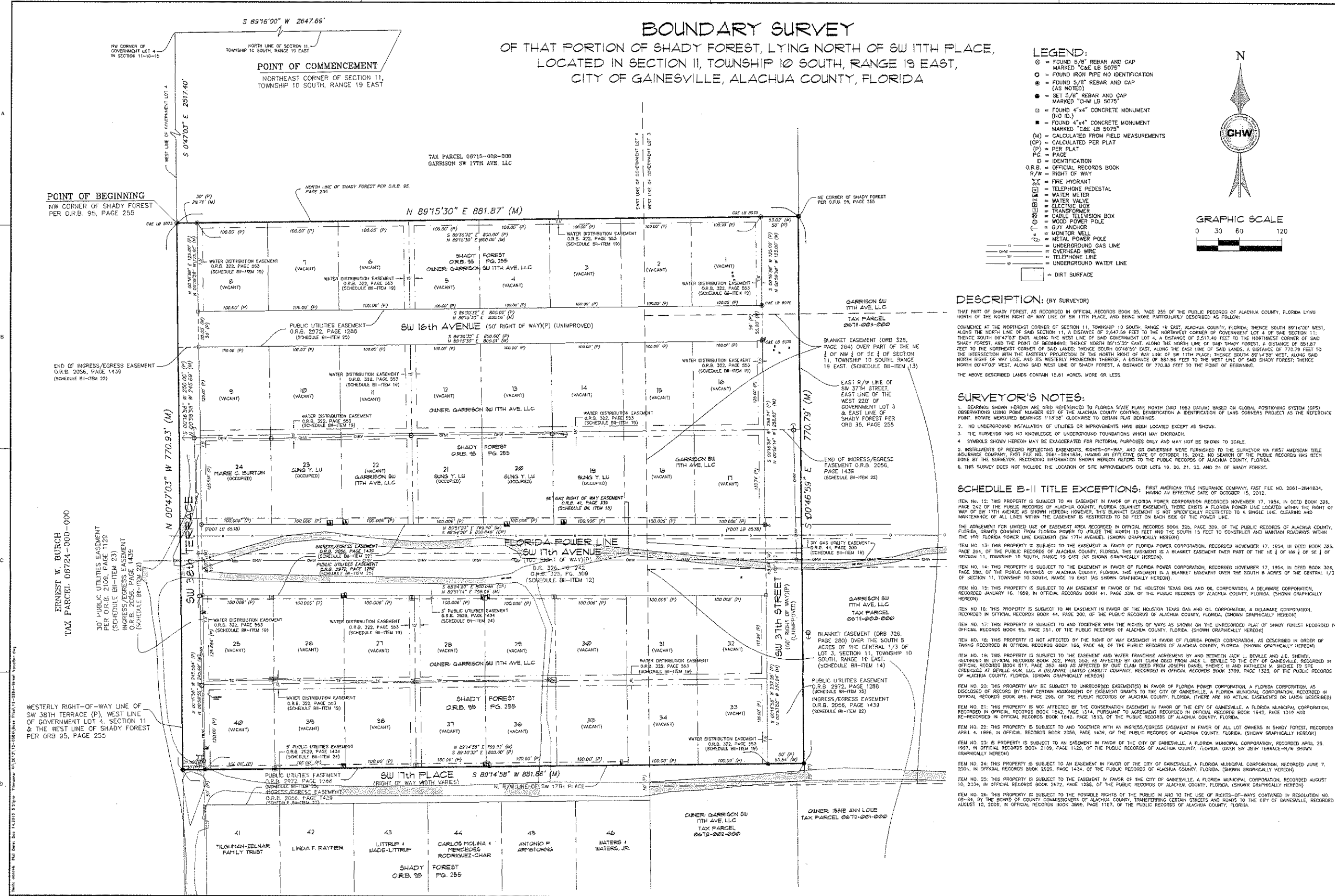


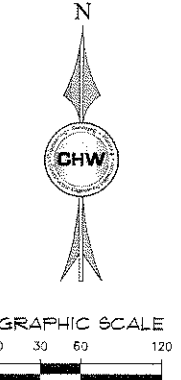
# **Appendix A**

## **Existing Shady Forest Subdivision**

BOUNDARY SURVEY OF THAT PORTION OF SHADY FOREST, LYING NORTH OF SW 11TH PLACE, LOCATED IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



- LEGEND:
- FOUND 5/8" REBAR AND CAP MARKED 'C&E LB 5075'
- FOUND IRON PIPE NO IDENTIFICATION
- FOUND 5/8" REBAR AND CAP (AS NOTED)
- SET 5/8" REBAR AND CAP MARKED 'CHW LB 5075'
- FOUND 4"x4" CONCRETE MONUMENT (NO ID.)
- FOUND 4"x4" CONCRETE MONUMENT MARKED 'C&E LB 5075'
- CALCULATED FROM FIELD MEASUREMENTS
- CALCULATED PER PLAT
- PER PLAT
- PAGE
- IDENTIFICATION
- OFFICIAL RECORDS BOOK
- RIGHT OF WAY
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- TRANSFORMER
- CABLE TELEVISION BOX
- WOOD POWER POLE
- GUY ANCHOR
- MONITOR WELL
- METAL POWER POLE
- UNDERGROUND GAS LINE
- OVERHEAD WIRE
- TELEPHONE LINE
- UNDERGROUND WATER LINE
- DIRT SURFACE



DESCRIPTION: (BY SURVEYOR) THAT PART OF SHADY FOREST, AS RECORDED IN OFFICIAL RECORDS BOOK 95, PAGE 285 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF SW 17TH PLACE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, THENCE SOUTH BY 11°30' WEST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 2,647.69 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 4 OF SAID SECTION 11, THENCE SOUTH 0°47'03" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 2,517.40 FEET TO THE NORTHWEST CORNER OF SAID SHADY FOREST, AND THE POINT OF BEGINNING, THENCE NORTH 89°15'30" EAST, ALONG THE NORTH LINE OF SAID SHADY FOREST, A DISTANCE OF 881.87 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 0°46'54" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 770.79 FEET TO THE INTERSECTION WITH THE EASTERN PROJECTIONS OF WAY LINE OF SW 17TH PLACE, THENCE SOUTH 85°14'58" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, AND ITS WESTERLY PROJECTIONS THEREON, A DISTANCE OF 891.86 FEET TO THE WEST LINE OF SAID SHADY FOREST, THENCE NORTH 0°47'03" WEST, ALONG SAID WEST LINE OF SHADY FOREST, A DISTANCE OF 770.83 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS CONTAIN 15.61 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE NORTH (SAD 1983 DATUM) BASED ON GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING POINT NUMBER 627 OF THE ALACHUA COUNTY CONTROL, IDENTIFICATION & IDENTIFICATION OF LAKE CORNEAS PROJECT AS THE REFERENCE POINT. ROTATE MEASURED BEARINGS 1°13'58" CLOCKWISE TO OBTAIN TRUE BEARINGS.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. SYMBOLS SHOWN HEREON MAY BE ENLARGED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, FAST FILE NO. 2061-2841834, HAVING AN EFFECTIVE DATE OF OCTOBER 15, 2012. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR. RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
6. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF SITE IMPROVEMENTS OVER LOTS 19, 20, 21, 23, AND 24 OF SHADY FOREST.

SCHEDULE B-II TITLE EXCEPTIONS: FIRST AMERICAN TITLE INSURANCE COMPANY, FAST FILE NO. 2061-2841834, HAVING AN EFFECTIVE DATE OF OCTOBER 15, 2012.
ITEM NO. 12: THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED NOVEMBER 17, 1954, IN DEED BOOK 326, PAGE 242 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (BLANKET EASEMENT). THERE EXISTS A FLORIDA POWER LINE LOCATED WITHIN THE RIGHT OF WAY OF SW 17TH AVENUE AS SHOWN HEREON. HOWEVER, THIS BLANKET EASEMENT IS NOT UNCONDITIONALLY RESTRICTED TO A SINGLE LINE. CLEARING AND MAINTENANCE OF ALL LINES WITHIN THE EASEMENT IS RESTRICTED TO 50 FEET ON EACH SIDE OF THE POWER LINE.
ITEM NO. 13: THIS PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED NOVEMBER 17, 1954, IN DEED BOOK 326, PAGE 204, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. THIS EASEMENT IS A BLANKET EASEMENT OVER PART OF THE NE 1/4 OF NW 1/4 OF SE 1/4 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST AS SHOWN GRAPHICALLY HEREON.
ITEM NO. 14: THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED NOVEMBER 17, 1954, IN DEED BOOK 326, PAGE 286, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. THIS EASEMENT IS A BLANKET EASEMENT OVER THE SOUTH 1/3 ACRES OF THE CENTRAL 1/3 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST AS SHOWN GRAPHICALLY HEREON.
ITEM NO. 15: THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE HOUSTON TEXAS GAS AND OIL CORPORATION, A DELAWARE CORPORATION, RECORDED JANUARY 16, 1909, IN OFFICIAL RECORDS BOOK 41, PAGE 239, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
ITEM NO. 16: THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE HOUSTON TEXAS GAS AND OIL CORPORATION, A DELAWARE CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 44, PAGE 200, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
ITEM NO. 17: THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH THE RIGHTS OF WAYS AS SHOWN ON THE UNRECORDED PLAT OF SHADY FOREST RECORDED IN OFFICIAL RECORDS BOOK 65, PAGE 251, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
ITEM NO. 18: THIS PROPERTY IS NOT AFFECTED BY THE RIGHT OF WAY EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 156, PAGE 48, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
ITEM NO. 19: THIS PROPERTY IS SUBJECT TO THE EASEMENT AND WATER FRANCHISE AGREEMENT BY AND BETWEEN JACK L. BEVILLE AND J.C. ZIMMER, RECORDED IN OFFICIAL RECORDS BOOK 322, PAGE 553, AS AFFECTED BY OUII CLAIM DEED FROM JACK L. BEVILLE TO THE CITY OF GAINESVILLE, RECORDED IN OFFICIAL RECORDS BOOK 517, PAGE 293, AND AS AFFECTED BY OUII CLAIM DEED FROM JOSEPH DANIEL SHELLEY II AND KATHLEEN M. SHELLEY TO SPE CREEKSIDE AT BEVILLE REAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 3769, PAGE 1323, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
ITEM NO. 20: THIS PROPERTY MAY BE SUBJECT TO UNRECORDED EASEMENT(S) IN FAVOR OF FLORIDA POWER CORPORATION, A FLORIDA CORPORATION, AS DISCLOSED BY RECORD BY THAT CERTAIN ASSIGNMENT OF EASEMENT GRANTS TO THE CITY OF GAINESVILLE, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 265, PAGE 295, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (THERE ARE NO ACTUAL EASEMENTS ON LANDS DESCRIBED)
ITEM NO. 21: THIS PROPERTY IS NOT AFFECTED BY THE CONSERVATION EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 1042, PAGE 1314, PURSUANT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1642, PAGE 1310 AND RECORDED IN OFFICIAL RECORDS BOOK 1842, PAGE 1913, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
ITEM NO. 22: THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH AN INGRESS/EGRESS EASEMENT IN FAVOR OF ALL LOT OWNERS IN SHADY FOREST, RECORDED APRIL 4, 1996, IN OFFICIAL RECORDS BOOK 2056, PAGE 1439, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
ITEM NO. 23: THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, A FLORIDA MUNICIPAL CORPORATION, RECORDED APRIL 28, 1997, IN OFFICIAL RECORDS BOOK 2109, PAGE 1520, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (OVER SW 35TH TERRACE-6-W/ SHOWN GRAPHICALLY HEREON)
ITEM NO. 24: THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, A FLORIDA MUNICIPAL CORPORATION, RECORDED JUNE 7, 2004, IN OFFICIAL RECORDS BOOK 2526, PAGE 1434, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
ITEM NO. 25: THIS PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, A FLORIDA MUNICIPAL CORPORATION, RECORDED AUGUST 10, 2004, IN OFFICIAL RECORDS BOOK 2572, PAGE 1282, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
ITEM NO. 26: THIS PROPERTY IS SUBJECT TO THE POSSIBLE RIGHTS OF THE PUBLIC IN AND TO THE USE OF RIGHTS-OF-WAYS CONTAINED IN RESOLUTION NO. 02-84, BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, TRANSFERRING CERTAIN STREETS AND ROADS TO THE CITY OF GAINESVILLE, RECORDED AUGUST 10, 2005, IN OFFICIAL RECORDS BOOK 3861, PAGE 1167, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

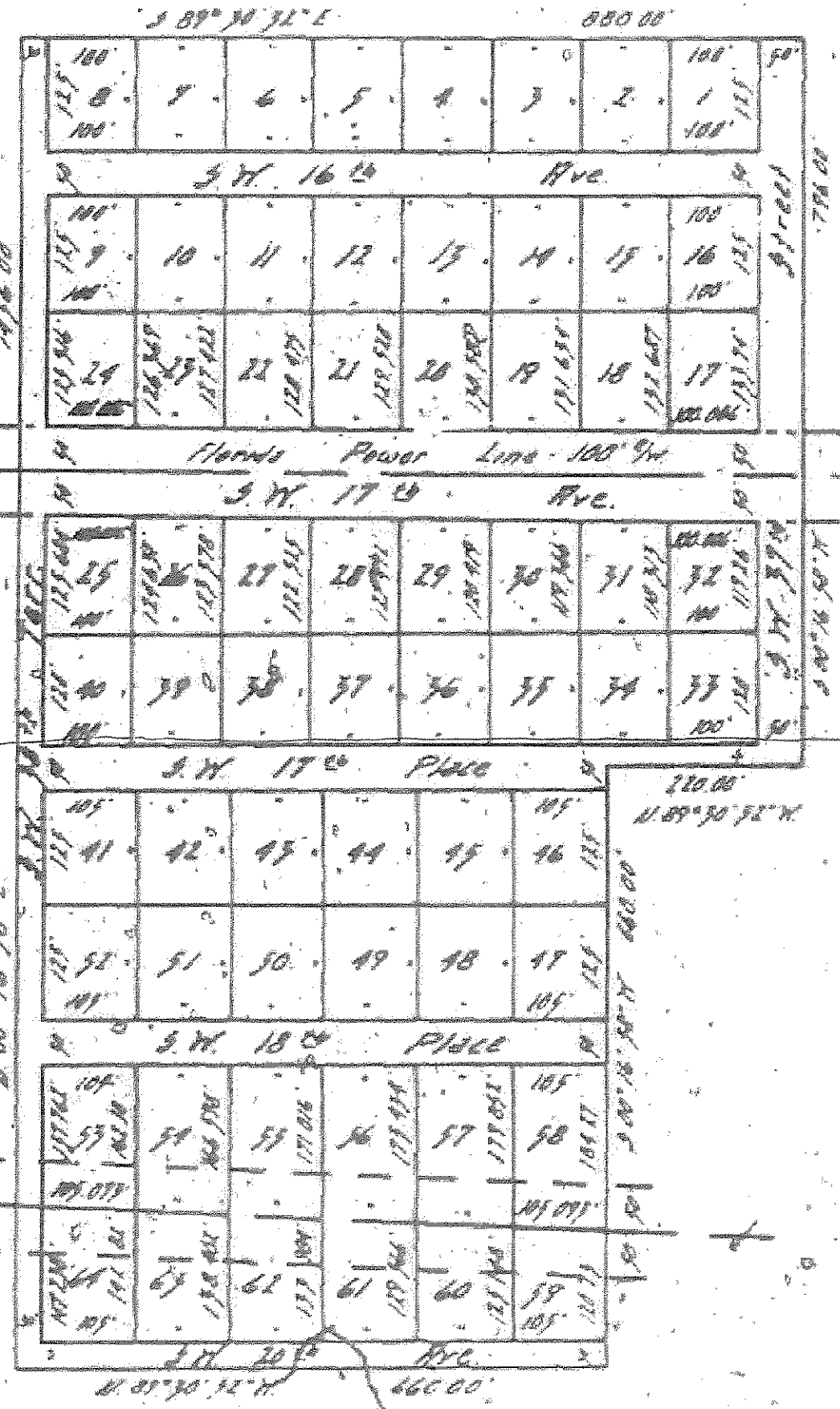
Causseaux, Hewett, & Walpole, Inc. Engineering, Surveying, Planning, Construction Engineering Inspection. NP INTERNATIONAL. PROJECT NUMBER: 12-0445. SHEET NO. 1 OF 1. This map prepared by Aaron H. Hickman, Licensed Surveyor and Mapper.

# SHADY FOREST

## DESCRIPTION

The South 1456.00' of the North 1/4 of Lot 4 and the West 220.00' of the South 796.80' of the North 1/4 of Lot 3;  
 All lying and being in Lot 3 & 4 of Section 11, Twp. 10 South, Rge. 19 East, Alachua County, Florida

BOOK 95 PAGE 283



SCALE: 1" = 200'

100' 9/4' easement for telephone pole line

Surveyed By: M. K. F. Jones  
 Reg. Fla. Cert. No. 700  
 22 South Main St.  
 Gainesville, Florida  
 Dated: April 25, 1960