

April 18, 2022

Alachua County Department of Growth Management
 10 SW 2nd 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 rd 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

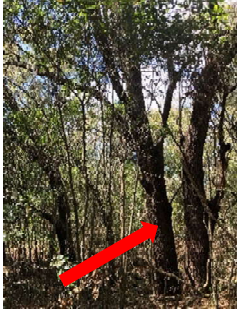


Note: *The proposed status of each tree regarding ‘remain’ or ‘remove’ is based on the site design at the time of preparation of this report. Status may change with final site design. Please see the map at the end of this document for tree locations.*




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:

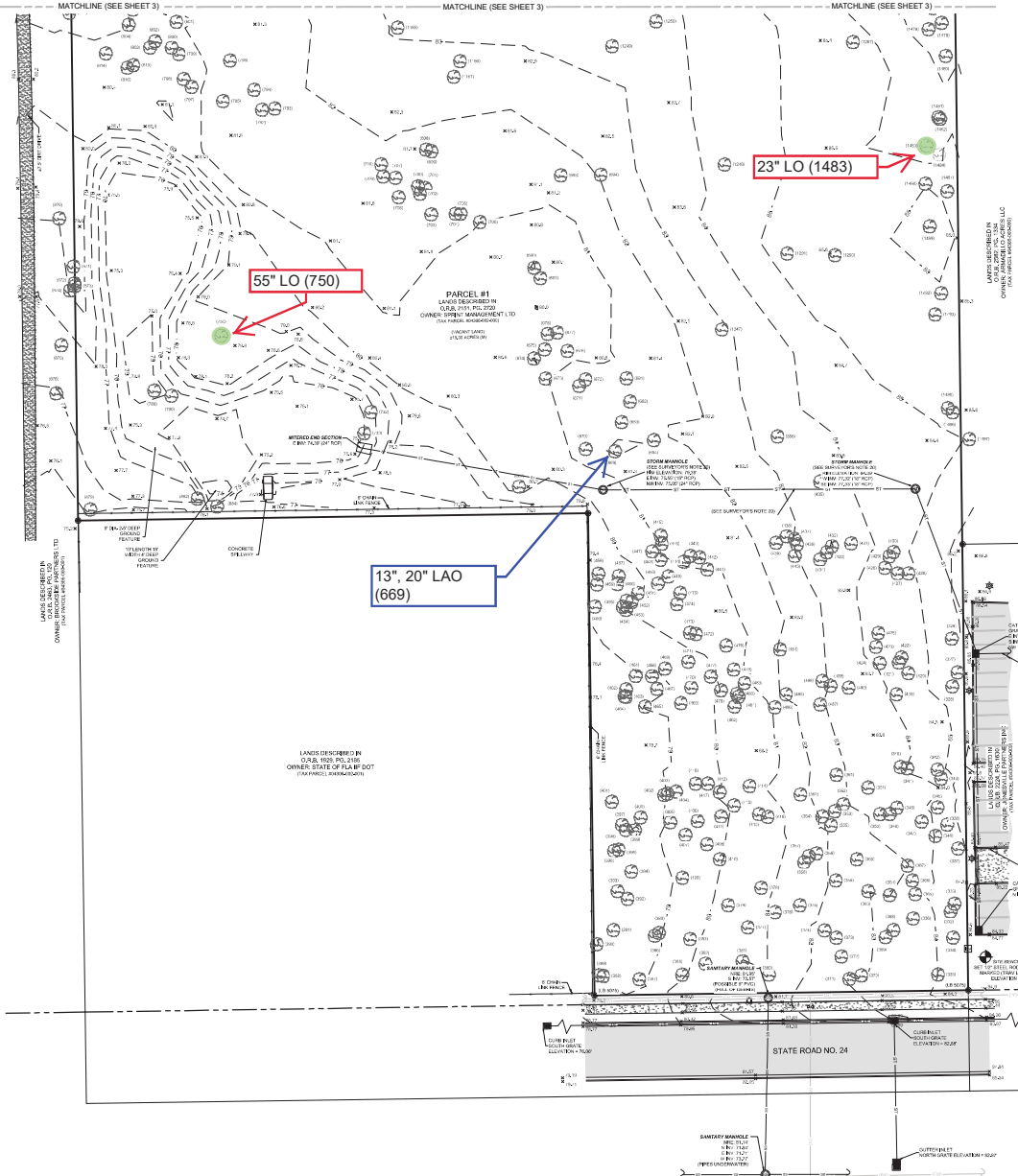
- PARCEL 1 AND PARCEL 2 RECORD DESCRIPTIONS ARE ON DIFFERENT BEARING BASE. BEARINGS SHOWN HEREON ARE REFERRED TO A BEARING OF 0° 00' 00" ON THE SOUTHERN LINE OF THE SUBJECT PARCEL, AND THE HORIZONTAL Y AXIS OF THIS LOCATION BEARING IS IDENTICAL WITH THE DESCRIPTION FOR PARCEL 2 BEARINGS OF 0° 00' 00" TO MATCH BEARINGS.
- VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NAVIGATION 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 1" BROAD BASE STAMPED "20022880" WITH A ELEVATION OF 70.46 (METERS).
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED. OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 6 OF CHAPTER 191, PART 1, F.S. AND THE SURVEYOR'S BEST EFFORTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER ON SURFACE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE SAME LOCATION INDICATED AS INDICATED FOR CERTAIN 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 EXIST. SEE SURVEYOR'S NOTE 19.
- SYMBOLIC 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 PERMETER 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 PROCURED WITHOUT THE BENEFIT 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, IF E.M.A. FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCE DATE. MAP REVISIONS AND AMENDMENTS WERE PHYSICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THIS CURRENT MAP.
- THERE IS AN OVERHEAD ELECTRIC LINE THAT CROSSES BOTH PARCELS. AN EASEMENT FOR THIS ELECTRIC LINE WAS NOT FOUND NOR FURNISHED TO THE SURVEYOR.
- IT IS THE OPINION OF THIS SURVEYOR THAT THE LEGAL DESCRIPTION OF PARCEL 1 CONTAINS SCHEMATIC ERRORS IN THE BEARINGS ALONG THE NORTH AND SOUTH SIDES. THIS IS BASED ON THE INTERIOR OF PARCEL 2 BEING THE SOUTHERN BOUNDARY OF THE LAND DESCRIBED AS PARCEL 2, SUBORDINATE TO B.L. 1715, P.C. 344 OF ALACHUA COUNTY, FLORIDA. THIS INTERIOR IS SUPPORTED BY THE FOUND MONUMENTATION FOR PARCEL 2.
- THERE WERE NO MARKED FINANCIAL SPACES OBSERVED AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL, 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 IF 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 EXISTING LANTERS IN THE SURVEY DIGITAL FILE.
- TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
- THIS OFFICE HAS ON FILE ENGINEERING PLANS FOR THE STORM WATER SYSTEM THAT IS INSIDE THE SUBJECT PROPERTY AND THIS AND THE ADJOINING PARCEL TO THE SOUTH. THE MARKERS LOCATING ELEVATIONS ARE SCALED IN BASED ON THE ENGINEERING PLANS. THE FIELD DROW WERE NOT ABLE TO LOCATE THE MARKERS. THE SURVEYOR WAS NOT FURNISHED AN EASEMENT FOR THE STORM WATER SYSTEM.
- PARCEL 1 IS 420 FEET FROM THE INTERSECTION OF STATE ROAD 18 AND COUNTY ROAD 241. PARCEL 2 IS 417.70 FEET FROM THE INTERSECTION OF STATE ROAD 26 AND COUNTY ROAD 241.
- THERE IS A CROSS ACCESS DRIVE ROADWAY 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 01 FOR BOUNDARY INFORMATION. SEE SHEET 02 THROUGH 06 FOR IMPROVEMENTS AND SEE SHEETS 07 AND 08 THROUGH 09 FOR TREE INFORMATION.

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.M. = FLOOD INSURANCE RATE MAP
- R/W = RIGHT OF WAY
- 10 = IDENTIFICATION
- D.A.B. = OFFICIAL RECORDS BOOK
- P.C. = PAGE
- N# = NUMBER
- D.A.# = DIMENSION
- B.V.# = BEARING
- # = NUMBER
- S.E.C. = SECTION
- T.W.# = TOWNSHIP SOUTH
- R.# = RANGE EAST
- (S) = SP FOUND STEEL ROD & CAP (AS NOTED)
- (P) = SP FOUND IRON PIPE (AS NOTED)
- (F) = FOUND IRON ROD (SIZE/TYP AS NOTED)
- (T) = SET TOP STEEL ROD & CAP (AS NOTED)
- (C) = FOUND #4#F CONCRETE MONUMENT (AS NOTED)
- (S) = SANITARY SEWER MANHOLE
- (S) = STORM SEWER MANHOLE
- (O) = OLD HAND DUG WELL
- (T) = TELEPHONE PROVISION
- (S) = STORM INLET
- (S) = SET PITCH
- (C) = CONCRETE LIGHT POLE
- (W) = WOODEN POWER POLE
- (M) = METAL LIGHT POLE (CONCRETE BASE)
- (W) = WATER VALVE
- (S) = SUBJECT BOUNDARY LINE
- (S) = SECTION LINE
- (S) = LOT LINE / ADJACENT BOUNDARY LINE
- (S) = R/W LINE
- (S) = OVERHEAD WIRE
- (S) = FENCE (SIZES/TYPES NOTED)
- (S) = SANITARY SEWER LINE
- (S) = STORM WATER LINE
- (S) = UNDERGROUND WATER LINE (PER OLD MAPS)
- (S) = UNDERGROUND WATER LINE (PER GROUND MARKS)
- (S) = UNDERGROUND FORCE MAIN LINE (PER GROUND MARKS)



FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE 2. AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS DETERMINED FROM FEMA I.F.E.M. PANEL NO. 260 OF EARL COUNTY, FLORIDA PANEL NO. 203011000-E, EFFECTIVE DATE: SEPTEMBER 24, 2017.



This map prepared by: CHAD A. COLSON (SEE SURVEYOR'S CERTIFICATION - SHEET 1) Professional Surveyor & Mapper, Fla. License No. 7142	ECONOMIC FIELD NO. 21-0420 DATE: 10-13-2021	SURVEY DATE: 10-13-2021	CERTIFIED TO: (SEE SURVEYOR'S CERTIFICATION - SHEET 1)
	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	CHW Professional Cartographers	1801 Research Drive Alachua, Florida 32310 904-239-8876 www.chw.com FLORIDA SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

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

SURVEYOR'S NOTES:

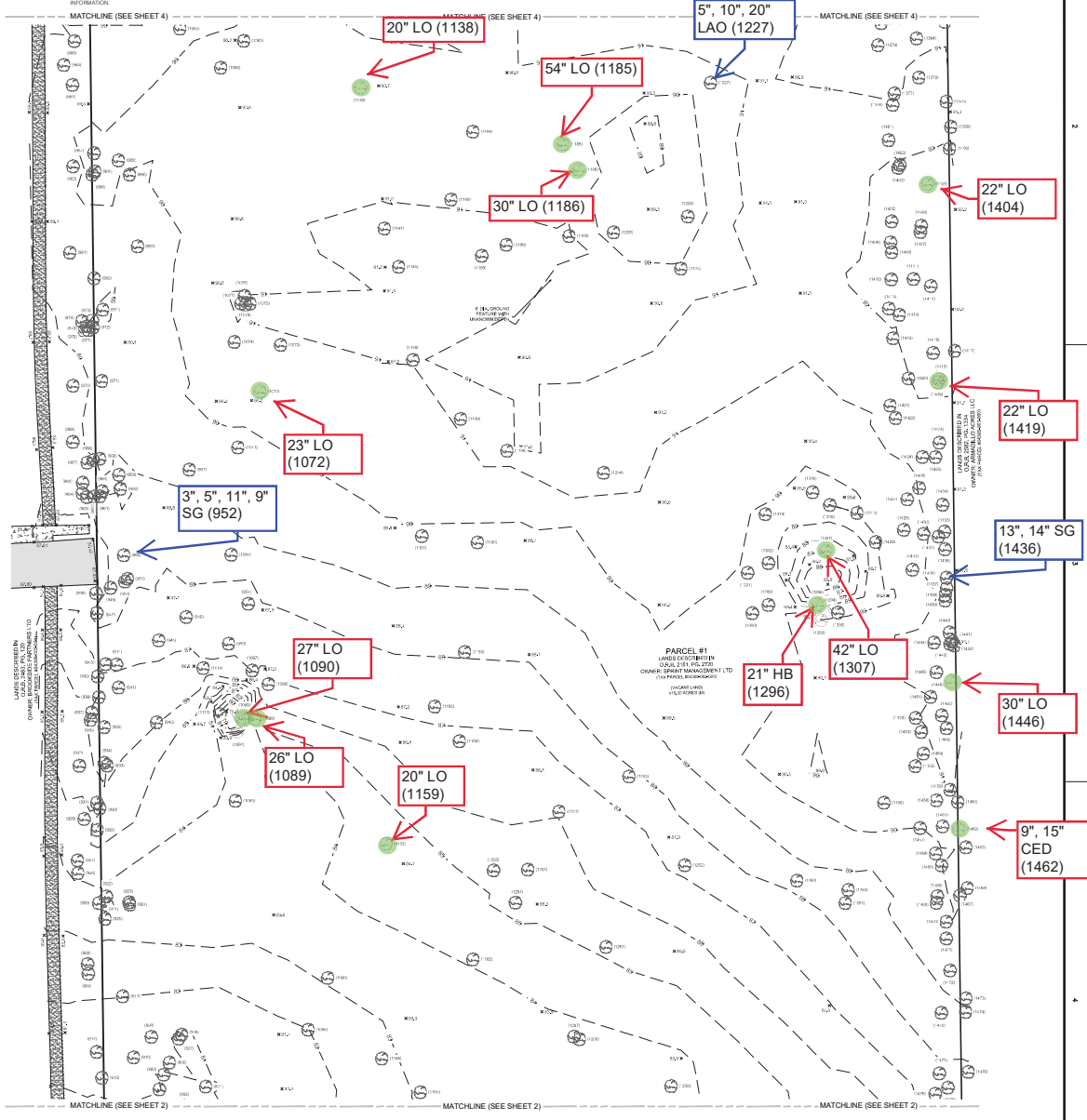
1. PARCEL 1 AND PARCEL 2 RECORD DESCRIPTIONS ARE ON DIFFERENT BEARING BASIS. BEARINGS SHOWN HEREON ARE REFERRED TO A BEARING OF S 89° 17' 11" E FOR THE SOUTHWEST CORNER OF THE SUBJECT PARCEL AND THE NORTHEAST CORNER OF THE ADJACENT PARCEL. SAID BEARING BEING IDENTICAL WITH DESCRIPTION OF PARCEL 1, AND LEGAL RECORD PARCEL 2 BEARING S 49° 07' 11" E TO MATCH BEARING.
2. VERTICAL DATA IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NAVSTAR ELEVATIONS ARE ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK LOCATED ALONG THE STREET OF STATE ROAD 24 FROM CORNER OF A BENCH CONCRETE MONUMENT WITH A 1/2" BRASS DISK BEARING 7201222 BMPF WITH AN ELEVATION OF 82.36' (NAD83).
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS WERE BEEN LOCATED. OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 9 PARAGRAPHS (IV) OF THE ALABAMA STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE 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 ENCRUST. SEE SURVEYOR'S NOTE 19.
5. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE FENCE LINE AS SHOWN HEREON REPRESENTS 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.
7. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFIT OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, EJECTMENTS, CLAIMS OF OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, IF E.M.A.'S FLOOD INSURANCE RATE MAPS SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCE DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
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 OF 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 SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 0206-001-01 IN D.B. 4715, P.C. 304 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 FRONT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS.
14. 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.
15. THERE HAS BEEN NO FIELD DELINEATION OF ANY WETLANDS ON THE SUBJECT PARCEL.
16. ONLY THREE 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 SWANDEE LAYERS IN THE SUPPLIED DIGITAL FILE.
18. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
19. PRODUCT LINES ARE RELEVANT SPECIFICATIONS.
20. THIS OFFICE HAD ON FILE ENGINEERING PLANS FOR THE STORM WATER SYSTEM THAT IS IN THE SUBJECT PROPERTY AND TIES INTO THE ADJACENT PARCEL TO THE SOUTHWEST. THE MANHOLE LOCATIONS AND ELEVATIONS ARE CALLED 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.
21. PARCEL 1 IS 450 FEET FROM THE INTERSECTION OF STATE ROAD 24 AND COUNTY ROAD 241. PARCEL 2 IS 1,700 FEET FROM THE INTERSECTION OF STATE ROAD 24 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.
23. 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.

LEGEND:

- (D) - DATA BASED ON RECORDED DEED
- (C) - DATA BASED ON CALCULATED DATA
- (M) - DATA BASED ON FIELD MEASUREMENTS
- (FEM) - FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- REV - POINT OF BEGINNING
- ID - IDENTIFICATION
- DOB - OFFICIAL RECORDS BOOK
- PK - PAGE
- NO - NUMBER
- DA - DIAMETER
- INV - INCHES
- # - NUMBER
- SEC - SECTION
- T9S - TOWNSHIP 9 SOUTH
- R18E - RANGE 18 EAST
- - 1/2" FOUND IRON ROD & CAP (AS NOTED)
- - 1" FOUND IRON PIPE (AS NOTED)
- - SET 10" STEEL ROD & CAP (L.S. 5075)
- - FOUND 4" CONCRETE MONUMENT (AS NOTED)
- - SANITARY SEWER MANHOLE
- - STORM SEWER MANHOLE
- - 60" HUB AND DUCT BELL
- - TELEPHONE PEDESTAL
- - STORM SUMP
- - CONCRETE LIGHT POLE
- - WOODEN POWER POLE
- - METAL LIGHT POLE (CONCRETE BASE)
- - WATER VALVE
- - GUY ANCHOR
- - UNDERGROUND CAS LINE (PER GRIU MAPS)
- - UNDERGROUND WATER LINE (PER GRIU MAPS)
- - UNDERGROUND FORCE MAIN LINE (PER GRIU MAPS)
- — — — — 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 GRIU MAPS)
- — — — — UNDERGROUND WATER LINE (PER GRIU MAPS)
- — — — — UNDERGROUND FORCE MAIN LINE (PER GRIU MAPS)



FLOOD ZONE:
 THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS DETERMINED FROM FEMA F.I.R.M. PARCEL NO. 2005-040-C-000001 PAGE 103. 12/03/01 03:00 P.M. EFFECTIVE DATE: SEPTEMBER 26, 2021.



<p>This map prepared by: CHAD A. COLSON</p> <p>Certification of Authorization No. LB-5075</p> <p>NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND MAPPER</p> <p style="text-align: right;">Professional Surveyor & Mapper, Fla. License No. 7142</p>	<p>CHAD A. COLSON</p> <p>(SEE SURVEYOR'S CERTIFICATION - SHEET 1)</p>	<p>DATE: 10-13-2021</p> <p>REVISION DATE:</p> <p>PROJECT NO.: 21-0420</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 SCALE APPROPRIATELY.</p>
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FLORIDA
 SURVEYOR

