

Plotted Apr 07, 2023 - 08:46:00 - ablonie \\SERVER3\surveys\Projects\2022\2022-0041 (Springhills SE Quad)\DWG\2022-0041_S00_Topo.dwg - Sheet

TOPOGRAPHIC SURVEY

IN
SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA
FOR
SPRING HILLS LAND HOLDINGS, LLC

No.	Date	Comment
1	4/7/2023	ADDED UNDERGROUND UTILITIES & TOPO OF TESLA CHARGER AREA



Project No.	2022-0041_S00	Corporate	JARED ROGERS	P.S.W.	6887
Drawn	A.L.	Checked	J.R.	Scale	AS SHOWN

Survey Date	01/23/2023	Drawings Completed	04/07/2023
Page	1	Drawings	4
Prepared For	1. SPRING HILLS LAND HOLDINGS, LLC		

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2)(2), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/23/2023.

Sheet No.: V-001

NOTES:

- ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND ARE BASED UPON AN ELEVATION OF 162.99 FEET (NAVD 1988 DATUM) ON A NATIONAL GEODETIC SURVEY (NGS) CONCRETE MONUMENT WITH DISK STAMPED "RM 1 175 73 B20" (PID ARO367).
- THIS IS NOT A BOUNDARY SURVEY. ALL BOUNDARY LINES, EASEMENTS AND ADJOINERS ARE FROM A BOUNDARY SURVEY COMPLETED OF THIS SITE BY THIS OFFICE WITH A SURVEY COMPLETED DATE OF 07/05/2022 AND A PROJECT NO. 2021-0214-S00. SAID SURVEY ITEMS WERE NOT VERIFIED OR UPDATED FOR THIS SURVEY.
- THE ELEVATION DATA SHOWN HEREON IS FROM A COMBINATION OF FIELD SURVEY BY THIS OFFICE AND AN AIRBORNE LIDAR SURVEY PERFORMED BY PICKETT AND ASSOCIATES, INC. ON 07/29/2022 (PICKETT PROJECT NO. 19177). IN GENERAL, THE ELEVATIONS ON SOFT FEATURES (SUCH AS DIRT & GRASS) ARE FROM THE AIRBORNE LIDAR SURVEY, WHILE THE ELEVATIONS ON HARD FEATURES (SUCH AS ASPHALT & CONCRETE) ARE FROM FIELD SURVEY.
- THE SCIENTIFIC NAMES OF THE TREES SHOWN HEREON ARE TO THE BEST ABILITY OF THIS SURVEYOR, BUT THIS SURVEYOR DOES NOT PURPORT TO BE A CERTIFIED ARBORIST. THE LOCATION OF THE TREES SHOWN HEREON IS THE APPROXIMATE CENTER OF THE TREE AT GROUND LEVEL AND THE DIAMETER WAS MEASURED AT BREAST HEIGHT - THE EXTENT OF THE TREE CANOPY OR ROOT SYSTEM WAS NOT DETERMINED BY THIS SURVEYOR. IF THE LOCATION OF TREES IN RELATION TO NEARBY PROPERTY LINES IS CRITICAL A MORE DETAILED SURVEY MAY BE REQUIRED.
- THE TREE LOCATION SCOPE OF THIS TOPOGRAPHIC SURVEY INCLUDES THE LOCATION OF ALL TREES 8" AND GREATER IN DIAMETER (MEASURED AT BREAST HEIGHT), EXCEPT THAT LAUREL OAKS AND WATER OAKS WERE ONLY LOCATED AT 30" AND GREATER, AND PINES AND SWEETGUMS WERE ONLY LOCATED AT 20" AND GREATER. EACH QUALIFYING TREE WAS MARKED WITH AN ALUMINUM TAG BEARING A UNIQUE NUMBER.
- NO EVIDENCE OF A WETLANDS DELINEATION BEING CONDUCTED BY A QUALIFIED SPECIALIST WAS OBSERVED BY THIS SURVEYOR ON THE SUBJECT PROPERTY. THIS SURVEYOR IS NOT A WETLANDS DELINEATOR.
- THIS SURVEY IS NOT ASSIGNABLE.
- ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.
- THIS SURVEY CONSISTS OF 12 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
- 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.
- THE LOCATION OF TAX PARCEL LINES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE FOR INFORMATION PURPOSES.
- THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONES 'A' & 'X' (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C02800; COMMUNITY NUMBER: 120001; PANEL: 02800; EFFECTIVE DATE: 6/16/2006, AND THE FLOOD INSURANCE RATE MAP NUMBER 12001C02900; COMMUNITY NUMBER: 120001; PANEL: 02900; MAP REVISED: 9/24/2021. SAID PANEL 02800 DESCRIBES ZONE 'X' (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE 'A' AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED"; SAID PANEL 02900 DESCRIBES ZONE 'X' (UNSHADED) AS BEING "AREA OF MINIMAL FLOOD HAZARD" AND ZONE 'A' AS BEING "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)".
- THE LOCATION OF LANDSCAPED AREAS, IF ANY, WERE NOT LOCATED AND ARE NOT SHOWN HEREON.

UTILITY LOCATION NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

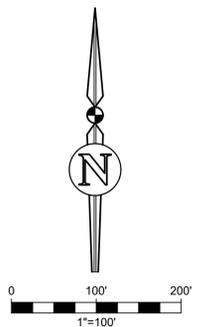
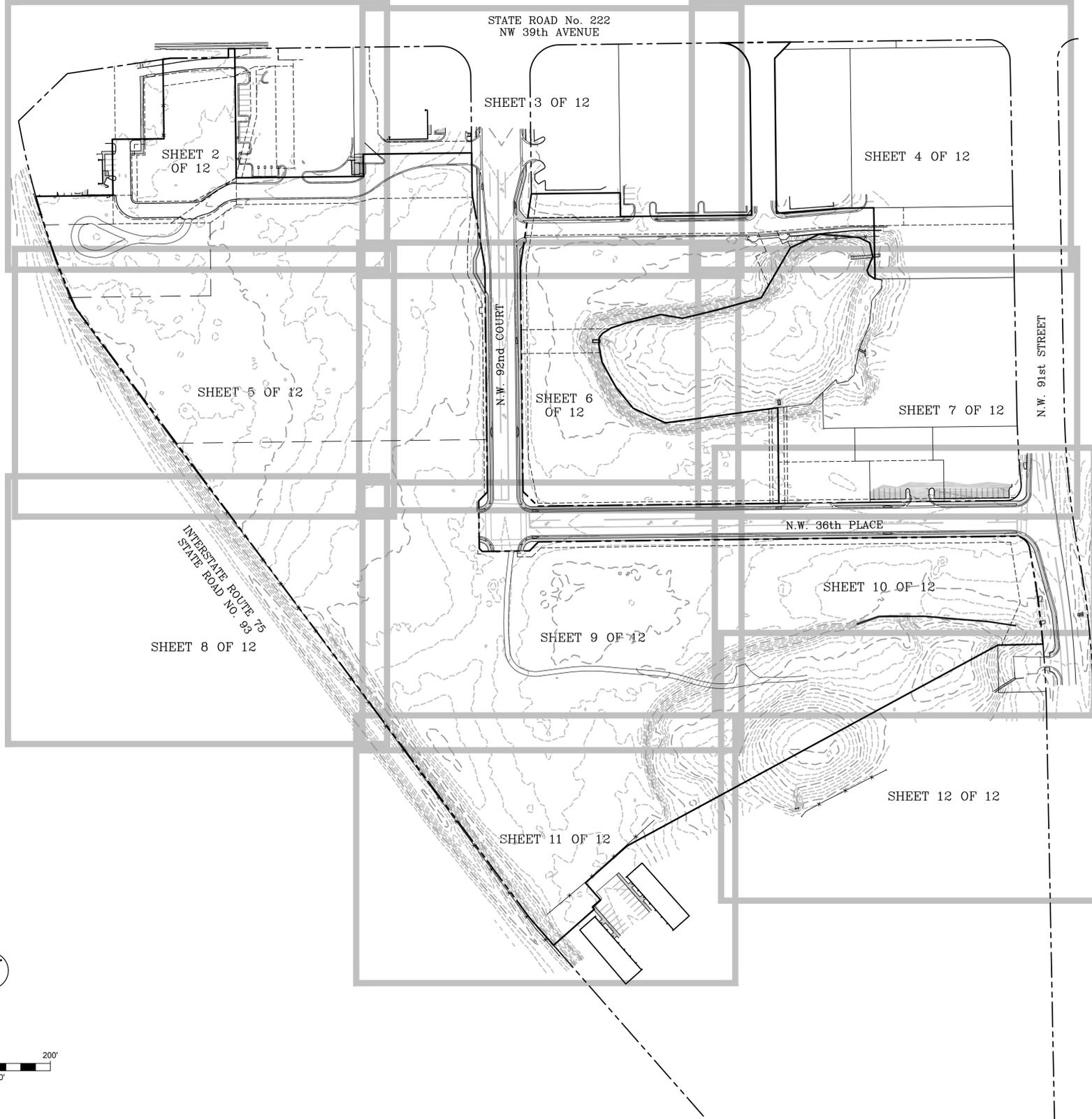
TREE LEGEND:

(SEE NOTE 5 FOR TREE SCOPE)

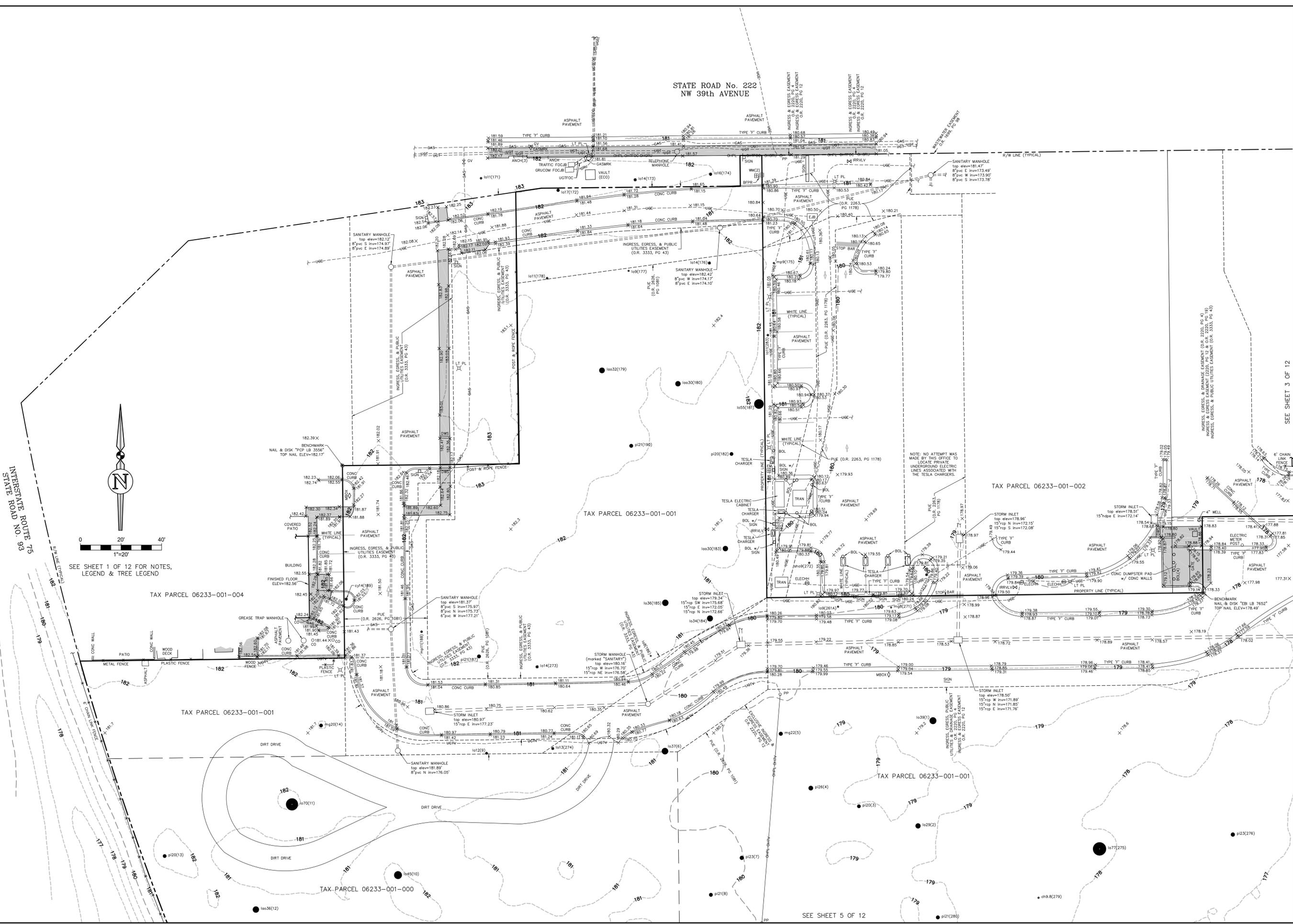
LOCATION	SPECIES	SIZE/COMMON NAME	Genus species
●	009(254)	9" CAMPHOR	<i>Cinnamomum camphora</i>
●	011(100)	11" CHINABERRY	<i>Melia azadirach</i>
●	010(130)	10" CHINESE ELM	<i>Ulmus parvifolia</i>
●	013(158)	13" BLACK CHERRY	<i>Prunus serotina</i>
●	013(207)	13" CHINESE TALLOW	<i>Triadica sebifera</i>
●	014(189)	14" CYPRESS	<i>Taxodium sp.</i>
●	014(192)	14" FLORIDA ELM	<i>Ulmus floridana</i>
●	012(22)	12" HICKORY	<i>Carya sp.</i>
●	003(80)	30" LAUREL OAK	<i>Quercus hemisphaerica</i>
●	009(207)	9" LIGUSTRUM	<i>Ligustrum sp.</i>
●	014(166)	14" LIVE OAK	<i>Quercus virginiana</i>
●	010(138)	10" RED MULBERRY	<i>Morus rubra</i>
●	003(14)	20" MAGNOLIA	<i>Magnolia grandiflora</i>
●	003(250)	13" MIMOSA	<i>Albisia julibrissin</i>
●	011(188)	11" RED MAPLE	<i>Acer rubrum</i>
●	002(216)	12" PALM	<i>Sabal palmetto</i>
●	020(32)	20" PINE	<i>Pinus sp.</i>
●	013(120)	13" SUGARBERRY	<i>Celtis laevigata</i>
●	001(56)	10" SWEETGUM	<i>Liquidambar styraciflua</i>
●	001(197)	12" SHUMARD OAK	<i>Quercus shumardii</i>
●	014(192)	14" SYCAMORE	<i>Platanus occidentalis</i>

LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	AIR CONDITIONER COMPRESSOR PAD
BPRP	WATERLINE BACKFLOW PREVENTER
cmp	CORRUGATED METAL PIPE
CONC	CONCRETE
DWS	DETECTABLE WARNING STRIP
DIP	DUCTILE IRON PIPE
ECO	EMPTY CONDUIT ONLY
EJB	ELECTRICAL JUNCTION BOX
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FOC-GB	FIBER OPTIC CABLE JUNCTION BOX
GRU	GAINESVILLE REGIONAL UTILITIES
hdpe	HIGH DENSITY POLY-ETHYLENE PIPE
ID	IDENTIFICATION
inv	INVERT
M.E.S.	MITERED END SECTION
No.	NUMBER
O.R.	OFFICIAL RECORDS BOOK
PGS.	PAGES
PUE	PUBLIC UTILITIES EASEMENT
PVC	POLY-VINYL CHLORIDE
RCF	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
TELJB	TELEPHONE JUNCTION BOX
TRAN	ELECTRICAL TRANSFORMER PAD
W/	GUY ANCHOR
W BO	WATER BLOW OFF
W BOLL	TRAFFIC BOLLARD
W ODD	SANITARY OR STORM SEWER CLEAN-OUT
ELECHH	ELECTRICAL HANDHOLE
EM	ELECTRIC METER
EM	FOUND NAIL & DISK (ID)
GASMRK	GAS LINE MARKER
GV	GAS VALVE
CHBB	HOSE BIB (SPIGOT)
IRVCLV	IRRIGATION CONTROL VALVE
LT PL	LIGHT POLE
MBOX	MAIL BOX
MANHOLE	MANHOLE
PP	POWER POLE
SANMRK	SANITARY SEWER MARKER
SY	SANITARY SEWER VALVE
SI	SIGN
TELPE	TELEPHONE PEDESTAL
TMB	TELEPHONE MARKER BALL
TELPEP	CABLE TELEVISION PEDESTAL
WATER METER	WATER METER
WV	WATER VALVE
WV	WATER VALVE
EL	ELEVATION CONTOUR LINE
FENCE	FENCE LINE
GHGRU	OVERHEAD GUY WIRE
GHGRU	OVERHEAD GRUCOM LINE
GHPR	OVERHEAD POWER LINE
GHTRF	OVERHEAD TRAFFIC FIBER OPTIC CABLE
GHTEL	OVERHEAD TELEPHONE LINE
GHTV	OVERHEAD TELEVISION LINE
FM	SANITARY SEWER FORCE MAIN
GHTRF	UNDERGROUND TRAFFIC FIBER OPTIC CABLE LINE
GRU	UNDERGROUND GRUCOM LINE
USE	UNDERGROUND ELECTRIC LINE
GAS	UNDERGROUND GAS LINE
IRV	UNDERGROUND IRRIGATION LINE
UT	UNDERGROUND TELEPHONE LINE
UTV	UNDERGROUND TELEVISION LINE
CS	UNDERGROUND CABLE TELEVISION LINE
UNK	UNKNOWN UNDERGROUND UTILITY LINE
W	UNDERGROUND WATER LINE
88.95 X	SPOT ELEVATION
CONC	CONCRETE



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No.	Date	Comment
1	4/7/2023	ADDED UNDERGROUND UTILITIES & TOPO OF TESLA CHARGER AREA

SEE SHEET 3 OF 12



Project No. 2022-0041.S00
Corporate Client: JARED ROGERS
Drawn: J.R.
Check: J.R.
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Prepared For: 1. SPRING HILLS LAND HOLDINGS, LLC
Survey Date: 01/23/2023
Drawing Completed: 04/07/2023
Reviewed: [Signature]
This SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/23/2023.

SEE SHEET 5 OF 12

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SHEET 3 OF 12

No.	Date	Comment
1	4/7/2023	ADDED UNDERGROUND UTILITIES & TOPO OF TESLA CHARGER AREA



Project No.	2022-0041.S00
Client	Corporate
Drawn	J.R.
Checked	J.R.
Scale	AS SHOWN
Notes	SEE SHEET 1 OF 12 FOR ORIGINAL SIGNATURE AND RAISED SEAL. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2023

Page	Survey Date	Drawings Completed	Revised
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2	01/23/2023		
3	01/23/2023		
4	04/07/2023		

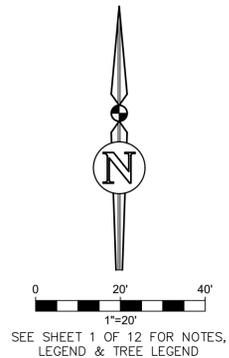
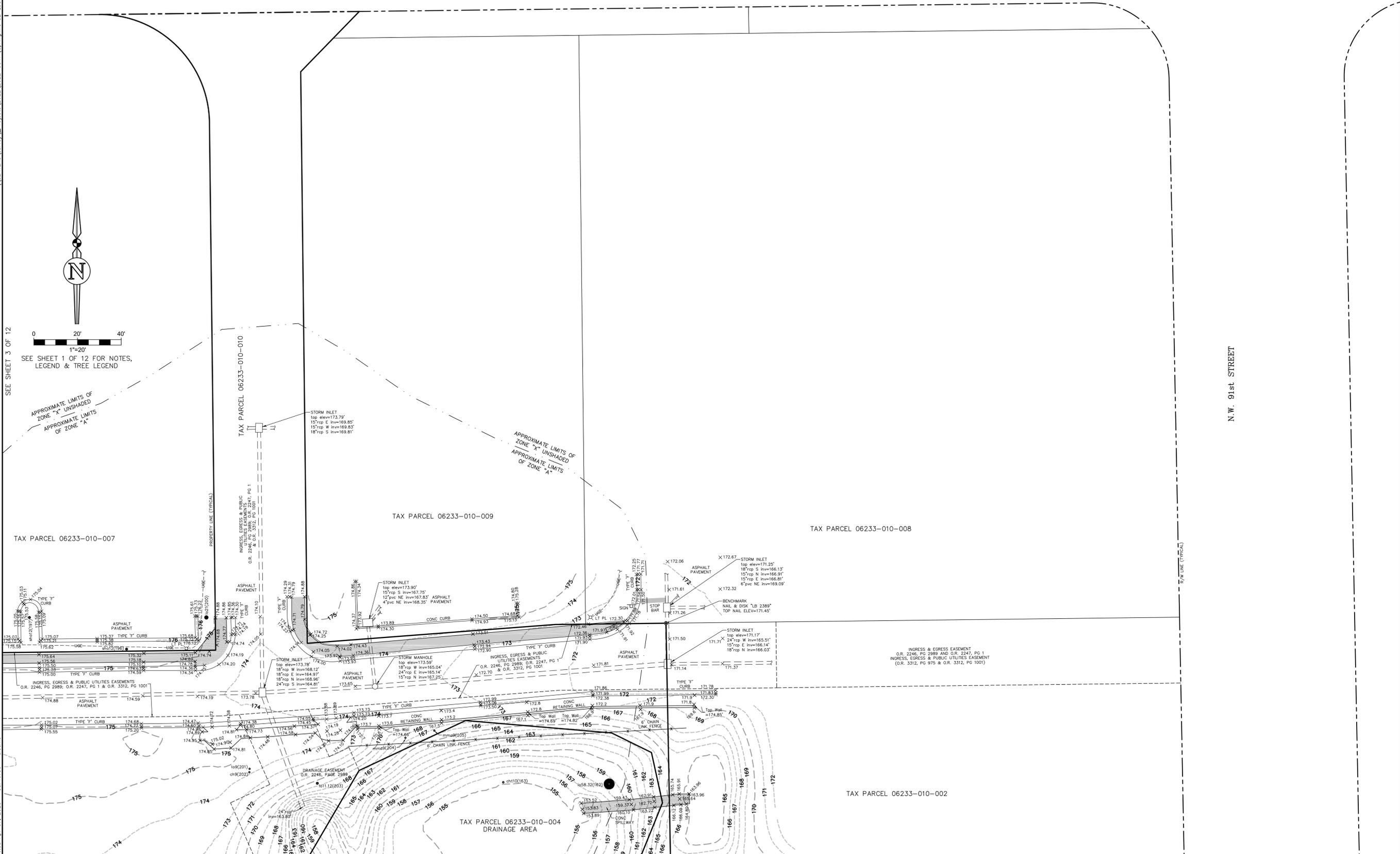
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STATE ROAD No. 222
NW 39th AVENUE



N.W. 91st STREET

SEE SHEET 7 OF 12

Facebook	Page	Survey Date	Drawing Completed	Revised
	1	01/23/2023		
	2			
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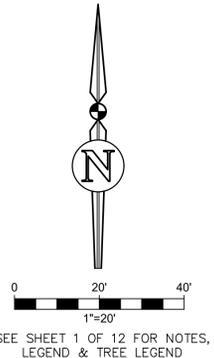
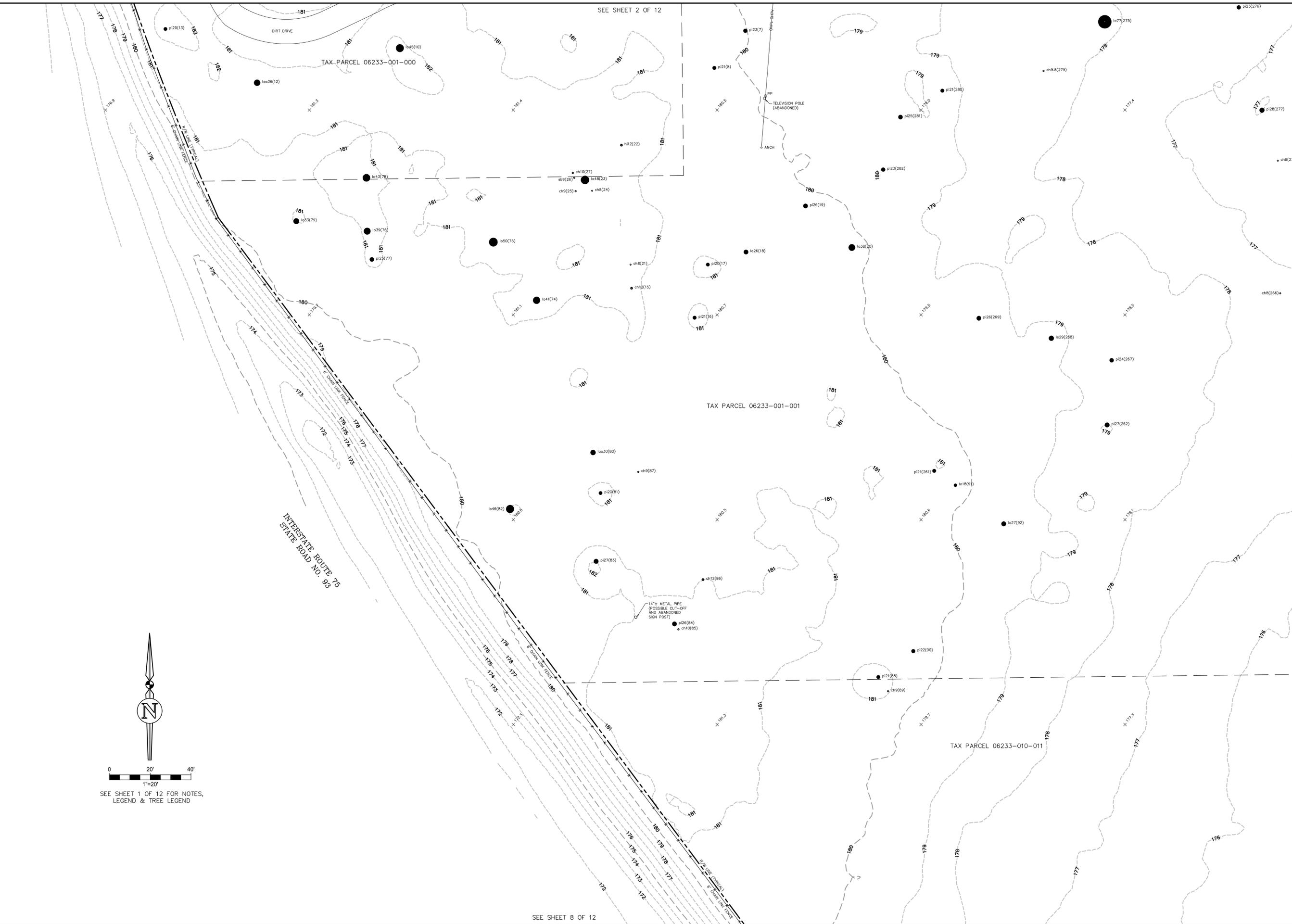
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Post No. 2022-0041.S00
Corporate
eda consultants inc. b. 2389
JARED ROGERS 6887
A.L.
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J.R.
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No.	Date	Comment
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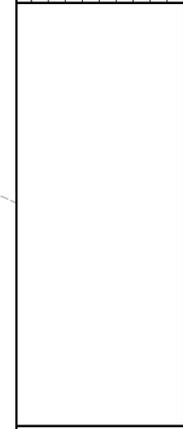


SEE SHEET 2 OF 12

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SHEET 5 OF 12

No.	Date	Comment
1	4/7/2023	ADDED UNDERGROUND UTILITIES & TOPO OF TESLA CHARGER AREA



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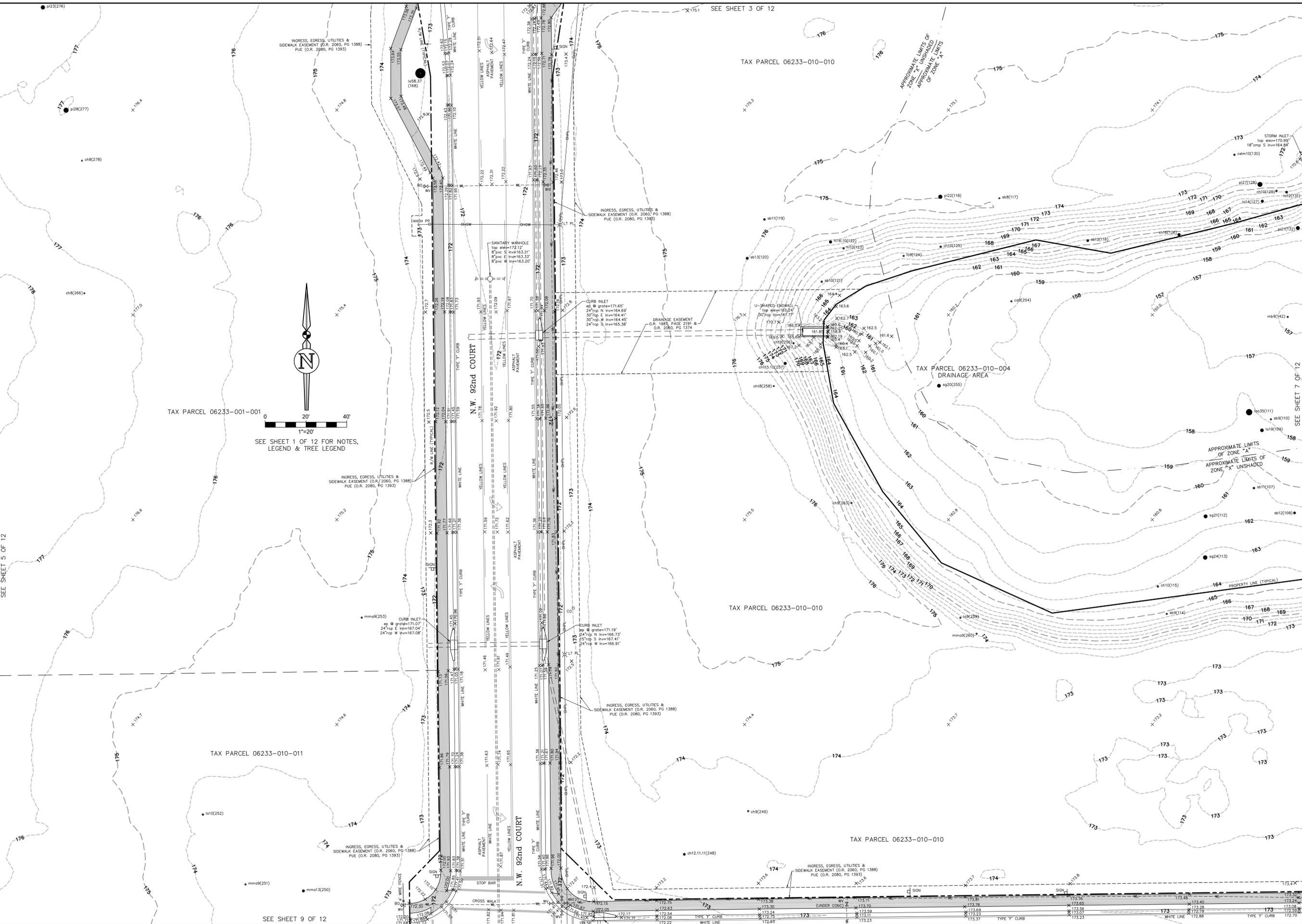
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Corporate
JARED ROGERS
6887
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P. A. FLORIDA LICENSED SURVEYOR AND MAPPER, LICENSE # 2553

Project No.	2022-0041 S00
Client	Spring Hills Land Holdings, LLC
Survey Date	01/23/2023
Drawing Completed	04/07/2023
Revised	

PREPARED FOR: 1) SPRING HILLS LAND HOLDINGS, LLC

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Sheet No.: V-005



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SHEET 6 OF 12

No.	Date	Comment
1	4/7/2023	ADDED UNDERGROUND UTILITIES & TOPO OF TESLA CHARGER AREA

SEE SHEET 7 OF 12



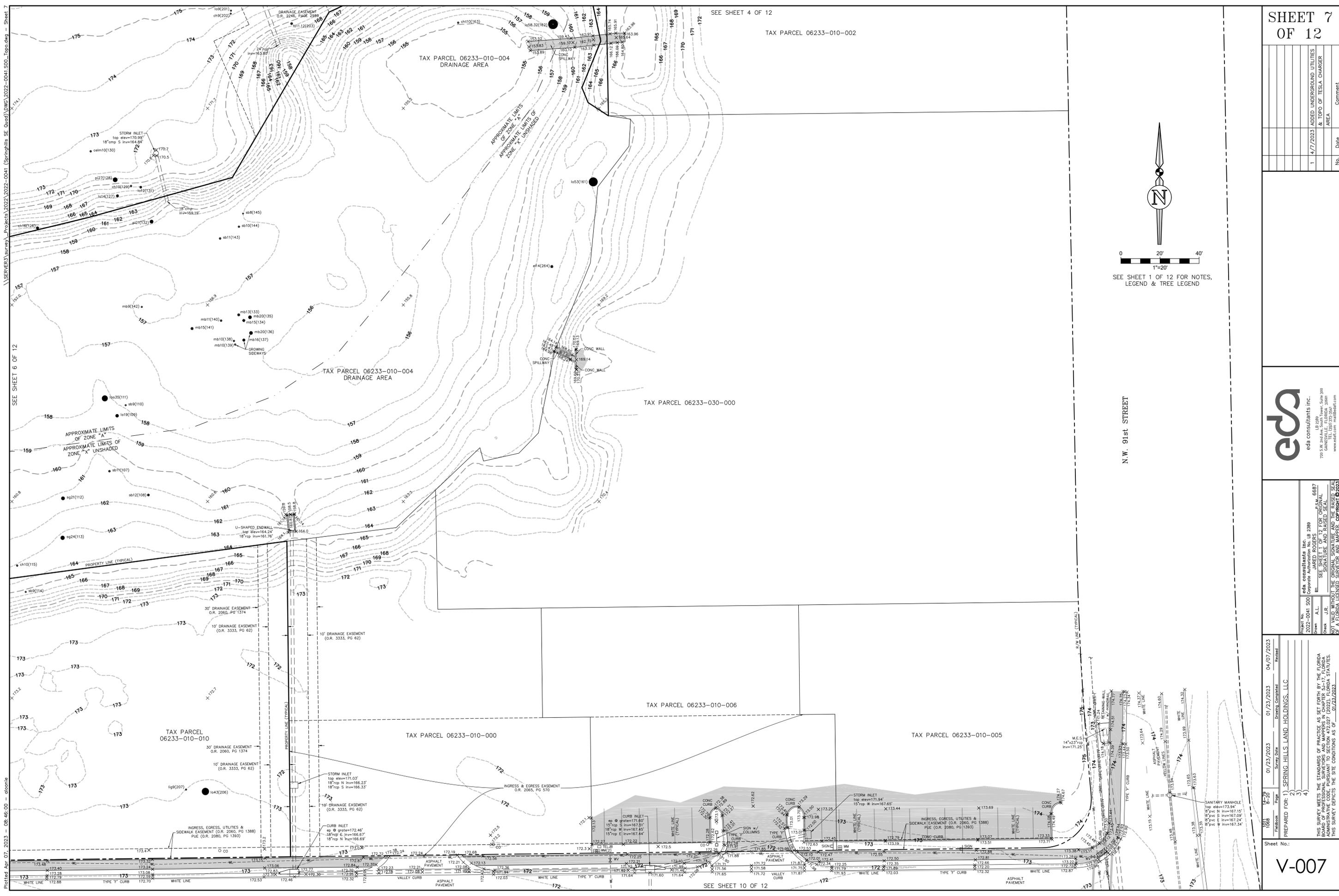
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 Check: J.R.
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Facebook	Page	Survey Date	Drawing Completed	Revised
01/23/2023	01/23/2023	01/23/2023	04/07/2023	

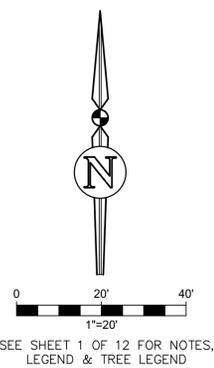
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TAX PARCEL 06233-010-002



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OF 12**

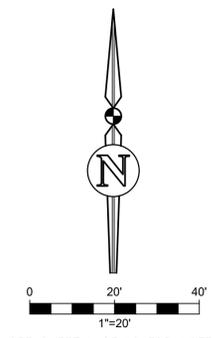
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1	4/7/2023	ADDED UNDERGROUND UTILITIES & TOPO OF TESLA CHARGER AREA



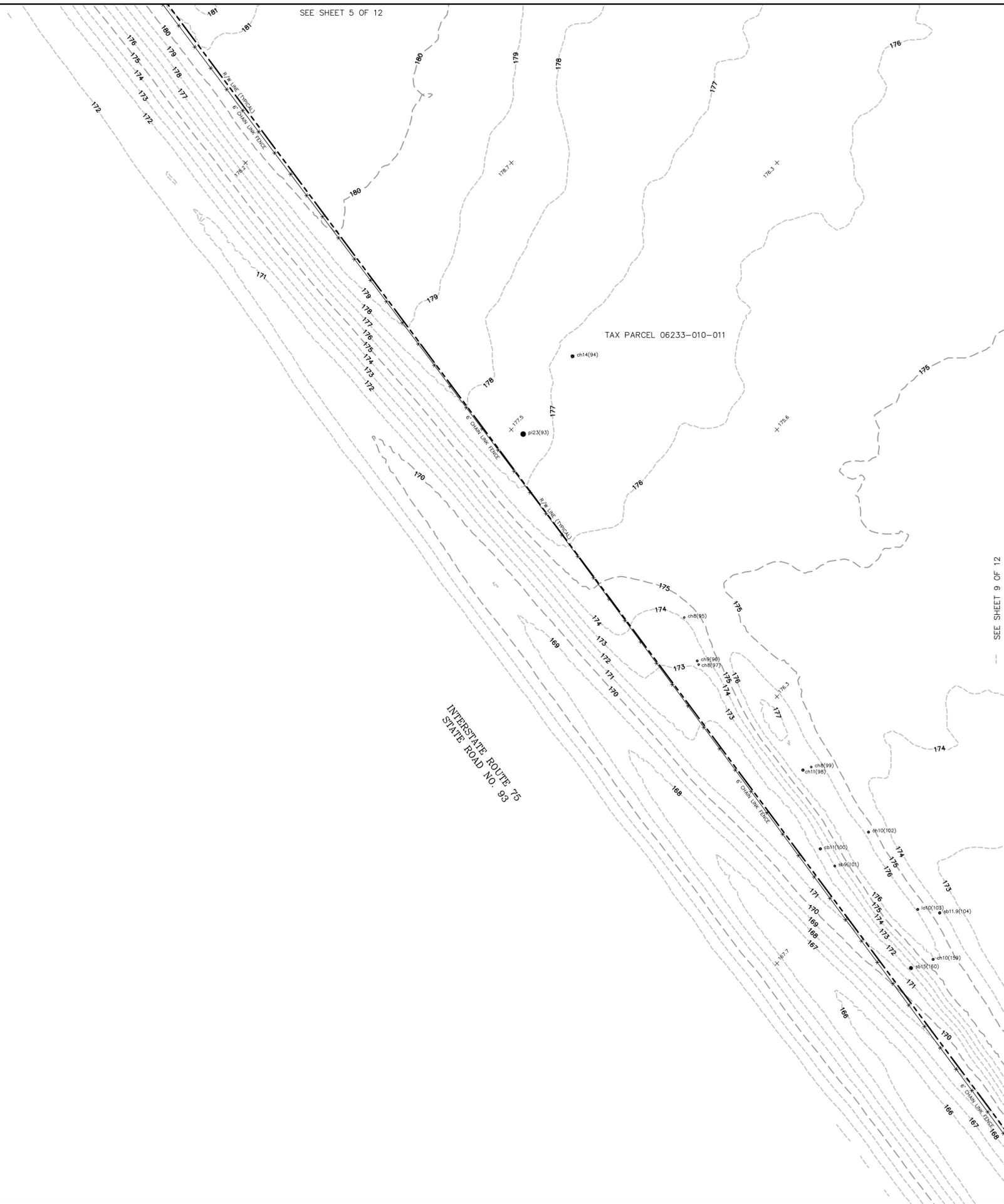
Project No. 2022-0041_S00
 eda consultants inc. Corporate # 2389
 JARED ROGERS
 Surveyor A.L.
 Check J.R.
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 Revised: 01/23/2023
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SEE SHEET 1 OF 12 FOR NOTES,
LEGEND & TREE LEGEND



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OF 12**

No.	Date	Comment
1	4/7/2023	ADDED UNDERGROUND UTILITIES & TOPO OF TESLA CHARGER AREA



Project No.	2022-0041 S00
Drawn	A.L.
Check	J.R.
Scale	AS SHOWN
Sheet	8 OF 12
Project Name	SPRING HILLS LAND HOLDINGS, LLC
Client	SPRING HILLS LAND HOLDINGS, LLC
Survey Date	01/23/2023
Drawing Completed	01/23/2023
Revised	04/07/2023

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Corporate
JARED ROGERS
6887
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BY A FLORIDA LICENSED SURVEYOR AND MAPPER, CERT. NO. 62583

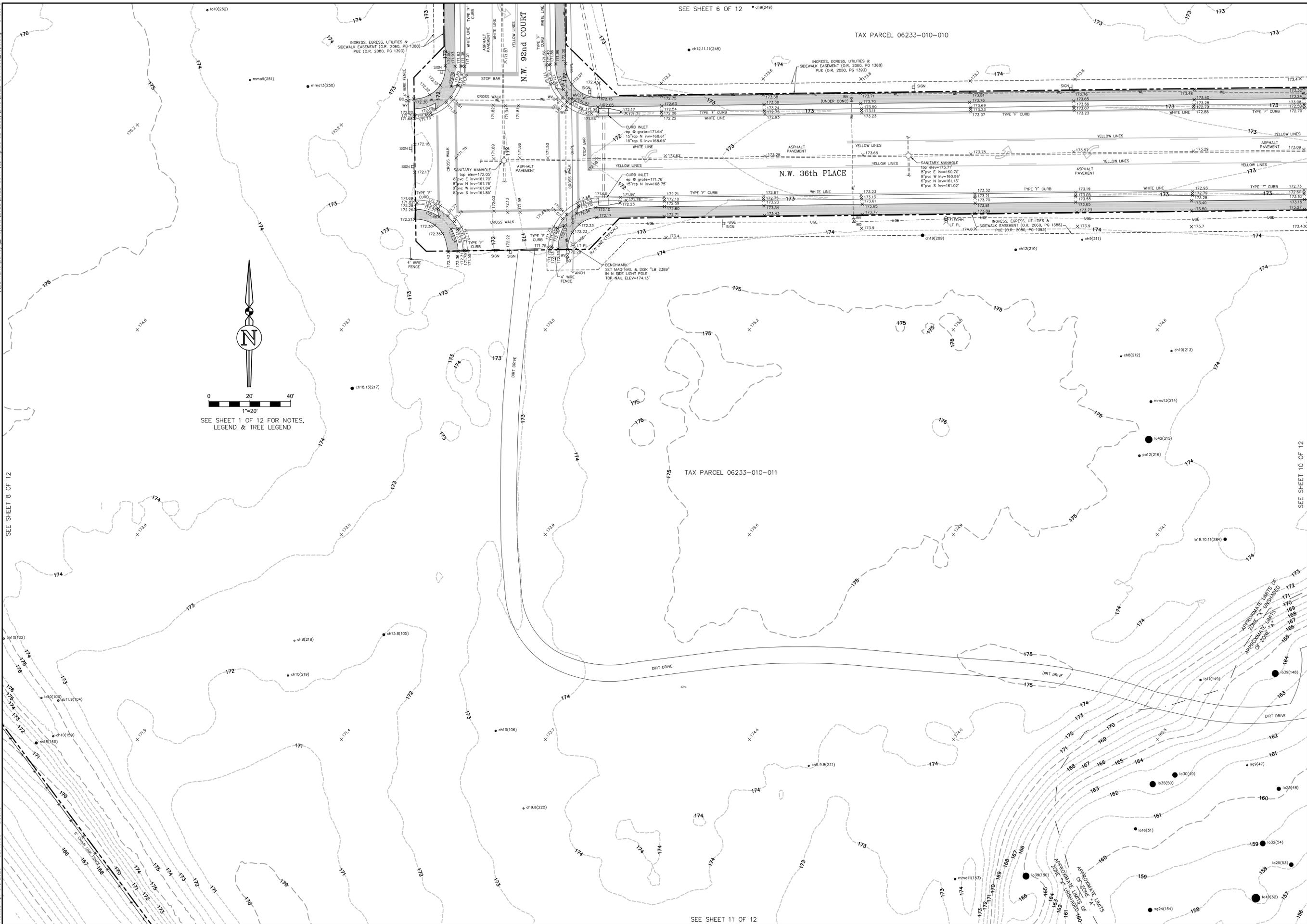
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES.
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No.	Date	Comment
1	4/7/2023	ADDED UNDERGROUND UTILITIES & TOPO OF TESLA CHARGER AREA

SEE SHEET 10 OF 12



Project No. 2022-0041_S00
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 Surveyor
 Check A.L.
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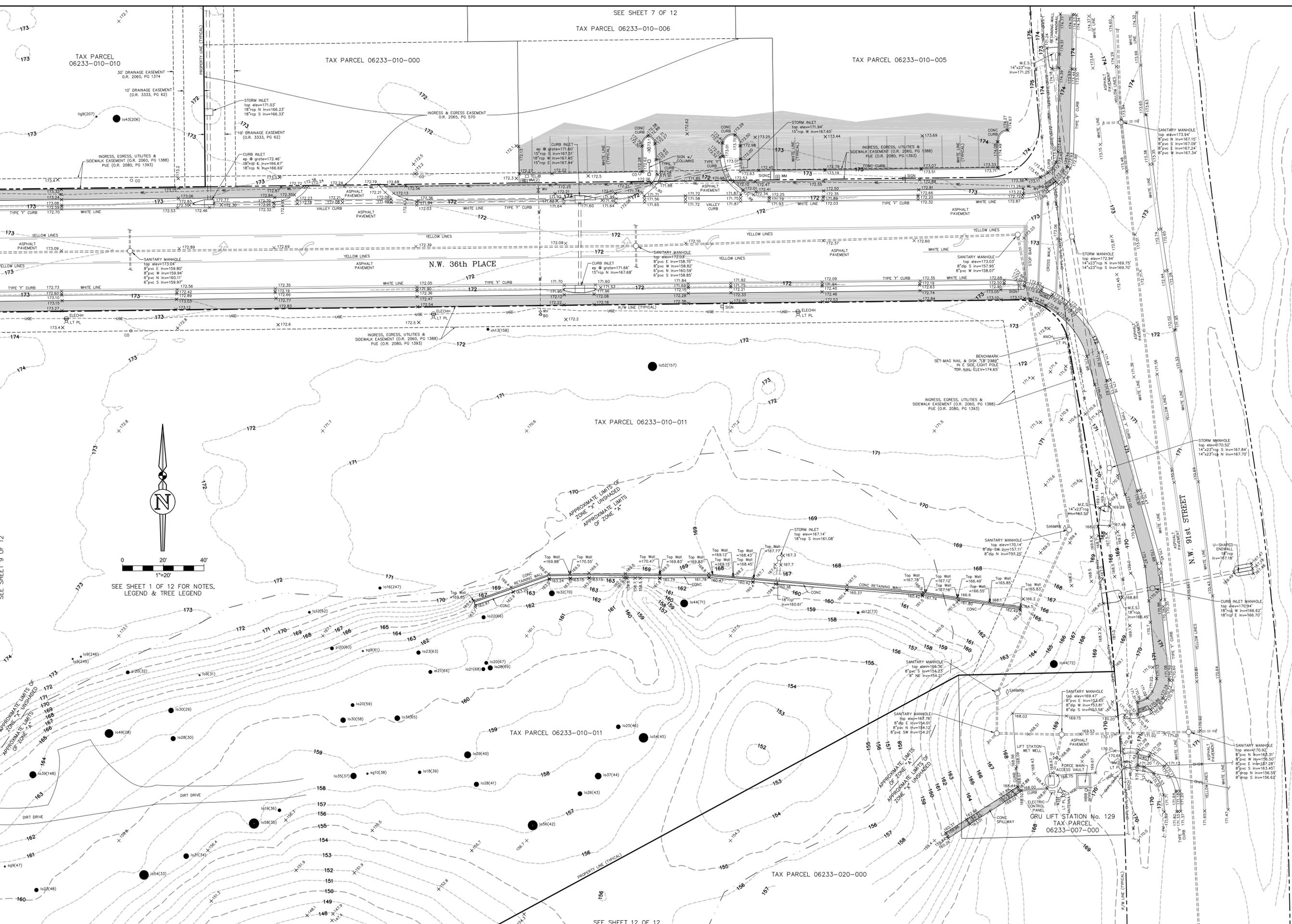
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1003	4	04/07/2023		

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Sheet No.:
V-009

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TAX PARCEL 06233-010-006

TAX PARCEL 06233-010-010

TAX PARCEL 06233-010-000

TAX PARCEL 06233-010-005

TAX PARCEL 06233-010-011

TAX PARCEL 06233-010-011

TAX PARCEL 06233-020-000

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SEE SHEET 1 OF 12 FOR NOTES, LEGEND & TREE LEGEND



SHEET 10 OF 12	
No.	Date
1	4/7/2023
ADDED UNDERGROUND UTILITIES & TOPO OF TESLA CHARGER AREA	

eda consultants inc.
 eda consultants inc.
 720 S.W. 2nd Ave., 5th Floor, Suite 300
 GAINESVILLE, FLORIDA 32609
 www.eda.com

Project No.	2022-0041_S00
Client	Corporate
Drawn	JARED ROGERS
Check	J.R.
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Prepared For:	1. SPRING HILLS LAND HOLDINGS, LLC
Survey Date	01/23/2023
Drawings Completed	04/07/2023
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V-010

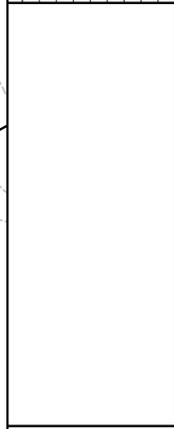
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SEE SHEET 9 OF 12

SHEET 11 OF 12

No.	Date	Comment
1	4/7/2023	ADDED UNDERGROUND UTILITIES & TOPO OF TESLA CHARGER AREA



eda consultants inc.
eda consultants inc.
720 S.W. 2nd Ave. 3rd Floor, Suite 300
GAINESVILLE, FLORIDA 32609
www.edafl.com mail@edafl.com

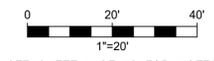
Project No. 2022-0041_S00 Corporate
Surveyor JARED ROGERS
Check A.L.
Drawn J.R.
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Filebook	Page	Survey Date	Drawing Completed	Revised
1088	8-26	01/23/2023	01/23/2023	04/07/2023

PREPARED FOR: 1) SPRING HILLS LAND HOLDINGS, LLC

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/23/2023.

Sheet No.: **V-011**

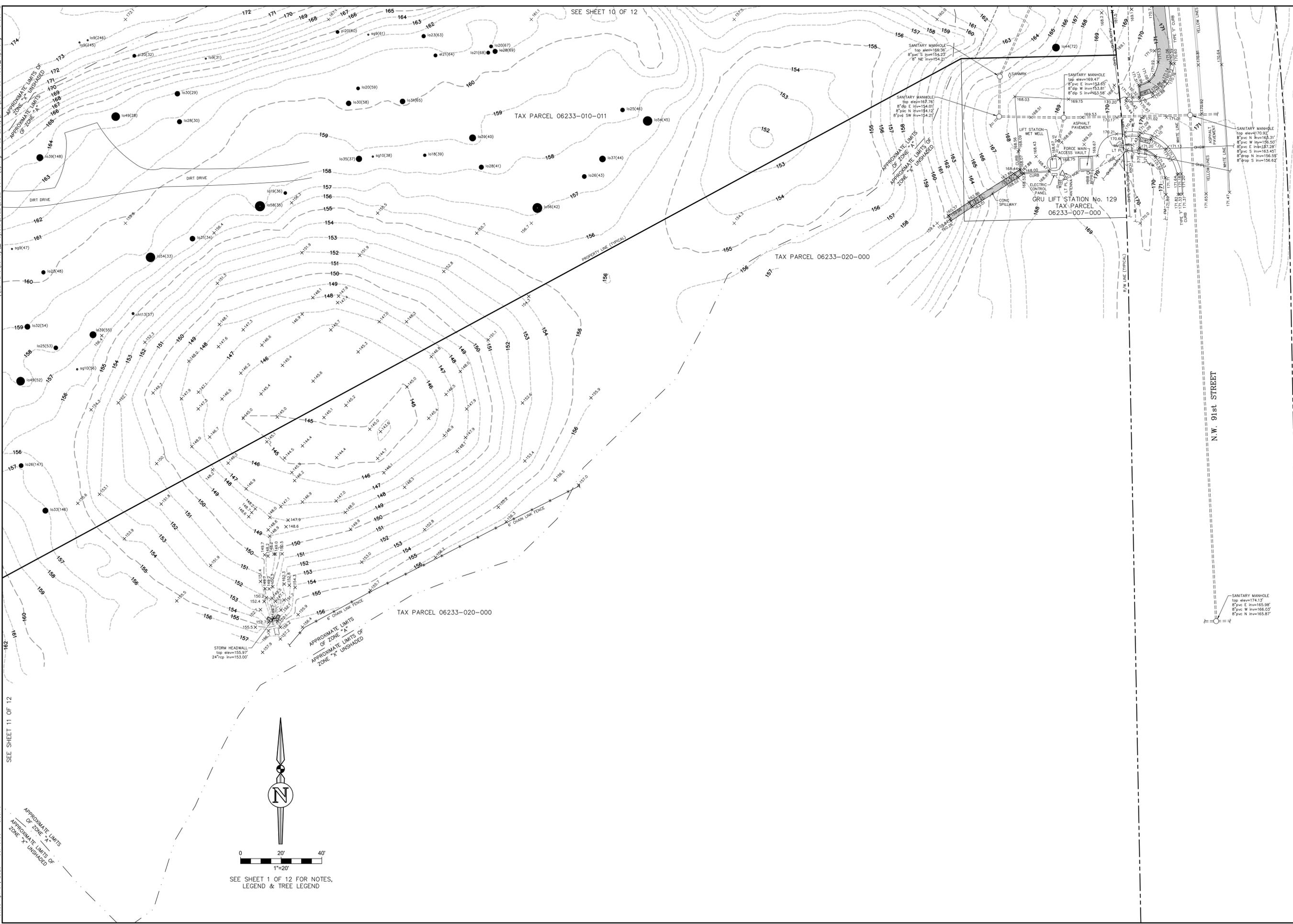


SEE SHEET 1 OF 12 FOR NOTES, LEGEND & TREE LEGEND

SEE SHEET 12 OF 12

SANITARY MANHOLE
top elev=169.41'
8" PVC NW INV=165.00'
8" PVC E INV=164.90'

Plotted Apr 07, 2023 - 08:46:00 - aboonie
 \\SERVER3\survey\Projects\2022\2022-0041 (Springhills SE Quad)\DWG\2022-0041-S00-Topo.dwg - Sheet 12



**SHEET
12 OF 12**

No.	Date	Comment
1	4/7/2023	ADDED UNDERGROUND UTILITIES & TOPO OF TESLA CHARGER AREA



Project No.	2022-0041-S00
Drawn	A.L.
Checked	J.R.
Scale	AS SHOWN
Sheet No.	12 OF 12
Project Name	SPRINGHILLS LAND HOLDINGS, LLC

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Project No.	2022-0041-S00
Drawn	A.L.
Checked	J.R.
Scale	AS SHOWN
Sheet No.	12 OF 12
Project Name	SPRINGHILLS LAND HOLDINGS, LLC

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/23/2023.

V-012