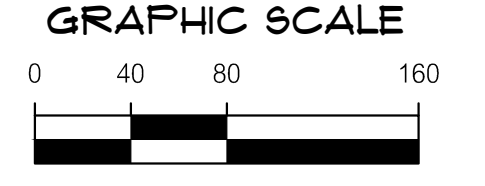


# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA



**LAND DESCRIPTION:** (SUBJECT PARCEL) AS FURNISHED PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-6793043, COMMITMENT DATE: DECEMBER 20, 2021

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFORESAID FRACTIONAL SECTION 3, FOR THE POINT OF REFERENCE AND RUN N 00°15'12" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1319.69 FEET TO THE SOUTHWEST CORNER OF THE NORTH 3/4 OF SAID FRACTIONAL SECTION 3, THENCE CONTINUE N 00°15'12" W, ALONG SAID WEST LINE OF FRACTIONAL SECTION 3, A DISTANCE OF 512.11 FEET; THENCE RUN S 89°18'13" E, A DISTANCE OF 30.10 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 143RD STREET WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 839, PAGE 183 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 00°14'59" W, ALONG SAID EAST RIGHT OF WAY LINE, 946.82 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1373, PAGE 621 OF SAID PUBLIC RECORDS; THENCE N 89°33'33" E, ALONG SAID SOUTH LINE, 132.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE N 07°37'39" W, ALONG THE EAST LINE OF SAID LANDS, 195.22 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 26 (A 110 FOOT RIGHT OF WAY), A DISTANCE OF 191.92 FEET; THENCE N 00°25'09" W, 216.65 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S 07°37'39" E, ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 26 (A 110 FOOT RIGHT OF WAY), 262.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°34'51" E, ALONG SAID SOUTH RIGHT OF WAY LINE, 102.42 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 596.01 FEET OF SAID FRACTIONAL SECTION 3; THENCE S 00°15'12" E, ALONG SAID EAST LINE, 251.50 FEET; THENCE S 89°34'51" W, PARALLEL WITH THE SOUTH RIGHT OF WAY OF SAID STATE ROAD NO. 26, 109.68 FEET; THENCE N 00°25'09" W, 251.50 FEET TO THE POINT OF BEGINNING.

ALSO

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFORESAID FRACTIONAL SECTION 3, FOR A POINT OF REFERENCE AND RUN N 00°15'12" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1319.69 FEET TO THE SOUTHWEST CORNER OF THE NORTH 3/4 OF SAID FRACTIONAL SECTION 3, THENCE CONTINUE N 00°15'12" W, ALONG SAID WEST LINE OF FRACTIONAL SECTION 3, A DISTANCE OF 512.11 FEET; THENCE RUN S 89°18'13" E, A DISTANCE OF 30.10 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 143RD STREET WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 839, PAGE 183 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE N 00°14'59" W, ALONG SAID EAST RIGHT OF WAY LINE, 946.82 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1373, PAGE 621 OF SAID PUBLIC RECORDS; THENCE N 89°33'33" E, ALONG SAID SOUTH LINE, 132.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE N 07°37'39" W, ALONG THE EAST LINE OF SAID LANDS, 195.22 FEET; THENCE N 89°34'51" E, ALONG SAID SOUTH RIGHT OF WAY LINE, 191.92 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 596.01 FEET OF SAID FRACTIONAL SECTION 3; THENCE S 00°15'12" E, ALONG SAID EAST LINE, 901.54 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 839, PAGE 183; THENCE N 89°18'13" W, ALONG THE NORTH LINE OF SAID LANDS, 565.99 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2332, PAGE 1424, OFFICIAL RECORDS BOOK 2332, PAGE 1422, OFFICIAL RECORDS BOOK 2333, PAGE 1956 AND OFFICIAL RECORDS BOOK 2639, PAGE 526, ALL BEING RECORDED IN THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA.

**LAND DESCRIPTION:** (PARCEL A) PREPARED BY THIS SURVEYOR

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFORESAID FRACTIONAL SECTION 3, FOR THE POINT OF REFERENCE AND RUN N 00°15'12" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1831.80 FEET; THENCE S 89°18'13" E, A DISTANCE OF 30.10 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 143RD STREET WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 839, PAGE 183 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 89°18'13" E, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 323.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°14'59" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 175.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2332, PAGE 1424 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N 89°32'47" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 270.39 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S 00°15'12" E, A DISTANCE OF 554.82 FEET TO THE NORTHEAST CORNER OF OFFICIAL RECORD BOOK 839, PAGE 183 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N 89°18'13" W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 242.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3.23 ACRES, MORE OR LESS.

**LAND DESCRIPTION:** (PARCEL B) PREPARED BY THIS SURVEYOR

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFORESAID FRACTIONAL SECTION 3, FOR THE POINT OF REFERENCE AND RUN N 00°15'12" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1831.80 FEET; THENCE S 89°18'13" E, A DISTANCE OF 30.10 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 143RD STREET WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 839, PAGE 183 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N 00°14'59" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 274.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°14'59" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 175.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2639, PAGE 526 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N 89°33'59" W, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 295.43 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S 00°14'59" E, A DISTANCE OF 175.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.19 ACRES, MORE OR LESS.

**LAND DESCRIPTION:** (PARCEL C) PREPARED BY THIS SURVEYOR

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFORESAID FRACTIONAL SECTION 3, FOR THE POINT OF REFERENCE AND RUN N 00°15'12" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1831.80 FEET; THENCE S 89°18'13" E, A DISTANCE OF 30.10 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 143RD STREET WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 839, PAGE 183 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N 00°14'59" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 274.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°14'59" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 175.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2639, PAGE 526 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N 89°33'59" W, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 295.43 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S 89°33'59" W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 295.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.00 ACRES, MORE OR LESS.

**LAND DESCRIPTION:** (PARCEL D) PREPARED BY THIS SURVEYOR

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFORESAID FRACTIONAL SECTION 3, FOR THE POINT OF REFERENCE AND RUN N 00°15'12" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1831.80 FEET; THENCE S 89°18'13" E, A DISTANCE OF 30.10 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 143RD STREET WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 839, PAGE 183 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N 00°14'59" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 274.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°14'59" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 175.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2639, PAGE 526 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N 89°34'49" W, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 295.43 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S 89°33'59" W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 295.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.00 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF N 00°15'12" W FOR THE WEST LINE OF FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, SAID BEARING IS IDENTICAL TO THE FURNISHED LAND DESCRIPTION.
  - VERTICAL DATUM IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
  - NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  - THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRUST.
  - INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-6793043, COMMITMENT DATE: DECEMBER 20, 2021. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
  - INFORMATION FROM FEDERAL, EMERGENCY MANAGEMENT AGENCY, (FEMA) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
  - FENCES, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
  - THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
  - THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
  - THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
  - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
  - THERE HAS BEEN NO FIELD DELINEATION OF ANY WETLANDS ON THE SUBJECT PARCEL.
  - THREE TREES 6" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
  - ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE\* LAYERS IN THE SUPPLIED DIGITAL FILE.
  - TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
  - PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.
  - THIS SURVEY IS A TOTAL OF THREE (3) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY AND EASEMENT INFORMATION. SEE SHEETS TWO (2) AND THREE (3) FOR DETAILED IMPROVEMENT AND TOPOGRAPHIC INFORMATION.
  - SCHEDULE B-2 ITEM 10 HAS BEEN AMENDED BY ORS 5063, PAGE 153 OF THE OFFICIAL RECORDS OF ALACHUA COUNTY. THIS RECORDING WAS FILED AFTER THE DATE OF PROVIDED TITLE OPINION.
  - SCHEDULE B-2 ITEM 11 HAS BEEN AMENDED BY ORS 5054, PAGE 1987 OF THE OFFICIAL RECORDS OF ALACHUA COUNTY. THIS RECORDING WAS FILED AFTER THE DATE OF PROVIDED TITLE OPINION.

(D) = DATA BASED ON FURNISHED DESCRIPTION	CHRY = CHERRY TREE
(M) = DATA BASED ON FIELD MEASUREMENTS	HACK = HACKBERRY TREE
(C) = DATA BASED ON CALCULATED MEASUREMENTS	LAO = LAUREL OAK TREE
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY	LO = LIVE OAK TREE
FIRM = FLOOD INSURANCE RATE MAP	PNE = PINE TREE
ID = IDENTIFICATION	⊙ = BENCHMARK
R/W = RIGHT OF WAY	— = CONTOUR LINE
O.R.B. = OFFICIAL RECORDS BOOK	— = OVERHEAD WIRE
P.B. = PLAT BOOK	— = FENCE LINE
INV = INVERT	— = STORM PIPE
RCP = REINFORCED CONCRETE PIPE	— = SANITARY PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE	— = SPOT ELEVATION (PERVIOUS SURFACE)
NRE = NORTH RIM ELEVATION	X 80.5 = SPOT ELEVATION (IMPERVIOUS SURFACE)
● = SET 5/8" STEEL ROD & CAP (L.B. 5075)	■ = ASPHALT SURFACE
● = FOUND 5/8" ROD (NO ID.)	■ = ADA WARNING SURFACE
▲ = SET NAIL AND DISK STAMPED (L.B. 5075)	■ = CONCRETE SURFACE
● = FOUND NAIL AND DISK (L.B. 5075)	■ = SCHEDULE B-4 EASEMENT ITEM #10
● = FOUND 5/8" ROD (NO ID.)	■ = SCHEDULE B-4 EASEMENT ITEM #11 (EXHIBIT C)
⊙ = WOODEN POWER POLE	■ = SCHEDULE B-4 EASEMENT ITEM #11 (EXHIBIT D)
⊙ = CONCRETE LIGHT POLE	■ = SCHEDULE B-4 EASEMENT ITEM #11 (EXHIBIT E)
⊙ = CABLE TELEVISION BOX	■ = SCHEDULE B-4 EASEMENT ITEM #11 (EXHIBIT F)
⊙ = SANITARY SEWER MANHOLE	■ = SCHEDULE B-4 EASEMENT ITEM #11
⊙ = STORM SEWER MANHOLE	■ = SCHEDULE B-4 EASEMENT ITEM #12
⊙ = TELEPHONE MANHOLE	■ = SCHEDULE B-4 EASEMENT ITEM #13
⊙ = WELL	■ = SCHEDULE B-4 EASEMENT ITEM #15
⊙ = ELECTRIC PANEL (GATE OPENER)	■ = SCHEDULE B-4 EASEMENT ITEM #15
⊙ = ELECTRIC BOX	■ = SCHEDULE B-4 EASEMENT ITEM #15
⊙ = TELECOMMUNICATIONS HAND HOLE	■ = SCHEDULE B-4 EASEMENT ITEM #15
⊙ = WATER VALVE	■ = SCHEDULE B-4 EASEMENT ITEM #15
⊙ = FIRE HYDRANT	■ = SCHEDULE B-4 EASEMENT ITEM #15
⊙ = STORM INLET	■ = SCHEDULE B-4 EASEMENT ITEM #15
⊙ = METAL SIGN (MARKED AS NOTED)	
⊙ = REFLECTOR POST	

**FLOOD ZONE:**  
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA FIRM PANEL NO. 290 OF 640, COMMUNITY NUMBER AND PANEL 120001 (0200 E), EFFECTIVE DATE: SEPTEMBER 24, 2021.

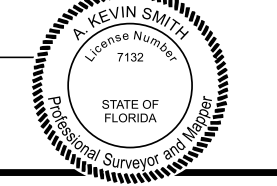
**REAR YARD SETBACK REQUIREMENTS:**  
- FRONT: 25 FEET  
- REAR: 5 FEET  
- SIDE: 5 FEET  
- SIDE (STREET): 25 FEET

\* WHERE THE REAR YARD ABUTS A RESIDENTIAL OR AGRICULTURE ZONING DISTRICT, A MINIMUM REAR SETBACK OF TWENTY-FIVE (25) FEET SHALL BE REQUIRED.  
\* SIX (6) INCHES OF ADDITIONAL SIDE YARD SHALL BE REQUIRED FOR EACH FOOT OF BUILDING HEIGHT OVER THIRTY-FIVE (35) FEET WHEN ADJUTING SINGLE-FAMILY RESIDENTIAL USES OR ZONING.

**SURVEYOR'S CERTIFICATION:**  
TO: KRISTI K. HAWLEY, SPECIAL K HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY AND DARRYL J. TOMPKINS, P.A., GUMMINGER LAW PLLC.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL LANDS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 8, 13, 14, 16, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 02, 2022.

ANDREW KEVIN SMITH, P.S.M.  
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 7132  
REVINSQC@WV-INC.COM

**JANUARY 13, 2023**  
DATE OF PLAT OR MAP



11001 Research Drive  
Alachua, Florida 32015  
www.chixw-inc.com  
est. 1988 FLORIDA  
CA-5075

**CHIX**  
Professional Consultants

THIS MAP WAS PREPARED BY  
Certificate of Authorization No. L.B. 5075  
NOT VALID WITHOUT THE ORIGINAL  
SIGNATURE AND SEAL OR ELECTRONIC  
DIGITAL SIGNATURE OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 7132

REVISION (01-12-2023), UPDATED B-2 ITEMS 10 AND 11 WITH NEWLY RECORDED AMENDMENTS  
REVISION (01-20-2023), CORRECTED SHOWN SCALE OF 1" = 80' TO 1" = 50' (AS TO SHEETS 2 AND 3)

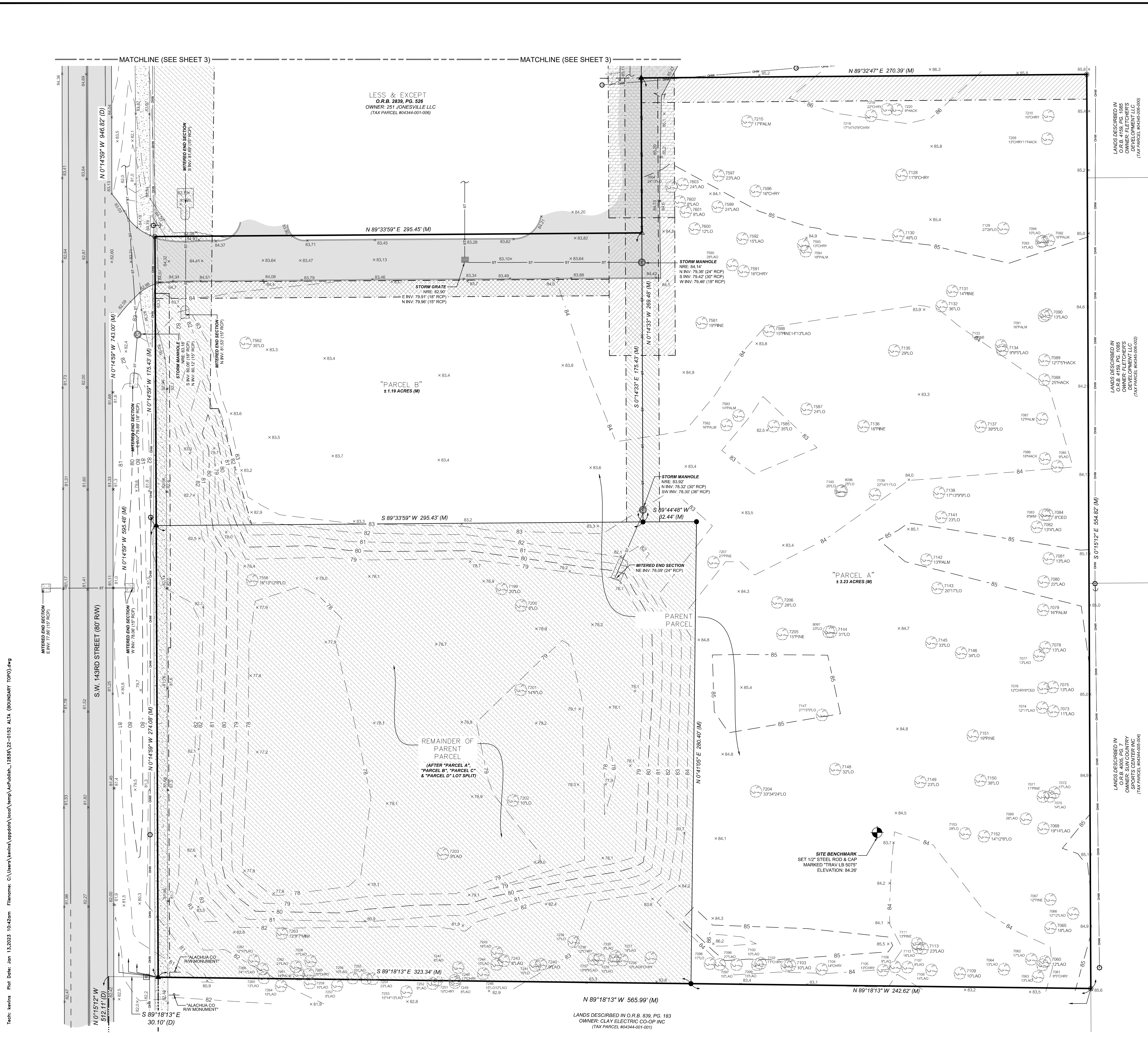
DATE	05-02-2023
REVISION DATE	01-12-2023
CHECKED BY	AKS
PROJECT NUMBER	22-0152
FIELD BOOK & PAGE	369 / 38-39

Scale: 1" = 80'

THIS MAP WAS PREPARED BY  
ANDREW K. SMITH  
(SEE SURVEYOR'S CERTIFICATION)

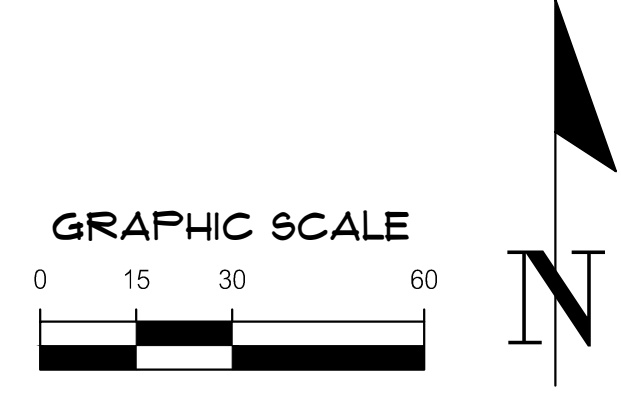
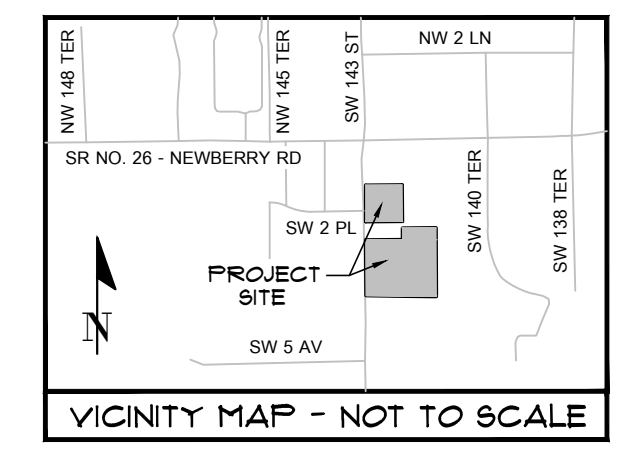
Professional Surveyor & Mapper Fla. License No. 7132

1 OF 3



# ALTA/NSPS LAND TITLE SURVEY

## LOCATED IN FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA



- SURVEYORS NOTES:**
- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF N 00°15'12" W FOR THE WEST LINE OF FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, SAID BEARING IS IDENTICAL TO THE FURNISHED LAND DESCRIPTION.
  - VERTICAL DATUM IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  - THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRUST.
  - INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5793043, COMMITMENT DATE: DECEMBER 20, 2021. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
  - INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
  - FENCES, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
  - THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
  - THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
  - THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
  - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
  - THERE HAS BEEN NO FIELD DELINEATION OF ANY WETLANDS ON THE SUBJECT PARCEL.
  - ONLY TREES 6" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
  - ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-ANDC™ LAYERS IN THE SUPPLIED DIGITAL FILE.
  - TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
  - PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.
  - THIS SURVEY IS A TOTAL OF THREE (3) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY AND EASEMENT INFORMATION. SEE SHEETS TWO (2) AND THREE (3) FOR DETAILED IMPROVEMENT AND TOPOGRAPHIC INFORMATION.

**FLOOD ZONE:**

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 280 OF 840, COMMUNITY NUMBER AND PANEL "130001 0290 E", EFFECTIVE DATE: SEPTEMBER 24, 2021.

- LEGEND:**
- (D) = DATA BASED ON FURNISHED DESCRIPTION
  - (M) = DATA BASED ON FIELD MEASUREMENTS
  - (C) = DATA BASED ON CALCULATED MEASUREMENTS
  - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
  - F.I.R.M. = FLOOD INSURANCE RATE MAP
  - ID = IDENTIFICATION
  - R/W = RIGHT OF WAY
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.B. = PLAT BOOK
  - INV = INVERT
  - RCP = REINFORCED CONCRETE PIPE
  - HDPE = HIGH DENSITY POLYETHYLENE PIPE
  - NRE = NORTH RM ELEVATION
  - = FOUND 5/8" STEEL ROD & CAP (LB 5075)
  - = SET 5/8" STEEL ROD & CAP (LB 5075)
  - ▲ = SET NAIL AND DISK STAMPED (LB 5075)
  - ▲ = FOUND NAIL AND DISK (LB 5075)
  - = FOUND 5/8" IRON ROD (NO ID.)
  - = WOODEN POWER POLE
  - = CONCRETE LIGHT POLE
  - = CABLE TELEVISION BOX
  - = SANITARY SEWER MANHOLE
  - = STORM SEWER MANHOLE
  - = TELEPHONE MANHOLE
  - = WELL
  - = ELECTRIC PANEL (GATE OPENER)
  - = TELECOMMUNICATIONS HAND HOLE
  - = WATER VALVE
  - = FIRE HYDRANT
  - = STORM INLET
  - = METAL SIGN (MARKED AS NOTED)
  - = REFLECTOR POST
  - = CHERRY TREE
  - = HACKBERRY TREE
  - = LAUREL OAK TREE
  - = LIVE OAK TREE
  - = PINE TREE
  - = BENCHMARK
  - = CONTOUR LINE
  - = OVERHEAD WIRE
  - = FENCE LINE
  - = STORM PIPE
  - = SANITARY PIPE
  - = SPOT ELEVATION (PERVIOUS SURFACE)
  - = SPOT ELEVATION (IMPERVIOUS SURFACE)
  - = ASPHALT SURFACE
  - = ADA WARNING SURFACE
  - = CONCRETE SURFACE
  - = SCHEDULE B-41 EASEMENT ITEM #10
  - = SCHEDULE B-41 EASEMENT ITEM #11 (EXHIBIT C)
  - = SCHEDULE B-41 EASEMENT ITEM #11 (EXHIBIT D)
  - = SCHEDULE B-41 EASEMENT ITEM #11 (EXHIBIT E)
  - = SCHEDULE B-41 EASEMENT ITEM #11 (EXHIBIT F)
  - = SCHEDULE B-41 EASEMENT ITEM #12
  - = SCHEDULE B-41 EASEMENT ITEM #13
  - = SCHEDULE B-41 EASEMENT ITEM #15
  - = SCHEDULE B-41 EASEMENT ITEM #13

1801 Research Drive  
Alachua, Florida 32015  
(352) 331-1976  
www.chw-inc.com  
est. 1988 FLORIDA  
CA-5075

**CHW**  
Professional Consultants

SCALE: 1" = 30'

VERIFY SCALE ON ORIGINAL DRAWING  
MAY BE USED FOR THIS SHEET ONLY  
SCALES ACCORDINGLY.

(SEE SURVEYORS CERTIFICATIONS)

SURVEY DATE: 05-02-2022  
REVISION DATE:  
CHECKED BY: ANS  
FIELD BOOK & PAGE: 22-0152

CONTRACTOR: ANDREW K. SMITH  
RO:  
DRAWN BY:  
CHECKED BY:  
FIELD BOOK & PAGE: 389 / 38-39

(SEE SURVEYORS CERTIFICATION)

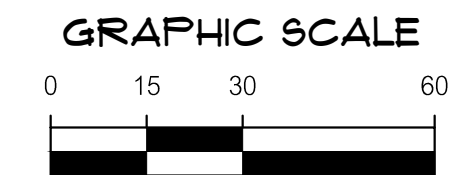
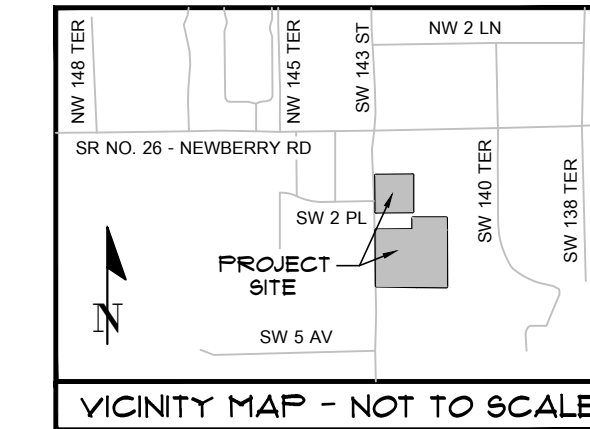
Professional Surveyor & Mapper Fla. License No. 7132

This map prepared by:  
Certificate of Authorization No. LB 5075  
NOT VALID WITHOUT THE ORIGINAL  
SIGNATURE AND SEAL OR ELECTRONIC  
DIGITAL SIGNATURE OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SHEET NO.: 2 OF 3

# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA



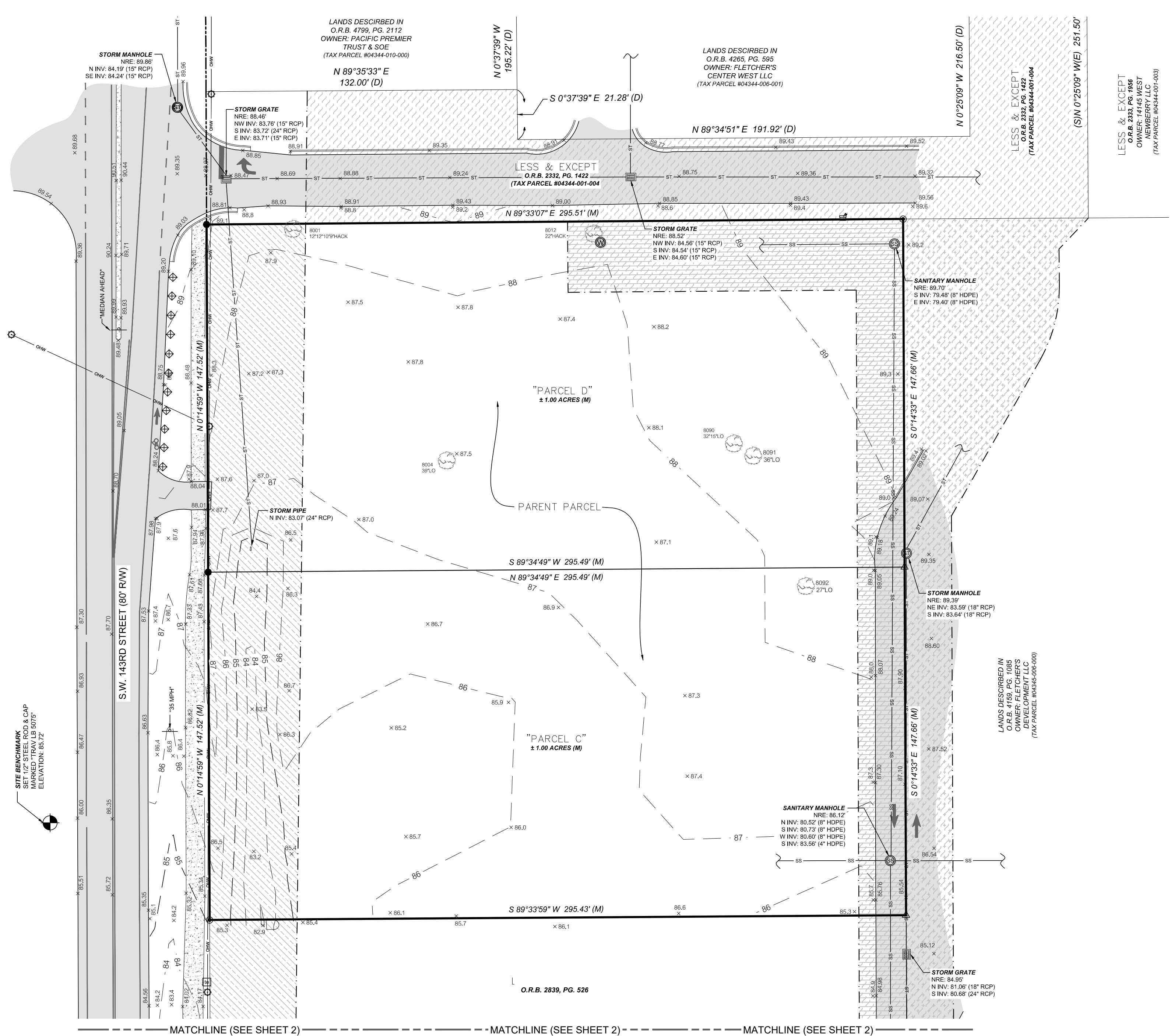
### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF N 0° 15' 12" W FOR THE WEST LINE OF FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, SAID BEARING IS IDENTICAL TO THE FURNISHED LAND DESCRIPTION.
- VERTICAL DATUM IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCR OACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2019-5793043, COMMITMENT DATE: DECEMBER 20, 2021. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE HAS BEEN NO FIELD DELINEATION OF ANY WETLANDS ON THE SUBJECT PARCEL.
- ONLY TREES 6" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE\* LAYERS IN THE SUPPLIED DIGITAL FILE.
- TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
- PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.
- THIS SURVEY IS A TOTAL OF THREE (3) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY AND EASEMENT INFORMATION. SEE SHEETS TWO (2) AND THREE (3) FOR DETAILED IMPROVEMENT AND TOPOGRAPHIC INFORMATION.

**FLOOD ZONE:**  
 THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 290 OF 640, COMMUNITY NUMBER AND PANEL "12001 0290 E", EFFECTIVE DATE: SEPTEMBER 24, 2021.

### LEGEND:

- |   |   |
|---|---|
| (D) = DATA BASED ON FURNISHED DESCRIPTION   | CHRY = CHERRY TREE                            |
| (W) = DATA BASED ON FIELD MEASUREMENTS      | HACK = HACKBERRY TREE                         |
| (C) = DATA BASED ON CALCULATED MEASUREMENTS | LAO = LAUREL OAK TREE                         |
| FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  | LO = LIVE OAK TREE                            |
| F.I.R.M. = FLOOD INSURANCE RATE MAP         | PINE = PINE TREE                              |
| ID = IDENTIFICATION                         | BENCHMARK                                     |
| R/W = RIGHT OF WAY                          | 80 = CONTOUR LINE                             |
| O.R.B. = OFFICIAL RECORDS BOOK              | OHW = OVERHEAD WIRE                           |
| PL = PLAT BOOK                              | X = FENCE LINE                                |
| INV = INVERT                                | ST = STORM PIPE                               |
| RCP = REINFORCED CONCRETE PIPE              | SP = SANITARY PIPE                            |
| HDPE = HIGH DENSITY POLYETHYLENE PIPE       | X 80.5 = SPOT ELEVATION (PERVIOUS SURFACE)    |
| NRE = NORTH RIM ELEVATION                   | X 80.45 = SPOT ELEVATION (IMPERVIOUS SURFACE) |
| ● = FOUND 5/8" STEEL ROD & CAP (LB 5075)    | ASPHALT SURFACE                               |
| ● = SET 5/8" STEEL ROD & CAP (LB 5075)      | ADA WARNING SURFACE                           |
| ▲ = FOUND NAIL AND DISK (LB 5075)           | CONCRETE SURFACE                              |
| ● = FOUND 5/8" IRON ROD (NO ID.)            | SCHEDULE B-II EASEMENT ITEM #10               |
| ○ = WOODEN POWER POLE                       | SCHEDULE B-II EASEMENT ITEM #11 (EXHIBIT C)   |
| □ = CONCRETE LIGHT POLE                     | SCHEDULE B-II EASEMENT ITEM #11 (EXHIBIT D)   |
| □ = CABLE TELEVISION BOX                    | SCHEDULE B-II EASEMENT ITEM #11 (EXHIBIT E)   |
| ⊙ = SANITARY SEWER MANHOLE                  | SCHEDULE B-II EASEMENT ITEM #11 (EXHIBIT F)   |
| ⊙ = STORM SEWER MANHOLE                     | SCHEDULE B-II EASEMENT ITEM #12               |
| ⊙ = TELEPHONE MANHOLE                       | SCHEDULE B-II EASEMENT ITEM #13               |
| ⊙ = WELL                                    | SCHEDULE B-II EASEMENT ITEM #15               |
| ⊙ = ELECTRIC PANEL (GATE OPERATOR)          | REFLECTOR POST                                |
| ⊙ = ELECTRIC BOX                            |   |
| ⊙ = TELECOMMUNICATIONS HAND HOLE            |   |
| ⊙ = WATER VALVE                             |   |
| ⊙ = FIRE HYDRANT                            |   |
| ⊙ = STORM INLET                             |   |
| ⊙ = METAL SIGN (MARKED AS NOTED)            |   |
| ⊙ = REFLECTOR POST                          |   |



MATCHLINE (SEE SHEET 2) ————— MATCHLINE (SEE SHEET 2) ————— MATCHLINE (SEE SHEET 2)

Tech: kevin Plot Date: Jan 13, 2023 10:42am Filename: C:\Users\kevin\OneDrive\Work\Projects\Pub\Pub\128356\128356-0152\_ALTA (BOUNDARY TOP).dwg

11801 Research Drive  
Alachua, Florida 32015  
(352) 331-1976  
www.chw-inc.com  
est. 1988 FLORIDA  
CA-5075

## CHW

Professional Consultants

SCALE: 1" = 30'  
 VERIFY SCALE ON ORIGINAL DRAWING  
 THIS SHEET MUST BE ADJUSTED TO THE ORIGINAL SCALES ACCORDINGLY.

(SEE SURVEYOR'S CERTIFICATIONS)

SURVEY DATE	REVISION DATE	CHECKED BY	PROJECT NUMBER
05-02-2022	SEE SHEET ONE	ANS	22-0152
DRAWN BY		FIELD BOOK & PAGE	
ANDREW K. SMITH		369 / 38-39	

ANDREW K. SMITH  
(SEE SURVEYOR'S CERTIFICATION)

This map prepared by:  
 Certificate of Authorization No. LB-5075  
 NOT VALID WITHOUT THE ORIGINAL  
 SIGNATURE AND SEAL OR ELECTRONIC  
 DIGITAL SIGNATURE OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER

SHEET NO. 3 OF 3