



BOUNDARY SURVEY OF THE LUNDGREN PROPERTY  
SECTIONS 30 & 31 – TOWNSHIP 7 SOUTH – RANGE 21 EAST IN ALACHUA COUNTY, FLORIDA

GENERAL SURVEY NOTES:

THIS DRAWING REPRESENTS A BOUNDARY SURVEY PERFORMED ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED LICENSED FLORIDA PROFESSIONAL SURVEYOR & MAPPER.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER, UNLESS ANY RE-USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR AND MAPPER, WILL BE DONE SO AT THE RISK OF THE RE-USER AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR AND MAPPER.

THE INFORMATION SHOWN UPON THIS SURVEY WAS ACQUIRED IN ACCORDANCE WITH DEFINITIONS, SURVEY, MAP AND REPORT CONTENT REQUIREMENTS AS ESTABLISHED BY CHAPTERS 5J-17.050, 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AS SAID CHAPTERS EXISTED AT THE TIME OF THE FIELD SURVEY.

UNLESS OTHERWISE NOTED, ALL DATA SHOWN HEREIN IS THE RESULT OF DIRECT FIELD MEASUREMENTS AND CALCULATIONS MADE FROM A CLOSED GEOMETRIC FIGURE OR CALCULATED FROM REDUNDANT FIELD MEASUREMENTS. THE EXPECTED USE OF THIS SURVEY WILL BE AS A BOUNDARY SURVEY TO ADDUCE TITLE TO THE PARCEL, DEPICTED HEREIN AND AS SUCH THE HORIZONTAL ACCURACY IS PLUS OR MINUS 0.05 FEET.

ALL MATTERS OF RECORD SHOWN HEREIN ARE CONTAINED WITHIN THE FILES OF NYS, INC. OR HAVE BEEN OBTAINED FROM A TITLE COMMITMENT, OWNERSHIP AND ENCUMBRANCE REPORT OR THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THIS SURVEY CONSISTS OF SEVEN (7) SHEETS AND EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS AND ANY OR ALL OF THESE SURVEY SHEETS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION MEANS. THIS MUST BE CONSIDERED IF OBTAINING SCALED DATA.

THIS SURVEY IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL, AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ORGANIZATION.

ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR GENERAL NOTES, BY ANY PARTY OTHER THAN THE UNDERSIGNED SURVEYOR AND MAPPER, ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND MAPPER.

NOTHING SHOWN UPON THIS SURVEY SHALL BE CONSTRUED AS GIVING ANY RIGHTS OR BENEFITS TO ANY PERSON OR PERSONS, OTHER THAN TO WHOM THIS SURVEY IS CERTIFIED.

A LIST OF ABBREVIATIONS AND A SYMBOL LEGEND ARE SHOWN WITHIN THE CONTENTS OF THIS SURVEY. SYMBOLS THAT MAY APPEAR UPON THIS SURVEY MAY NOT BE DRAWN TO SCALE.

ALL MAPPED FEATURES SHOWN HEREIN ARE THE RESPONSIBILITY OF THE UNDERSIGNED SURVEYOR AND MAPPER.

THIS SURVEY IS SUPPORTED BY DATA CONTAINED IN ELECTRONIC MEDIA FILE 18033-LUNDGREN.ZIP. THIS DATA IS ARCHIVED IN THE FILES OF THE NYS, INC. GEOMATICS OFFICE LOCATED IN GAINESVILLE, FLORIDA.

AS REQUIRED BY CHAPTER 177.500 F.S. CERTIFIED CORNER RECORDS HAVE BEEN SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR ALL PUBLIC LAND CORNERS RECOVERED OR RE-ESTABLISHED DURING THE COURSE OF THIS SURVEY.

ALL DISTANCE MEASUREMENTS SHOWN HEREIN ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. ALL ANGULAR MEASUREMENTS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. ALL BEARINGS SHOWN HEREIN ARE GRID BEARINGS.

THE REFERENCE BEARING FOR THIS SURVEY IS THE WEST BOUNDARY OF THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST, WITH SAID BOUNDARY HAVING A GRID BEARING OF NORTH 07°06'56" WEST. ALL INFORMATION CONTAINED IN THIS SURVEY IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83 (2011)) FOR THE NORTH ZONE OF THE STATE OF FLORIDA. LAMBERT CONFORMAL CONIC PROJECTION.

THERE ARE NO ENCUMBRANCES, OVERLAPS OR BOUNDARY LINE DISPUTES APPARENT OTHER THAN THOSE SHOWN.

ALL FENCE LINE THIS SHOWN HEREIN ARE OPEN AT NINETY DEGREES (90°) ANGLES OR PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED. FENCE LOCATIONS DEPICTED HEREIN MAY HAVE BEEN EXAGGERATED FOR CLARITY. THE OWNERSHIP OF THE FENCES SHOWN HEREIN HAS NOT BEEN DETERMINED.

ANY MATTERS THAT HAVE BEEN MADE KNOWN TO THE UNDERSIGNED SURVEYOR AND MAPPER THAT MAY AFFECT PROPERTY RIGHTS ARE SHOWN OR NOTED UPON THIS SURVEY.

THIS SURVEY MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION.

ALL PROPERTY OWNERSHIP, RIGHT OF WAY, EASEMENT AND/OR RECORD PLAT INFORMATION SHOWN HEREIN WAS OBTAINED FROM THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, UNLESS OTHERWISE NOTED. THE PROPERTY DEPICTED BY THIS SURVEY MAY ALSO BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAY, COVENANTS AND RESTRICTIONS NOT SHOWN HEREIN BUT FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THE PROPERTY SHOWN HEREIN LIES IN FLOOD ZONE "X" AND FLOOD ZONE "Y" AS NOTED. THIS DETERMINATION IS BASED UPON INFORMATION CONTAINED IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 22000, 220180 (0), SAID MAP HAVING AN EFFECTIVE DATE OF JUNE 16, 2006. THE FLOOD ZONE DELINEATION LINES SHOWN HEREIN WERE TAKEN FROM SAID MAP AND ARE TO BE CONSIDERED AS APPROXIMATE IN NATURE.

THE SURVEY SHOWN AND DESCRIBED HEREIN WAS REVIEWED BY THE CERTIFYING SURVEYOR IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: MARCH 14, 2022. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: MARCH 14, 2020.

ALL ABOVE-GROUND FIXED IMPROVEMENTS AND ANY EVIDENCE OF UNDERGROUND FIXED IMPROVEMENTS HAVE BEEN LOCATED: (UNLESS SPECIFIED OTHERWISE BY THE COUNTY SURVEYOR) EXCEPT FOR FENCES AS NOTED AND SHOWN UPON THE SURVEY.

THERE IS ABOVE-GROUND EVIDENCE OF BURIED UTILITIES LYING WITHIN AN EASEMENT OVER THE EAST 30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST. THIS EVIDENCE INCLUDES ELECTRICAL SERVICE CABINETS AND ELECTRIC METERS.

THERE ARE TWO ACCESS POINTS TO THE PROPERTY FROM COUNTY ROAD 225 WHICH CONSIST OF DIRT AND LIME ROCK ROADS. THERE IS ALSO POTENTIAL ACCESS FROM THE WEST BOUNDARY OF THE PROPERTY BY WAY OF A DIRT ROAD RUNNING THROUGH A UTILITY EASEMENT.

TITLE COMMITMENT REFERENCE:

I HAVE REVIEWED THE SALTER FEEBER, P.A. AND FIRST AMERICA TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION COMMITMENT ISSUING OFFICE FILE NUMBER 18-06137 KN (COMMITMENT NO. 18-06137 KN), WITH AN EFFECTIVE DATE OF AUGUST 13, 2019 AT 8:00 AM AND ALL ENCUMBRANCES, EXCEPT LENS, IDENTIFIED IN SAID COMMITMENT HAVE BEEN SHOWN OR NOTED ON THE WAY OF SURVEY.

PER SCHEDULE B, SECTION II OF SAID TITLE INSURANCE COMMITMENT THE FOLLOWING EXCEPTIONS ARE NOTED:

ITEM 7: EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 1493, PAGE 306.

SURVEY METHODOLOGY:

THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY SURVEY ON PROPERTY TO BE ACQUIRED BY ALACHUA COUNTY PARKS AND CONSERVATION LANDS WITH SAID PROPERTY BORDERED TO ITS NORTH BY THE SANTA FE RIVER AND TO THE SOUTH BY COUNTY ROAD 225, BORDERED ON ITS EAST AND WEST BY LANDS OWNED BY PRIVATE INDIVIDUALS. A FIELD SURVEY RESULTED IN THE RECOVERY OF NUMEROUS CONCRETE MONUMENTS AND OTHER MONUMENTATION. A CLOSED AND ADAPTED FIELD TRAVERSE WAS USED TO ESTABLISH THE LOCATIONS OF SAID ADJONING PARCEL MONUMENTATION. RADIAL SURVEY TIES WITH REDUNDANT MEASUREMENTS WERE MADE FROM FIELD TRAVERSE POINTS TO LOCATE ALL FOUND MONUMENTATION. SUFFICIENT REFERENCES WERE PROVIDED ALLOWING THE ALIGNMENT AND RIGHT OF WAY LINES FOR COUNTY ROAD 225 TO BE RE-ESTABLISHED AND BOUNDARY LINES TO BE ESTABLISHED ALONG THE SANTA FE RIVER. SUBJECT PROPERTY CORNERS THAT WERE NOT FOUND WERE RE-SET AND BOUNDARY DELINEATOR MARKERS WERE SET AT ALL PROPERTY CORNERS AND ALONG ALL BOUNDARY LINES AT INTERVALS NOT EXCEEDING 330 FEET. DELINEATOR MARKERS WERE NOT SET IN SOME AREAS AT THE REQUEST OF THE PROPERTY OWNER.

LEGAL DESCRIPTION:

DESCRIPTION (PER OFFICIAL RECORDS BOOK 1304, PAGE 327)  
THAT PORTION OF THE WEST 1/2 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST THAT LIES NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225 AND THAT PORTION OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 21 EAST THAT LIES SOUTH OF THE SANTA FE RIVER IN ALACHUA COUNTY, FLORIDA  
THAT PORTION OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 21 EAST THAT LIES NORTH OF THE SANTA FE RIVER AND THAT PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 21 EAST THAT LIES SOUTH OF THE SANTA FE RIVER IN BRADFORD COUNTY, FLORIDA.  
LESS AND EXCEPT THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST.  
TOGETHER WITH (PER OFFICIAL RECORDS BOOK 4526, PAGE 1157)  
THAT PORTION OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 21 EAST THAT LIES SOUTH OF THE SANTA FE RIVER IN ALACHUA COUNTY, FLORIDA.  
TOGETHER WITH (PER OFFICIAL RECORDS BOOK 4579, PAGE 2412)  
THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST, IN ALACHUA COUNTY, FLORIDA, TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER THE EASTERLY 32.0 FEET OF THAT PART OF THE WEST 1/2 OF SAID SECTION 31 THAT LIES SOUTH OF THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND NORTH OF THE NORTHERLY BOUNDARY OF THE RIGHT OF WAY OF COUNTY ROAD 225.  
TOGETHER WITH (PER OFFICIAL RECORDS BOOK 4579, PAGE 2414)  
THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST, IN ALACHUA COUNTY, FLORIDA, TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER THE EASTERLY 32.0 FEET OF THAT PART OF THE WEST 1/2 OF SAID SECTION 31 THAT LIES SOUTH OF THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND NORTH OF THE NORTHERLY BOUNDARY OF THE RIGHT OF WAY OF COUNTY ROAD 225.  
TOGETHER WITH (PER OFFICIAL RECORDS BOOK 4579, PAGE 2416)  
THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST, IN ALACHUA COUNTY, FLORIDA, TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER THE EASTERLY 32.0 FEET OF THAT PART OF THE WEST 1/2 OF SAID SECTION 31 THAT LIES SOUTH OF THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND NORTH OF THE NORTHERLY BOUNDARY OF THE RIGHT OF WAY OF COUNTY ROAD 225.  
LESS (PER OFFICIAL RECORDS BOOK 2274, PAGE 453)  
THAT PORTION OF THE E 1/2 OF THE SE 1/2 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST THAT LIES NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225 IN ALACHUA COUNTY, FLORIDA, LESS AND EXCEPT A 30.0 FOOT NORTH-SOUTH LINE OF SAID COUNTY ROAD NO. 225 AND RUNNING NORTH THROUGH, AND ALONG THE EAST LINE OF, THE SW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST IN ALACHUA COUNTY, FLORIDA.  
AND LESS (PER OFFICIAL RECORDS BOOK 3361, PAGE 497)  
THE W 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST IN ALACHUA COUNTY, FLORIDA, TOGETHER WITH A RIGHT OF INGRESS, EGRESS, AND UTILITIES OVER THE EXISTING ROAD THAT LIES SOUTH OF THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND NORTH OF THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 225.  
AND LESS (PER OFFICIAL RECORDS BOOK 3365, PAGE 1463)  
THE E 1/2 OF THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST, TOGETHER WITH THAT PART OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 31 THAT LIES NORTH OF COUNTY ROAD 225, IN ALACHUA COUNTY, FLORIDA.  
AND LESS (PER OFFICIAL RECORDS BOOK 4761, PAGE 743)  
THE W 1/2 OF THE W 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST, TOGETHER WITH THAT PART OF THE W 1/2 OF THE W 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 31 THAT LIES NORTH OF COUNTY ROAD 225, IN ALACHUA COUNTY, FLORIDA.  
AND LESS  
THE E 1/2 OF THE W 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST, LESS THE SOUTH 100 FEET THEREOF, TOGETHER WITH THE E 1/2 OF THE W 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST, IN ALACHUA COUNTY, FLORIDA.  
ALSO KNOWN AS AND BEING MORE CORRECTLY DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND LYING AND BEING IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST, ALACHUA COUNTY, FLORIDA, WITH SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 21 EAST, ALACHUA COUNTY, FLORIDA, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH A METAL DISK STAMPED 184012; AND RUN THENCE ALONG THE NORTH BOUNDARY THEREOF NORTH 89°02'57" EAST, A DISTANCE OF 331.90 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH METAL DISK STAMPED 184012; SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTH BOUNDARY, NORTH 07°20'01" WEST, ALONG THE WEST BOUNDARY OF SAID EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH A LINE LYING AND BEING 100.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 31, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH AN LLEGBLE METAL DISK; THENCE DEPARTING SAID WEST BOUNDARY, NORTH 89°20'33" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 334.85 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 31, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH A METAL DISK STAMPED 188246; THENCE DEPARTING SAID PARALLEL LINE, NORTH 01°29'34" WEST, ALONG SAID WEST BOUNDARY, A DISTANCE OF 1213.02 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH A METAL DISK STAMPED 184012; THENCE NORTH 07°58'42" WEST, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1313.58 FEET TO THE NORTHWEST CORNER OF THE SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH A METAL DISK STAMPED 184012; THENCE DEPARTING SAID WEST BOUNDARY, SOUTH 89°20'07" WEST, ALONG SAID SOUTH BOUNDARY OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 21 EAST, A DISTANCE OF 672.33 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT THE TOP BROKEN OFF; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 01°30'15" WEST, ALONG THE WEST BOUNDARY OF SAID SECTION 30, A DISTANCE OF 438.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BANK OF THE SANTA FE RIVER; THENCE DEPARTING SAID WEST BOUNDARY, NORTHEASTERS, ALONG SAID SOUTH BANK TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE DEPARTING SAID SOUTH BANK, SOUTH 07°32'31" EAST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 917.63 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/4 OF SECTION 30, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 31, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH TOP BROKEN OFF; THENCE SOUTH 07°16'21" EAST, ALONG THE EAST BOUNDARY OF SAID THE NORTHWEST 1/4 OF SECTION 31, A DISTANCE OF 1313.51 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE CONTINUE SOUTH 07°16'21" EAST, ALONG SAID EAST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 31, A DISTANCE OF 1313.51 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 31, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH A METAL DISK STAMPED 185074; THENCE SOUTH 07°16'21" EAST, ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1559.31 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 225, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFYING MARKING; THENCE DEPARTING SAID EAST BOUNDARY, SOUTH 89°23'27" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 32.51 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 32.00 FEET WEST OF AND PARALLEL WITH SAID EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 31, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH A METAL DISK STAMPED 188246; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 07°19'53" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1596.47 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF SECTION 31, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH A METAL DISK STAMPED 188246; THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89°27'11" WEST, ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 31, A DISTANCE OF 955.54 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 31, SAID CORNER BEING MARKED BY A 3/4" DIAMETER IRON PIPE; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTH 07°17'31" EAST, ALONG THE WEST BOUNDARY OF SAID EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31 AND THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1631.30 TO A POINT OF INTERSECTION WITH THE AFORESAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 225, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH A METAL DISK STAMPED 184012; THENCE DEPARTING SAID EAST BOUNDARY, SOUTH 89°23'27" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1324.41 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 31, SAID POINT OF INTERSECTION BEING MARKED BY A 4" X 4" CONCRETE MONUMENT WITH A METAL DISK STAMPED 184012; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 07°14'50" WEST, ALONG SAID WEST BOUNDARY AND THE WEST BOUNDARY OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1879.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 236.243 ACRES OF LAND, MORE OR LESS.

SOURCE OF DESCRIPTION:

THE LEGAL DESCRIPTION SHOWN UPON THIS SURVEY WAS PREPARED BY THE UNDERSIGNED SURVEYOR AND MAPPER AND THE BOUNDARY SURVEY SHOWN HEREIN REPRESENTS THE BOUNDARY OF THE LAND ENCOMPASSED BY SAID DESCRIPTION.

NO. 18033.3D  
DATE SURVEYED: 03/17/2020  
DATE DRAWN: 03/15/2020  
DRAWN BY: W.D.  
CHECKED BY: J.S.  
SCALE: 1" = 100'

REVISED

DATE

SCALE

NO. 18033.3D  
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SCALE: 1" = 100'

REVISED

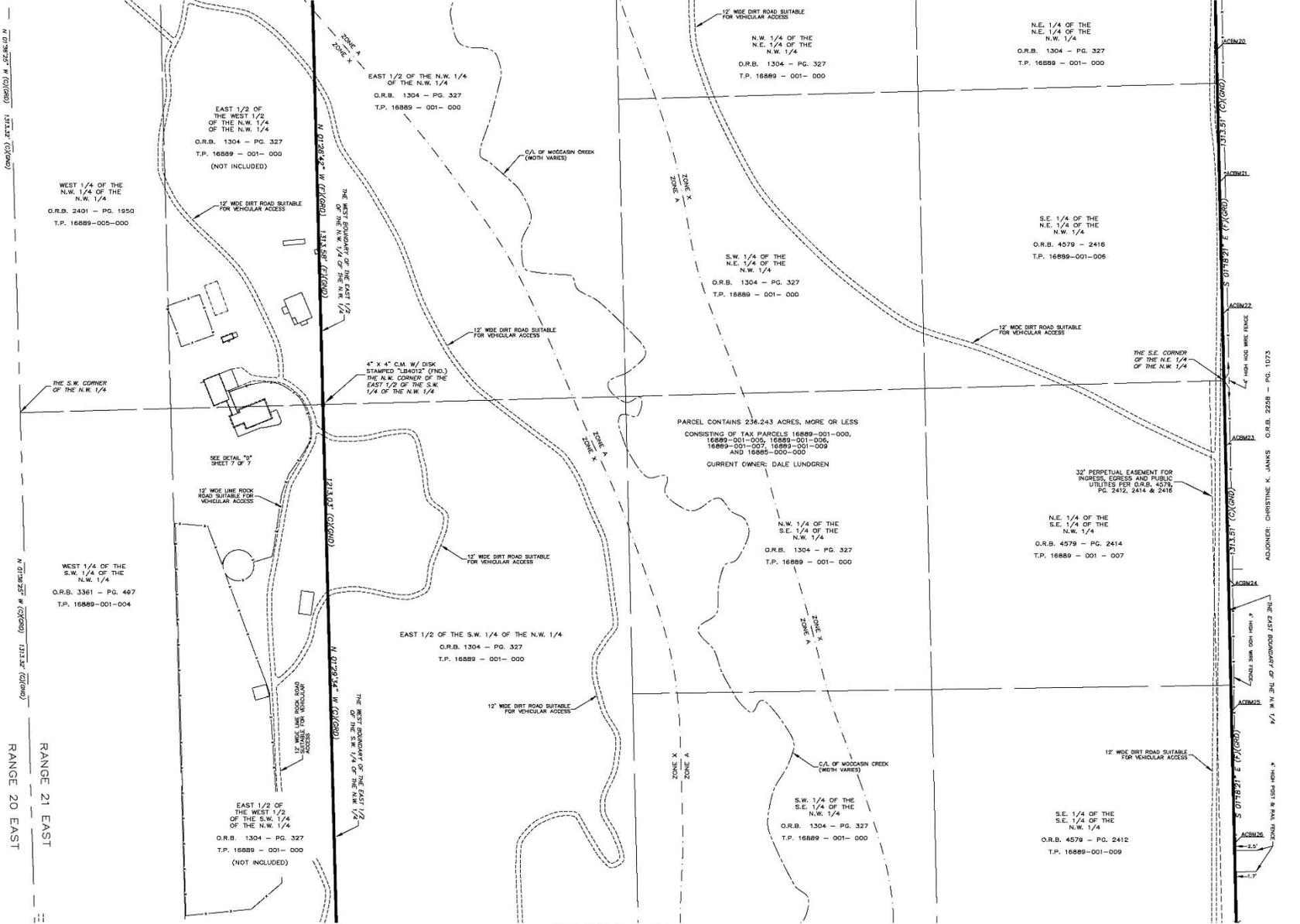
DATE

SCALE



BOUNDARY SURVEY OF THE LUNDGREN PROPERTY  
 SECTIONS 30 & 31 – TOWNSHIP 7 SOUTH – RANGE 21 EAST IN ALACHUA COUNTY, FLORIDA  
 SEE SHEET 3 OF 7

NOT TO SCALE 1" = 100'



SEE SHEET 3 OF 7

SEE SHEET 2 OF 7 FOR PARCEL DESCRIPTION & SURVEY NOTES  
 SEE SHEET 6 OF 7 FOR ACBM LOCATION COORDINATES

SHEET	4	OF	7
	18033.30		
NO.	18033.30	DATE	03/17/2020
DATE	03/17/2020	DRAWN BY	W.D.
CHECKED BY	D.S.	SCALE	1" = 100'
REV.	NO.	DATE	DESCRIPTION
SURVEY PREPARED FOR: <b>ALACHUA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA</b>			
BOUNDARY SURVEY OF THE LUNDGREN PROPERTY			
3028 N. STATE STREET GAINESVILLE, FLORIDA 32609 PHONE: 352.377.8832 FAX: 352.377.8832 CERTIFICATE OF AUTHORIZATION 18846			





