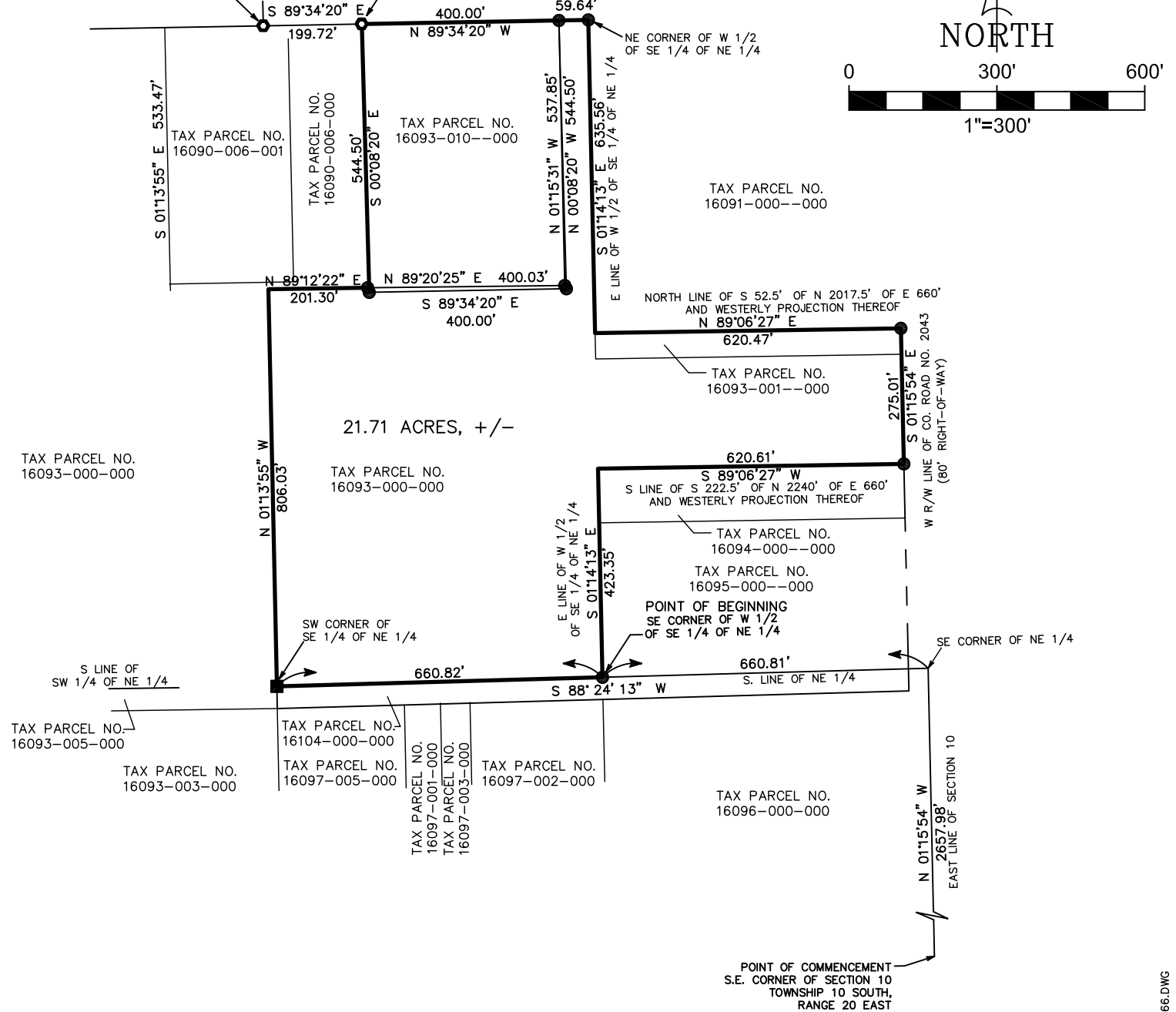
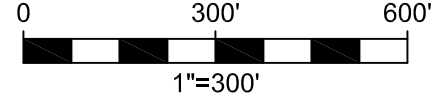


POINT OF COMMENCEMENT  
S.E. CORNER OF WOODLAND PARK  
PLAT BOOK D, PAGE 51

POINT OF BEGINNING

N LINE OF SE 1/4 OF NE 1/4  
N 88°57'35" E

NORTH



**THIS IS NOT A BOUNDARY SURVEY**

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		11/14/2022	2022-066		

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF SECTION 10, TOWNSHIP 10 SOUTH,  
RANGE 20 EAST ALACHUA COUNTY, FLORIDA

**FOR:** GAINESVILLE 60, LLC

THIS SKETCH OF LEGAL DESCRIPTION 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 (2022), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization  
No. LB 2389

- = CONCRETE MONUMENT
- = IRON PIPE
- = STEEL ROD AND CAP

J:\B06\2022-066.DWG



eda consultants inc.

LB 2389  
720 S.W. 2nd Ave, South Tower, Suite 300  
GAINESVILLE, FLORIDA 32601  
TEL. (352) 373-3541  
www.edafl.com mail@edafl.com

## LEGAL DESCRIPTION

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A portion of Section 10, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of Section 10, Township 10 South, Range 20 East, Alachua County, Florida and run thence North  $01^{\circ}15'54''$  West, along the East line of said Section 10, a distance of 2657.98 feet to the southeast corner of the Northeast  $1/4$  of said Section 10; thence South  $88^{\circ}24'13''$  West, along the South line of said Northeast  $1/4$ , a distance of 660.81 feet to a steel rod and cap at the southeast corner of the West  $1/2$  of the Southeast  $1/4$  of the Northeast  $1/4$  of said Section 10 and the Point of Beginning; thence continue South  $88^{\circ}24'13''$  West, along said South line, 660.82 feet to a concrete monument at the southwest corner of the Southeast  $1/4$  of the Northeast  $1/4$  of said Section 10; thence North  $01^{\circ}13'55''$  West, 806.03 feet; thence North  $89^{\circ}12'22''$  East, 201.30 feet to a steel rod and cap; thence North  $89^{\circ}20'25''$  East, 400.03 feet to a steel rod and cap; thence North  $01^{\circ}15'31''$  West, 537.85 feet to a steel rod and cap and to a point on the North line of said Southeast  $1/4$  of the Northeast  $1/4$ ; thence North  $88^{\circ}57'35''$  East, along said North line, 59.64 feet to a steel rod and cap at the Northeast corner of said West  $1/2$  of said Southeast  $1/4$  of the Northeast  $1/4$ ; thence South  $01^{\circ}14'13''$  East, along the East line of said West  $1/2$ , a distance of 635.56 feet to a point on the Westerly projection of the North line of the South 52.5 feet of the North 2017.5 feet of the East 660 feet of said Section 10; thence North  $89^{\circ}06'27''$  East, along said Westerly projection and along said North line, 620.47 feet to a steel rod and cap on the West Right-of-Way line of County Road No. 2043 (80' Right-of-Way); thence South  $01^{\circ}15'54''$  East, along said West Right-of-Way line, 275.01 feet to a steel rod and cap on the South line of the South 222.5 feet of the North 2240 feet of the East 660 feet of said Section 10; thence South  $89^{\circ}06'27''$  West, along said South line and a Westerly projection thereof, 620.61 feet to the East line of said West  $1/2$  of the Southeast  $1/4$  of the Northeast  $1/4$  of Section 10; thence South  $01^{\circ}14'13''$  East, along said East line, 423.35 feet to a steel rod and cap at the southeast corner of said West  $1/2$  of the Southeast  $1/4$  of the Northeast  $1/4$  of Section 10 and the Point of Beginning.

Together with:

A portion of Section 10, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at an iron pipe at the southeast corner of Woodland Park, as recorded in Plat Book D, page 51 of the Public Records of Alachua County, Florida and run thence South  $89^{\circ}34'20''$  East, 199.72 feet to an iron pipe and the Point of Beginning; thence South  $00^{\circ}08'20''$  East, 544.50 feet to a steel rod and cap; thence South  $89^{\circ}34'20''$  East, 400.00 feet to a steel rod and cap; thence North  $00^{\circ}08'20''$  West, 544.50 feet to a steel rod and cap; thence North  $89^{\circ}34'20''$  West, 400.00 feet to the Point of Beginning.

Containing 21.71 Acres, in aggregate, more or less.