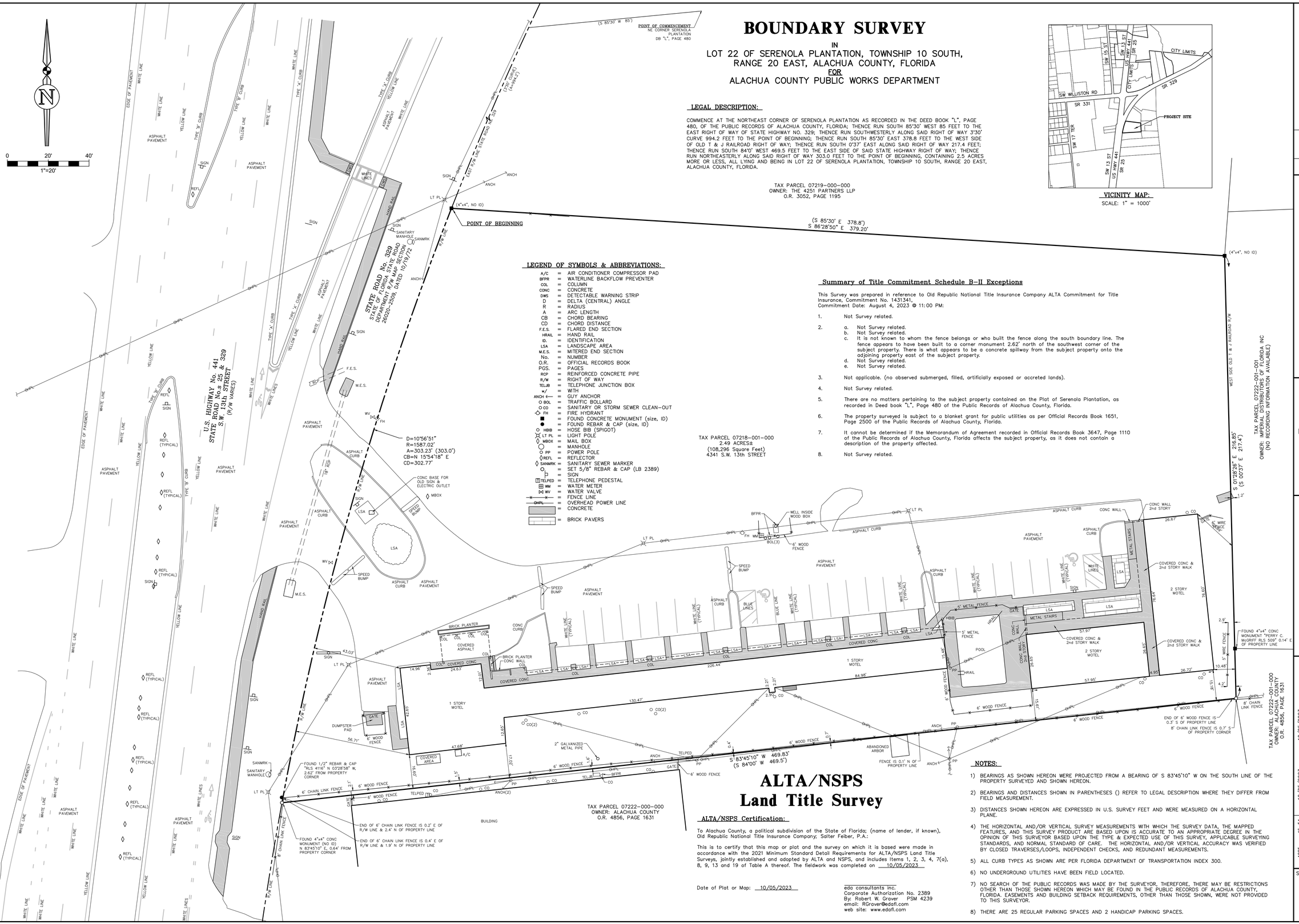
BOUNDARY SURVEY

IN

LOT 22 OF SERENOLA PLANTATION, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA

FOR

ALACHUA COUNTY PUBLIC WORKS DEPARTMENT



LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SERENOLA PLANTATION AS RECORDED IN THE DEED BOOK "L", PAGE 480, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 85°30' WEST 85 FEET TO THE EAST RIGHT OF WAY OF STATE HIGHWAY NO. 329; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY 3°30' CURVE 994.2 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 85°30' EAST 378.8 FEET TO THE WEST SIDE OF OLD T & J RAILROAD RIGHT OF WAY; THENCE RUN SOUTH 0°37' EAST ALONG SAID RIGHT OF WAY 217.4 FEET; THENCE RUN SOUTH 84°0' WEST 469.5 FEET TO THE EAST SIDE OF SAID STATE HIGHWAY RIGHT OF WAY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY 303.0 FEET TO THE POINT OF BEGINNING, CONTAINING 2.5 ACRES MORE OR LESS, ALL LYING AND BEING IN LOT 22 OF SERENOLA PLANTATION, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA.

TAX PARCEL 07219-000-000
OWNER: THE 4251 PARTNERS LLP
O.R. 3052, PAGE 1195

VICINITY MAP:
SCALE: 1" = 1000'

LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C = AIR CONDITIONER COMPRESSOR PAD
BFPR = WATERLINE BACKFLOW PREVENTER
COL = COLUMN
CONC = CONCRETE
DWS = DETECTABLE WARNING STRIP
D = DELTA (CENTRAL) ANGLE
R = RADIUS
A = ARC LENGTH
CB = CHORD BEARING
CD = CHORD DISTANCE
F.E.S. = FLARED END SECTION
HRAIL = HAND RAIL
ID. = IDENTIFICATION
LSA = LANDSCAPE AREA
M.E.S. = MITERED END SECTION
No. = NUMBER
O.R. = OFFICIAL RECORDS BOOK
PGS. = PAGES
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
TEJB = TELEPHONE JUNCTION BOX
w/ = WITH
ANCH = GUY ANCHOR
BOL = TRAFFIC BOLLARD
CO = SANITARY OR STORM SEWER CLEAN-OUT
FH = FIRE HYDRANT
= FOUND CONCRETE MONUMENT (size, ID)
= FOUND REBAR & CAP (size, ID)
HBIB = HOSE BIB (SPIGOT)
LT PL = LIGHT POLE
MBOX = MAIL BOX
= MANHOLE
PP = POWER POLE
REFL = REFLECTOR
SANMRK = SANITARY SEWER MARKER
= SET 5/8" REBAR & CAP (LB 2389)
= SIGN
TELPED = TELEPHONE PEDESTAL
WM = WATER METER
WV = WATER VALVE
= FENCE LINE
OHPL = OVERHEAD POWER LINE
= CONCRETE
= BRICK PAVERS

Summary of Title Commitment Schedule B-II Exceptions

This Survey was prepared in reference to Old Republic National Title Insurance Company ALTA Commitment for Title Insurance, Commitment No. 1431341, Commitment Date: August 4, 2023 @ 11:00 PM:

1. Not Survey related.
2. a. Not Survey related.
   b. Not Survey related.
   c. It is not known to whom the fence belongs or who built the fence along the south boundary line. The fence appears to have been built to a corner monument 2.62' north of the southwest corner of the subject property. There is what appears to be a concrete spillway from the subject property onto the adjoining property east of the subject property.
   d. Not Survey related.
   e. Not Survey related.
3. Not applicable. (no observed submerged, filled, artificially exposed or accreted lands).
4. Not Survey related.
5. There are no matters pertaining to the subject property contained on the Plat of Serenola Plantation, as recorded in Deed book "L", Page 480 of the Public Records of Alachua County, Florida.
6. The property surveyed is subject to a blanket grant for public utilities as per Official Records Book 1651, Page 2500 of the Public Records of Alachua County, Florida.
7. It cannot be determined if the Memorandum of Agreement recorded in Official Records Book 3647, Page 1110 of the Public Records of Alachua County, Florida affects the subject property, as it does not contain a description of the property affected.
8. Not Survey related.

ALTA/NSPS Land Title Survey

ALTA/NSPS Certification:

To Alachua County, a political subdivision of the State of Florida; (name of lender, if known), Old Republic National Title Insurance Company; Salter Feiber, P.A.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13 and 19 of Table A thereof. The fieldwork was completed on 10/05/2023

Date of Plat or Map: 10/05/2023

eda consultants inc.
Corporate Authorization No. 2389
By: Robert W. Graver PSM 4239
email: RGraver@edafl.com
web site: www.edafl.com

NOTES:

1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 83°45'10" W ON THE SOUTH LINE OF THE PROPERTY SURVEYED AND SHOWN HEREON.
2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
3) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
4) THE HORIZONTAL AND/OR VERTICAL SURVEY MEASUREMENTS WITH WHICH THE SURVEY DATA, THE MAPPED FEATURES, AND THIS SURVEY PRODUCT ARE BASED UPON IS ACCURATE TO AN APPROPRIATE DEGREE IN THE OPINION OF THIS SURVEYOR BASED UPON THE TYPE & EXPECTED USE OF THIS SURVEY, APPLICABLE SURVEYING STANDARDS, AND NORMAL STANDARD OF CARE. THE HORIZONTAL AND/OR VERTICAL ACCURACY WAS VERIFIED BY CLOSED TRAVERSES/LOOPS, INDEPENDENT CHECKS, AND REDUNDANT MEASUREMENTS.
5) ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.
6) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
7) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
8) THERE ARE 25 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES.

FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN
ZONE(s) X (NO SCREEN) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0452E, COMMUNITY NUMBER: 120001, PANEL: 0452E, EFFECTIVE DATE: 06/14/21 SAID MAP DESCRIBES ZONE(s) X (NO SCREEN) AS BEING AREA OF MINIMAL FLOOD HAZARD

No.	Date	Comment

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eda consultants inc. Corporate Authorization No. LB 2389
By: ROBERT W. GRAVER P.S.M. 4239

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Project No.	Drawn	Check
2023-0133.S00	A.L.	B.G.

Fieldbook	Page	Survey Date	Drawing Completed	Revised
1085	46-54	10/05/2023	10/05/2023	

PREPARED FOR: SEE ALTA/NSPS CERTIFICATION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 10/05/2023.

Sheet No.: V-001

Plotted Oct 05, 2023 - 13:46:30 - aloonie

\\SERVER3\survey_Projects\2023\2023-0133 (Scottish Inn)\DWG\2023-0133.S00_ALTA.dwg - Sheet 1