

BOUNDARY SURVEY
OF A PARCEL OF LAND
LYING IN SECTION 21, TOWNSHIP 11 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (AS PER O.R. BOOK 2094, PAGE 2299)

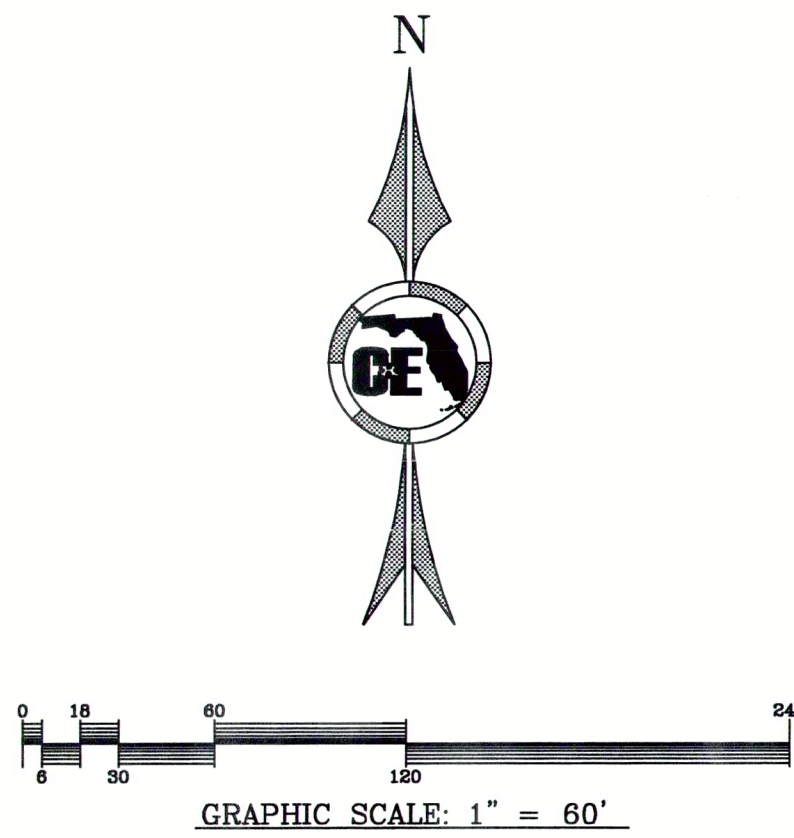
A TRACT OF LAND SITUATED IN SECTION 21, TOWNSHIP 11 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1732, PAGE 562, ALSO INCLUDING A 65.00 FOOT BY 1000.00 FOOT ADJOINING PARCEL OF LAND, TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 21, TOWNSHIP 11 SOUTH, RANGE 19 EAST FOR A POINT OF REFERENCE AND RUN SOUTH 89 DEG. 57 MIN. 53 SEC. WEST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 42.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 121 (100 FOOT RIGHT OF WAY); THENCE RUN NORTH 00 DEG. 17 MIN. 09 SEC. EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2162.64 FEET TO AN IRON PIPE AT THE CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 839, PAGE 193 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING HEREIN REFERRED TO AS PARCEL "A"; THENCE RUN NORTH 89 DEG. 42 MIN. 51 SEC. WEST, ALONG THE BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1093.20 FEET TO AN IRON PIPE; THENCE RUN NORTH 00 DEG. 17 MIN. 09 SEC. EAST, ALONG THE BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 395.95 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEG. 42 MIN. 51 SEC. WEST, ALONG THE BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 779.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 00 DEG. 17 MIN. 09 SEC. EAST, A DISTANCE OF 1000.00 FEET; THENCE RUN NORTH 89 DEG. 42 MIN. 51 SEC. WEST, A DISTANCE OF 743.53 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 21; THENCE RUN SOUTH 00 DEG. 03 MIN. 31 SEC. WEST, ALONG SAID WEST LINE, A DISTANCE OF 1020.00 FEET; THENCE RUN SOUTH 89 DEG. 42 MIN. 51 SEC. EAST, A DISTANCE OF 674.48 FEET; THENCE RUN NORTH 00 DEG. 17 MIN. 09 SEC. EAST, A DISTANCE OF 20.00 FEET; THENCE RUN S 89 DEG. 42 MIN. 51 SEC. EAST, A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 17.333 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 40 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFOREMENTIONED SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 89 DEG. 57 MIN. 53 SEC. WEST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 42.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 121 (100 FOOT RIGHT OF WAY); THENCE NORTH 00 DEG. 17 MIN. 09 SEC. EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2122.64 FEET TO AN IRON PIPE AND THE TRUE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUE NORTH 00 DEG. 17 MIN. 09 SEC. EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO AN IRON PIPE AT THE CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE OFFICIAL RECORD BOOK 839, PAGE 193 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING HEREIN AFTER REFERRED TO AS PARCEL "A"; THENCE RUN NORTH 89 DEG. 42 MIN. 51 SEC. WEST, ALONG THE BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1093.20 FEET TO AN IRON PIPE; THENCE RUN NORTH 00 DEG. 17 MIN. 09 SEC. EAST, ALONG THE BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 395.95 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEG. 42 MIN. 51 SEC. WEST, ALONG THE BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 844.00 FEET TO AN IRON PIPE AT THE CORNER OF SAID PARCEL "A"; THENCE RUN SOUTH 00 DEG. 17 MIN. 09 SEC. WEST, A DISTANCE OF 40.00 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89 DEG. 42 MIN. 51 SEC. EAST, A DISTANCE OF 804.00 FEET TO AN IRON PIPE; THENCE RUN SOUTH 00 DEG. 17 MIN. 09 SEC. WEST, A DISTANCE OF 395.95 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89 DEG. 42 MIN. 51 SEC. EAST, A DISTANCE OF 1133.20 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT.

TAX PARCEL # 07411-000-000
O.R. BOOK 839 PAGE 193



SUBJECT PARCEL
± 17.324 ACRES (O)

NOTE: INTERIOR FENCES ARE NOT SHOWN

TAX PARCEL # 07411-005-001
O.R. BOOK 1849 PAGE 2293

SURVEYOR'S NOTES:

1. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM THE DEED BEARING OF S00°03'31"W ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 19 EAST, AS RECORDED IN O.R. BOOK 2094, PAGE 2301, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCR OACH.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RESTRICTIONS, OR CONDITIONS WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
4. UTILITIES AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE TO SCALE.
5. UTILITIES SHOWN HEREON ARE PER SURFACE EVIDENCE THEREOF. NO UNDERGROUND EXCAVATION OF UTILITIES HAS BEEN DONE BY THIS SURVEYOR.
6. 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.
7. IN THE OPINION OF THE SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTIES IN RELATION TO THE LEGAL DESCRIPTIONS FURNISHED AND THOSE EXISTING LAND CORNERS FOUND ACCEPTABLE TO THIS SURVEYOR.

LEGEND:

- FOUND 3/4" IRON PIPE
- FOUND 5/8" REBAR ROD & CAP (AS NOTED)
- SET 5/8" REBAR ROD & CAP (C&E INC LB 5075)
- △ SET NAIL AND DISK (C&E INC LB 5075)
- WOOD POWER POLE
- ⊙ 4" WELL
- OVERHEAD POWER LINE
- FENCE LINE (AS NOTED)
- (C) CALCULATED
- (M) CALCULATED FROM FIELD MEASUREMENTS
- (D) PER DEED OF RECORD
- O.R. OFFICIAL RECORD

AREA OF 40' INGRESS/EGRESS EASEMENT

LINE DATA		
LINE	LENGTH	BEARING
L1(M)	19.95'	N00°09'20"E
L1(D)	20.00'	N00°17'09"E
L2(M)	65.07'	S89°46'59"E
L2(D)	65.00'	S89°42'51"E
L3(D)	779.00'	N89°42'51"W
L4(D)	395.95'	N00°17'09"E
L5(D)	1093.20'	N89°42'51"W
L6(D)	40.00'	N00°17'09"E
L7(D)	1133.20'	S89°42'51"E
L8(D)	395.95'	S00°17'09"W
L9(D)	804.00'	S89°42'51"E