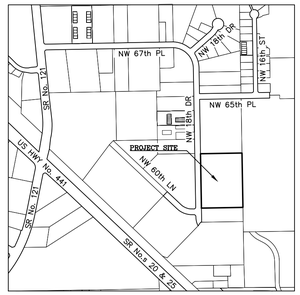
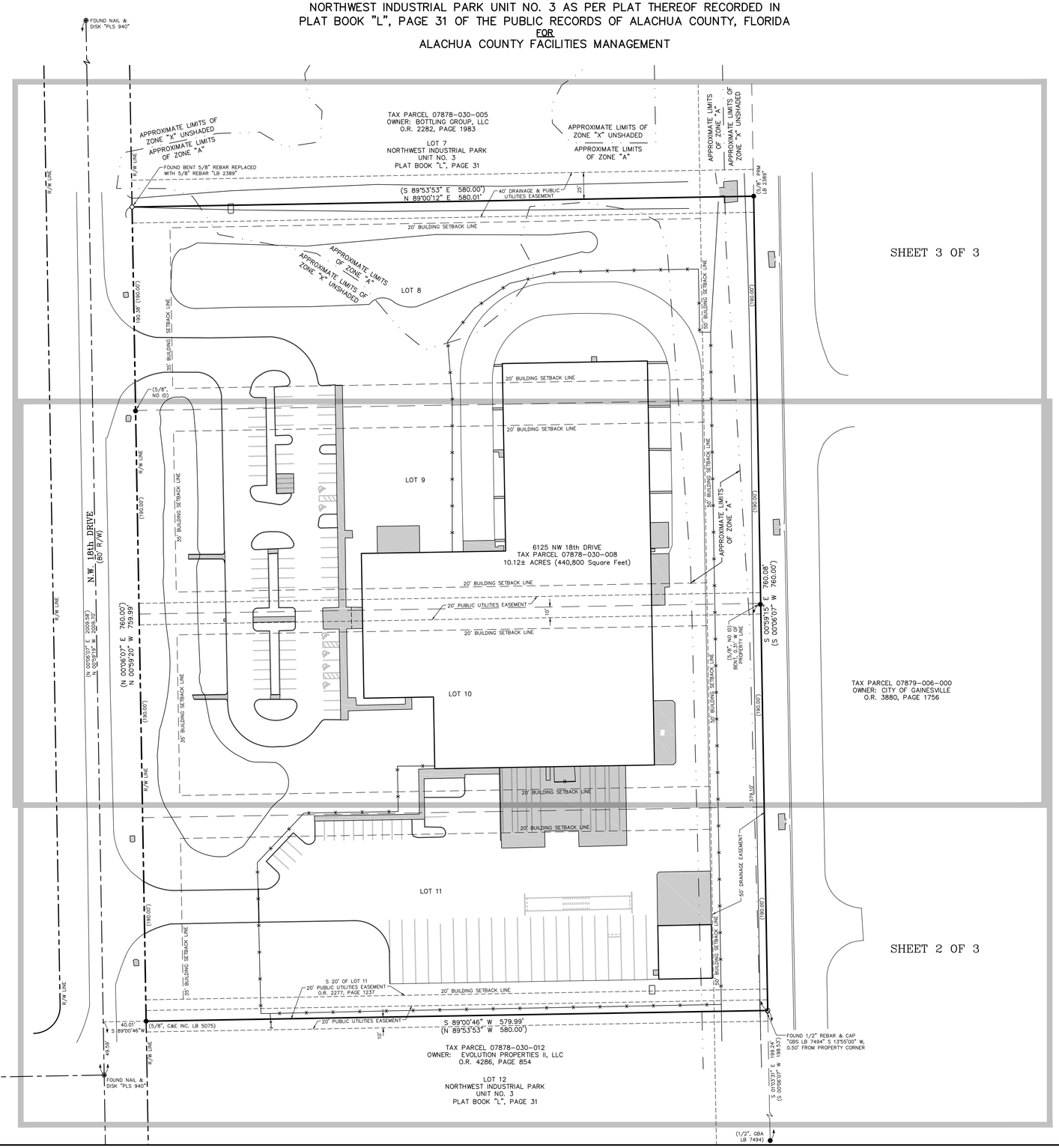
BOUNDARY SURVEY

OF

LOTS 8, 9, 10 & 11
NORTHWEST INDUSTRIAL PARK UNIT NO. 3 AS PER PLAT THEREOF RECORDED IN
PLAT BOOK "L", PAGE 31 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA
FOR
ALACHUA COUNTY FACILITIES MANAGEMENT



VICINITY MAP:
SCALE: 1" = 1000'



LEGAL DESCRIPTION:

LOTS EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11) NORTHWEST INDUSTRIAL PARK, UNIT NO. THREE (3), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 31 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

NOTES:

1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 00°59'19" E ON THE CENTERLINE OF N.W. 18th DRIVE.

2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO RECORD PLAT WHERE THEY DIFFER FROM FIELD MEASUREMENT.

3) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.

4) THE HORIZONTAL AND/OR VERTICAL SURVEY MEASUREMENTS WITH WHICH THE SURVEY DATA, THE MAPPED FEATURES, AND THIS SURVEY PRODUCT ARE BASED UPON IS ACCURATE TO AN APPROPRIATE DEGREE IN THE OPINION OF THIS SURVEYOR BASED UPON THE TYPE & EXPECTED USE OF THIS SURVEY, APPLICABLE SURVEYING STANDARDS, AND NORMAL STANDARD OF CARE. THE HORIZONTAL AND/OR VERTICAL ACCURACY WAS VERIFIED BY CLOSED TRAVERSES/LOOPS, INDEPENDENT CHECKS, AND REDUNDANT MEASUREMENTS.

5) THIS SURVEY CONSISTS OF 3 SHEETS AND IS NOT VALID WITHOUT ALL 3 SHEETS.

6) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED. UNDERGROUND UTILITIES AS SHOWN HEREON ARE AS PER PLANS PROVIDED BY GAINESVILLE REGIONAL UTILITIES, SEE ALTA/NSPS ITEM 11(a).

7) 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.

8) THERE ARE 80 STRIPED REGULAR PARKING SPACES, 6 STRIPED HANDICAP PARKING SPACES, 4 STRIPED MOTORCYCLE PARKING SPACES, 20 STRIPED TRACTOR TRAILER PARKING SPACES.

Summary of Title Commitment Schedule B-II Exceptions

This Survey was prepared in reference to Old Republic National Title Insurance Company American Land Title Association Commitment, Commitment No. 1529930,
Commitment Date: July 10, 2024 @ 11:00 PM:

1. Not Survey related.

2. a. Not Survey related.
   b. Not Survey related.
   c. There were no encroachments observed onto or from the subject property.
   d. Not Survey related.
   e. Not Survey related.

3. Not Survey related.

4. Not Survey related.

5. The property surveyed is subject to all matters contained on the plat of Northwest Industrial Park, Unit No. 3, recorded in Plat Book "L", page 31 of the Public Records of Alachua County, Florida.
   The City of Gainesville released it's interests in the Public Utility Easements located on Lots 9 & 10, as shown on the plat of Northwest Industrial Park, Unit No. 3, recorded in Plat Book "L", Page 31 of the Public Records of Alachua County, Florida, in exchange for a 20' wide Public Utility Easement on Lot 11, as per Release of Easement recorded in Official Records Book 2277, Page 1240 of the Public Records of Alachua County, Florida.

6. Lot 11 is subject to a 20' wide Easement, being the South 20 feet of Lot 11 of Northwest Industrial Park, Unit No. 3, recorded in Plat Book "L", Page 31 of the Public Records of Alachua County, Florida, as per Easement recorded in Official Records Book 2277, Page 1237 of said Public Records. Plotted hereon.
   Lots 8, 9, 10 & 11 of Northwest Industrial Park, Unit No. 3, recorded in Plat Book "L", Page 31 of the Public Records of Alachua County, Florida, are subject to a Blanket Grant of Easement for Public Utilities as recorded in Official Records Book 2304, Page 971 of said Public Records.

7. The property surveyed and shown hereon is subject to Restrictive Covenants, recorded in Official Records Book 1399, Page 555, and Affidavits of Approval of Building Plans recorded in Official Records Book 2277, Page 1243 and Official Records Book 4028, Page 978 of the Public Records of Alachua County, Florida.

8. Not Survey related.

LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
BFPR	=	WATERLINE BACKFLOW PREVENTER
CONC	=	CONCRETE
DIP	=	DUCTILE IRON PIPE
hdpe	=	HIGH DENSITY POLY-ETHYLENE PIPE
ID.	=	IDENTIFICATION
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
TRAN	=	ELECTRICAL TRANSFORMER PAD
w/	=	WITH
BOL	=	TRAFFIC BOLLARD
CO	=	SANITARY OR STORM SEWER CLEAN-OUT
FH	=	FIRE HYDRANT
	=	FOUND NAIL & DISK (ID)
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ICV	=	IRRIGATION CONTROL VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
	=	MANHOLE
PP	=	POWER POLE
	=	SET 5/8" REBAR & CAP (LB 2389)
SV	=	SANITARY SEWER VALVE
	=	SIGN
TEL.JB	=	TELEPHONE JUNCTION BOX
TELMRK	=	UNDERGROUND TELEPHONE LINE MARKER
WM	=	WATER METER
WV	=	WATER VALVE
WCM	=	WATER LINE CONC MARKER
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OHPL	=	OVERHEAD POWER LINE
SS	=	SANITARY SEWER LINE
UGE	=	UNDERGROUND ELECTRIC LINE
GAS	=	UNDERGROUND GAS LINE
W	=	UNDERGROUND WATER LINE
(8"PVC)	=	SIZE/MATERIAL PER PLANS (NOT FIELD VERIFIED)
	=	CONCRETE

ALTA/NSPS
Land Title Survey

ALTA/NSPS Certification:

To Alachua County Facilities Management:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8 (except landscaping), 9, 11(a) (per plans provided by Gainesville Regional Utilities), 13 and 19 of Table A thereof. The fieldwork was completed on 04/23/2024

Date of Plat or Map: 07/17/2024

eda consultants inc.
Corporate Authorization No. 2389
By: Robert W. Graver PSM 4239
email: RGraver@edafl.com
web site: www.edafl.com

No.	Date	Comment
2	7/17/2024	SUMMARY OF BII EXCEPTIONS
1	7/15/2024	ADDED EASEMENTS

FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0303E, COMMUNITY NUMBER: 125107, PANEL: 0303E, EFFECTIVE DATE: 06/06/2000. SAID MAP DESCRIBES ZONE(s) "X" AS BEING "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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Corporate Authorization No. LB 2389
By: R.W. GRAVER
SEE ALTA/NSPS CERTIFICATION FOR ORIGINAL SIGNATURE AND RAISED SEAL

Project No. 2024-0051.S00
Drawn A.L.
Check R.G.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SHEETS ACCOMPANIED BY AN ELECTRONIC SIGNATURE IN ACCORDANCE WITH CHAPTER 53-17.062, FLORIDA ADMINISTRATIVE CODE. COPYRIGHT © 2024

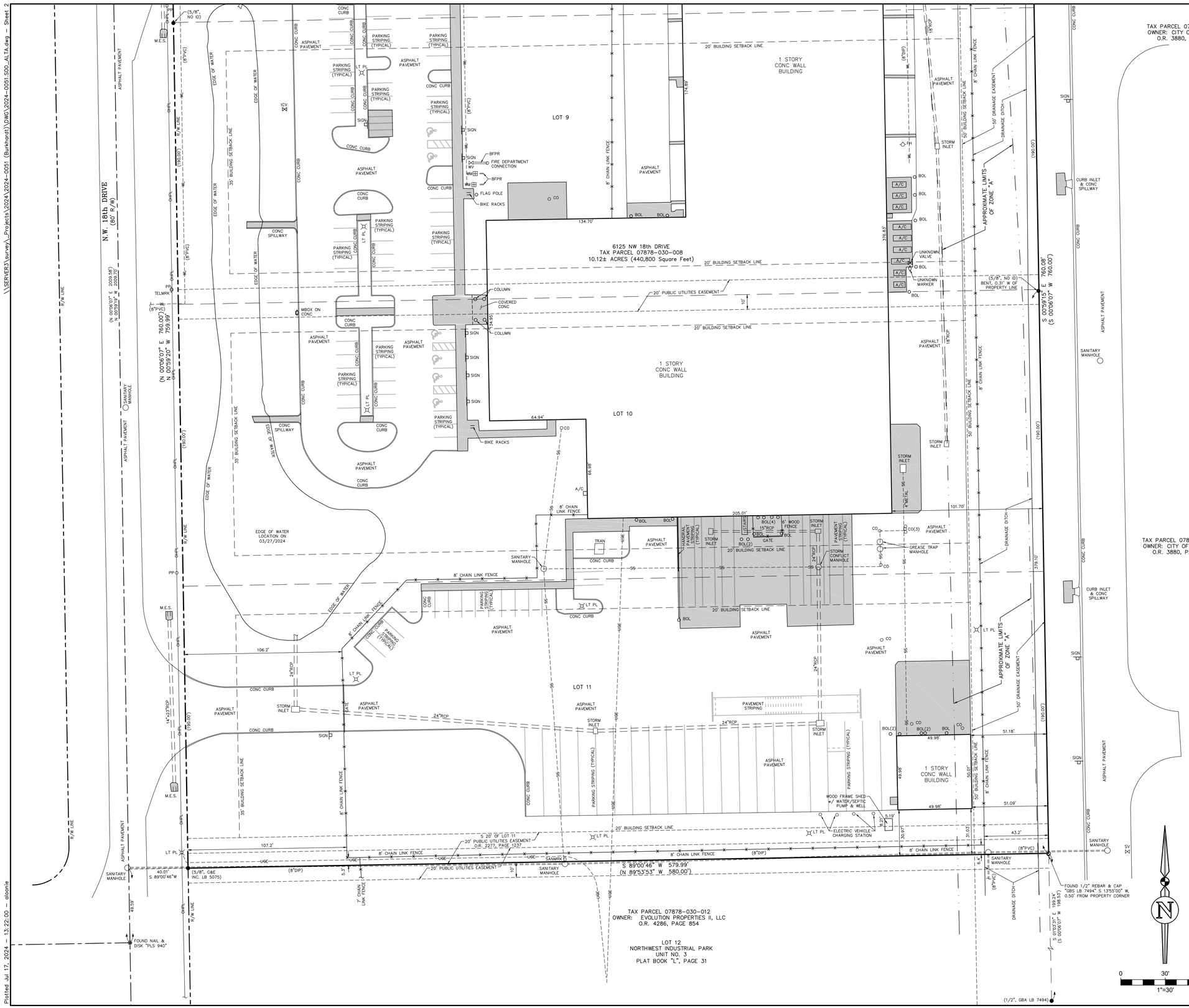
1089	49-56	04/23/2024	04/24/2024	07/17/2024
Fieldbook	Page	Survey Date	Drawing Completed	Revised

PREPARED FOR: 1) ALACHUA COUNTY FACILITIES MANAGEMENT
2) SALTER FEIBER P.A.
3) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 04/23/2024.

Sheet No.:
V-001

Plotted Jul 17, 2024 – 13:22:00 – eloonie
\\SERVER3\survey_Projects\2024\2024-0051 (Burkhardt)\DWG\2024-0051.S00_ALTA.dwg – Sheet 1



SHEET 2 OF 3

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0303E, COMMUNITY NUMBER 125101, PANEL: 0303E, EFFECTIVE DATE: 12/11/18 SAID MAP DESCRIBES ZONE(s) AS BEING "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED)" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
2	7/17/2024	SUMMARY OF BII EXCEPTIONS
1	7/15/2024	ADDED EASEMENTS

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Project No. 2024-0051.S00
Scale 1"=30'
Drawn A.L.
Check B.G.

eda consultants inc.
Corporate Authorization No. LB 2389
By: SEE ALTA/NSPS CERTIFICATION FOR ORIGINAL SIGNATURE AND RAISED SEAL

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Fieldbook	Page	Survey Date	Drawing Completed	Revised
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LEGEND OF SYMBOLS & ABBREVIATIONS:

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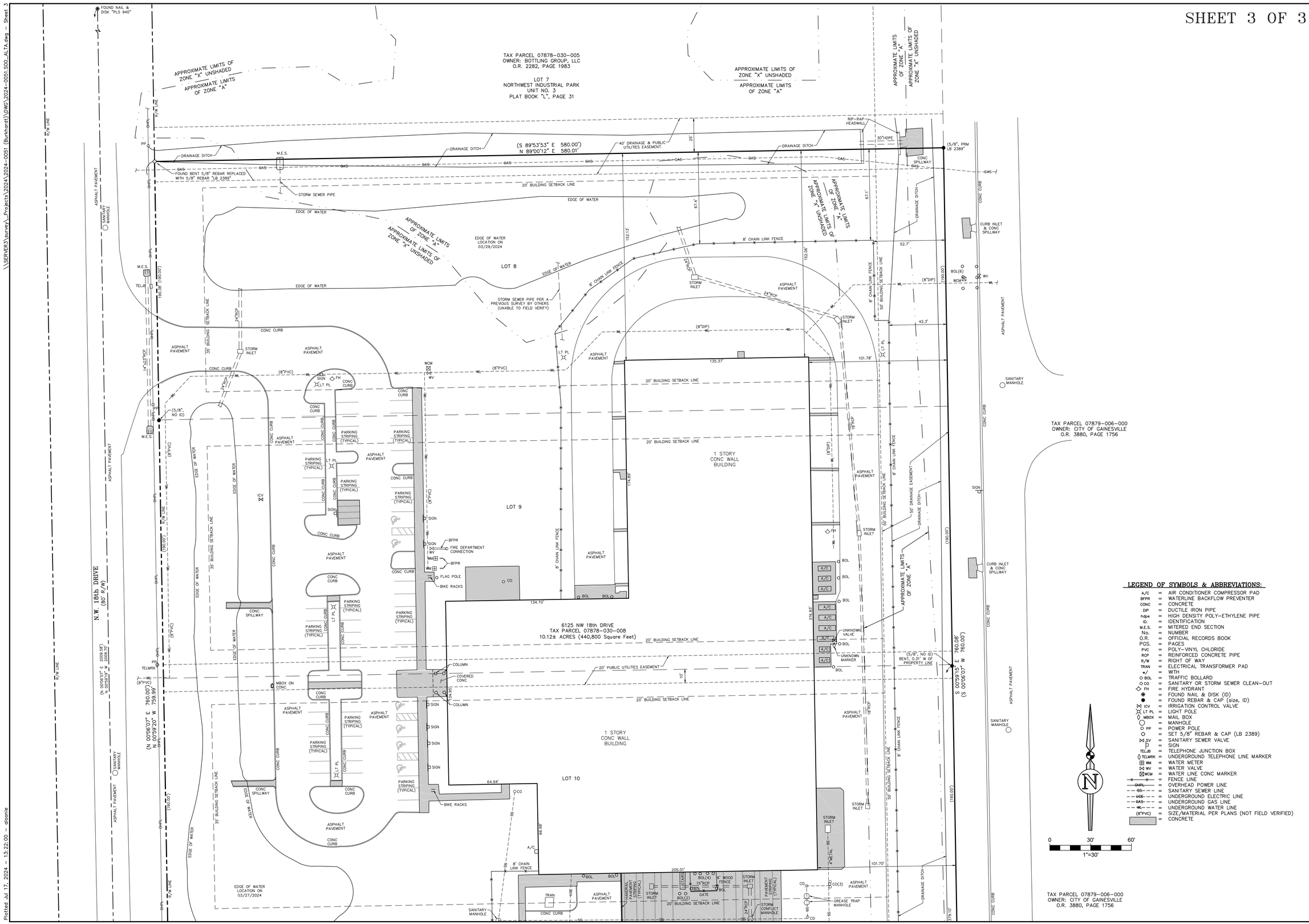
Sheet No.:

V-002

Plotted Jul 17, 2024 – 13:22:00 – dionne

\\SERVER3\survey_Projects\2024\2024-0051 (Burkhardt)\DWG\2024-0051.S00_ALTA.dwg – Sheet 2



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Drawn A.L.
Check B.G.

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PREPARED FOR: 1) ALACHUA COUNTY FACILITIES MANAGEMENT
2) SALLER FEIBER P.A.
3) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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Sheet No.:

V-003

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Plotted Jul 17, 2024 - 13:22:00 - dloonie