

# BOUNDARY AND TOPOGRAPHIC SURVEY

IN  
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA  
FOR  
PREM ENTERPRISE USA LLC

STATE ROAD NO. 26  
W. NEWBERRY ROAD  
(110' RIGHT OF WAY)

**LEGAL DESCRIPTION:**

Block 2  
A portion of the Northwest 1/4 of Section 1, Township 10 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:  
Commence at the northwest corner of Section 1, Township 10 South, Range 18 East, Alachua County, Florida and run thence South 00° 28' 21" East, along the west line of said Section 1, a distance of 141.75 feet; thence North 89° 31' 39" East, 500.79 feet to the Point of Beginning; said point lying on the arc of a curve, concave southerly, having a radius of 2695.75 feet; thence easterly, along the arc of said curve, through a central angle of 01° 26' 04", and arc distance of 67.48 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 88° 32' 10" East, 67.48 feet; thence North 89° 13' 49" East, 179.02 feet; thence South 00° 46' 11" East, 229.59 feet; thence South 89° 13' 49" West, 246.50 feet; thence North 00° 46' 11" West, 228.76 feet to the Point of Beginning.

**UTILITY LOCATION NOTE:**

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.  
NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.  
PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.  
IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

**NOTES:**

- ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 92.18 FEET ON A SPIKE NAIL AND TAG SET IN THE SOUTH FACE OF POLE AS SHOWN ON MAP OF TOPOGRAPHIC SURVEY PREPARED BY BROWN & CULLEN, INC., DATED 08/01/13, WITH A PROJ. NO. OF 2013-0656. SAID SURVEY STATES THE ELEVATIONS ARE NAVD 1988 DATUM.
- BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 00°28'21" E ON THE WEST BOUNDARY LINE OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
- DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- BLOCK 2 (THE SURVEYED PROPERTY) IS ENCUMBERED BY THE "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS" RECORDED IN OFFICIAL RECORDS BOOK 4722, PAGE 307 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE LOCATION OF THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 118, PAGE 596 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA CANNOT BE PLOTTED.
- THE EASEMENTS IN FAVOR OF CLAY ELECTRIC COOPERATIVE, TRANSFERRED TO THE CITY OF GAINESVILLE AND RECORDED IN OFFICIAL RECORDS BOOK 1698, PAGE 435, 450 AND 456 WERE PARTIALLY RELEASED AS RECORDED IN OFFICIAL RECORDS BOOK 1795, PAGE 1579 AND OFFICIAL RECORDS BOOK 1798, PAGE 122, RETAINING AN EASEMENT ON ALL THOSE LANDS LYING 7.5 FEET EITHER SIDE OF ANY EXISTING UNDERGROUND OR OVERHEAD ELECTRIC DISTRIBUTION OR TRANSMISSION FACILITIES. THERE ARE NO ELECTRIC DISTRIBUTION OR TRANSMISSION FACILITIES REMAINING ON THE SURVEYED PROPERTY WHICH MAY HAVE EXISTED PRIOR TO THE PARTIAL RELEASE AND ABANDONMENT OF THESE EASEMENTS.
- THE SURVEYED PROPERTY IS SUBJECT TO PUBLIC UTILITIES EASEMENTS 2 AND 3, BLOCK 2 AS RECORDED IN OFFICIAL RECORDS BOOK 4728, PAGE 843 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE PROPERTY SURVEYED AND SHOWN HEREON HAS ACCESS TO N.W. 122nd STREET VIA THOSE EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 4631, PAGE 878, OFFICIAL RECORDS BOOK 890, PAGE 7 AND OFFICIAL RECORDS 896, PAGE 62 TOGETHER WITH EASEMENTS DESCRIBED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 4722, PAGE 307 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; AND ACCESS TO STATE ROAD NO. 26 VIA ACCESS EASEMENT PER SAID DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS.
- UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED PRIOR TO 2/25/2021.

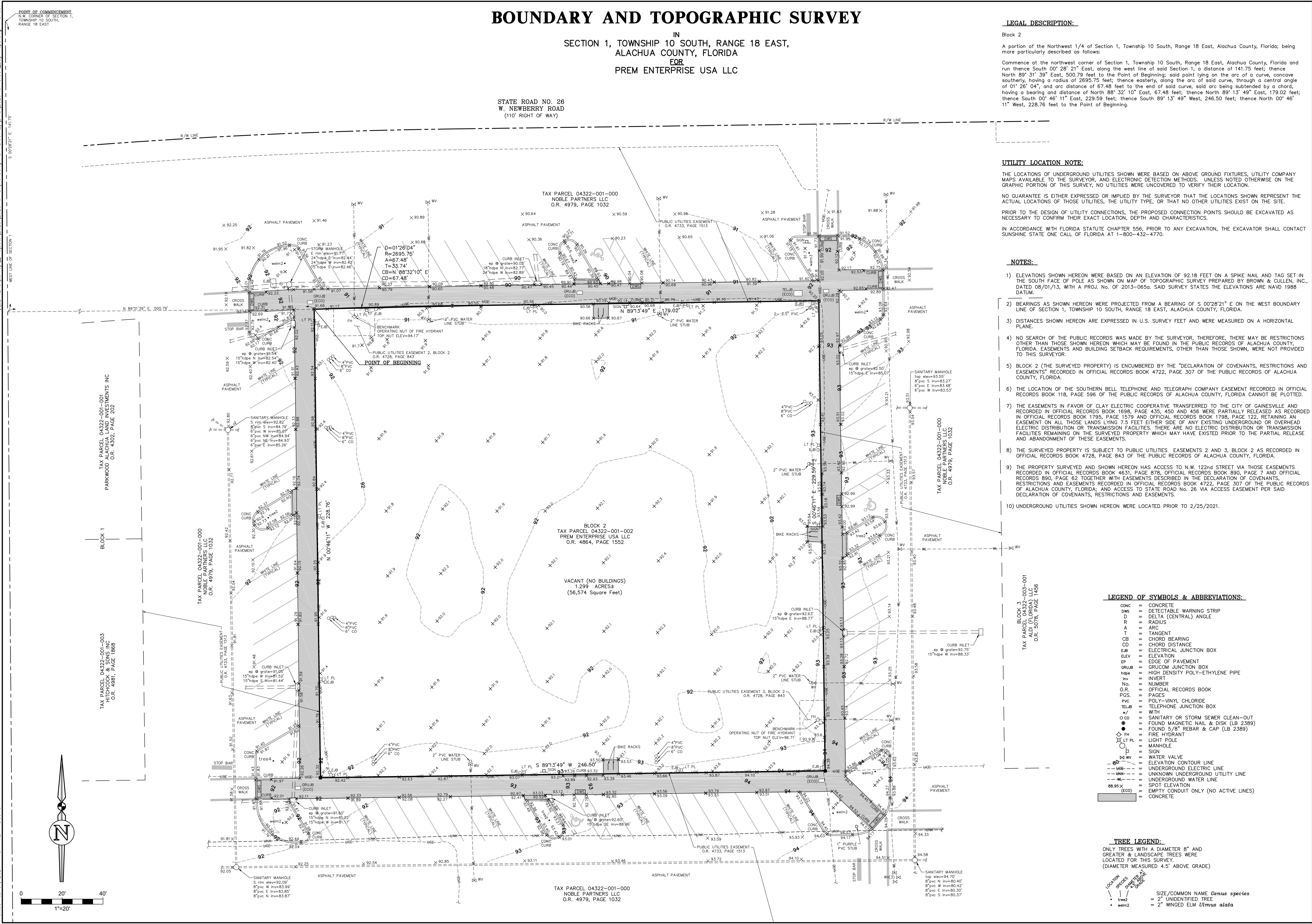
**LEGEND OF SYMBOLS & ABBREVIATIONS:**

- CONC = CONCRETE
- DWS = DETECTABLE WARNING STRIP
- DELTA = CENTRAL ANGLE
- R = RADIUS
- A = ARC
- T = TANGENT
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- EJB = ELECTRICAL JUNCTION BOX
- ELEV = ELEVATION
- EP = EDGE OF PAVEMENT
- GRUBJ = GRUCOM JUNCTION BOX
- hdpe = HIGH DENSITY POLY-ETHYLENE PIPE
- inv = INVERT
- No. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- PGS. = PAGES
- PVC = POLY-VINYL CHLORIDE
- TELJB = TELEPHONE JUNCTION BOX
- w/ = WITH
- oco = SANITARY OR STORM SEWER CLEAN-OUT
- FOUND MAGNETIC NAIL & DISK (LB 2389)
- FOUND 5/8" REBAR & CAP (LB 2389)
- = FIRE HYDRANT
- = MANHOLE
- = SIGN
- ⊥ = WATER VALVE
- = ELEVATION CONTOUR LINE
- = UNDERGROUND ELECTRIC LINE
- = UNKNOWN UNDERGROUND UTILITY LINE
- = UNDERGROUND WATER LINE
- 88.95 (ECO) = SPOT ELEVATION
- = EMPTY CONDUIT ONLY (NO ACTIVE LINES)
- = CONCRETE

**TREE LEGEND:**

- = ONLY TREES WITH A DIAMETER 8" AND GREATER & LANDSCAPE TREES WERE LOCATED FOR THIS SURVEY.
- (DIAMETER MEASURED 4.5' ABOVE GRADE)

- = SIZE / COMMON NAME *Genus species*
- = 2" UNIDENTIFIED TREE
- = 2" WINGED ELM *Ulmus alata*



**FLOOD INSURANCE RATE MAP STATEMENT**  
THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD INSURANCE RATE MAP NUMBER 02080E ALACHUA COUNTY, FLORIDA, PANEL 02080E. EFFECTIVE DATE: 09/24/21. SAID MAP DESCRIBES ZONE(S) X (NO SYMBOL) AS BEING "AREA OF MINIMAL FLOOD HAZARD".

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

Project No. 2303-0143 201  
Client: PREM ENTERPRISE USA LLC  
Check: A.L.  
Drawn: B.G.  
Scale: AS SHOWN  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE PAVED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. CORRECTION # 2303

PREPARED FOR:  
1) PREM ENTERPRISE USA LLC  
2) NORRIS & NORRIS, P.A.  
3) FIRST AMERICAN TITLE INSURANCE COMPANY  
4) PARKWOOD ALACHUA LAND INVESTMENTS, INC.  
5) CLAYTON-JOHNSON, P.A.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 (2023), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 08/06/2023.

Sheet No.: V-001

Plotted Feb 01, 2024 - 15:47:12 - dloontje

SERVER: Survey\Projects\2020\2020-0143 (Newberry Park Block 2)\DWG\2020-0143\_S01\_Bdy\_Topo.dwg - Sheet 1 of 1