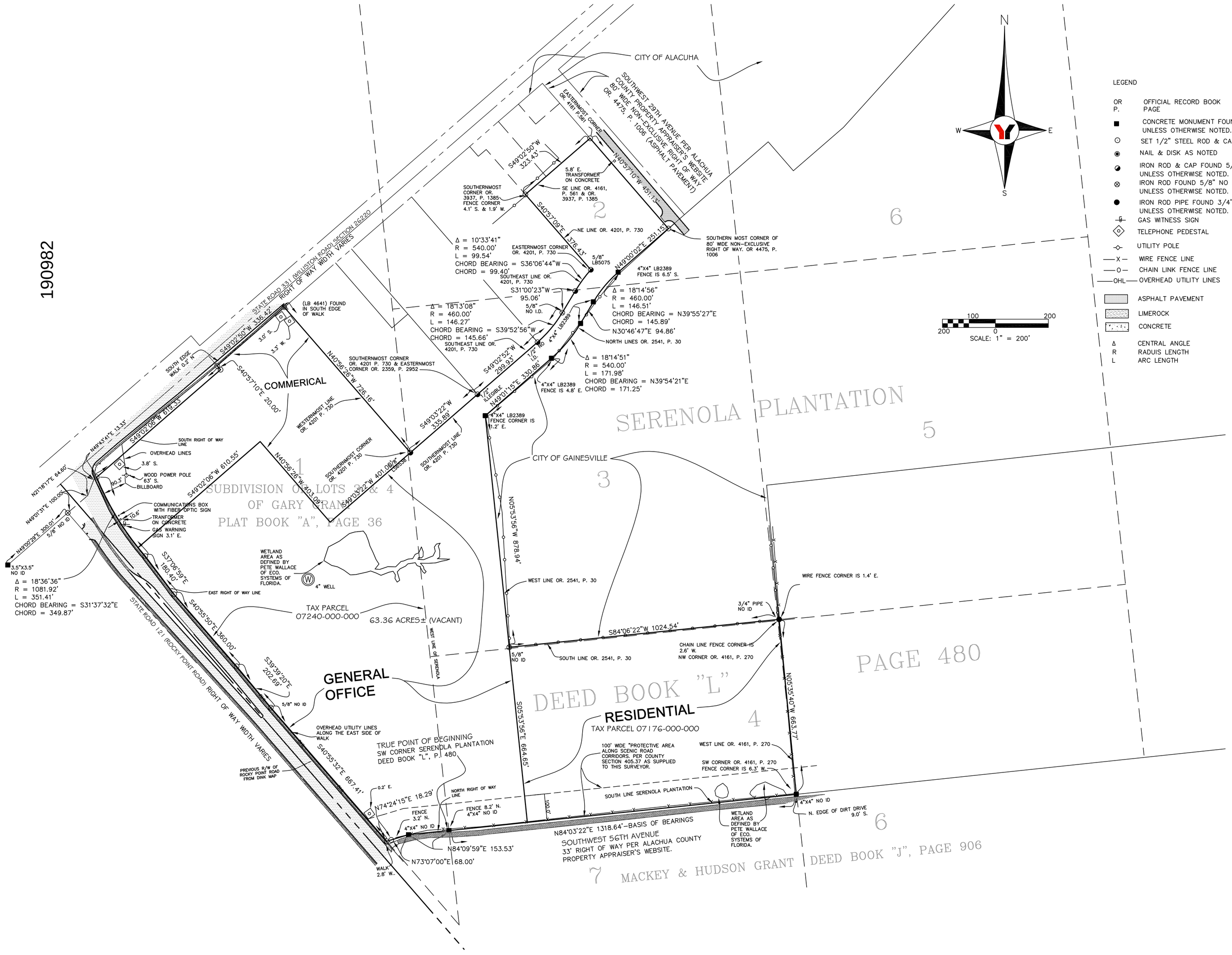

LEGEND

OR	OFFICIAL RECORD BOOK
P.	PAGE
■	CONCRETE MONUMENT FOUND 4"X4" LB2389 UNLESS OTHERWISE NOTED.
⊙	SET 1/2" STEEL ROD & CAP LB021
◉	NAIL & DISK AS NOTED
◕	IRON ROD & CAP FOUND 5/8"LB2389 UNLESS OTHERWISE NOTED.
⊗	IRON ROD FOUND 5/8" NO ID UNLESS OTHERWISE NOTED.
●	IRON ROD PIPE FOUND 3/4" NO ID UNLESS OTHERWISE NOTED.
G	GAS WITNESS SIGN
◇	TELEPHONE PEDESTAL
⟡	UTILITY POLE
—X—	WIRE FENCE LINE
—O—	CHAIN LINK FENCE LINE
—OHL—	OVERHEAD UTILITY LINES
	ASPHALT PAVEMENT
	LIMEROCK
	CONCRETE
Δ	CENTRAL ANGLE
R	RADIUS LENGTH
L	ARC LENGTH

PRESENTATION MAP

SITUATED IN

SERENOLA PLANTATION & GARY GRANTS

OF

TOWNSHIP 10 SOUTH, RANGE 19 EAST

ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: BY THIS SURVEYOR.
A PARCEL OF LAND LYING IN A PORTION OF THE SERENOLA PLANTION AS RECORDED IN DEED BOOK "L", PAGE 480 AND A PORTION OF THE GARY GRANT AS RECORDED IN DEED BOOK "J", PAGE 906 BOTH OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE STATE ROAD No. 331 (WILLISTON ROAD FLORIDA DEPARTMENT OF TRANSPORTATION SECTON 26220 RIGHT OF WAY WIDTH VARIES), EAST OF STATE ROAD 121 (FORMERLY ROCKY POINT ROAD - WIDTH VARIES) AND NORTH OF SOUTHWEST 56TH AVENUE (WIDTH VARIES) A SCENIC ROAD IN ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE SOUTHWEST CORNER OF SERENOLA PLANTATION AS RECORDED IN DEED BOOK L, PAGE 480 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT HEREIN REFERRED TO AS THE TRUE POINT OF BEGINNING; THENCE RUN N.84°03'22"E., ALONG THE SOUTH LINE OF SAID SERENOLA PLANTATION A DISTANCE OF 1318.64 FEET TO A FOUND CONCRETE MONUMENT (4"X4" NO ID.) AT THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 270, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN N.05°35'40"W., ALONG THE WEST LINE OF SAID LANDS DESCRIBED A DISTANCE OF 663.77 FEET TO A FOUND IRON PIPE (3/4" NO ID) AT THE NORTHWEST CORNER OF SAID LANDS DESCRIBED; THENCE DEPARTING SAID WEST LINE RUN ALONG THE SOUTH, WEST, AND NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2541, PAGE 30 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA THE FOLLOWING SEVEN (7) CALLS; (1) S.84°06'22"W., A DISTANCE OF 1024.54 FEET TO A FOUND IRON ROD (5/8" NO ID); (2) N.05°53'56"W., A DISTANCE OF 878.94 FEET TO A FOUND CONCRETE MONUMENT (4"X4" LB2389); (3) N.49°01'15"E., A DISTANCE OF 330.86 FEET TO A FOUND CONCRETE MONUMENT (4"X4" LB2389) ON THE POINT OF A CURVE CONCAVED TO THE NORTHWEST HAVING A RADIUS OF 540.00 FEET; (4) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTAL ANGLE OF 18°14'51", AN ARC LENGTH OF 171.98 FEET (CHORD BEARING N.39°54'21"E - CHORD DISTANCE 171.25 FEET; (5) N.30°46'47"E., A DISTANCE OF 94.86 FEET TO A FOUND CONCRETE MONUMENT (4"X4" LB2389) ON THE POINT OF A CURVE CONCAVED TO THE SOUTHEAST HAVING A RADIUS OF 460.00 FEET; (6) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°14'56", AN ARC LENGTH OF 146.51 FEET (CHORD BEARING N.39°55'27"E. - CHORD DISTANCE 145.89 FEET) TO FOUND CONCRETE MONUMENT (4"X4" LB2389); (7) N.49°00'02"E., A DISTANCE OF 251.15 FEET TO A SET IRON ROD AND CAP (1/2" LB021) AT THE SOUTHERNMOST CORNER OF AN 80 FOOT WIDE NON-EXCLUSIVE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4475, PAGE 1006 OF AFOREMENTIONED PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2541, PAGE 30, RUN N.40°57'10"W., ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID NON-EXCLUSIVE RIGHT OF WAY, A DISTANCE OF 451.13 FEET TO A SET IRON ROD AND CAP (1/2" LB021) AT THE EASTERN MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 561 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHWESTERLY NON-EXCLUSIVE RIGHT OF WAY LINE, RUN S.49°02'50"W., ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 561 AND ALONG THE SOUTHEASTERLY BOUNDAY OF OFFICIAL RECORDS BOOK 3937, PAGE 1385 OF SAID PUBLIC RECORDS, A DISTANCE OF 323.43 FEET TO A SET IRON ROD AND CAP (1/2" LB021) AT THE SOUTHERNMOST CORNER OF SAID OFFICIAL RECORD BOOK 3937, PAGE 1385, SAID CORNER ALSO LYING ON THE NORTHEAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4201, PAGE 730 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, RUN S.40°57'09"E., ALONG SAID NORTHEAST BOUNDARY A DISTANCE OF 376.43 FEET TO A FOUND IRON ROD AND CAP (5/8" LB5075) AT THE EASTERN MOST CORNER OF SAID LANDS ALSO BEING A POINT ON A CURVE CONCAVED TO THE SOUTHEAST HAVING A RADIUS OF 540.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'41", AN ARC LENGTH OF 99.54 FEET (CHORD BEARING S.36°06'44"W. - CHORD DISTANCE 99.40 FEET) TO A FOUND IRON ROD AND CAP (5/8" LB5075) SAID CURVE BEING ALONG THE SOUTHEASTERLY BOUNDARY OF THE AFOREMENTIONED LANDS DESCRIBED; THENCE CONTINUE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS S.31°00'23"W., A DISTANCE OF 95.06 FEET TO A FOUND IRON ROD (5/8" NO I.D.), ALSO BEING A POINT ON A CURVE CONCAVED TO THE NORTHWEST HAVING A RADIUS OF 460.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°13'08", AN ARC LENGTH OF 146.27 FEET (CHORD BEARING S.39°52'56"W. - CHORD DISTANCE 145.66 FEET) TO A FOUND IRON ROD AND CAP (1/2" NO I.D.); THENCE RUN S.49°02'52"W., A DISTANCE OF 299.93 FEET TO A FOUND IRON ROD AND CAP (1/2" CAP ILLEGIBLE) SAID POINT BEING THE SOUTHERMOST CORNER OF SAID PARCEL OF LAND ALSO BEING THE EASTERNMOST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2359, PAGE 2952 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE SOUTHERNMOST AND WESTERNMOST LINES OF SAID PARCEL OF LAND THE FOLLOWING TWO (2) CALLS; (1) S.49°03'22"W., A DISTANCE OF 335.89 FEET TO A FOUND IRON ROD AND CAP (5/8" LB6538) AT THE SOUTHERMOST CORNER OF SAID PARCEL OF LAND; (2) N.40°56'26"W., A DISTANCE OF 726.16 FEET TO A FOUND NAIL & DISK (LB4641) SAID CORNER ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 331 (AKA WILLISTON ROAD); THENCE RUN ALONG THE SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CALLS; (1)S.49°02'50"W., A DISTANCE OF 336.42 FEET TO A SET IRON ROD AND CAP (1/2" LB021); (2)S.40°57'10"E., A DISTANCE OF 20.00 FEET TO A SET IRON ROD AND CAP (1/2" LB021); (3)S.49°02'06"W., A DISTANCE OF 619.33 FEET TO A SET IRON ROD AND CAP (1/2" LB021) ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 121 (AKA ROCKY POINT ROAD) ALSO BEING A POINT ON THE ARC OF A CURVE CONCAVED TO THE NORTHEAST HAVING A RADIUS OF 1081.92 FEET; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) CALLS; (1) RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'36" AN ARC LENGTH OF 351.41 FEET (CHORD BEARING S.31°37'32"E - CHORD DISTANCE OF 349.87 FEET) TO A SET IRON ROD AND CAP (1/2" LB021); (2) S.37°06'59"E., A DISTANCE OF 180.40 FEET TO A SET IRON ROD AND CAP (1/2" LB021); (3) S.40°55'50"E., A DISTANCE OF 360.00 FEET TO A SET IRON ROD AND CAP (1/2" LB021); (4) S.39°39'20"E., A DISTANCE OF 202.69 FEET TO A FOUND IRON ROD (5/8" NO ID); S.40°55'32"E., A DISTANCE OF 667.41 FEET TO A SET IRON ROD AND CAP (1/2" LB021) ON THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 56TH AVENUE; THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) CALLS; (1) N.74°24'15"E., A DISTANCE OF 18.29 FEET TO A SET IRON ROD AND CAP (1/2" LB021); (2) N.73°07'00"E., A DISTANCE OF 68.00 FEET TO A FOUND CONCRETE MONUMENT (4"X4" NO ID.); (3) N.84°09'59"E., A DISTANCE OF 153.53 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 63.36 ACRES MORE OR LESS.

NOTES

- **THIS SURVEY IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AND VISIBLE IMPROVEMENTS IN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.**
- **THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.**
- **THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 200' OR SMALLER.**
- **THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.**
- **"CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.**
- **THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.**
- **UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.**
- **ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.**
- **THIS SURVEY IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE .**
- **THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.**
- **BEARINGS SHOWN ON THIS MAP ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST 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. BASIS OF BEARINGS N84°03'22"E. ALONG THE SOUTH LINE OF SERENOLA PLANTATION PER DEED BOOK "L", PAGE 480..**
- **THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.**
- **GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SET BACK LINES, RESERVATIONS AND AGREEMENTS.**
- **NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.**
- **AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0451D, COMMUNITY NUMBER 120001, PANEL 0451, SUFFIX D, EFFECTIVE DATE OF JUNE 16, 2006, THE ABOVE-DESCRIBED PROPERTY APPEARS TO BE IN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).**

REVISED	NO.	BY	DATE	DESCRIPTION
	1			
	2			
	3			
	4			
	5			

REVISED	NO.	BY	DATE	DESCRIPTION
	6			
	7			
	8			
	9			
	10			

	INITIALS	DATE
CREW CHIEF	BP	12/16/19
DRAWN	HB	1/7/20
CHECKED	NW/SAH	1/7/20
FIELD BOOK	678/76 681/1	
FIELD DATE	12/16/2019	

PREPARED FOR:
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Since 1919

NATHAN L. WEBER PSM LS7115

DATE

PVT PROPERTY
PRESENTATION MAP

SECTION , TOWNSHIP 10S., RANGE 19E.

JOB NO. 19010500GS

SHEET NO. S1 OF S1

FILE: L:\PROJECT\SAH\19010500GS\DWG\19010500GS-ZONING_RT.DWG
LOGIN: JBIRCHFIELD
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