

**BOUNDARY & TOPOGRAPHIC SURVEY OF
TAX PARCEL #07222-000-000
& TAX PARCEL #07220-001-000
BEING A PORTION OF LOT 22,
SERENOLA PLANTATION AS PER
DEED BOOK "L", PAGES 480 & 481
TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA**

SURVEYOR'S NOTES:

- THE RECORD BEARINGS, SHOWN HEREON, ARE BASED ON THE LEGAL DESCRIPTION AS PER OFFICIAL RECORDS BOOK 2010, PAGE 2385 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. THE MEASURED BEARINGS, SHOWN HEREON, ARE LAMBERT GRID BEARINGS, FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (2011 ADJUSTMENT). SAID MEASURED BEARINGS ARE BASED ON REAL TIME KINETIC MEASUREMENTS UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK WITH A RESULTING BEARING OF NORTH 05°37'39" WEST ALONG THE EAST LINE OF LOT 22, OF SERENOLA PLANTATION AS PER DEED BOOK "L", PAGES 480 & 481 OF SAID PUBLIC RECORDS.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRoACH.
- FENCES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
- THE LEGAL DESCRIPTION HAS BEEN REWRITTEN TO ACCOUNT FOR ERRORS AND LIMITATIONS FOUND IN OFFICIAL RECORD BOOK 2010, PAGE 2384 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441/STATE ROAD NO. 25/STATE ROAD NO. 329, AS DEPICTED HEREON, HAS BEEN DETERMINED USING THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 329, SECTION 26020-2509.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. SAID ELEVATIONS BEING DERIVED FROM REAL TIME KINETIC OBSERVATIONS UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE EXAGGERATED FOR PICTORIAL PURPOSES.
- THIS SURVEY WAS PREPARED USING A TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (TITLE COMMITMENT NUMBER 95697, ISSUING OFFICE FILE NUMBER 20-1077.KM), MATTERS FROM SAID COMMITMENT SCHEDULE B-II AS LISTED BELOW.

- ITEM 5. DRAINAGE EASEMENT (OR 1569, PG 424) AS SHOWN HEREON.
ITEM 6. UTILITY EASEMENT (OR 1706, PG 467) NOT SHOWN. EASEMENT NOW FALLS IN THE R/W OF U.S. 441/SR 25/SR 329.
ITEM 7. TELECOMMUNICATIONS SERVICES AGREEMENT (OR 3647, PG 1225) IS A BLANKET EASEMENT OVER PARCEL "B" AS SHOWN HEREON.

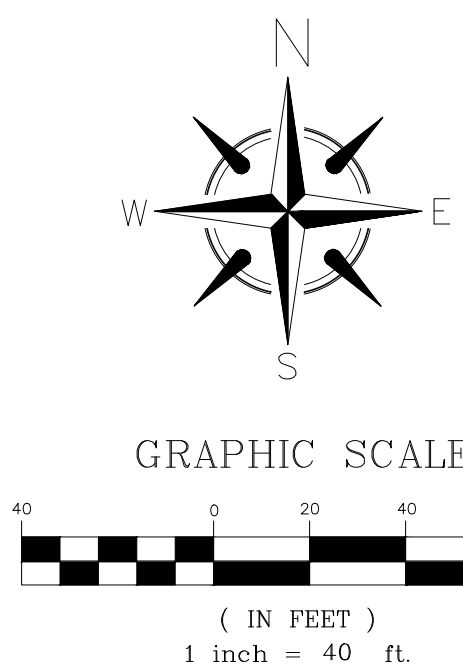
LEGEND:

- (P) = PLAT
- OR = OFFICIAL RECORDS BOOK
- PG = PAGE
- = FOUND CONCRETE MONUMENT (SIZE & ID. AS NOTED)
- = SET 1/2" IRON ROD AND CAP (ALACHUA COUNTY)
- ⊙ = FOUND IRON ROD AND CAP (SIZE & ID. AS NOTED)
- (M) = MEASURED DATA
- (R) = RECORD DATA
- ⊗ = FOUND IRON ROD (SIZE AS NOTED, NO ID.)
- R/W = RIGHT-OF-WAY
- = 6" WOOD BOARD FENCE
- = 6" CHAIN LINK FENCE
- x = WIRE FENCE (TYPE AS SPECIFIED)
- ||— = 3.5' WOOD SPLIT RAIL FENCE

FLOOD NOTE:

THE PROPERTY, AS SHOWN HEREON, LIES IN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS - NO BASE FLOOD ELEVATION DETERMINED) AND FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS DETERMINED USING FEMA FIRM MAP #12001C0452D WITH AN EFFECTIVE DATE OF 06/16/2006.

I HEREBY CERTIFY TO ALACHUA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; DILIP J. PATEL; CHETANA D. PATEL; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND SALTER FIBER, P.A. THAT THE SKETCH HEREON IS AN ACCURATE REPRESENTATION OF THE LANDS DESCRIBED HEREON, IN COMPLIANCE WITH THE STANDARDS OF PRACTICE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472, FLORIDA STATUTES, AS SURVEYED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CURVE DATA (M)
RADIUS = 1587.02'
DELTA = 04°02'49"
ARC LENGTH = 112.10'
CHORD = 508' 24' 20"W 112.07'

U.S. HIGHWAY NO. 441/STATE ROAD NO. 25/
STATE ROAD NO. 329 (R/W VARIES)

TAX PARCEL #07222-000-000
PARCEL B (OR 2010, PG 2384)
IMPROVEMENTS SHOWN ON SHEETS 2 & 3

LEGAL DESCRIPTION

(OFFICIAL RECORDS BOOK 2010, PAGE 2384)

Parcel A

That part of Lot 22 of the Serenola Plantation as per plat recorded in Deed Book "L", pages 480 and 481, Public Records of Alachua County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Lot 22 for a point of reference; thence North 05°19'11" East, along the East line of said Lot 22, a distance of 189.61 feet to the Point of Beginning; thence South 84°00'00" West, a distance of 407.33 feet to a concrete monument located on the Westerly right of way line of the old abandoned Tampa and Jacksonville (T & J) Railroad; thence run North 07°09'33" West, along said Westerly right of way line of the railroad, a distance of 160.37 feet to a concrete monument; thence North 01°17' 56" West, along said Westerly right of way line of the railroad, a distance of 24.00 feet to the Southwest corner of that parcel of land described in deed from Opal Clevenger to Imperial Distributors of Florida, Inc., and recorded in Official Records Book 989, Page 318, Public Records of Alachua County, Florida; thence North 88°59'04" East, along the South line of said parcel of land from Clevenger to Imperial Distributors, a distance of 411.93 feet to the intersection with the East line of said Lot 22; thence South 05°19' 11" East, along the said East line of Lot 22, a distance of 148.48 feet to the Point of Beginning.

Parcel B

Commence at the intersection of the South line of Lot 22 of Serenola Plantation, and the East edge of the State Highway and run North 07°30' East 184 feet to the Point of Beginning; from said Point of Beginning run North 88° East 238 feet; thence North 11° West 35 feet; thence North 84° East 270 feet to the Right of Way of the T. & J. R.R.; thence North along the said Right of Way line 160 feet; thence South 84° West 489 feet to the Right of Way of the State Highway; thence South 7° 30' West along the said Right of Way 175 feet to the Point of Beginning, all being in Lot 22 of Serenola Plantation as per plat recorded in Deed Book "L", Pages 480 and 481; LESS Right of Way of State Highway as set forth in Deed Book 207, Page 312 and also set forth in Deed recorded in Official Records Book 3, at Page 210 of the Public records of Alachua County, Florida.

LESS:

That part of Lot 22 of the Serenola Plantation as per plat recorded in Deed Book "L", Pages 480 and 481, Public Records of Alachua County, Florida, being more particularly described as follows: Commence at the intersection of the South line of said Lot 22 and the Easterly right of way line of US Highway 441 (State Road No. 25) for a point of reference; thence North 06°37'57" East, along the said Easterly right of way line, a distance of 7.81 feet to an iron pipe that was established by M.K. Flowers and Associates for Mr. L.L. Beckum, dated April 23, 1973 survey No. 71-73; thence continue North 06°37'57" East, along said Easterly right-of-way line, a distance of 181.32 feet to a concrete monument established by H.H. Green for Redwood Apartments, dated August 25, 1964 for a point of beginning; from said point of beginning thence South 89°30'24" East, along the South line of the said Redwood Apartments, a distance of 220.81 feet to a concrete monument; thence North 01°00'00" West, along the property line of the said Redwood Apartments, a distance of 35.00 feet to a concrete monument; thence South 81° 27'10" West, a distance of 222.66 feet to the concrete monument at the said Easterly right of way line and the point of beginning.

TOGETHER WITH drainage easement as per Warranty Deed recorded in Official Records Book 1569, pages 424 and 425 of the Public Records of Alachua County, Florida.

(BY THIS SURVEYOR)

A PARCEL OF LAND SITUATED IN LOT 22 OF SERENOLA PLANTATION, AS PER PLAT THEREOF, RECORDED IN DEED BOOK "L", PAGES 480 & 481 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID PARCEL OF LAND BEING PREVIOUSLY DESCRIBED IN OFFICIAL RECORDS BOOK 2010, PAGE 2384 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" SQUARE CONCRETE MONUMENT (P.C.M. RLS 509) AT THE SOUTHEAST CORNER OF SAID LOT 22 FOR THE POINT OF COMMENCEMENT; THENCE NORTH 05°37'39" WEST ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 189.55 FEET TO A 1/2" IRON ROD (NO ID.) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 05°37'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 148.86 FEET TO A 6" ROUND CONCRETE MONUMENT WITH X-CUT (NO ID.); THENCE SOUTH 88°40'11" WEST, A DISTANCE OF 411.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (P.C.M. RLS 509); THENCE SOUTH 01°12'59" EAST, A DISTANCE OF 24.46 FEET TO A 4" SQUARE CONCRETE MONUMENT WITH TACK (NO ID.); THENCE SOUTH 83°44'47" WEST, A DISTANCE OF 469.89 FEET TO A 4" SQUARE CONCRETE MONUMENT WITH TACK (NO ID.); SAID MONUMENT LYING ON THE RIGHT-OF-WAY LINE OF STATE ROAD NO. 329 AND ON A CURVE CONCAVE TO THE SOUTHEAST; SAID CURVE HAVING A RADIUS OF 1587.02 FEET, A DELTA ANGLE OF 04°02'49" AND A CHORD BEARING AND DISTANCE OF SOUTH 08°24'20" WEST 112.07 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 112.10 FEET TO A 6" SQUARE CONCRETE MONUMENT (SRD) AND A POINT OF TANGENCY; THENCE SOUTH 06°22'56" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 62.99 FEET TO A 1/2" IRON ROD AND CAP (ALACHUA COUNTY); THENCE NORTH 81°12'27" EAST, A DISTANCE OF 223.57 FEET TO A 4" SQUARE CONCRETE MONUMENT WITH TACK (NO ID.); THENCE NORTH 83°44'00" EAST, A DISTANCE OF 699.47 FEET TO THE POINT OF BEGINNING; ALL BEING AND LYING IN LOT 22 OF SAID SERENOLA PLANTATION, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; CONTAINING 3.402 ACRES MORE OR LESS.

TOGETHER WITH A DRAINAGE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1569, PAGE 424 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR TELECOMMUNICATIONS SERVICE AS DESCRIBED IN OFFICIAL RECORDS 3647, PAGE 1225 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

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

**ALACHUA COUNTY
PUBLIC WORKS
SURVEYING**

SURVEY DATE
10/23/20

FIELD BOOK
39 (p. 06-27)

DRAWER
C. BRECKEN

PROJECT NO.
20-050

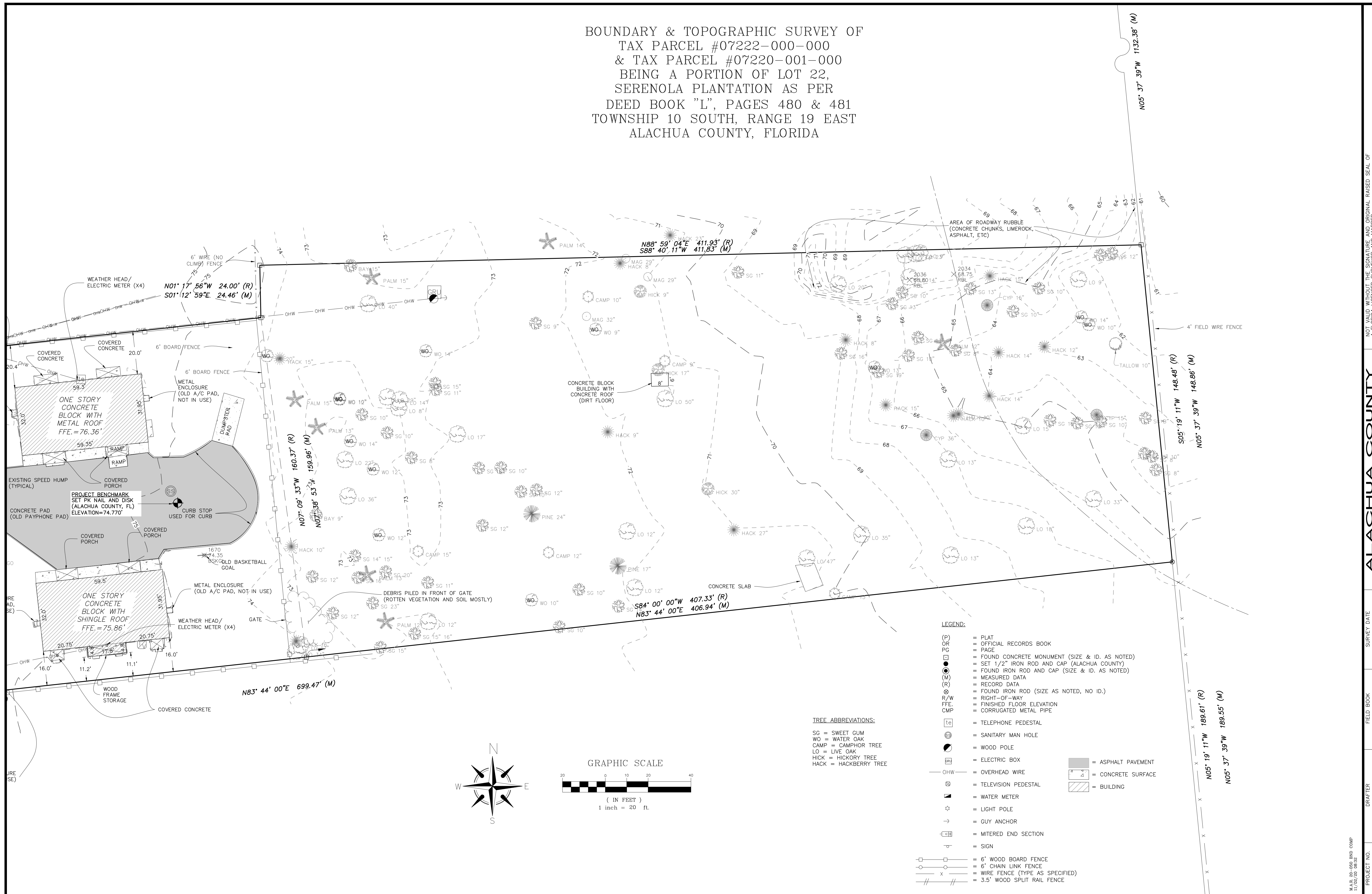
SHEET NO.
1 OF 3

PHONE: 352-374-5245 / 386-62-0055
5620 NW 120TH LANE
GAINESVILLE, FLORIDA 32653

CHARLE R. BRECKEN
PROFESSIONAL SURVEYOR & MAPPER FLORIDA LICENSE NO. 6763
Date

M.A.S. 20-050.BND 8ND CIMP
1/15/20 2:50 PM

BOUNDARY & TOPOGRAPHIC SURVEY OF
 TAX PARCEL #07222-000-000
 & TAX PARCEL #07220-001-000
 BEING A PORTION OF LOT 22,
 SERENOLA PLANTATION AS PER
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 ALACHUA COUNTY, FLORIDA



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

SEE SHEET 1 OF 3 FOR SIGNATURE

CHARLE R. BRECKEN
 PROFESSIONAL SURVEYOR & MAPPER FLORIDA LICENSE NO. 6763

Date

ALACHUA COUNTY
 PUBLIC WORKS
 SURVEYING

PHONE: 352-374-5245 / 386-462-0055
 5620 NW 120th LANE
 GAINESVILLE, FLORIDA 32653

PROJECT NO. 20-050	FIELD BOOK 39 (p. 6-22)	SURVEY DATE 10/23/20
DRAWER M. ROBINSON	DRAWING SCALE 1" = 20'	REVISION DATE(S)
COMPUTER FILE 20-050 BND COMP.dwg		
SHEET NO. 3 OF 3		

M.A.S. 20-050 BND COMP
 11/02/20 08:32