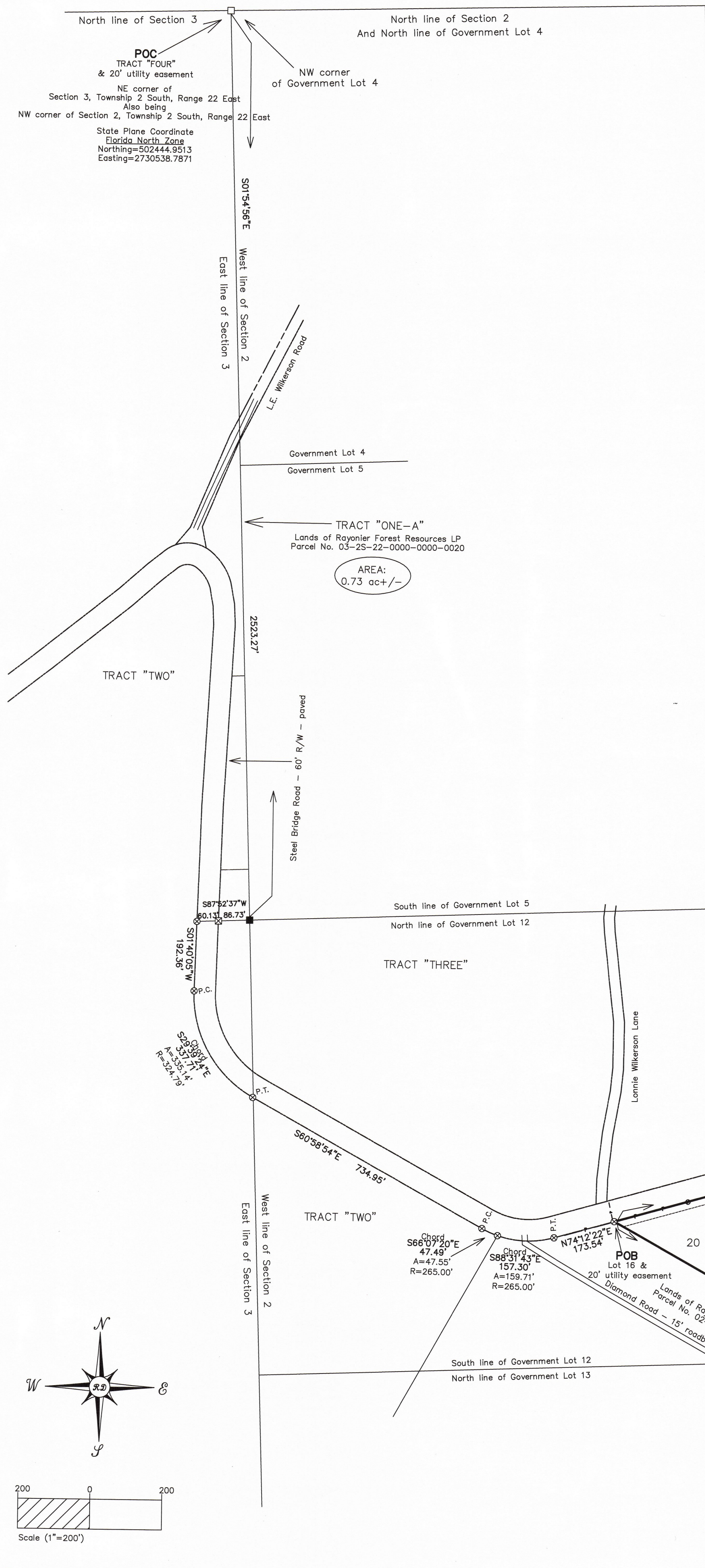


BOUNDARY SURVEY
in Baker County, Florida
LEGAL DESCRIPTIONS

"STEEL BRIDGE"

BY THIS SURVEY



Lot 16
A parcel of land lying partly in Government Lots 10, 11, 12, 14, & 15 of Section 2, Township 2 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:
Commence at a found 4"x4" concrete monument located at the Northeast corner of Section 3, Township 2 South, Range 22 East and also being the Northwest corner of said Section 2, Township 2 South, Range 22 East and the West line of Government Lot 5 of said Section 2, for a distance of 2523.27 feet to a found 4"x4" concrete monument located at the Southwest corner of said Government Lot 5 and also being the Northwest corner of said Government Lot 12; thence run S 87°52'37"W, along the South line of lands of Joshua Wikerson, for a distance of 86.73 feet to a found 4"x4" concrete monument located on the Easterly R/W line of Steel Bridge Road (60' R/W) and also being the Southwest corner of said lands of Wikerson; thence continue S 87°52'37"W, along a Westerly prolongation of the South line of said lands of Wikerson, for a distance of 60.13 feet to a set 1/2" iron rod located on the Westerly R/W line of said Steel Bridge Road; thence run S 01°40'05"W, along said Westerly R/W line of Steel Bridge Road, for a distance of 192.36 feet to a set 1/2" iron rod located at the beginning of a curve concave to the Northeast and having a radius of 324.79 feet; thence run in a Southeasterly direction along said Westerly R/W line of Steel Bridge Road and along the arc of said curve as measured along a chord having a bearing of S 29°39'24"E for a chord distance of 337.71 feet to a set 1/2" iron rod located 734.95 feet to a set 1/2" iron rod located at the beginning of a curve concave to the North and having a radius of 265.00 feet; thence continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 66°07'20"E for a chord distance of 47.49 feet to a set 1/2" iron rod; thence continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve having a radius of 265.00 feet as measured along a chord having a bearing of S 88°31'43"E for a chord distance of 157.30 feet to a set 1/2" iron rod located 173.54 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described continue N 74°12'22"E, along said Southerly R/W line, for a distance of 949.05 feet to a set 1/2" iron rod; thence departing said Southerly R/W line of Steel Bridge Road, run thence S 15°57'52"E for a distance of 947.76 feet to a set 1/2" iron rod; thence run N 60°55'04"W for a distance of 1343.25 feet to the Point of Beginning. SUBJECT TO A 20 foot utility easement along the north line thereof.

Lot 19
A parcel of land lying partly in Government Lots 10, 11, 12, 14, & 15 of Section 2, Township 2 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:
Commence at a found 4"x4" concrete monument located at the Northeast corner of Section 3, Township 2 South, Range 22 East and also being the Northwest corner of said Section 2, Township 2 South, Range 22 East and the West line of Government Lot 5 of said Section 2, for a distance of 2523.27 feet to a found 4"x4" concrete monument located at the Southwest corner of said Government Lot 5 and also being the Northwest corner of said Government Lot 12; thence run S 87°52'37"W, along the South line of lands of Joshua Wikerson, for a distance of 86.73 feet to a found 4"x4" concrete monument located on the Easterly R/W line of Steel Bridge Road (60' R/W) and also being the Southwest corner of said lands of Wikerson; thence continue S 87°52'37"W, along a Westerly prolongation of the South line of said lands of Wikerson, for a distance of 60.13 feet to a set 1/2" iron rod located on the Westerly R/W line of said Steel Bridge Road; thence run S 01°40'05"W, along said Westerly R/W line of Steel Bridge Road, for a distance of 192.36 feet to a set 1/2" iron rod located at the beginning of a curve concave to the Northeast and having a radius of 324.79 feet; thence run in a Southeasterly direction along said Westerly R/W line of Steel Bridge Road and along the arc of said curve as measured along a chord having a bearing of S 29°39'24"E for a chord distance of 337.71 feet to a set 1/2" iron rod located 734.95 feet to a set 1/2" iron rod located at the beginning of a curve concave to the North and having a radius of 265.00 feet; thence continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 66°07'20"E for a chord distance of 47.49 feet to a set 1/2" iron rod; thence continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve having a radius of 265.00 feet as measured along a chord having a bearing of S 88°31'43"E for a chord distance of 157.30 feet to a set 1/2" iron rod located 173.54 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described, continue N 74°12'22"E, along said Southerly R/W line, for a distance of 949.05 feet to a set 1/2" iron rod; thence departing said Southerly R/W line of Steel Bridge Road, run thence S 15°57'52"E for a distance of 947.76 feet to a set 1/2" iron rod; thence run N 60°55'04"W for a distance of 1343.25 feet to the Point of Beginning. SUBJECT TO A 20 foot utility easement along the north line thereof.

Lot 17
A parcel of land lying partly in Government Lots 10, 11, 12, 14, & 15 of Section 2, Township 2 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:
Commence at a found 4"x4" concrete monument located at the Northeast corner of Section 3, Township 2 South, Range 22 East and also being the Northwest corner of said Section 2, Township 2 South, Range 22 East and the West line of Government Lot 5 of said Section 2, for a distance of 2523.27 feet to a found 4"x4" concrete monument located at the Southwest corner of said Government Lot 5 and also being the Northwest corner of said Government Lot 12; thence run S 87°52'37"W, along the South line of lands of Joshua Wikerson, for a distance of 86.73 feet to a found 4"x4" concrete monument located on the Easterly R/W line of Steel Bridge Road (60' R/W) and also being the Southwest corner of said lands of Wikerson; thence continue S 87°52'37"W, along a Westerly prolongation of the South line of said lands of Wikerson, for a distance of 60.13 feet to a set 1/2" iron rod located on the Westerly R/W line of said Steel Bridge Road; thence run S 01°40'05"W, along said Westerly R/W line of Steel Bridge Road, for a distance of 192.36 feet to a set 1/2" iron rod located at the beginning of a curve concave to the Northeast and having a radius of 324.79 feet; thence run in a Southeasterly direction along said Westerly R/W line of Steel Bridge Road and along the arc of said curve as measured along a chord having a bearing of S 29°39'24"E for a chord distance of 337.71 feet to a set 1/2" iron rod located 734.95 feet to a set 1/2" iron rod located at the beginning of a curve concave to the North and having a radius of 265.00 feet; thence continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 66°07'20"E for a chord distance of 47.49 feet to a set 1/2" iron rod; thence continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve having a radius of 265.00 feet as measured along a chord having a bearing of S 88°31'43"E for a chord distance of 157.30 feet to a set 1/2" iron rod located 173.54 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described continue N 74°12'22"E, along said Southerly R/W line, for a distance of 949.05 feet to a set 1/2" iron rod; thence departing said Southerly R/W line of Steel Bridge Road, run thence S 15°57'52"E for a distance of 947.76 feet to a set 1/2" iron rod; thence run N 60°55'04"W for a distance of 1343.25 feet to the Point of Beginning. SUBJECT TO A 20 foot utility easement along the north line thereof.

Lot 20
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Lot 18
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- NOTES**
- Last date of field work was May 27, 2022.
 - Copies of this survey map are on file without the original raised seal and signature of a Florida Licensed Surveyor and Mapper.
 - This survey is based on existing monumentation and/or conditions.
 - The bearings shown herein are based on the East line of Section 3, Township 2 South, Range 22 East; said bearing being S 01°54'56" E (Grid North - NAD 83 - Florida North Zone).
 - Lands shown herein lie in Flood Zone X (Areas outside the 0.2% annual chance floodplain) according to the surveyors interpretation of Flood Insurance Rate Map No. 1200300227C of Baker County, Florida, dated June 17, 2008 (approximate - scaled from flood map). THIS IS A FLOOD STATEMENT ONLY AND IS NOT A FLOOD CERTIFICATION. CONSULT YOUR LOCAL BUILDING AND ZONING DEPARTMENT FOR MORE INFORMATION.
 - No attempt was made to locate any underground telephone, television or any other types of underground utilities.
 - All bearings and distances are field measure unless otherwise noted.
 - This survey made without benefit of abstract of title, title search, or title opinion being provided to this surveyor.
 - Jurisdictional Wetlands, if any exist, were not surveyed by this surveyor.
 - Any use of this survey for purposes other than that which it was intended, without written approval from this surveyor, will be at the user's sole risk and without liability to this surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey is protected by copyright and is certified only to the people listed and only for this particular transaction. Any use or reproduction of this survey without the express permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions.
 - Interior troll roads were not located.
 - Adjoiner information taken from the Baker County Property Appraiser Website.
 - The purpose of this survey was for future division into lots.

LEGEND and ABBREVIATIONS

	Denotes set 1/2" iron rod - PLS 5098
	Denotes found 5/8" iron rod - LS 4708
	Denotes found 4" x 4" concrete monument - Duren LS 4708
	Denotes found 3" x 3" concrete monument - P/M no ID
	Denotes found 4" x 4" concrete monument - no ID
	Denotes found 4" x 4" concrete monument - no ID
	Denotes overhead power line(s) and pole(s)
NTS	Denotes Not To Scale
POC	Denotes Point of Commencement
POB	Denotes Point of Beginning
R/W	Denotes Right-of-Way
P.C.	Denotes Point of Curvature
P.T.	Denotes Point of Tangency
P.C.C.	Denotes Point of Compound Curve
A	Denotes Area
R	Denotes Radius
no ID	Denotes no identity

Sheet 1 of 2
TRACT "FOUR" LOTS

© 2022 Ray Daugherty Land Surveyor, Inc.

RAY DAUGHERTY LAND SURVEYOR, INC.
Gerald Ray Daugherty
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Certificate of Authorization LB 6525
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STARKE, FLORIDA 32091
PHONE: 904-964-6708
Email: grsurveyor@embarqmail.com

COPIES OF THIS SURVEY MAP ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF
GERALD RAY DAUGHERTY,
A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED ONLY TO:
Raydient LLC dba Raydient Places+Properties LLC

Gerald Ray Daugherty
GERALD RAY DAUGHERTY, P.L.S. 5098
DATE SIGNED 8/28/2023

FOR: Raydient LLC dba Raydient Places+Properties LLC
DRAWN BY: Sheila Daugherty - CHECKED BY: G.R.D.
FIELDBOOK # file PAGE # file MAP # D814d
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