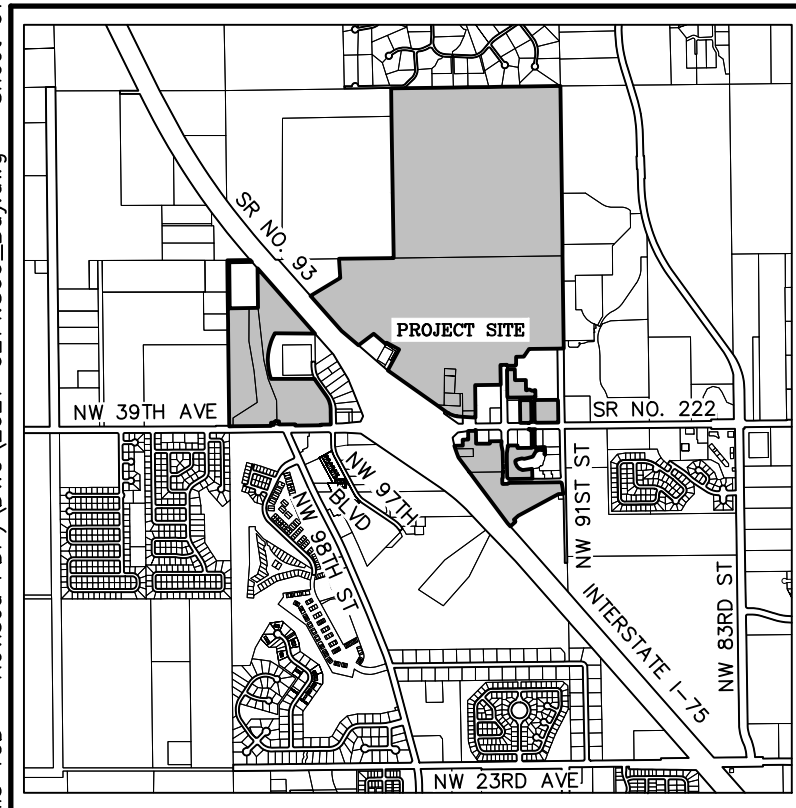


BOUNDARY SURVEY

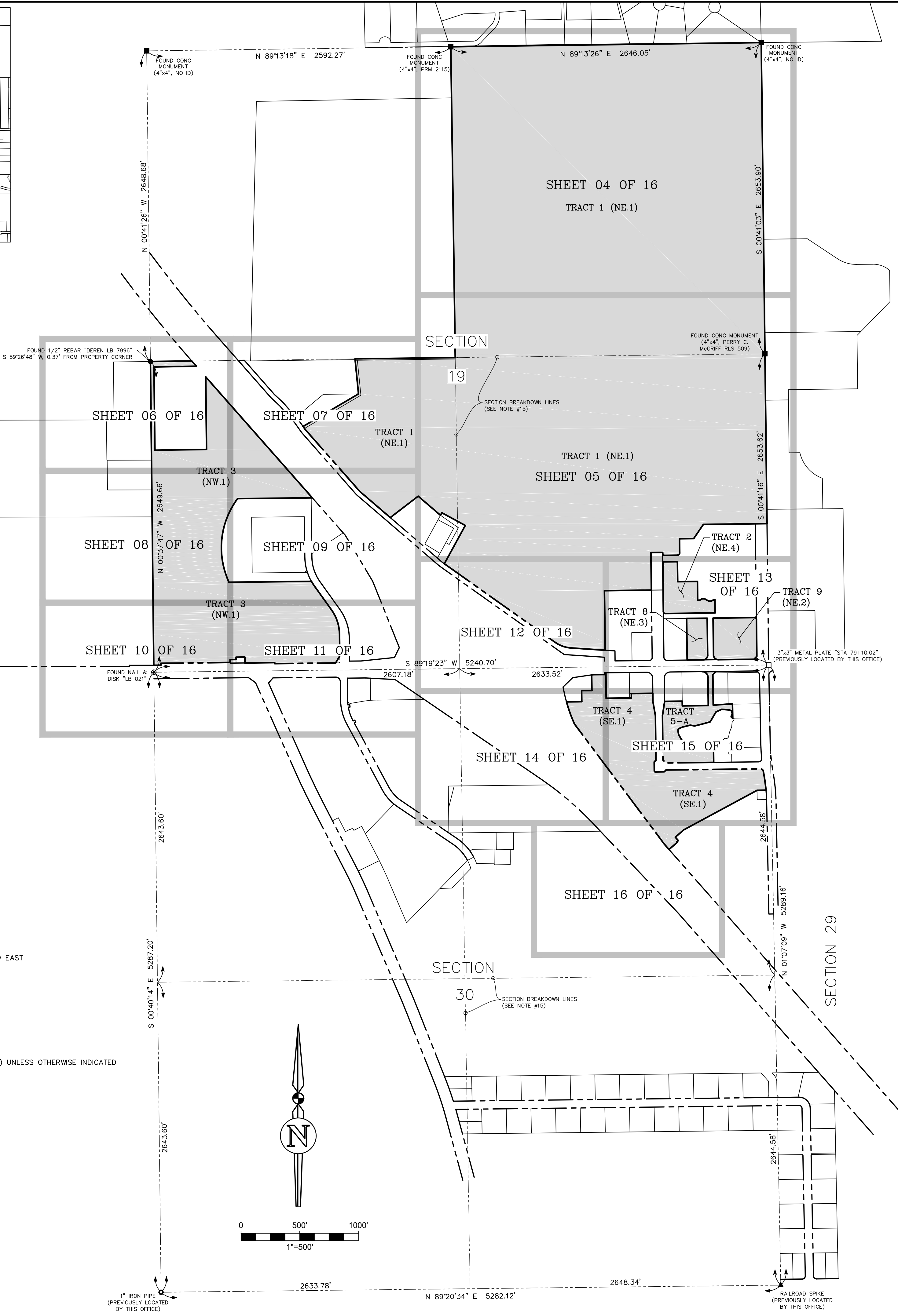
IN SECTIONS 19 & 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA FOR SPRING HILLS LAND HOLDINGS, LLC

NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 19, TOWNSHIP 09 SOUTH, RANGE 19 EAST AS BEING SOUTH 89 DEGREES, 19 MINUTES, 23 SECONDS WEST.
2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
3) SUMMARY OF SURVEYED AREA
TRACT 1 (NE.1) 307.95± ACRES
TRACT 2 (NE.4) 2.68± ACRES
TRACT 3 (NW.1) 50.39± ACRES
TRACT 4 (SE.1) 20.29± ACRES
TRACT 5-A 4.32± ACRES
TRACT 8 (NE.3) 1.42± ACRES
TRACT 9 (NE.2) 2.99± ACRES
TOTAL 390.04± ACRES
4) THE DISTANCES SHOWN ARE IN FEET AND ARE IN THE HORIZONTAL PLANE.
5) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
6) THIS SURVEY IS NOT ASSIGNABLE.
7) THE LOCATION OF LANDSCAPED AREAS ARE NOT SHOWN HEREON.
8) PARCEL ADDRESSES KNOWN TO THIS SURVEYOR (SOURCE : ALACHUA COUNTY PROPERTY APPRAISER - NOT VERIFIED WITH ANY OTHER ENTITY AND SUBJECT TO CHANGE)
TRACT 1 (NE.1) UNKNOWN
TRACT 2 (NE.4) UNKNOWN
TRACT 3 (NW.1) UNKNOWN
TRACT 4 (SE.1) UNKNOWN
TRACT 5-A UNKNOWN
TRACT 8 (NE.3) UNKNOWN
TRACT 9 (NE.2) UNKNOWN
9) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10) FOUNDATIONS THAT ARE BENEATH THE SURFACE, IF ANY, WERE NOT LOCATED AS A PART OF THIS SURVEY AND MAY VIOLATE DEED OR EASEMENT LINES.
11) SUMMARY OF EXISTING STRIPED PARKING SPACES ON THE PROJECT SITE:
TRACT 1 (NE.1) NONE
TRACT 2 (NE.4) 28 REGULAR SPACES
TRACT 3 (NW.1) NONE
TRACT 4 (SE.1) NO COMPLETE SPACES
TRACT 5-A NONE
TRACT 8 (NE.3) NONE
TRACT 9 (NE.2) NONE
12) THIS SURVEY CONSISTS OF 16 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
13) THE PROPERTY SHOWN HEREON IS SUBJECT TO RESOLUTION 96-73 (REGARDING SOLID WASTE) AS RECORDED IN OFFICIAL RECORDS BOOK 2078, PAGE 1999.
14) TRACT 3 (NW.1) APPEARS TO BE SUBJECT TO THE MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3661, PAGE 697.
15) THE BREAKDOWN OF SECTION 19 AND SECTION 30 IS PER GLO SURVEY BY HENRY WASHINGTON & DAVID H. BURR IN 1845. THESE LINES WERE ESTABLISHED BY PRORATING THE ORIGINAL GLO DISTANCES ALONG THE EXTERIOR SECTION LINES, HOLDING A DISTANCE OF 40 CHAINS FROM THE EAST SECTION LINES, AND PUSHING THE DEFICIENCY INTO THE WEST PART OF THE SECTIONS. THIS METHOD IS IN ACCORDANCE WITH THE "GENERAL INSTRUCTIONS" ISSUED IN JUNE 1845 WHICH WERE IN USE BY WASHINGTON & BURR. PER A CONVERSATION WITH PERSONNEL AT THE STATE OF FLORIDA DIVISION OF STATE LANDS BUREAU OF SURVEY AND MAPPING THE ARREDONDO GRANT WAS RE-SURVEYED AND RE-SECTIONED BY COURT ORDER. IN THIS CIRCUMSTANCE THE COURT ORDERED SURVEY (WASHINGTON & BURR IN 1845) WOULD HOLD AND THE PREVIOUS SURVEYS SHOULD BE DIS-REGARDED.
16) 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.
17) THE RIGHT-OF-WAY OF NW 92ND COURT WAS CONVEYED IN MULTIPLE DOCUMENTS. O.R. 1769, PG 1313 AND O.R. 2321, PG 2858 COMMENCED FROM TWO DIFFERENT DIRECTIONS TO GET TO THE POINT OF BEGINNING (ONE FROM THE EAST AND THE OTHER FROM THE WEST). THE SCRIVENER OF THE LEGAL DESCRIPTION SHOWN HEREON INTERPRETED THE RESULTS IN A WAY THAT CAUSED A JOG IN THE RIGHT-OF-WAY BEING 0.17 FEET IN LENGTH. THIS SURVEYOR HAS REVIEWED THE DOCUMENTS SHOWN ABOVE, ALONG WITH O.R. 1638, PG 250 (WHICH THE NORTHEAST CORNER OF WHICH IS CALLED FOR IN O.R. 2321, PG 2858), AND HAS DETERMINED THAT THERE SHOULD BE NO JOG IN THIS RIGHT-OF-WAY AND INSTEAD OF THREE LINE SEGMENTS ONLY ONE LINE SHOULD EXIST IN THIS AREA.
18) THE LOCATION OF TAX PARCEL LINES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE FOR INFORMATION PURPOSES.
19) REGARDING BUILDINGS:
TRACT 1 (NE.1) AS SHOWN
TRACT 2 (NE.4) NO BUILDINGS OBSERVED
TRACT 3 (NW.1) AS SHOWN
TRACT 4 (SE.1) NO BUILDINGS OBSERVED
TRACT 5-A NO BUILDINGS OBSERVED
TRACT 8 (NE.3) NO BUILDINGS OBSERVED
TRACT 9 (NE.2) NO BUILDINGS OBSERVED
20) THE RESULTS OF THIS SURVEY DIFFER SIGNIFICANTLY FROM THE RECORD DESCRIPTION IN MULTIPLE AREAS. THIS SURVEYOR BELIEVES THAT THE OLDER RECORD DESCRIPTION (A PORTION OF WHICH IS WITHIN O.R. 3312, PG 267 & O.R. 1908, PG 1130) WAS RE-WRITTEN BY ANOTHER SURVEYOR (SCRIVENER) TO REMOVE CERTAIN PARCELS OF LAND FOR THE TRANSACTION RESULTING IN THE DESCRIPTION IN THE VESTING DEED (O.R. 3312, PG 267). IN THIS SURVEYOR'S OPINION, ANY NECESSARY REWRITING OF THE LEGAL DESCRIPTION SHOULD HAVE BEEN MORE IN LINE WITH THE OLDER RECORD DESCRIPTION, INSTEAD OF IN LINE WITH THE RESULTS OF THE SCRIVENER'S SURVEY, WHICH THIS SURVEYOR BELIEVES WAS IN ERROR IN MULTIPLE AREAS. A SUMMARY OF SOME OF THESE AREAS ARE AS FOLLOWS:
A. THERE ARE TWO POSSIBLE LOCATIONS FOR THE WEST LINE OF THE NE 1/4 OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST. THIS SURVEYOR'S DECISION REGARDING THE LOCATION OF THIS PROPERTY LINE DIFFERS BY APPROXIMATELY 27 FEET FROM THE SCRIVENER'S. SEE SHEET 4 AND SHEET 5.
B. IN THIS SURVEYOR'S OPINION, THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST IS A CONCRETE MONUMENT, WHILE THE SCRIVENER HELD A 5/8" REBAR APPROXIMATELY 17 FEET SOUTH. THIS CREATES A DIFFERENCE BETWEEN THE PROPERTY LINES SHOWN HEREON AND THE SCRIVENER'S LOCATION OF THE PROPERTY LINES ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST. THIS DIFFERENCE IS APPROXIMATELY 17 FEET ON THE WEST SECTION LINE AND 0 FEET ON THE EAST SECTION LINE. SEE SHEET 6, SHEET 7 AND SHEET 5.
C. THIS SURVEYOR AGREES WITH THE SCRIVENER'S INTENTION TO GO ALONG THE SOUTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED IN O.R. 620, PG 258 AND ALONG THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN O.R. 444, PG 54. HOWEVER, THIS SURVEYOR DOES NOT AGREE WITH HOW THE SCRIVENER PLACED THESE BOUNDARY LINES, IGNORING EXISTING OLD CONCRETE MONUMENTS AND INSTEAD SETTING IRON ROD AND CAPS AT A SET DISTANCE FROM THE SCRIVENER'S CALCULATED POINT OF COMMENCEMENT. THIS CAUSES THE PROPERTY LINE SHOWN HEREON TO DIFFER FROM THE SCRIVENER'S BOUNDARY LINE BY APPROXIMATELY 18 TO 21 FEET. SEE SHEET 7.
D. AT THE SOUTHEAST CORNER OF TRACT 3 (NW.1) THE SCRIVENER APPARENTLY MIS-INTERPRETED THE FDOT RIGHT-OF-WAY MAPS IN THIS AREA AS A TRIANGULAR PIECE OF LAND WAS INCLUDED WITHIN THE PROPERTY BOUNDARY WHICH WAS CONVEYED TO FDOT IN O.R. 2317, PG 2745. THE DIFFERENCE IN THIS AREA IS APPROXIMATELY 1,035 SQUARE FEET. SEE SHEET 11.
21) 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: 0290D; EFFECTIVE DATE: 6/16/2006, AND THE FLOOD INSURANCE RATE MAP NUMBER 12001C0290E; COMMUNITY NUMBER: 120001; PANEL: 0290E; MAP REVISED: 9/24/2021. SAID PANEL 0294D 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 0435E 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)".



VICINITY MAP SCALE: 1" = 3000'



LEGEND OF SYMBOLS & ABBREVIATIONS:

- BPPR = WATERLINE BACKFLOW PREVENTER
(C) = CALCULATED DIMENSION
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
COL = COLUMN
CONC = CONCRETE
CURB = CONCRETE CURB
C&G = CONCRETE CURB & GUTTER
DE = DRAINAGE EASEMENT
EAB = ELECTRICAL JUNCTION BOX
F.E.S. = FLARED END SECTION
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FOGCB = FIBER OPTIC CABLE JUNCTION BOX
GLO = GOVERNMENT LAND OFFICE
GRJCB = GRUJCOM JUNCTION BOX
HDPE = HIGH DENSITY POLY-ETHYLENE PIPE
ID. = IDENTIFICATION
LA R/W LINE = LIMITED ACCESS R/W LINE
M.E.S. = MITERED END SECTION
No. = NUMBER
O.R. = OFFICIAL RECORDS BOOK
P.C.S. = PAGES
PUE = PUBLIC UTILITIES EASEMENT
ROP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
SECTION 19-9-19 = SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST
SMH = SANITARY SEWER MANHOLE
STMH = STORM SEWER MANHOLE
SWG&R = ELECTRICAL SWITCHGEAR PAD
TRAN = ELECTRICAL TRANSFORMER PAD
W/ = WITH
ANCH = GUY ANCHOR
O BOLL = TRAFFIC BOLLARD
ELECTR H = ELECTRICAL HANDHOLE
FH = FIRE HYDRANT
FCM = FOUND CONCRETE MONUMENT (size, ID)
FIP = FOUND IRON PIPE (size, ID)
FND = FOUND NAIL & DISK (ID)
R&C = FOUND REBAR & CAP (5/8", PCP LB 3556) UNLESS OTHERWISE INDICATED
FS = FOUND SPIKE
GP = GUY POLE
IRRVLV = IRRIGATION CONTROL VALVE
LT PL = LIGHT POLE
MB = MAIL BOX
NBXH = MANHOLE
MW = MONITORING WELL
PP = POWER POLE
SET 5/8" R&C = SET 5/8" REBAR & CAP (LB 2389)
SET N&D = SET NAIL & DISK (LB 2389)
SIGN = SIGN
SP = TRAFFIC SIGNAL POLE
TELEPED = TELEPHONE PEDESTAL
CTVPEDESTAL = CABLE TELEVISION PEDESTAL
WM = WATER METER
WV = WATER VALVE
WLCM = WATER LINE CONCRETE MARKER
FL = FENCE LINE
OHGW = OVERHEAD GUY WIRE
OHL = OVERHEAD POWER LINE
OHTL = OVERHEAD TELEPHONE LINE
AP = ASPHALT PAVEMENT
CONC = CONCRETE

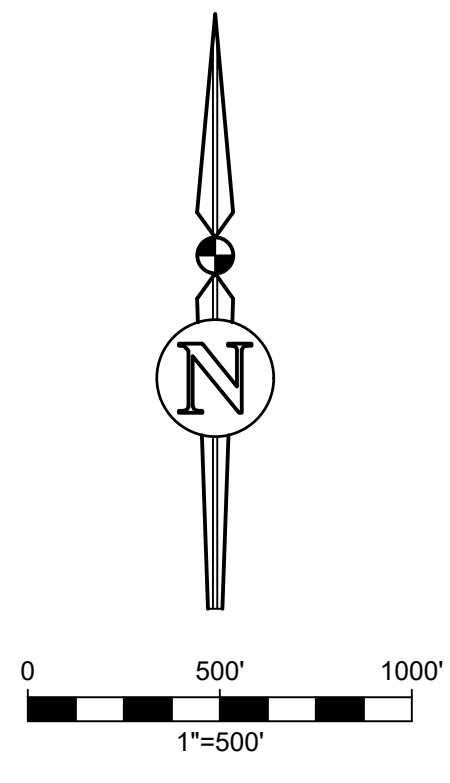


Table with project details: Project No. 2201-0214, S00, Corporate Job No. 6887, Client: JARED ROGERS, P.E., Survey Date: 07/05/2022, Drawing Date: 07/05/2022, Prepared by: J.R., Checked by: J.R., Date: 07/05/2022.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2001), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

SUMMARY OF RECORDED DOCUMENTS THAT THE SURVEYOR IS AWARE OF, AFFECTING THE PROPERTY SURVEYED AND SHOWN HEREON
(THERE MAY BE ADDITIONAL EASEMENTS SHOWN ON THE MAP PORTION OF THIS SURVEY)

Table with 4 columns: DESCRIPTION, SURVEYOR'S SUMMARY, TRACTS AFFECTED, SHOWN ON MAP. Contains detailed entries for various easements and legal documents affecting the surveyed property.

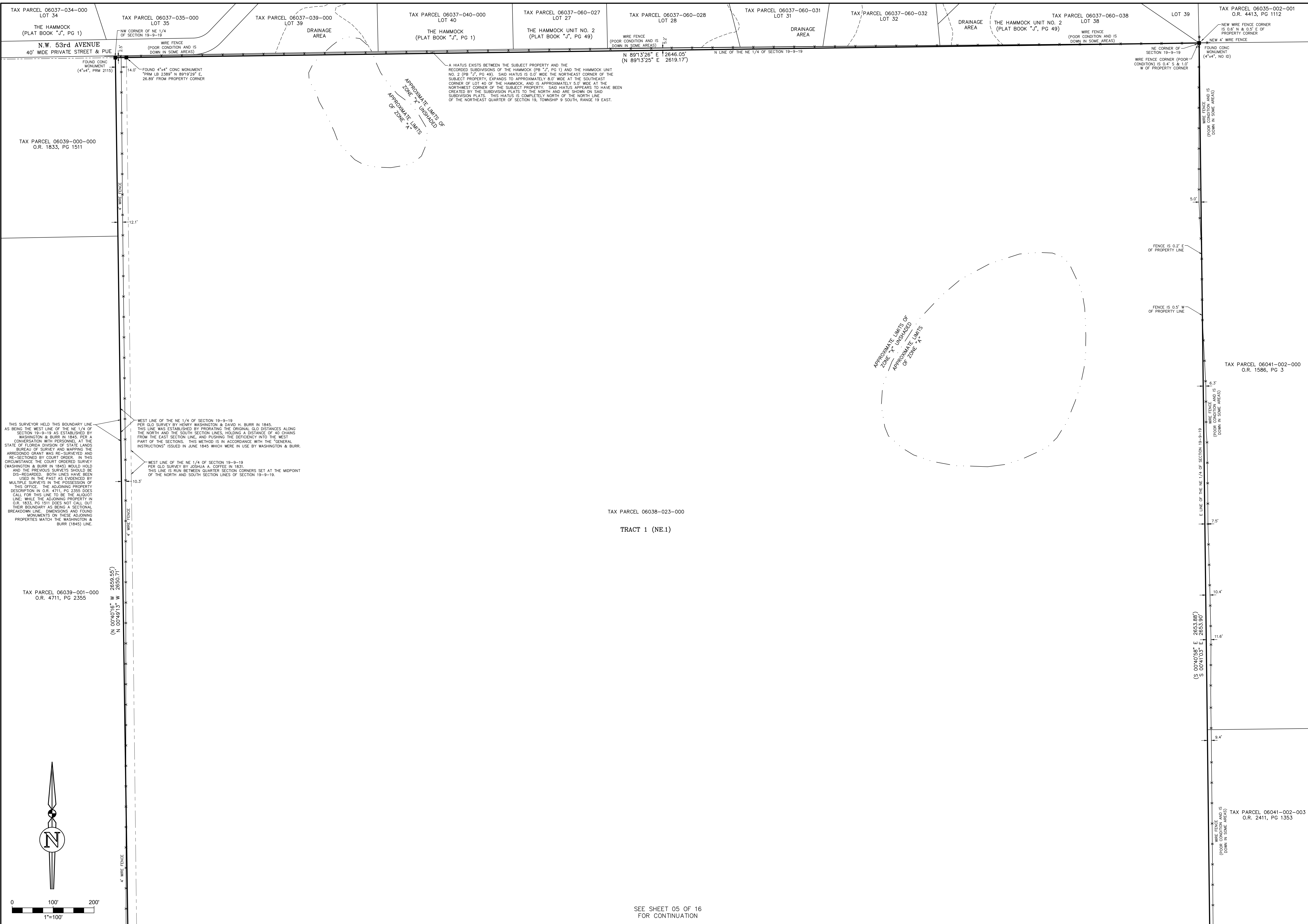
Table with 4 columns: DESCRIPTION, SURVEYOR'S SUMMARY, TRACTS AFFECTED, SHOWN ON MAP. Contains detailed entries for various easements and legal documents affecting the surveyed property.

Table with 2 columns: No., Date. For recording information.

Professional seal and logo for 'eda consultants inc.' with contact information for Jared Rogers, Surveyor, in Gainesville, Florida.

Project information block including project name '2021-0214_S00', drawing title 'Springhills Land Holdings, LLC', and sheet number '6887'.

Prepared for 'Springhills Land Holdings, LLC' dated 07/05/2022. Includes a note about the survey meeting Florida standards of practice.



No.	Date	Comment

eda
eda consultants inc.
720 S.W. 2nd Ave., Suite 300
GAINESVILLE, FLORIDA 32601
www.edafl.com

Project No.	2021-0214 S00
Client	Corporate
Surveyor	JARED ROGERS
Check	J.R.
Scale	AS SHOWN
Sheet	6887

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2)(b), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

Survey Date	07/05/2022
Drawing Completed	07/05/2022
Revised	
Prepared For	1) SPRING HILLS LAND HOLDINGS, LLC
Drawn	2) JARED ROGERS
Checked	3) J.R.
Reviewed	4) J.R.

Sheet No.: V-004

THIS SURVEYOR HELD THIS BOUNDARY LINE AS BEING THE WEST LINE OF THE NE 1/4 OF SECTION 19-9-19 AS ESTABLISHED BY WASHINGTON & BURR IN 1845. PER A CONVERSATION WITH PERSONNEL AT THE STATE OF FLORIDA DIVISION OF STATE LANDS BUREAU OF SURVEY AND MAPPING THE ARRENDON GRANT WAS RE-SURVEYED AND RE-SECTIONED BY COURT ORDER. IN THIS CIRCUMSTANCE THE COURT ORDERED SURVEY (WASHINGTON & BURR IN 1845) WOULD HOLD AND THE PREVIOUS SURVEYS SHOULD BE DIS-REGARDED. BOUNDARY LINES HAVE BEEN USED IN THE PAST AS EVIDENCED BY MULTIPLE SURVEYS IN THE POSSESSION OF THIS OFFICE. THE ADJOINING PROPERTY DESCRIPTION IN O.R. 4711, PG 2355 DOES CALL FOR THIS LINE TO BE THE ADJUT LINE, WHILE THE ADJOINING PROPERTY IN O.R. 2424, PG 1011 DOES NOT CALL OUT THEIR BOUNDARY AS BEING A SECTIONAL BREAKDOWN LINE. DIMENSIONS AND FOUND MONUMENTS ON THESE ADJOINING PROPERTIES MATCH THE WASHINGTON & BURR (1845) LINE.

WEST LINE OF THE NE 1/4 OF SECTION 19-9-19 PER OLD SURVEY BY HENRY WASHINGTON & DAVID H. BURR IN 1845. THIS LINE WAS ESTABLISHED BY PROPORTING THE ORIGINAL OLD DISTANCES ALONG THE NORTH AND THE SOUTH SECTION LINES, HOLDING A DISTANCE OF 40 CHAINS FROM THE EAST SECTION LINE, AND PUSHING THE DEFICIENCY INTO THE WEST PART OF THE SECTIONS. THIS METHOD IS IN ACCORDANCE WITH THE GENERAL INSTRUCTIONS ISSUED IN JUNE 1845 WHICH WERE IN USE BY WASHINGTON & BURR.

TAX PARCEL 06039-001-000 O.R. 4711, PG 2355

SW CORNER OF THE NE 1/4 OF SECTION 19-9-19 (N 89°06'58" E 854.93') (N 89°16'20" E 854.14')

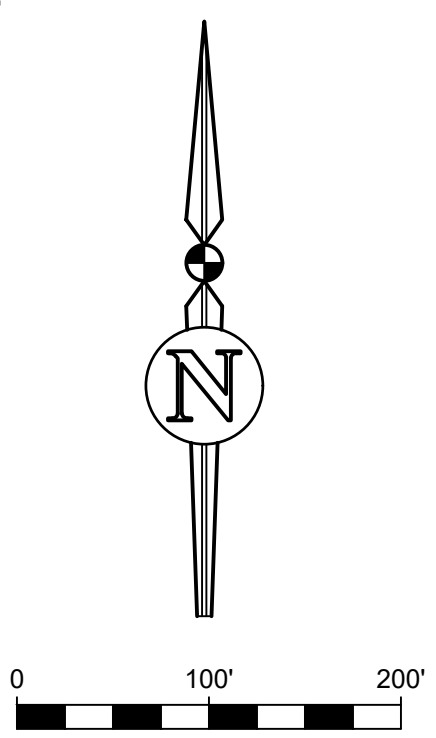
WEST LINE OF THE NE 1/4 OF SECTION 19-9-19 PER OLD SURVEY BY JOSHUA A. COFFEE IN 1831. THIS LINE IS RUN BETWEEN QUARTER SECTION CORNERS SET AT THE MIDPOINT OF THE NORTH AND SOUTH SECTION LINES OF SECTION 19-9-19.

FOUND 4"x4" CONG MONUMENT 7"MM LB 2389 S 88°47'00" E 20.16' FROM PROPERTY CORNER
FOUND 5/8" REBAR & CAP "PCP LB 3526" S 66°43'56" E, 22.01' FROM PROPERTY CORNER

N LINE OF THE SE 1/4 OF SECTION 19-9-19
ERRONEOUS LOCATION OF THE N LINE OF THE SE 1/4 OF SECTION 19-9-19 AS PLACED PER LEGAL DESCRIPTION

OVERLAP BETWEEN SUBJECT PROPERTY AND ADJUTOR TO THE NORTH DESCRIBED IN O.R. 4711, PG 2355. THIS THIRD PARCEL LISTED IN O.R. 4711, PG 2355 APPEARS TO ATTEMPT TO DESCRIBE THE LAND BETWEEN THE TWO DIFFERING LOCATIONS OF THE NORTH LINE OF THE SW 1/4 OF SECTION 19-9-19 OR PERHAPS TO THE EXISTING FENCE LINE. THIS THIRD PARCEL IS DESCRIBED FOR THE FIRST TIME KNOWN TO THIS SURVEYOR IN O.R. 6711, PG 18 IN A QUIET CLAIM DEED. THIS OVERLAP IS APPROXIMATELY 11.4 FEET WIDE AND ENCOMPASSES 10,243 SQUARE FEET, MORE OR LESS.

APPROXIMATE LIMITS OF ZONE "A"
APPROXIMATE LIMITS OF ZONE "X" UNSHADED



APPROXIMATE LIMITS OF ZONE "X" UNSHADED
APPROXIMATE LIMITS OF ZONE "A"

SEE SHEET 04 OF 16 FOR CONTINUATION

TRACT 1 (NE.1)

TAX PARCEL 06038-023-000

HATCHED AREA IS LIMITS OF DRAINAGE AREA CONTRIBUTING TO BASIN AREAS NORTH OF SHOPPING CENTER OVERALL PARCEL (O.R. 2242, PG 1750 & O.R. 2242, PG 1785 & O.R. 2242, PG 1845 & O.R. 2242, PG 1856)

APPROXIMATE LIMITS OF ZONE "X" UNSHADED
APPROXIMATE LIMITS OF ZONE "A"

SE CORNER OF THE NE 1/4 OF SECTION 19-9-19
FOUND CONG MONUMENT (4"x4" PERRY C McGRUFF RLS 509)

TAX PARCEL 06041-002-003 O.R. 2411, PG 1353

TAX PARCEL 06041-002-005 O.R. 2639, PG 20

APPROXIMATE LIMITS OF ZONE "X" UNSHADED
APPROXIMATE LIMITS OF ZONE "A"

ARCHAEOLOGICAL TBM #2 (PER OLD SURVEY DOCUMENTS)

APPROXIMATE LIMITS OF ZONE "X" UNSHADED
APPROXIMATE LIMITS OF ZONE "A"

APPROXIMATE LIMITS OF ZONE "X" UNSHADED
APPROXIMATE LIMITS OF ZONE "A"

APPROXIMATE LIMITS OF ZONE "X" UNSHADED
APPROXIMATE LIMITS OF ZONE "A"

TAX PARCEL 06038-000-000

TRACT 1 (NE.1)

TAX PARCEL 06038-000-000

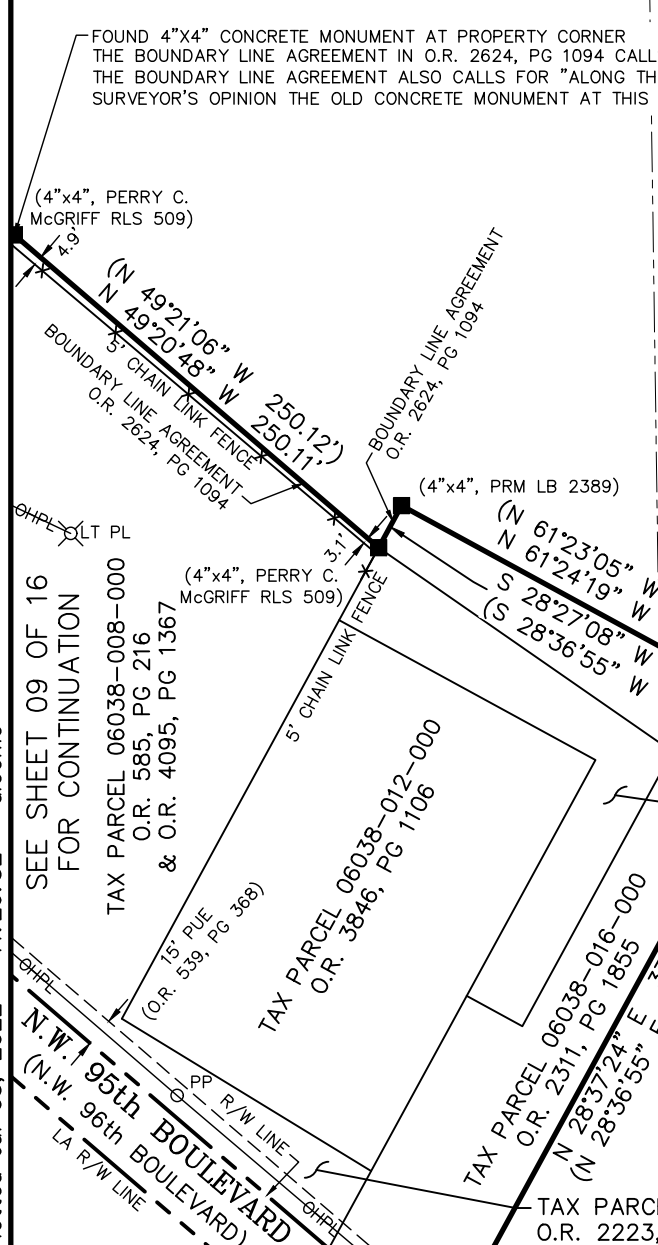
HATCHED AREA IS LIMITS OF DRAINAGE AREA CONTRIBUTING TO BASIN AREAS NORTH OF SHOPPING CENTER OVERALL PARCEL (O.R. 2242, PG 1750 & O.R. 2242, PG 1785 & O.R. 2242, PG 1845 & O.R. 2242, PG 1856)

ARCHAEOLOGICAL TBM #1 (PER OLD SURVEY DOCUMENTS)

TAX PARCEL 06041-002-001 O.R. 2452, PG 932

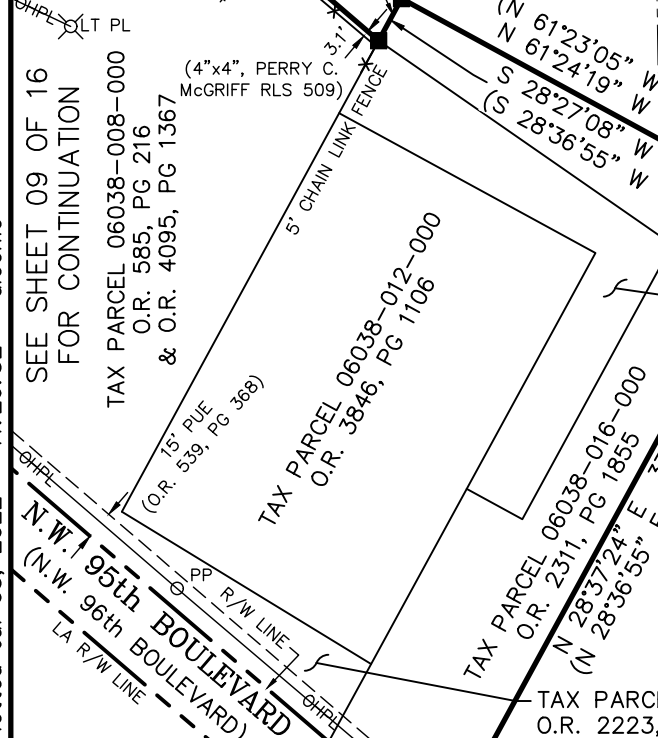
TAX PARCEL 06041-002-001 O.R. 2452, PG 932

FOUND 4"x4" CONCRETE MONUMENT AT PROPERTY CORNER. THE BOUNDARY LINE AGREEMENT IN O.R. 2624, PG 1094 CALLS FOR THIS CORNER TO BE A REBAR AND CAP WHICH WAS NOT FOUND. THE BOUNDARY LINE AGREEMENT ALSO CALLS FOR "ALONG THE LINES OF THE LANDS DESCRIBED IN O.R. 585, PG 216" IN THE SURVEYOR'S OPINION THE OLD CONCRETE MONUMENT AT THIS LOCATION IS THE CORNER OF THE LANDS DESCRIBED IN O.R. 585, PG 216.



HATCHED AREA IS LIMITS OF DRAINAGE AREA CONTRIBUTING TO BASIN AREAS NORTH OF SHOPPING CENTER OVERALL PARCEL (O.R. 2242, PG 1750 & O.R. 2242, PG 1785 & O.R. 2242, PG 1845 & O.R. 2242, PG 1856)

Table with columns: CURVE, DELTA, RADIUS, ARC, CHORD, CHORD BEARING. Rows for C28, C29, C29.



TAX PARCEL 06038-013-000 O.R. 2223, PG 1317

TAX PARCEL 06038-014-000 O.R. 2223, PG 1319

SEE SHEET 12 OF 16 FOR CONTINUATION

SEWER & WASTEWATER EASEMENT O.R. 2242, PG 1785 & PUE O.R. 2274, PG 1019

SEWER & WASTEWATER EASEMENT O.R. 2242, PG 1785 & PUE O.R. 2274, PG 1019

SEWER & WASTEWATER EASEMENT O.R. 2242, PG 1785 & PUE O.R. 2274, PG 1019

SEWER & WASTEWATER EASEMENT O.R. 2242, PG 1785 & PUE O.R. 2274, PG 1019

SEWER & WASTEWATER EASEMENT O.R. 2242, PG 1785 & PUE O.R. 2274, PG 1019

SEE SHEET 13 OF 16 FOR CONTINUATION

Table with columns: No., Date, Comment



Project No: 2021-0214_S00
Drawn: A.L.
Check: J.R.
Title: SEE SHEET 11 OF 16 FOR ORIGINAL SIGNATURE AND RAISED SEAL
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2021

PREPARED FOR: 1. SPRINGHILLS LAND HOLDINGS, LLC
Survey Date: 07/05/2022
Drawings Completed: 07/05/2022
Reviewed: 07/05/2022

Sheet No.: V-005

Plotted Jul 05, 2022 - 11:26:52 - edoome \\SERVERS\survey\Projects\2021-0214 (Springhill TOD - Revised PPP)\DWG\2021-0214_S00_Boy.dwg - Sheet 06



No.	Date	Comment

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

Project No: 2021-0214_S00
Date: 07/05/2022
Prepared By: JARED ROGERS
Checked By: J.R.
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PREPARED FOR: 1. SPRING HILLS LAND HOLDINGS, LLC
 2. []
 3. []
 4. []

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2)(b), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

Sheet No.: **V-006**

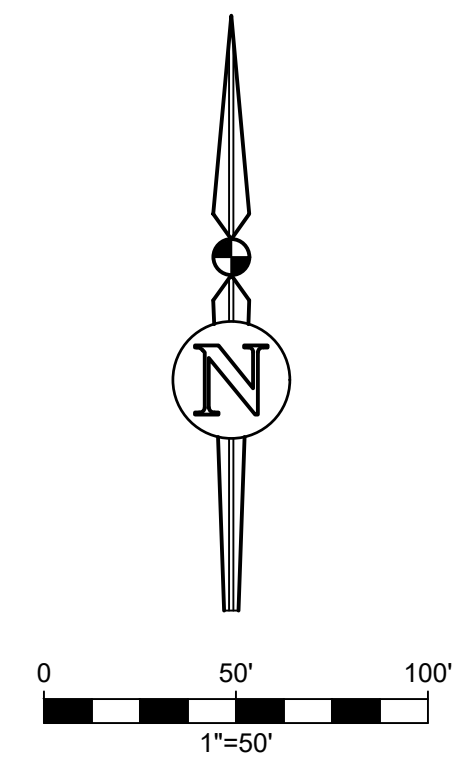
SEE SHEET 07 OF 16 FOR CONTINUATION

SEE SHEET 08 OF 16 FOR CONTINUATION

No.	Date	Comment



CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C6	58° 39' 52"	700.00'	716.72'	685.82'	S 07° 18' 26" W
(C6	58° 39' 59"	700.00'	716.75'	685.84'	S 07° 18' 25" W



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eda consultants inc.
720 S.W. 2nd Ave. 5th Floor, Suite 300
GAINESVILLE, FLORIDA 32601
www.eda.com

Project No.	2021-0214_S00
Client	Corporate
Surveyor	JARED ROGERS
Check	J.R.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2022

07/05/2022
Survey Date
07/05/2022
Drawing Date
07/05/2022
Prepared For: 1) SPRING HILLS LAND HOLDINGS, LLC

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

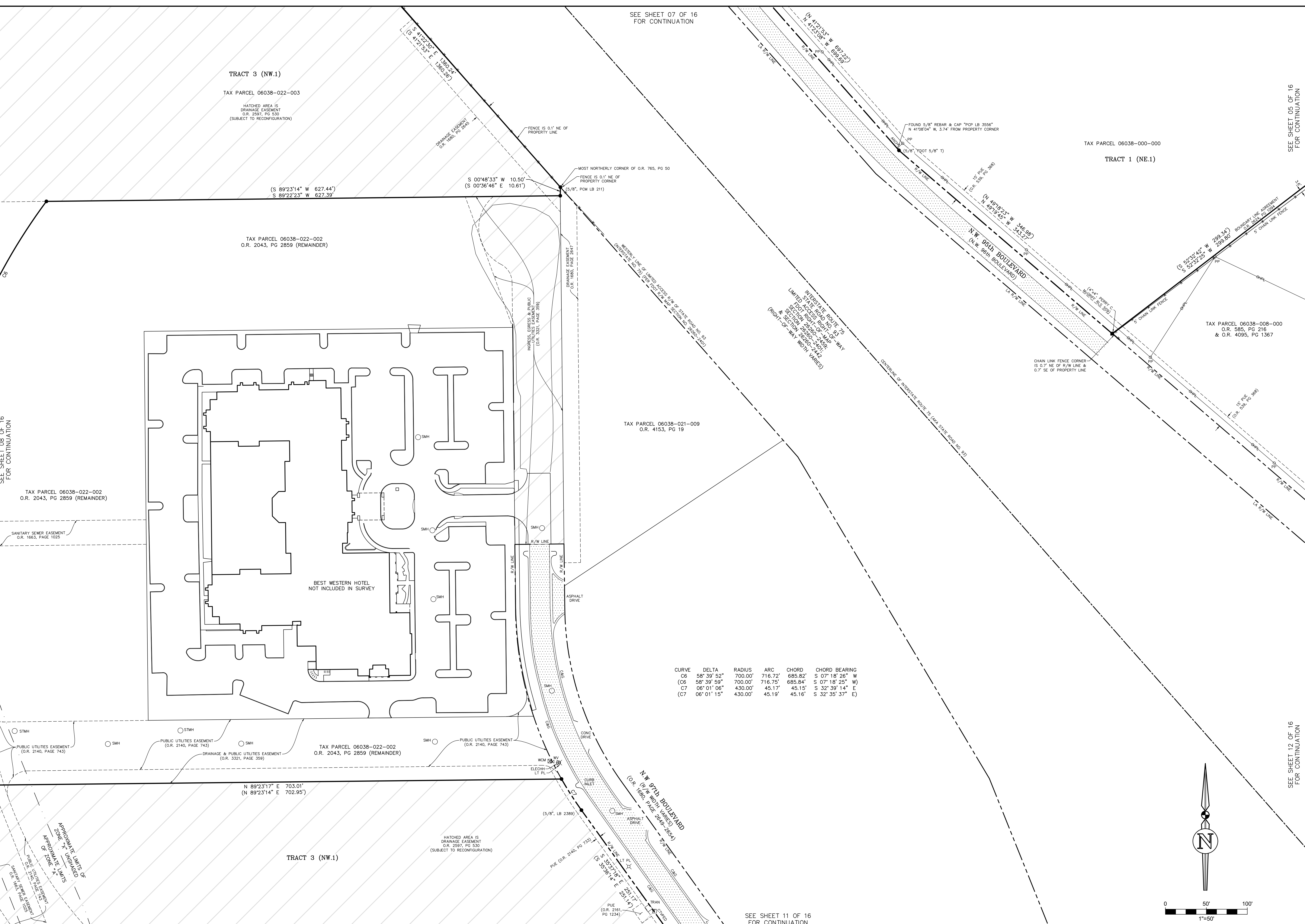
Sheet No.: **V-008**

SEE SHEET 10 OF 16
FOR CONTINUATION

SEE SHEET 09 OF 16
FOR CONTINUATION

SEE SHEET 06 OF 16
FOR CONTINUATION

Plotted Jul 05, 2022 -- 11:26:52 -- ddonnie



SEE SHEET 08 OF 16 FOR CONTINUATION

SEE SHEET 07 OF 16 FOR CONTINUATION

SHEET 09 OF 16

No.	Date	Comment

SEE SHEET 05 OF 16 FOR CONTINUATION

eda consultants inc.
720 S.W. 2nd Ave. 2nd Floor, Suite 300
GAINESVILLE, FLORIDA 32601
www.edainc.com

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C6	58° 39' 52"	700.00'	716.72'	685.82'	S 07° 18' 26" W
C6	58° 39' 59"	700.00'	716.75'	685.84'	S 07° 18' 25" W
C7	06° 01' 06"	430.00'	45.17'	45.15'	S 32° 39' 14" E
C7	06° 01' 15"	430.00'	45.19'	45.16'	S 32° 35' 37" E

Project No: 2021-0214_S00
 Drawn: A.L.
 Check: J.R.
 Date: 07/05/2022
 Scale: AS SHOWN
 Date: 07/05/2022
 Survey Date: 07/05/2022
 Drawing Computer: JARED ROGERS
 Revised: JARED ROGERS

PREPARED FOR: 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 (2001), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

Sheet No.: V-009

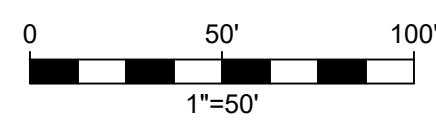
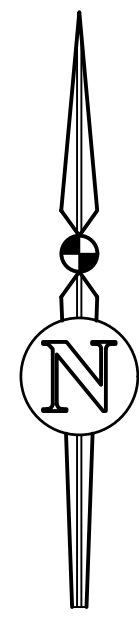
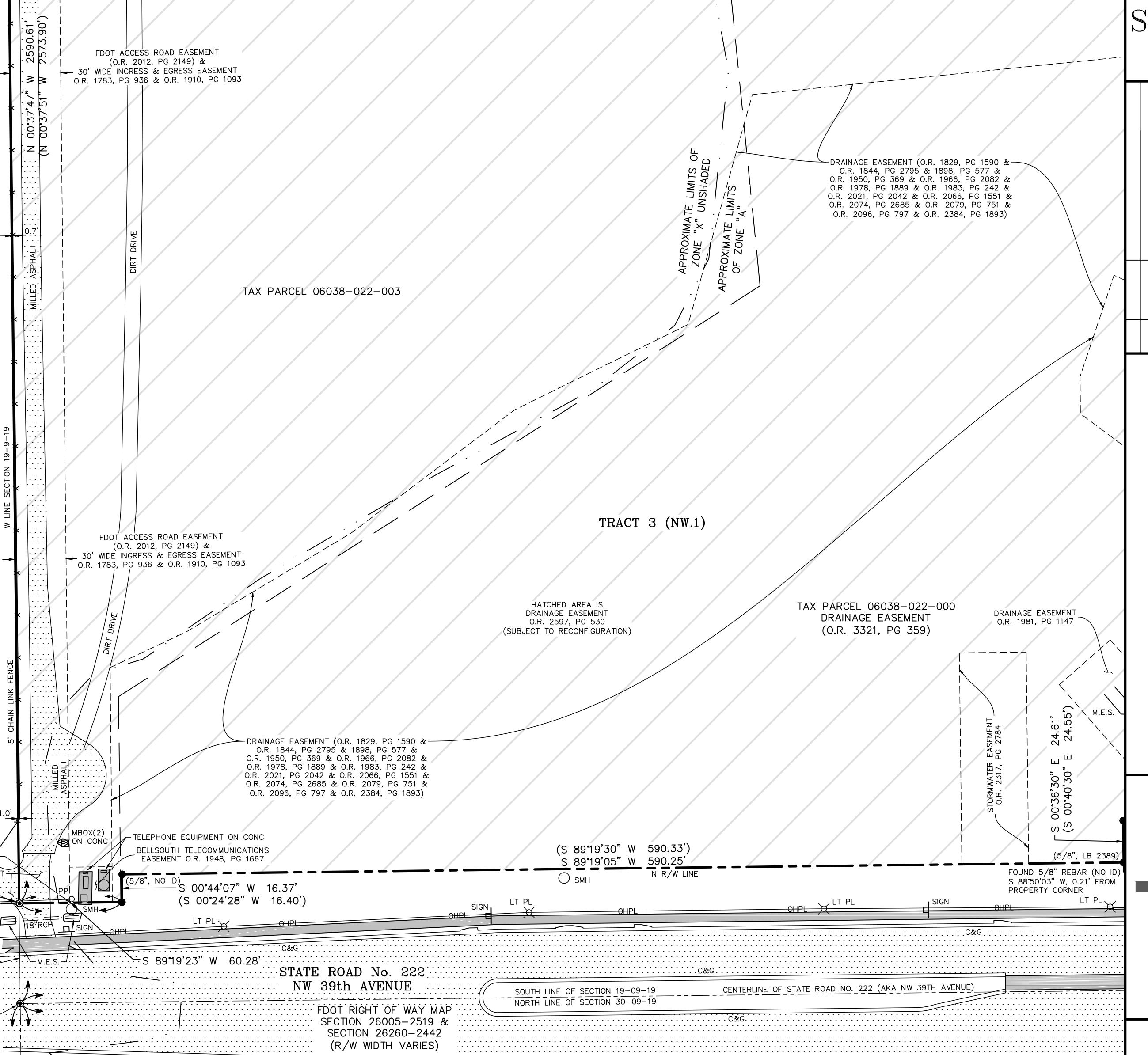
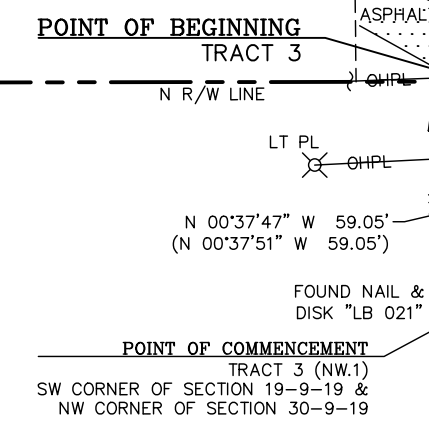
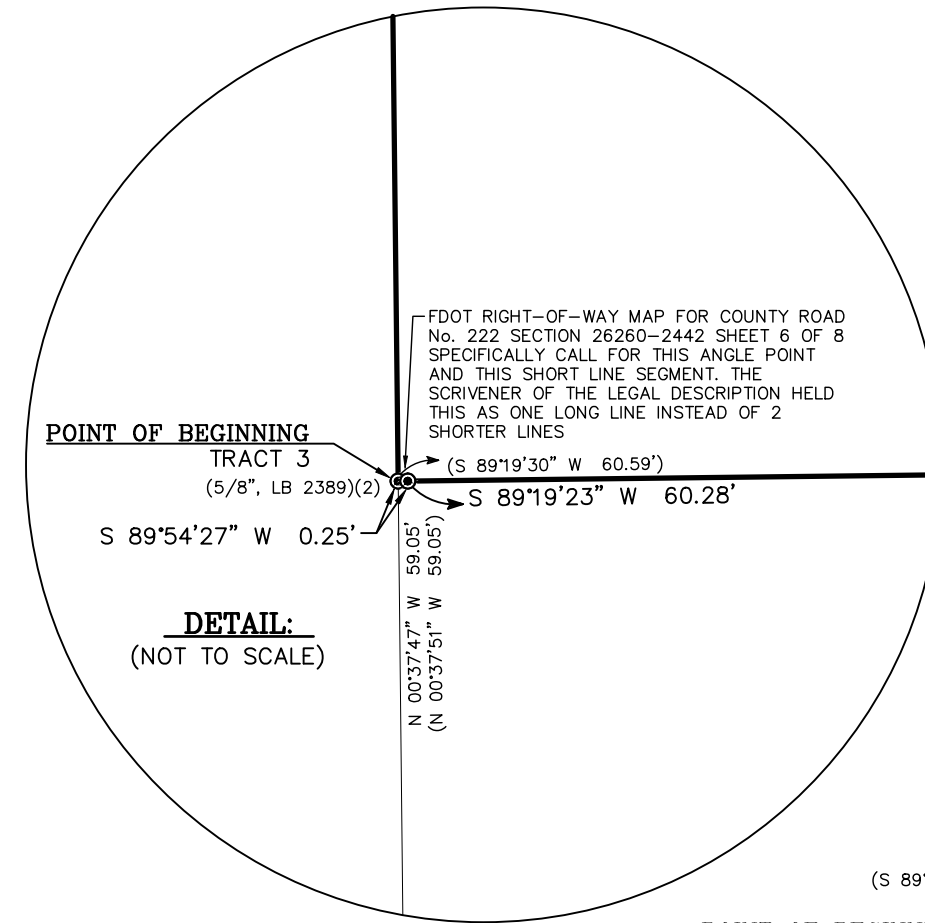
SEE SHEET 08 OF 16 FOR CONTINUATION

TAX PARCEL 04193-003-000
O.R. 1019, PAGES 407-409

TAX PARCEL 06038-022-003

TRACT 3 (NW.1)

TAX PARCEL 06038-022-000
DRAINAGE EASEMENT
(O.R. 3321, PG 359)



No.	Date	Comment



eda consultants inc.
Corporate
JARED ROGERS
6887
720 S.W. 2nd Ave., Suite 300
GAINESVILLE, FLORIDA 32609
www.edafl.com

SEE SHEET 11 OF 16 FOR CONTINUATION

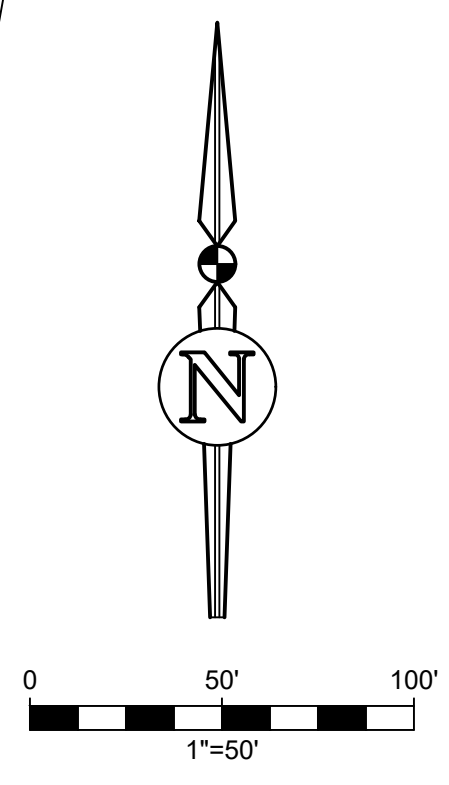
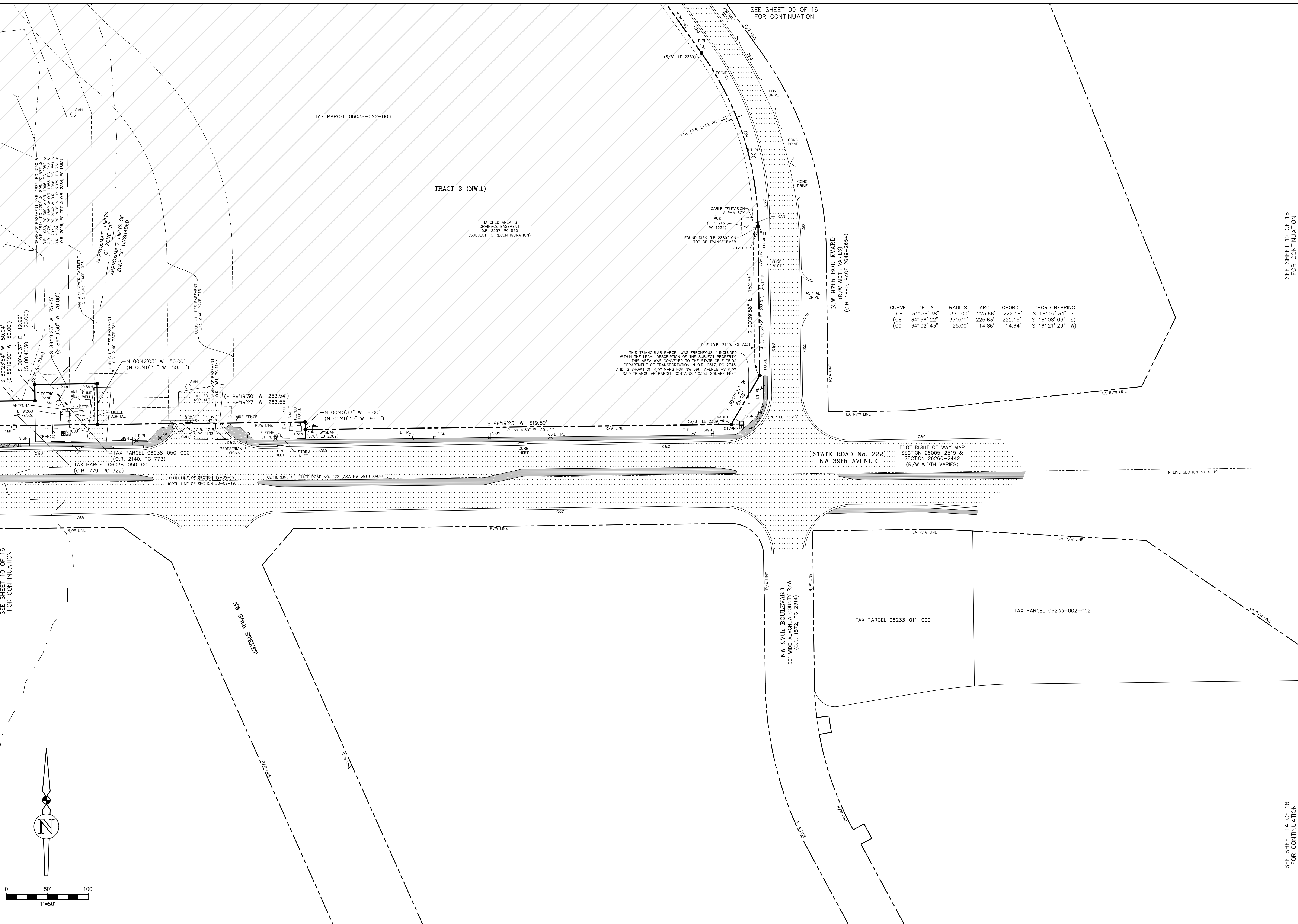
Project No.	Survey Date	Drawing Completed	Revised
2021-0214 S00	07/05/2022		
Drawn: A.L.			
Check: J.R.			

PREPARED FOR: 1) SPRING HILLS LAND HOLDINGS, LLC

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2)(b), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

Sheet No.: V-010

Plotted Jul 05, 2022 - 11:26:52 - dlooinie



CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
(C8)	34° 56' 38"	370.00'	225.66'	222.18'	S 18° 07' 34" E
(C9)	34° 56' 22"	370.00'	225.63'	222.15'	S 18° 08' 03" E
(C9)	34° 02' 43"	25.00'	14.86'	14.64'	S 16° 21' 29" W

THIS TRIANGULAR PARCEL WAS ERRONEOUSLY INCLUDED WITHIN THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY. THIS AREA WAS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. 2317, PG. 2745, AND IS SHOWN ON R/W MAPS FOR NW 39th AVENUE AS R/W. SAID TRIANGULAR PARCEL CONTAINS 1,035± SQUARE FEET.

SEE SHEET 12 OF 16 FOR CONTINUATION

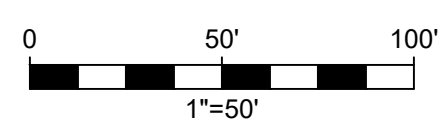


Project No. 2021-0214 S00
 Date 07/05/2022
 Drawn J.R.
 Checked J.R.
 eda consultants inc.
 Corporate
 JARED ROGERS
 6887
 SEE SHEET 1 OF 16 FOR ORIGINAL SIGNATURE AND RAISED SEAL.
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL.
 A FLORIDA LICENSED SURVEYOR AND MAPPER. CONTRACT # 23261

Prepared For: 1) SPRING HILLS LAND HOLDINGS, LLC
 Survey Date: 07/05/2022
 Drawing Completed: 07/05/2022
 Revised: _____
 THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2)(b), FLORIDA STATUTES.
 THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

\\SERVER3\survey\Projects\2021-0214 (Springhills TOD - Revised PDP)\DWG\2021-0214_S00_Boyd.dwg - Sheet 12

SEE SHEET 11 OF 16
FOR CONTINUATION



SEE SHEET 05 OF 16
FOR CONTINUATION

SEE SHEET 14 OF 16
FOR CONTINUATION

INTERSTATE ROUTE 75
LIMITED ACCESS RIGHT-OF-WAY
DO NOT SCALE
SECTION 26-00-01 TO 26-00-04
& SECTION 26-00-26 TO 26-00-32
(RIGHT-OF-WAY WIDTH VARIES)

WEST LINE OF THE SE 1/4 OF SECTION 19-9-19
PER GLO SURVEY BY HENRY WASHINGTON & DAVID H. BURR IN 1845.
THIS LINE WAS ESTABLISHED BY PROPORTIONING THE ORIGINAL GLO DISTANCES ALONG
THE NORTH AND THE SOUTH SECTION LINES, HOLDING A DISTANCE OF 40 CHAINS
FROM THE EAST SECTION LINE, AND PUSHING THE DEFICIENCY INTO THE WEST
PART OF THE SECTIONS. THIS METHOD IS IN ACCORDANCE WITH THE "GENERAL
INSTRUCTIONS" ISSUED IN JUNE 1845 WHICH WERE IN USE BY WASHINGTON & BURR.

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C30	31° 33' 23"	270.00'	148.71'	146.83'	N 70° 21' 31" W
(C30)	31° 33' 42"	270.00'	148.73'	146.86'	N 70° 23' 37" W

SHEET 12
OF 16

No.	Date	Comment

TAX PARCEL 06038-001-000
TAX PARCEL 06038-002-000
TAX PARCEL 06038-003-000
TAX PARCEL 06038-004-000
TAX PARCEL 06038-000-000

TAX PARCEL 06038-000-000
TRACT 1 (NE.1)
TAX PARCEL 06038-000-000

TAX PARCEL 06233-001-004
O.R. 1974, PG 2044
TAX PARCEL 06233-001-001
TAX PARCEL 06233-001-001

TAX PARCEL 06233-001-004
O.R. 1974, PG 2044
TAX PARCEL 06233-001-001
TAX PARCEL 06233-001-001

V-012

PREPARED FOR: 1. SPRING HILLS LAND HOLDINGS, LLC

DATE: 07/05/2022

DRAWING COMPLETED

SURVEY DATE

07/05/2022

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2001), FLORIDA STATUTES.

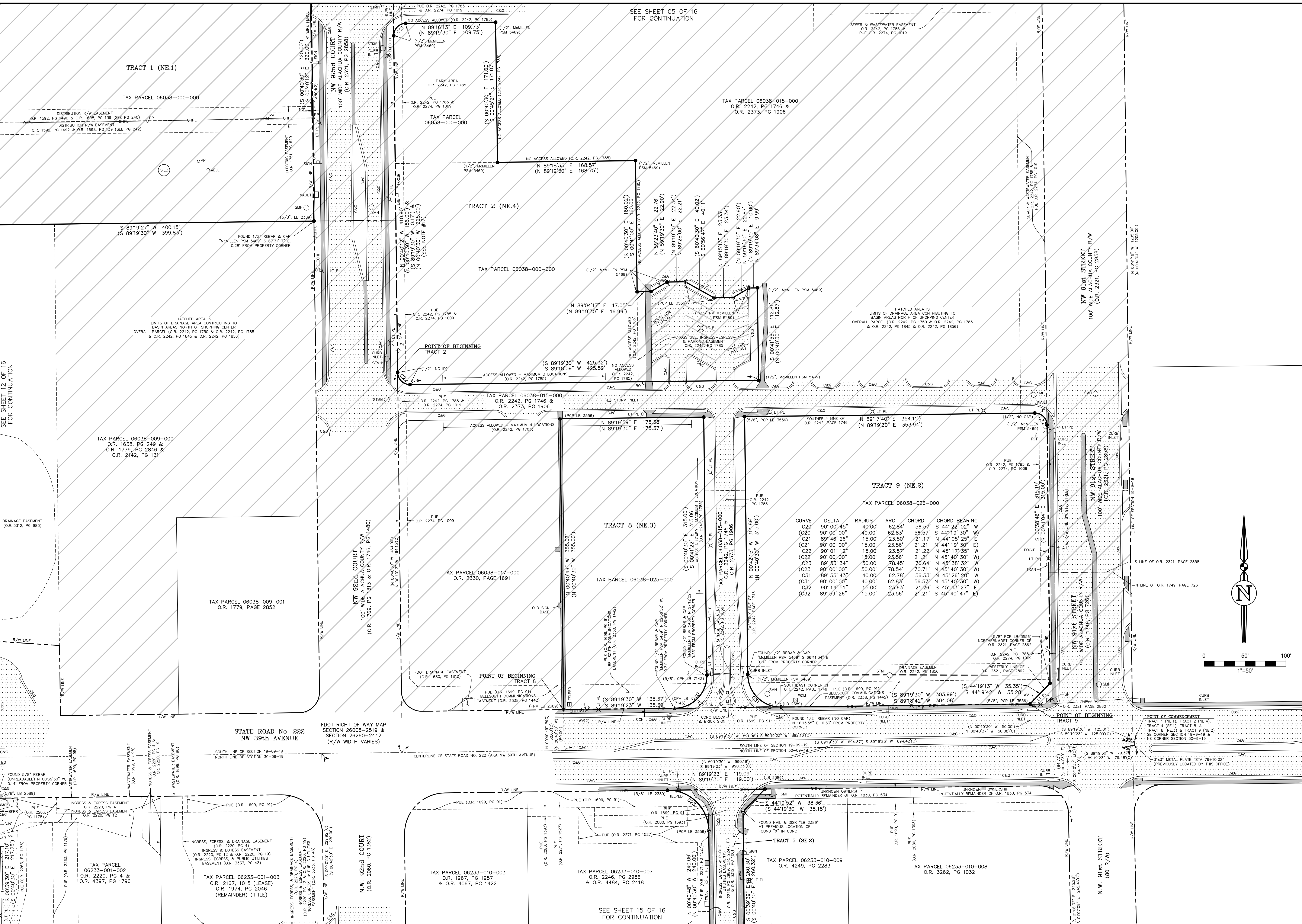
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF THE SURVEYOR.

J.R. J.R. 6887
Professional Seal

eda consultants inc.
Corporate
JARED ROGERS
Professional Seal

eda consultants inc.
720 S.W. 2nd Ave. 8th Floor, Suite 300
GAINESVILLE, FLORIDA 32601
www.edainc.com



CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
(C20)	90°00'45"	40.00'	62.84'	56.57'	S 44°22'02" W
(C21)	90°00'00"	40.00'	62.83'	56.57'	S 44°19'30" W
(C22)	89°46'26"	15.00'	23.50'	21.17'	N 44°05'25" E
(C23)	89°53'34"	15.00'	23.56'	21.21'	N 44°19'30" E
(C24)	90°01'12"	15.00'	23.57'	21.22'	N 45°17'35" W
(C25)	90°00'00"	15.00'	23.56'	21.21'	N 45°40'30" W
(C26)	89°53'34"	50.00'	78.45'	70.64'	N 45°38'32" W
(C27)	89°55'43"	40.00'	62.78'	56.53'	N 45°26'20" W
(C28)	90°00'00"	40.00'	62.83'	56.57'	N 45°40'30" W
(C29)	90°14'51"	15.00'	23.63'	21.26'	S 45°43'27" E
(C30)	89°59'26"	15.00'	23.56'	21.21'	S 45°40'47" E

SHEET 13 OF 16

Project No: 2021-0214 S00 Corporate
 Client: eda consultants inc. B 2389
 Surveyor: JARED ROGERS 6887
 Date: 07/05/2022
 Drawn/Checked: [Blank]
 Prepared for: SPRINGHILLS LAND HOLDINGS, LLC

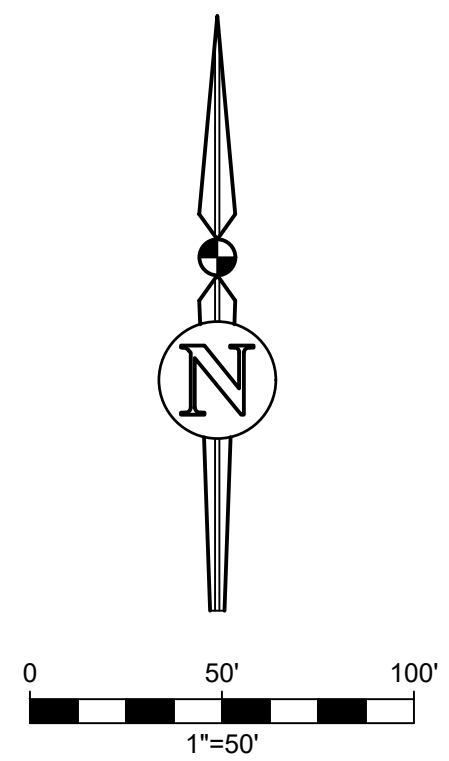
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

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Sheet No: **V-013**

SEE SHEET 11 OF 16 FOR CONTINUATION

SEE SHEET 12 OF 16 FOR CONTINUATION

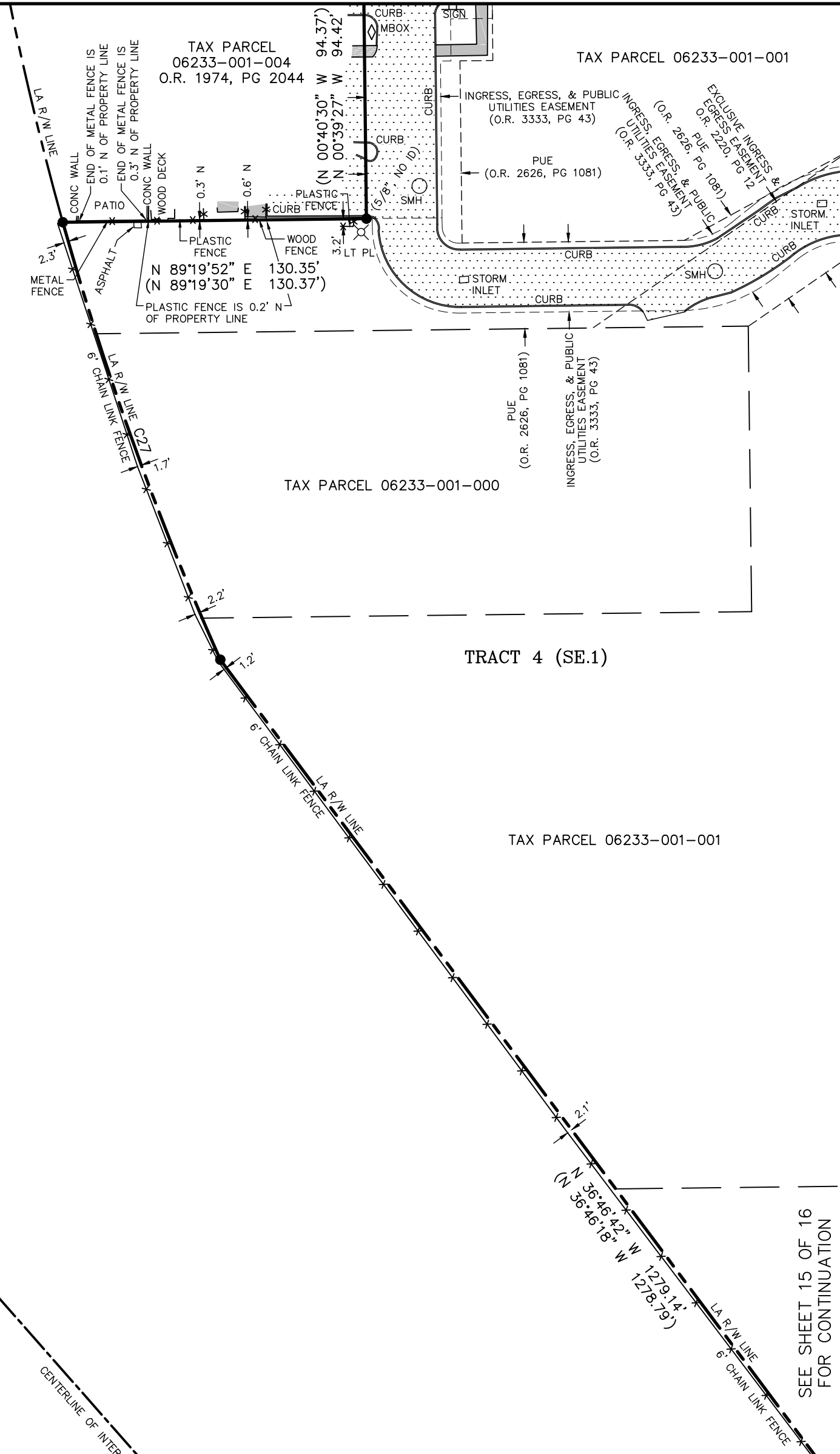


A PORTION OF O.R. 1285, PG 763 AND O.R. 1285, PG 766

TAX PARCEL 06233-004-000
O.R. 4063, PG 1033
(A PORTION OF O.R. 1285, PG 763 AND O.R. 1285, PG 766)

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C27	08° 20' 27"	1372.40'	199.79'	199.61'	N 19° 47' 42" W
(C27)	08° 20' 39"	1372.40'	199.87'	199.69'	N 19° 46' 29" W

INTERSTATE ROUTE 75
LIMITED ACCESS RIGHT-OF-WAY
SECTION 26200-2401, 2402,
SECTION 26200-2403,
(RIGHT-OF-WAY WIDTH VARIES)



No.	Date	Comment

eda consultants inc.
720 S.W. 2nd Ave., 5th Floor, Suite 300
GAINESVILLE, FLORIDA 32601
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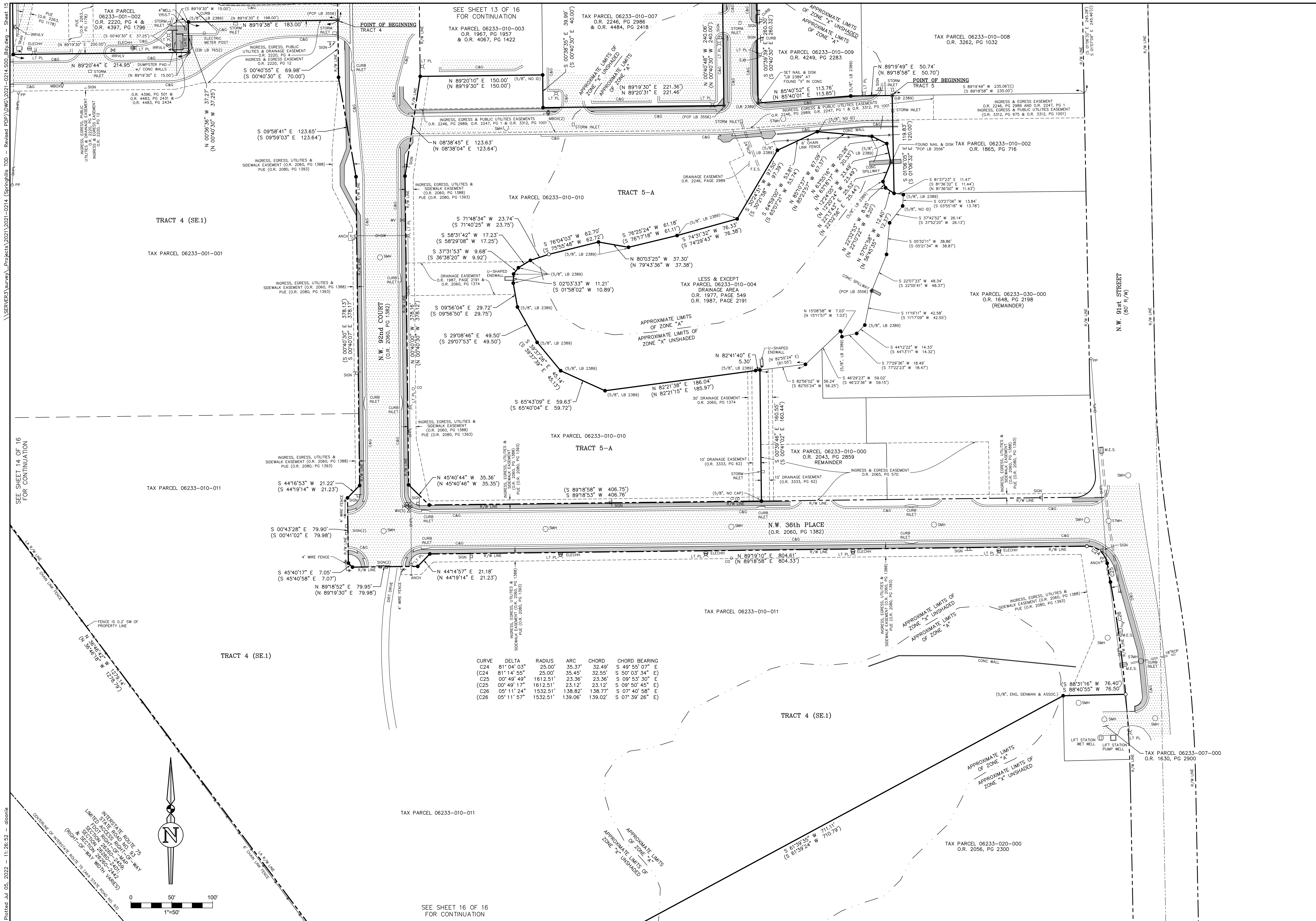
Project No.	2021-0214_S00
Client	Corporate
Drawn	A.L.
Check	J.R.
Scale	AS SHOWN
Sheet No.	14 OF 16

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Survey Date	07/05/2022
Drawing Completed	07/05/2022
Revised	

PREPARED FOR: 1) SPRING HILLS LAND HOLDINGS, LLC

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD AND THE FLORIDA SURVEYING AND MAPPING BOARD, PURSUANT TO SECTION 472.027 (2001), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

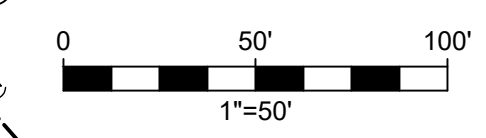
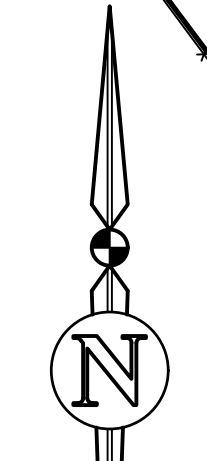


SEE SHEET 14 OF 16
FOR CONTINUATION

SEE SHEET 13 OF 16
FOR CONTINUATION

SEE SHEET 16 OF 16
FOR CONTINUATION

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C24	81° 04' 03"	25.00'	35.37'	32.49'	S 49° 55' 07" E
(C24	81° 14' 55"	25.00'	35.45'	32.55'	S 50° 03' 34" E
C25	00° 49' 49"	1612.51'	23.36'	23.36'	S 09° 53' 30" E
(C25	00° 49' 17"	1612.51'	23.12'	23.12'	S 09° 50' 45" E
C26	05° 11' 24"	1832.51'	138.82'	138.77'	S 07° 40' 58" E
(C26	05° 11' 57"	1532.51'	139.06'	139.02'	S 07° 39' 26" E



No.	Date	Comment



Project No: 2021-0214 S00
 eda consultants inc.
 Corporate
 JARED ROGERS
 Surveyor
 Check: J.R.
 Date: 07/05/2022
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER. CONTRACT # 2021-0214

07/05/2022
 07/05/2022
 Survey Date
 Drawing Completed
 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)(b), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

Plotted Jul 05, 2022 - 11:26:52 - eloonie \\SERVER3\survey\Projects\2021\0214 - Spring Hills TOD - Revised FDP\DWG\2021-0214_S00_Boy.dwg - Sheet 16

SEE SHEET 14 OF 16 FOR CONTINUATION

SEE SHEET 15 OF 16 FOR CONTINUATION

SHEET 16 OF 16

TAX PARCEL 06233-014-005

TAX PARCEL 06233-010-011

TRACT 4 (SE.1)

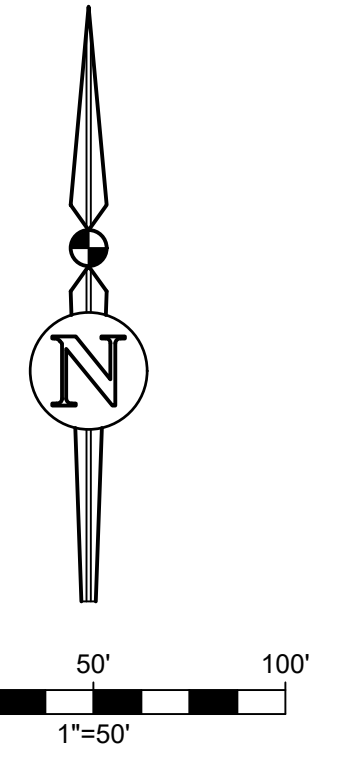
TAX PARCEL 06233-020-000
O.R. 2056, PG 2300

TAX PARCEL 06233-000-000
DRAINAGE EASEMENT
(O.R. 3312, PG 1018)

TAX PARCEL 06233-014-005

INTERSTATE ROUTE 75
LIMITED STATE ROAD NO. 93
SOUTH-RIGHT-OF-WAY
& SECTION 24.01-24.02
(RIGHT-OF-WAY WIDTH VARIES)

APPROXIMATE LIMITS
OF ZONE "A"
ZONE "X" UNSHARED



No.	Date	Comment



eda consultants inc.
720 S.W. 2nd Ave, 5th Floor, Suite 300
GAINESVILLE, FLORIDA 32601
www.edafl.com

Project No.	021-0214_S00
Drawn	A.L.
Check	J.R.
Scale	AS SHOWN
Job No.	6887

eda consultants inc.
Corporate
JARED ROGERS
SEE SHEET 1 OF 16 FOR ORIGINAL SIGNATURE AND RAISED SEAL
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL
BY A FLORIDA LICENSED SURVEYOR AND MAPPER, CONTRACT #2581

Date Plotted	07/05/2022
Survey Date	07/05/2022
Drawing	Completed
Revised	

PREPARED FOR: 1) SPRING HILLS LAND HOLDINGS, LLC

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, P. 470.07(2)(b), FLORIDA STATUTES ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027(2)(b), FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/2022.

Sheet No.:
V-016