



June 5, 2023

Ms. Christine Berish  
Development Review Manager  
Alachua County Department of Growth Management  
10 SW 2<sup>nd</sup> Avenue, Gainesville, Florida 32601

**RE: *Gainesville Cottages TND***  
***Alachua County, FL***  
***Final Development Plan Review***  
***Kimley-Horn Project No. 142425000***

Dear Ms. Berish:

Please find the following items included within our Gainesville Cottages TND submittal package for your review and approval:

- Fee in the amount of \$5,100.00;
- Authorization to Submit;
- Alachua County Property Appraiser Information;
- Deeds;
- Division of Corporations Information;
- Traffic Study;
- Geological Features Report;
- Tree Report;
- Environmental Resource Checklist;
- Environmental Resource Assessment;
- Environmental Site Assessment;
- Limited Site Investigation Report;
- Cultural Resource Assessment;
- Geotechnical Reports;
- Survey; and
- Final Development Plans.

We submit the above listed information to request Final Development Review for the subject project. The proposed project consists of a 22.00-acre mixed-use development that is designed to Alachua County TND standards. The Gainesville Cottages TND is located within the 14,300-14,500 block of W Newberry Road (SR No. 26) on tax parcels 04306-002-000 and 04306-001-001. The project proposes 212 residential units and 23,221 sf of non-residential uses. The improvements will include sidewalks, multi-use paths, parking, utility, and stormwater improvements.

We trust this submittal package is found acceptable for your review and approval. Please feel free to contact our office if you have any questions.

Sincerely,  
**KIMLEY-HORN**

Delaney Markham, EI

DCS/WDM/jmb

Cc: File

K:\GVL\_Civil\142425000-Gainesville Cottages\doc\Permitting\Alachua County\2023-06-05 FDP Submittal (UPCOMING)\#Ownership Documents\Cover Letter\Development Review Application Cover Letter (FDP).pdf.docx



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

## Detail by Officer/Registered Agent Name

Florida Limited Liability Company  
SANDS PROPERTY ACQUISITIONS, LLC

### Filing Information

**Document Number** L21000367090  
**FEI/EIN Number** N/A  
**Date Filed** 08/16/2021  
**State** FL  
**Status** ACTIVE

### Principal Address

1203 48TH AVENUE NORTH  
MYRTLE BEACH, SC 29577

### Mailing Address

1203 48TH AVENUE NORTH  
MYRTLE BEACH, SC 29577

### Registered Agent Name & Address

CORPORATION COMPANY OF ORLANDO  
300 SOUTH ORANGE AVENUE SUITE 1600 (J3S)  
ORLANDO, FL 32801

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MORRISON, JOE  
1203 48TH AVENUE NORTH  
MYRTLE BEACH, SC 29577

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2022	04/25/2022

### Document Images

[04/25/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[08/16/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)



**L21000367090**  
Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H21000307967 3))



H210003079673ABC2

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.** Doing so will generate another cover sheet.

To: Division of Corporations  
Fax Number : (850)617-6381

From: Account Name : SHUTTS & BOWEN LLP (ORLANDO)  
Account Number : I20030000004  
Phone : (407)835-6769  
Fax Number : (407)843-4076

FILED  
2021 AUG 16 AM 10:54

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: corpmail@shutts.com

AUG 17 2021  
T. SCOTT

**FLORIDA LIMITED LIABILITY CO.  
SANDS PROPERTY ACQUISITIONS, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

2021 AUG 16 PM 3:27

((H21000307967 3)))

**ARTICLES OF ORGANIZATION  
FOR FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I - Name**

The name of the Limited Liability Company is:

SANDS PROPERTY ACQUISITIONS, LLC

**ARTICLE II - Address**

The mailing address and the street address of the principal office of the Limited Liability Company is as follows:

1203 48<sup>th</sup> Avenue North  
Myrtle Beach, South Carolina 29577

**ARTICLE III - Management**

The Company shall be managed by one or more managers, and is thus a manager-managed limited liability company. The initial manager shall be Joe Morrison.

**ARTICLE IV - Registered Agent and Office and  
Registered Agent's Signature**

The name and the Florida street address of the registered agent are:

CORPORATION COMPANY OF ORLANDO  
300 South Orange Avenue  
Suite 1600 (J3S)  
Orlando, Florida 32801

*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this Certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, Florida Statutes.*

CORPORATION COMPANY OF ORLANDO

By: Michael L. Gore  
(Registered Agent's Signature)

Michael L. Gore, Vice President

Jennifer Slone Tobin  
Signature of a member or an authorized representative of a member  
Jennifer Slone Tobin, Esquire, as Authorized Representative

(In accordance with section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, Florida Statutes.)

((H21000307967 3)))

2021 AUG 16 AM 10:54  
P.L.E.D.

**2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L21000367090

**Entity Name:** SANDS PROPERTY ACQUISITIONS, LLC

**Current Principal Place of Business:**

1203 48TH AVENUE NORTH  
MYRTLE BEACH, SC 29577

**Current Mailing Address:**

1203 48TH AVENUE NORTH  
MYRTLE BEACH, SC 29577 US

**FEI Number:** NOT APPLICABLE

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

CORPORATION COMPANY OF ORLANDO  
300 SOUTH ORANGE AVENUE SUITE 1600 (J3S)  
ORLANDO, FL 32801 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_

Electronic Signature of Registered Agent

\_\_\_\_\_ Date

**Authorized Person(s) Detail :**

Title MGR  
Name MORRISON, JOE  
Address 1203 48TH AVENUE NORTH  
City-State-Zip: MYRTLE BEACH SC 29577

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** JOE MORRISON

MGR.

04/25/2022

\_\_\_\_\_ Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_ Date

Sign Up for Property Watch

## Parcel Summary

No Image Available

**Parcel ID** 04306-001-001  
**Prop ID** 19642  
**Location Address** UNASSIGNED LOCATION RE  
**Neighborhood/Area** 154200.00  
**Subdivision**  
**Legal Description** COM NE COR FRAC SEC RUN S 3365.80 FT W 40 FT POB W 760 FT S 384 FT E 760 FT N 384 FT POB OR 5049/1851  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** VACANT (00000)  
**Sec/Twp/Rng** 34-09-18  
**Tax District** SUWANNEE (District 1003)  
**Acres** 6.7  
**IsHomesteaded** False

[View Map](#)

## Millage Rate Value

Millage Rate: 19.6865

## Owner Information

SANDS PROPERTY ACQUISITIONS LLC  
1203 48TH AVE NORTH  
MYRTLE BEACH, FL 29577

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$134,000	\$134,000	\$134,000	\$134,000	\$134,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	<b>\$134,000</b>	<b>\$134,000</b>	<b>\$134,000</b>	<b>\$134,000</b>	<b>\$134,000</b>
Assessed Value	\$134,000	\$134,000	\$134,000	\$134,000	\$134,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$134,000	\$134,000	\$134,000	\$134,000	\$134,000
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## TRIM Notice

2022 TRIM Notice (PDF)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9905	AC NON AG < 10	6.70	291852	0	0	AP



## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/3/2022	\$1,273,000	SD	5049	1851	01 - EXAMINATION OF DEED	Improved	PATSY A THOMAS LLC	SANDS PROPERTY ACQUISITIONS LL	<a href="#">Link (Clerk)</a>
7/14/2014	\$100	SD	4292	1902	11 - CORRECTIVE DEED	Vacant	* FOREST MEADOWS FUNERAL HOME	PATSY A THOMAS LLC	<a href="#">Link (Clerk)</a>
3/25/1994	\$46,900	SD	1956	779	U - UNQUALIFIED	Vacant	* FIRST GUARANTY BANK & TRUST	* FOREST MEADOWS FUNERAL HOME	<a href="#">Link (Clerk)</a>
4/12/1990	\$46,900	WD	1768	2936	U - UNQUALIFIED	Vacant		* FIRST GUARANTY BANK & TRUST	<a href="#">Link (Clerk)</a>

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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[GDPR Privacy Notice](#)

Last Data Upload: 6/4/2023, 2:56:20 AM

Developed by  
 Schneider  
GEOSPATIAL

Version 3.1.12

Prepared by and after  
Recording return to:  
Jennifer Slone Tobin, Esquire  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3455266 4 PG(S)  
11/4/2022 9:43 AM  
BOOK 5049 PAGE 1851  
J.K. JESS IRBY, ESQ.  
Clerk of the Court, Alachua County, Florida  
ERECORDED Receipt # 1114755  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$8,911.00  
Intang. Tax: \$0.00

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made and effective as of the 3rd day of November, 2022, by **PATSY A. THOMAS, LLC**, a Florida limited liability company, whose address is 4922 NW 62<sup>nd</sup> Street, Gainesville, Florida 32653 (hereinafter referred to as "**Grantor**") to **SANDS PROPERTY ACQUISITIONS, LLC**, a Florida limited liability company, whose address is 1203 48<sup>th</sup> Avenue North, Myrtle Beach, South Carolina 29577 (hereinafter referred to as "**Grantee**").

*(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)*

### WITNESSETH

**THAT**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain land situated in Alachua County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof;

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.


**AND** the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; and the land is free of all encumbrances except ad valorem real property taxes for the year 2022 and all subsequent years, and those matters set forth on **Exhibit "B"** attached hereto; provided, however, reference thereto shall not serve to reimpose same.


**IN WITNESS WHEREOF** the Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**PATSY A. THOMAS, LLC,**  
a Florida limited liability company

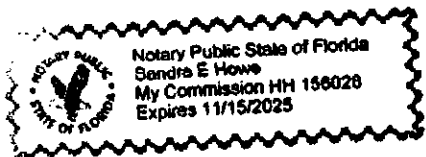
  
\_\_\_\_\_  
Print Name: Darryl J. Tompkins

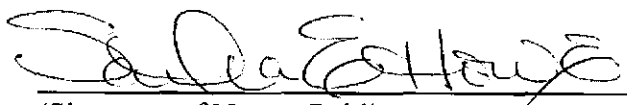
By:   
\_\_\_\_\_  
Patsy A. Thomas,  
Managing Member

  
\_\_\_\_\_  
Print Name: Sandra E. Howe

**STATE OF FLORIDA**            )  
  )  
**COUNTY OF ALACHUA**        )

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2<sup>nd</sup> day of November, 2022, by Patsy A. Thomas, as Managing Member of **PATSY A. THOMAS, LLC**, a Florida limited liability company, on behalf of the company. She appeared before me by means of:  online notarization, or  physical presence and is  personally known to me, or  has produced her Florida drivers license as identification.



  
\_\_\_\_\_  
(Signature of Notary Public)  
Print Name: Sandra E. Howe  
Notary Public, State of Florida  
Commission No.: HH 156028  
My Commission Expires: 11/15/2025

**EXHIBIT "A"****LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of ALACHUA, State of Florida, and described as follows:

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 34 (OUTSIDE OF ARREDONDO GRANT) TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 34; THENCE SOUTH 00 DEG. 00 MIN. 17 SEC. WEST ALONG THE WEST LINE OF SAID ARREDONDO GRANT AND THE CENTERLINE OF STATE ROAD NO. 5-241, A DISTANCE OF 3365.80 FEET; THENCE RUN NORTH 89 DEG. 55 MIN. 47 SEC. WEST, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO 5-241 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEG. 55 MIN. 47 SEC. WEST, A DISTANCE OF 760.00 FEET; THENCE RUN SOUTH 00 DEG. 00 MIN. 17 SEC. WEST, A DISTANCE OF 384.00 FEET; THENCE RUN SOUTH 89 DEG. 55 MIN. 47 SEC. EAST, A DISTANCE OF 760.00 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF STATE ROAD NO. 5-241; THENCE RUN NORTH 00 DEG. 00 MIN. 17 SEC. EAST, ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 384.00 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Taxes for the year 2023 and subsequent years, which are not yet due and payable.

Sign Up for Property Watch

## Parcel Summary

No Image Available

**Parcel ID** 04306-002-000  
**Prop ID** 19643  
**Location Address** UNASSIGNED LOCATION RE  
**Neighborhood/Area** 215200.50  
**Subdivision**  
**Legal Description** W 485 FT OF E 800 FT OF S 1580 FT OUT OF GRT OR 745/78 LESS COM AT A PT .27 FT NLY OF SE COR OF SEC SWLY ALG ARC 74.24 W 725.76 FT N 50 FT TO POB E 485 FT N 265 FT W 280 FT S 270 FT TO POB PER OR 1929/2185) OR 5049/2308  
*(Note: \*The Description above is not to be used on legal documents.)*  
**Property Use Code** TMBR SI 80-89 (05500)  
**Sec/Twp/Rng** 34-09-18  
**Tax District** SUWANNEE (District 1003)  
**Acres** 13.25  
**IsHomesteaded** False

[View Map](#)

## Millage Rate Value

Millage Rate: 19.6865

## Owner Information

SANDS PROPERTY AQUISITION LLC  
1203 48TH AVE NORTH  
MYRTLE BEACH, SC 29577

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$65,340	\$65,340	\$65,340	\$65,340	\$65,300
Land Agricultural Value	\$4,700	\$4,700	\$4,700	\$4,700	\$4,700
Agricultural (Market) Value	\$367,500	\$367,500	\$367,500	\$367,500	\$367,500
Just (Market) Value	<b>\$432,840</b>	<b>\$432,840</b>	<b>\$432,840</b>	<b>\$432,840</b>	<b>\$432,800</b>
Assessed Value	\$70,040	\$70,040	\$70,040	\$70,040	\$70,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$70,040	\$70,040	\$70,040	\$70,040	\$70,000
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## TRIM Notice

2022 TRIM Notice (PDF)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	1.00	43560	0	0	BH
5500	TIMBER 2	5.25	228690	0	0	BR
5500	TIMBER 2	7.00	304920	0	0	AP

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/3/2022	\$2,907,000	SD	5049	2308	01 - EXAMINATION OF DEED	Improved	SPRINT MANAGEMENT LTD	SANDS PROPERTY AQUISION LLC	<a href="#">Link (Clerk)</a>
1/22/1998	\$235,000	WD	2151	2720	Q - QUALIFIED	Improved	* JAMES FARNSWORTH; MATTHEW FA	SPRINT MANAGEMENT LTD	<a href="#">Link (Clerk)</a>
1/23/1995	\$100	MS	2009	2447	U - UNQUALIFIED	Improved	* ESTATE OF HELEN FARNSWORTH P	* JAMES FARNSWORTH; MATTHEW FA	<a href="#">Link (Clerk)</a>
4/7/1969	\$100	WD	745	78	U - UNQUALIFIED	Improved	* FARNSWORTH C E	* ESTATE OF HELEN FARNSWORTH P	<a href="#">Link (Clerk)</a>

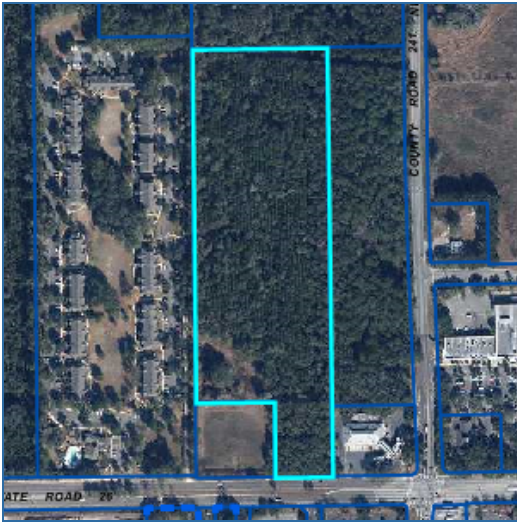
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Permits

Permit Number	Type	Primary	Active	Issue Date	Value
2018070685	NON-RES ADDN/ALT CONVERT	Yes	No	7/31/2018	\$100
96080248	MANUFACTURED HOUSING	Yes	No	8/26/1996	\$0
94100033	MAN. HOUSE	Yes	No	10/3/1994	\$75
000072498	REPLACE MOBILE HOME	Yes	No	2/14/1992	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

## Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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[GDPR Privacy Notice](#)

Last Data Upload: 6/4/2023, 2:56:20 AM

Developed by  
 Schneider  
 GEOSPATIAL

Version 3.1.12

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3455406 4 PG(S)  
11/4/2022 2:19 PM  
BOOK 5049 PAGE 2308  
J.K. JESS IRBY, ESQ.  
Clerk of the Court, Alachua County, Florida  
ERECORDED Receipt # 1114862  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$20,349.00  
Intang. Tax: \$0.00

Prepared by and after  
Recording return to:  
Jennifer Stone Tobin, Esquire  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and effective as of the 3rd day of November, 2022, by SPRINT MANAGEMENT, LTD., a Florida limited partnership, whose address is 13126 NW 174<sup>th</sup> Avenue, Alachua, Florida 32615 (hereinafter referred to as "Grantor") to SANDS PROPERTY ACQUISITIONS, LLC, a Florida limited liability company, whose address is 1203 48<sup>th</sup> Avenue North, Myrtle Beach, South Carolina 29577 (hereinafter referred to as "Grantee").

*(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)*

### WITNESSETH

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain land situated in Alachua County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof;

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; and the land is free of all encumbrances except ad valorem real property taxes for the year 2022 and all subsequent years, and those matters set forth on Exhibit "B" attached hereto; provided, however, reference thereto shall not serve to reimpose same.

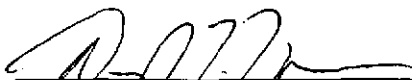


IN WITNESS WHEREOF the Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

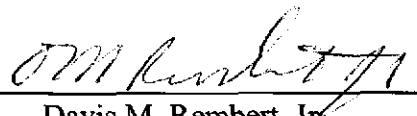
Signed, sealed and delivered in the presence of:

**SPRINT MANAGEMENT, LTD.**, a Florida limited partnership

By: Sprint Management, Inc., a Florida corporation, its General Partner

  
Print Name: Darryl J. Tompkins


  
Print Name: Sandra E. Howe

By:   
Davis M. Rembert, Jr.,  
President

STATE OF FLORIDA           )  
  )  
COUNTY OF ALACHUA       )

The foregoing instrument was sworn to, subscribed and acknowledged before me this 15<sup>th</sup> day of November, 2022, by Davis M. Rembert, Jr., as President of Sprint Management, Inc., a Florida corporation, the General Partner of **SPRINT MANAGEMENT, LTD.**, a Florida limited partnership, on behalf of the partnership. He appeared before me by means of:  online notarization, or  physical presence and is  personally known to me, or  has produced his Florida drivers license as identification.



  
(Signature of Notary Public)  
Print Name: Sandra E. Howe  
Notary Public, State of Florida  
Commission No.: HH156028  
My Commission Expires: 11/15/2025

**EXHIBIT "A"****LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 14 OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST AND RUN WEST 315 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN TO BE CONVEYED, THENCE RUN NORTH 1580 FEET, THENCE RUN WEST 485 FEET, THENCE RUN SOUTH 1580 FEET, THENCE RUN EAST 485 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON THE EAST LINE OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, AT A POINT 0.27 FEET NORTHERLY FROM SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 22,918.31 FEET, THENCE FROM A TANGENT BEARING OF SOUTH 89 DEGREES, 00 MINUTES, 03 SECONDS WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00 DEGREES, 11 MINUTES, 08 SECONDS, A DISTANCE OF 94.24 FEET TO THE END OF SAID CURVE, THENCE SOUTH 89 DEGREES, 11 MINUTES, 11 SECONDS WEST, A DISTANCE OF 925.76 FEET; THENCE NORTH 00 DEGREES, 44 MINUTES, 04 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 26 (A 100.00 FOOT RIGHT OF WAY), AND TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 11 MINUTES, 11 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 280.00 FEET, THENCE NORTH 00 DEGREES, 44 MINUTES, 04 SECONDS WEST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 89 DEGREES, 11 MINUTES, 11 SECONDS WEST A DISTANCE OF 280.00 FEET; THENCE SOUTH 00 DEGREES, 44 MINUTES, 04 SECONDS EAST A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON THE EAST LINE AT SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST AT A POINT 0.27 FEET NORTHERLY FROM THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 22,918.31 FEET, THENCE FROM A TANGENT BEARING OF

SOUTH 89 DEGREES 00 MINUTES, 03 SECONDS WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00 DEGREES, 11 MINUTES, 00 SECONDS, A DISTANCE OF 94.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 89 DEGREES, 11 MINUTES, 11 SECONDS WEST, A DISTANCE OF 925.74 FEET, THENCE NORTH 0 DEGREES, 44 MINUTES, 04 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 36 (A 100.00 FOOT RIGHT OF WAY), THENCE NORTH 89 DEGREES, 11 MINUTES, 11 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 11 MINUTES, 11 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 205.05 FEET, THENCE NORTH 00 DEGREES, 45 MINUTES, 04 SECONDS WEST, A DISTANCE OF 5.00 FEET, THENCE SOUTH 89 DEGREES, 11 MINUTES, 11 SECONDS WEST, A DISTANCE OF 205.05 FEET, THENCE SOUTH 00 DEGREES, 44 MINUTES, 04 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND IN SECTION 34 (OUTSIDE THE ARREDONDO GRANT), TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34, THENCE SOUTH 89 DEGREES, 11 MINUTES, 34 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 324.61 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES, 11 MINUTES, 34 SECONDS WEST A DISTANCE OF 485.39 FEET TO A POINT, THENCE NORTH 00 DEGREES, 44 MINUTES, 04 SECONDS WEST A DISTANCE OF 50.06 FEET TO A POINT MARKING THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 26 (A 100 FOOT RIGHT OF WAY), THENCE NORTH 89 DEGREES, 11 MINUTES, 11 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 485.38 FEET TO A POINT, THENCE SOUTH 00 DEGREES, 44 MINUTES, 47 SECONDS EAST A DISTANCE OF 50.11 FEET TO THE POINT AT BEGINNING.



Alachua County  
 Department of Growth Management  
 10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
[Alachua County Growth Management Website](http://www.alachua.org/growth)

Submit Affidavit to:  
 Development Services Division  
[Development Review Email](mailto:dsd@alachua.org)

**PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW**

PROJECT NAME: Gainesville Cottages TND

OWNER: SANDS PROPERTY ACQUISITIONS, LLC  
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: David Sowell (Kimley-Horn and Associates, Inc.)

PARCEL NUMBER(s): 04306-001-001; 04306-002-000

APPROXIMATE PROJECT ADDRESS: 113 NW 145th Terrace, Newberry, FL 32669

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Owner Signature John N. Morrison Owner Printed Name

The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this

14 Day of November, 2022, by John Morrison who is

personally known or  has provided satisfactory identification \_\_\_\_\_.

STATE OF ~~FLORIDA~~ South Carolina

COUNTY OF Horry

Signature of Notary Public

Shaun M. Doyle

Printed Name of Notary Public

N/A

Commission Number

(Notarial Stamp above)



Alachua County  
 Department of Growth Management  
 10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
[Alachua County Growth Management Website](#)

Submit Affidavit to:  
 Development Services Division  
[Development Review Email](#)

**POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW**

PROJECT NAME: GAINESVILLE COTTAGES TND

OWNER(s): SANDS PROPERTY ACQUISITIONS, LLC

APPOINTED AGENT: DAVID SOWELL, PE (KIMLEY-HORN)

PARCEL NUMBER(s): 04306-001-001; 04306-002-000

APPROXIMATE PROJECT ADDRESS: 113 NW 145TH TERRACE, NEWBERRY, FL 32669

I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature] Agent or Owner DAVID SOWELL, PE (KIMLEY-HORN) Agent or Owner  
 Signature Printed Name

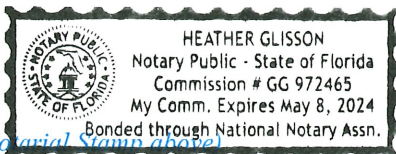
The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this

8 Day of June, 2023, by David Sowell who is

personally known or  has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA

COUNTY OF Alachua



[Signature] Signature of Notary Public  
Heather Glisson Printed Name of Notary Public  
GG 972465 Notary Commission Number

April 18, 2022

Alachua County Department of Growth Management  
 10 SW 2<sup>nd</sup> Avenue  
 Gainesville, FL 32601

**RE: Tree Report for Proposed Gainesville Cottages, Alachua County, FL**

Dear Reviewer:

The following Tree Report describes the existing trees and vegetation of the proposed Gainesville Cottages development site and summarizes on-site discussion with the Alachua County Growth Management Forester/Landscaping Inspector regarding condition and mitigation: Please see the attached Pre-Design Onsite Meeting form and tree location map that highlights trees included in this report. The following is submitted for the purposes of Alachua County Growth Management Preliminary Development Review.

**Site Information**

<i>Project Name</i>	Gainesville Cottages
<i>Consultant Project Number</i>	22-007 Manley Design
<i>Project Location</i>	Northwest corner of NW 143 <sup>rd</sup> Street and Newberry Road
<i>Project Tax Parcel Number</i>	04306-002-000 and 04306-001-001
<i>Site Zoning</i>	'BR' and 'AP' / Business, Retail Sales, and Service; Administrative and Professional
<i>Site Area</i>	Approx. 22 Acres
<i>Site Status</i>	Undeveloped, Planted pine and native tree cover
<i>Date of Pre-Design Onsite Mtg</i>	February 24, 2022

**Typical Existing Conditions**






This site includes primarily mixed hardwood forest (laurel and live oaks, pine, black cherry, hackberry) in the northern area (north of the existing dirt road/utility easement), and along the site perimeters. The southern portion of the site has an existing dry stormwater pond with a large live oak (tree 750) on the northern edge. The central area of the site has planted pine mixed with species such as live and laurel oaks and black cherry. Site adjacencies include wooded parcels of the same zoning and a Domino’s Pizza/Shell Gas Station to the east, West Newberry Road/SR 26 to the South, Brookside Apartments (zoned ‘R-2’) and an undeveloped parcel zoned ‘R-1B’ to the west, and Forest Meadows Cemetery-West and West Hills Memorial Gardens (zoned ‘A’) to the north. There was some Coral Ardisia throughout the site that should be removed during development.

### Existing Trees and Vegetation



*Note: The proposed status of each tree regarding ‘remain’ or ‘remove’ is based on the site design at the time of preparation of this report. Status may change with final site design. Please see the map at the end of this document for tree locations.*




### High Quality Tree Species




Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
750	<i>Quercus virginiana</i> Live Oak		55"	5	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 92" Replacement Inches $29'' + (1.5 * 10) + (3 * 16) = 92''$




Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
1020	<i>Quercus virginiana</i> Live Oak		26"	4	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 26" Replacement Inches
1021	<i>Quercus virginiana</i> Live Oak		20"	4	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 20" Replacement Inches
1037	<i>Quercus virginiana</i> Live Oak		23"	4	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 23" Replacement Inches
1046	<i>Quercus virginiana</i> Live Oak	No photo requested	21"	3	Remove	Inch:Inch 21" Replacement Inches





Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
1052	<i>Quercus virginiana</i> Live Oak		33"	4	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 35" Replacement Inches Replacement Inches 29" + (1.5 * 4) = 35"
1053	<i>Quercus virginiana</i> Live Oak		20", 32"	4	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 83" Replacement Inches Replacement Inches 29" + (1.5 * 10) + (3 * 13) = 83"
1072	<i>Quercus virginiana</i> Live Oak	No photo requested	23"	3	Remove	Inch:Inch 23" Replacement Inches
1089	<i>Quercus virginiana</i> Live Oak		26"	3	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 26" Replacement Inches

Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
1090	<i>Quercus virginiana</i> Live Oak		27"	3	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 27" Replacement Inches
1138	<i>Quercus virginiana</i> Live Oak	No photo requested	20"	3	Remove	Inch:Inch 20" Replacement Inches
1159	<i>Quercus virginiana</i> Live Oak	No photo requested	20"	3	Remove	Inch:Inch 20" Replacement Inches
1170	<i>Quercus virginiana</i> Live Oak	Only partial photo available, far left of main tree below 	19", 22", 17"	5	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 101" Replacement Inches Replacement Inches 29" + (1.5 * 10) + (3 * 19) = 101"
1185	<i>Quercus virginiana</i> Live Oak		54"	3	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 89" Replacement Inches 29" + (1.5 * 10) + (3 * 15) = 89"




Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
1186	<i>Quercus virginiana</i> Live Oak		30"	4	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 30.5" Replacement Inches 29" + (1.5 * 1) = 30.5"
1259	<i>Quercus virginiana</i> Live Oak	No photo requested	20"	3	Remove	Inch:Inch 20" Replacement Inches
1296	<i>Celtis laevigata</i> Hackberry	No photo requested	21"	3	Remov	Inch:Inch 21" Replacement Inches
1307	<i>Quercus virginiana</i> Live Oak		42"	3	Remove	Inch:Inch 53" Replacement Inches Replacement Inches 29" + (1.5 * 10) + (3 * 3) = 53"
1332	<i>Quercus virginiana</i> Live Oak		26"	3	Remove	Inch:Inch 26" Replacement Inches

Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
1335	<i>Quercus virginiana</i> Live Oak		37"	4	Remove	Inch:Inch 41" Replacement Inches 29" + (1.5 * 8) = 41"
1341	<i>Celtis laevigata</i> Hackberry	No photo requested	8", 9", 4"	3	Remove	Inch:Inch, 21" Replacement Inches
1404	<i>Quercus virginiana</i> Live Oak		22"	3	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 22" Replacement Inches
1419	<i>Quercus virginiana</i> Live Oak	No photo requested	22"	3	Remove	Inch:Inch 22" Replacement Inches
1446	<i>Quercus virginiana</i> Live Oak		30"	3	Remove	Inch:Inch 30.5" Replacement Inches 29" + (1.5 * 1) = 30.5"


Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
1462	<i>Juniperus virginiana</i> Eastern Red Cedar		9", 15"	3	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 24" Replacement Inches
1483	<i>Quercus virginiana</i> Live Oak	No photo requested	23"	3	Remove	Inch:Inch 23" Replacement Inches
1552	<i>Prunus serotina</i> Black Cherry	No photo requested	22"	3	Remove	Inch:Inch 22" Replacement Inches
1557	<i>Prunus serotina</i> Black Cherry	No photo requested	21"	3	Remove	Inch:Inch 21" Replacement Inches
1571	<i>Quercus virginiana</i> Live Oak	No photo requested	18", 29"	3	Remove	Inch:Inch 68" Replacement Inches 29" + (1.5 * 10) + (3 * 8) = 68"
1620	<i>Quercus virginiana</i> Live Oak		32"	3	Remain	Off property. Mitigation not Required. If future plans change, mitigation would be Inch:Inch 33.5" Replacement Inches 29" + (1.5 * 3) = 33.5"
1622	<i>Quercus virginiana</i> Live Oak	No photo requested	21"	3	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 21" Replacement Inches

Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
1671	<i>Quercus virginiana</i> Live Oak	No photo requested	6", 11", 14", 5", 8"	3	Remove	Inch:Inch 59" Replacement Inches 29" + (1.5 *10) + (3*5) = 59"
1719	<i>Quercus virginiana</i> Live Oak	No photo requested	20"	3	Remove	Inch:Inch 20" Replacement Inches
1733	<i>Quercus virginiana</i> Live Oak	No photo requested	21"	3	Remove	Inch:Inch 21" Replacement Inches
1776	<i>Quercus virginiana</i> Live Oak		28"	3	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 28" Replacement Inches
1778	<i>Quercus virginiana</i> Live Oak		10", 24", 18"	3	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 83" Replacement Inches 29" + (1.5 *10) + (3* 13) = 83"
1803	<i>Quercus virginiana</i> Live Oak		46"	4	Remain	Mitigation not required. If future plans change, mitigation would be Inch:Inch 65" Replacement Inches 29" + (1.5 *10) + (3* 7) = 65"

Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
1808	<i>Quercus virginiana</i> Live Oak	No photo requested	22"	3	Remove	Inch:Inch 22" Replacement Inches
1821	<i>Prunus serotina</i> Black Cherry	No photo requested	13", 14"	3	Remove	Inch:Inch 27" Replacement Inches
1840	<i>Prunus serotina</i> Black Cherry	No photo requested	11", 13"	3	Remove	Inch:Inch 24" Replacement Inches
1846	<i>Prunus serotina</i> Black Cherry	No photo requested	12", 13"	3	Remove	Inch:Inch 25" Replacement Inches
1910	<i>Quercus virginiana</i> Live Oak	No photo requested	24"	3	Remove	Inch:Inch, 24" Replacement Inches
1932	<i>Prunus serotina</i> Black Cherry	No photo requested	5", 7", 10"	3	Remove	Inch:Inch 22" Replacement Inches
1949	<i>Quercus virginiana</i> Live Oak	No photo requested	23"	3	Remove	Inch:Inch, 23" Replacement Inches
1997	<i>Quercus virginiana</i> Live Oak	No photo requested	15", 26"	3	Remain	Off property.
2007	<i>Celtis laevigata</i> Hackberry	No photo requested	6", 15", 15"	3	Remove	Inch:Inch 39.5" Replacement Inches $29" + (1.5 * 7) = 39.5"$
2040	<i>Quercus virginiana</i> Live Oak	No photo requested	34"	3	Remove	Inch:Inch 36.5" Replacement Inches $29" + (1.5 * 5) = 36.5"$

Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
2049	<i>Quercus virginiana</i> Live Oak		29"	4	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 29" Replacement Inches
2050	<i>Quercus virginiana</i> Live Oak	No photo requested	21"	3	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 21" Replacement Inches
2067	<i>Quercus virginiana</i> Live Oak		7", 19", 26"	4	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 83" Replacement Inches $29" + (1.5 * 10) + (3 * 13) = 83"$
2068	<i>Quercus virginiana</i> Live Oak		32"	4	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 33.5" Replacement Inches $29" + (1.5 * 3) = 33.5"$




Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
2069	<i>Quercus virginiana</i> Live Oak	No photo requested	5", 17"	3	Remain	Mitigation not Required. If future plans change, mitigation would be Inch:Inch 22" Replacement Inches
2126	<i>Quercus virginiana</i> Live Oak		24", 27"	4	Remove	Inch:Inch 80" Replacement Inches 29" + (1.5 * 10) + (3* 12) = 80"

**Low Quality Tree Species, Heritage Size**

Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove & Within or Outside Lot	Mitigation, If Required
669	<i>Quercus laurifolia</i> Laurel Oak	N/A	13", 20"	N/A	Remove	1 Tree:1 Tree 1 Replacement Tree
952	<i>Liquidambar styraciflua</i>	N/A	3", 5", 11", 9"	N/A	Remove	1 Tree:1 Tree 1 Replacement Tree
1227	<i>Quercus laurifolia</i> Laurel Oak	N/A	5", 10", 20"	N/A	Remain	Mitigation not required, If future plans change, mitigation would be 1 Tree:1 Tree 1 Replacement Tree
1334	<i>Quercus laurifolia</i> Laurel Oak	N/A	21", 31"	N/A	Remove	1 Tree:1 Tree 1 Replacement Tree
1436	<i>Liquidambar styraciflua</i> Sweetgum	N/A	13", 14"	N/A	Remove	1 Tree:1 Tree 1 Replacement Tree

Tag No.	Scientific Name Common Name	Representative Photo	Diameter Breast Height	Tree Rating Provided by County Arborist	Remain or Remove	Mitigation, If Required
1533	<i>Pinus sp.</i> Pine	N/A	25"	N/A	Remain	Mitigation not Required. If future plans change, mitigation would be 1 Tree:1 Tree 1 Replacement Tree
1668	<i>Celtis laevigata</i> Hackberry	N/A	2", 3", 3", 4", 8"	N/A	Remove	1 Tree:1 Tree 1 Replacement Tree
1690	<i>Pinus sp.</i> Pine	N/A	11", 13"	N/A	Remove	1 Tree:1 Tree 1 Replacement Tree
1745	<i>Pinus sp.</i> Pine	N/A	21"	N/A	Remain	Mitigation not Required. If future plans change, mitigation would be 1 Tree:1 Tree 1 Replacement Tree
1749	<i>Prunus serotina</i> Black Cherry	N/A	11", 17"	2	Remove	1 Tree:1 Tree 1 Replacement Tree
1894	<i>Pinus sp.</i> Pine	N/A	21"	N/A	Remove	1 Tree:1 Tree 1 Replacement Tree
2071	<i>Pinus sp.</i> Pine	N/A	20"	N/A	Remain	Mitigation not Required. If future plans change, mitigation would be 1 Tree:1 Tree 1 Replacement Tree

2085	<i>Pinus sp.</i> Pine		26"		Remove	Tree:tree mitigation, 1 mitigation tree required
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\* Rating included to identify mitigation requirement as classified.

**Note: All other trees removed between 8" and heritage size require tree for tree replacement.**

Please let me know if you wish to discuss the above or have any questions.

Sincerely,

  
C. Elisabeth Manley, PLA, Principal, Manley Design, LLC

# PRELIMINARY TREE REPORT TREE LOCATION MAP

Note: High quality heritage trees are noted in red and highlighted in green. Low quality heritage trees are noted in blue.

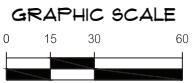
## ALTA/NSPS LAND TITLE SURVEY SITUATED IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

### SURVEYOR'S NOTES:

- PARCEL 1 AND PARCEL 2 RECORD DESCRIPTIONS ARE ON DIFFERENT BEARING BASIS. BEARINGS SHOWN HEREON ARE REFERRED TO A BEARING OF S 89°11'11"W FOR THE SOUTHERLY LINE OF THE SUBJECT PARCEL, AND THE NORTHERLY LINE OF THE LESS PARCEL SHOWN HEREON. SAID BEARING BEING IDENTICAL WITH DESCRIPTION FOR PARCEL 1, AND LESS, ROTATE PARCEL 2 BEARINGS 0°49'07" LEFT TO MATCH BEARINGS.
- VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD83. ELEVATIONS ARE ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK LOCATED ACROSS THE STREET OF STATE ROAD 26 FROM CAMPUS USA BEING A CONCRETE MONUMENT WITH A 3 1/2" BRASS DISK STAMPED "2607022 BM" WITH AN ELEVATION OF 92.96' (NAVD83).
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED. OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH F (IV) OF THE ALTA'S MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRUST. SEE SURVEYOR'S NOTE 19.
- FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
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- THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. 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.
- 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.
- THERE IS AN OVERHEAD ELECTRIC LINE THAT CROSSES BOTH PARCELS. AN EASEMENT FOR THIS ELECTRIC LINE WAS NOT FOUND NOR FURNISHED TO THIS SURVEYOR.
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- 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. THE PARCEL TO THE NORTH OF AND ADJACENT TO PARCEL 2 IS CURRENTLY BEING USED AS A CEMETERY.
- THERE HAS BEEN NO FIELD DELINEATION OF ANY WETLANDS ON THE SUBJECT PARCEL.
- ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON. PLANTED PINES WERE NOT LOCATED.
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE\* LAYERS IN THE SURVEY DIGITAL FILE.
- TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
- PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.
- THIS OFFICE HAD ON FILE ENGINEERING PLANS FOR THE STORM WATER SYSTEM THAT IS INSIDE THE SUBJECT PROPERTY AND TIES INTO THE ADJOINING PARCEL TO THE SOUTHEAST. THE MANHOLES LOCATIONS AND ELEVATIONS ARE SCALED IN BASED ON THE ENGINEERING PLANS. THE FIELD CREW WERE NOT ABLE TO LOCATE THE MANHOLES. THE SURVEYOR WAS NOT FURNISHED AN EASEMENT FOR THE STORM WATER SYSTEM.
- PARCEL 1 IS 4350 FEET FROM THE INTERSECTION OF STATE ROAD 26 AND COUNTY ROAD 241. PARCEL 2 IS 41,700 FEET FROM THE INTERSECTION OF STATE ROAD 26 AND COUNTY ROAD 241.
- THERE IS A CROSS ACCESS DIRT ROAD/TRAIL THAT CROSSES THE SUBJECT PROPERTY. THE SURVEYOR WAS NOT FURNISHED AN EASEMENT FOR THIS CROSS ACCESS.
- THIS SURVEY IS A TOTAL OF SEVEN (7) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION, SEE SHEET TWO (2) THRU FIVE (5) FOR IMPROVEMENTS AND DETAILED TOPOGRAPHIC INFORMATION, AND SEE SHEETS SIX (6) THRU SEVEN (7) FOR TREE INFORMATION.

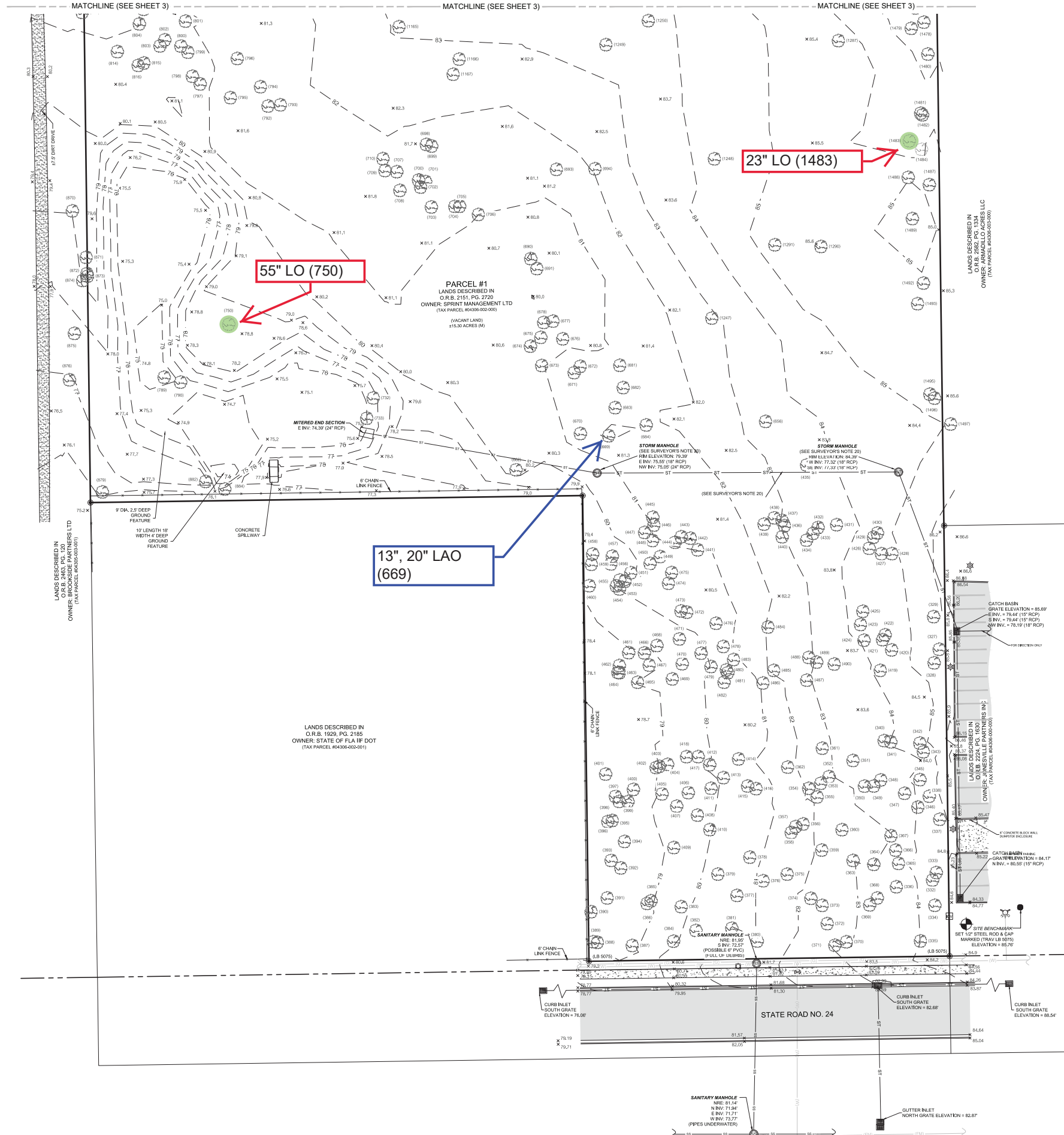
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- R18E = RANGE 18 EAST
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- = 12" FOUND IRON PIPE (AS NOTED)
- = FOUND IRON ROD (SIZE/TYPED AS NOTED)
- = SET 12" STEEL ROD & CAP (LB 5075)
- = FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
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- = METAL LIGHT POLE (CONCRETE BASE)
- = WATER VALVE
- = SUBJECT BOUNDARY LINE
- = SECTION LINE
- = LOT LINE / ADJACENT BOUNDARY LINE
- = R.W. LINE
- = OVERHEAD WIRE
- = FENCE (SIZE/TYPED NOTED)
- SS = SANITARY SEWER LINE
- ST = STORM WATER LINE
- = UNDERGROUND GAS LINE (PER GRU MAPS)
- = UNDERGROUND WATER LINE (PER GRU MAPS)
- (78) = UNDERGROUND FORCE MAIN LINE (PER GRU MAPS)
- = DIRT / LIMEROCK SURFACE
- = CONCRETE SURFACE
- = ASPHALT SURFACE



### 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 PANEL NO. 120001 0290 E, EFFECTIVE DATE: SEPTEMBER 24, 2021.



Tech: chads    Plot Date: 08/15/2021 4:05pm    Filename: N:\2021\11-2420\11-2420\_Survey\DWG\11-2420\_B01.dwg    Title: ALTA/NSPS

SHEET NO. <b>2 OF 7</b>	This map prepared by: <b>CHAD A. COLSON</b>	TECHNICIAN: CHAD	SURVEY DATE: 12-13-2021	CERTIFIED TO:	SCALE: 1" = 30' VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		11801 Research Drive Alachua, Florida 32009 (352) 331-1876 www.chw-fla.com 08/1999 FLORIDA CA-9078
	Certificate of Authorization No. LB. 5075 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	(SEE SURVEYOR'S CERTIFICATION - SHEET 1) Professional Surveyor & Mapper Fla. License No. 7142	CREW CHIEF: NEIL LAW CHECKED BY: CAC FIELD BOOK & PG: 623 / 15; 629 / 1-5	REVISION DATE: N/A PROJECT NO: 21-0420			

# ALTA/NSPS LAND TITLE SURVEY

## SITUATED IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

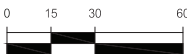
**SURVEYOR'S NOTES:**

1. PARCEL 1 AND PARCEL 2 RECORD DESCRIPTIONS ARE ON DIFFERENT BEARING BASIS. BEARINGS SHOWN HEREON ARE REFERRED TO A BEARING OF S 89°11'11" W FOR THE SOUTHERLY LINE OF THE SUBJECT PARCEL, AND THE NORTHERLY LINE OF THE LESS PARCEL SHOWN HEREON. SAID BEARING BEING IDENTICAL WITH DESCRIPTION FOR PARCEL 1, AND LESS. ROTATE PARCEL 2 BEARINGS 0°49'07" LEFT TO MATCH BEARINGS.
2. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD88. ELEVATIONS ARE ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK LOCATED ACROSS THE STREET OF STATE ROAD 26 FROM CAMPUS USA BEING A CONCRETE MONUMENT WITH A 3 1/2" BRASS DISK STAMPED "2607022 B.M.P. WITH AN ELEVATION OF 92.96" (NAVD88).
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED. OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH. SEE SURVEYOR'S NOTE 19.
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9. THERE IS AN OVERHEAD ELECTRIC LINE THAT CROSSES BOTH PARCELS. AN EASEMENT FOR THIS ELECTRIC LINE WAS NOT FOUND NOR FURNISHED TO THIS SURVEYOR.
10. IT IS THE OPINION OF THIS SURVEYOR THAT THE LEGAL DESCRIPTION FOR PARCEL 2 CONTAINS SCRIBER ERRORS IN THE BEARINGS ALONG THE NORTH AND SOUTH LINES. THIS IS BASED ON THE INTENT OF PARCEL 2 BEING THE SOUTH 384 FEET OF THE LANDS DESCRIBED AS PARCEL 04306-001-00 IN O.R.B. 4770, PG. 349 OF ALACHUA COUNTY, FLORIDA. THIS INTENT IS SUPPORTED BY THE FOUND MONUMENTATION FOR PARCEL 2.
11. THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
12. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
13. 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.
14. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL. THE PARCEL TO THE NORTH OF AND ADJACENT TO PARCEL 2 IS CURRENTLY BEING USED AS A CEMETERY.
15. THERE HAS BEEN NO FIELD DELINEATION OF ANY WETLANDS ON THE SUBJECT PARCEL.
16. ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON. PLANTED PINES WERE NOT LOCATED.
17. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE\* LAYERS IN THE SUPPLIED DIGITAL FILE.
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19. PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.
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21. PARCEL 1 IS ±350 FEET FROM THE INTERSECTION OF STATE ROAD 26 AND COUNTY ROAD 241. PARCEL 2 IS ±1,700 FEET FROM THE INTERSECTION OF STATE ROAD 26 AND COUNTY ROAD 241.
22. THERE IS A CROSS ACCESS DIRT ROAD/TRAIL THAT CROSSES THE SUBJECT PROPERTY. THE SURVEYOR WAS NOT FURNISHED AN EASEMENT FOR THIS CROSS ACCESS.
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**LEGEND:**

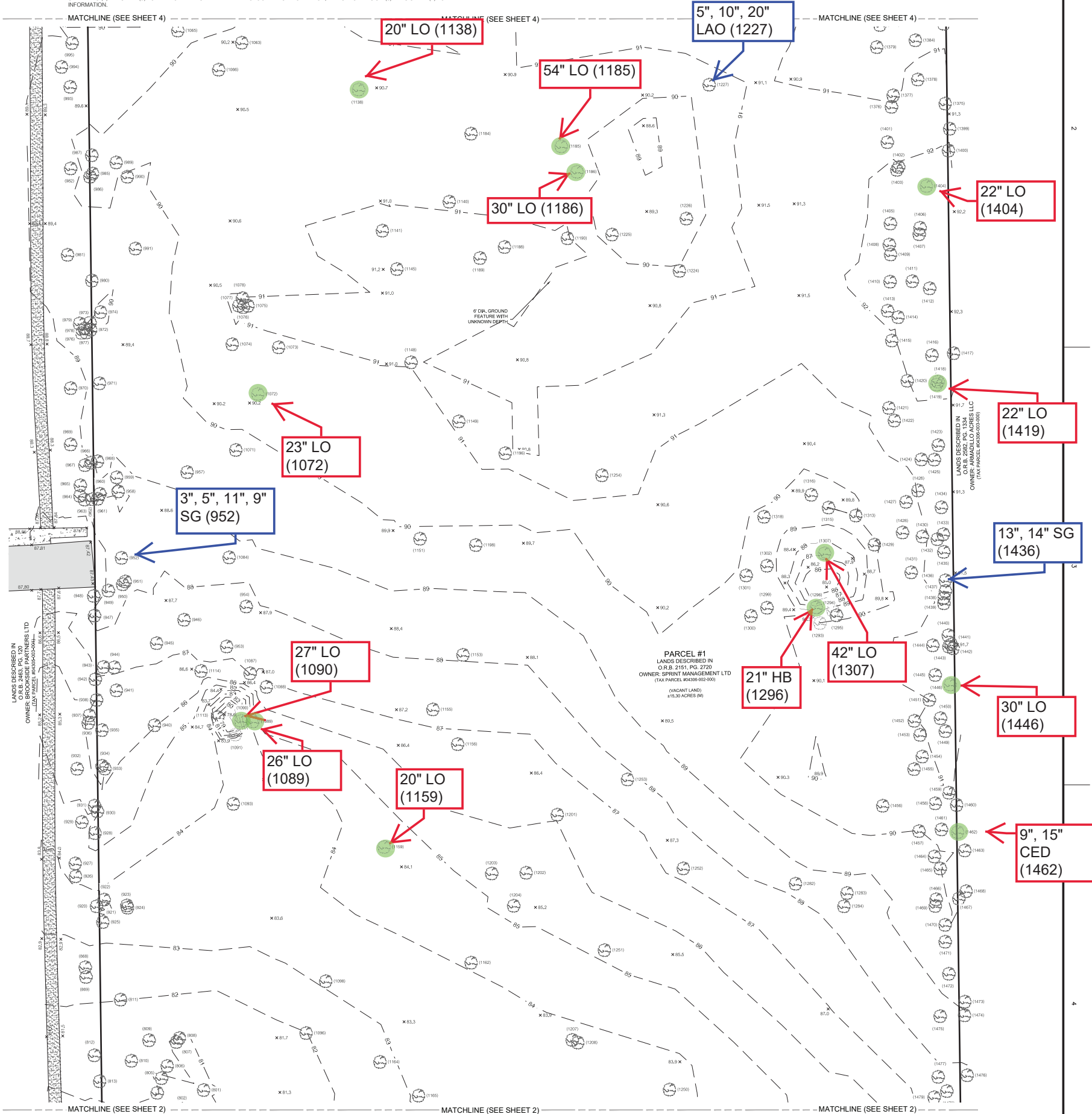
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- ▨ = DIRT / LIMESTONE SURFACE
- ▨ = CONCRETE SURFACE
- ▨ = ASPHALT SURFACE

**GRAPHIC SCALE**



**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. 220 OF 840, COMMUNITY PANEL NO. 120001 0290 E, EFFECTIVE DATE: SEPTEMBER 24, 2021.



Tech: chad Date: 15/2021 4:05pm Filename: N:\2021\1-1440\1-1440\1-1440.dwg Plot Date: 15/2021 4:05pm

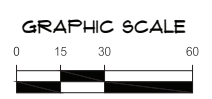
<p>This map prepared by:</p> <p style="text-align: center;"><b>CHAD A. COLSON</b></p> <p style="text-align: center;">(SEE SURVEYOR'S CERTIFICATION - SHEET 1)</p> <p style="text-align: center;">Professional Surveyor &amp; Mapper Fla. License No. 7142</p>	<p>TECHNICIAN: CHAD</p> <p>CREW CHIEF: N/A</p> <p>CHECKED BY: CAC</p> <p>FIELD BOOK &amp; PG: 623 / 15, 629 / 1-5</p>	<p>SURVEY DATE: 12-13-2021</p> <p>REVISION DATE: N/A</p> <p>PROJECT NO: 21-0420</p>	<p>CERTIFIED TO: (SEE SURVEYOR'S CERTIFICATION - SHEET 1)</p> <p>SCALE: 1" = 30'</p> <p>VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING</p> <p>IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>
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3 OF 7

11801 Research Drive  
Alachua, Florida 32016  
(352) 331-1876  
www.chw-inc.com  
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CA-9078

# ALTA/NSPS LAND TITLE SURVEY

SITUATED IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA



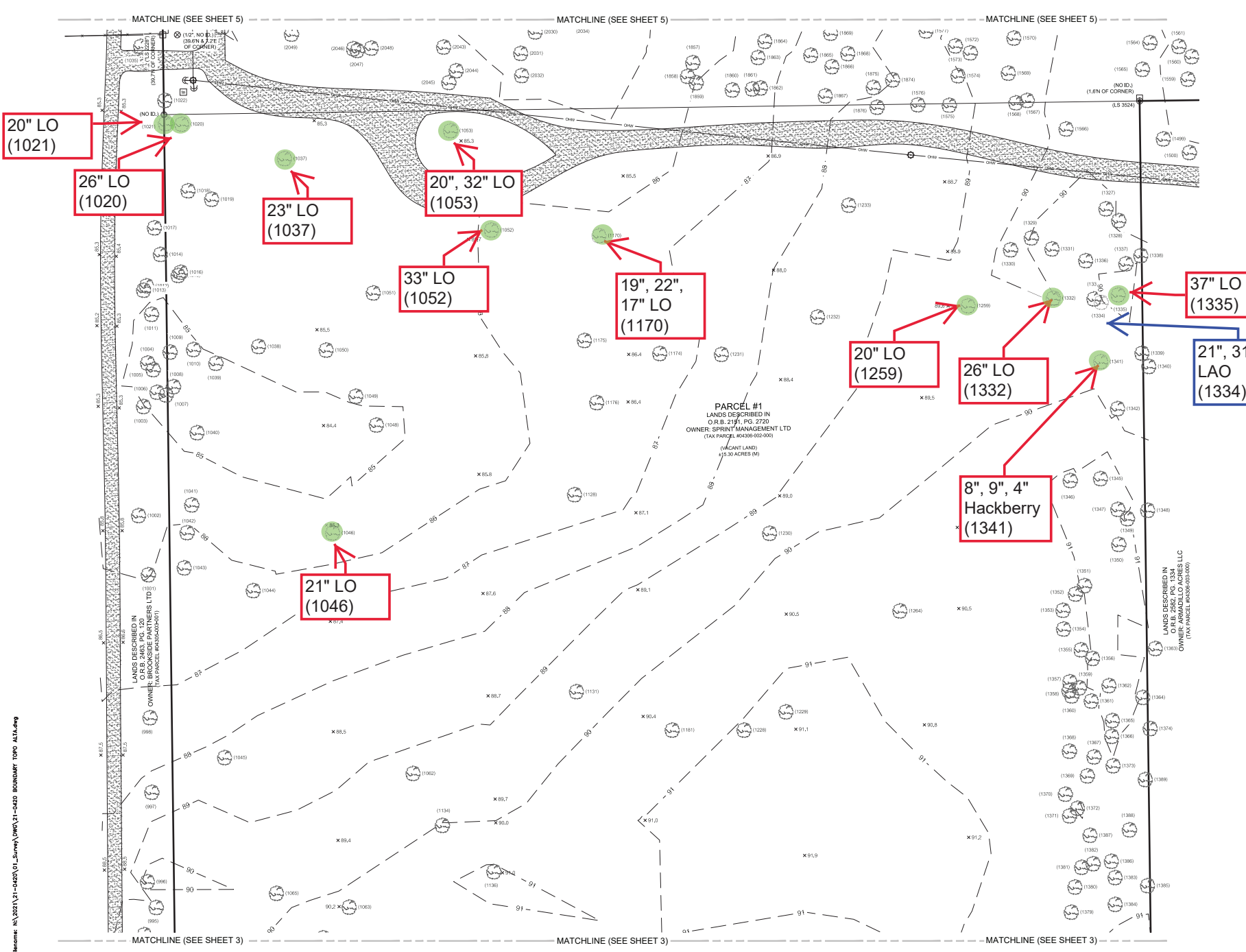
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3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED. OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
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  - (-)- = UNDERGROUND FORCE MAIN LINE (PER GRU MAPS)

**FLOOD ZONE:**

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X1. 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 PANEL NO. "100001 0000 E, EFFECTIVE DATE: SEPTEMBER 24, 2021.



Tech: chads Plot Date: 15/2021 4:59pm Filename: N:\2021\1-1-2420\1-1-2420\_SURVEY\DWG\1-1-2420\_SURVEY.DWG

<p>4 OF 7</p> <p>This map prepared by: <b>CHAD A. COLSON</b></p> <p>Certificate of Authorization No. L.B. 5075</p> <p>NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p> <p>Professional Surveyor &amp; Mapper Fla. License No. 7142</p>	<p>TECHNICIAN: CHAD</p> <p>DRAWN: CHAD</p> <p>CHECKED BY: N/A</p> <p>FIELD BOOK &amp; PG: 623 / 15, 629 / 1-5</p>	<p>SURVEY DATE: 12-13-2021</p> <p>REVISION DATE: N/A</p> <p>PROJECT NO: 21-0420</p>	<p>CERTIFIED TO: (SEE SURVEYOR'S CERTIFICATION - SHEET 1)</p>	<p>SCALE: 1" = 30'</p> <p>VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING</p> <p>IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>		<p>11001 Research Drive Alachua, Florida 32010 3520 331-1876 www.chw-inc.com</p> <p>001-1999 FLORIDA GA-9078</p>
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**SURVEYOR'S NOTES:**

- PARCEL 1 AND PARCEL 2 RECORD DESCRIPTIONS ARE ON DIFFERENT BEARING BASIS. BEARINGS SHOWN HEREON ARE REFERRED TO A BEARING OF S 89°11'11" W FOR THE SOUTHERLY LINE OF THE SUBJECT PARCEL, AND THE NORTHERLY LINE OF THE LESS PARCEL SHOWN HEREON. SAID BEARING BEING IDENTICAL WITH DESCRIPTION FOR PARCEL 1, AND LESS, ROTATE PARCEL 2 BEARINGS 0°49'07" LEFT TO MATCH BEARINGS.
- VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD83. ELEVATIONS ARE ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK LOCATED ACROSS THE STREET OF STATE ROAD 26 FROM CAMPUS USA BEING A CONCRETE MONUMENT WITH A 3 1/2" GRASS DISK STAMPED WITH AN ELEVATION OF 92.36' (NAVD83).
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED. OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/SUP'S MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH. SEE SURVEYOR'S NOTE 19.
- FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. 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.
- 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.
- THERE IS AN OVERHEAD ELECTRIC LINE THAT CROSSES BOTH PARCELS. AN EASEMENT FOR THIS ELECTRIC LINE WAS NOT FOUND NOR FURNISHED TO THIS SURVEYOR.
- IT IS THE OPINION OF THIS SURVEYOR THAT THE LEGAL DESCRIPTION FOR PARCEL 2 CONTAINS SCRIBENER ERRORS IN THE BEARINGS ALONG THE NORTH AND SOUTH LINES. THIS IS BASED ON THE INTENT OF PARCEL 2 BEING THE SOUTH 384 FEET OF THE LANDS DESCRIBED AS PARCEL 04306-001-00 IN O.R.B. 4770, PG. 349 OF ALACHUA COUNTY, FLORIDA. THIS INTENT IS SUPPORTED BY THE FOUND MONUMENTATION FOR PARCEL 2.
- 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. THE PARCEL TO THE NORTH OF AND ADJACENT TO PARCEL 2 IS CURRENTLY BEING USED AS A CEMETERY.
- 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. PLANTED PINES WERE NOT LOCATED.
- 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 OFFICE HAD ON FILE ENGINEERING PLANS FOR THE STORM WATER SYSTEM THAT IS INSIDE THE SUBJECT PROPERTY AND TIES INTO THE ADJOINING PARCEL TO THE SOUTHEAST. THE MANHOLES LOCATIONS AND ELEVATIONS ARE SCALED IN BASED ON THE ENGINEERING PLANS. THE FIELD CREW WERE NOT ABLE TO LOCATE THE MANHOLES. THE SURVEYOR WAS NOT FURNISHED AN EASEMENT FOR THE STORM WATER SYSTEM.
- PARCEL 1 IS 4350 FEET FROM THE INTERSECTION OF STATE ROAD 26 AND COUNTY ROAD 241. PARCEL 2 IS 1,700 FEET FROM THE INTERSECTION OF STATE ROAD 26 AND COUNTY ROAD 241.
- THERE IS A CROSS ACCESS DIRT ROAD/TRAIL THAT CROSSES THE SUBJECT PROPERTY. THE SURVEYOR WAS NOT FURNISHED AN EASEMENT FOR THIS CROSS ACCESS.
- THIS SURVEY IS A TOTAL OF SEVEN (7) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION, SEE SHEET TWO (2) THRU FIVE (5) FOR IMPROVEMENTS AND DETAILED TOPOGRAPHIC INFORMATION, AND SEE SHEETS SIX (6) THRU SEVEN (7) FOR TREE INFORMATION.

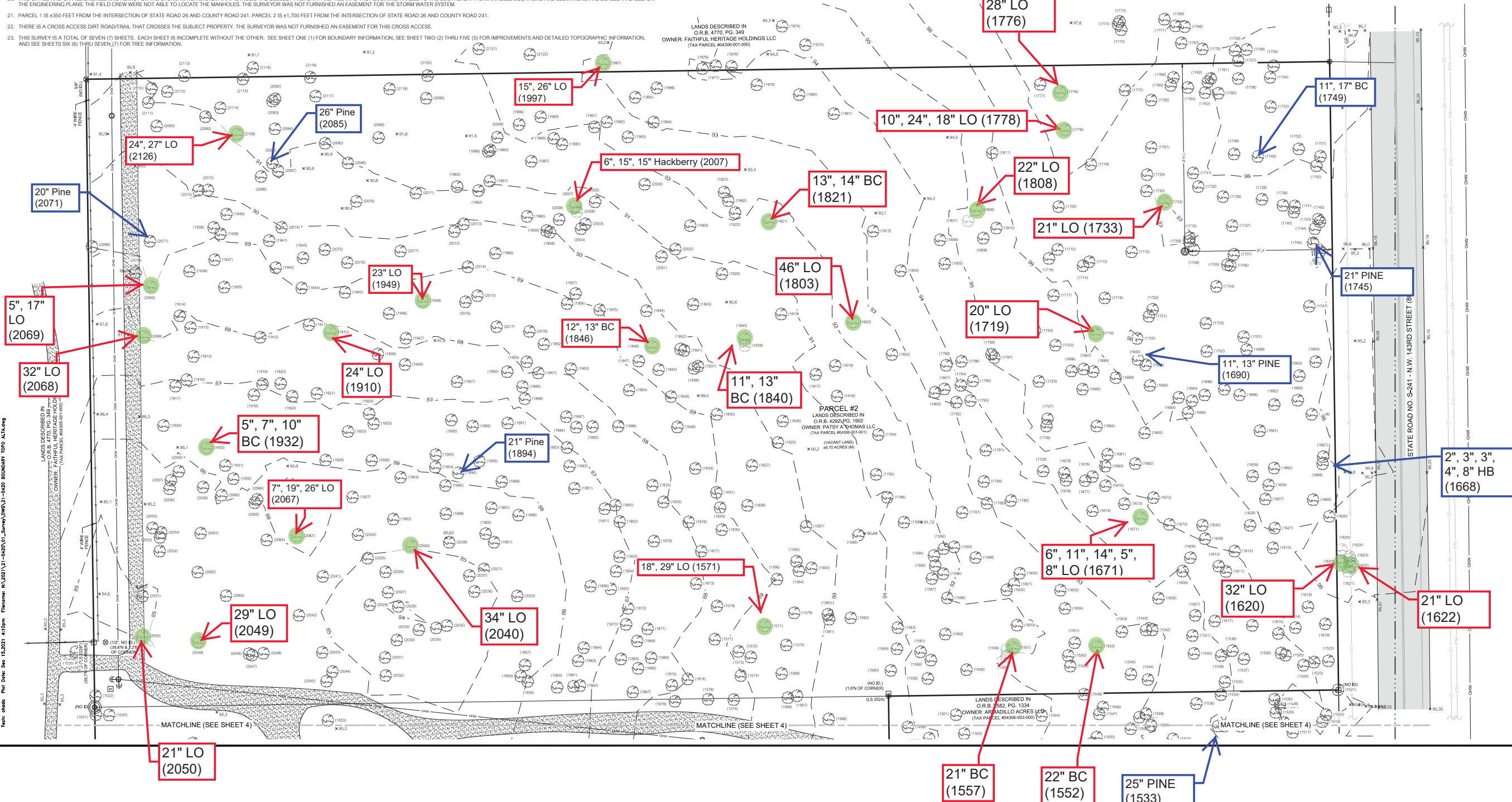
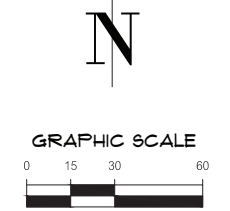
# ALTA/SUP'S LAND TITLE SURVEY

## SITUATED IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

- LEGEND:**
- (D) = DATA BASED ON RECORDED DEED
  - (C) = DATA BASED ON CALCULATED DATA
  - (M) = DATA BASED ON FIELD MEASUREMENTS
  - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
  - F.I.R.M. = FLOOD INSURANCE RATE MAP
  - R/W = RIGHT OF WAY
  - ID. = IDENTIFICATION
  - O.R.B. = OFFICIAL RECORDS BOOK
  - PG. = PAGE
  - NO. = NUMBER
  - DIA. = DIAMETER
  - INV. = INVERT
  - # = NUMBER
  - SEC = SECTION
  - T9S = TOWNSHIP 9 SOUTH
  - R18E = RANGE 18 EAST
  - ⊙ = 5/8" FOUND STEEL ROD & CAP (AS NOTED)
  - ⊙ = 1/2" FOUND IRON PIPE (AS NOTED)
  - ⊙ = FOUND IRON ROD (SIZE/TYPE AS NOTED)
  - ⊙ = SET 1/2" STEEL ROD & CAP (LB 5075)
  - ⊙ = FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
  - ⊙ = SANITARY SEWER MANHOLE
  - ⊙ = STORM SEWER MANHOLE

- = OLD HAND DUG WELL
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = STORM INLET
- ⊙ = CUIV ANCHOR
- ⊙ = CONCRETE LIGHT POLE
- ⊙ = WOODEN POWER POLE
- ⊙ = METAL LIGHT POLE (CONCRETE BASE)
- ⊙ = WATER VALVE
- — — = SUBJECT BOUNDARY LINE
- — — = SECTION LINE
- — — = LOT LINE / ADJACENT BOUNDARY LINE
- — — = R/W LINE
- — — = OVERHEAD WIRE
- — — = FENCE (SIZE/TYPE NOTED)
- — — = SANITARY SEWER LINE
- — — = STORM WATER LINE
- — — = UNDERGROUND GAS LINE (PER GRU MAPS)
- — — = UNDERGROUND WATER LINE (PER GRU MAPS)
- — — = UNDERGROUND FORCE MAIN LINE (PER GRU MAPS)

**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. 220 OF 640, COMMUNITY PANEL NO. 120001 0290 E, EFFECTIVE DATE: SEPTEMBER 24, 2021.



CHIX  
Professional Calculators

Scale: 1" = 30'

Vertical Scale: 1" = 30'

Horizontal Scale: 1" = 30'

THIS MAP IS A PART OF A SURVEY. IT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: 12-13-2021	REVISION DATE: N/A	PROJECT NO: 21-0420
OWNER: FATHFUL HERITAGE HOLDINGS LLC	CLIENT: FATHFUL HERITAGE HOLDINGS LLC	FIELD BOOK # & PGS: 023/15, 029/1-5
CHAD A. COLSON Professional Surveyor & Mapper Fla. License No. 7142		

SHEET NO: 5 OF 7



**Alachua County**  
**Department of Growth Management**  
 10 SW 2<sup>nd</sup> Ave., Gainesville, FL 32601  
 Tel. 352.374.5249, Fax. 352.338.3224  
<http://growth-management.alachuacounty.us>

Please contact a representative from each:

**GM:** Steven Kabat 374-5243  
**EPD:** Eliana Bardi 264-6810  
 or Michael Drummond 264-6812

# Pre-Design Onsite Meeting

(Submit completed form with application for development)

## Growth Management Department (GM) / County Arborist Environmental Protection Department (EPD)

Name of Project: Gainesville Cottages

Location: Parcels 04306-002-000 and 04306-001-001

Name of Agent or Representative: \_\_\_\_\_

County Arborist / EPD Comments:

- I have verified that the subject property does not require a pre-design onsite meeting.
- I attended an onsite pre-design meeting on \_\_\_\_\_, and offer the following comments:

Site visit for tree assessments on Februrary 24th.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I hereby acknowledge that the above mentioned project may submit for preliminary development plan review.

Jessica Hong 04/18/2022  
 Signature of County Arborist Date

\_\_\_\_\_  
 Signature of EPD Representative Date





September 5, 2023

John Adler, Fire Marshall/Division Chief  
Alachua County Fire Rescue  
911 SE 5<sup>th</sup> Street, Gainesville, FL 32601

**RE: *Documentation of Cottage Unit Exceptions for Gainesville Cottages TND;  
Kimley-Horn Project No. 142425000***

Dear Mr. Adler:

Kimley-Horn and Associates, Inc. received the comment listed below on July 5<sup>th</sup>, 2023. A list of cottage unit exceptions is provided to address the scenarios where the Fire Department access road exceeds the 50-foot requirement. Please note that the unit numbers have changed since the original comment was made. Below is the applicable comment, response, and list of cottage unit exceptions with corresponding distances:

**Growth Management: Fire Safety**

1. A Fire Department access road shall be extended to within 50 feet of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1 Chapter 18.2.3.2 Contact ACFR Fire Prevention for exceptions within the FFPC to elongate access roadway from structures. Please verify that all building comply with NFPA 1 Chapter 18.2.3.2. Buildings 212, 179, 178, 131, 132, 128, 101, 100, 81, 79, 37, 36, 168, 169, 167, 49, 48, 50, 51, 52, 53, 82, 83, 90, 91 and 157 appear to be not in compliances with NFPA 1 Chapter 18.2.3.2.

***Response: Per discussion with County staff on August 1<sup>st</sup>, 2023, the 50-foot range can be extended to up to 75 feet, given that we provide documentation on the exceptions to ACFR and receive their approval. Documentation citing the unit exceptions has been provided as a separate attachment.***

**Cottage Unit Exceptions:**

1. Unit 35 – Rear exterior door located within 56’ of fire access road. A rear entry door will be provided along the southeast wall to provide interior access.
2. Unit 36 – Front exterior door located within 51’ of fire access road.
3. Unit 37 – Front exterior door located within 58’ of fire access road.
4. Unit 38 – Front exterior door located within 56’ of fire access road.
5. Unit 47 – Front exterior door located within 59’ of fire access road.
6. Unit 48 – Rear exterior door located within 63’ of fire access road. A rear entry door will be provided along the south wall to provide interior access.
7. Unit 49 – Rear exterior door located within 63’ of fire access road. A rear entry door will be provided along the south wall to provide interior access.

8. Unit 50 – Rear exterior door located within 63' of fire access road. A rear entry door will be provided along the south wall to provide interior access.
9. Unit 51 – Rear exterior door located within 63' of fire access road. A rear entry door will be provided along the south wall to provide interior access.
10. Unit 52 – Front exterior door located within 63' of fire access road.
11. Unit 64 – Front exterior door located within 51' of fire access road.
12. Unit 65 – Front exterior door located within 57' of fire access road.
13. Unit 66 – Front exterior door located within 64' of fire access road.
14. Unit 67 – Front exterior door located within 65' of fire access road.
15. Unit 69 – Front exterior door located within 63' of fire access road.
16. Unit 78 – Front exterior door located within 75' of fire access road.
17. Unit 80 – Front exterior door located within 73' of fire access road.
18. Unit 99 – Rear exterior door located within 63' of fire access road. A rear entry door will be provided along the southeast wall to provide interior access.
19. Unit 100 – Front exterior door located within 70' of fire access road.
20. Unit 118 – Front exterior door located within 82' of fire access road.
21. Unit 119 – Front exterior door located within 69' of fire access road.
22. Unit 120 – Front exterior door located within 69' of fire access road.
23. Unit 121 – Front exterior door located within 69' of fire access road.
24. Unit 122 – Front exterior door located within 69' of fire access road.
25. Unit 126 – Front exterior door located within 52' of fire access road.
26. Unit 127 – Front exterior door located within 61' of fire access road.
27. Unit 156 – Front exterior door located within 66' of fire access road.
28. Unit 178 – Front exterior door located within 61' of fire access road.
29. Unit 179 – Front exterior door located within 63' of fire access road.
30. Unit 180 – Front exterior door located within 53' of fire access road.
31. Unit 199 – Front exterior door located within 58' of fire access road.
32. Unit 212 – Front exterior door located within 58' of fire access road. CR 241 was assumed to be the fire access road for this specific unit.

This list represents the entirety of units that exceed the listed 50-foot range. Additional exhibits depicting assumed fire access routes can be produced upon request.

We trust this list will provide the additional information as requested. Please feel free to contact our office if you have any questions.

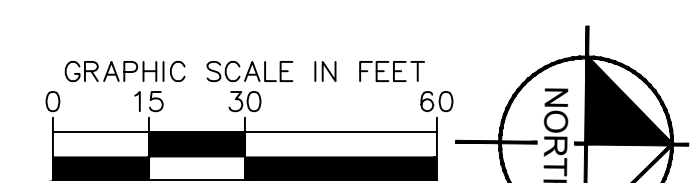
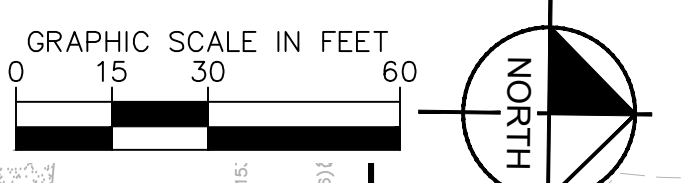
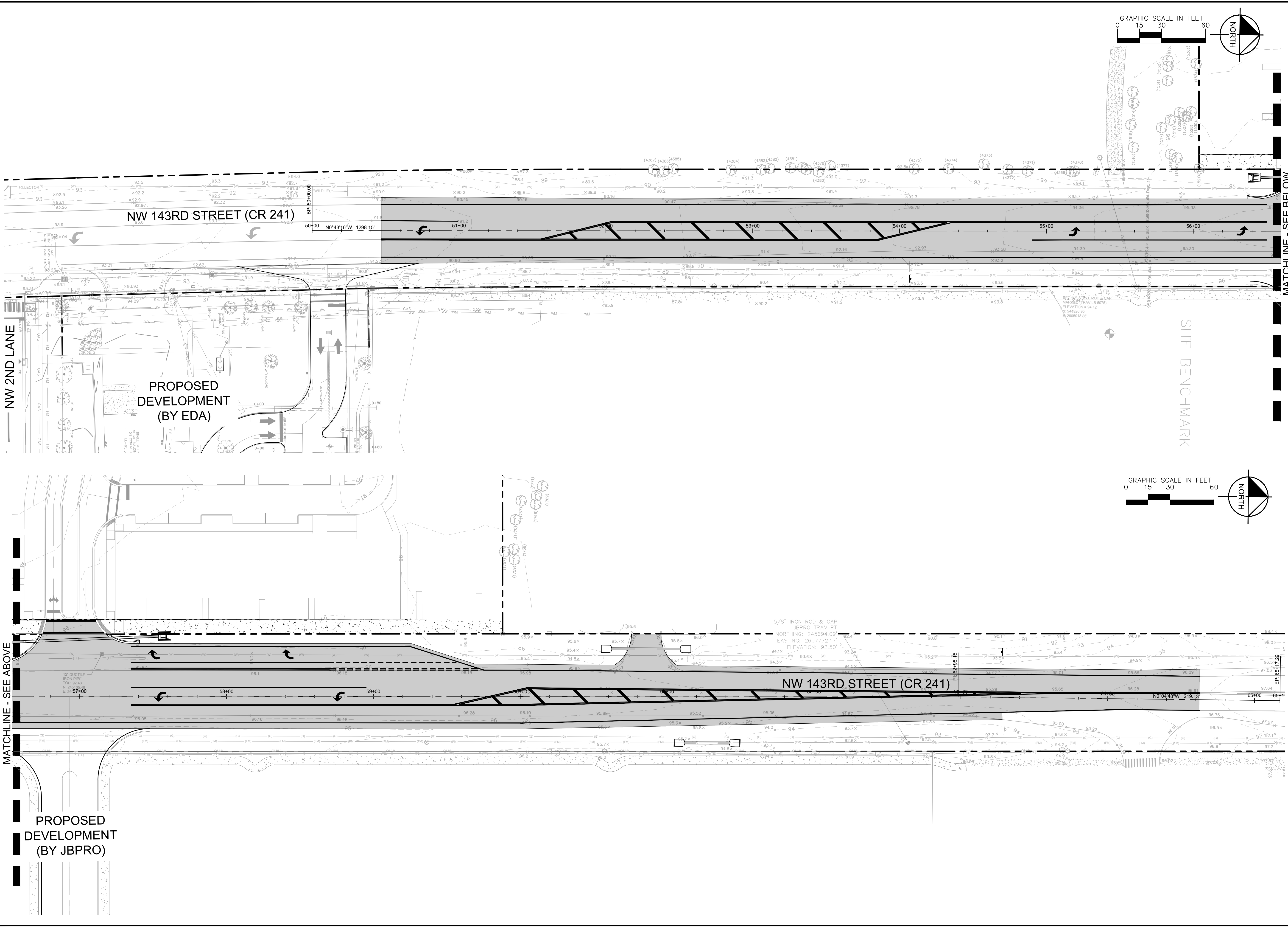
Sincerely,

**KIMLEY-HORN**



David C. Sowell, P.E.

K:\DOT\_CAD\142425000-Gainesville Cottages\_TND Phase 1\Coordination Exhibit - Aug 28, 2023, 2:28:06 PM.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



No.	REVISIONS	DATE	BY

**Kimley»Horn**  
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 800 SW 2ND AVENUE, SUITE 100, GAINESVILLE, FL 32601  
 WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106

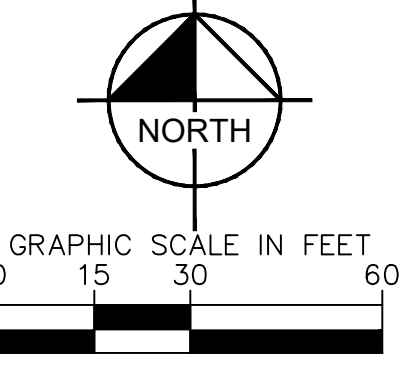
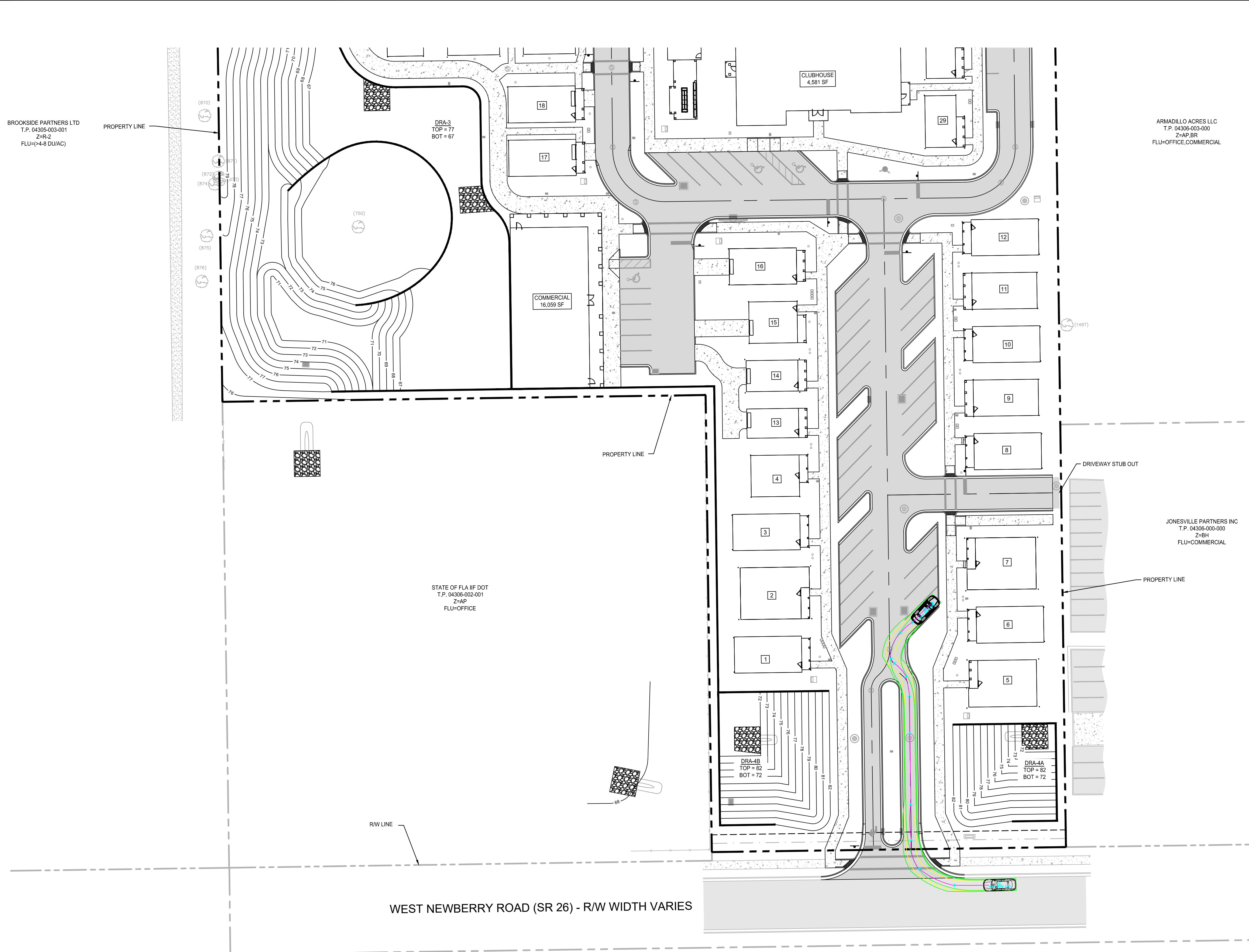
LICENSED PROFESSIONAL  
 DAVID C. SOWELL  
 FLORIDA LICENSE NUMBER  
 66551

**COORDINATION EXHIBIT**

**GAINESVILLE COTTAGES TND PHASE 1**  
 PREPARED FOR  
**SANDS COMPANIES, INC.**  
 ALACHUA COUNTY    FLORIDA

SHEET NUMBER  
**EX-01**

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PROJECT: 14220000 - Gainesville Cottages - TND\03-TURN EXHIBIT.dwg, 14220000 - EX-02 - Sep 05, 2023, 4:09:41 PM, d:\paul\markham  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



No.	REVISIONS	DATE	BY

**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
800 SW 2ND AVENUE, SUITE 100, GAINESVILLE, FL 32601  
PHONE: 352-374-3274  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106

LICENSED PROFESSIONAL  
**DAVID C. SOWELL**  
FLORIDA LICENSE NUMBER  
66531

**TURNING EXHIBIT**

**GAINESVILLE COTTAGES TND**  
PREPARED FOR  
**SANDS COMPANIES, INC.**  
ALACHUA COUNTY FLORIDA

SHEET NUMBER  
**EX-02**

CALL 2 BUSINESS DAYS BEFORE YOU DIG  
IT'S THE LAW! DIAL 811  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



# Countywide Stormwater Code Affidavit of Compliance.

**Instructions:** Complete and submit this form for all activities that involve the construction of a stormwater management system. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

## Part 1. Applicant Information

Applicant or Owner Name: David Sowell, Agent  
Company Name: Kimley-Horn and Associates, Inc.  
Company Address: 800 SW 2nd Avenue, Suite 100,

Phone Number: 352-415-1897  
Email Address: david.sowell@kimley-h

Registered Professional Name: David Sowell, PE  
Company Name: Kimley-Horn and Associates, Inc.  
Company Address: 800 SW 2nd Avenue, Suite 100, Gain

Phone Number: 352-415-1897  
Email Address: david.sowell@kimley-h

## Part 2. Project Location Information

Project Name: Gainesville Cottages TND  
Project Location (Unincorporated Alachua County or Municipality): Alachua County

Tax Parcel: 04306-001-001; 04306-00

Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.

## Part 3. Stormwater Discharge Information

Watershed Name: Noncontributing Area  
Waterbody ID Number (WBID#): 2692

Stormwater Discharge Locations Please Check all That Apply
<input checked="" type="checkbox"/> Project Discharges Offsite as Surface Flow
<input type="checkbox"/> Project Discharges Directly to Outstanding Florida Water
<input type="checkbox"/> Project is in the Watershed of a Waterbody Listed as Impaired for Nutrients or has a Nutrient TMDL
<input checked="" type="checkbox"/> Project Infiltrates to Groundwater
<input checked="" type="checkbox"/> Project is in the Sensitive Karst Area

Please briefly describe the Best Management Practices used:

The Sensitive Karst Areas make up less than 10% of the overall site so additional BMPs outside of the proposed retention ponds were not utilized. Half of the proposed retention ponds are full retention. Proposed Drainage Retention Area 1A, 1B, and 2 (DRA-1A, DRA-1B, & DRA-2) are full retention. DRA-3, DRA-4A, and DRA-4B are not full retention and discharge to the existing FDOT DRA located south of the overall project boundary.

## Part 4. Exemption and Waiver Information

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required:

Sec. 77.25(j)

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required:

N/A

## Part 5. Signatures

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner Signature: **David Sowell** Digitally signed by David Sowell  
DN: CN=David Sowell,  
dnQualifier=A01410D0000017EE47C0058000D8959,  
O=KIMLEY-HORN AND ASSOCIATES, C=US  
Reason: I agree to specified portions of this document  
Date: 2023.09.01 10:38:37-04'00' Date:

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional Signature: **David Sowell** Digitally signed by David Sowell  
DN: CN=David Sowell,  
dnQualifier=A01410D0000017EE47C0058000D8959,  
O=KIMLEY-HORN AND ASSOCIATES, C=US  
Reason: I agree to specified portions of this document  
Date: 2023.09.01 10:38:46-04'00' Date:

Florida Registration Number: 68531