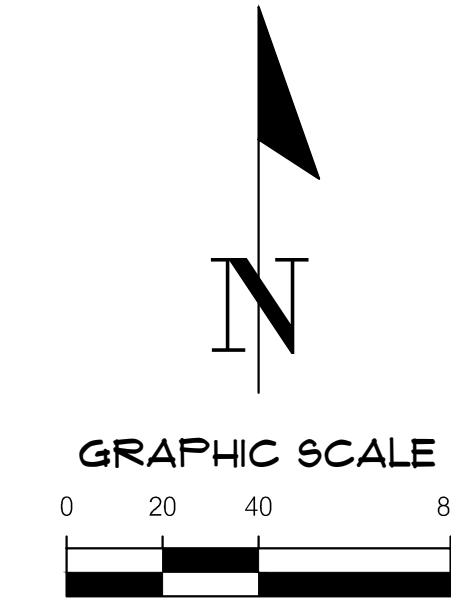


# BOUNDARY SURVEY

LOT 13A, WYNGATE FARMS, A REPLAT OF LOT 13, A PLANNED DEVELOPMENT,  
LOCATED IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST,  
INSIDE THE ARREDONDO GRANT,  
ALACHUA COUNTY, FLORIDA



**DESCRIPTION:**

(PER WESTCOR LAND TITLE INSURANCE COMPANY, POLICY NUMBER: OP-61-FL1299-15561393, DATED NOVEMBER 30, 2023)  
LOT 13A, WYNGATE FARMS, A REPLAT OF LOT 13, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 24, PAGE 70, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 00°00'50" EAST, FOR THE EAST LINE OF LOT 13A, SAID BEARING BEING IDENTICAL TO THE PLAT OF RECORD.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. 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.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER WESTCOR LAND TITLE INSURANCE COMPANY, POLICY NUMBER: OP-61-FL1299-15561393, DATED NOVEMBER 30, 2023. SEARCH OF THE PUBLIC RECORDS HAS NOT 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.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES 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. ALL FEATURES SHOWN HEREON WERE LOCATED AND MAPPED UNDER THE RESPONSIBLE CHARGE OF THIS SURVEYOR.

**LINE DATA TABLE**

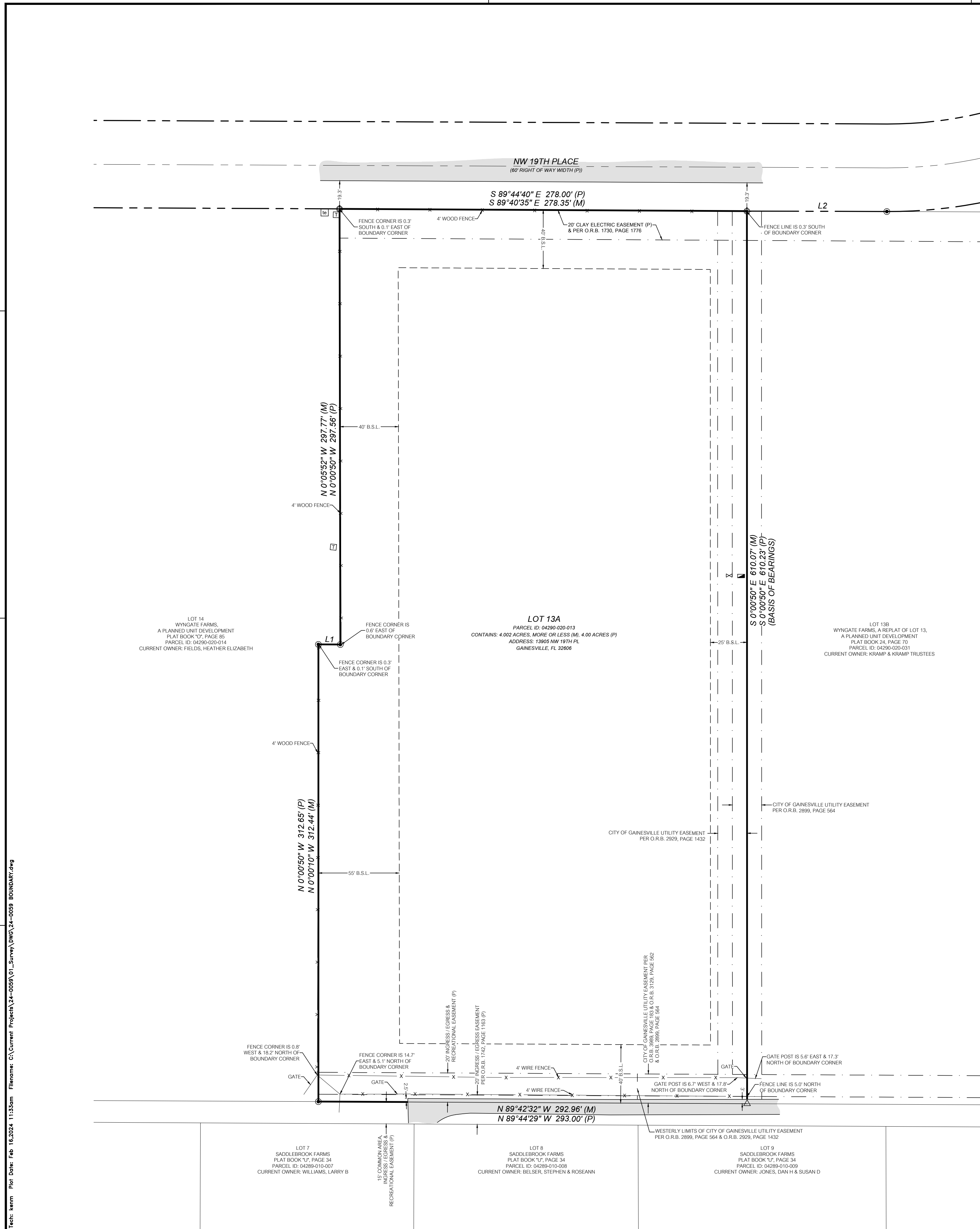
LINE	DIRECTION	LENGTH
L1(M)	S 89°46'31" E	14.99'
L1(P)	S 89°44'29" E	15.00'
L2(M)	S 89°51'21" E	95.70'
L2(C)	S 89°44'40" E	95.61'

**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 F.I.R.M. PANEL NO. 12001C0290E, EFFECTIVE DATE: SEPTEMBER 24, 2021.

**LEGEND:**

- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = FOUND 5/8" IRON ROD WITH NO IDENTIFICATION
- △ = FOUND NAIL AND DISK "LS 3524"
- = FOUND 5/8" STEEL REBAR & CAP MARKED "LS 3524"
- = TRANSFORMER
- = TELEPHONE PEDESTAL
- = WATER VALVE
- = WATER METER
- x = FENCE (SIZE AND TYPE AS NOTED)
- ▭ = ASPHALT SURFACE
- (P) = DATA BASED ON PLAT OF RECORD
- (M) = DATA BASED ON FIELD MEASUREMENTS
- (C) = DATA BASED ON CALCULATIONS
- B.S.L. = BUILDING SETBACK LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. = FLOOD INSURANCE RATE MAP



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CA-5075

CHW

AN INVIS COMPANY

SCALE: 1" = 40'

REPLY TO ALL  
BASIS OF THIS DRAWING  
OR ORIGINAL DRAWING

IF ANY USE OF THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

CERTIFIED TO:

MARK WARRING  
COLLEGE GRADUATE  
WESTCOR LAND TITLE INSURANCE COMPANY  
BOSSHARDT TITLE INSURANCE AGENCY, LLC

SURVEY DATE: 02/15/2024

REVISION DATE: N/A

PROJECT NUMBER: 24-0059

FIELD BOOK & PAGE: 694 / 74 & FILE

AUSTIN BLAZS

Professional Surveyor & Mapper Fla. License No. 7401

This map prepared by:  
Certificate of Authorization No. LB-5075  
NOT VALID WITHOUT THE ORIGINAL  
SIGNATURE AND SEAL OR ELECTRONIC  
DIGITAL SIGNATURE OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Text: Mem: Plot Date: Feb 14, 2024 11:35am Filename: C:\Current Projects\24-0059\01\_Survey\DWG\24-0059\_BOUNDARY.dwg