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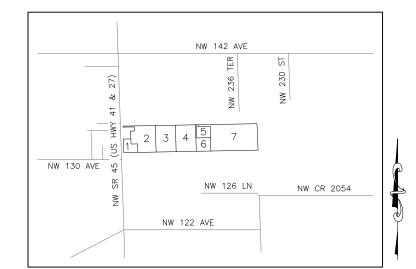
TWENTY TWO FARMS

A RURAL AG SUBDIVISION

SITUATED IN

SECTION 22, TOWNSHIP 08 SOUTH, RANGE 17 EAST ALACHUA COUNTY, FLORIDA

PLAT BOOK _____ PAGE ____ SHEET 1 OF 1



VICINITY MAP: NOT TO SCALE

LEGEND:

- ID. IDENTIFICATION
- N: NORTHING E: EASTING
- R/W RIGHT-OF-WAY
 ORB OFFICIAL RECORDS BOOK
- P.R.M. PERMANENT REFERENCE MONUMENT
- (CMF) CONCRETE MONUMENT FOUND(NDF) NAIL AND DISK FOUND
- (NDF) NAIL AND DISK FOUND→ (IRCF) IRON ROD AND CAP FOUND
- (IRCF) IRON ROD AND CAP FOUND

○ 1/2" IRON ROD AND CAP SET "PRM LB 021" BENCHMARK

LAND DESCRIPTION:

SCALE: 1" = 200'

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 08 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 22 AND RUN NORTH 88'59'34" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 22, A DISTANCE OF 128.04 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°59'34" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5006.94 FEET TO A 4"X4" CONCRETE MONUMENT (PRM 748) AT THE NORTHEAST CORNER OF OF THE SOUTH HALF (S 1/2) OF SAID SECTION 22; THENCE RUN SOUTH 02°26'03" EAST, ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 22, A DISTANCE OF 988.69 FEET TO A 5/8" IRON ROD AND CAP (LB 7810) ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 3/4 OF THE SOUTH 1/2 OF SAID SECTION 22; THENCE RUN SOUTH 88°55'38" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5016.50 FEET TO A 5/8" IRON ROD AND CAP (LB 7810) ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41; THENCE RUN NORTH 01°52'32" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 508.14 FEET TO A NAIL AND DISK (LS 6687) AT THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1678, PAGE 145 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 88'59'34" EAST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 280.00 FEET TO A 5/8" IRON ROD AND CAP (LS 6687) AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE RUN NORTH 01°52'32" WEST, ALONG THE EAST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 291.26 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND, ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2068, PAGE 2178 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88*59'34" EAST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 140.19 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE RUN NORTH 01°52'32" WEST, ALONG THE EAST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 154.83 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE RUN SOUTH 88°59'34" WEST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND AND THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1678, PAGE 140, A DISTANCE OF 420.19 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41; THENCE RUN NORTH 01°52'32" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BEARINGS AND COORDINATES SHOWN ON THIS MAP ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983(2011) ADJUSTMENT AND ARE SHOWN IN U.S. SURVEY FEET. CONTROL FOR THIS SURVEY WAS ESTABLISHED USING REAL TIME KINEMATIC—GLOBAL POSITIONING SYSTEM (RTK GPS)

OBSERVATIONS WITH CORRECTION SIGNALS PROVIDED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK. THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 08 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA BEARS NORTH 88*59'34" EAST.

2. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARK USED: FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT "BM2696A08", HAVING A
PUBLISHED ELEVATION OF 77.02 FEET (NGVD29); CONVERTED TO 76.292 FEET (NAVD88) USING CORPSCON 6.0.1.

3. MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.

4. IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0115D (PANEL NOT PRINTED), THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X",
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

5. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000.

ALL LOT CORNERS SHALL BE SET PER 177.091(9) OF THE FLORIDA STATUTES.
 ACCESS AND UTILITY EASEMENT SHOWN IS A PRIVATE ROAD WHICH IS NEITHER DEDICATED TO NOR ACCEPTED BY
THE COUNTY AND THE MAINTENANCE OF THE ROAD IS NOT THE RESPONSIBILITY OF THE COUNTY, REGARDLESS
OF USE BY PUBLIC SERVICE VEHICLES. SAID PRIVATE ROAD SHALL BE MAINTAINED IN A MANNER TO MAKE IT

ACCESSIBLE FOR SERVICE DELIVERY AS DETERMINED BY THE FIRE RESCUE AND PUBLIC WORKS DEPARTMENTS.

8. DUE TO THE RURAL LOCATION OF THIS PARCEL AND DEPENDING ON THE STATE OF THE ACCESS WAYS, EMERGENCY RESPONSE TIMES MAY BE ADVERSELY AFFECTED. FIRE HYDRANTS ARE NOT AVAILABLE FOR FIRE SUPPRESSION.

EMERGENCY SERVICE AND ACCESS NOTES:

1. DUE TO THE RURAL LOCATION OF THIS PARCEL AND DEPENDING ON THE STATE OF MAINTENANCE OF ACCESS WAYS, EMERGENCY

RESPONSE TIME MAY BE ADVERSELY AFFECTED, FIRE HYDRANTS ARE NOT AVAILABLE FOR FIRE SUPPRESSION.

2. LOT 1 IS ACCESSED FROM STATE ROAD 45 AND LOTS 2—7 WILL BE ACCESSED BY THE EASEMENT ACROSS THE NORTH SIDE OF LOTS

2-6 THAT IS KNOWN AS NW 134TH LANE, HIGH SPRINGS

LINE TABLE		LINE TABLE		LINE TABLE	
LINE #	LINE DIRECTION AND LENGTH	LINE #	LINE DIRECTION AND LENGTH	LINE #	LINE DIRECTION AND LENGTH
L1	N88*59'34"E 128.04'	L5	N01*52'32"W 154.83'	L9	N88'59'34"E 70.01'
L2	N88*59'34"E 280.00'	L6	S88*59'34"W 420.19'	L10	N01°52'32"W 75.01'
L3	N01*52'32"W 291.26'	L7	N01*52'32"W 40.00'	L11	N01°52'32"W 190.00'
L4	N88*59'34"F 140 19'	L8	N88*59'34"F 30.00'		·

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

OWNER'S CERTIFICATION AND DEDICATION I, MARK W. McKINNEY, DO HEREBY CERTIFY TO BE THE OWNER OF THE HEREON

DESCRIBED LANDS AND DO HEREBY CONSENT TO THE SUBDIVISION AS SHOWN.

WITNESS DATE

WITNESS DATE

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY BEFORE ME,

_______, KNOWN TO ME TO BE THE PERSON DESCRIBED AND
ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2025.

MORTGAGEE'S APPROVAL

WITNESS

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

MORTGAGEE:_____WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

ENGINEERING REQUIREMENTS:

DATE

COUNTY ENGINEER

FORM AND LEGALITY:

DATE

COUNTY ATTORNEY

APPROVED BY ALACHUA COUNTY:

CERTIFICATION AND APPROVAL FOR ALACHUA COUNTY, FLORIDA

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE

REQUIREMENTS OF ALACHUA COUNTY'S ORDINANCES AND REGULATIONS AS FOLLOWS

RECEIVED AND FILES FORE RECORD ON THIS _____ DAY OF _____ A.D. 2025.

CHAIR. BOARD OF COUNTY COMMISSIONERS

ELERK DEPUTY CLERK

THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER.

CERTIFICATION OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE
PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT

SURVEYOR FOR ALACHUA COUNTY,

PROFESSIONAL SURVEYOR & MAPPER CERTIFICATE NO. _____

CERTIFICATE OF SURVEYOR

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "McKINNEY FARMS" IS A TRUE AND
CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND
SUPERVISION, AND THAT SAID SUBDIVISION AND SURVEY MEETS OR EXCEEDS THE FLORIDA
STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS
IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DAVID M. DEREN
PROFESSIONAL SURVEYOR & MAPPER CERTIFICATE NO. 6946
GEORGE F. YOUNG, INC.
4605 NW 6TH STREET, UNIT H

GAINESVILLE, FL. 32609

PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. UNPLATTED LANDS UNPLATTED LANDS UNPLATTED LANDS PARCEL 01637-000-000 PARCEL 01633-002-010 PARCEL 10 PARCEL 01633-002-009 PARCEL 9 UNPLATTED LANDS (ORB 4230, PAGE 1484) (UNRECORDED SUBDIVISION) (UNRECORDED SUBDIVISION) PARCEL 01633-000-000 (ORB 4799, PAGE 1575) UNPLATTED LANDS (ORB 4411, PAGE 1029) (ORB 4530, PAGE 2425) PARCEL 01633-006-000 (ORB 4365, PAGE 2332) POINT OF BEGINNING (CMF)4"X4" NO ID. N: 288033.32 BASIS OF BEARING N88°59'34"E 5006.94' NORTH LINE OF SOUTH 1/2 OF SECTION 22-T08S-R17E NORTH LINE OF SOUTH 1/2 OF SECTION 22-T08S-R17E N88°59'34"E 2200.10' N88°59'34"E 750.00' N88°59'34"E 750.00' N88°59'34"E 1206.83' POINT OF COMMENCEMENT NW 134TH LANE NW CORNER OF SOUTH 1/2 OF SECTION 22-T08S-R17E 40' ACCESS AND UTILITY EASEMENT \$ NW 134TH LANE (CMF)4"X4"
"PRM 748"
N: 288121.33
E: 2573875.76 N88°59'34"E 458.94' <u>SITE BENCHMARK</u> 1/2" iron rod and cap set _____ UNPLATTED LANDS "GFY TRAV" N: 287949.22 (CMF)4"X4" PARCFI 01634-004-002 SITE BENCHMARK 1/2" IRON ROD AND CAP SET
"GFY TRAV"
N: 287965.32
E: 2570884.07 (ORB 1678, PAGE 140) - SE COR OF ORB 2068, PAGE 2178 (ORB 2068, PAGE 2178) ELEVATION=82.62' ELEVATION=82.73 - NE COR OF ORB 1678 PAGE 145 ±5.13 ACRES SW COR OF ORB 2068 PAGE 2178 UNPLATTED LANDS PARCEL 01634-004-000 (ORB 1678, PAGE 145) 7 ±40.58 ACRES S88°59'34"W 523.16'(F) SW COR OF ORB 1678 PAGE 145 -SE COR OF ORB 1678 PAGE 145 "LS 6687 (IRCF)5/8" ±19.10 ACRES LS 6687 UNPLATTED LANDS PARCEL 01635-001-000 PARCEL VI (ORB 3920, PAGE 368) 6 S88°55'38"W ±6.66 ACRES 245.01 ±5.05 ACRES S88°55'38"W 1763.55' N88°55'38"E 546.16 S88°55'38"W 749.99' − P R.M. S88°55'38"W 749.99' (IRCF)5/8" "LB 7810" N: 287133.54 S88°55'38"W 681.81' S88°55'38"W 525.00' SOUTH LINE OF NORTH 1/2 OF NORTH 3/4 OF SOUTH 1/2 OF SECTION 22-T08S-R17E S88°55'38"W 5016.50' - SOUTH LINE OF NORTH 1/2 OF NORTH 3/4 OF SOUTH 1/2 OF SECTION 22-T08S-R17E └-P.R.M. (IRCF)5/8" "LB 7810" N: 287039.61 E: 2568902.14 UNPLATTED LANDS PARCEL 01634-000-000 (ORB 5144, PAGE 96)