

SKETCH OF DESCRIPTION
WETLAND LOT

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34, THENCE RUN NORTH 89 DEG. 06 MIN. 21 SEC. EAST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 362.32 FEET; THENCE RUN NORTH 01 DEG. 03 MIN. 14 SEC. WEST, A DISTANCE OF 773.28 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD AIRLINE RAILROAD; THENCE RUN NORTH 29 DEG. 30 MIN. 05 SEC. EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 802.87 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NORTHEAST 12TH AVENUE (80 FOOT RIGHT OF WAY); THENCE RUN NORTH 89 DEG. 59 MIN. 33 SEC. EAST ALONG SAID NORTH RIGHT OF WAY LINE OF NORTHEAST 12TH AVENUE, A DISTANCE OF 1354.58 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEG. 55 MIN. 05 SEC. WEST, A DISTANCE OF 351.60 FEET TO THE SOUTHWEST CORNER OF THE CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2209, PAGE 1136; THENCE RUN NORTH 89 DEG. 13 MIN. 07 SEC. EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 200.00 FEET TO A POINT LYING ON THE WEST LINE OF THE REPLAT OF CEDAR GROVE, UNIT TWO, PHASE 1, PLAT BOOK T, PAGES 90 AND 91; THENCE RUN SOUTH 00 DEG. 55 MIN. 04 SEC. EAST ALONG SAID WEST LINE A DISTANCE OF 354.30 FEET; THENCE RUN SOUTH 89 DEG. 59 MIN. 33 SEC. WEST, A DISTANCE OF 200.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.62 ACRES, 70,589 SQUARE FEET MORE OR LESS.

Survey Notes:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF SECTION 34-T9S-R20E N 89°06'21" E PER DESCRIPTION.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
4. THIS IS NOT A BOUNDARY SURVEY, THIS IS A SKETCH OF DESCRIPTION ONLY AND WAS PREPARED FROM FIELD INFORMATION BY OTHERS AS FURNISHED TO SURVEYOR BY CLIENT.

Surveyor's Certification:

I hereby certify that the attached "Sketch of Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on March 21, 2007. I further certify that this "Sketch of Description" meets the minimum technical standards set forth in Chapter 61g17-6 of the Florida Administrative Code.

PROJECT NUMBER: W13417
CADD DWG. FILE: W13417_SK&D_WETLAND_3-21-07.DWG

SHEET 1 OF 2
NOT VALID WITHOUT SHEETS 1 THROUGH 2

Thomas J. Galloway, P.S.M.
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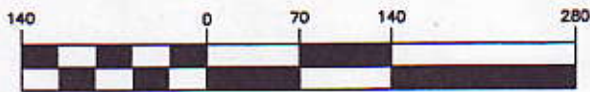
| REVISION | BY | DATE |
|-------------------------------|--------|---------|
| SKETCH OF DESCRIPTION CREATED | J.A.B. | 3/21/07 |
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Certificate of Authorization No. 7143

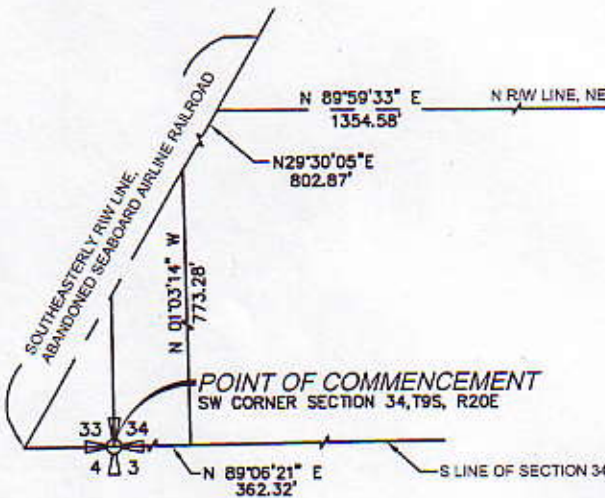
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GRAPHIC SCALE



(IN FEET)
1 inch = 140 ft.



SW CORNER PARCEL
DESCRIBED IN OFFICIAL
RECORDS BOOK 2208,
PAGE 1136

SOUTH LINE PARCEL

N 89°13'07" E
200.00'

N 00°55'05" W
351.08'

354.30'

W LINE, REPLAT OF CEDAR GROVE, UNIT TWO,
PHASE 1, P.B. T, PAGES 90 AND 91

P.O.B.
WETLAND
LOT

N RW LINE, NE 12TH AVENUE

S 89°59'33" W
200.02'

A B B R E V I A T I O N L E G E N D :

- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.T. - POINT OF TANGENCY
- P.N.T. - POINT OF NON-TANGENCY
- P.I. - POINT OF INTERSECTION
- P.C.P. - PERMANENT CONTROL POINT
- P.O.L. - POINT ON LINE
- C.B. - CHORD BEARING
- T.B. - TANGENT BEARING

- C.M. - CONCRETE MONUMENT
- P.B. - PLAT BOOK
- P.CS. - PAGE
- N.R. - NON-RADIAL
- RAD. - RADIAL
- R. - RADIUS
- L. - ARC LENGTH
- Δ - DELTA
- R.P. - RADIUS POINT
- R/W - RIGHT-OF-WAY
- C - CENTER LINE

- EL. - ELEVATION
- A/C - AIR CONDITIONER
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- F.F. - FINISHED FLOOR
- B.S. - BUILDING SETBACK
- C.B.S. - CONCRETE BLOCK STRUCTURE
- (P) - PLAT
- (M) - MEASURED
- (C) - CALCULATED

- CONC. - CONCRETE
- C.L.F. - CHAIN LINK FENCE
- W.F. - WOOD FENCE
- C & G - CURB & GUTTER
- CATV - CABLE TELEVISION RISER
- TELE - TELEPHONE RISER
- TRANS - TRANSFORMER PAD
- L.P. - LIGHT POLE
- P.P. - POWER POLE
- N.G. - NATURAL GROUND
- SQ. FT. - SQUARE FEET

- W.M. - WATER METER
- F.H. - FIRE HYDRANT
- N & D - NAIL AND DISC
- B.M. - BENCH MARK
- P.W.M. - PAVEMENT
- F.B. - FIELD BOOK
- M.H. - MANHOLE
- (A) - ACTUAL
- NS - NO SURVEYOR IDENTIFICATION
- FND - FOUND
- REC - RECOVERED

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