

# BOUNDARY SURVEY

## LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 18 EAST AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA

**LEGAL DESCRIPTION:** (PREPARED BY THIS SURVEYOR)

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4583, PAGE 828 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 18 EAST AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, THENCE SOUTH 89°29'27" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF AN ELECTRIC TRANSMISSION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 861, PAGE 291 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE, DEPARTING THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, NORTH 0°39'26" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1187.13 FEET TO THE POINT OF BEGINNING, THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 79°33'11" WEST, A DISTANCE OF 481.45 FEET; THENCE, SOUTH 74°45'07" WEST, A DISTANCE OF 66.69 FEET; THENCE NORTH 84°18'40" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 12°50'22" EAST, A DISTANCE OF 146.14 FEET; THENCE NORTH 07°59'32" EAST, A DISTANCE OF 199.78 FEET; THENCE SOUTH 89°27'20" EAST, A DISTANCE OF 275.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°51'11" EAST, 29.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°12'18", AN ARC LENGTH OF 32.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1570.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 04°20'52" WEST, 32.79 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°11'48", AN ARC LENGTH OF 32.79 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85°23'18" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 04°51'17" EAST, A DISTANCE OF 4.49 FEET; THENCE SOUTH 87°35'03" EAST, A DISTANCE OF 290.00 FEET; THENCE NORTH 89°20'34" EAST, A DISTANCE OF 129.17 FEET; THENCE SOUTH 00°39'26" EAST, A DISTANCE OF 371.82 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH:**

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, THENCE SOUTH 89°29'27" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF AN ELECTRIC TRANSMISSION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 861, PAGE 291 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE, DEPARTING SAID SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, NORTH 0°39'22" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 306.58 FEET; THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 89°20'48" WEST, A DISTANCE OF 492.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°11'24" WEST, A DISTANCE OF 754.09 FEET; THENCE NORTH 18°02'33" WEST, A DISTANCE OF 127.90 FEET; THENCE NORTH 84°23'11" WEST, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 120.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 4°48'42" EAST, 46.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'11", AN ARC LENGTH OF 47.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 73°54'42" WEST, A DISTANCE OF 335.00 FEET; THENCE NORTH 30°41'14" EAST, A DISTANCE OF 365.81 FEET; THENCE NORTH 72°37'50" EAST, A DISTANCE OF 303.85 FEET; THENCE SOUTH 74°20'40" EAST, A DISTANCE OF 150.39 FEET; THENCE SOUTH 84°18'38" EAST, A DISTANCE OF 149.85 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 85°49'38" EAST, A DISTANCE OF 227.24 FEET; THENCE SOUTH 49°42'45" EAST, A DISTANCE OF 346.77 FEET; THENCE SOUTH 8°20'20" EAST, A DISTANCE OF 278.09 FEET; THENCE SOUTH 5°47'24" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINING 21.81 ACRES, MORE OR LESS.

**SURVEYORS NOTES:**

- BEARINGS HEREON ARE FLORIDA STATE PLANE GRID BEARINGS (FLORIDA NORTH ZONE) PROJECTED FROM RECOVERED ALACHUA COUNTY DENSIFICATION CONTROL AND LAND CORNERS PROJECT OF 1988 PRIMARY STATION A183 AND AZIMUTH STATION A184.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- FENCING 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 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.
- PARAGRAPH 6 WITHIN THE FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 890, PAGE 4, RESERVES A RIGHT OF INGRESS AND EGRESS TO INCLUDE REASONABLE RIGHT TO CONSTRUCT ROADWAYS OR STREETS OR UNDERGROUND UTILITY LINES, INCLUDING WATER, SEWER OR GAS, ACROSS (CROSSWISE OR TRANSVERSELY) SAID LANDS TAKEN BY EMINENT DOMAIN PROCEEDINGS.

**LEGEND:**

- (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
- P.G. = PAGE
- = FOUND STEEL ROD & CAP MARKED 'LB 5075'

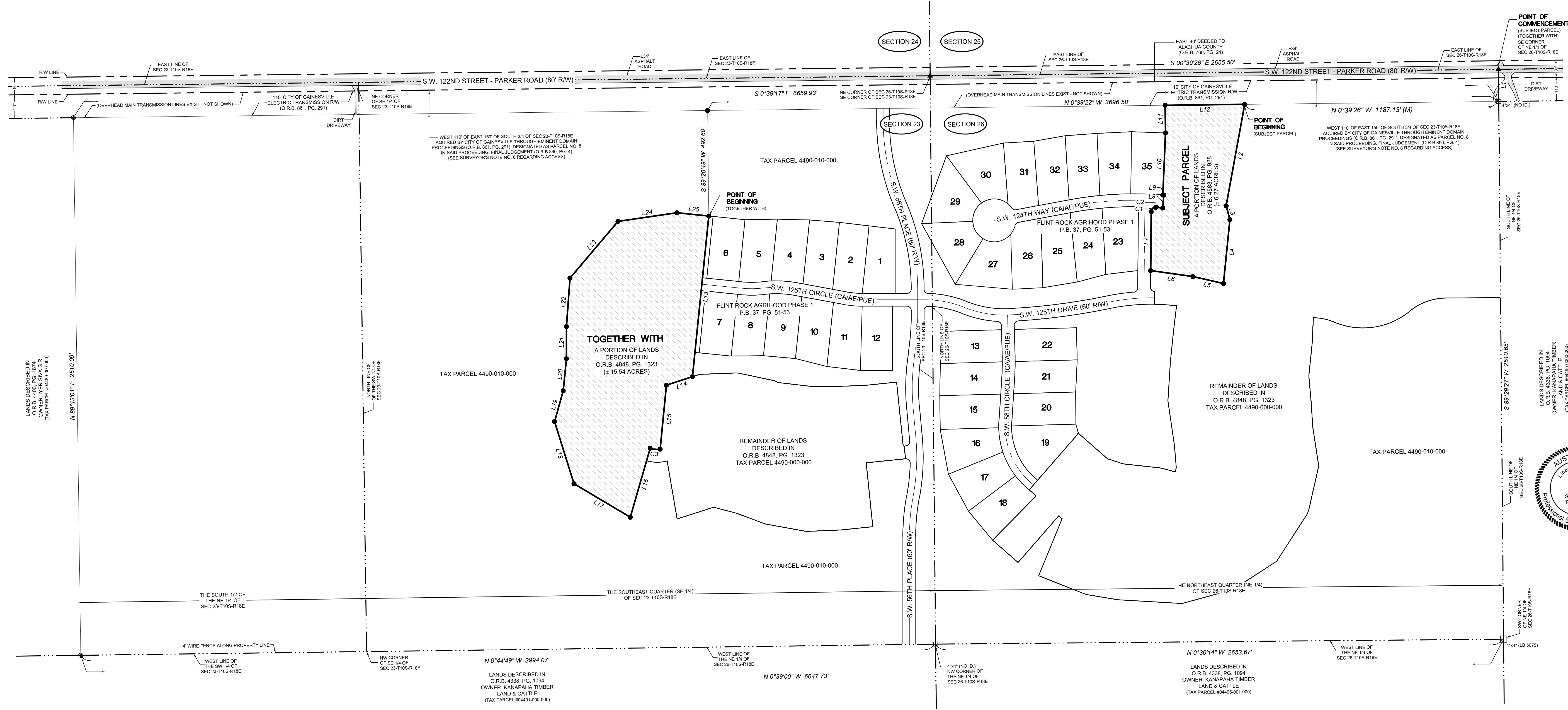
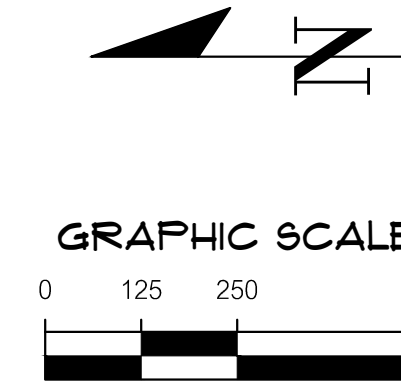
- ▲ = FOUND NAIL AND DISK STAMPED 'LB 5075'
- = FOUND CONCRETE MONUMENT (SIZE/TYPE NOTED)
- = SET 5/8" STEEL REBAR AND CAP MARKED 'LB 5075'
- = FENCE (SIZE/TYPE NOTED)
- ▨ = DIRT / LIMESTOCK SURFACE
- ▩ = ASPHALT PAVEMENT

**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. 430 OF 640, COMMUNITY PANEL NO. 120001 0430 D, EFFECTIVE DATE, JUNE 16, 2006.

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	32.53	200.00	93°12'18"	29.06	S 42°51'11" E
C2	32.79	1570.00	1°11'48"	32.79	S 04°20'52" W
C3	47.23	120.00	22°33'11"	46.93	N 04°48'42" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°29'27" W	150.00
L2	N 79°33'11" W	481.45
L3	S 74°45'07" W	66.69
L4	N 84°18'40" W	300.00
L5	N 12°50'22" E	146.14
L6	N 7°59'32" E	199.78
L7	S 89°27'20" E	275.52
L8	S 85°23'18" E	60.00
L9	N 4°51'17" E	4.49
L10	S 87°35'03" E	290.00
L11	N 89°20'34" E	129.17
L12	S 0°39'26" E	371.82
L13	N 84°11'24" W	754.09
L14	N 18°02'33" W	127.90
L15	N 84°23'11" W	300.00
L16	N 73°54'42" W	335.00
L17	N 30°41'14" E	305.81
L18	N 72°37'50" E	303.85
L19	S 74°20'40" E	150.39
L20	S 84°18'38" E	149.85
L21	N 90°00'00" E	150.00
L22	S 85°49'38" E	227.24
L23	S 49°42'45" E	346.77
L24	S 8°20'20" E	278.09
L25	S 5°47'24" W	150.00



1801 Research Drive  
Alachua, FL 32007  
www.chix-inc.com  
est. 1988 FLORIDA  
CA-3075

CHIX

Professional Consultants

SCALE: 1" = 250'

VERTICAL SCALE: AS SHOWN ON ORIGINAL DRAWING

HORIZONTAL SCALE: AS SHOWN ON ORIGINAL DRAWING

TO BE DETERMINED

TECHNOLOGIC: ROAD

DRAWN BY: JAC

CHECKED BY: JAC

FIELD BOOK & PAGE: 3622-5

CERTIFIED TO:

SURVEY DATE: 7/19/2019

REVISION DATE: N/A

PROJECT NUMBER: 19-0063.11

This map prepared by:

Certificate of Authorization No. LB-5075

AUSTIN BLAZS

SIGNATURE AND SEAL OF ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO. 1 OF 1

Tech: swatmb Ref Date: Jan 18, 2024 10:38am Filename: H:\2019\19-0063\Survey\DWG\Phase 2A\Boundary.dwg