SHEET 1 OF 4

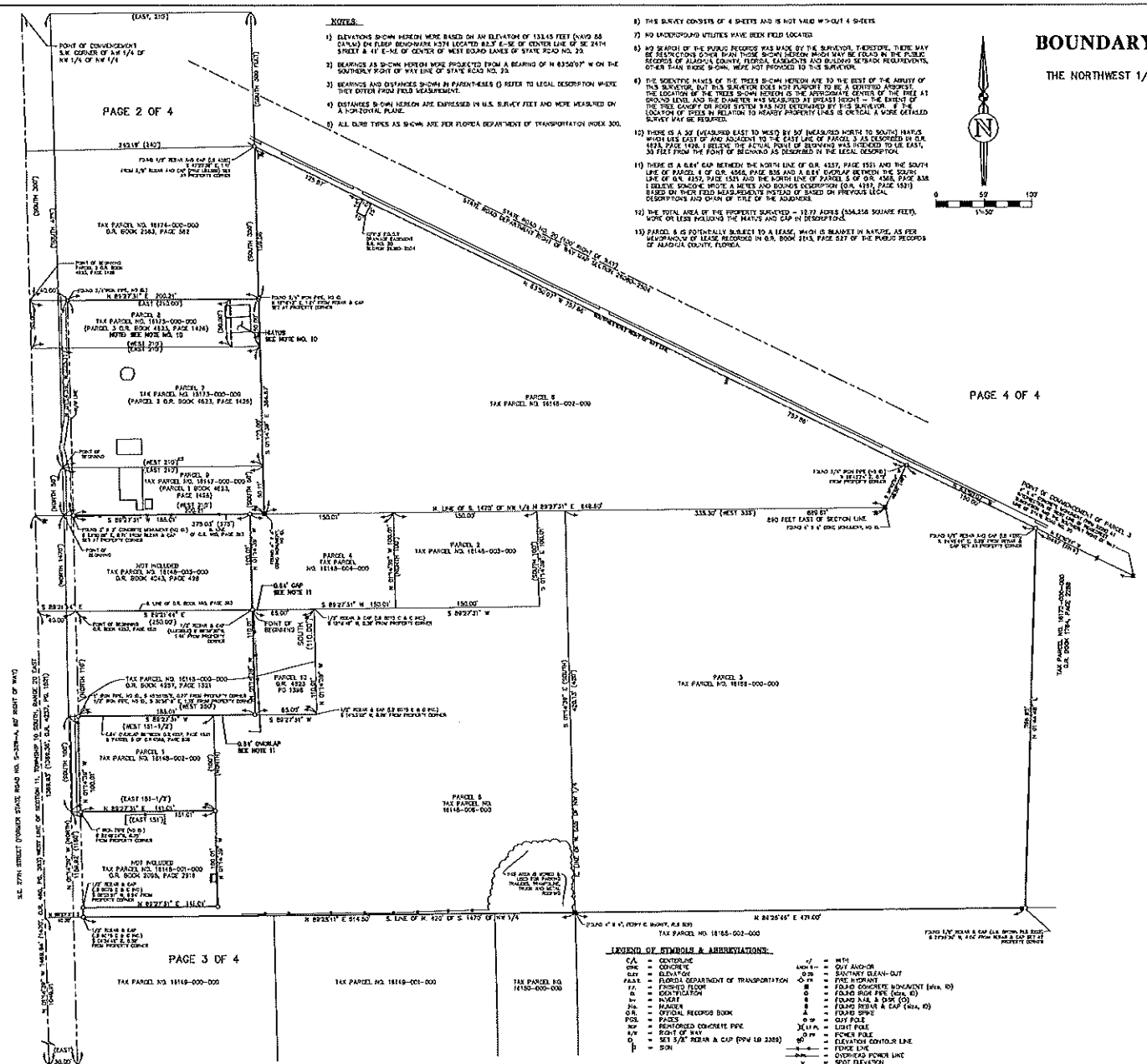
BOUNDARY AND TOPOGRAPHIC SURVEY

IN

THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 20 EAST
ALACHUA COUNTY, FLORIDA

FOR

DAVID DUNCAN



NOTES:

1) ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 133.45 FEET (NAVD 88 DATUM) ON FLUSH BENCHMARK #374 LOCATED 82.3' E-SE OF CENTER LINE OF SE 24TH STREET & 41' E-NE OF CENTER OF WEST BOUND LANES OF STATE ROAD NO. 20.

2) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 83°50'07" W ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20.

3) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.

4) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.

5) ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.

6) THIS SURVEY CONSISTS OF 4 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS

7) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED

8) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.

9) THE SCIENTIFIC NAMES OF THE TREES SHOWN HEREON ARE TO THE BEST OF THE ABILITY OF THIS SURVEYOR, BUT THIS SURVEYOR DOES NOT PURPORT TO BE A CERTIFIED ARBORIST. THE LOCATION OF THE TREES SHOWN HEREON IS THE APPROXIMATE CENTER OF THE TREE AT GROUND LEVEL AND THE DIAMETER WAS MEASURED AT BREAST HEIGHT – THE EXTENT OF THE TREE CANOPY OR ROOT SYSTEM WAS NOT DETERMINED BY THIS SURVEYOR. IF THE LOCATION OF TREES IN RELATION TO NEARBY PROPERTY LINES IS CRITICAL A MORE DETAILED SURVEY MAY BE REQUIRED.

10) THERE IS A 30' (MEASURED EAST TO WEST) BY 80' (MEASURED NORTH TO SOUTH) STRIP, WHICH LIES EAST OF AND ADJACENT TO THE EAST LINE OF PARCEL 3 AS DESCRIBED IN O.R. 4623, PAGE 1428, I BELIEVE THE ACTUAL POINT OF BEGINNING WAS INTENDED TO LIE EAST, 30 FEET FROM THE POINT OF BEGINNING AS DESCRIBED IN THE LEGAL DESCRIPTION.

11) THERE IS A 0.61' GAP BETWEEN THE NORTH LINE OF O.R. 4357, PAGE 1531 AND THE SOUTH LINE OF PARCEL 4 OF O.R. 4566, PAGE 836 AND A 0.61' OVERLAP BETWEEN THE SOUTH LINE OF O.R. 4357, PAGE 1531 AND THE NORTH LINE OF PARCEL 5 OF O.R. 1568, PAGE 638. I BELIEVE SOMEONE WROTE A METES AND BOUNDS DESCRIPTION (O.R. 4357, PAGE 1531) BASED ON THEIR FIELD MEASUREMENTS INSTEAD OF BASED ON PREVIOUS LEGAL DESCRIPTIONS AND CHAIN OF TITLE OF THE ADJOINERS.

12) THE TOTAL AREA OF THE PROPERTY SURVEYED = 12.72 ACRES (554,236 SQUARE FEET), MORE OR LESS INCLUDING THE WATER AND GAP IN DESCRIPTIONS.

13) PARCEL 6 IS POTENTIALLY SUBJECT TO A LEASE, WHICH IS BLANKET IN NATURE, AS PER MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 2013, PAGE 527 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

N

0 50' 100'
1"=50'

LEGEND OF SYMBOLS & ABBREVIATIONS:

C/L	= CENTERLINE	w/	= WITH
CONC	= CONCRETE	w/ ANCH	= GUY ANCHOR
ELEV	= ELEVATION	SO	= SANITARY CLEAN-OUT
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION		= FIRE HYDRANT
F.F.	= FINISHED FLOOR		= FOUND CONCRETE MONUMENT (also, M)
INV.	= INVERT		= FOUND IRON PIPE (Size, ID)
INV.	= INVERT		= FOUND NAIL & DISK (ID)
No.	= NUMBER		= FOUND REBAR & CAP (size, ID)
O.R.	= OFFICIAL RECORDS BOOK		= FOUND SPIKE
P.O.B.	= POINT OF BEGINNING		= GUY POLE
P.O.C.	= POINT OF COMMENCEMENT		= GUY POLE
RCP	= REINFORCED CONCRETE PIPE		= LIGHT POLE
R/W	= RIGHT OF WAY		= POWER POLE
	= SET 5/8" REBAR & CAP (PRM LB 3389)		= ELEVATION CONTOUR LINE
	= SIGN		= FENCE LINE
			= OVERHEAD POWER LINE
			= SPOT ELEVATION

FLOOD INSURANCE RATE MAP STATEMENT:

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP NUMBER 12001C0209D (DESIGNATED COMMUNITY NUMBER 120001 – PANEL 0209 – SUFFIX D) WITH A REVISED DATE OF JUNE 16, 2006 AND AN EFFECTIVE DATE OF JUNE 16, 2006 FOR ALACHUA COUNTY, FLORIDA, INCORPORATED AREAS.

AS SCALED FROM SAID MAP, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED).

ZONE X (UNSHADED) IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

eda
engineers-surveyors-planners, inc.
6011 NW 1st Place, Gainesville, FL 32607
352.373.3541

PREPARED FOR: 1) DAVID DUNCAN
2) RAYMOND A. MICHAEL
3) FIRST AMERICAN TITLE INSURANCE COMPANY
4) _____

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF _____.

BRIAN K. BUSSEY, PSM
FLORIDA REGISTRATION NO. 6570
STATE OF FLORIDA

Rev.	Date	Comment
1	08/29/2018	
2	09/04/2018	

Sheet No.
V-001

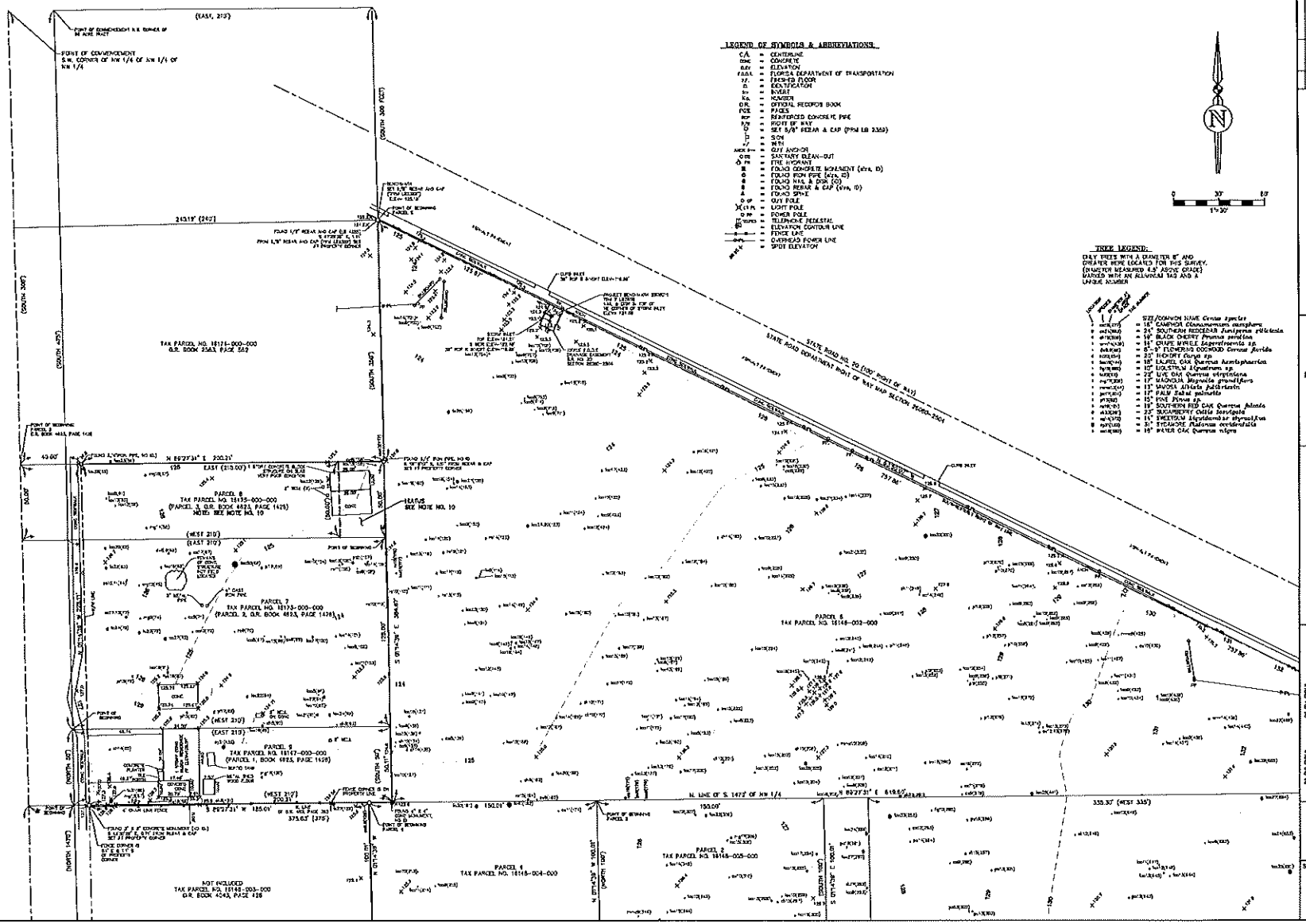
BOUNDARY AND TOPOGRAPHIC SURVEY

IN

THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 20 EAST
ALACHUA COUNTY, FLORIDA

FOR

DAVID DUNCAN



LEGEND OF SYMBOLS & ABBREVIATIONS:

- C/L = CENTERLINE
- CONC = CONCRETE
- ELEV = ELEVATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.F. = FINISHED FLOOR
- ID = IDENTIFICATION
- INV = INVERT
- MH = MANHOLE
- O.R. = OFFICIAL RECORDS BOOK
- PG(S) = PAGE(S)
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- SET 5/8" REBAR & CAP (PRM LB 2350)
- SIGN
- WITH
- GUY ANCHOR
- SANITARY CLEAN-OUT
- FIRE HYDRANT
- FOUND CONCRETE MONUMENT (dmk. ID)
- FOUND IRON PIPE (dmk. ID)
- FOUND NAIL & DISK (ID)
- FOUND REBAR & CAP (dmk. ID)
- FOUND SPIKE
- GUY POLE
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- ELEVATION CONTOUR LINE
- FENCE LINE
- OVERHEAD POWER LINE
- SPOT ELEVATION

TREE LEGEND:

ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE) MARKED WITH AN ALUMINUM TAG AND A UNIQUE NUMBER

SIZE/COMMON NAME Genus species

- 16" CAMPHOR Cinnamomum camphora
- 24" SOUTHERN REDCEDAR Juniperus silicicola
- 18" BLACK CHERRY Prunus serotina
- 11" CRAPE MYRTLE Lagerstroemia sp.
- 6"-8" FLOWERING DOGWOOD Cornus florida
- 10"-DIRTY Pyrus sp.
- 18" LAUREL OAK Quercus hemisphaerica
- 10"-15" LIGUSTRUM Ligustrum sp.
- 24" LIVE OAK Quercus virginiana
- 15" MAGNOLIA Magnolia grandiflora
- 15" WASHINGTONIA Washingtonia filifera
- 12" PALM Palm palmetto
- 15" PINE Pinus sp.
- 18" SOUTHERN RED OAK Quercus falcata
- 23" SWEETGUM Liquidambar styraciflua
- 14" SWEETGUM Liquidambar styraciflua
- 24" SYCAMORE Platanus occidentalis
- 18" WATER OAK Quercus nigra

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) X AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120001, PANEL 0335D, SUFFIX D, EFFECTIVE DATE 06/16/06 AS SCALED FROM SAID MAP DESCRIBED ZONE(S) X (UNSHADED) AS SCALED FROM SAID MAP.

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AS BEING N 89°27'31" E.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY.
3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
5. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
6. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 06/29/2018.

PREPARED FOR: 1) DAVID DUNCAN
2) THOMAS A. CARMICHAEL, P.A.
3) FIRST AMERICAN TITLE INSURANCE COMPANY

No.	Date	Comment
1	06/29/2018	Survey Completed
2	07/20/2018	Revised per Client Comments

eds engineering-surveying-planners, inc.
eds engineers-surveyors-planners, inc.
LB #2350 CERTIFICATE OF AUTHORIZATION #4228
2405 SW 13th Street, Gainesville, Florida 32608
(352) 373-3541 FAX (352) 373-7268
www.edsgnv.com

2018-0001.DR
DRAWN BY: BJA
CHECKED BY: JMM
DATE: 07/20/18

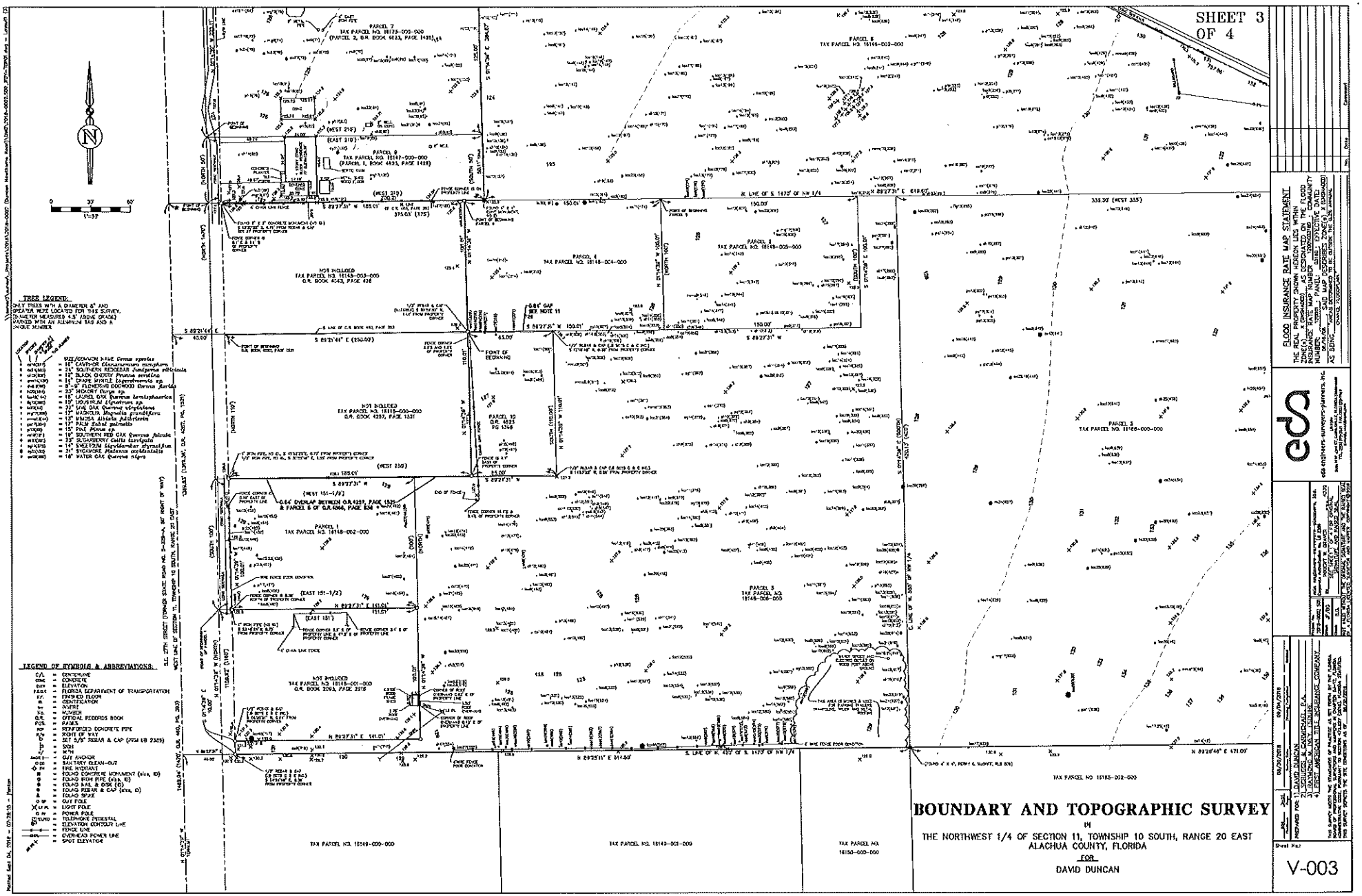
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY AND THE RESULTING SKETCH REPRESENTS A SURVEY MADE UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION ON THE DATE SHOWN HEREON AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JAMES M. MARSHALL, PSM #6749
STATE OF FLORIDA
DATE: 06/29/2018

Sheet No.
V-002

Revised Sun Oct 07, 2018 - 07:09:15 - jhunter
\\server1\users_Projects\2018\2018-0001 (Duncan Hawthorne Road)\SURVEY\2018-0001.000 - TOPOS.dwg - Layout: [2]


SHEET 3 OF 4
TREE LEGEND:
LEGEND OF SYMBOLS & ABBREVIATIONS:
FLOOD INSURANCE RATE MAP STATEMENT
BOUNDARY AND TOPOGRAPHIC SURVEY
IN
THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 20 EAST
ALACHUA COUNTY, FLORIDA
FOR
DAVID DUNCAN
V-003

SHEET 4 OF 4

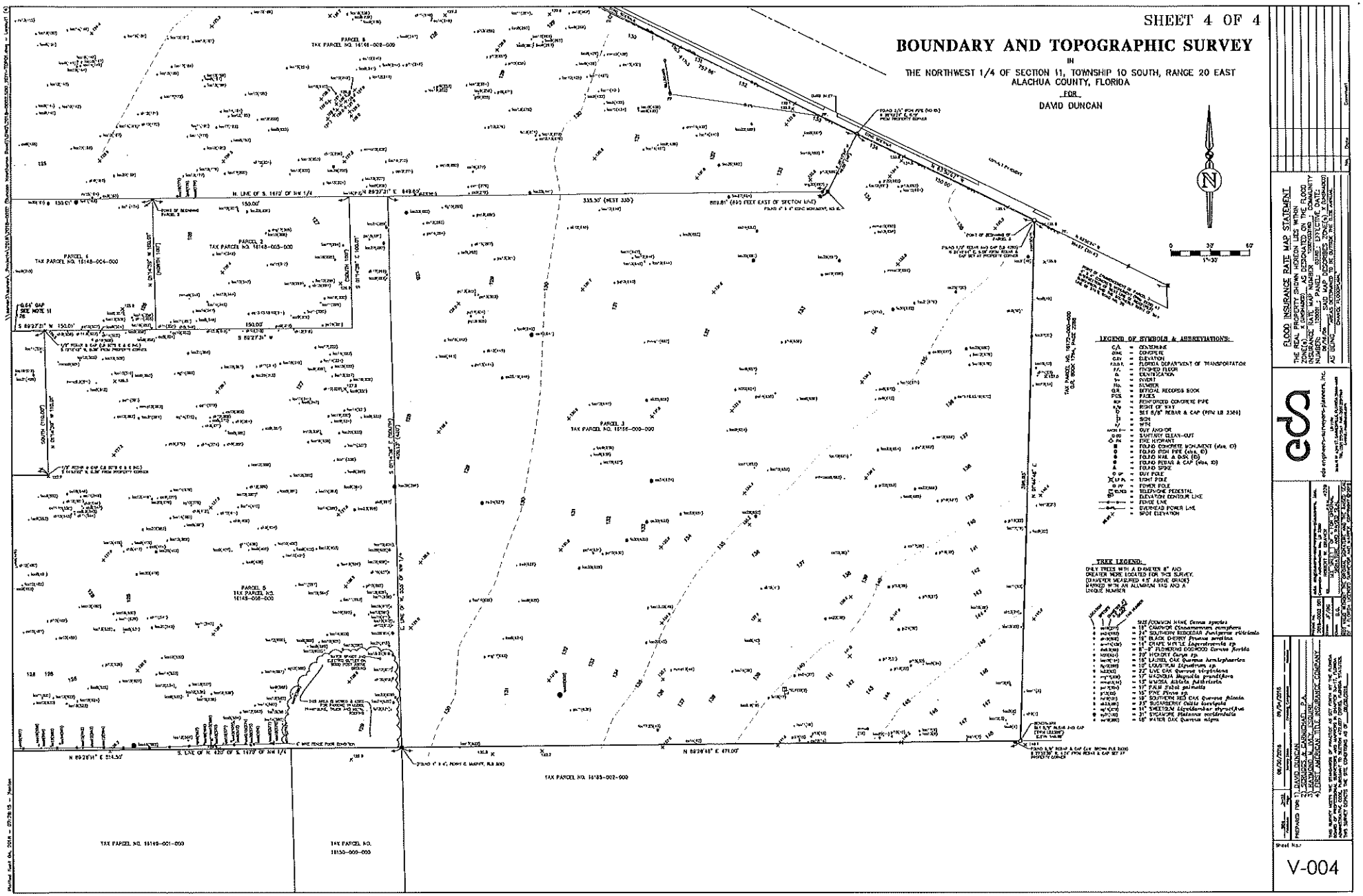
BOUNDARY AND TOPOGRAPHIC SURVEY

IN

THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 20 EAST
ALACHUA COUNTY, FLORIDA

FOR

DAVID DUNCAN



LEGEND OF SYMBOLS & ABBREVIATIONS:

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CONC	=	CONCRETE
ELEV	=	ELEVATION
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.	=	FINISHED FLOOR
INTERSECTION		
INV	=	INVERT
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PG.	=	PAGES
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
	=	SET 5/8" REBAR & CAP (PRM LB 2384)
	=	SIGN
	=	WITH
	=	GUY ANCHOR
	=	SANITARY CLEAN-OUT
	=	FIRE HYDRANT
	=	FOUND CONCRETE MONUMENT (also, ID)
	=	FOUND IRON PIPE (also, ID)
	=	FOUND NAIL & DISK (ID)
	=	FOUND REBAR & CAP (also, ID)
	=	FOUND SPIKE
	=	GUY POLE
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	=	ELEVATION BENCHMARK
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ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE) MARKED WITH AN ALUMINUM TAG AND A UNIQUE NUMBER

		SIZE/COMMON NAME	Genus species
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	=	24" SOUTHERN REDCEDAR	*Juniperus virginiana*
	=	18" BLACK CHERRY	*Prunus serotina*
	=	14" CRAPE MYRTLE	*Lagerstroemia sp.*
	=	8"-8" FLOWERING DOGWOOD	*Cornus florida*
	=	20" HICKORY	*Carya sp.*
	=	18" LAUREL OAK	*Quercus hemisphaerica*
	=	18" LIGUSTRUM	*Ligustrum sp.*
	=	22" LIVE OAK	*Quercus virginiana*
	=	17" MAGNOLIA	*Magnolia grandiflora*
	=	15" MELEA	*Melia Azedarach*
	=	17" PALM	*Sabal palmetto*
	=	15" PINE	*Pinus sp.*
	=	18" SOUTHERN RED OAK	*Quercus falcata*
	=	25" SUGARBERRY	*Celtis laevigata*
	=	14" SWEETGUM	*Liquidambar styraciflua*
	=	21" SYCAMORE	*Platanus occidentalis*
	=	48" WATER OAK	*Quercus nigra*

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) X (UNSHADED), AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, NAME: "CITY OF GAINESVILLE, COMMUNITY NUMBER: 120001", PANEL: 0125E, EFFECTIVE DATE: 08/18/2008, SAID MAP DESIGNATES ZONE(S) X (UNSHADED) AS BEING OUTSIDE THE 500 YR. FLOOD ZONE, I.E., AN AREA OF MINIMAL FLOOD HAZARD.

eds

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www.eds-engineers-surveyors-planners.com
Tel. 352-373-3541

PREPARED FOR: 1) DAVID DUNCAN
2) ANTHONY A. DONOGHUE, P.A.
3) KAMPMAN, LLP
4) FIRST AMERICAN TITLE INSURANCE COMPANY

Sheet No.:
V-004