

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 928 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN 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 SOUTHWEST 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 937.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°29'27" WEST, A DISTANCE OF 193.26 FEET; THENCE SOUTH 88°24'12" WEST, A DISTANCE OF 310.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1470.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 2°55'38" EAST, 26.45 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°01'51", AN ARC LENGTH OF 26.45 FEET TO THE END OF SAID CURVE; THENCE SOUTH 86°35'26" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°14'23" WEST, 28.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°42'38", AN ARC LENGTH OF 32.01 FEET TO THE END OF SAID CURVE; THENCE SOUTH 84°50'48" WEST, A DISTANCE OF 338.70 FEET; THENCE NORTH 0°39'26" WEST, A DISTANCE OF 60.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°58'54" WEST, 28.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°20'35", AN ARC LENGTH OF 31.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1135.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 5°08'31" EAST, 392.31 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°54'14", AN ARC LENGTH OF 394.29 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1030.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 7°56'29" EAST, 256.49 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°18'16", AN ARC LENGTH OF 257.16 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 45°40'00" EAST, 28.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°45'20", AN ARC LENGTH OF 31.33 FEET; THENCE SOUTH 89°27'20" EAST, A DISTANCE OF 77.00 FEET; THENCE SOUTH 7°59'32" WEST, A DISTANCE OF 199.78 FEET; THENCE SOUTH 12°50'22" WEST, A DISTANCE OF 146.14 FEET; THENCE SOUTH 84°18'40" EAST, A DISTANCE OF 300.00 FEET; THENCE NORTH 74°45'47" EAST, A DISTANCE OF 66.69 FEET; THENCE SOUTH 79°35'31" EAST, A DISTANCE OF 46.45 FEET TO THE WEST RIGHT OF WAY OF SAID ELECTRIC TRANSMISSION EASEMENT; THENCE SOUTH 0°39'26" EAST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 249.78 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 7.91 ACRES, MORE OR LESS.

AND TOGETHER WITH

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4583, PAGE 928 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 23, THENCE NORTH 89°27'20" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SE 1/4) OF SECTION 23, A DISTANCE OF 551.07 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 0°32'54" WEST, A DISTANCE OF 288.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 5°52'36" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 19°01'11" WEST, A DISTANCE OF 161.03 FEET; THENCE NORTH 10°14'20" EAST, A DISTANCE OF 186.45 FEET; THENCE NORTH 22°33'47" EAST, A DISTANCE OF 20.01 FEET; THENCE NORTH 20°16'59" EAST, A DISTANCE OF 119.80 FEET; THENCE NORTH 14°51'59" EAST, A DISTANCE OF 109.76 FEET; THENCE NORTH 17°44'56" WEST, A DISTANCE OF 179.27 FEET; THENCE NORTH 80°12'06" EAST, A DISTANCE OF 275.00 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 0°38'48" EAST, 85.85 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°52'56", AN ARC LENGTH OF 91.02 FEET; THENCE SOUTH 7°54'42" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 4°48'42" WEST, 46.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'11", AN ARC LENGTH OF 47.23 FEET; THENCE SOUTH 84°23'11" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 18°02'33" EAST, A DISTANCE OF 163.76 FEET; THENCE SOUTH 2°09'03" EAST, A DISTANCE OF 116.02 FEET; THENCE SOUTH 11°59'25" WEST, A DISTANCE OF 175.80 FEET; THENCE SOUTH 24°49'27" WEST, A DISTANCE OF 21.18 FEET; THENCE SOUTH 6°38'19" WEST, A DISTANCE OF 150.02 FEET; THENCE SOUTH 0°44'14" WEST, A DISTANCE OF 103.66 FEET; THENCE SOUTH 2°03'45" EAST, A DISTANCE OF 150.33 FEET; THENCE SOUTH 5°52'36" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 84°07'24" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 5°52'36" EAST, A DISTANCE OF 4.74 FEET; THENCE SOUTH 84°07'24" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 5°52'36" WEST, A DISTANCE OF 184.75 FEET; THENCE SOUTH 84°07'24" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 15.63 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 ENCRUST.
- 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 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, (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"
- ⊕ = ELECTRIC TRANSFORMER
- ⊖ = ELECTRIC METER
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- ⊞ = FENCE (SIZE/TYPE NOTED)
- ⊞ = CONCRETE 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.

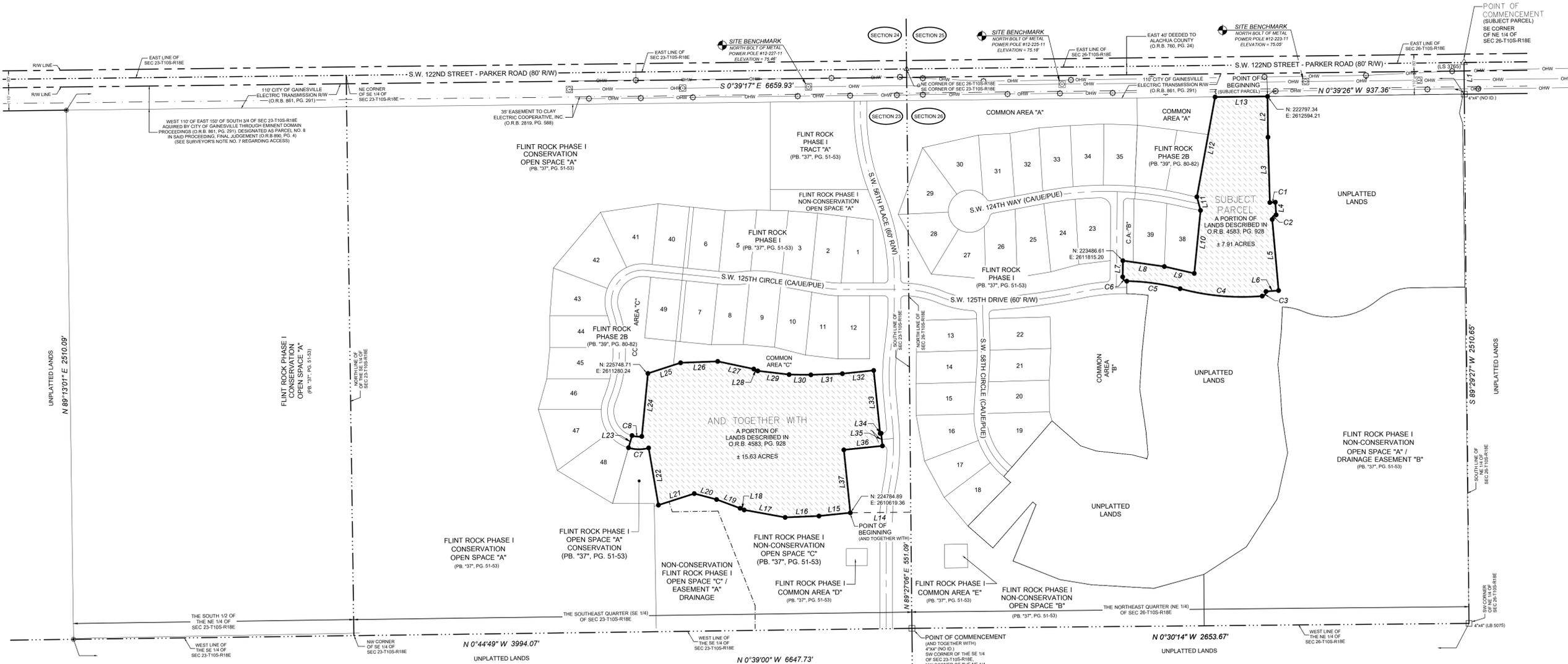
CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	26.45'	1470.00'	1°01'51"	13.23'	26.45'	S 2°55'38" E
C2	32.01'	20.00'	91°42'38"	20.61'	28.70'	N 49°17'53" W
C3	31.54'	20.00'	90°20'35"	20.12'	28.37'	N 49°58'54" E
C4	394.29'	1135.00'	19°54'14"	199.15'	392.31'	N 5°08'31" E
C5	257.16'	1030.00'	14°18'16"	129.25'	256.49'	N 7°56'29" E
C6	31.33'	20.00'	89°45'20"	19.91'	28.22'	N 45°40'00" E
C7	97.02'	180.00'	30°52'59"	49.72'	95.85'	N 0°38'48" E
C8	47.23'	120.00'	22°33'11"	23.93'	46.93'	S 4°48'42" W

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°29'27" W	150.00'
L2	S 89°29'27" W	193.26'
L3	S 88°24'12" W	310.00'
L4	S 86°35'26" W	60.00'
L5	S 84°50'48" W	338.70'
L6	N 4°18'16" E	60.01'
L7	S 89°27'20" E	77.00'
L8	S 7°59'32" W	199.78'
L9	S 12°50'22" W	146.14'
L10	S 84°18'40" E	300.00'
L11	N 74°45'47" E	66.69'
L12	S 79°35'31" E	46.45'
L13	S 0°39'26" E	249.78'
L14	N 0°32'54" W	288.32'
L15	N 5°52'36" W	150.00'
L16	N 19°01'11" W	161.03'
L17	N 10°14'20" E	186.45'
L18	N 22°33'47" E	20.01'
L19	N 20°16'59" E	119.80'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L20	N 14°51'59" E	109.76'
L21	N 17°44'56" W	179.27'
L22	N 80°12'06" E	275.00'
L23	S 7°54'42" E	60.00'
L24	S 4°48'42" E	46.93'
L25	S 18°02'33" E	163.76'
L26	S 2°09'03" E	116.02'
L27	S 11°59'25" E	175.80'
L28	S 24°49'27" W	21.18'
L29	S 6°38'19" E	150.02'
L30	S 0°44'14" W	103.66'
L31	S 2°03'45" E	150.33'
L32	S 5°52'36" E	150.00'
L33	S 84°07'24" W	300.00'
L34	S 5°52'36" E	4.74'
L35	S 84°07'24" W	60.00'
L36	N 5°52'36" W	184.75'
L37	S 84°07'24" W	300.00'



GRAPHIC SCALE



11801 Research Drive
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SCALE: 1" = 250'

VERIFY SCALE BY MEASURING ORIGINAL DRAWING

1" = 100' FOR ONE INCH ON ORIGINAL DRAWING

1" = 100' FOR ONE INCH ON THIS PRINTING

SCALE ACCORDINGLY.

TECHNOLOGIC	SURVEY DATE:	REVISION DATE:	PROJECT NUMBER:
ASB	05-17-2025	N/A	19-0063.11
NEW ORDP:	DESIGNED BY:	CHECKED BY:	FIELD BOOK # & PAGE:
ASB	ASB	ASB	74 141-142, 44-45, 78, 80, 83-81

THIS map prepared by

AUSTIN BLAZS
Professional Surveyor & Mapper, Fla. License No. 7401

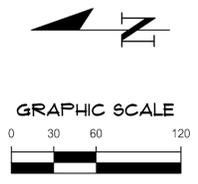
Certificate of Authorization

STATE OF FLORIDA

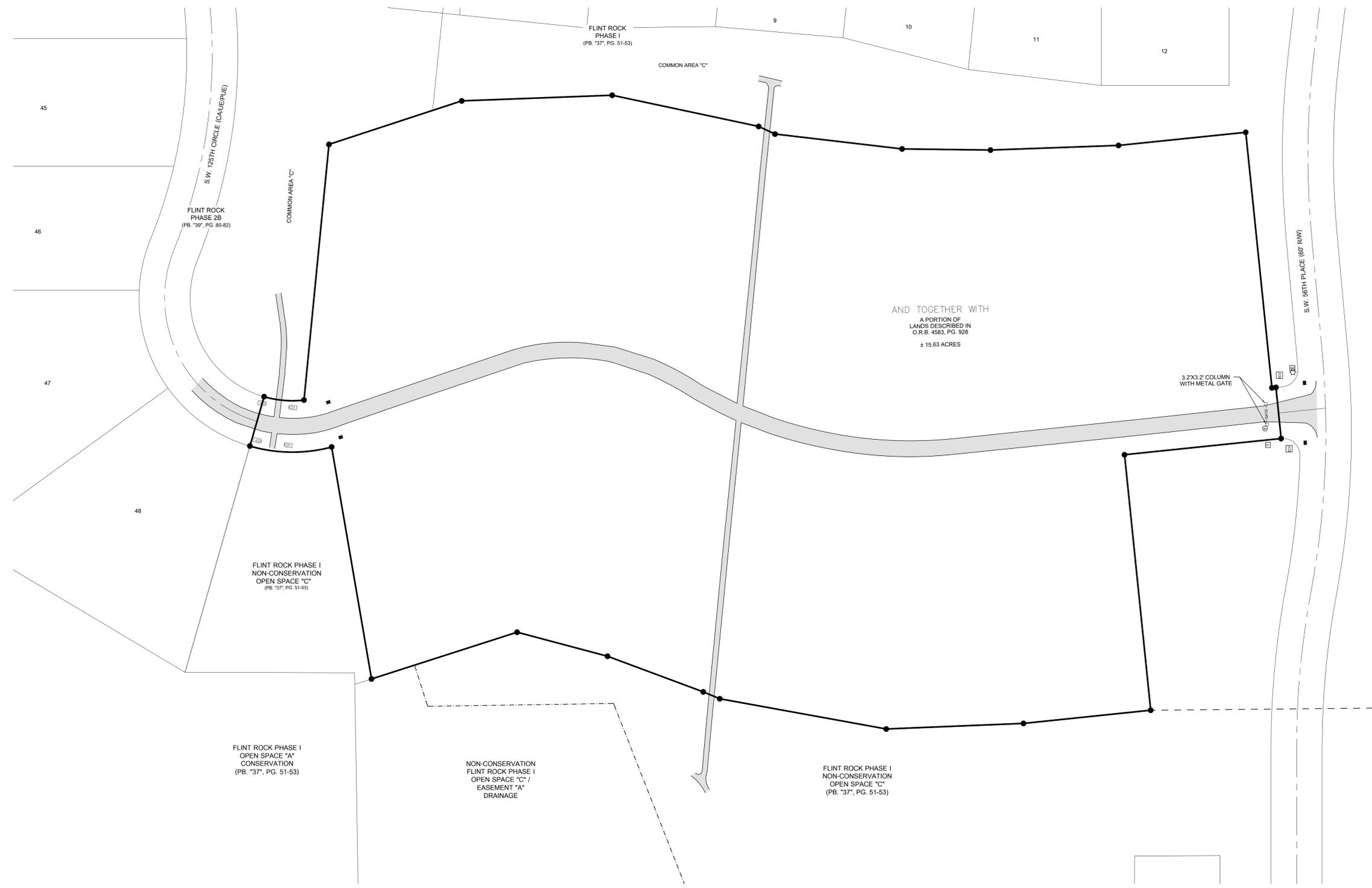
DIGITAL SIGNATURE OF A LICENSED SURVEYOR AND MAPPER

SHEET NO. 1 OF 3

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



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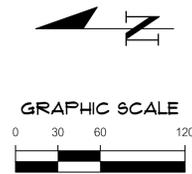


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SCALE: 1" = 60' VERIFY SCALE BY MEASURING AN ORIGINAL DRAWING IF NOT ONE INCH ON ORIGINAL DRAWING, SCALES ACCORDINGLY.	CERTIFIED TO: SURVEY DATE: 05-17-2025 REVISION DATE: N/A PROJECT NUMBER: 19-0063.11
TECHNICIAN: JAB NEW ORIF: N/A CHECKED BY: JAB FIELD BOOK & PAGE: 74 191-42, 44-45, 738, 903-31	CERTIFIED TO: AUSTIN BLAZS SEE SHEET ONE Professional Surveyor & Mapper Fla. License No. 7401
This map prepared by: Certificate of Authorization No. LB-8246 JOHN W. FLETCHER SURVEYOR AND SEAL OF ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
SHEET NO.: 2 OF 3	

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



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 - ⊞ = CONCRETE SURFACE
 - ⊞ = ASPHALT PAVEMENT

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<p>SCALE: 1" = 60'</p> <p>VERIFY SCALE BY COMPARING TO ORIGINAL DRAWING</p> <p>DO NOT USE FOR ANY OTHER PROJECTS OR SIZES ACCORDINGLY.</p>	<p>FLINT ROCK AGRHOOD, LLC</p>
<p>TECHNICIAN: JAB</p> <p>DATE: 05-17-2025</p> <p>REVISION DATE: N/A</p> <p>PROJECT NUMBER: 19-0063.11</p>	<p>CERTIFIED TO:</p>
<p>This map prepared by:</p> <p>AUSTIN BLAZS</p> <p>SEE SHEET ONE</p> <p>Professional Surveyor & Mapper Fla. License No. 7401</p>	
<p>Certificate of Authorization No. LB-8246</p> <p>THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.</p> <p>DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	
<p>SHEET NO.: 3 OF 3</p>	

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