# PRELIMINARY PLAT

NOT FOR FINAL RECORDING
FOR

# CONVERGENCE RESEARCH PARK

COTTAGE NEIGHBORHOOD

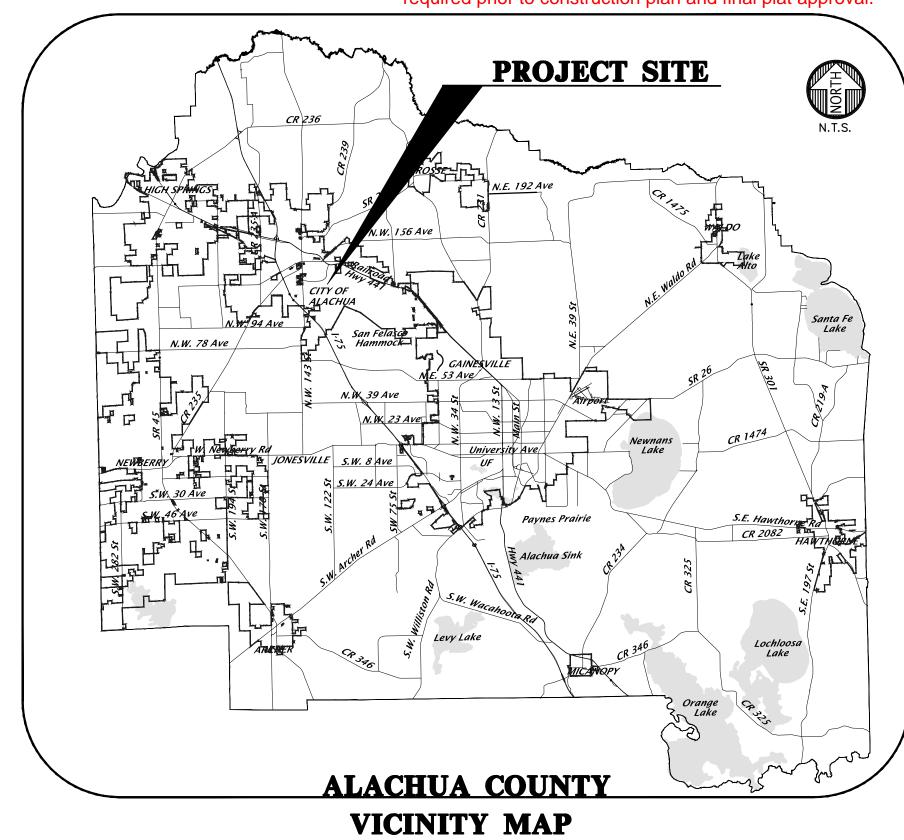
ALACHUA COUNTY PARCEL NO. 03929-000-000

## CITY OF ALACHUA, FLORIDA

SECTIONS 26, TOWNSHIP 08 SOUTH, RANGE 18 EAST

#### **GENERAL NOTES**

SAN FELASCO RESEARCH VENTURES, LLC. AN 8-INCH CLDIP POTABLE WATER MAIN WILL BE INSTALLED FOR MOMENTUM LABS, AND WILL BE EXTENDED 3324 W. UNIVERSITY AVE, PMB 151 BRIAN CRAWFORD AN 8-INCH GRAVITY WILL BE INSTALLED FOR MOMENTUM LABS AND WILL BE EXTENDED INTO THE COTTAGE brian@conceptcompanies.com NEIGHBORHOOD ROADWAYS AS AN 8-INCH GRAVITY SYSTEM TO SERVE THE COTTAGE NEIGHBORHOOD. 352-392-5407 2. DEVELOPER(SUBDIVIDER): SAN FELASCO RESEARCH VENTURES, LLC. STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE COTTAGE NEIGHBORHOOD IN THE LOW AREAS AND HAVE BEEN PRELIMINARY SIZED TO MEET SRWMD AND CITY OF ALACHUA GAINESVILLE, FL - 32607 BRIAN CRAWFORD 10. ELECTRICAL UTILITY PROVISION: CITY OF ALACHUA WILL BE INSTALLED FOR MOMENTUM LABS AND WILL BE EXTENDED THROUGHOUT THE 352-392-5407 3. AGENT OF DEVELOPER/SUBDIVIDER: 11. NATURAL FEATURES 11801 RESEARCH DRIVE ALACHUA, FL - 32615 12. ZONING/LAND USE INFORMATION: LAND USE = CORPORATE PARK DISTRICT 4. ENGINEER OF RECORD: ROBERT J. WALPOLE, P.E. SETBACKS: 11801 RESEARCH DRIVE FRONT: 5' ALACHUA, FL 32615 (352) 331-1976 WALPOLE@CHW-INC.COM 13. BUFFER: 10' TYPE D BUFFER 5. SURVEYOR OF RECORD: 100' SOUTH PROPERTY LINE AARON H. HICKMAN, PSM CHW 11801 RESEARCH DRIVE 14. PARKING: 2 SPACES PER LOT (MIN. 1 GARAGE OR CARPORT SPACE PER LOT PLUS 1 SPACE IN A 20' DRIVEWAY ON ALACHUA, FL 32615 (352) 331-1976 The project proposes portions of the gravity sewer as privately AARONH@CHW-INC.COM owned and maintained by the HOA. City approval of private O&M is 6. DATE OF BOUNDARY SURVEY: required prior to construction plan and final plat approval.



- 15. COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR):
  HOA AND CCR WILL BE PROVIDED WITH FINAL PLAT.

  16. ROADWAY TYPE: 20' ONE WAY ALLEY WITH PRIVATE LIGHTING. ALL
  ALLEYS, STORM WATER PIPING, AND STORM WATER BASINS WILL B.
  OWNED AND MAINTAINED BY THE HOA.

  17. UTILITIES
  PROVIDER:
  O&M
  WATER:
  CITY OF ALACHUA
  SEWER:
  CITY OF ALACHUA
  PRIVATE
  ELECTRIC:
  CITY OF ALACHUA
  PHONE/CABLE:
  WINDSTREAM AND COX

  18. DEVELOPMENT DENSITIES:
- ELECTRIC: CITY OF ALACHUA
  PHONE/CABLE: WINDSTREAM AND COX

  18. DEVELOPMENT DENSITIES:
  PROJECT AREA: 14.82 ACRES
  NUMBER OF LOTS: 72
  GROSS DENSITY: 72 UNITS PER 14.82 ACRES
  DENSITY: 4.86 UNITS PER ACRE
- CP ZONING RESIDENTIAL CALCULATION

  TOTAL CONTIGUOUS LAND 251.4 ACRES
  ALLOWABLE DENSITY 4 DU/ACRES
  ALLOWABLE UNITS 251.4 x 4 = 1005 DU
  APPROVED DU TO DATE = 273
  APPROVED DU THIS PROJECT = 72
  REMAINING DU POST THIS PROJECT = 660

  ACCOMPANYING EXHIBIT MUST ILLUSTRATE THE
  FOLLOWING TO BE COMPLIANT WITH THE CP ZONING:

  REQUIRED MINIMUM NON-RESIDENTIAL SF= (THIS PHASE)
  72 LOTS x 750 SF/LOT = 54,000 SF.

  REQUIRED MINIMUM NON-RESIDENTIAL LAND AREA= (THIS PHASE) 54,000 SF/15,000 SF/ACRES = 3.6 ACRES

PHASING PLAN		
PHASE 1	38	
PHASE 2	34	
TOTAL	72	

SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES	А
69	ARREDONDO FINE SANDS 5 TO 8 PERCENT SLOPES	Α

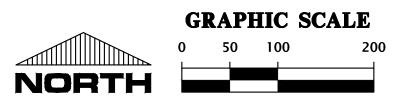
BOUNDARY LEGAL DESCRIPTION:

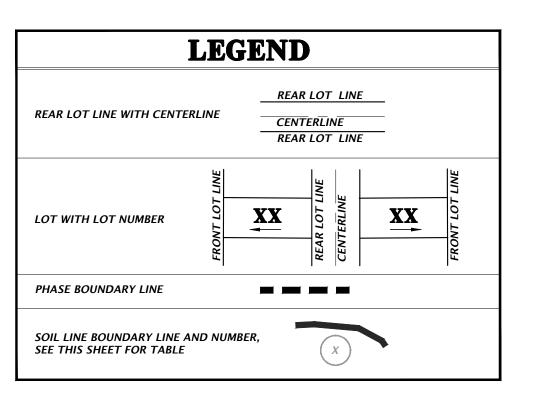
A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE NORTH 02°26'25" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 654.23 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 83°08'15" WEST, A DISTANCE OF 147.94 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 6°51'45" EAST, A DISTANCE OF 903.81 FEET; THENCE SOUTH 38°08'15" WEST, A DISTANCE OF THENCE NORTH 6°51'45" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 72°16'24" WEST, A DISTANCE OF 389.37 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 324.63 FEET: THENCE NORTH 83°08'31" EAST, A DISTANCE OF 50.26 FEET; THENCE NORTH 6°21'15" WEST, A DISTANCE OF 123.50 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 172.82 FEET 83°08'30" EAST, A DISTANCE OF 73.50 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 56.50 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 51.38 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 54.75 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 80.50 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING.** THE ABOVE DESCRIBED LANDS CONTAINING 11.13 ACRES, MORE OR LESS

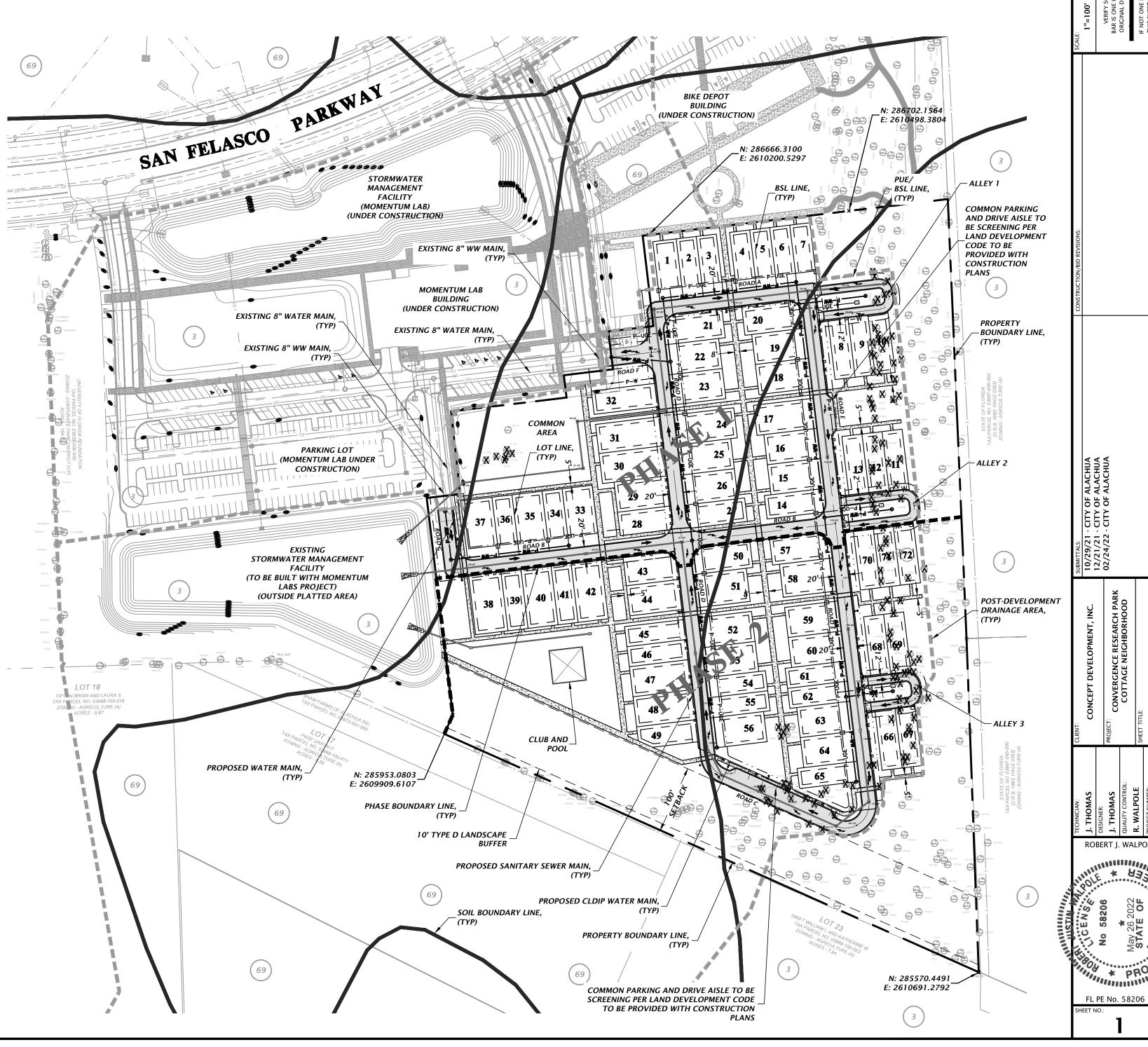
FLOOD ZONE:

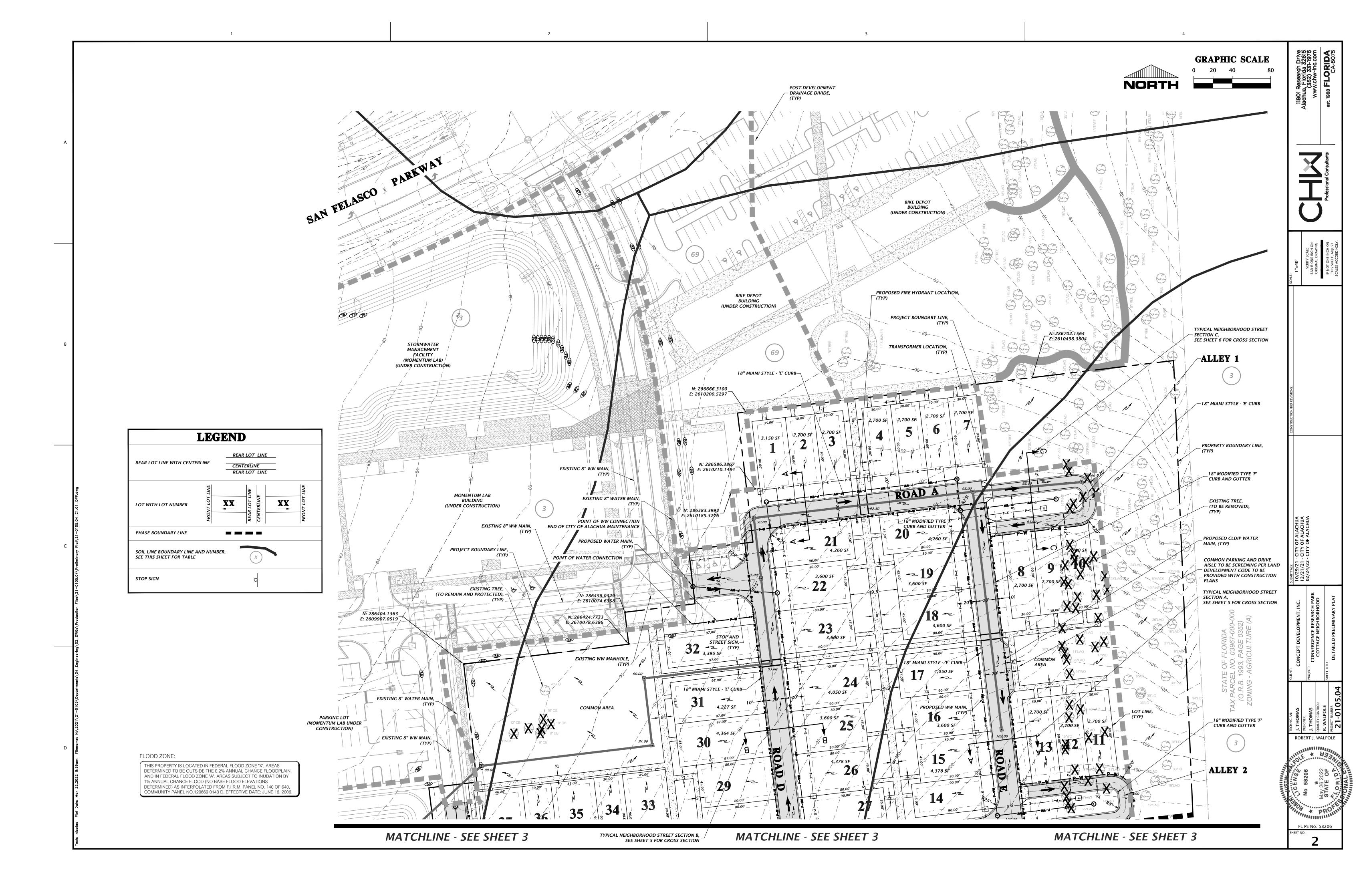
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

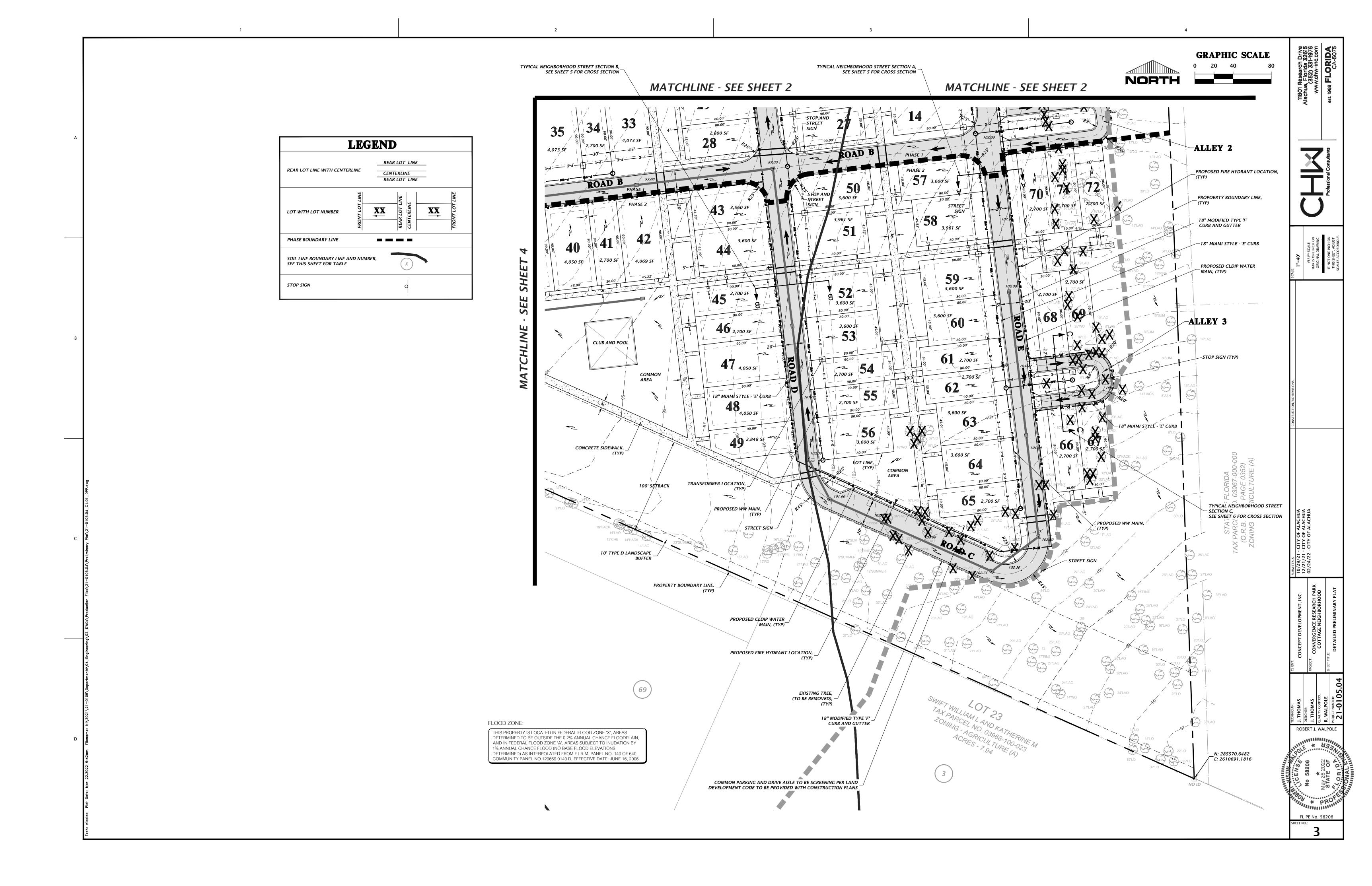


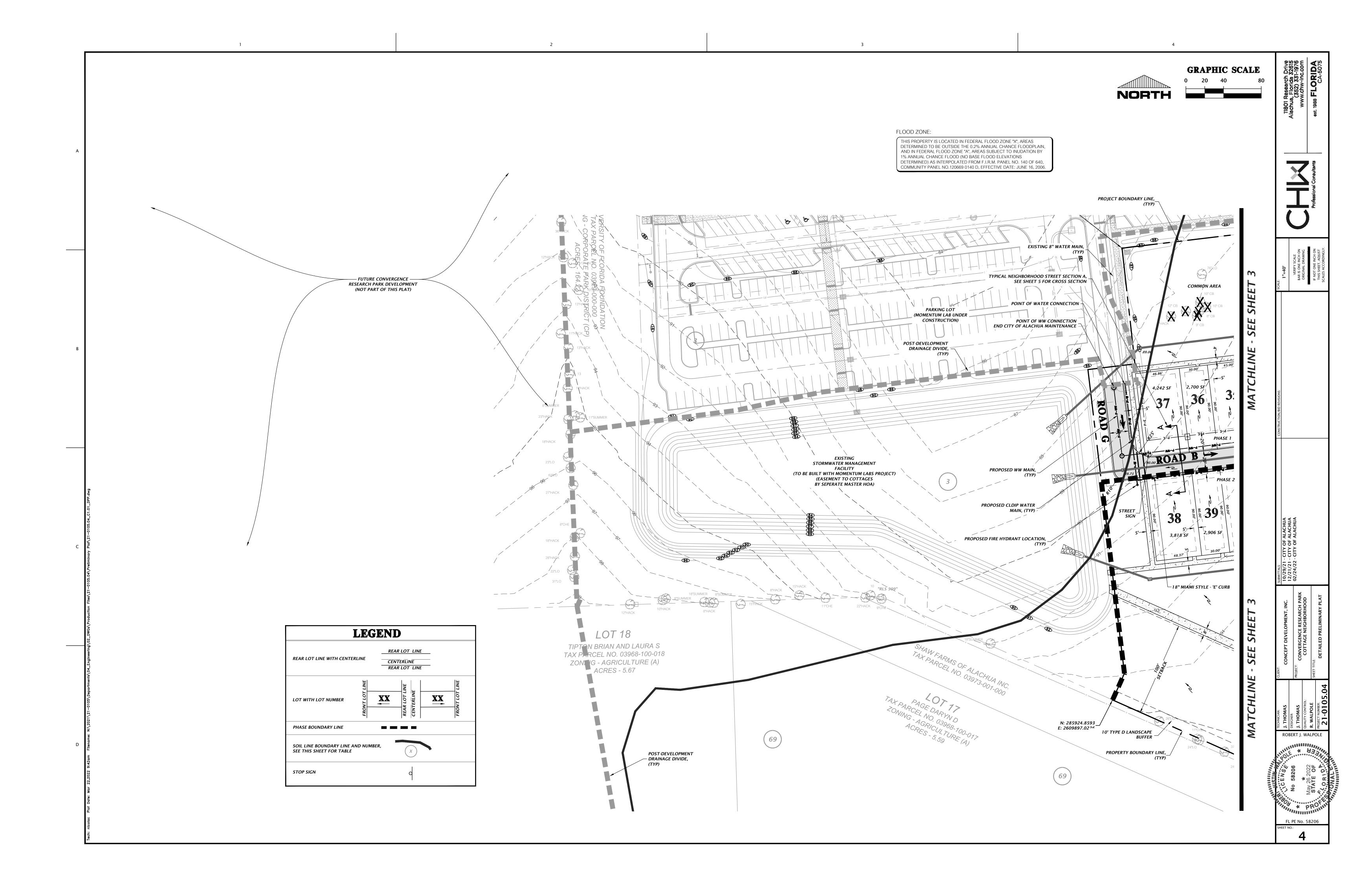


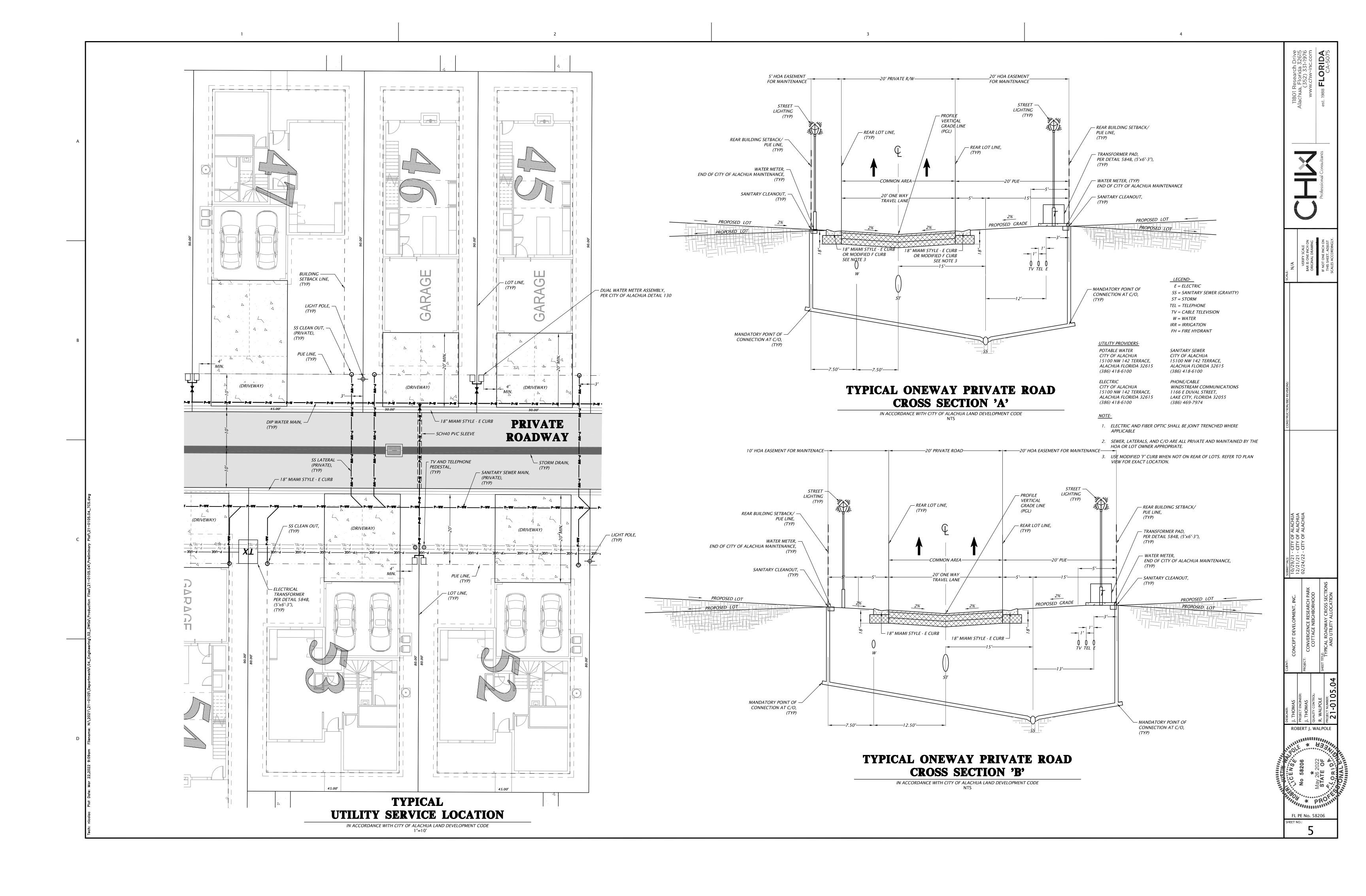
SHEET INDEX			
SHEET NUMBER	DESCRIPTION		
1	MASTER PRELIMINARY PLAT		
2 - 4	DETAILED PRELIMINARY PLAT		
5 - 6	TYPICAL ROADWAY CROSS SECTIONS AND UTILITY ALLOCATION		
L00-00-10	OVERALL ZONING EXHIBIT		
1	BOUNDARY SURVEY		
1 OF 1	BOUNDARY SURVEY OF PLAT		
1 OF 14	OVERALL BOUNDARY SURVEY		
2 & 4 OF 14	TOPOGRAPHIC & TREE SURVEY FROM OVERALL CONVERGENCE SURVEY		

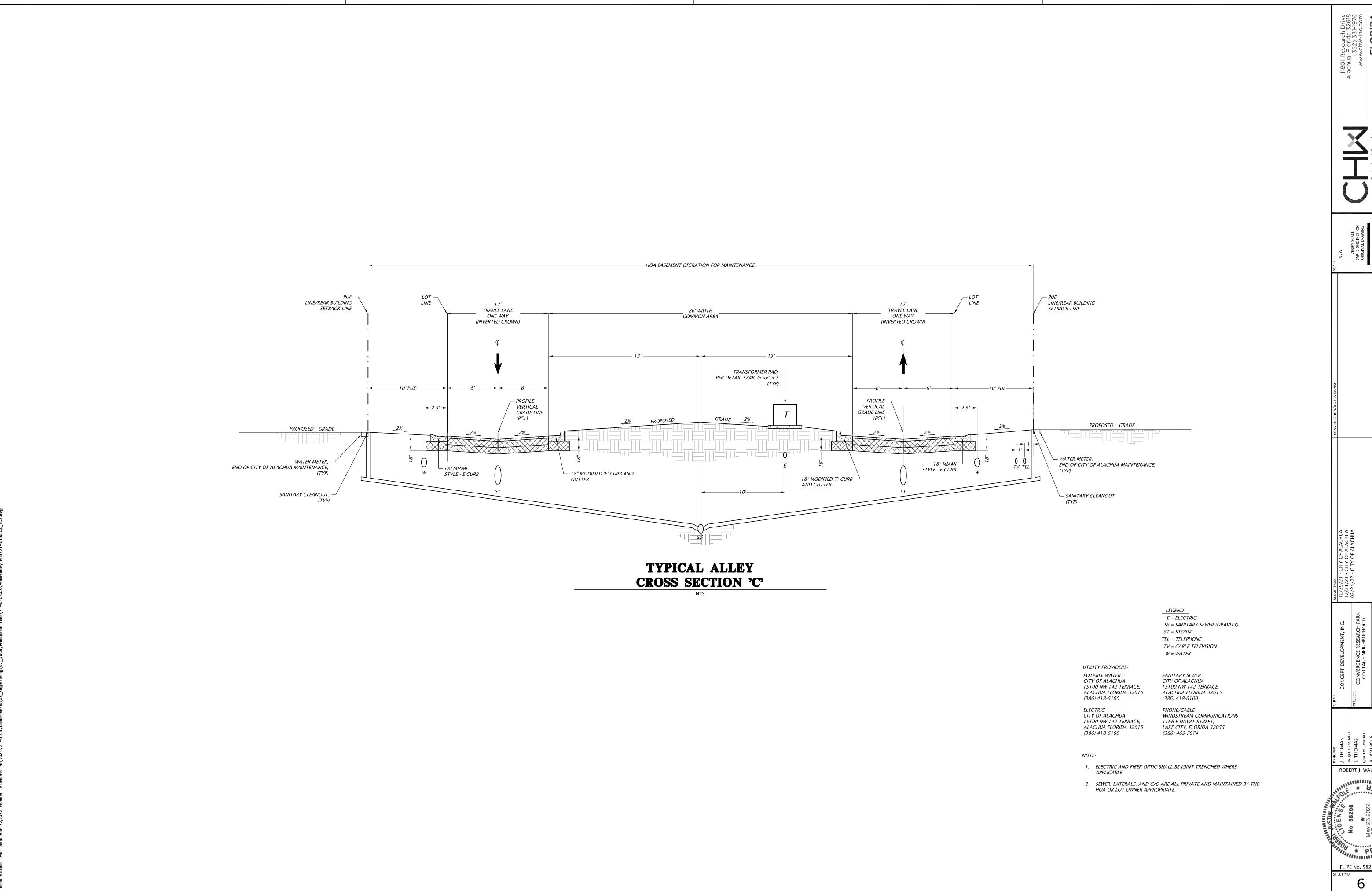




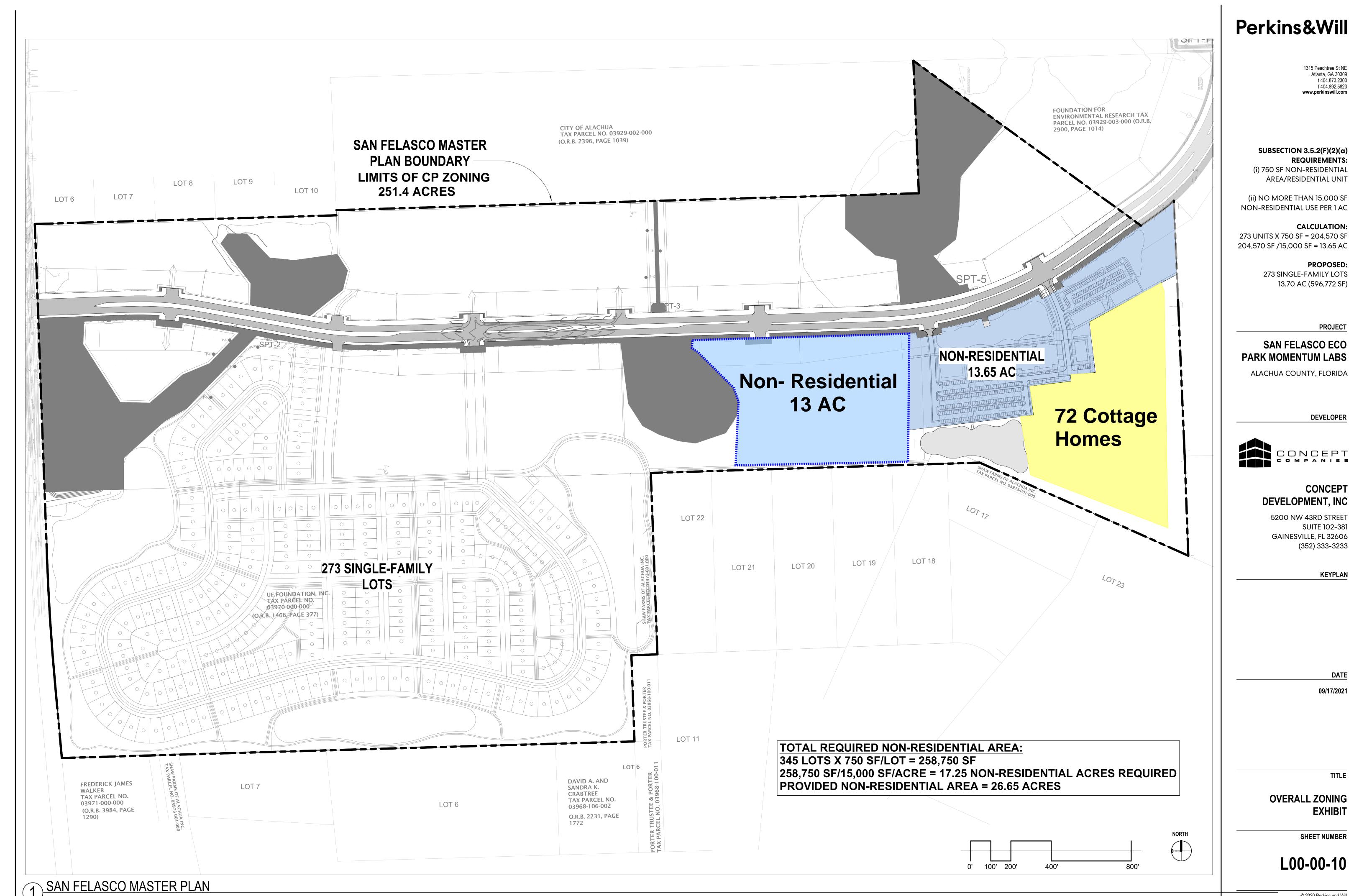








ROBERT J. WALPOLE



1315 Peachtree St NE Atlanta, GA 30309 t 404.873.2300

SUBSECTION 3.5.2(F)(2)(a) **REQUIREMENTS:** 

(i) 750 SF NON-RESIDENTIAL AREA/RESIDENTIAL UNIT

**CALCULATION:** 

273 UNITS X 750 SF = 204,570 SF 204,570 SF /15,000 SF = 13.65 AC

PROPOSED:

13.70 AC (596,772 SF)

PROJECT

PARK MOMENTUM LABS

DEVELOPER



CONCEPT

SUITE 102-381 GAINESVILLE, FL 32606 (352) 333-3233

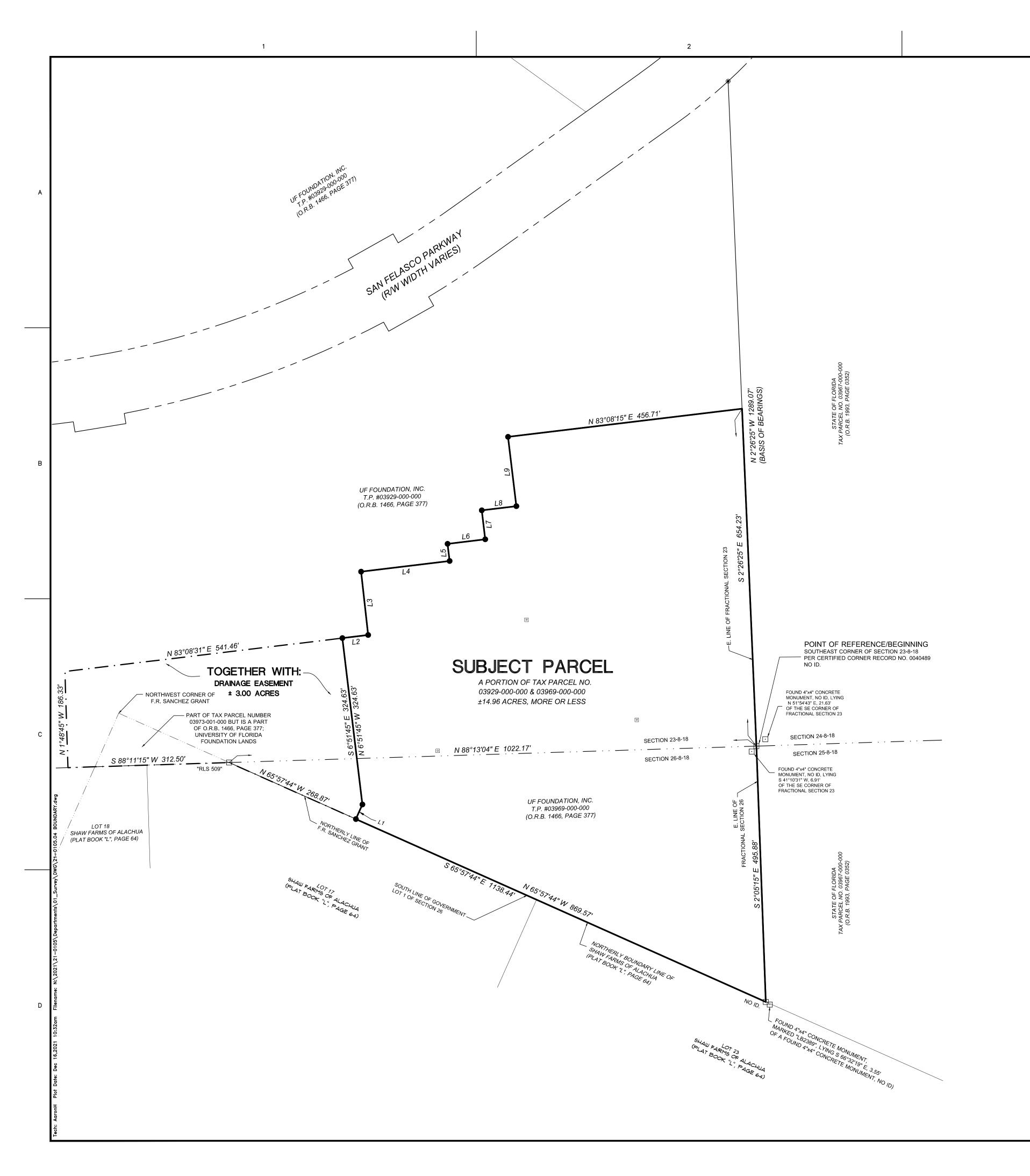
**KEYPLAN** 

DATE

TITLE

**EXHIBIT** 

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## BOUNDARY SURVEY

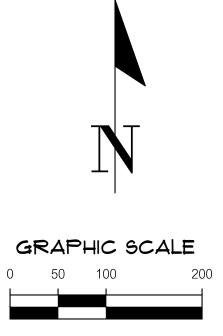
### LOCATED IN FRACTIONAL SECTIONS 23 \$ 26, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

● = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"

 □ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED) ● = FOUND 5/8" STEEL REBAR AND CAP (CHW INC. LB 5075)

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
T.P. = TAX PARCEL

LIN	LINE DATA TABLE				
LINE	DIRECTION	LENGTH			
L1	(S)N 24°02'16" E(W)	35.33'			
L2	N 83°08'31" E	50.26'			
L3	N 6°21'15" W	123.50'			
L4	N 83°08'31" E	172.82'			
L5	N 6°51'45" W	33.50'			
L6	N 83°08'30" E	73.50'			
L7	N 6°51'45" W	56.50'			
L8	N 83°08'15" E	67.50'			
L9	N 6°49'02" W	135.25'			



#### DESCRIPTION: (BY THIS SURVEYOR)

BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 02°05'15" EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO THE NORTHERLY LINE OF SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE NORTH 65°57'44" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 869.57 FEET; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 24°02'16" EAST, A DISTANCE OF 30.90 FEET; THENCE NORTH 06°51'45" WEST, A DISTANCE OF 324.63 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 50.26 FEET; THENCE NORTH 6°21'15" WEST, A DISTANCE OF 123.50 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 172.82 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 33.50 FEET; THENCE NORTH 83°08'30" EAST, A DISTANCE OF 73.50 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 56.50 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 67.50 FEET; THENCE NORTH 6°49'02" WEST, A DISTANCE OF 135.25 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 456.71 FEET TO THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°26'25" EAST, ALONG SAID EAST LINE, A DISTANCE OF 654.23 FEET TO THE

#### THE ABOVE DESCRIBED LANDS CONTAINING 14.96 ACRES, MORE OR LESS.

#### TOGETHER WITH:

A DRAINAGE EASEMENT, SITUATED IN FRACTIONAL SECTIONS 23, 26 AND THE FR SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 26; THENCE SOUTH 02°05'15" EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO THE NORTHERLY LINE OF SAID FR SANCHEZ GRANT & THE NORTHERLY LINE OF SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE NORTH 65°57'44" WEST, ALONG SAID NORTHERLY LINES, A DISTANCE OF 869.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 65°57'44" WEST, ALONG SAID NORTHERLY LINES, A DISTANCE OF 268.87 FEET; THENCE SOUTH 88°11'15" WEST, ALONG THE NORTHERLY LINE OF SAID SHAW FARMS, A DISTANCE OF 312.50 FEET; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 01°48'45" WEST, A DISTANCE OF 186.33 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 541.46 FEET; THENCE SOUTH 06°51'45" EAST, A DISTANCE OF 324.63 FEET; THENCE SOUTH 24°02'23" WEST, A DISTANCE OF 30.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINING 3.00 ACRES, MORE OR LESS.

#### SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23, YIELDING A BEARING OF N 2°26'25" W.
- 2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- 3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- 4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- 5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- 6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.

#### FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0140D, EFFECTIVE DATE: JUNE 16, 2006.

#### SUBJECT PARCEL DESCRIPTION: (BY SURVEYOR) A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26 AND THE F.R. SANCHEZ GRANT ALL IN TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ALTA/NSPS LAND TITLE SURVEY COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23: THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT LOCATED IN FRACTIONAL SECTIONS 23 \$ 26 OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD F.R. SANCHEZ GRANT, TOWNSHIP & SOUTH, RANGE 19 EAST, BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883 15 FEFT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19" AN ARC DISTANCE OF 911 50 FFFT, TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE. SAID POINT LYING ON THE AFOREMENTIONED SAID FAST LINE OF SAID FRACTIONAL SECTION 23: THENCE SOLITH 2°26'25" FAST ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA LINE OF SHAW FARMS OF ALACHUA. AS RECORDED IN PLAT BOOK "L". PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22. SAID SHAW FARMS OF ALACHUA: THENCE ALONG THE WEST LINE OF SAID LOT 22. SOUTH 2°05'34" EAST. A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS: THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS. SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS SOURCES OF INFORMATION UTILIZED IN THIS SURVEY INCLUDE DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF SCHEDULE B-II TITLE EXCEPTIONS: ALACHUA AND IT'S WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) a. ORIGINAL FIELD NOTES AND TOWNSHIP PLAT FOR TOWNSHIP 8 SOUTH, RANGE 18 EAST BY THE GENERAL LAND OFFICE, 1826-1852. (PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021) THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377. A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST. COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO 5/8" STEEL b. RIGHT-OF-WAY MAP FOR S-241, NOW KNOWN AS COUNTY ROAD 241 BY THE STATE OF FLORIDA, STATE ROAD DEPARTMENT DATED 12 JULY, 1954. ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" ITEM NO. 13: THIS PROPERTY IS NOT AFFECTED BY THE FASEMENT GRANTED TO FLORIDA POWER CORPORATION. BY WEST, 630,18 FEET: THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44". AN ARC DISTANCE OF 630,26 FEET TO A 5/8" STEEL ROD AND INSTRUMENT RECORDED IN BOOK 73, PAGE 517, AS AMENDED BY QUIT CLAIM DEED AND PARTIAL RELEASE IN BOOK 1993 c. SURVEY IN SECTIONS 23, 24, 25, & 26 OF TOWNSHIP 8 SOUTH, RANGE 18 EAST BY THE PERRY C. MCGRIFF COMPANY DATED 24 NOVEMBER 1956. CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN PAGE 345. (SHOWN GRAPHICALLY HEREON) MEADOWS, A RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH d. SURVEY AND WORKSHEET FOR SECTION 23, TOWNSHIP 8 SOUTH RANGE 18 EAST BY WILLIAM D. PARRISH, DATED 29 JANUARY 1975. LINE OF SAID HIDDEN MEADOWS. A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS: THENCE NORTH 2°35'34" ITEM NO. 14: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND e. SURVEY AND WORKSHEET IN TOWNSHIP 8 SOUTH, RANGE 18 EAST BY WILLIAM D. PARRISH, DATED 11 JUNE 1975. POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 155. (UNABLE TO DEPICT GRAPHICALLY) RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF f. BOUNDARY SURVEY OF UNIVERSITY OF FLORIDA FOUNDATION LANDS BY CHANCE, ENG & DENMAN, INC. DATED 14 FEBRUARY 1983. 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF ITEM NO. 15: THIS PROPERTY IS NOT AFFECTED BY THE FASEMENT GRANTED FASEMENT GRANTED TO PINELL AS COLINTY 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 156. (UNABLE TO DEPICT GRAPHICALLY) g. PLAT OF SHAW FARMS OF ALACHUA, PLAT BOOK "L" PAGE 64 RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM L 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 128.78 FEET TO 4" SQUARE CONCRETE MONUMENT (TOP h PLAT OF REPLAT OF PROGRESS CENTER PLAT BOOK "P" PAGES 48-49 ITEM NO. 16: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39 EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 222. (UNABLE TO DEPICT GRAPHICALLY) i. PLAT OF HIDDEN MEADOWS, PLAT BOOK "R", PAGE 2. MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET WEST LINE OF REPLAT OF TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF ITEM NO. 17: THIS PROPERTY IS SUBJECT TO THE PUBLIC UTILITIES EASEMENTS GRANTED TO CITY OF ALACHUA BY j. BOUNDARY SURVEY OF CITY OF ALACHUA PROPERTY BY ALACUA COUNTY LAND SURVEYORS, INC. DATED 29 MAY 2001. PROGRESS CENTRAL PLAT FRACTIONAL SECTION 23. A DISTANCE OF 308.43 FEET TO THE POINT-OF-BEGINNING. INSTRUMENT RECORDED IN BOOK 4672, PAGE 1184. (SHOWN GRAPHICALLY HEREON) k. DEEDS OF RECORD AS FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA ITEM NO. 18: THIS PROPERTY IS SUBJECT TO THE DRAINAGE EASEMENTS GRANTED TO CITY OF ALACHUA BY INSTRUMENT LESS & EXCEPT right of way of san felasco parkway, as per official records book 4672, page 1075 of the public records of alachua county, I. INFORMATION FROM ALACHUA COUNTY PROPERTY APPRAISER'S OFFICE RECORDED IN BOOK 4672 PAGE 1213 (SHOWN GRAPHICALLY HEREON) ELORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23: THENCE SOLITH 2°22'57"FAST, ALONG THE FAST LINE OF SAID FRACTIONAL SECTION 23. AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC NE CORNER OF O.R.B. 2900, PAGE 1014 RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF REGINNING, THENCE DEPARTING SAID FAST LINE OF SAID FRACTIONAL SECTION 23, AND S 88°49'59" W 2900.23' (R) ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING S 88°20'34" W 2900.15' (M) S 1°12'33" E 26.54' (M)-THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°43'32" WEST, 143.57 FEET THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45", AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25′07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34′53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25′07" WEST, A DISTANCE OF 20,00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810,00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL CITY OF ALACHUA ANGLE OF 16°55'31". AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE: THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20,00 FEET: THENCE SOUTH TAX PARCEL NO. 03929-002-000 HIDDEN MEADOWS 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE (O.R.B. 2383, PAGE 497) (PLAT BOOK "R", PAGE 2) NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE (O.R.B. 2396 PAGE 1039) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 6°02'45". AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A S.W. CORNER OF HIDDEN MEADOWS DISTANCE OF 100.00 FEET; THENCE NORTH 01°41′56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18′04" WEST, A DISTANCE OF 1324.31 FEET; THENCE SOUTH 01°41'56" EAST. A DISTANCE OF 20.00 FEET: THENCE SOUTH 88°18'04" WEST. A DISTANCE OF 100.00 FEET: THENCE NORTH 01°41'56" WEST. A DISTANCE (PLAT BOOK "R", PAGE 2) LOT 9 OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF N 88°49'59" E 2900.23' (R) 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC N 89°21'27" E 1501.81' (P) -EAST LINE OF HIDDEN MEADOWS OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY: THENCE NORTH 79°49'49" WEST, A N 88°20'38" E 2900.15' (M) N 89°20'34" E 1502.00' (R) LOT 6 DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD ─ SW CORNER OF O.R.B. 2396, PAGE 1039 \_4' HOG WIRE S 88°20'46" W 1501.59' (M) BEARING AND DISTANCE OF NORTH 81°18'53"WEST. 81.85 FEET: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF SE CORNER OF O.R.B. 2396, PAGE 1039 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET: THENCE WESTERLY ALONG DRAINAGE ———— APPROXIMATE LOCATION OF FEMA FLOOD LINE\_ AS SCALED FROM F.I.R.M. PANEL NO.: 12001C0140D THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" FENCE RUNS 6.3' SOUTH OF PROPERTY LINE EASEMENT # 1 SOUTH LINE OF HIDDEN MEADOWS EASEMENT # 2 WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO (PLAT BOOK "R", PAGE 2) (O.R.B. 4672, PG. 1213) S.E. CORNER OF HIDDEN MEADOWS -A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241. (ALSO KNOWN AS NW 140TH/ STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY): THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH (PLAT BOOK "R", PAGE 2) \_\_\_\_ . \_\_\_ . LESS AND EXCEPT 87°54'44"EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOLITH 89°11'34" FAST 171.72 FFET. THENCE FASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF SAN FELASCO PARKWAY 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EASTERLY RIGHT OF WAY LINE OF C.R. 241 FAST A DISTANCE OF 100.00 FEET: THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY RIGHT OF WAY (O.R.B. 4672, PG. 1213) HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; CONTAINS: 21,266 ACRES, MORE OR LESS THENCE SOLITH 79°49'49" FAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND (O.R.B. 4672, PG. 1075) BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'07", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 EET: THENCE EASTERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 05°24'22". AN ARC DISTANCE OF 149.08 FEET TO THE POINT OF DRAINAGE \_ TANGENCY THENCE NORTH 88°18'04" FAST A DISTANCE OF 432 20 FFET THENCE NORTH 01°41'56" WEST A DISTANCE OF 20 00 FFET THENCE NORTH 88°18'04" EASEMENT # 6 EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 629.24 FEET; FASEMENT #2 THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A PUBLIC UTLITY— (O.R.B. 4672, PG. 1184) DISTANCE OF 20.00 FEET: THENCE NORTH 88°18'04" EAST, A DISTANCE OF 595.07 FEET: THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET: THENCE EASEMENT #2 NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF (O.R.B. 4672, PG. 1184) 551.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°17'20" EAST, 761.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°01'28", SUBJECT PARCEL AN ARC DISTANCE OF 767.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°25′07" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°34′53" EAST, A DISTANCE OF 100 00 FEET. THENCE SOLITH 20°25'07" FAST, A DISTANCE OF 20 00 FEET TO THE REGINNING OF A CLIRVE, CONCAVE NORTHWESTERLY, HAVING A EASEMENT # 5 PART OF TAX PARCEL RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°40′09" EAST, 130.73 FEET; THENCE NORTHEASTERLY - NORTHWEST CORNER OF F.R. 03929-000-000 (O.R.B. 4672, PG. 1213) NUMBER 03973-001-000 BU ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°26'00", AN ARC DISTANCE OF 130.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH HEET NORTH LINE OF FRACTIONAL UF FOUNDATION, INC. SANCHEZ GRANT IS A PART OF O.R.B. 1466. 54°27'09"EAST, A DISTANCE OF 312.86 FEET TO THE SOUTHERLY MOST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT DRAINAGE -SECTION 26-8-18 (O.R.B. 1466, PAGE 377) PAGE 377; UNIVERSITY OF PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LANDS THROUGH THE FOLLOWING TWO EASEMENT # 4 (CULTIVATED LANDS) FLORIDA FOUNDATION COURSES; 1) NORTH 54°27'14"EAST, A DISTANCE OF 128.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET (O.R.B. 4672, PG. 1213) ±260.42 ACRES MORE OR LESS -NORTH BOUNDARY LINE OF SHEET 9 AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°45'06" EAST, 806.91 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A SHAW FARMS OF ALACHUA CENTRAL ANGLE OF 51°25'15", AN ARC DISTANCE OF 834.64 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "PRM LB 2389" MARKING THE NORTHEAST (PLAT BOOK "L", PAGE 64) CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.95 FEET TO A 4" SQUARE CONCRETE FOUND RAILROAD SPIKE MONUMENT STAMPED "RLS 509" MARKING IT'S INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 23: THENCE NORTH 02°22'57" WEST, ALONG THE 0.3' BELOW PAVEMENT EAST LINE OF SAID FRACTIONAL SECTION 23. A DISTANCE OF 308.42 FEET TO THE POINT OF BEGINNING. N 89°11'53" E 1637.45' (R) STATION 926+44 40 **SECTION 23-8-18** S 88°10'19" W 1375.37' (M) SURVEYOR'S NOTES: 5.5' WEST OF R/W LINE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E. S 88°11'56" W 3057.88' (M) 5 89°12'01" W 1637.43' (P) **SECTION 26-8-18** NORTHWESTERLY LIN N.W. CORNER 2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH. N 88°11'05" E 40.11' (R) FRACTIONAL INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SECTION 26-8-18 N 87°54'44" E 40.45' (M) INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST SHAW FARMS OF ALACHUA SHEET 11 SHEET 12 (PLAT BOOK "L", PAGE 64) FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE. LOT 18 LOT 19 LOT 20 THE NORTH 1/2 OF THE NW 1/4 -IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR. FCM 6"x6" SI OF SECTION 26-8-18 UF FOUNDATION, INC. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM/26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88). TAX PARCEL NO. 03970-000-000 (O.R.B. 1466, PAGE 377) ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE\* AND Z-\* LAYERS IN THE SUPPLIED DIGITAL FILE SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION. 0. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY. N.W. CORNER OF LANDS . BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.

THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

1. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.

5. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.

= WATER VALVE

= CONCRETE LIGHT POLE

= ELECTRIC HANDHOLE

= MITERED END SECTION

= WATER METER

= MAILBOX

= STORM DRAIN

LOB = LOBLOLLY PINE

CB = CHINA BERRY

LAO = LAUREL OAK

NO = WATER OAK

HACK = HACKBERR\

INV. = INVERT

BCHE = BLACK CHERRY

CHF = CHFRRY LAURFI

SUMMER = SUMMER HAW

TREE = UNIDENTIFIED SPECIES

(R) = DATA BASED ON DEED OF RECORD

(P) = DATA BASED ON PLAT OF RECORD

RCP = REINFORCED CONCRETE PIPE PVC = POLYVINYL CHLORIDE

CPP = CORRUGATED PLASTIC PIPE

RCP = REINFORCED CONCRETE PIPE

DUCTILE IRON PIPE

(M) = DATA BASED ON FIELD MEASUREMENTS

NRE = NORTH RIM ELEVATION

F.I.R.M. = FLOOD INSURANCE RATE MAP

X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE

------ ST ------ = STORM SEWER LINE

TE = TELEPHONE LINE

— OHW — = OVERHEAD WIRE

= ASPHALT SURFACE

RIPRAP

= METAL LID

= CONCRETE SURFACE

= DIRT/GRASS SURFACE

X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

----- W ------ = UNDERGROUND WATER LINE

= CONTOUR LINE

— = WATER LINE (PER PLAN)

= GAS LINE (PER PLAN)

——— (E) ———— = FI FCTRIC I INF (PFR PI AN)

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY

3. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.

■ FOUND 4"X4" CONCRETE MONUMENT

MARKED "PRM LB 5075"

= FIBER OPTIC LINE MARKER

= FOUND 5/8" STEEL REBAR AND CAP

I.D. AS NOTED

= FIBER OPTIC BOX

= TELEPHONE PEDESTA

= GUY ANCHOR

= CONTROL PANEL

= BENCHMARK

FIRE HYDRANT

= TRANSFORMER

= SPIGOT

= BACKFLOW PREVENTOR

CONCRETE POWER POLE

= SANITARY SEWER MANHOLE

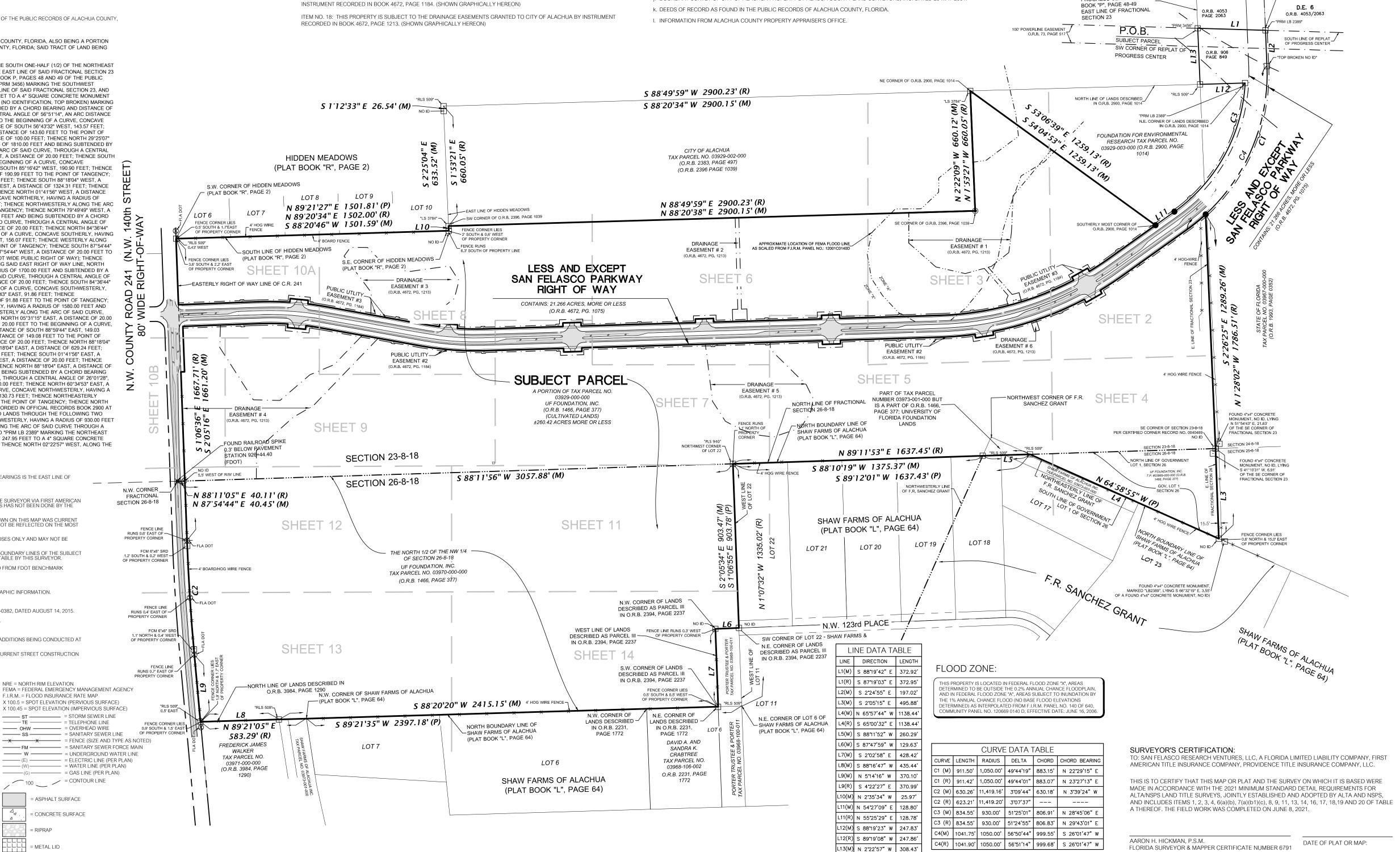
TREE (SIZE AND TYPE AS NOTED)

= CABLE BOX

= WELL

= MAILBOX

FP = ELECTRIC PANEL



L13(R) S 1°24'48" E 308.29'

SUBJECT PARCEL & LESS AND

FRACTIONAL SECTION 23

P. 03956-010-01

O.R.B. 3023/1094

AARONH@CHW-INC.COM

EXCEPT R/W PER O.R.B. 4672, PG. 1075

LESS AND EXCEPT

(O.R.B. 4672, PG. 1075

RIGHT OF WAY

NE CORNER OF S 1/2 OF NE 1/4 OF

