

28 **WHEREAS**, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville
29 Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and
30 land development regulations on specific classifications of land within the city; and

31 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Zoning Map
32 Atlas by rezoning the property that is the subject of this ordinance; and

33 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
34 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
35 pursuant to Section 163.3174, Florida Statutes, held a public hearing on July 28, 2022, and
36 voted to recommend that the City Commission approve this rezoning; and

37 **WHEREAS**, at least ten days' notice has been given once by publication in a newspaper of general
38 circulation notifying the public of this proposed ordinance and public hearings held by the City
39 Commission; and

40 **WHEREAS**, the public hearings were held pursuant to the notice described above at which
41 hearings the parties in interest and all others had an opportunity to be and were, in fact,
42 heard; and

43 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be
44 consistent with the City of Gainesville Comprehensive Plan when the amendment to the
45 Comprehensive Plan adopted by Ordinance No. 211415 becomes effective as provided therein.

46 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

47 **FLORIDA:**

48 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
49 following property from Alachua County Multi-Family Residential (R-3) and Alachua County
50 Manufactured/Mobile Home Park (RM) to Urban 6 (U6):

51 See legal description attached as **Exhibit A** and made a part hereof as if set forth
52 in full. The location of the property is shown on **Exhibit B** for visual reference.
53 In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.
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55 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
56 changes to the Zoning Map Atlas to comply with this ordinance.

57 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
58 the application hereof to any person or circumstance is held invalid or unconstitutional, such
59 finding will not affect the other provisions or applications of this ordinance that can be given
60 effect without the invalid or unconstitutional provision or application, and to this end the
61 provisions of this ordinance are declared severable.

62 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of
63 such conflict hereby repealed.

64 **SECTION 5.** This ordinance will become effective immediately upon adoption; however, the
65 rezoning will not become effective until the amendment to the City of Gainesville
66 Comprehensive Plan adopted by Ordinance No. 211415 becomes effective as provided therein.

67 **PASSED AND ADOPTED** this _____ day of _____, 2022.

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LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

OMICHELE D. GAINEY
CITY CLERK

DANIEL M. NEE
INTERIM CITY ATTORNEY

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81
82
83 This ordinance passed on first reading the _____ day of _____, 2022.

84

85 This ordinance passed on adoption reading the _____ day of _____, 2022.

Exhibit A to Ordinance 211417

Starr Annexation:

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF THE EAST 1/2 OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°51'27" WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1993.04 FEET TO THE EAST LINE OF THE WEST 1/4 OF THE EAST 1/2 OF SAID SECTION 4; THENCE NORTH 00°01'40" EAST, ALONG SAID EAST LINE, 235.43 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1430, PAGE 709 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'40" EAST, ALONG SAID EAST LINE, 1803.13 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE SOUTH 36°35'52" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1895.54 FEET TO THE NORTHEAST CORNER OF AN ALACHUA COUNTY DRAINAGE RIGHT-OF-WAY AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 1328, PAGE 307 OF SAID PUBLIC RECORDS; THENCE SOUTH 63°11'04" WEST, 220.00 FEET TO THE NORTHWEST CORNER OF SAID DRAINAGE RIGHT-OF-WAY, THENCE SOUTH 36°35'52" EAST, ALONG THE WESTERLY LINE OF SAID DRAINAGE RIGHT-OF-WAY, 203.48 FEET TO A CORNER ON THE NORTHWESTERLY BOUNDARY OF 'SHELL ROCK VILLAS, REPLAT', AS PER PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 77 OF SAID PUBLIC RECORDS; THENCE SOUTH 63°11'04" WEST, ALONG SAID NORTHWESTERLY BOUNDARY, 494.46 FEET TO THE NORTHWESTERLY MOST CORNER OF SAID 'SHELL ROCK VILLAS, REPLAT', AND TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW 8TH AVENUE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°22'32", AN ARC DISTANCE OF 97.20 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 83°57'27" WEST, 97.01 FEET; THENCE SOUTH 89°51'27" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 285.79 FEET TO THE EAST LINE OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1430, PAGE 709 AND TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID CERTAIN PARCEL OF LAND, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 44°51'27" EAST, 35.36 FEET; THENCE NORTH 00°08'33" WEST, ALONG SAID EAST LINE OF SAID CERTAIN PARCEL OF LAND, 134.15 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 205.00 FEET; THENCE NORTHERLY, ALONG SAID EAST LINE OF SAID CERTAIN PARCEL, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'52", AN ARC DISTANCE OF 35.71 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 05°07'59" WEST, 35.67 FEET; THENCE NORTH 89°58'20" WEST, ALONG THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND, 253.83 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

Exhibit A to Ordinance 211417

SURVEYOR'S NOTE: PARCEL 1 LEGAL DESCRIPTION CONTAINS ALACHUA COUNTY PARCEL NUMBERS 06655-002-003 AND 06655-002-025. PARCEL NUMBER 06655-002-025 HAS BEEN CONVEYED TO ALACHUA COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4040, PAGE 706 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND IS NOT INCLUDED IN THIS SURVEY.

(LESS OUT AS CREATED BY THIS SURVEY PER WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4040, PAGE 706 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA)

LESS AND EXCEPT THOSE LANDS CONVEYED TO ALACHUA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4040, PAGE 706 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF SHELL ROCK VILLAS, AS PER PLAT RECORDED IN PLAT BOOK 'L', PAGE 44 AND SHELL ROCK VILLAS, REPLAT, AS PER PLAT RECORDED IN PLAT BOOK 'L', PAGE 77, BOTH OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR THE POINT OF BEGINNING; THENCE NORTH 63 DEG. 16 MIN. 10 SEC. EAST ALONG THE NORTH LINE OF SAID SHELL ROCK VILLAS, AND SHELL ROCK VILLAS, REPLAT, AND ALONG THE SOUTH BOUNDARY LINE OF THE GAINESVILLE LAND INVESTORS, LLC PROPERTY, AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 3214, PAGE 709 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 494.46 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY LINE OF AN ALACHUA COUNTY DRAINAGE EASEMENT, AS PER EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1328, PAGE 307 OF THE SAID PUBLIC RECORDS; THENCE NORTH 36 DEG. 30 MIN. 46 SEC. WEST ALONG THE SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 202.85 FEET TO THE MOST WESTERLY CORNER OF THE SAID ALACHUA COUNTY DRAINAGE EASEMENT; THENCE NORTH 63 DEG. 16 MIN. 10 SEC. EAST ALONG THE NORTHWESTERLY BOUNDARY LINE OF THE SAID DRAINAGE EASEMENT, A DISTANCE OF 220.0 FEET TO THE MOST NORTHERLY CORNER OF SAID DRAINAGE EASEMENT, AND ALSO BEING AT AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-75; THENCE NORTH 36 DEG. 30 MIN. 46 SEC. WEST ALONG THE SAID RIGHT OF WAY LINE, A DISTANCE OF 273.98 FEET; THENCE SOUTH 06 DEG. 39 MIN. 15 SEC. WEST, A DISTANCE OF 231.96 FEET; THENCE NORTH 77 DEG. 15 MIN. 01 SEC. WEST, A DISTANCE OF 299.16 FEET; THENCE SOUTH 12 DEG. 44 MIN. 59. SEC WEST, A DISTANCE OF 543.43 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SW 8TH AVENUE/SW 61 STREET, SAID INTERSECTION BEING A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 450.0 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, AND THROUGH A CENTRAL ANGLE OF 10 DEG. 48 MIN. 59 SEC., AN ARC DISTANCE OF 84.95 FEET TO THE SAID MOST WESTERLY CORNER OF SHELL ROCK VILLAS AND SHELL ROCK VILLAS REPLAT, FOR THE SAID POINT OF BEGINNING.

Exhibit A to Ordinance 211417

PARCEL 2:

A TRACT OF LAND IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

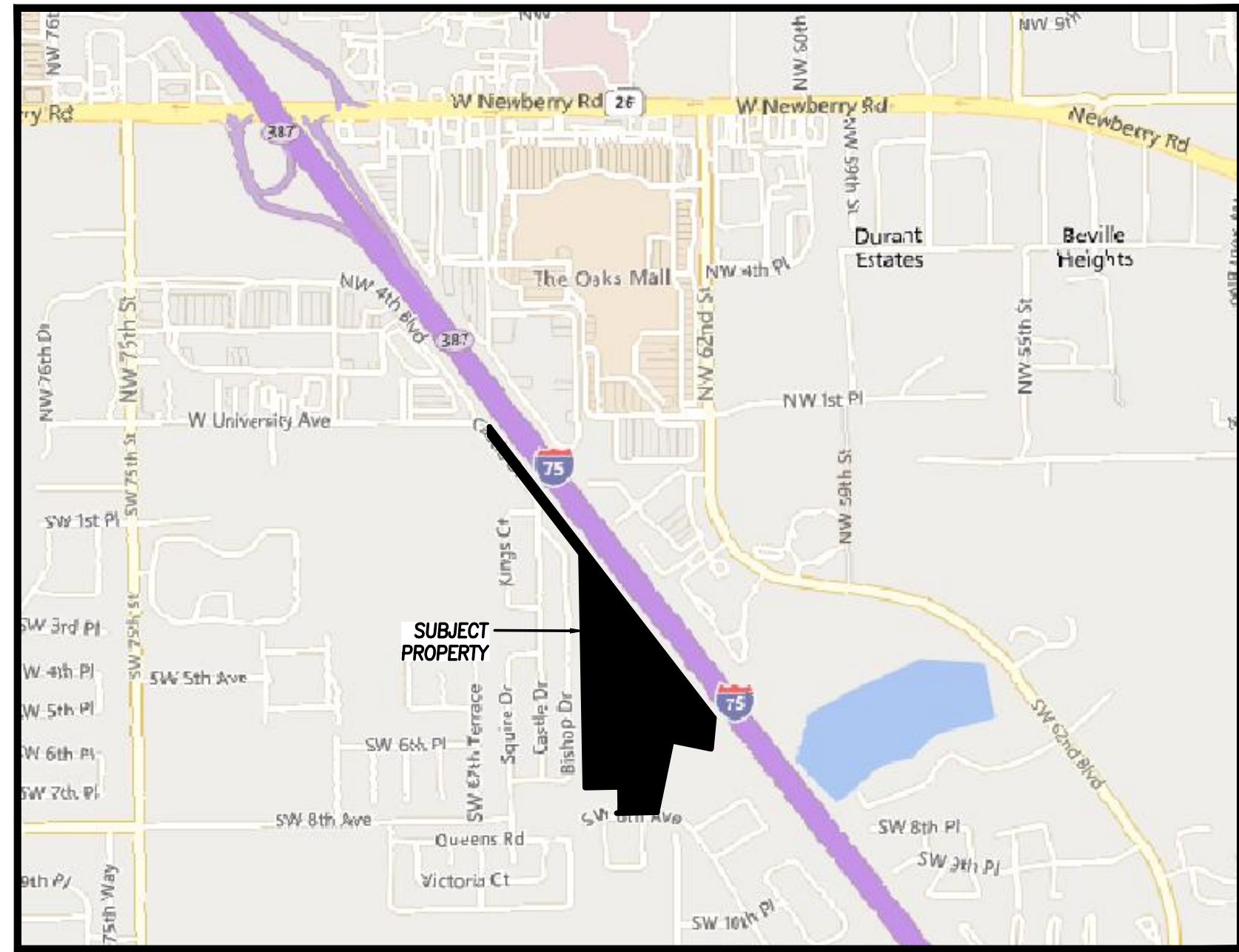
COMMENCE AT A RAILROAD SPIKE FOUND AND ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4 AND RUN NORTH 01°00'00" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 4, A DISTANCE OF 2866.48 FEET TO A REBAR CAP (P.L.S. NO. 4258) SET AT THE INTERSECTION OF THE WEST LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF A 40 FOOT ALACHUA COUNTY RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE RUN SOUTH 37°37'04" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1112.09 FEET TO A REBAR CAP (P.L.S. NO. 4258) SET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE WEST 1/4 OF THE EAST 1/2 OF SAID SECTION 4; THENCE RUN NORTH 01°01'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 67.11 FEET TO AN IRON PIPE FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. I-75 (A 300 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 37°37'04" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF I-75, A DISTANCE OF 1112.03 FEET TO AN IRON PIPE FOUND AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE AFOREMENTIONED WEST LINE OF THE EAST 1/2 OF SAID SECTION 4; THENCE RUN SOUTH 01°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 67.06 FEET TO THE POINT OF BEGINNING.

Per surveyor's note #7. SUBJECT PROPERTY (ALACHUA COUNTY PARCEL NUMBERS 06655-002-003 & 06655-200-001) CONTAINS A TOTAL OF 1,105,756 SQUARE FEET OR 25.38 ACRES ±.

GAIN

SW 8th Avenue
Gainesville, Florida 32607
Boundary, Topographic & Tree Survey

VICINITY MAP:
1" = 1,000'



LEGEND:

BWF	BARBED WIRE FENCE	MES	MITERED END SECTION	☐	COMMUNICATIONS BOX
CCR	CERTIFIED CORNER RECORD	N	NORTHING	☐	COMMUNICATIONS RISER
CLF	CHAIN LINK FENCE	NAVD	NORTH AMERICAN VERTICAL DATUM	⬇	BENCHMARK
CM	CONCRETE MONUMENT	NAD	NAIL & DISK	☐	CONCRETE UTILITY POLE
CMD	CONCRETE MONUMENT WITH DISK	-OHW-	OVERHEAD WIRES	☐	ELECTRIC BOX
CMP	CORRUGATED METAL PIPE	ORB	OFFICIAL RECORDS BOOK	☐	GLY ANCHOR
-COM-	BURIED COMMUNICATIONS LINE	PB	PLAT BOOK	☐	LIGHT POLE
CONC	CONCRETE	PC	PAGE	☐	WOOD UTILITY POLE
DS	DRAINAGE STRUCTURE	P.O.B.	POINT OF BEGINNING	☐	GAS VALVE
E	EASTING	P.O.C.	POINT OF COMMENCEMENT	●	BOLLARD
-EL-	BURIED ELECTRIC LINE	PVC	POLYVINYL CHLORIDE PIPE	⊙	MONITORING WELL
ELEV	ELEVATION	(R)	PER RECORD	⊙	TRAFFIC SIGN
ESMT	EASEMENT	RCF	REINFORCED CONCRETE PIPE	⊙	SEWER VALVE
EP	EDGE OF PAVEMENT	R/W	RIGHT-OF-WAY	⊙	SANITARY MANHOLE
ERCP	ELLIPTICAL CONCRETE PIPE	RCE	RANGE	⊙	FORCEMAIN MARKER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	-S&N-	BURIED SANITARY LINE	⊙	PEDESTRIAN SIGNAL POLE
-FM-	BURIED FOREMAN	SB&TC	SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY	⊙	TRAFFIC SIGNAL BOX
FND	FOUND	-SD-	BURIED STORM DRAIN	⊙	STORM MANHOLE
-GAS-	BURIED GAS LINE	SEC	SECTION	⊙	FIRE HYDRANT
HWF	HOG WIRE FENCE	SS	SANITARY STRUCTURE	⊙	WATER METER
ID	IDENTIFICATION	TOB	TOP OF BANK	⊙	WATER VALVE
INV	INVERT ELEVATION	TOS	TOE OF SLOPE	⊙	SOIL BORING
IP	IRON PIPE	TR	TRANSFORMER		
IR	IRON ROD	TWP	TOWNSHIP		
IRC	IRON ROD & CAP	(TYP)	TYPICAL		
(M)	AS MEASURED	VPF	VINYL PRIVACY FENCE		
		-WL-	BURIED WATER LINE		

LEGAL DESCRIPTION:

(PER ALTA COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2076-5735820, ISSUING OFFICE FILE NUMBER: 21-130, BEARING A COMMITMENT DATE OF NOVEMBER 19, 2021 AT 8:00 AM.)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF THE EAST 1/2 OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°51'27" WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1993.04 FEET TO THE EAST LINE OF THE WEST 1/4 OF THE EAST 1/2 OF SAID SECTION 4; THENCE NORTH 0°01'40" EAST, ALONG SAID EAST LINE, 235.43 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1430, PAGE 709 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°01'40" EAST, ALONG SAID EAST LINE, 1803.13 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE SOUTH 36°35'52" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1895.54 FEET TO THE NORTHEAST CORNER OF AN ALACHUA COUNTY DRAINAGE RIGHT-OF-WAY AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 1328, PAGE 307 OF SAID PUBLIC RECORDS; THENCE SOUTH 63°11'04" WEST, 2210.00 FEET TO THE NORTHWEST CORNER OF SAID DRAINAGE RIGHT-OF-WAY; THENCE SOUTH 36°35'52" EAST, ALONG THE WESTERLY LINE OF SAID DRAINAGE RIGHT-OF-WAY, 203.48 FEET TO A CORNER ON THE NORTHWESTERLY BOUNDARY OF "SHELL ROCK VILLAS, REPLAT," AS PER PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 77 OF SAID PUBLIC RECORDS; THENCE SOUTH 63°11'04" WEST, ALONG SAID NORTHWESTERLY BOUNDARY, 484.46 FEET TO THE NORTHWESTERLY MOST CORNER OF SAID "SHELL ROCK VILLAS, REPLAT," AND TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW 8TH AVENUE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°22'32", AN ARC DISTANCE OF 97.20 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 83°57'27" WEST, 97.01 FEET; THENCE SOUTH 89°51'27" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 285.79 FEET TO THE EAST LINE OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1430, PAGE 709 AND TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID CERTAIN PARCEL OF LAND, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 44°51'27" EAST, 35.36 FEET; THENCE NORTH 0°08'33" WEST, ALONG SAID EAST LINE OF SAID CERTAIN PARCEL OF LAND, 134.15 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 205.00 FEET; THENCE NORTHERLY ALONG SAID EAST LINE OF SAID CERTAIN PARCEL, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'52", AN ARC DISTANCE OF 35.71 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 03°07'59" WEST, 35.67 FEET; THENCE NORTH 89°52'29" WEST, ALONG THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND, 253.83 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTE: PARCEL 1 LEGAL DESCRIPTION CONTAINS ALACHUA COUNTY PARCEL NUMBERS 06655-002-003 AND 06655-002-025. PARCEL NUMBER 06655-002-025 HAS BEEN HAS BEEN CONVEYED TO ALACHUA COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4040, PAGE 706 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND IS NOT INCLUDED IN THIS SURVEY.

(LESS OUT AS CREATED BY THIS SURVEY PER WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4040, PAGE 706 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA)

LESS AND EXCEPT THOSE LANDS CONVEYED TO ALACHUA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4040, PAGE 706 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF SHELL ROCK VILLAS, AS PER PLAT RECORDED IN PLAT BOOK "L", PAGE 44 AND SHELL ROCK VILLAS, REPLAT, AS PER PLAT RECORDED IN PLAT BOOK "L", PAGE 77, BOTH OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR THE POINT OF BEGINNING; THENCE NORTH 63 DEG. 16 MIN. 10 SEC. EAST ALONG THE NORTH LINE OF SAID SHELL ROCK VILLAS, AND SHELL ROCK VILLAS, REPLAT, AND ALONG THE SOUTH BOUNDARY LINE OF THE GAINESVILLE LAND INVESTORS, LLC PROPERTY, AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 1214, PAGE 709 OF SAID PUBLIC RECORDS, A DISTANCE OF 484.46 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY LINE OF AN ALACHUA COUNTY DRAINAGE EASEMENT, AS PER EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1328, PAGE 307 OF THE SAID PUBLIC RECORDS; THENCE NORTH 39 DEG. 30 MIN. 46 SEC. WEST ALONG THE SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 202.85 FEET TO THE MOST WESTERLY CORNER OF THE SAID ALACHUA COUNTY DRAINAGE EASEMENT; THENCE NORTH 83 DEG. 16 MIN. 10 SEC. EAST ALONG THE NORTHWESTERLY BOUNDARY LINE OF THE SAID DRAINAGE EASEMENT, A DISTANCE OF 220.00 FEET TO THE MOST NORTHERLY CORNER OF SAID DRAINAGE EASEMENT, AND ALSO BEING AT AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-75; THENCE NORTH 36 DEG. 30 MIN. 46 SEC. WEST ALONG THE SAID RIGHT OF WAY LINE, A DISTANCE OF 223.88 FEET; THENCE SOUTH 08 DEG. 39 MIN. 15 SEC. WEST, A DISTANCE OF 231.96 FEET; THENCE NORTH 77 DEG. 15 MIN. 01 SEC. WEST, A DISTANCE OF 299.16 FEET; THENCE SOUTH 12 DEG. 44 MIN. 59 SEC. WEST, A DISTANCE OF 543.43 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SW 8TH AVENUE/SW 61 STREET, SAID INTERSECTION BEING A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, AND THROUGH A CENTRAL ANGLE OF 10 DEG. 48 MIN. 59 SEC., AN ARC DISTANCE OF 84.95 FEET TO THE SAID MOST WESTERLY CORNER OF SHELL ROCK VILLAS AND SHELL ROCK VILLAS REPLAT, FOR THE SAID POINT OF BEGINNING.

(PER ALTA COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2076-5735820, ISSUING OFFICE FILE NUMBER: 21-130, BEARING A COMMITMENT DATE OF NOVEMBER 19, 2021 AT 8:00 AM.)

PARCEL 2:

A TRACT OF LAND IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE FOUND AND ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4 AND RUN NORTH 01°00'00" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 4, A DISTANCE OF 2866.48 FEET TO A REBAR CAP (P.L.S. NO. 4256) SET AT THE INTERSECTION OF THE WEST LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF A 40 FOOT ALACHUA COUNTY RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE RUN SOUTH 37°37'04" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1112.09 FEET TO A REBAR CAP (P.L.S. NO. 4268) SET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE WEST 1/4 OF THE EAST 1/2 OF SAID SECTION 4; THENCE RUN NORTH 01°01'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 67.11 FEET TO AN IRON PIPE FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. I-75 (A 300 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 37°37'04" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF I-75, A DISTANCE OF 1112.03 FEET TO AN IRON PIPE FOUND AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE AFOREMENTIONED WEST LINE OF THE EAST 1/2 OF SAID SECTION 4; THENCE RUN SOUTH 01°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 67.06 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-11 EXCEPTIONS:

- 9. EASEMENT GRANTED TO CITY OF GAINESVILLE BY INSTRUMENT RECORDED IN BOOK 1170, PAGE 171, AS TO PARCEL 1.
 - 10. EASEMENT GRANTED TO ALACHUA CO. BY INSTRUMENT RECORDED IN BOOK 1438, PAGE 882, AS TO PARCEL 1.
 - 11. NOTICE CONCERNING L.P. GAS PIPELINE SYSTEM AS SHOWN ON THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1110, PAGE 368, AS TO PARCEL 2.
 - 12. TERMS AND CONDITIONS AND OTHER MATTERS AS THEY MAY APPEAR AS SHOWN ON THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1052, PAGE 873, INCLUDING A 100 FOOT SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY EASEMENT AND RIGHT-OF-WAY ADJACENT AND PARALLEL AND ALONG INTERSTATE HIGHWAY NO. I-75, AS TO PARCEL 2.
- 15' PUBLIC UTILITY EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.**
- DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT LIES ACROSS PARCEL #06655-002-025 (ALACHUA COUNTY POND PARCEL) AND IS PLOTTED HEREON.**
- DOCUMENT IS A NOTICE FROM TEXAS CORPORATION TO ALACHUA COUNTY CLERK OF THE CIRCUIT COURT THAT THEY OWN AND MAINTAIN A L.P. GAS PIPELINE AT CASTLEGATE MOBILE HOME COMMUNITY LOCATED AT 100 CASTLE DRIVE (PARCEL #06655-200-000), A PORTION OF SAID GAS PIPELINE LIES ACROSS PARCEL 2 AND IS PLOTTED HEREON BASED ON UTILITY MARKING BY OTHERS.**
- EXHIBIT B OF DOCUMENT LISTS SEVERAL TITLE EXCEPTIONS WHICH MAY AFFECT SUBJECT PROPERTY.**
- (4) 100' SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY EASEMENT IS NOT DESCRIBED BY A RECORDED DOCUMENT AND IS THEREFORE NOT POSSIBLE TO CONFIRM IF IT AFFECTS THE SUBJECT PROPERTY. IT IS BELIEVED THAT THE EASEMENT REFERRED TO IN THIS DOCUMENT MAY BE THE 100' SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR INTERSTATE HIGHWAY-75 (STATE ROAD-93). THE APPROXIMATE LOCATION OF SAID EASEMENT IS APPROXIMATELY PLOTTED HEREON. THIS EASEMENT LIES ACROSS PORTIONS OF PARCELS 1 AND 2 OF SUBJECT PROPERTY, AND MAY AFFECT SUBJECT PROPERTY.
 - (5) RIGHTS-OF-WAY OF 40-FOOT FRONTAGE ROAD RUNNING ADJACENT AND PARALLEL TO INTERSTATE HIGHWAY-75 IS NOT DESCRIBED BY A RECORDED DOCUMENT AND IS THEREFORE NOT POSSIBLE TO CONFIRM IF IT AFFECTS SUBJECT PROPERTY. IT IS BELIEVED THAT THE 40' RIGHT-OF-WAY REFERRED TO IN THIS DOCUMENT IS PARCEL 2 OF SUBJECT PROPERTY.
 - (6) EASEMENT TO CITY OF GAINESVILLE RECORDED IN OFFICIAL RECORDS BOOK 726, PAGE 220 IS THE SAME AS TITLE EXCEPTION #13 LISTED BELOW.
 - (7) ROAD RIGHT-OF-WAY TO COUNTY OF ALACHUA RECORDED IN OFFICIAL RECORDS BOOK 784, PAGE 591 DOES NOT AFFECT SUBJECT PROPERTY. RIGHT-OF-WAY IS FOR A PORTION OF SW 8TH AVENUE LYING WEST OF SUBJECT PROPERTY.
 - (8) EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 953 DOES NOT LIE ACROSS SUBJECT PROPERTY AND DOES NOT AFFECT SUBJECT PROPERTY.
- 13. EASEMENT GRANTED TO CITY OF GAINESVILLE BY INSTRUMENT RECORDED IN BOOK 726, PAGE 220, AS TO PARCEL 2.
 - 14. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
 - 15. PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE INSURED MORTGAGE, THIS POLICY ONLY INSURES UP TO THE AMOUNT ACTUALLY DISBURSED, BUT, AS PROCEEDS ARE DISBURSED, INCREASES IN ACCORDANCE WITH FLORIDA CONSTRUCTION LOAN UPDATE ENDORSEMENT(S), UP TO THE AMOUNT OF INSURANCE STATED IN SCHEDULE A.
- NOT A SURVEY MATTER.**

SURVEYOR'S NOTES:

- SURVEY MADE WITH BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2076-5735820, ISSUING OFFICE FILE NUMBER: 21-130, BEARING A COMMITMENT DATE OF NOVEMBER 19, 2021 AT 8:00 AM.
- HORIZONTAL ROTATION AND COORDINATES ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/2011 ADJUSTMENT AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AND VERIFIED AGAINST FLORIDA DEPARTMENT OF TRANSPORTATION HORIZONTAL CONTROL MONUMENTS 2628014 C15, 2628014 C16, AND 2628014 C17.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWEST LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY-75, THAT BEARING BEING S 37°38'51" E, AND IS RELATIVE TO GRID NORTH.
- ELEVATIONS SHOWN HEREON ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL CONTROL MONUMENT 2628014 BM6, ELEVATION = 81.98, RELATIVE TO NAVD83 DATUM.
- ACCORDING TO FIRM PANEL NUMBER 12001 C 0293 E, DATED SEPTEMBER 24, 2021 THE SUBJECT PROPERTY LIES IN ZONE 7X.
- FLOOD ZONE LINES SHOWN HEREON ARE APPROXIMATE AND ARE SCALED FROM LARGE SCALE FLOOD MAPS.
- SUBJECT PROPERTY (ALACHUA COUNTY PARCEL NUMBERS 06655-002-003 & 06655-200-001) CONTAINS A TOTAL OF 1,105,756 SQUARE FEET OR 25.38 ACRES ±.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON OBSERVED EVIDENCE OF UTILITIES COMBINED WITH UTILITY MARKINGS PROVIDED BY BLOOD HOUND, LLC AND GAINESVILLE REGIONAL UTILITIES (GRU) MAPS PROVIDED BY CLIENT. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
- NO UNDERGROUND FOUNDATIONS OR OTHER BURIED FEATURES HAVE BEEN LOCATED BY THIS SURVEY, UNLESS OTHERWISE SHOWN.
- NO ADDRESS WAS PROVIDED BY CLIENT AND WAS NOT OBSERVED WHILE CONDUCTING THE FIELDWORK FOR THIS SURVEY.
- A ZONING REPORT OR LETTER HAS NOT BEEN PROVIDED FOR THIS SURVEY.
- THERE ARE NO BUILDINGS EXISTING ON SUBJECT PROPERTY.
- NAMES OF ADJOINING LAND OWNERS ARE PER ALACHUA COUNTY PROPERTY APPRAISER.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY.
- NO INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAS BEEN MADE AVAILABLE FOR THIS SURVEY.
- EVIDENCE OF RECENT STREET AND SIDEWALK CONSTRUCTION WAS OBSERVED ALONG SW 8TH AVENUE IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
- NO WETLAND MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
- THERE ARE NO MARKED PARKING SPACES ON SUBJECT PROPERTY.
- NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
- THE SUBJECT PROPERTY HAS ACCESS TO SW 8TH AVENUE AND WEST UNIVERSITY, BOTH DEDICATED PUBLIC RIGHT OF WAYS.
- ONLY TREES 8" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER WERE LOCATED BY THIS SURVEY, EXCEPT FOR LAUREL OAKS WERE ONLY LOCATED IF 30" DBH OR LARGER, AND PINES WERE ONLY LOCATED IF 20" DBH OR LARGER.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SURVEY PREPARED FOR:

MMI DEVELOPMENT, INC.

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 5A-17, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472 AS APPLICABLE.

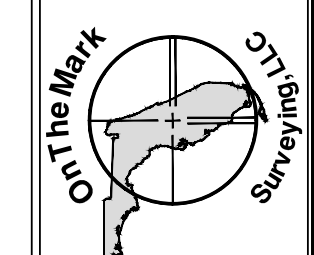
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

06/21/22
DATE
Cory A. High
Surveyor
06743

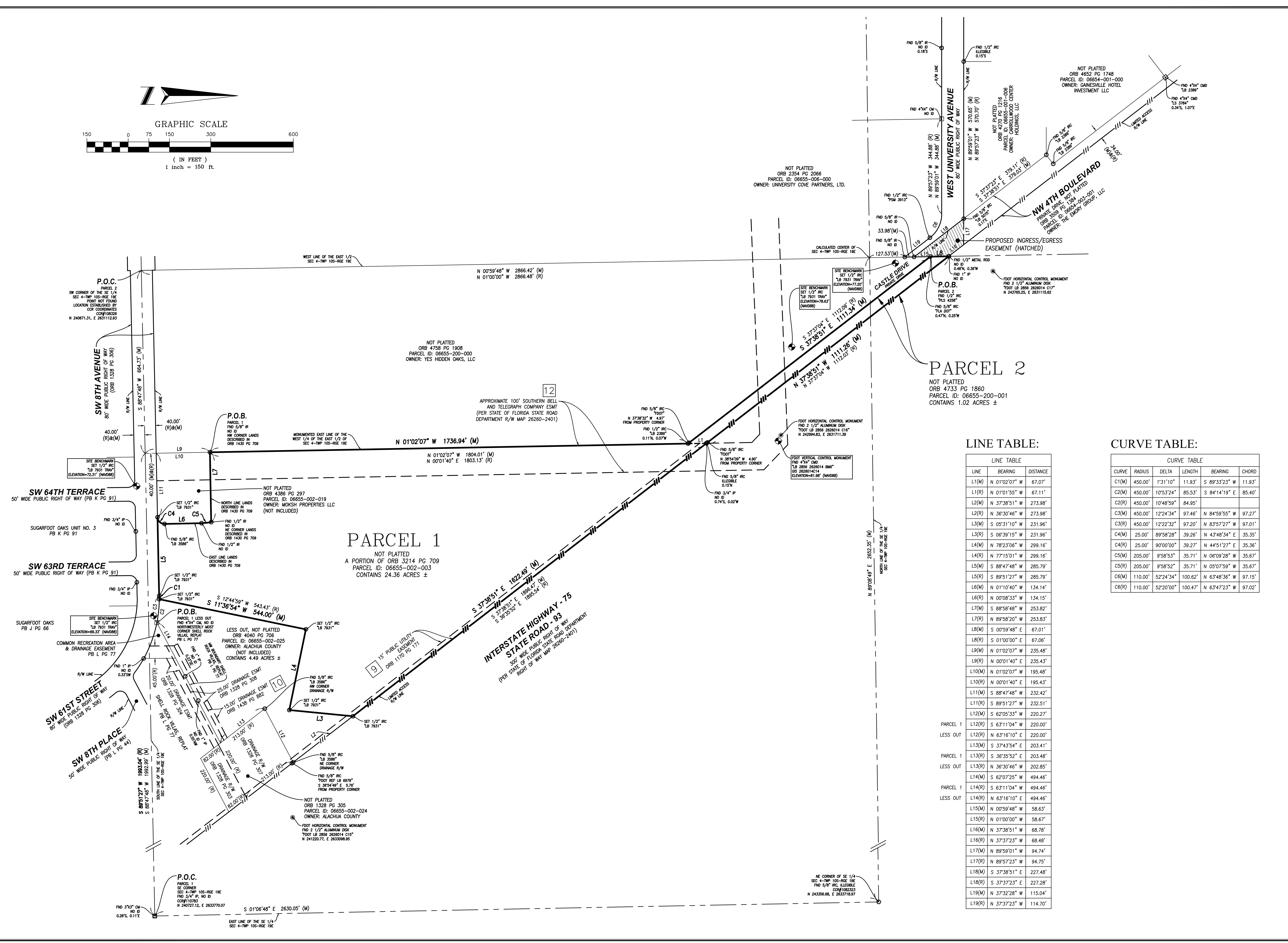
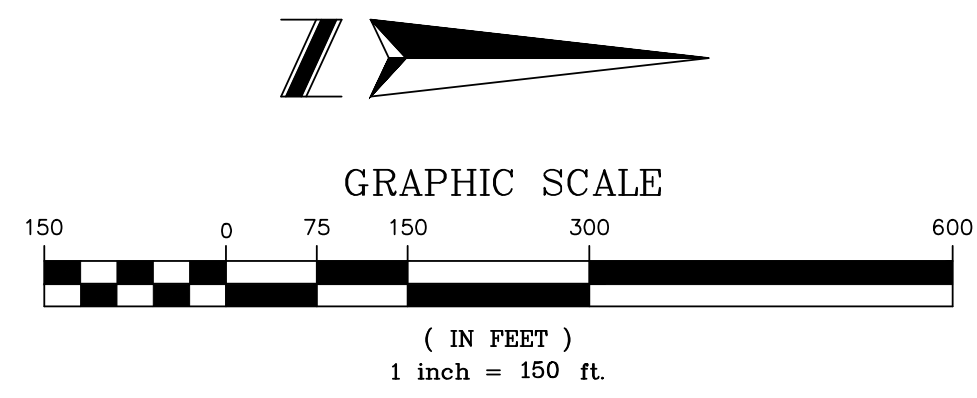
No.	1
Revisions	1
Date	06/08/22
Added Less Out to Parcel	1 Legal
Added Bearings	06/16/22
	2
	3
	4
	5
	6

Boundary, Topographic & Tree Survey
GAIN
SW 8th Avenue
Gainesville, Florida 32607

On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32771
Phone: (321)626-6376
Email: OTMSurveying@gmail.com



Drawn by: CAH
Checked by: CAH
Project: GAIN
Field Date: 06/15/22
Scale: N/A
Sheet 1 of 8



PARCEL 2
NOT PLATTED
ORB 4733 PG 1860
PARCEL ID: 06655-200-001
CONTAINS 1.02 ACRES ±

PARCEL 1
NOT PLATTED
A PORTION OF ORB 3214 PG 709
PARCEL ID: 06655-002-003
CONTAINS 24.36 ACRES ±

LINE TABLE:

LINE	BEARING	DISTANCE
L1(M)	N 01°02'07" W	67.07'
L1(R)	N 01°01'55" W	67.11'
L2(M)	N 37°38'51" W	273.98'
L2(R)	N 36°30'46" W	273.98'
L3(M)	S 05°31'10" W	231.96'
L3(R)	S 06°39'15" W	231.96'
L4(M)	N 78°23'06" W	299.16'
L4(R)	N 77°15'01" W	299.16'
L5(M)	S 88°47'48" W	285.79'
L5(R)	S 89°51'27" W	285.79'
L6(M)	N 01°10'40" W	134.14'
L6(R)	N 00°08'33" W	134.15'
L7(M)	S 88°58'48" W	253.82'
L7(R)	N 89°58'20" W	253.83'
L8(M)	S 00°59'48" E	67.01'
L8(R)	S 01°00'00" E	67.06'
L9(M)	N 01°02'07" W	235.48'
L9(R)	N 00°01'40" E	235.43'
L10(M)	N 01°02'07" W	195.48'
L10(R)	N 00°01'40" E	195.43'
L11(M)	S 88°47'48" W	232.42'
L11(R)	S 89°51'27" W	232.51'
L12(M)	S 62°05'33" W	220.27'
L12(R)	S 63°11'04" W	220.00'
LESS OUT	L12(R)	N 63°16'10" E 220.00'
LESS OUT	L13(M)	S 37°43'54" E 203.41'
LESS OUT	L13(R)	S 36°35'52" E 203.48'
LESS OUT	L14(M)	N 36°30'46" W 202.85'
LESS OUT	L14(R)	S 62°07'25" W 494.46'
LESS OUT	L14(R)	S 63°11'04" W 494.46'
LESS OUT	L14(R)	N 63°16'10" E 494.46'
LESS OUT	L15(M)	N 00°59'48" W 58.63'
LESS OUT	L15(R)	N 01°00'00" W 58.67'
LESS OUT	L16(M)	N 37°38'51" W 68.78'
LESS OUT	L16(R)	N 37°37'23" W 68.48'
LESS OUT	L17(M)	N 89°59'01" W 94.74'
LESS OUT	L17(R)	N 89°57'23" W 94.75'
LESS OUT	L18(M)	S 37°38'51" W 227.48'
LESS OUT	L18(R)	S 37°37'23" W 227.28'
LESS OUT	L19(M)	N 37°32'28" W 115.04'
LESS OUT	L19(R)	N 37°37'23" W 114.70'

CURVE TABLE:

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1(M)	450.00'	1°31'10"	11.93'	S 89°33'23" W	11.93'
C2(M)	450.00'	10°53'24"	85.53'	S 84°14'19" E	85.40'
C2(R)	450.00'	10°48'59"	84.95'		
C3(M)	450.00'	12°24'34"	97.46'	N 84°59'55" W	97.22'
C3(R)	450.00'	12°22'32"	97.20'	N 83°57'27" W	97.01'
C4(M)	25.00'	89°58'28"	39.26'	N 43°48'34" E	35.35'
C4(R)	25.00'	90°00'00"	39.27'	N 44°51'27" E	35.36'
C5(M)	205.00'	9°58'53"	35.71'	N 06°09'28" W	35.67'
C5(R)	205.00'	9°58'52"	35.71'	N 05°07'59" W	35.67'
C6(M)	110.00'	52°24'34"	100.62'	N 63°48'36" W	97.15'
C6(R)	110.00'	52°20'00"	100.47'	N 63°47'23" W	97.02'

No.	1	2	3	4	5	6
Date	03/09/22	06/08/22	06/16/22	06/16/22		
Revisions	Boundary, Topographic & Tree Survey	Added Less Out to Parcel 1 Legal	Added Bearings			

Boundary, Topographic & Tree Survey

GAIN

SW 8th Avenue

Florida 32607

On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32771
Phone: (321)626-6376
Email: OTMSurveying@gmail.com

Drawn by: CAH
Checked by: CAH
Project: GAIN
Field Date: 06/15/22
Scale: 1"=150'
Sheet 2 of 8

SEE SHEET 4

CURVE TABLE:

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1(M)	450.00'	1°31'10"	11.93'	S 89°33'23" W	11.93'
C2(R)	450.00'	10°48'59"	84.95'	S 84°14'19" E	85.40'
C3(M)	450.00'	12°24'34"	97.46'	N 84°59'55" W	97.27'
C3(R)	450.00'	12°22'32"	97.20'	N 83°57'27" W	97.01'
C4(M)	25.00'	89°58'28"	39.26'	N 43°48'34" E	35.35'
C4(R)	25.00'	90°00'00"	39.27'	N 44°51'27" E	35.36'
C5(M)	205.00'	9°58'53"	35.71'	N 06°09'28" W	35.67'
C5(R)	205.00'	9°58'52"	35.71'	N 05°07'59" W	35.67'

LINE TABLE:

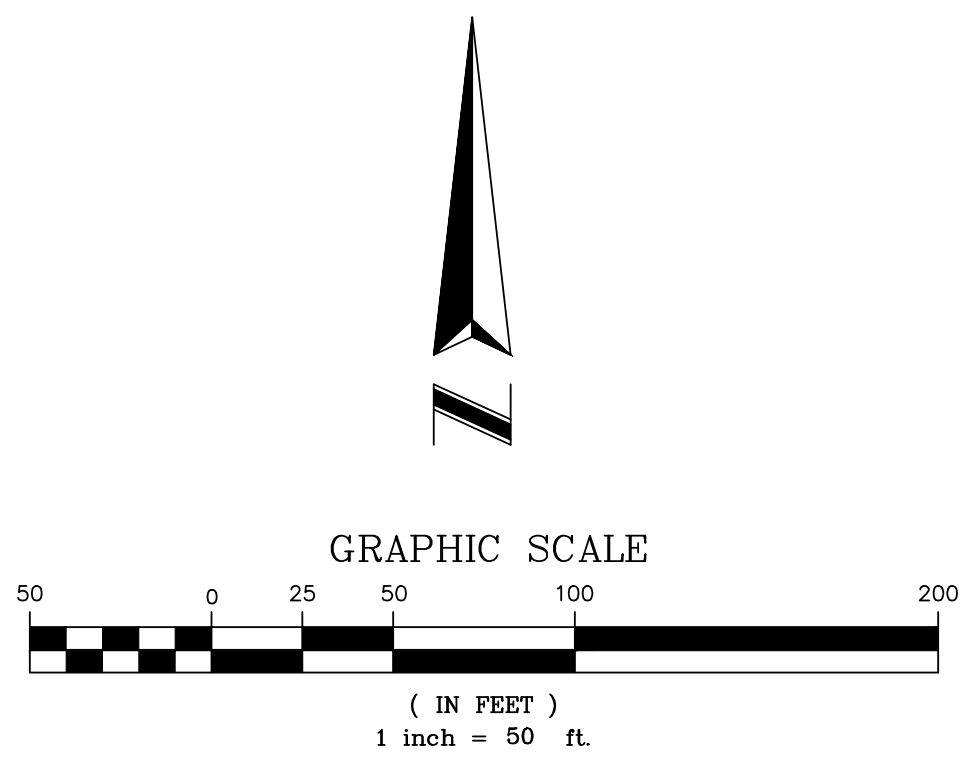
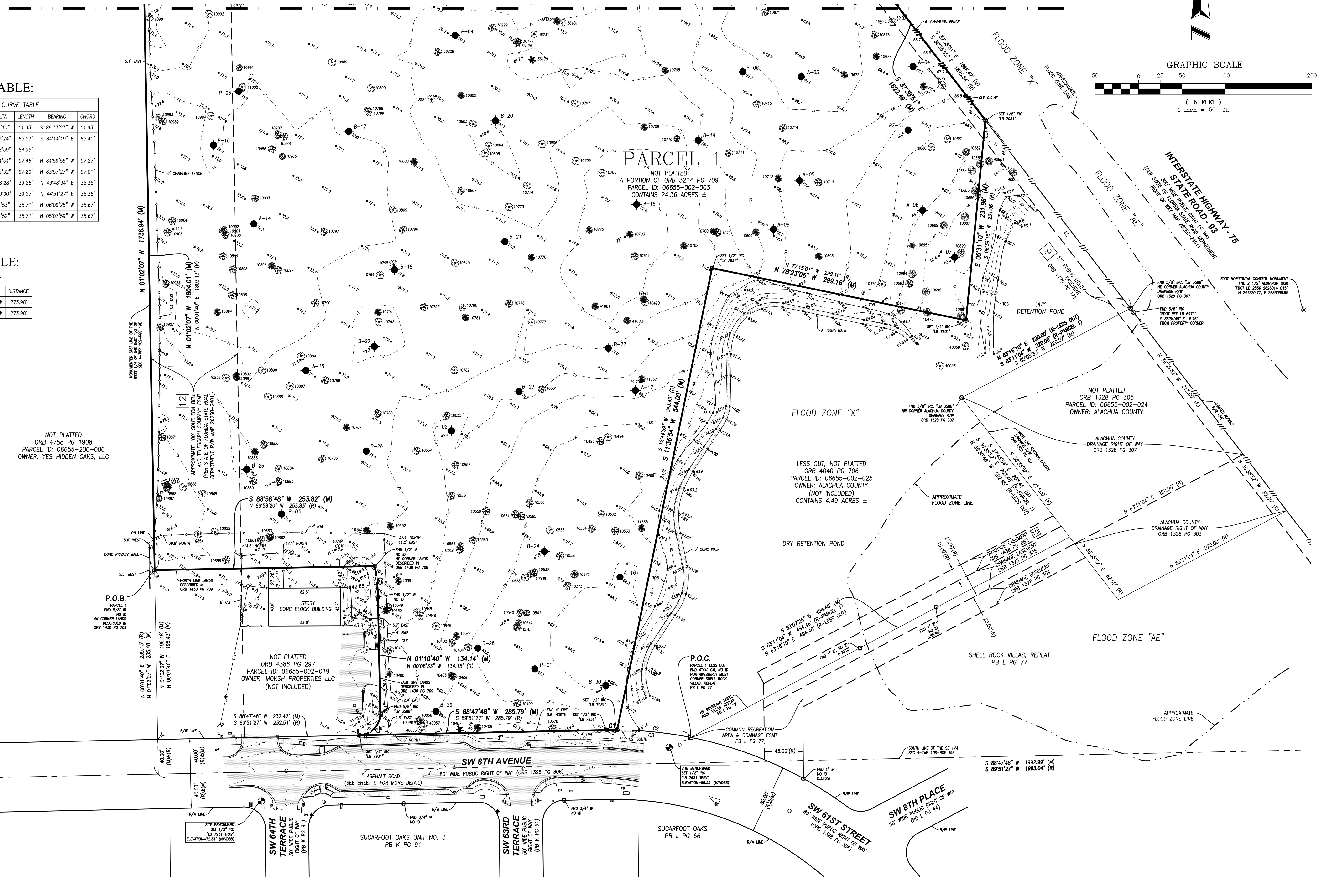
LINE	BEARING	DISTANCE
L2(M)	N 37°38'51" W	273.98'
L2(R)	N 36°30'46" W	273.98'

NOT PLATTED
ORB 4758 PG 1908
PARCEL ID: 06655-200-000
OWNER: YES HIDDEN OAKS, LLC

NOT PLATTED
ORB 4396 PG 297
PARCEL ID: 06655-002-019
OWNER: MOKSH PROPERTIES LLC
(NOT INCLUDED)

LESS OUT, NOT PLATTED
ORB 4040 PG 706
PARCEL ID: 06655-002-025
OWNER: ALACHUA COUNTY
(NOT INCLUDED)
CONTAINS 4.49 ACRES ±

NOT PLATTED
ORB 1328 PG 305
PARCEL ID: 06655-002-024
OWNER: ALACHUA COUNTY



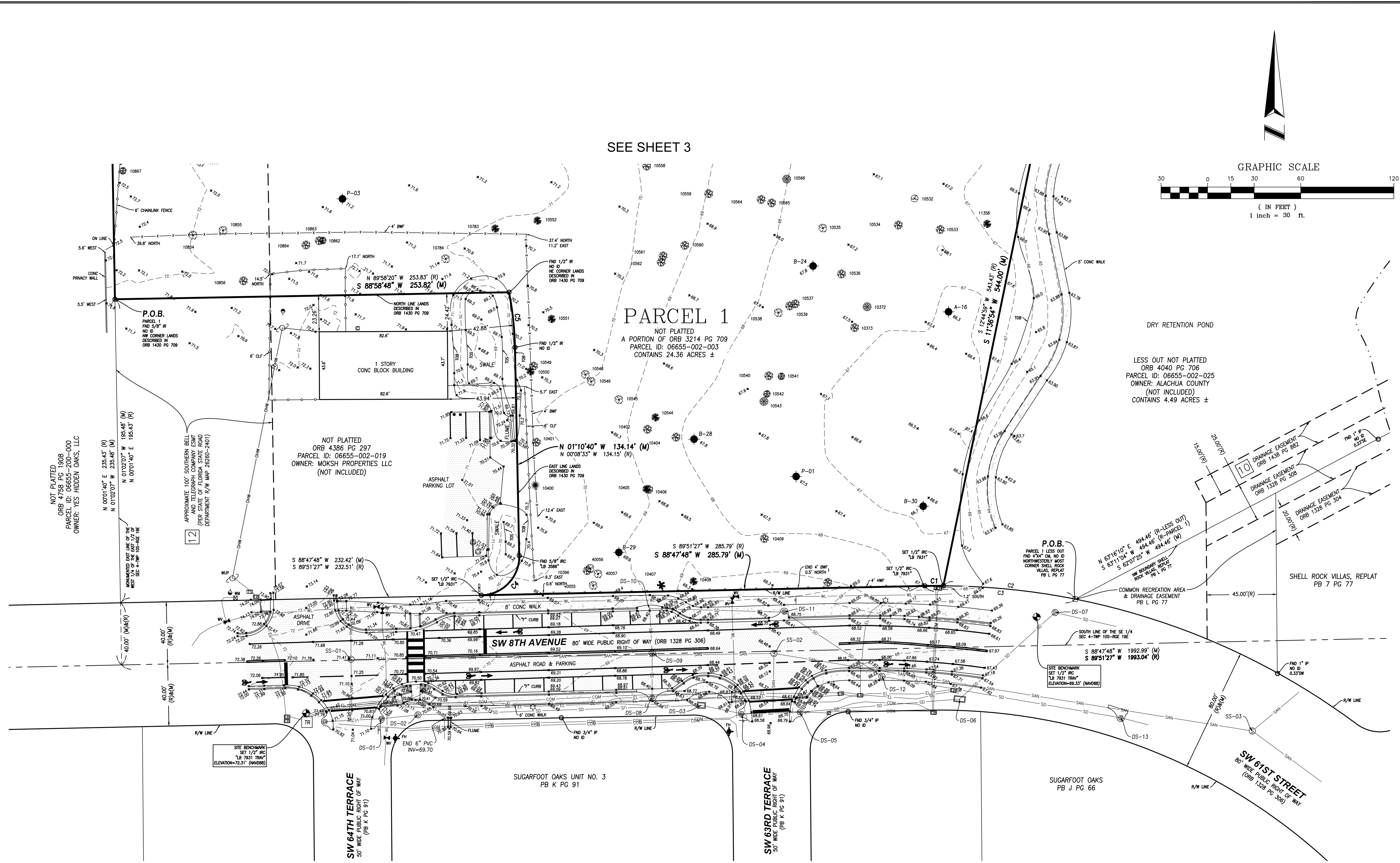
Date	Revisions
03/09/22	Boundary, Topographic & Tree Survey
06/08/22	Added Less Out to Parcel 1 Legal
06/16/22	Added Bearings

Boundary, Topographic & Tree Survey

GAIN
SW 8th Avenue
Gainesville, Florida 32607

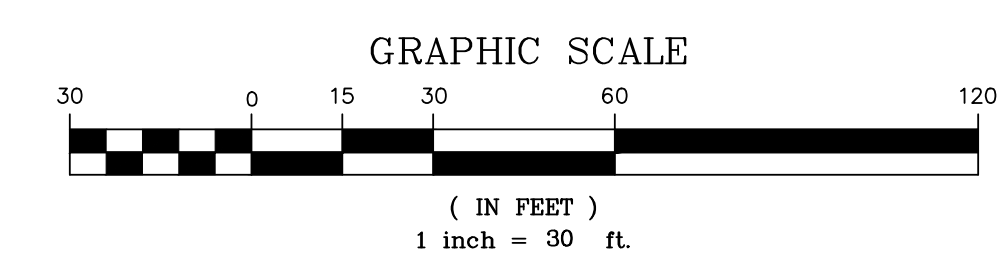
On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32771
Phone: (321)626-6376
Email: OTMSurveying@gmail.com

Drawn by:
CAH
Checked by:
CAH
Project:
GAIN
Field Date:
06/15/22
Scale:
1"=50'
Sheet 3 of 8



SEE SHEET 3

PARCEL 1
 NOT PLATTED
 A PORTION OF ORB 3214 PG 709
 PARCEL ID: 06655-002-003
 CONTAINS 24.36 ACRES ±



SANITARY STRUCTURES

- SS-01, SANITARY MANHOLE
 TOP=71.38
 E INV=64.80 (8" PVC)
 S INV=64.86 (8" PVC)
 N INV=66.71 (8" PVC)
- SS-02, SANITARY MANHOLE
 TOP=68.41
 W INV=59.05 (8" PVC)
 E INV=58.78 (8" PVC)
 S INV=63.03 (8" PVC)
- SS-03, SANITARY MANHOLE
 TOP=67.93
 W INV=57.83 (8" PVC)
 SE INV=57.80 (8" PVC)
 NE INV=57.72 (8" PVC)

DRAINAGE STRUCTURES

- DS-01, CURB INLET
 EP ELEV=68.70
 W INV=67.68 (18" RCP)
 E INV=67.65 (18" RCP)
 N INV=65.09 (24" RCP)
- DS-02, STORM MANHOLE
 TOP=71.36
 W INV=67.58 (18" RCP)
 E INV=67.34 (18" RCP)
- DS-03, INLET
 TOP=68.11
 W INV=65.93 (18" RCP)
 E INV=65.88 (18" RCP)
- DS-04, CURB INLET
 EP ELEV=68.40
 W INV=66.28 (18" RCP)
 E INV=65.26 (18" RCP)

- DS-05, CURB INLET
 EP ELEV=68.70
 W INV=64.97 (18" RCP)
 E INV=64.94 (18" RCP)
 N INV=65.09 (24" RCP)
- DS-06, INLET
 TOP=68.55
 W INV=62.97 (24" RCP)
 NE INV=62.88 (18" RCP)
 E INV=62.83 (14"x23" ERCRP)
- DS-07, STORM MANHOLE
 TOP=69.29
 SW INV=63.10 (24"x38" ERCRP)
 E INV=63.05 (24"x38" ERCRP)
- DS-08, CURB INLET
 EP ELEV=68.40
 N INV=63.25 (18" RCP)

- DS-09, STORM CONFLICT MANHOLE
 TOP=68.76
 S INV=63.14 (18" RCP)
 N INV=63.07 (18" RCP)
 TOP SAN CASING=65.19
- DS-10, CURB INLET
 EP ELEV=68.40
 S INV=62.88 (18" RCP)
 E INV=62.83 (14"x23" ERCRP)
- DS-11, CURB INLET
 EP ELEV=68.40
 W INV=62.56 (14"x23" ERCRP)
 SE INV=62.41 (14"x23" ERCRP)
- DS-12, STORM MANHOLE
 TOP=68.24
 NW INV=62.22 (14"x23" ERCRP)
 E INV=60.63 (14"x23" ERCRP)

- DS-13, CURB INLET
 EP ELEV=68.90
 W INV=60.30 (14"x23" ERCRP)
 E INV=60.15 (18" RCP)

CURVE TABLE:

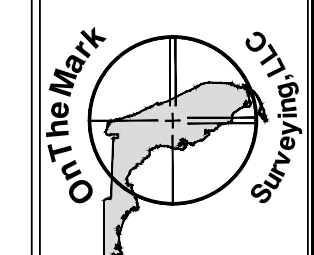
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1(M)	450.00'	1°31'10"	11.93'	S 89°33'23" W	11.93'
C2(M)	450.00'	10°53'24"	85.53'	S 84°14'19" E	85.40'
C2(R)	450.00'	10°48'59"	84.95'		
C3(M)	450.00'	12°24'34"	97.46'	N 84°59'55" W	97.27'
C3(R)	450.00'	12°22'32"	97.20'	N 83°57'27" W	97.01'
C4(M)	25.00'	89°58'28"	39.26'	N 4°38'34" E	35.35'
C4(R)	25.00'	90°00'00"	39.27'	N 44°51'27" E	35.36'
C5(M)	205.00'	9°58'53"	35.71'	N 06°09'28" W	35.67'
C5(R)	205.00'	9°58'52"	35.71'	N 05°07'59" W	35.67'

No.	Revisions
1	Boundary, Topographic & Tree Survey
2	Added Less Out to Parcel 1 Legal
3	Added Bearings
4	
5	
6	

Boundary, Topographic & Tree Survey

GAIN
 SW 8th Avenue
 Gainesville, Florida 32607

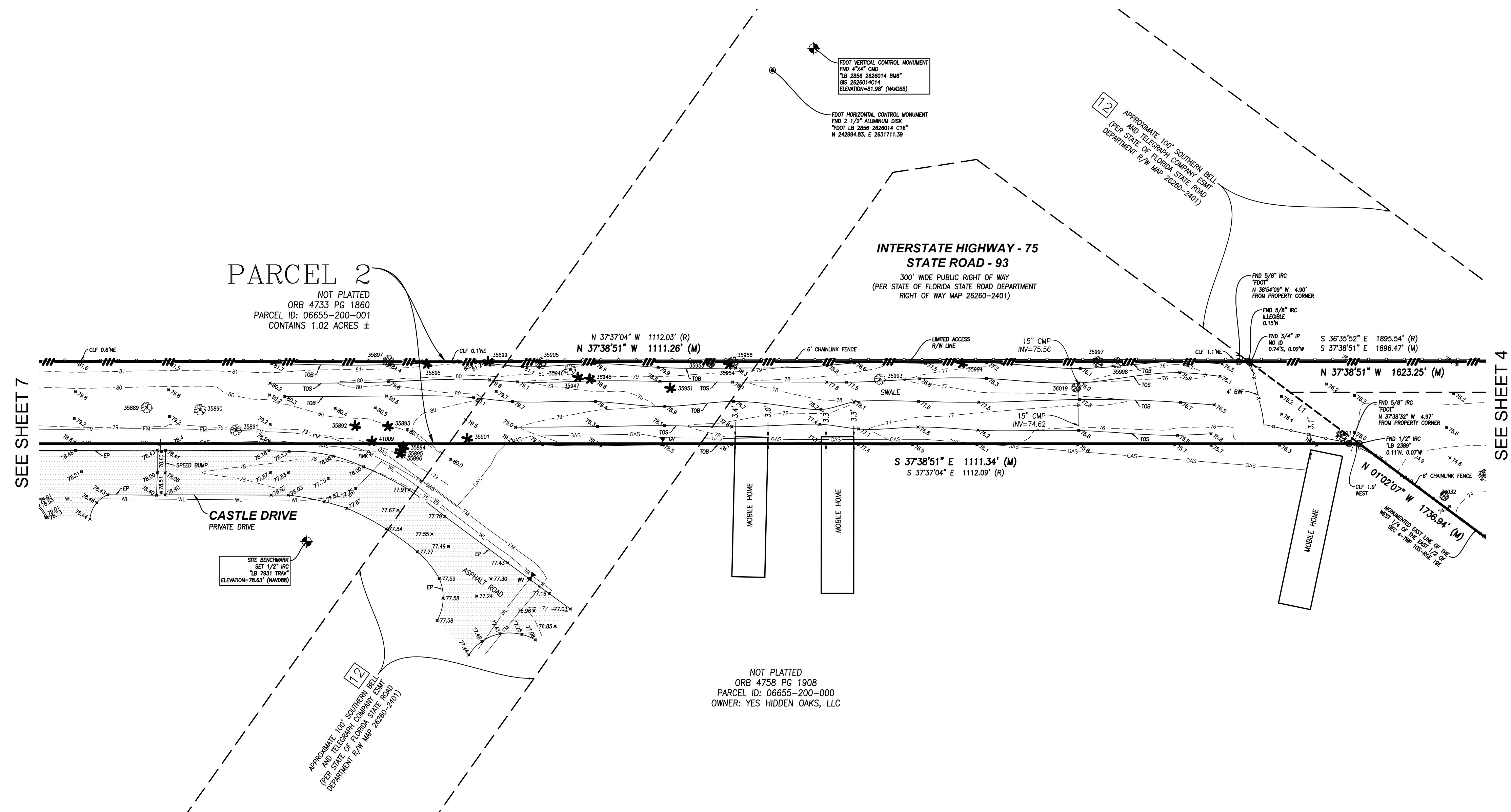
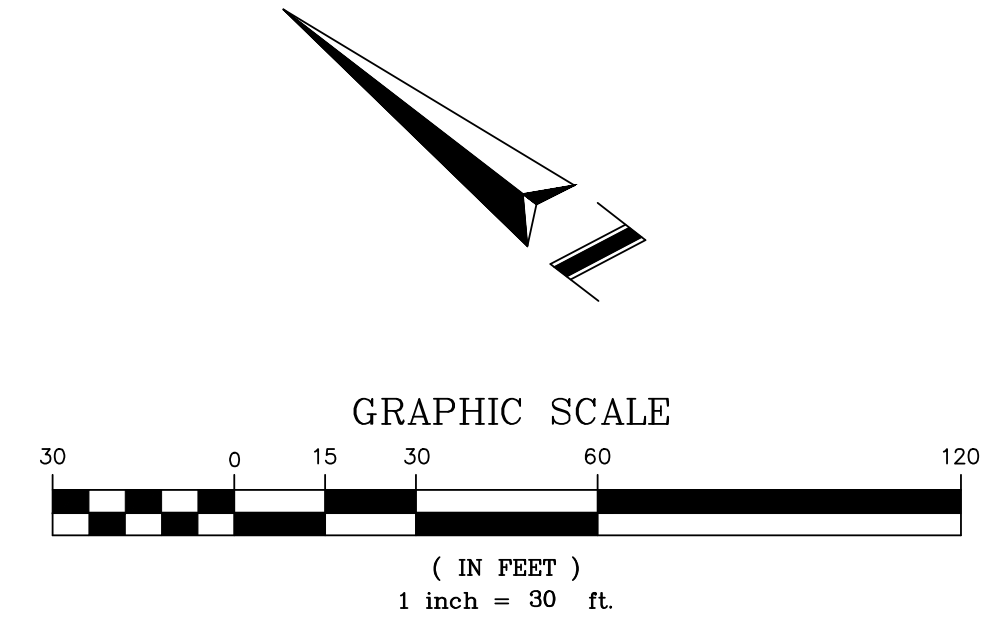
On the Mark Surveying, LLC
 LB 7931
 143 Meadow Boulevard
 Sanford, Florida 32771
 Phone: (321)626-6376
 Email: OTMSurveying@gmail.com



Drawn by: CAH
 Checked by: CAH
 Project: GAIN
 Field Date: 06/15/22
 Scale: 1"=30'
 Sheet 5 of 8

LINE TABLE:

LINE	BEARING	DISTANCE
L1(M)	N 01°02'07" W	67.07'
L1(R)	N 01°01'55" W	67.11'



SEE SHEET 7

SEE SHEET 4

PARCEL 2
NOT PLATTED
ORB 4733 PG 1860
PARCEL ID: 06655-200-001
CONTAINS 1.02 ACRES ±

**INTERSTATE HIGHWAY - 75
STATE ROAD - 93**
300' WIDE PUBLIC RIGHT OF WAY
(PER STATE OF FLORIDA STATE ROAD DEPARTMENT
RIGHT OF WAY MAP 26260-2401)

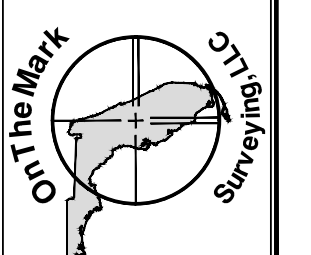
NOT PLATTED
ORB 4758 PG 1908
PARCEL ID: 06655-200-000
OWNER: YES HIDDEN OAKS, LLC

No.	Revisions
1	03/09/22 Boundary, Topographic & Tree Survey
2	06/08/22 Added Less Out to Parcel / Legal
3	06/16/22 Added Bearings
4	
5	
6	

Boundary, Topographic & Tree Survey

GAIN
SW 8th Avenue
Gainesville, Florida 32607

On the Mark Surveying, LLC
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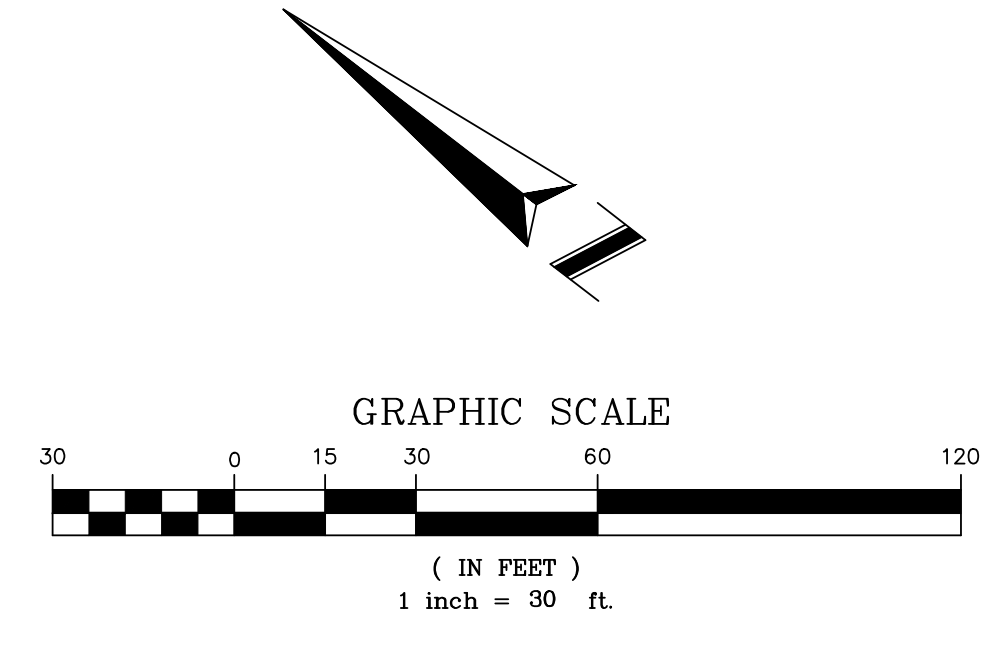
Drawn by:
CAH
Checked by:
CAH
Project:
GAIN
Field Date:
06/15/22
Scale:
1"=30'
Sheet 6 of 8

LINE TABLE:

LINE	BEARING	DISTANCE
L8(M)	S 00°59'48" E	67.01'
L8(R)	S 01°00'00" E	67.06'
L15(M)	N 00°59'48" W	58.63'
L15(R)	N 01°00'00" W	58.67'
L17(M)	N 89°59'01" W	94.74'
L17(R)	N 89°57'23" W	94.75'
L18(M)	S 37°38'51" E	227.48'
L18(R)	S 37°37'23" E	227.28'

CURVE TABLE:

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C6(M)	110.00'	52°24'34"	100.62'	N 63°48'36" W	97.15'
C6(R)	110.00'	52°20'00"	100.47'	N 63°47'23" W	97.02'

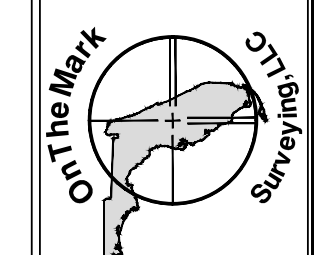


No.	Revisions
1	03/09/22 Boundary, Topographic & Tree Survey
2	06/08/22 Added Less Out to Parcel 1 Legal
3	06/16/22 Added Bearings
4	
5	
6	

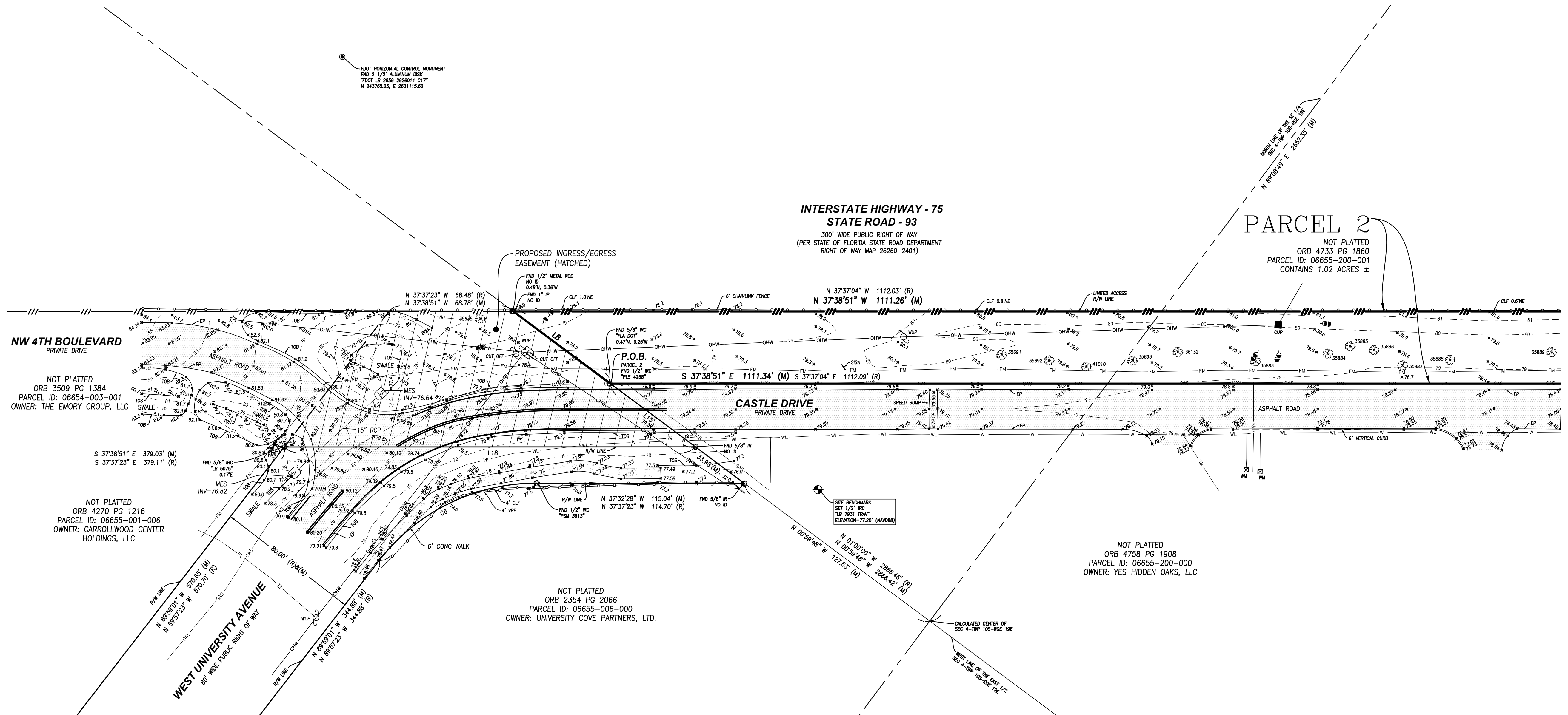
Boundary, Topographic & Tree Survey

GAIN
SW 8th Avenue
Gainesville, Florida 32607

On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32771
Phone: (321)626-6376
Email: OTMSurveying@gmail.com



Drawn by:
CAH
Checked by:
CAH
Project:
GAIN
Field Date:
06/15/22
Scale:
1"=30'
Sheet 7 of 8



SEE SHEET 6

TREE TABLES:

Tree #	Type	Size
10372	Pignut Hickory	9"
10373	Black Cherry	9"
10378	Black Cherry	14"
10396	Black Cherry	13"
10400	Cedar	8"
10401	Black Cherry	18"
10402	Black Cherry	8"
10404	Black Cherry	8"
10405	Longleaf Pine	20"
10406	Black Cherry	11"
10407	Cabbage Palm	16"
10408	Longleaf Pine	20"
10409	Black Cherry	8"
10475	Pignut Hickory	11"
10476	Pignut Hickory	8"
10479	Laurel Oak	30"
10480	Post Oak	12"
10491	Longleaf Pine	20"
10494	Laurel Oak	32"
10495	Black Cherry	12"
10498	Black Cherry	8"
10531	Black Cherry	8"
10532	Camphor	8"
10533	Black Cherry	8"
10534	Black Cherry	8"
10535	Live Oak	15"
10536	Black Cherry	8"
10537	Black Cherry	9"
10538	Live Oak	15"
10539	Black Cherry	8"
10540	Black Cherry	9"
10541	Mimosa	9"
10542	Mimosa	8"
10543	Pignut Hickory	8"
10544	Longleaf Pine	20"
10545	Live Oak	12"
10546	Live Oak	15"
10548	Live Oak	23'X9"
10549	Black Cherry	12'X9"
10550	Longleaf Pine	22"
10551	Longleaf Pine	20"
10552	Longleaf Pine	24"
10554	Black Cherry	14"
10555	Black Cherry	9'X8"
10557	Black Cherry	10"
10558	Black Cherry	9"
10559	Black Cherry	8"
10560	Black Cherry	8"
10561	Black Cherry	8"
10562	Black Cherry	9"
10564	Black Cherry	12'X11"
10565	Black Cherry	10"
10566	Pignut Hickory	13"
10667	Live Oak	12"
10668	Live Oak	13"
10669	Live Oak	15"
10670	Longleaf Pine	23"
10671	Black Cherry	10"
10672	Longleaf Pine	20"
10673	Longleaf Pine	23"
10674	Black Cherry	8"
10675	Live Oak	9"
10676	Black Cherry	8"
10677	Longleaf Pine	27"
10678	Longleaf Pine	20"
10679	Live Oak	12'X9"
10680	Live Oak	22"
10681	Laurel Oak	30"
10682	Pignut Hickory	12"
10683	Pignut Hickory	17"
10684	Pignut Hickory	9"
10685	Pignut Hickory	17"
10686	Pignut Hickory	23"
10687	Pignut Hickory	22"
10689	Pignut Hickory	18'X9"
10690	Pignut Hickory	10"
10691	Pignut Hickory	13"
10692	Pignut Hickory	8"
10693	Black Cherry	8"
10694	Pignut Hickory	10"
10695	Cedar	9"
10698	Longleaf Pine	20"
10699	Longleaf Pine	23"
10700	Longleaf Pine	23"
10701	Black Cherry	8"
10702	Longleaf Pine	25"
10703	Longleaf Pine	20"
10704	Black Cherry	8"
10705	Live Oak	14"
10706	Live Oak	10"
10707	Live Oak	9"
10708	Longleaf Pine	21"
10709	Longleaf Pine	20"
10710	Mimosa	8"
10711	Black Cherry	12"
10712	Longleaf Pine	20"
10713	Black Cherry	10"
10714	Black Cherry	9"
10715	Black Cherry	9"
10773	Live Oak	10"

Tree #	Type	Size
10774	Live Oak	8'X8'X6"
10775	Longleaf Pine	21"
10776	Longleaf Pine	20"
10777	Camphor	8"
10778	Black Cherry	9"
10780	Camphor	8"
10781	Longleaf Pine	23"
10782	Live Oak	8"
10783	Longleaf Pine	22"
10784	Live Oak	23"
10786	Black Cherry	13"
10787	Longleaf Pine	22"
10788	Black Cherry	8"
10789	Black Cherry	9'X7'X7"
10790	Black Cherry	9"
10791	Longleaf Pine	20"
10792	Live Oak	14"
10793	Black Cherry	8"
10794	Live Oak	15"
10795	Live Oak	9"
10796	Black Cherry	8"
10797	Black Cherry	9"
10798	Live Oak	11"
10799	Live Oak	9"
10800	Live Oak	12"
10801	Live Oak	9"
10802	Longleaf Pine	21"
10803	Live Oak	13"
10804	Live Oak	14"
10805	Live Oak	8"
10806	Laurel Oak	30"
10807	Black Cherry	9"
10808	Longleaf Pine	20"
10809	Turkey Oak	12"
10810	Live Oak	8"
10854	Live Oak	16"
10855	Live Oak	13"
10856	Black Cherry	13'X13"
10862	Mimosa	8"
10863	Black Cherry	12'X7"
10864	Black Cherry	8"
10865	Live Oak	16"
10869	Live Oak	30"
10867	Mimosa	10"
10868	Pignut Hickory	8'X7"
10869	Black Cherry	11"
10870	Black Cherry	9"
10871	Black Cherry	16"
10880	Black Cherry	8'X8"
10883	Black Cherry	9"
10884	Live Oak	16"
10885	Longleaf Pine	22"
10886	Black Cherry	10"
10887	Live Oak	15"
10888	Live Oak	12"
10889	Live Oak	14"
10890	Live Oak	14"
10891	Longleaf Pine	20"
10892	Black Cherry	9"
10893	Live Oak	15"
10894	Longleaf Pine	21"
10895	Black Cherry	8"
10896	Longleaf Pine	20"
10897	Black Cherry	11"
10898	Black Cherry	8"
10899	Black Cherry	12"
10900	Black Cherry	10"
10901	Black Cherry	8"
10902	Black Cherry	8"
10903	Black Cherry	12"
10904	Black Cherry	8'X8'X8"
10905	Black Cherry	13"
10906	Black Cherry	10'X8"
10907	Black Cherry	9"
10979	Black Cherry	26"
10981	Laurel Oak	47"
10982	Black Cherry	12"
10983	Black Cherry	16"
10984	Live Oak	24"
10985	Mimosa	10"
10986	Black Cherry	10"
10987	Black Cherry	8"
10988	Black Cherry	12"
10989	Live Oak	18"
10991	Mimosa	10"
10992	Live Oak	9"
10993	Live Oak	32"
10994	Black Cherry	15"
10995	Longleaf Pine	26"
10996	Black Cherry	11"
10997	Longleaf Pine	23"
10998	Black Cherry	12"
10999	Longleaf Pine	24"
11000	Black Cherry	14"
11001	Black Cherry	10"
11002	Black Cherry	12"
11005	Black Cherry	9"
11006	Longleaf Pine	20"
11007	Black Cherry	8"
11008	Black Cherry	10"

Tree #	Type	Size
11009	Black Cherry	12"
11010	Black Cherry	18'X15"
11011	Black Cherry	8"
11012	Black Cherry	12"
11013	Live Oak	35"
11014	Black Cherry	13"
11015	Live Oak	27"
11016	Black Cherry	10"
11017	Black Cherry	15"
11018	Live Oak	11"
11019	Black Cherry	10"
11020	Black Cherry	14'X6"
11021	Live Oak	8"
11022	Longleaf Pine	20"
11023	Black Cherry	10"
11024	Black Cherry	8"
11025	Black Cherry	10"
11026	Longleaf Pine	23"
11027	Black Cherry	9"
11028	Black Cherry	8"
11029	Black Cherry	9"
11179	Black Cherry	15"
11181	Black Cherry	9'X8"
11183	Black Cherry	12"
11184	Black Cherry	12"
11185	Black Cherry	9"
11186	Live Oak	19"
11187	Black Cherry	12"
11188	Live Oak	18"
11191	Black Cherry	19'X7"
11192	Black Cherry	8"
11193	Black Cherry	9"
11194	Black Cherry	9"
11195	Laurel Oak	34"
11196	Black Cherry	12"
11197	Live Oak	9"
11198	Live Oak	11"
11199	Live Oak	14"
11200	Laurel Oak	36"
11201	Black Cherry	8"
11202	Black Cherry	12"
11203	Black Cherry	13"
11204	Black Cherry	12"
11205	Black Cherry	10"
11206	Black Cherry	15"
11207	Black Cherry	13"
11208	Black Cherry	11"
11209	Black Cherry	11"
11210	Black Cherry	15"
11211	Live Oak	12'X9"
11213	Black Cherry	8"
11216	Laurel Oak	42"
11217	Black Cherry	10"
11219	Laurel Oak	37"
11220	Black Cherry	9"
11221	Black Cherry	11'X11"
11222	Black Cherry	13'X11"
11223	Longleaf Pine	21"
11224	Black Cherry	8'X6"
11225	Longleaf Pine	25"
11226	Longleaf Pine	24"
11227	Longleaf Pine	20"
11228	Black Cherry	10'X10"
11229	Longleaf Pine	24"
11230	Live Oak	18'X14"
11231	Laurel Oak	31"
11232	Black Cherry	9"
11233	Longleaf Pine	20"
11234	Black Cherry	9"
11235	Laurel Oak	18'X18"
11236	Live Oak	10"
11237	Black Cherry	9"
11238	Longleaf Pine	20"
11239	Longleaf Pine	28"
11240	Black Cherry	12"
11278	Black Cherry	9"
11279	Black Cherry	8"
11280	Live Oak	14"
11281	Longleaf Pine	27"
11282	Black Cherry	9"
11283	Black Cherry	10"
11284	Live Oak	24"
11285	Black Cherry	9'X8'X6"
11286	Black Cherry	10"
11287	Longleaf Pine	22"
11288	Black Cherry	10"
11289	Black Cherry	8"
11290	Black Cherry	8"
11291	Longleaf Pine	22"
11293	Longleaf Pine	26"
11295	Black Cherry	8"
11296	Longleaf Pine	22"
11297	Longleaf Pine	20"
11298	Longleaf Pine	21"
11299	Longleaf Pine	20"
11300	Black Cherry	8"
11301	Longleaf Pine	20"
11302	Longleaf Pine	23"
11303	Longleaf Pine	24"
11304	Laurel Oak	31"

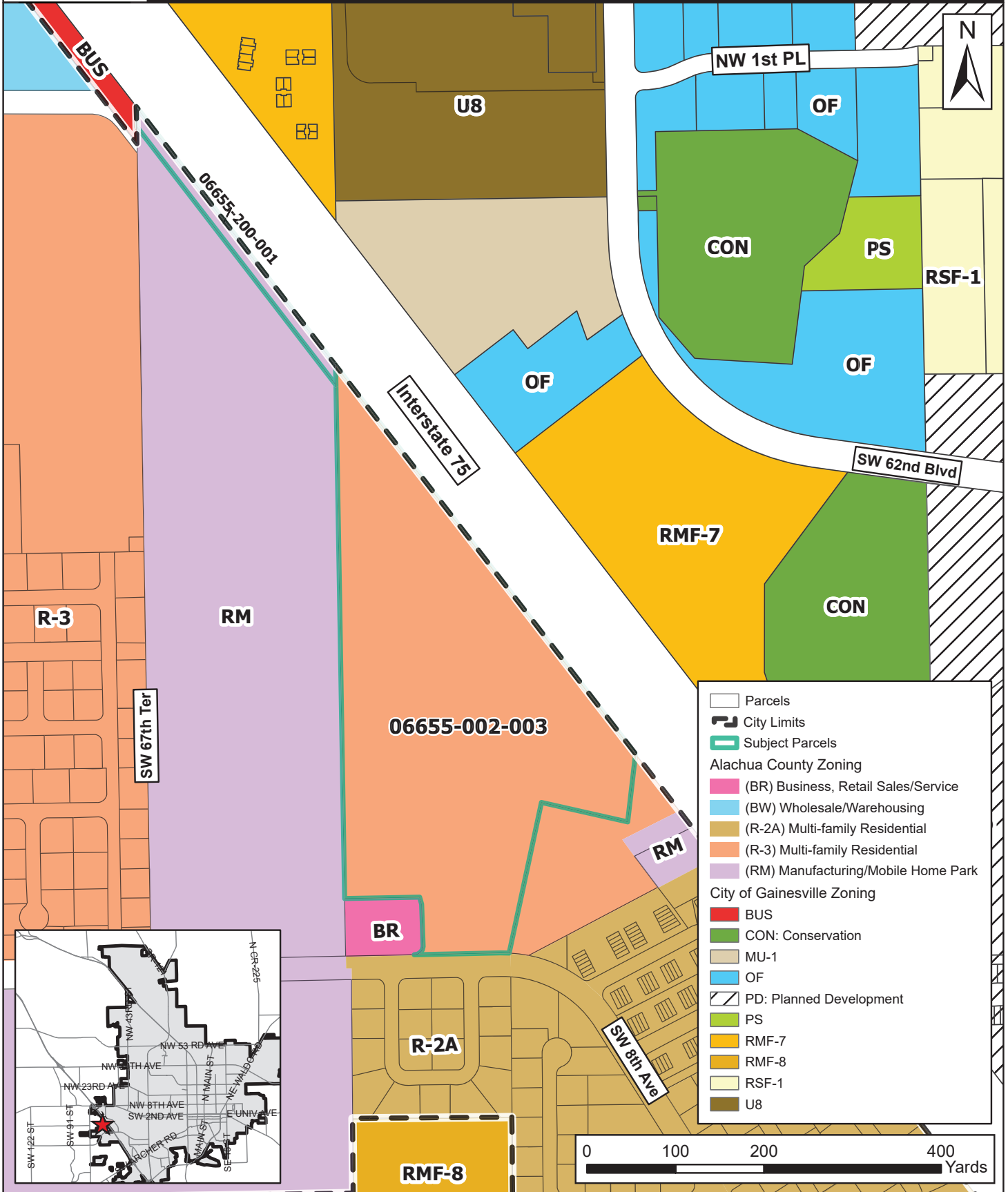
Tree #	Type	Size
11305	Black Cherry	15"
11306	Live Oak	8' Cluster
11307	Longleaf Pine	23"
11309	Live Oak	10'X6"
11310	Live Oak	12"
11311	Live Oak	13"
11312	Live Oak	10"
11313	Live Oak	12"
11314	Longleaf Pine	25"
11315	Black Cherry	10'X9"
11316	Live Oak	12' Cluster
11318	Live Oak	10"
11319	Black Cherry	9'X8"
11320	Longleaf Pine	21"
11324	Black Cherry	12"
11325	Live Oak	28"
11326	Live Oak	36'X20"
11357	Longleaf Pine	20"
11358	Longleaf Pine	21"
35635	Live Oak	17"
35691	Shumard Oak	20"
35692	Shumard Oak	12"
35693	Shumard Oak	14"
35883	Shumard Oak	15"
35884	Shumard Oak	18"
35885	Shumard Oak	10"
35886	Shumard Oak	8"
35887	Laurel Oak	34"
35888	Shumard Oak	19"
35889	Shumard Oak	16"
35890	Shumard Oak	14"
35891	Shumard Oak	21"
35892	Cabbage Palm	9"
35893	Cabbage Palm	15"
35894	Cabbage Palm	16"
35895	Cabbage Palm	16"
35896	Cabbage Palm	16"
35897	Pignut Hickory	8"
35898	Cabbage Palm	18"
35899	Cabbage Palm	15"
35901	Cabbage Palm	15"
35905	Black Cherry	8'X8"
35946	Live Oak	18"
35947	Cabbage Palm	15"
35948	Cabbage Palm	14"
35951	Cabbage Palm	14"
35953	Mimosa	9"
35954	Cabbage Palm	13"
35956	Black Cherry	8'X6"
35993	Live Oak	19"
35994	Cabbage Palm	19"
35997	Black Cherry	10"
35998	Laurel Oak	30'X20"
36019	Mimosa	8"
36021	Black Cherry	16'X12"
36032	Mimosa	8"
36049	Black Cherry	8"
36053	Live Oak	19"
36058	Mimosa	9"
36059	Black Cherry	11"
36060	Black Cherry	10'X8"
36063	Mimosa	8"
36084	Black Cherry	9"
36086	Black Cherry	11"
36088	Live Oak	23"
36090	Black Cherry	8"
36094	Hercules Club	10"
36095	Black Cherry	8"
36096	Black Cherry	13"
36098	Mimosa	11"
36099	Black Cherry	8"
36101	Black Cherry	14'X8"
36102	Black Cherry	14"
36132	Shumard Oak	20"
36177	Black Cherry	8"
36178	Black Cherry	9"
36179	Cabbage Palm	16"
36181	Live Oak	19"
36182	Longleaf Pine	21"
36190	Black Cherry	11"
36194	Live Oak	24"
36198	Black Cherry	12'X7"
36199	Black Cherry	11"
36200	Longleaf Pine	21"
36201	Black Cherry	15"
36218	Live Oak	17'X10"
36228	Black Cherry	12"
36229	Black Cherry	8"
36231	Camphor	12"
36232	Black Cherry	9"
36236	Laurel Oak	30"
36243	Black Cherry	10"
36247	Longleaf Pine	23"
36249	Black Cherry	8"
36257	Black Cherry	8"
36259	Live Oak	14'X12'X8"
36260	Black Cherry	8"
36261	Black Cherry	14"
36262	Live Oak	22"
36271	Live Oak	26"

Tree #	Type	Size
36273	Black Cherry	8"
36274	Black Cherry	12"
36283	Longleaf Pine	20"
36284		



LD22-00037 ZON Starr - Existing Zoning

Parcels 06655-002-003 & 06655-200-001





LD22-00037 ZON Starr - Proposed Zoning

Parcels 06655-002-003 & 06655-200-001

