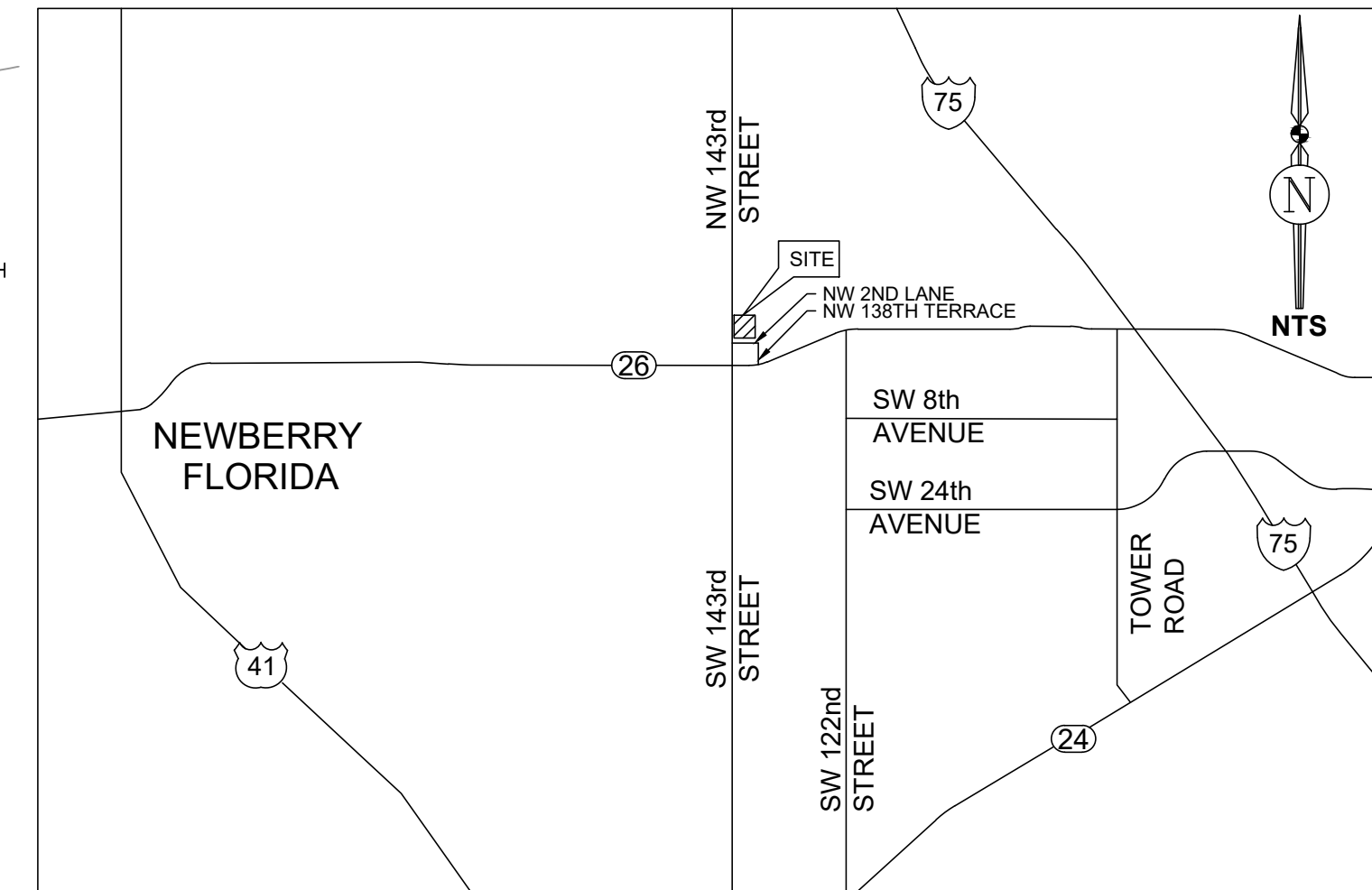


LOCATION MAP



(C) = CALCULATED
(D) = ALL PARCELS EXCEPT LESS PARCEL 4
(M) = MEASURED
CMON = CONCRETE MONUMENT
FC = FENCE CORNER
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
LB = LICENSED BUSINESS
N&D = NAIL AND DISK
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
OHW = OVERHEAD WIRE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY

	BOUNDARY LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	SURVEY LINE
	TAX PARCEL LINE
	FENCE
	OVERHEAD WIRE
	BENCHMARK
	IRON ROD - CAPPED
	CONCRETE MONUMENT
	NAIL AND DISK
	POWER POLE
	WASTEWATER MANHOLE
	WELL
	SATELLITE DISH
	CONCRETE PAVEMENT
	BUILDING OVERHEAD
	ASPHALT PAVEMENT

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, WITHIN THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT WITH DISK STAMPED "LB 509" AT THE NORTHEAST CORNER OF SAID SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST; THENCE SOUTH 00 DEGREES 34 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SECTION 3 A DISTANCE OF 506.95 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "PSM 5469" MARKING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2387 PAGE 342; THENCE, SOUTH 00 DEGREES 23 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 509.55 FEET TO A 1 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE, SOUTH 89 DEGREES 42 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 289.94 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "LB 5469" MARKING THE SOUTHWEST CORNER OF SAID LANDS; THENCE, NORTH 89 DEGREES 29 MINUTES 40 SECONDS WEST A DISTANCE OF 10.05 FEET TO A 1/2" IRON ROD THENCE, SOUTH 00 DEGREES 27 MINUTES 23 SECONDS EAST A DISTANCE OF 422.68 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "LB 2389" ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 2ND LANE; THENCE, SOUTH 88 DEGREES 55 MINUTES 03 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1655.77 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "PSM 5469"; THENCE, NORTH 00 DEGREES 31 MINUTES 41 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 10.21 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1658 PAGE 2500; THENCE, LEAVE SAID RIGHT-OF-WAY AND RUN NORTH 01 DEGREES 08 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 208.89 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PCP 3456" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE, SOUTH 88 DEGREES 50 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 210.51 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID LANDS AND LYING ON THE EAST RIGHT-OF-WAY OF NORTHWEST 143RD STREET; THENCE CONTINUE ALONG SAID RIGHT OF WAY THROUGH A NON-TANGENTIAL CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 11465.23 FEET, A CHORD BEARING OF NORTH 01 DEGREES 09 MINUTES 28 SECONDS WEST, A CHORD LENGTH OF 168.81 FEET, AND AN ARC LENGTH OF 168.81 FEET, TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO LB 8031"; THENCE, NORTH 00 DEGREES 45 MINUTES 12 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1071.05 FEET TO A 5/8 IRON ROD WITH CAP STAMPED "JBPRO LB 8031"; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 89 DEGREES 32 MINUTES 48 SECONDS EAST A DISTANCE OF 2175.86 FEET TO THE POINT OF BEGINNING; CONTAINING 65.20 ACRES MORE OR LESS

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SUBJECT PARCEL, ALSO BEING THE EAST LINE OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, HAVING A BEARING OF S00°34'31"W, PER O.R.B. 2631, PAGE 642
2. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED BETWEEN 18 MARCH AND 27 MARCH, 2019, AND UPDATED ON MAY 18, 2021.
3. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
4. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
5. THIS BOUNDARY SURVEY WAS COMPLETED USING LEGAL DESCRIPTIONS FURNISHED BY THE TITLE COMPANY.
6. EASEMENTS SHOWN ON THIS SURVEY WERE PROVIDED BY CLIENT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83 DATUM 2011 ADJUSTMENT AND BASED ON STATIC GPS OBSERVATIONS REFERENCING NGS STATION "GNLN" AT ELEVATION 170.03'
8. CONTROL POINT COORDINATES ARE ON AN ASSUMED DATUM.
9. THE BOUNDARY PORTION OF THIS SURVEY AS SHOWN ON SHEET 1 OF 8 WAS UPDATED FROM A PRIOR SURVEY BY THIS FIRM DATED 05-15-2022. THE TOPOGRAPHIC PORTION OF THIS SURVEY SHOWN ON SHEETS 2-6 OF 8 WAS NOT UPDATED.

 CIVIL ENGINEERING LAND PLANNING SURVEYING CONSTRUCTION SERVICES 3530 NW 43rd Street Gainesville, Florida 32606 4420 US-1 S, Suite 1 St. Augustine, Florida 32086 Gainesville (352) 375-8999 St. Augustine: (904) 789-8999 Toll Free: (844) 50-JBPro Email: contact@jbpro.com	THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5-I-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.		BOUNDARY AND TOPO SURVEY
	Florida License No. LS.17210 Certificate of Authorization No. LB.8031		CERTIFIED TO:
	NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM		1. HANKIN GROUP
	TROY Y WRIGHT, PSM Professional Surveyor and Mapper		Scale: 1"=100'----- Plot No. 356-19-07----- Dwg. Name: T.Wright----- Checked: T.Wright----- Dwg. Name: 356-19-07-ST1----- Dwg. Date: 9/12/2022----- Field Book: N/A----- Pages: N/A-----
			Sheet: 1 of 8

Scale:	1"=40'
Proj. No.	356-19-07
Drawn:	R.Booker
Checked:	T.Wright
Dwg. Name:	356-19-07-ST1
Dwg. Date:	9/12/2022
Field Book:	N/A
Pages:	N/A
Sheet:	2 of 8

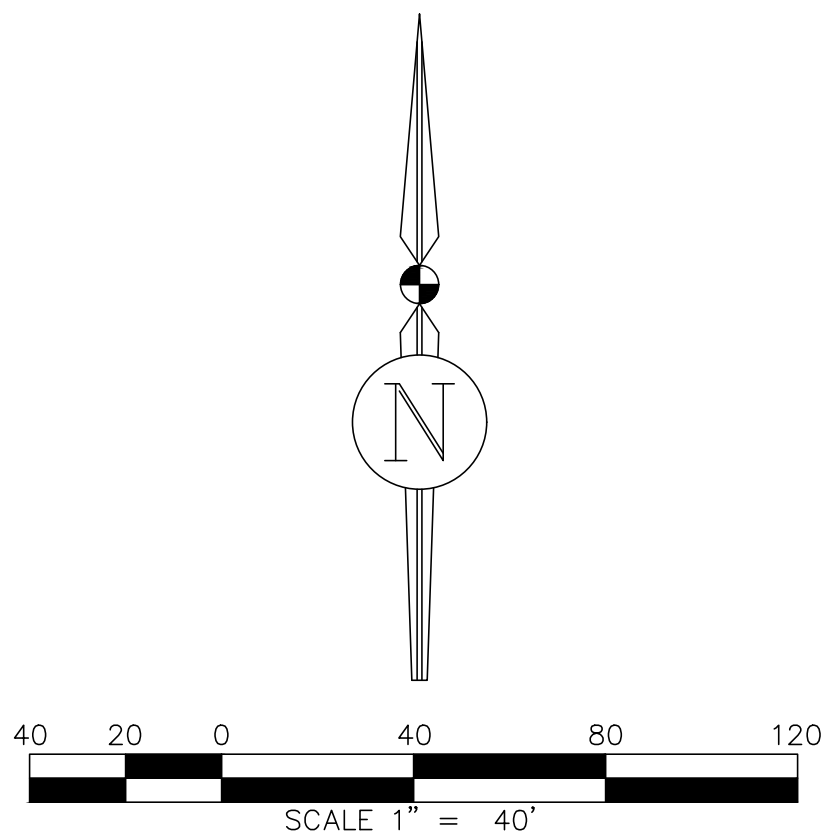
BOUNDARY AND TOPOGRAPHIC SURVEY
IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

ABBREVIATIONS

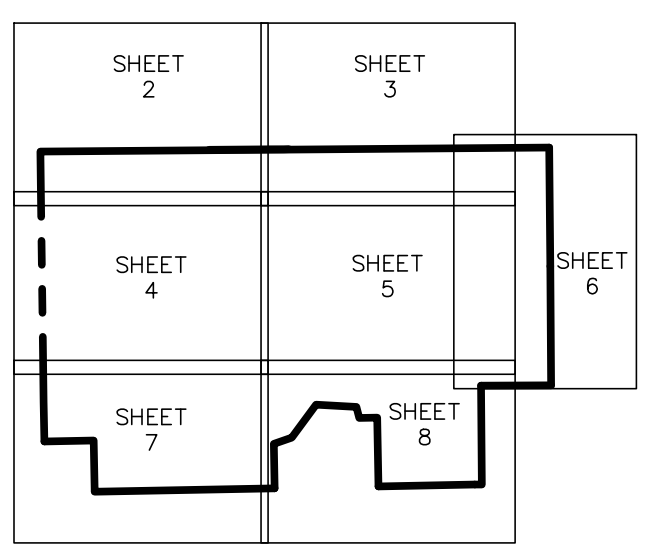
- (D1) = PARCEL A
(M) = MEASURED
CH = CHERRY LAUREL
FC = FENCE CORNER
GPS = GLOBAL POSITIONING SYSTEM
IRC = IRON ROD - CAPPED
LB = LICENSED BUSINESS
OA = OAK
OHW = OVERHEAD WIRE
P.B. = PLAT BOOK
PI = PINE
PG = PAGE
SB = SUGARBERRY
UNK = UNKNOWN

SYMBOL LEGEND

- BOUNDARY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
MATCH LINE
TAX PARCEL LINE
FENCE
OVERHEAD WIRE
BENCHMARK
IRON ROD - CAPPED
NAIL AND DISK
WELL
ELECTRIC METER



SHEET LEGEND



400 BLOCK
NW 143RD STREET
NEWBERRY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

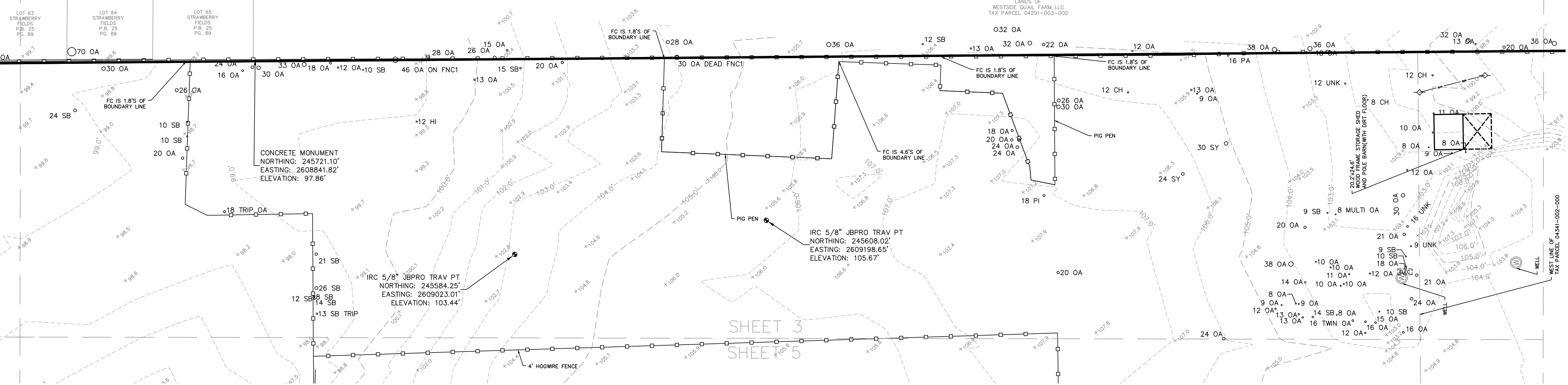
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Proj. No.: 356-19-07
Drawn: R.Booker
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Dwg. Date: 9/12/2022
Field Book: N/A
Pages: 3 of 8
Sheet: 3 of 8

SHEET 2
SHEET 3

SHEET 3
SHEET 6



BOUNDARY AND TOPOGRAPHIC SURVEY
IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

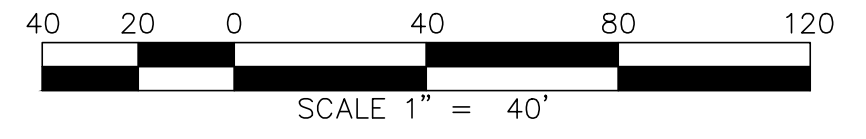
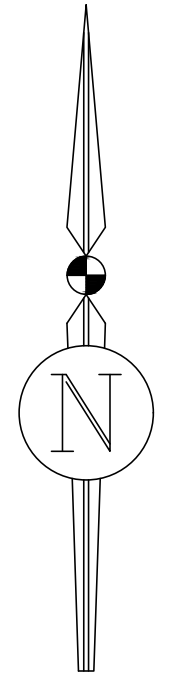
SHEET 2
SHEET 4

ABBREVIATIONS

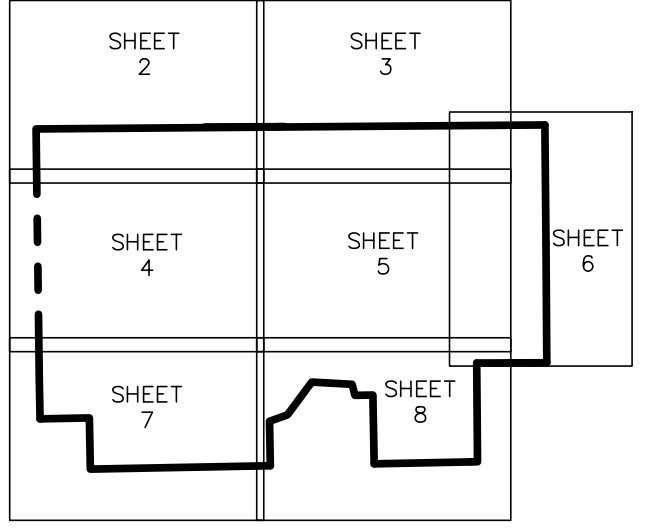
- (D1) = PARCEL A
(M) = MEASURED
CE = CEDAR
FC = FENCE CORNER
HI = HICKORY
LB = LICENSED BUSINESS
OA = OAK
OHW = OVERHEAD WIRE
P.B. = PLAT BOOK
PG. = PAGE
PI = PINE
RM = RED MAPLE
RW = RIGHT-OF-WAY
SB = SUGARBERRY
SY = SYCAMORE
UNK = UNKNOWN

SYMBOL LEGEND

- BOUNDARY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
SURVEY LINE
TAX PARCEL LINE
FENCE
OVERHEAD WIRE
GAS LINE
CONCRETE MONUMENT
CABLE TV BOX
WELL
SATELLITE DISH
CONCRETE PAVEMENT
ASPHALT PAVEMENT
FIRE HYDRANT
WATER VALVE COVER
WATER VALVE
STREET SIGN
TREE



SHEET LEGEND



400 BLOCK
NW 143RD STREET
NEWBERRY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY



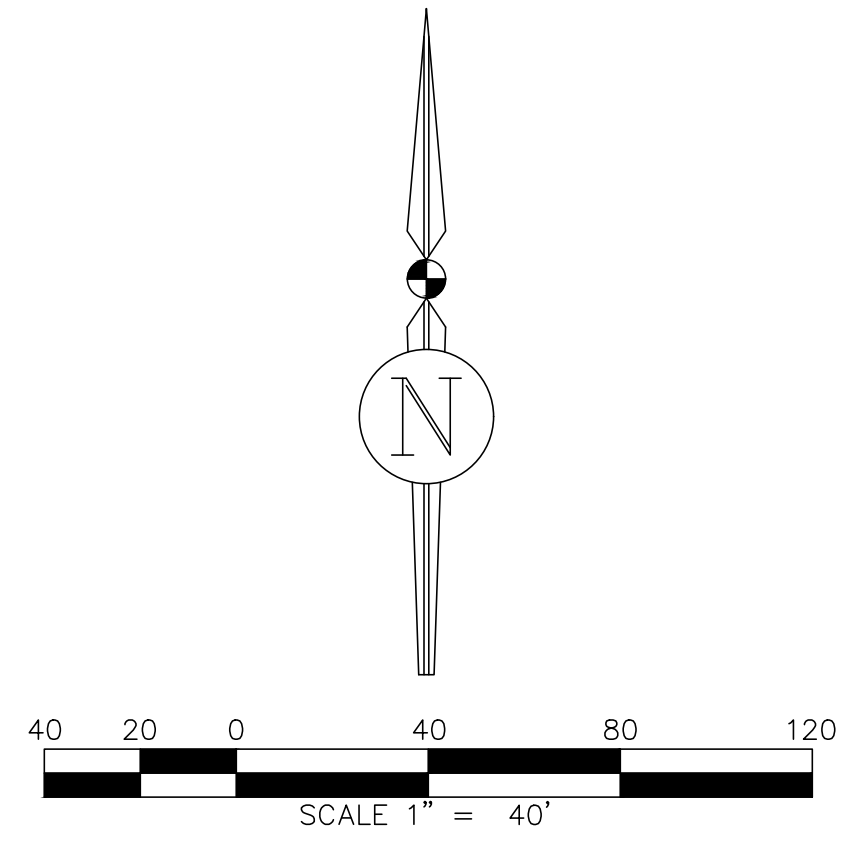
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Pages:	N/A
Sheet:	4 of 8

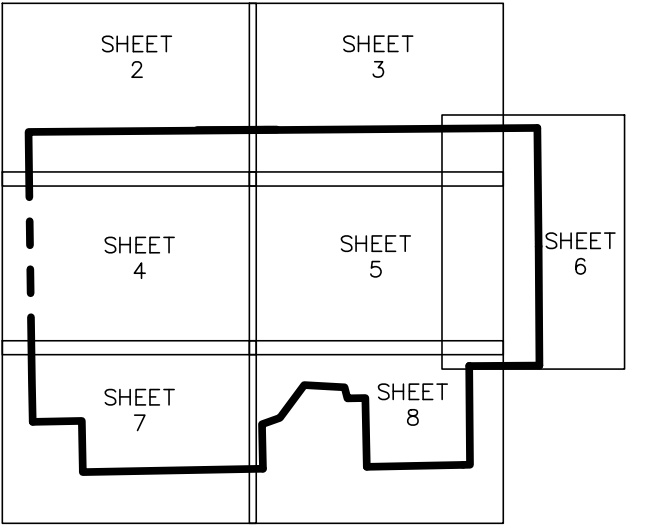
BOUNDARY AND TOPOGRAPHIC SURVEY
IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

- ABBREVIATIONS**
- (D) = DEED
 - (M) = MEASURED
 - (L2) = LESS PARCEL 2
 - CH = CHERRY LAUREL
 - IRC = IRON ROD - CAPPED
 - LB = LICENSED BUSINESS
 - OA = OAK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - SB = SUGARBERRY
 - TRIP = TRIPLE

- SYMBOL LEGEND**
- BOUNDARY LINE
 - EASEMENT LINE
 - MATCH LINE
 - TAX PARCEL LINE
 - FENCE
 - IRON ROD - CAPPED
 - 18 OA TREE



SHEET LEGEND



400 BLOCK
NW 143RD STREET
NEWBERRY, FLORIDA

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Sheet:	5 of 8

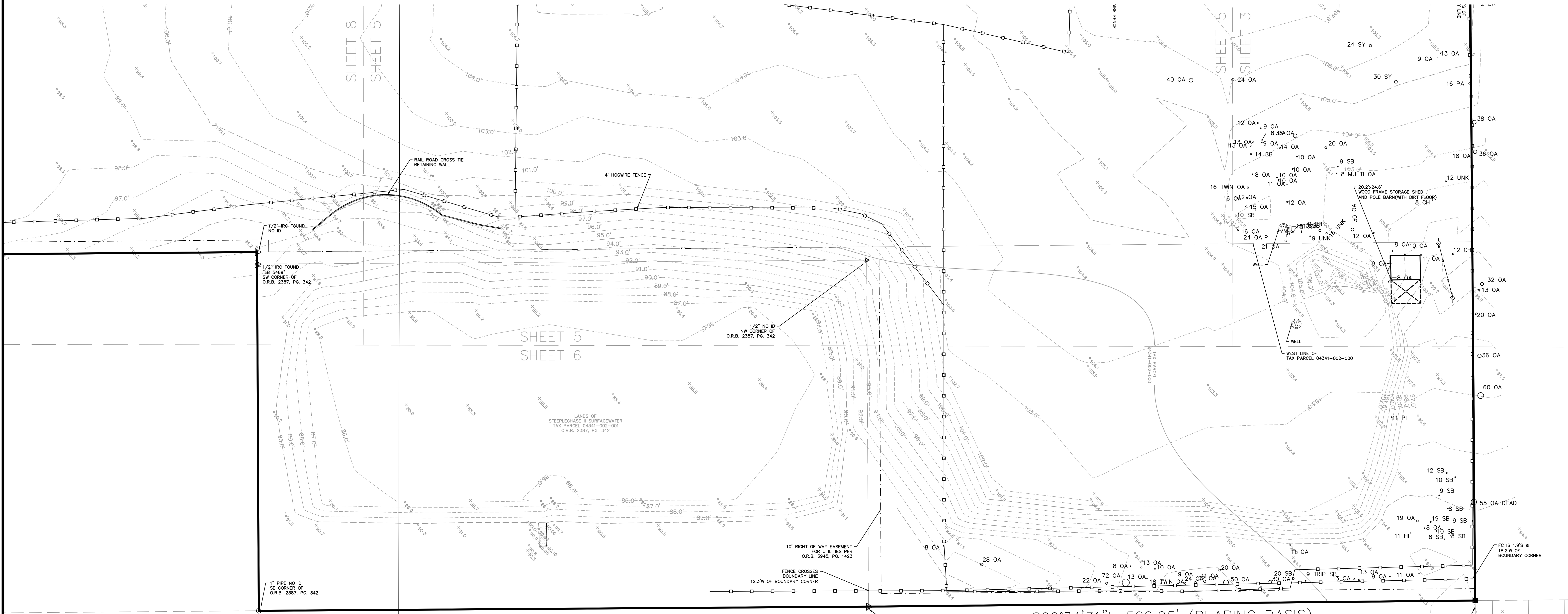
SHEET 3
SHEET 5

SHEET 5
SHEET 6

SHEET 4
SHEET 5

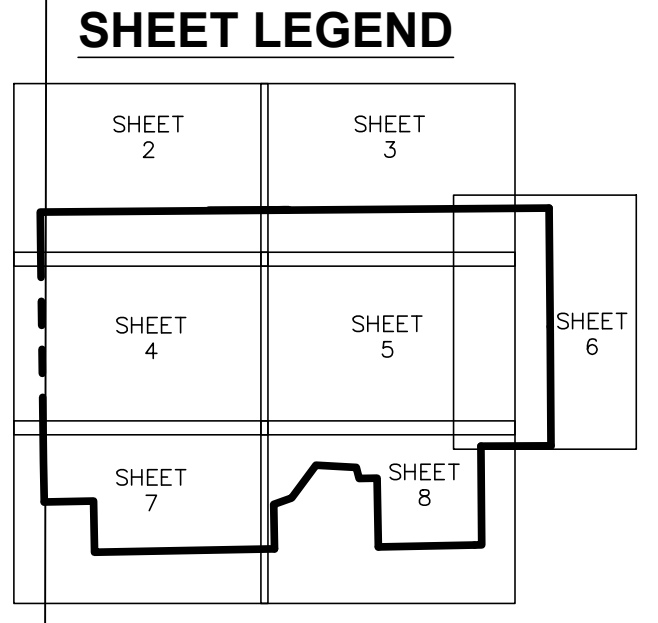
SHEET 5
SHEET 8

BOUNDARY AND TOPOGRAPHIC SURVEY
IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

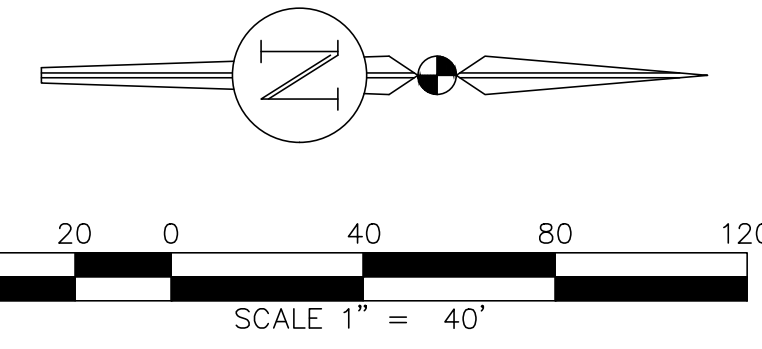


- ABBREVIATIONS**
- (D) = DEED
 - (M) = MEASURED
 - CH = CHERRY LAUREL
 - HI = HICKORY
 - ID = IDENTIFICATION
 - IRC = IRON ROD - CAPPED
 - LB = LICENSED BUSINESS
 - MULTI = MULTIPLE TRUNK
 - OA = OAK
 - OHW = OVERHEAD WIRE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PA = PALM
 - PI = PINE
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - R.W. = RIGHT-OF-WAY
 - SB = SUGARBERRY
 - SY = SYCAMORE
 - UNK = UNKNOWN

- SYMBOL LEGEND**
- BOUNDARY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - MATCH LINE
 - TAX PARCEL LINE
 - FENCE
 - OVERHEAD WIRE
 - IRON ROD - CAPPED
 - CONCRETE MONUMENT
 - NAIL AND DISK
 - WELL
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - TREE



S00°34'31"E 506.95' (BEARING BASIS)



**400 BLOCK
NW 143RD STREET
NEWBERRY, FLORIDA**

BOUNDARY & TOPOGRAPHIC SURVEY

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Dwg. Date:	9/12/2022
Field Book:	N/A
Pages:	N/A
Sheet:	6 of 8

BOUNDARY AND TOPOGRAPHIC SURVEY
IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

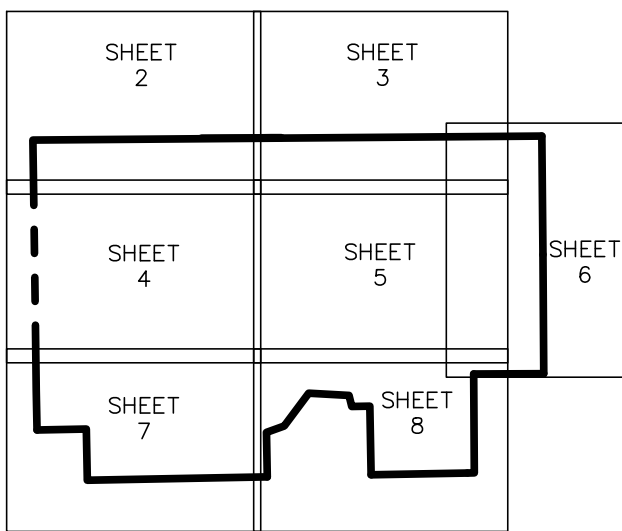
ABBREVIATIONS

(C) = CALCULATED
(D) = ALL PARCELS EXCEPT LESS PARCEL 4
(D1) = PARCEL A
(D2) = PARCEL A1
(D3) = PARCEL A2
(D4) = PARCEL B
(D5) = ALL PARCELS EXCEPT PARCEL A2 AND LESS PARCEL 4
(L1) = LESS PARCEL 1
(L2) = LESS PARCEL 2
(L3) = LESS PARCEL 3
(L4) = LESS PARCEL 4
(L5) = PARCEL ACE 'A'
(L6) = PARCEL ACE 'B'
(L7) = PARCEL ACE 'C'
(M) = MEASURED
BC = BACK OF CURB
CH = CHERRY LAUREL
CMON = CONCRETE MONUMENT
EP = EDGE OF PAVEMENT
FC = FENCE CORNER
FL = FLOWLINE
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
LB = LICENSED BUSINESS
MES = MITERED END SECTION
OA = OAK
OHW = OVERHEAD WIRE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
UNK = UNKNOWN

SYMBOL LEGEND

BOUNDARY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
MATCH LINE
TAX PARCEL LINE
FENCE
OVERHEAD WIRE
EXISTING WASTEWATER LINE
BENCHMARK
IRON ROD - CAPPED
CONCRETE MONUMENT
WASTEWATER MANHOLE
WELL
CONCRETE PAVEMENT
ASPHALT PAVEMENT
FIRE HYDRANT
WATER METER
VALVE
VALVE COVER
GAS VALVE COVER
WATER VALVE COVER
CLEANOUT
CABLE TV BOX
STREET SIGN
FAUCET
TREE

SHEET LEGEND



400 BLOCK
NW 143RD STREET
NEWBERRY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

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Pages: 7 of 8

SUBJECT PARCEL
TAX PARCELS
04341-001-010
04341-002-000
04341-002-001
04341-001-005
68.20 ACRES±

40 20 0 40 80 120
SCALE 1" = 40'

BOUNDARY AND TOPOGRAPHIC SURVEY
IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SHEET 5

SHEET 8

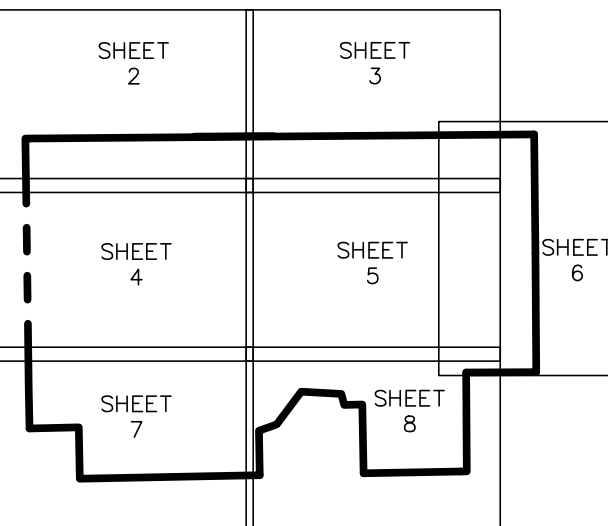
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(D2) = PARCEL A1
(D3) = PARCEL A2
(D4) = PARCEL B
(D5) = ALL PARCELS EXCEPT PARCEL A2 AND LESS PARCEL 4
(L1) = LESS PARCEL 1
(L2) = LESS PARCEL 2
(L3) = LESS PARCEL 3
(L4) = LESS PARCEL 4
(L5) = PARCEL ACE 'A'
(L6) = PARCEL ACE 'B'
(L7) = PARCEL ACE 'C'
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SYMBOL LEGEND

BOUNDARY LINE
EASEMENT LINE
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SURVEY LINE
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EXISTING WASTEWATER LINE
BENCHMARK
IRON ROD - CAPPED
CONCRETE MONUMENT
WASTEWATER MANHOLE
WELL
CONCRETE PAVEMENT
ASPHALT PAVEMENT
FIRE HYDRANT
WATER METER
VALVE
VALVE COVER
GAS VALVE COVER
WATER VALVE COVER
CLEANOUT
CABLE TV BOX
STREET SIGN
LIGHT POLE

SHEET LEGEND



**400 BLOCK
NW 143RD STREET
NEWBERRY, FLORIDA**

BOUNDARY & TOPOGRAPHIC SURVEY

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Pages: 8 of 8

