BOUNDARY SURVEY AND IMPROVEMENTS LOCATION IN SECTION 34, TOWNSHIP 11 SOUTH, RANGE 20 EAST ALACHUA COUNTY, FLORIDA

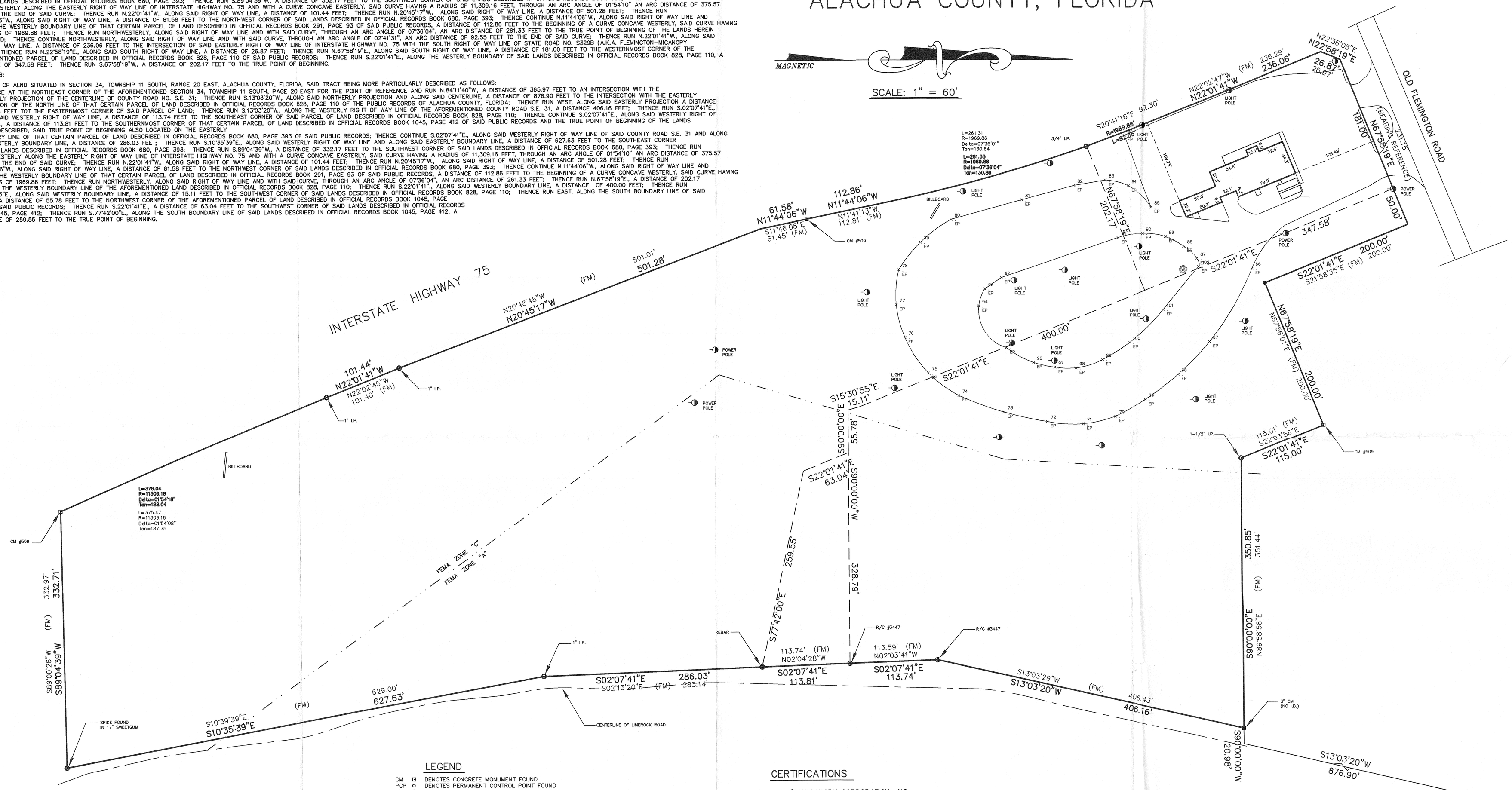
LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND SITUATED IN SECTION 34, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 34, TOWNSHIP 11 SOUTH, PAGE 20 EAST FOR THE POINT OF REFERENCE AND RUN N.84°11'40"W., A DISTANCE OF 365.97 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE CENTERLINE OF COUNTY ROAD NO. S.E. 31; THENCE RUN S.13°03'20"W., ALONG SAID NORTHERLY PROJECTION AND ALONG SAID CENTERLINE, A DISTANCE OF 876.90 FEET TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 110 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN WEST, ALONG SAID EASTERLY PROJECTION A DISTANCE OF 20.98 FEET TOT THE EASTERNMOST CORNER OF SAID PARCEL OF LAND; THENCE RUN S.13°03'20"W., ALONG THE WESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED COUNTY ROAD S.E. 31, A DISTANCE 406.16 FEET; THENCE RUN S.02°07'41"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 113.74 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 110; THENCE CONTINUE S.02°07'41"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 113.81 FEET TO THE SOUTHERNMOST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1045, PAGE 412 OF SAID PUBLIC RECORDS, SAID SOUTHERNMOST CORNER ALSO LOCATED ON THE EASTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 680, PAGE 393 OF SAID PUBLIC RECORDS; THENCE CONTINUE S.02°07'41"E., ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD S.E. 31 AND ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 286.03 FEET; THENCE RUN S.10°35'39"E., ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 627.63 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 680, PAGE 393; THENCE RUN NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 AND WITH A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 11,309.16 FEET, THROUGH AN ARC ANGLE OF 01°54'10" AN ARC DISTANCE OF 375.57 FEET TO THE END OF SAID CURVE; THENCE RUN N.22°01'41"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 101.44 FEET; THENCE RUN N.20°45'17"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 501.28 FEET; THENCE RUN N.11°44'06"W., ALONG SAID RIGHT OF WAY LINE AND ALONG THE WESTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 93 OF SAID PUBLIC RECORDS, A DISTANCE OF 112.86 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 1969.86 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 07°36'04", AN ARC DISTANCE OF 261.33 FEET TO THE TRUE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 02°41'31", AN ARC DISTANCE OF 92.55 FEET TO THE END OF SAID CURVE; THENCE RUN N.22°01'41"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 236.06 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. S329B (A.K.A. FLEMINGTON-MICANOPY ROAD); THENCE RUN N.22°58'19"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 26.87 FEET; THENCE RUN N.67°58'19"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 181.00 FEET TO THE WESTERNMOST CORNER OF THE AFOREMENTIONED PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 110 OF SAID PUBLIC RECORDS; THENCE RUN S.22°01'41"E., ALONG THE WESTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 110, A DISTANCE OF 347.58 FEET; THENCE RUN S.67°58'19"W., A DISTANCE OF 202.17 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A TRACT OF ALND SITUATED IN SECTION 34, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 34, TOWNSHIP 11 SOUTH, PAGE 20 EAST FOR THE POINT OF REFERENCE AND RUN N.84°11'40"W., A DISTANCE OF 365.97 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE CENTERLINE OF COUNTY ROAD NO. S.E. 31; THENCE RUN S.13°03'20"W., ALONG SAID NORTHERLY PROJECTION AND ALONG SAID CENTERLINE, A DISTANCE OF 876.90 FEET TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 110 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN WEST, ALONG SAID EASTERLY PROJECTION A DISTANCE OF 20.98 FEET TOT THE EASTERNMOST CORNER OF SAID PARCEL OF LAND; THENCE RUN S.13°03'20"W., ALONG THE WESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED COUNTY ROAD S.E. 31, A DISTANCE 406.16 FEET; THENCE RUN S.02°07'41"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 113.74 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 110; THENCE CONTINUE S.02°07'41"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 113.81 FEET TO THE SOUTHERNMOST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1045, PAGE 412 OF SAID PUBLIC RECORDS AND THE TRUE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED, SAID TRUE POINT OF BEGINNING ALSO LOCATED ON THE EASTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 680, PAGE 393 OF SAID PUBLIC RECORDS; THENCE CONTINUE S.02°07'41"E., ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD S.E. 31 AND ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 286.03 FEET; THENCE RUN S.10°35'39"E., ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 627.63 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 680, PAGE 393; THENCE RUN S.89°04'39"W., A DISTANCE OF 332.17 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 680, PAGE 393; THENCE RUN NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 AND WITH A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 11,309.16 FEET, THROUGH AN ARC ANGLE OF 01°54'10" AN ARC DISTANCE OF 375.57 FEET TO THE END OF SAID CURVE; THENCE RUN N.22°01'41"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 101.44 FEET; THENCE RUN N.20°45'17"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 501.28 FEET; THENCE RUN N.11°44'06"W., ALONG SAID RIGHT OF WAY LINE AND ALONG THE WESTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 93 OF SAID PUBLIC RECORDS, A DISTANCE OF 112.86 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 1969.86 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 07°36'04", AN ARC DISTANCE OF 261.33 FEET; THENCE RUN N.67°58'19"E., A DISTANCE OF 202.17 FEET TO THE WESTERLY BOUNDARY LINE OF THE AFOREMENTIONED LAND DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 110; THENCE RUN S.22°01'41"., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 400.00 FEET; THENCE RUN S15°30'55"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 15.11 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 828, PAGE 110; THENCE RUN EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 55.78 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1045, PAGE 412 OF SAID PUBLIC RECORDS; THENCE RUN S.22°01'41"E., A DISTANCE OF 63.04 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1045, PAGE 412; THENCE RUN S.77°42'00"E., ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1045, PAGE 412, A DISTANCE OF 259.55 FEET TO THE TRUE POINT OF BEGINNING.



SURVEYOR'S NOTES

1. THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION AS FURNISHED.
2. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, MAP PANEL NO. 120001-0550, THIS BUILDING LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING.
3. I DO HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 61G17-6, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
4. ONLY EASEMENTS WHICH APPEAR ON A RECORD PLAT OR FURNISHED TO THE SURVEYOR HAVE BEEN SHOWN.
5. FENCE TIES SHOWN HEREON ARE TO THE EXTERIOR SIDE OF THE FENCE, AS PER THE ESTIMATION OF OWNERSHIP THEREOF, AS DETERMINED BY THIS SURVEYOR.
6. NO UNDERGROUND UTILITIES HAVE BEEN SHOWN UNLESS SPECIFICALLY NOTED HEREON.

LEGEND

CM	⊡	DENOTES CONCRETE MONUMENT FOUND
PCP	○	DENOTES PERMANENT CONTROL POINT FOUND
IP	○	DENOTES IRON PIPE FOUND
R/C	◉	DENOTES REBAR AND CAP FOUND
R/C	●	DENOTES REBAR AND CAP SET (#4948)
N&D	●	DENOTES NAIL AND DISC SET (#4948)
N90°00'E 100'		DENOTES PLAT OR DEED MEASUREMENT
N90°00'E (FM) 100'		DENOTES FIELD MEASUREMENT
POB		DENOTES POINT OF BEGINNING
TWP.		DENOTES TOWNSHIP
RGE.		DENOTES RANGE
-x-x-x-		DENOTES WIRE FENCE LINE
-+-+-+-		DENOTES WOOD FENCE LINE
-P-T-		DENOTES OVERHEAD POWER/TELEPHONE LINE
— — —		DENOTES BUILDING SETBACK LINE
— — —		DENOTES PUBLIC UTILITY/DRAINAGE EASEMENT
- - - -		DENOTES DIMENSION LINE
Δ		DENOTES CENTRAL ANGLE
R		DENOTES RADIUS
L		DENOTES ARC LENGTH
		DENOTES CONCRETE SURFACE
		DENOTES ASPHALT SURFACE

CERTIFICATIONS

- JERRY'S MICANOPY CORPORATION, INC.
- FIRST UNION NATIONAL BANK
- GARY S. EDINGER, ESQUIRE
- ATTORNEYS' TITLE INSURANCE FUND, INC.

SURVEY PREPARED BY: _____
CHARLES D. SAPP, P.L.S.
FLORIDA CERT. NO. 4948

DATE OF FIELD SURVEY: FEBRUARY 4, 2000

NO.	DATE	DESCRIPTION	BY

CHARLES D. SAPP
CONSULTING ENGINEER – LAND SURVEYOR
4051 N.W. 43RD. STREET, SUITE 31
GAINESVILLE, FLORIDA, 32606
(352)336-3555

DRAWN BY	A.J.L./CDS
CHECKED BY	C.D.S.
DATE	2-4-00
SCALE	1" = 60'
PROJECT NO.	00-5

SHEET

NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

MSCAFE