

# SKETCH OF DESCRIPTION - NOT A BOUNDARY SURVEY

## GENERAL NOTES

THIS DRAWING REPRESENTS A SKETCH OF DESCRIPTION AND DOES NOT REPRESENT A BOUNDARY SURVEY. AS SUCH, PROPERTY CORNER MONUMENTATION WAS NOT SET IN ASSOCIATION WITH THE PREPARATION OF THIS SKETCH OF DESCRIPTION.

ALL BEARINGS SHOWN WITHIN THIS SKETCH OF DESCRIPTION ARE REFERENCED TO AN ASSUMED DATUM. REFERENCE BEARING FOR THIS SKETCH OF DESCRIPTION IS THE WEST BOUNDARY OF LOT 19 OF RICELANDS SUBDIVISION AS RECORDED IN PLAT BOOK "D", PAGE 74, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA WHICH HAS AN ASSUMED BEARING OF NORTH 00°02'00" EAST.

THE PERIMETER BOUNDARY FOR THIS ANNEXATION IS BASED ON THE SAME DEED, DEEDS FOR THE ADJACENT PARCELS ADJUSTED TO FIT AND THE ANNEXATIONS SHOWN HEREON AND INFORMATION FROM THE STRATEGIC PLANNING OFFICE.

THE ADJOINING PARCEL INFORMATION SHOWN IN THIS SKETCH OF DESCRIPTION REPRESENTS THE CURRENT PROPERTY OWNERSHIPS AND LAST RECORDED DEED OF RECORD AS INDICATED BY THE ALACHUA COUNTY PROPERTY APPRAISER'S OFFICE AT THE TIME OF THE PREPARATION OF THIS SKETCH OF DESCRIPTION.

ALL DISTANCE MEASUREMENTS SHOWN HEREIN ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL U.S. SURVEY FEET. ALL ANGULAR MEASUREMENTS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.

THE LEGAL DESCRIPTION INCLUDED WITH THIS SKETCH OF DESCRIPTION WAS PREPARED BY THE UNDERSIGNED SURVEYOR AND MAPPER.

THIS SKETCH OF DESCRIPTION CONSISTS OF THREE (3) SHEETS AND EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS AND IS ALSO NOT COMPLETE WITHOUT THE LEGAL DESCRIPTION FOUND ON PAGE 2 OF 3 INCLUDED.

## CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREIN WAS COMPLETED UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT SAID SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO DO HEREBY FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS AND IS IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN THE DEFINITIONS, SURVEY, MAP AND REPORT CONTENT REQUIREMENTS AS ESTABLISHED BY CHAPTERS 5J-17.050, 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AS SAID CHAPTERS EXISTED AT THE TIME OF THE PREPARATION OF THIS SKETCH OF DESCRIPTION.

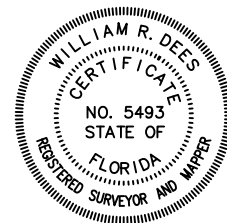
SKETCH OF DESCRIPTION PREPARED BY:

WILLIAM R. DEES  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NUMBER LS5493

THE USE OF THE IMAGE OF THE SURVEYOR'S SEAL APPEARING ABOVE WAS AUTHORIZED BY WILLIAM R. DEES, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE NUMBER LS5493. UNLESS THIS SKETCH OF DESCRIPTION BEARS THE ORIGINAL BLUE INK SIGNATURE OF WILLIAM R. DEES OR A DIGITAL SIGNATURE WITH A VERIFIED SHA-1 AUTHENTICATION CODE THIS SKETCH OF DESCRIPTION IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE CONSIDERED VALID.

## SKETCH OF DESCRIPTION ROSIER ANNEXATION TAX PARCELS 06973-000-000 AND 06972-000-000 NOT A BOUNDARY SURVEY

FOR REFERENCE ONLY - NOT VALID WITHOUT ORIGINAL BLUE INK SIGNATURE  
AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.



WILLIAM R. DEES  
FLORIDA CERTIFICATION  
NUMBER LS5493

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT  
ENGINEERING SUPPORT SERVICES

405 NW 39TH AVENUE P.O. BOX 490 GAINESVILLE, FL 32627  
(352) 334-5070 SURVEY OFFICE (352) 393-8194

SKETCH OF DESCRIPTION  
ROSIER ANNEXATION  
TAX PARCELS 06973-000-000 AND 06972-000-000

DATE:  
FEB. 12, 2023

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## DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF LOT 19 OF RICELANDS SUBDIVISION AS RECORDED IN PLAT BOOK "D", PAGE 74, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN NORTH 0 DEGREES 02 MINUTES EAST 301.5 FEET ALONG THE WEST LINE OF SAID LOT 19 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 02 MINUTES EAST ALONG SAID WEST LINE 778.1 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RICELAND ROAD (60' R/W); THENCE RUN NORTH 60 DEGREES 00 MINUTES EAST, 240.2 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE EAST LINE OF SAID LOT 19; THENCE RUN SOUTH 0 DEGREES 02 MINUTES WEST 900 FEET ALONG THE EAST LINE OF SAID LOT 19; THENCE RUN NORTH 88 DEGREES 34 MINUTES WEST, 208 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

## TOGETHER WITH

LOTS TWENTY (20) AND TWENTY-ONE (21), OF RIDGELANDS SUBDIVISION, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "D", PAGE 74 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

## ALTOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22 AND 23, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 19 OF THE RICELANDS SUBDIVISION, ACCORDING TO A MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 74, AND RUN THENCE ALONG THE WEST BOUNDARY OF SAID LOT 19, NORTH 00°02'00" EAST, A DISTANCE OF 301.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID WEST BOUNDARY, NORTH 00°02'00" EAST, A DISTANCE OF 778.10 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST 47TH WAY, SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID LOT 19; THENCE DEPARTING SAID WEST BOUNDARY, NORTH 60°00'00" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 696.20 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID RICELANDS SUBDIVISION; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°02'00" WEST, ALONG THE EAST BOUNDARY OF SAID LOT 21, A DISTANCE OF 884.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE DEPARTING SAID EAST BOUNDARY, SOUTH 48°00'00" WEST, ALONG THE SOUTH BOUNDARY OF LOTS 20 AND 21 OF SAID RICELANDS SUBDIVISION, A DISTANCE OF 531.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 00°02'00" EAST, ALONG THE WEST BOUNDARY OF SAID LOT 20, A DISTANCE OF 112.36 FEET; THENCE DEPARTING SAID WEST BOUNDARY, NORTH 89°30'15" WEST, A DISTANCE OF 207.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.602 ACRES OF LAND, MORE OR LESS.

NOTE: THERE APPEARS TO BE A SCRIVENER'S ERROR IN THE DEED CONVEYING LOTS 20 AND 21. THE SUBDIVISION RECORDED IN PLAT BOOK "D" - PAGE 74 IS REFERRED TO IN THE DEED AS THE RIDGELANDS SUBDIVISION. THE SUBDIVISION RECORDED IN PLAT BOOK "D" - PAGE 74 IS NAMED THE RICELANDS SUBDIVISION.

