LEVY GRANT, LOT 8N AND LOT 8S ALACHUA COUNTY, FLORIDA TOWN OF MICANOPY "YMCA CAMP MCCONNELL"

LEGAL DESCRIPTION:

(PER TITLE COMMITMENT FILE NO. 16103335, AGENT FILE # 04444.589800 ISSUED BY OLD REPUBLIC NATIONAL TITLE ÎNSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF SEPTEMBER 08, 2016.

PARCEL ONE:

LOT TWENTY-ONE (21) AND LOT FORTY (40) OF THE LEITNER TRACT, BEING A SUBDIVISION OF LOTS EIGHT (8) AND NINE (9), OF THE MOSES E. LEVY GRANT, ACCORDING TO PLAT THEREOF IN DEED BOOK "J", AT PAGE 645 OF THE PUBLIC RECORDS OF ALACUHA COUNTY, FLORIDA, LESS THAT REAL PROPERTY DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 72, PAGE 155, OFFICIAL RECORDS BOOK 77, PAGE OFFICIAL RECORDS BOOK 1078, PAGE 580, OFFICIAL RECORDS BOOK 1084, PAGE 514, OFFICIAL RECORDS BOOK 1091M PAGE 162, OFFICIAL RECORDS BOOK 1144, PAGE 543, OFFICIAL RECORDS BOOK 1177, PAGE 22, OFFICIAL RECORDS BOOK 1328, PAGE 949, OFFICIAL RECORDS BOOK 1341, PAGE 221, OFFICIAL RECORDS BOOK 1735, PAGE 905 AND OFFICIAL RECORDS BOOK 1917, PAGE 1780 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY.

BEGIN AT THE SOUTHEAST CORNER OF LOT 22 AND TUN WEST 188 FEET THENCE RUN NORTH 114 FEET TO STATE HIGHWAY NO. 2. THENCE RUN SOUTHEAST 150 FEET, THENCE RUN SOUTH TO THE POINT OF BEGINNING, LYING IN LOT 22 OF THE LEITNER TRACT. A SUBDIVISION OF LOTS 8 AND 9 OF THE MOSES E. LEVY GRANT, AS PER PLAT RECORDED IN DEED BOOK "J", PAGE 645, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, LESS ROAD RIGHT-OF-WAY AS PER OFFICIAL RECORDS BOOK 4, PAGE 577, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO, LOT 39 OF THE LEITNER TRACT, A SUBDIVISION OF LOTS 8 AND 9 OF THE MOSES E. LEVY GRANT, AS PER PLAT RECORDED IN DEED BOOK "J". PAGE 645 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY AS PER OFFICIAL RECORDS BOOK 4, PAGE 577, OF THE PUBLIC RECORDS OF ALACHUA COUNTY,

COMMENCE AT THE SOUTHEAST CORNER OF LOT THIRTY-EIGHT (38) OF THE LEITNER TRACT, A SUBDIVISION OF LOT EIGHT (8) OF MOSES E. LEVY GRANT, THENCE NORTH 85 DEGREES 15 MINUTES WEST ALONG SOUTH LINE OF SAID LOT 8.75 CHAINS TO CORNER, THENCE NORTH 4 DEGREES 45 MINUTES EAST 14.97 CHAINS TO CORNERS ON SOUTH SIDE OF STATE HIGHWAY NO. 2. THENCE SOUTH 51 DEGREES EAT, PARALLEL TO SAID HIGHWAY 15.00 CHAINS TO CORNER, THENCE SOUTH 22 DEGREES MINUTE WEST 6.36 CHAINS TO CORNER, THENCE NORTH 85 DEGREES 15 MINUTES WEST ON SOUTH LINE OF LOT THIRTY-SEVEN (37) OF SUBDIVISION OF SAID LOT EIGHT (8) OF MOSES E, LEVY GRANT 1.15 CHAINS TO POINT OF BEGINNING; BEING IN LOTS 37 AND 38 OF SUBDIVISION OF LOT 8 OF MOSES E. LEVY GRANT, TOWNSHIP 11 SOUTH, RANGE 20 EAST, AS PER PLAT RECORDED IN DEED BOOK "J", PAGE 645, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: EXCEPT RAIL-ROAD RIGHT-OF-EAY AND LESS ROAD RIGHT-OF-WAY.

ALSO: ALL OF LOTS FORTY-TWO (42), FORTY-THREE (43), FIFTY-EIGHT (58) AND ALL OF LOTS FIFTY-NINE (59), SAVE AND EXCEPT SIXTEEN AND 3/8 ACRES ON THE WEST SIDE OF LOT FIFTY-NINE, AND

ALSO THE FOLLOWING DESCRIBED THREE TRACTS BEING A PART OF THE SIXTEEN AND 3/8 TRACT EXCEPT ABOVE

BEGINNING ON THE DIVIDING LINE BETWEEN THE LANDS OF J.H. EMERSON AND L.J. MONTGOMERY IN LOT FIFTY-NINE (59) OF THE TRACT AT A POINT FIFTEEN FEET SOUTH OF THE CENTER OF THE GAINESVILLE ROCKY POINT & MICANOPY (G.R.P. & M.) RY TRACT WHERE IT CROSSES SAID DIVIDING LINE AND RUNNING THENCE SOUTHWARD ONE HUNDRED FIFTY (150) FEET; THENCE WESTWARD TWO HUNDRED (200) FEET; THENCE NORTHWARD ONE HUNDRED NINETY-EIGHT (198) FEET TO A POINT FIFTEEN FEET SOUTH OF CENTER OF MAIN LINE OF RAILROAD TRACT; THENCE EASTWARD ALONG A LINE FIFTEEN FEET SOUTH OF SAID RAILROAD TRACT TWO HUNDRED FORTY-ONE (241) FEET TO POINT OF BEGINNING.

ALSO COMMENCING AT THE SOUTHEAST CORNER OF LOT KNOWN AS THE PACKING HOUSE LOT. THE SAID LOT LYING IN LOT FIFTY-NINE (59) OF THE LEITNER TRACT AND BEING THAT LOT FORMERLY CONVEYED BY J.R. EMERSON TO L.J. MONTGOMERY, THENCE WESTWARD ALONG A LINE AT RIGHT ANGLES TO THE WEST BOUNDARY LINE OF SAID PACKING HOUSE LOT FIFTY (50) FEET; THENCE NORTHWARD ALONG A LINE TO PARALLEL TO SAID WEST BOUNDARY LINE TO THE GAINESVILLE & GULF (G.&G.) R.R. RIGHT-OF-WAY: THENCE EAT FIFTY (50) FEET TO THE NORTHWEST CORNER OF SAID PACKING HOUSE LOT: THENCE SOUTH TO POINT OF BEGINNING: AND. ALSO BEGINNING AT THE SOUTHEAST CORNER OF THE MONTGOMERY PACKING HOUSE LOT IN LOT FIFTY-NINE (59) OF THE LEITNER TRACT AND RUN SOUTH SISTY-ONE YARDS TO A POST IN CENTER OF A DRAINWAY: THENCE IN A NORTHWESTERLY DIRECTION ALONG OR NEAR TO SAID DRAINWAY TO SOUTHWEST CORNER OF LAND FORMERLY PURCHASED BY MONTGOMERY FROM EMERSON; THENCE EASTWARD TO BEGINNING, SAID LOT BEING TRIANGULAR IN SHAPE, EXCEPT RAILROAD RIGHT—OF—WAY.

ALL OF THE ABOVE-DESCRIBED LANDS BEING IN THE LEITNER TRACT. A SUBDIVISION OF LOTS 8 AND 9 OF THE M.E. LEVY GRANT IN TOWNSHIP ELEVEN (11) SOUTH, RANGE TWENTY (20) EAST AS PER PLAT RECORDED IN DEED BOOK "J", PAGE 645, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS THAT TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 92, PAGE 557, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS THE RIGHT OF WAY OF S.E. 134TH AVENUE AND INTERSTATE HIGHWAY NO. 75 AND ANY PROPERTY LYING SOUTH AND WEST OF SAID RIGHT OF WAY.

PARCEL FOUR:

THAT PART OF LOT FORTY-FOUR (44) OF LEITNER OF LOTS EIGHT (8) AND NINE (9) OF LEVY GRANT AS RECORDED IN DEED BOOK "J". PAGE 645. OF PUBLIC RECORDS OF ALACHUA COUNTY. FLORIDA, LYING WEST OF THE ATLANTIC COAST LINE (ACL) R/W ABANDONED TRACKS.

PARCEL FIVE:

COMMENCE AT THE SOUTHWEST (SW) CORNER OF LOT THIRTY-EIGHT (38) OF THE LEITNER TRACT (TRACK) OF LOTS EIGHT (8) AND NINE (9) OF THE LEVY GRANT IN TOWNSHIP ELEVEN (11) SOUTH, RANGE TWENTY (20) EAST, IN ALACHUA COUNTY, FLORIDA, AS PER PLAT RECORDED IN DEED BOOK "J", PAGE 645 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 4°45' EAST 6.793 CHAINS TO A STAKE THENCE SOUTH 85° EAST, 11.74 CHAINS TO A STAKE. THENCE SOUTH 5°7' WEST 6.62 CHAINS TO A TAKE. THENCE NORTH 85°53' WEST 11.712 CHAINS TO THE POINT OF BEGINNING, BEING IN THE SOUTH PART OF SAID LOT THIRTY-EIGHT (38).

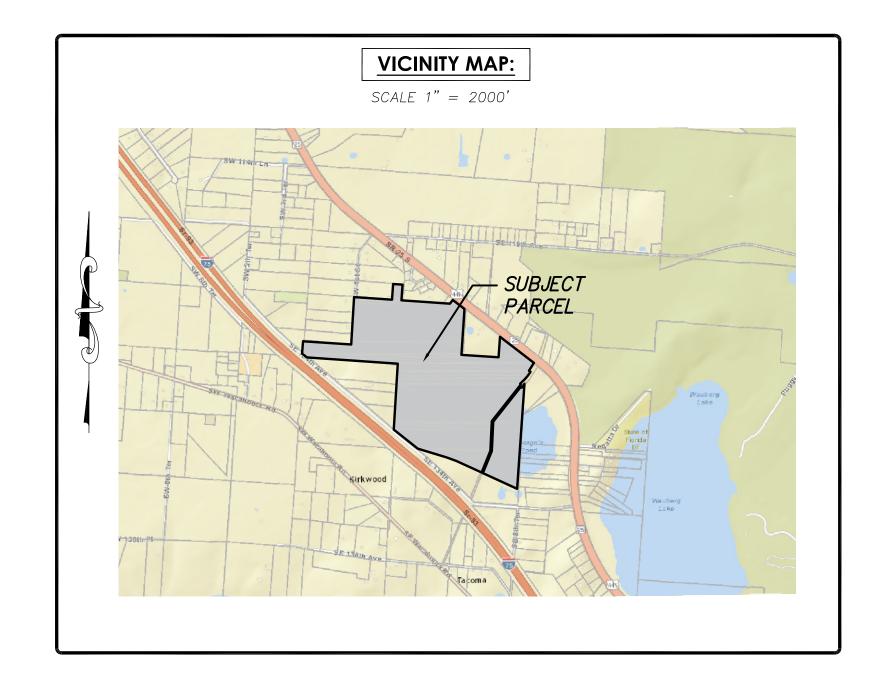
ALL RAILROAD RIGHT-OF-WAY IN THE LAND IN LOTS 21, 40, 22, 39, 38, 42, 43, 58, 59 AND 44 OF THE LEITNER TRACT, A SUBDIVISION OF LOTS EIGHT (8) AND NINE (9) OF THE MOSES E. LEVY GRANT, AS PER PLAT RECORDED IN DEED BOOK "J", PAGE 645 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS:

COMMENCE AT THE NW CORNER OF LOT 21 OF THE LEITNER TRACT, TOWNSHIP 11 SOUTH, RANGE 20 EAST, AND RUN S 4°34'11" W ALONG THE WEST LINE OF SAID LOT 323.99 FEET TO THE P.O.B., THENCE CONTINUE SOUTH 4°34'11"W ALONG SAID WEST LINE 330 FEET, THENCE RUN SOUTH 86°06'19" E 991.13 FEET, THENCE RUN N 3°35'46" E 263.22 FEET. THENCE RUN N 37°50'46" E 80.48 FEET, THENCE RUN N 86°06'19" W 1030.81 FEET TO THE WEST LINE OF SAID LOT 21 AND THE P.O.B. ALL LYING AND BEING IN LOT 21 OF THE LEITNER TRACT IN T 11 S - R 20 E, ALACHUA COUNTY, FLORIDA, AS PER PLAT RECORDED IN DEED BOOK "J", PAGE 645 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 21 OF THE LEITNER TRACT AND RUN NORTH 3 DEGREES 35 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3.57 FEET; THENCE RUN NORTH 86 DEGREES 06 MINUTES 19 SECONDS WEST 198 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEGREES 06 MINUTES 19 SECONDS WEST 792 FEET; THENCE RUN NORTH 3 DEGREES 35 MINUTES 46 SECONDS EAST 330 FEET; THENCE RUN SOUTH 86 DEGREES 06 MINUTES 19 SECONDS EAST 792 FEET; THENCE RUN SOUTH 3 DEGREES 35 MINUTES 46 SECONDS WEST 330 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN LOT 21 OF THE LEITNER TRACT, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AS PER PLAT RECORDED IN DEED BOOK "J", PAGE 645 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



SHEET 1 OF 3 ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 FOR OVERALL BOUNDARY

SEE SHEET 3 FOR DETAILS

SURVEY NOTES:

- 1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- DATE OF FIELD SURVEY: MARCH 21. 2017
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12001C0465D & 12001C07400, EFFECTIVE DATE OF JUNE 16, 2006, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" -AND AREA OF MINIMAL FLOODING AND ZONE "A" - AN OF SPECIAL FLOOD HAZARD ARFA.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (RURAL LANDS) 1 FOOT IN 5,000 FEET.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED
- WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. HORIZONTAL CLOSURE FOR SUBJECT PARCEL IS 1/16,426.
- THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT
- ACCESS TO THE SUBJECT PROPERTY IS OBTAINED FROM U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25) AND S.E. 134TH AVENUE, BOTH PUBLIC RIGHT OF WAY.
- 17. RAILROAD RIGHT OF WAY SHOWN HEREON IS BASED ON ATLANTIC COAST LINE R R CO, RIGHT OF WAY AND TRACK MAP, MICANOPY BRANCH, VALUATION MAP VO0660, V8A, FLA-4, AND VO061, V8A, FLA 5, DATED JUNE 30TH 1917. THE TRACKS FOR SAID RAILROAD HAVE BEEN ABANDONED.
- RIGHT OF WAY OF FOR STATE ROAD NO. 25 / U.S. HIGHWAY NO. 441 IS BASED ON DGN FILES PROVIDED BY STATE OF FLORIDA STATE ROAD DEPARTMENT DISTRICT TWO, FIN#: 207849-5, DATABASE 2061005, DATED AUGUST *07, 2003.*
- RIGHT OF WAY FOR OF STATE ROAD NO. 93 / INTERSTATE NO. 75 IS BASED ON DGN FILES PROVIDED BY STATE OF FLORIDA STATE ROAD DEPARTMENT DISTRICT TOW, FIN#: 428805-1-32-02, DATED SEPTEMBER 26, 2013.

CERTIFIED TO:

YMCA OF THE PALM BEACHES OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

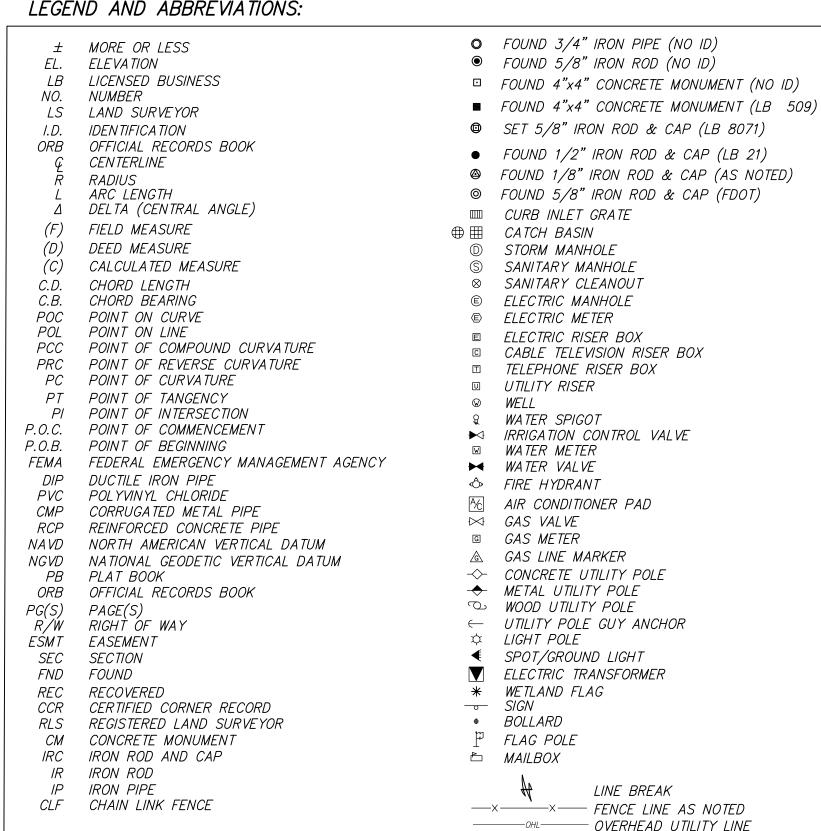
GREENBERG TRAURIG, P.A.

LEGAL DESCRIPTION: (AS SURVEYED)

A PARCEL OF LAND LYING IN LOTS 21, 22, 38, 39, 40, 42, 43, 58, AND 59 OF THE LEITNER TRACT, A SUBDIVISION OF LOT 8 AND LOT 9 OF THE MOSES E. LEVY GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK "J", PAGE 645 OF THE PUBLIC RECORDS OF ALACHUA COUNTY. FLORIDA. IN TOWNSHIP 11 SOUTH. RANGE 20 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE S.86°09'30"E., 1,009.67 FEET; THENCE N.38°06'55"E., 97.40 FEET; THENCE S.52°10'30"E., 306.93 FEET; THENCE S.03°40'35"W., 959.12 FEET; THENCE S.86°29'54"E., 773.40 FEET; THENCE N.03°56'50"E., 424.78 FEET; THENCE S.52°27'11"E., 964.05 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,790.73 FEET, A CENTRAL ANGLE OF 02°12'28", AND A CHORD BEARING AND DISTANCE OF S.51°03'25"E. 69.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.00 FEET TO THE END OF SAID; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,535.48 FEET A CENTRAL ANGLE OF 11°34'52", AND A CHORD BEARING AND DISTANCE OF S.30°10'47"W., 309.84 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 310.37 FEET TO THE END OF SAID; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,535.48 FEET, A CENTRAL ANGLE OF 09°33'09", AND A CHORD BEARING AND DISTANCE OF S.41°07'51"W., 255.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 256.00 FEET TO THE END OF SAID; THENCE S.03°44'23"W., 2,076.12 FEET; THENCE N.65°24'40"W., 1,392.60 FEET; THENCE N.69°36'54"W., 212.18 FEET; THENCE N.73°15'13"W., 632.08 FEET; THENCE N.51°29'46"W.. 636.07 FEET: THENCE N.03°22'19"E.. 1.376.68 FEET: THENCE N.86°07'39"W.. 1.894.08 FEET: THENCE N.50°20'33"W., 82.41 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,369.14 FEET, A CENTRAL ANGLE OF 00°14'06", AND A CHORD BEARING AND DISTANCE OF N.52°08'22"W., 46.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.63 FEET TO THE END OF SAID; THENCE N.04°04'49"E., 258.16 FEET; THENCE S.86°03'22"E., 1,007.05 FEET; THENCE N.03°23'05"E., 989.22 FEET; THENCE S.86°06'01"E., 791.82 FEET; THENCE N.03°39'43"E., 329.58 FEET; THENCE S.86°00'41"E., 197.85 FEET: THENCE S.03°37'47"W., 329.73 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 211.56 ACRES. MORE

LEGEND AND ABBREVIATIONS:



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (CERTIFICATE OF AUTHORIZATION NO. LB 8071)

DRAWN: C.J.H. REVISED: C.J.H. REVISED: C.J.H. APPROVED: C.J.H. SCALE: NO.							
D: C.J.H. I. REMOVED B-II ITEM 22 NO. REVISIONS	-	DRAWN:	C.J.H.				
D: C.J.H. 1. REMOVED B-II ITEM 22 NO. REVISIONS		REVISED:					
ED: C.J.H. 1. REMOVED B—II ITEM 22 NO. REVISIONS		REVISED:					
VED: C.J.H. 1. REMOVED B—II ITEM 22		CHECKED:	C.J.H.				
NO. REVISIONS BY		APPROVED:	С.Ј.Н.	1.	REMOVED B-II ITEM 22	CJH	04/2
		SCALE:		ON NO		ВУ	



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J.O.# 16591 DWG.# 16591R

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