



## BOUNDARY SURVEY

TAX PARCELS 18354-037-001 AND 18354-037-007, ALSO  
BEING LOT 3 OF KENNEDY SURVEY AS RECORDED IN PLAT  
BOOK "A" PAGE "123" LYING IN SECTION 35, TOWNSHIP 11  
SOUTH, RANGE 21 EAST, ALACHUA COUNTY, FLORIDA

### POINT OF COMMENCEMENT

NE CORNER, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 21 EAST

FCM (PCM RLS 509) N:188829.28  
E:27077789.51

N89°54'41"W 1320.00' (D)  
S88°58'15"W 1319.79' (M) — BEARING BASIS

FCM (NO ID)

FCM (PCM RLS 509)  
N: 188852.99  
E: 2709109.09

S89°00'35"W 36.50' (M)

LOT 1 KENNEDY SURVEY PB. A, PG.123  
TAX PARCEL 18354-037-014

### POINT OF BEGINNING

TAX PARCEL 18354-037-001

NE CORNER LOT 3, FCM (PCM RLS 509) N:188175.39  
E:2707877.57

N89°54'41"W 2000'± (D)  
N88°58'03"W 2045.24' (M)

FCM (PCM RLS 509)  
N:188156.83  
E:2708847.50

N88°58'05"E 1030.24' (M)

TAX PARCEL 18354-037-001  
14.980 ACRES +/-

### SUBJECT PARCEL

± 29.166 ACRES  
LOT 3 KENNEDY SURVEY PB. A, PG.123

N89°54'41"W 1940'± (D)  
N88°58'25"E 1928'± (M)

S89°54'41"E 1940'± (D)  
S88°58'25"W 1928'± (M)

TAX PARCEL 18354-037-007  
14.186 ACRES +/-

N89°54'41"W 1870'± (D)  
S88°58'23"W 1826.89 (M)

TAX PARCEL 18354-037-012

SRC WITNESS

N88°58'05"E 1015.00' (M)

NORTH LINE OF LOT 3

ORANGE LAKE

WATERS EDGE ON 01/14/2020

SURVEY TIE LINE

SURVEY TIE LINE

N050°45'W 352.76'

N050°45'W 352.76'

SURVEY TIE LINE

SURVEY TIE LINE

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#### SURVEYOR'S NOTES:

- THE MEASURED BEARINGS HEREON ARE LAMBERT GRID BEARINGS. SAID BEARINGS BEING REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH ZONE), NAD83 (2011 ADJUSTMENT). SAID BEARINGS BEING DERIVED FROM REAL TIME KINETIC MEASUREMENTS UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK AND HAVING A GRID BEARING OF SOUTH 88°58'15" WEST, BETWEEN FOUND MONUMENTATION, ALONG THE NORTH LINE OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 21 EAST AS SHOWN HEREON.
- 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 NOT 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.
- ACCORDING TO OR. BOOK 1290, PG. 306 THE SUBJECT PARCEL IS SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND THAT SERVES AS ACCESS TO COUNTY ROAD 325 FORMALLY KNOWN AS STATE ROAD 325.
- THE SUBJECT PARCEL WAS PREVIOUSLY SURVEYED BY THE PERRY C. McGRUFF CO. DATED 12/15/1977 AND THE SOUTHERLY PARCEL AGAIN PROJECT NO. M-1684-80, DATED 6/30/1980.

#### LEGEND

- PB = PLAT BOOK  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
O.R. = OFFICIAL RECORD  
PG. = PAGE  
R/R = RAIL ROAD SPIKE  
FCM = FOUND CONCRETE MONUMENT (AS NOTED)  
SRC = SET 1/2" IRON ROD AND CAP (ALACHUA COUNTY)  
FIP = FOUND IRON PIPE (SIZE AND ID. AS NOTED)  
FRC = FOUND ROD AND CAP (SIZE AND ID. AS NOTED)  
(M) = MEASURED  
(D) = DEED  
(C) = CALCULATED  
(I) = IDENTIFICATION  
[Symbol] = TELEPHONE PEDESTAL  
[Symbol] = SANITARY SEWER CLEANOUT  
[Symbol] = WOOD POLE  
[Symbol] = ELECTRIC BOX  
OHW = OVERHEAD WIRE

LEGAL DESCRIPTION — TAX PARCEL 18354-037-007, PER O.R. BOOK 1290 PG. 306.

A Portion of Section 35, Township 11 South, Range 21 East Alachua County, Florida; being more particularly described as follows:

Commence at the NE corner of Section 35, Township 11 South, Range 21 East and run thence North 89°54'41" West along the North boundary of said Section, 1320.00 feet; thence South 06°32'52" East, parallel to the East boundary of said Section 990.00 feet to the Point of Beginning; thence continue South 06°32'52" East along the East boundary of Lot 3 of Kennedy Survey as per plat recorded in Plat Book A, page 123 of the Public Records of Alachua County, Florida 330.00 feet to the SE corner of said Lot 3; thence North 89°54'41" West, along the South boundary of said lot 1870 feet more or less to the waters edge of Orange Lake; thence northwesterly along said waters edge 345 feet, more or less, to a point that bears North 89°54'41" West from the Point of Beginning; thence South 89°54'41" East parallel to the South boundary of said lot 1940 feet more or less to the Point of Beginning.

Containing 11.93 acres, more or less above the 62 foot elevation contour line as established by the Perry C. McGruff Co., Inc., on December 15, 1977. Together with and subject to a non-exclusive easement for ingress and egress to State Road 325 over and across the following described lands, to wit:

The South ten (10) feet of Lot (1), and the North twenty (20) feet and West fifteen (15) of Lot Four (4) and the East fifteen (15) feet of Lot Three (3), Said Lots One (1), Three (3) and Four (4) as per plat of section thirty-five (35), Township Eleven (11) South, Range Twenty-One (21) East recorded in Plat Book "A" page 123 of the Public Records of Alachua County, Florida.

LEGAL DESCRIPTION — TAX PARCEL 18354-037-001, PER O.R. BOOK 4378 PG. 1195

A Portion of Section 35, Township 11 South, Range 21 East Alachua County, Florida; being more particularly described as follows:

Commence at the NE corner of Section 35, Township 11 South, Range 21 East and run thence North 89 degrees 54 minutes 41 seconds West along the North boundary of said Section, 1320.00 feet; thence South 06 degrees 32 minutes 52 seconds East, parallel to the East boundary of said Section 660.00 feet to the NE corner of Lot 3 of Kennedy Survey as per plat recorded in Plat Book A, page 123 of the Public Records of Alachua County Florida and Point of Beginning; thence continue South 06 degrees 32 minutes 52 seconds East along the East boundary of said Lot 330.00 feet; thence North 89 54 minutes 41 seconds West, parallel to the north boundary of said Lot 1940.00 feet, more or less, to the waters edge of Orange Lake; thence northwesterly along said waters edge 343 feet, more or less, to a point on the North boundary of said Lot 3; thence South 89 degrees 54 minutes 41 seconds East along said North boundary 2000 feet, more or less, to the Point of Beginning, as per that deed recorded in O.R. Book 1254, page 234.

I HEREBY CERTIFY TO ALACHUA COUNTY THAT THE SKETCH HEREON IS AN ACCURATE REPRESENTATION OF THE LANDS DESCRIBED HEREON, IN ACCORDANCE WITH THE FLORIDA STATUTE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, AS A CONDITION OF THE SURVEYOR'S LICENSE AND AS REQUIRED BY THE FLORIDA STATUTE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

ALACHUA COUNTY  
PUBLIC WORKS  
SURVEYING

PHONE 352-374-3245 / 386-462-0055  
GAINESVILLE, FLORIDA 32653

CHARLE R. BRECKEN  
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE NUMBER 6763

Date

| PROJECT NO. | DRAFTER       | FIELD BOOK        | SURVEY DATE      |
|-------------|---------------|-------------------|------------------|
| 19-049      | J. BRINKMAN   | FB 35, PGS. 37-51 | 01/28/2020       |
| SHEET NO.   | COMPUTER FILE | DRAWING SCALE     | REVISION DATE(S) |
| 1 of 1      | 19-049.dwg    | 1" = 100'         |                  |