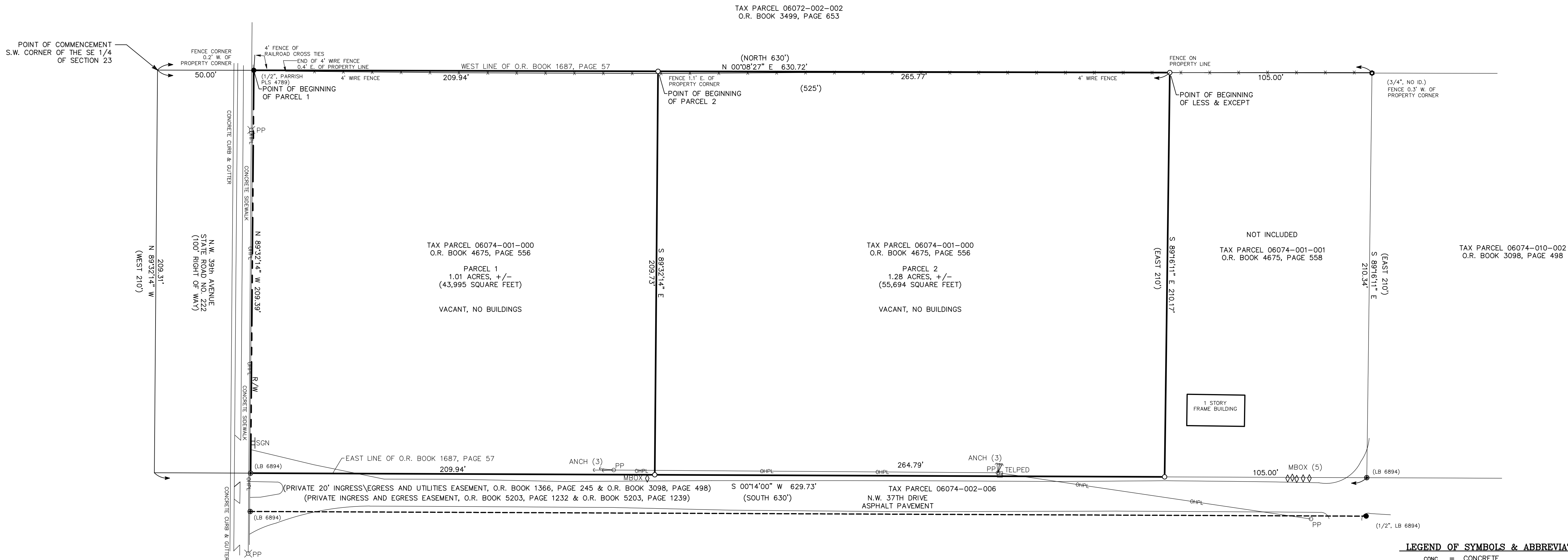
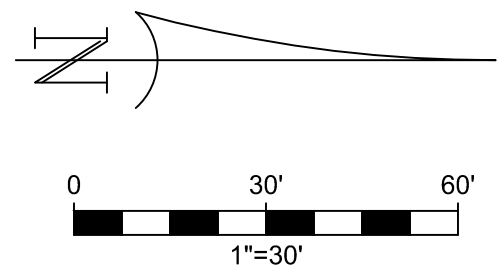


BOUNDARY SURVEY AND LOT SPLIT

IN
SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

FOR
DIANE OLEXA



LEGEND OF SYMBOLS & ABBREVIATIONS:

- CONC = CONCRETE
- O.R. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- ANCH (3) = GUY ANCHOR
- (size, ID) = FOUND IRON PIPE (size, ID)
- (size, ID) = FOUND NAIL & DISK (ID)
- (size, ID) = FOUND REBAR & CAP (size, ID)
- PP = MAIL BOX
- PP = POWER POLE
- = SET 5/8\"/>
- TELPEL = TELEPHONE PEDESTAL
- x— = FENCE LINE
- o— = OVERHEAD POWER LINE

NOTES:

- BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 00°08'27\"/>
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
- NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
- 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.
- THE INGRESS AND EGRESS EASEMENT COMPRISING N.W. 37th DRIVE RECORDED IN O.R. BOOK 5203, PAGE 1232 AND O.R. BOOK 5203, PAGE 1239 IS IN FAVOR OF AND BENEFITS THE SUBJECT PROPERTY SHOWN SURVEYED HEREON. THE PRIVATE INGRESS/EGRESS AND UTILITIES EASEMENT RECORDED IN O.R. BOOK 1366, PAGE 245 AND O.R. BOOK 3098, PAGE 498 DOES NOT BENEFIT THE SUBJECT PROPERTY.
- SANITARY SEWER SERVICE IS NOT AVAILABLE TO THE PROPERTY.
- WATER EXISTS ALONG THE NORTH RIGHT-OF-WAY LINE OF N.W. 39th AVENUE AND ALONG THE EAST BOUNDARY AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
- ALL UTILITY SERVICES SHALL BE INSTALLED BENEATH THE SURFACE OF THE GROUND IN ACCORDANCE WITH SECTION 30-8.2. OF THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE.
- THE PARENT TRACT CONTAINS 2.29 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARENT TRACT (O.R. BOOK 1687, PAGE 0057)

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST FOR POINT OF BEGINNING; THENCE RUN NORTH 630'; THENCE RUN EAST 210'; THENCE RUN SOUTH 630'; THENCE RUN WEST 210' TO POINT OF BEGINNING, LESS RIGHT-OF-WAY FOR PUBLIC ROAD, ALL LYING AND BEING IN SE 1/4 OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA;

LESS AND EXCEPT: COMMENCE AT THE SW CORNER OF SE 1/4 OF SECTION 12, TOWNSHIP 9 SOUTH, RANGE 19 EAST; AND RUN NORTH 525' TO POINT OF BEGINNING; THEN RUN EAST 210', THEN RUN NORTH 105', THEN RUN WEST 210', THEN RUN SOUTH 105' TO POINT OF BEGINNING;

ALSO LESS AND EXCEPT: ANY STATE ROAD RIGHT-OF-WAY FOR NORTHWEST 39th AVENUE.

NOTE: THE FIRST LESS AND EXCEPT STATES TO COMMENCE AT THE SW CORNER OF SE 1/4 OF SECTION 12.
THIS IS IN ERROR AS IT COMMENCES AT THE SW CORNER OF THE SE 1/4 OF SECTION 23.

LEGAL DESCRIPTION PARCEL 1

A PORTION OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 00°08'27\"/>

LEGAL DESCRIPTION PARCEL 2

A PORTION OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 00°08'27\"/>

FLOOD INSURANCE RATE MAP STATEMENT THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) "X" (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0284E; COMMUNITY NUMBER: 125107; PANEL: 284E; EFFECTIVE DATE: 11/2/2018; SAID MAP DESCRIBES ZONE(S) "X" (UNSHADED) AS BEING "AREA OF MINIMAL FLOOD HAZARD."		Date	
1		4/10/2025	ADDED INGRESS AND EGRESS EASEMENT (SEE NOTE 9)
No.		Comment	

eda consultants inc.
700 S.W. 2nd Ave., Suite 300
Gainesville, FL 32601
TEL: 352.392.9444
www.edaconsultants.com

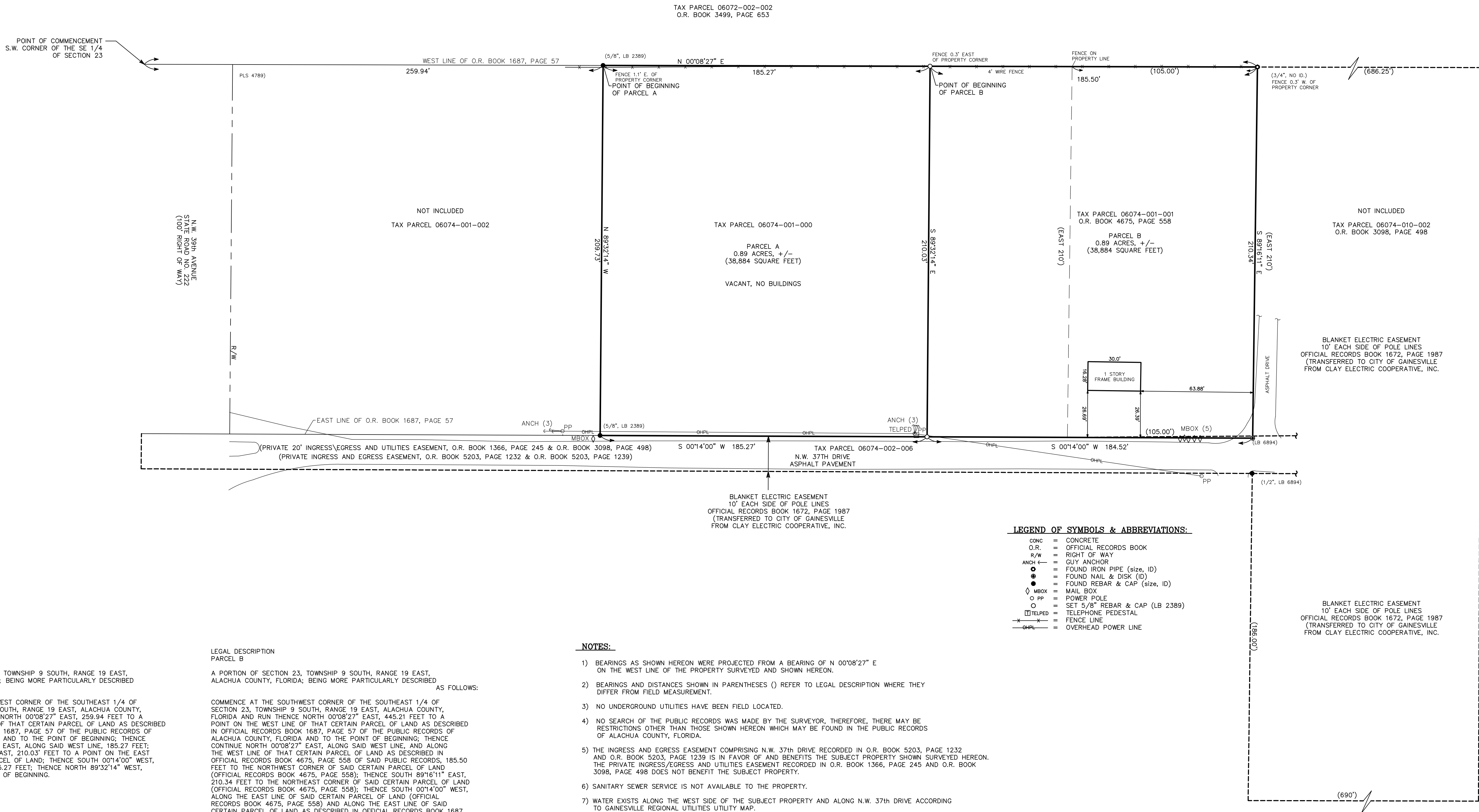
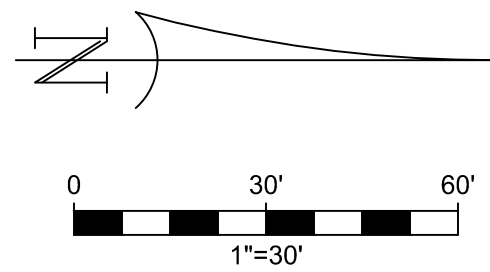
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Drawn	51-54	Survey Date	Drawing Completed
Check	1033	Survey Date	Drawing Completed
Scale	1"=30'	Survey Date	Drawing Completed
Sheet	1	Survey Date	Drawing Completed
Prepared For:	DIANE OLEXA	Survey Date	Drawing Completed
Prepared By:	DIANE OLEXA	Survey Date	Drawing Completed
Check By:	DIANE OLEXA	Survey Date	Drawing Completed
Scale	1"=30'	Survey Date	Drawing Completed
Sheet	1	Survey Date	Drawing Completed
Project No.	8/22/2022	8/30/2022	8/22/2022
Drawn	51-54	Survey Date	Drawing Completed
Check	1033	Survey Date	Drawing Completed
Scale	1"=30'	Survey Date	Drawing Completed
Sheet	1	Survey Date	Drawing Completed

THIS SURVEY MEETS THE REQUIREMENTS OF PARAGRAPH 10.01 OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS' AND MAPPERS' CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 8/22/2022.

Sheet No.: V-001

BOUNDARY SURVEY FOR THE PURPOSE OF A LOT LINE ADJUSTMENT

IN
SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
FOR
DIANE OLEXA



LEGEND OF SYMBOLS & ABBREVIATIONS:

- CONC = CONCRETE
- O.R. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- ANCH = GUY ANCHOR
- = FOUND IRON PIPE (size, ID)
- = FOUND NAIL & DISK (ID)
- = FOUND REBAR & CAP (size, ID)
- ◇ MBOX = MAIL BOX
- PP = POWER POLE
- = SET 5/8" REBAR & CAP (LB 2389)
- TELPED = TELEPHONE PEDESTAL
- = FENCE LINE
- = OVERHEAD POWER LINE

NOTES:

- BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 00°08'27" E ON THE WEST LINE OF THE PROPERTY SURVEYED AND SHOWN HEREON.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
- NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
- 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.
- THE INGRESS AND EGRESS EASEMENT COMPRISING N.W. 37TH DRIVE RECORDED IN O.R. BOOK 5203, PAGE 1232 AND O.R. BOOK 5203, PAGE 1239 IS IN FAVOR OF AND BENEFITS THE SUBJECT PROPERTY SHOWN SURVEYED HEREON. THE PRIVATE INGRESS/EGRESS AND UTILITIES EASEMENT RECORDED IN O.R. BOOK 1366, PAGE 245 AND O.R. BOOK 3098, PAGE 498 DOES NOT BENEFIT THE SUBJECT PROPERTY.
- SANITARY SEWER SERVICE IS NOT AVAILABLE TO THE PROPERTY.
- WATER EXISTS ALONG THE WEST SIDE OF THE SUBJECT PROPERTY AND ALONG N.W. 37TH DRIVE ACCORDING TO GAINESVILLE REGIONAL UTILITIES UTILITY MAP.
- ALL UTILITY SERVICES SHALL BE INSTALLED BENEATH THE SURFACE OF THE GROUND IN ACCORDANCE WITH SECTION 30-8.2. OF THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE.

LEGAL DESCRIPTION

PARCEL A
A PORTION OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 00°08'27" EAST, 259.94 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1687, PAGE 57 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'27" EAST, ALONG SAID WEST LINE, 185.27 FEET; THENCE SOUTH 89°32'14" EAST, 210.03 FEET TO A POINT ON THE EAST LINE OF SAID CERTAIN PARCEL OF LAND; THENCE SOUTH 00°14'00" WEST, ALONG SAID EAST LINE, 185.27 FEET; THENCE NORTH 89°32'14" WEST, 209.73 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

PARCEL B
A PORTION OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 00°08'27" EAST, 445.21 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1687, PAGE 57 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'27" EAST, ALONG SAID WEST LINE, AND ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4675, PAGE 558 OF SAID PUBLIC RECORDS, 185.50 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND (OFFICIAL RECORDS BOOK 4675, PAGE 558); THENCE SOUTH 89°16'11" EAST, 210.34 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND (OFFICIAL RECORDS BOOK 4675, PAGE 558); THENCE SOUTH 00°14'00" WEST, ALONG THE EAST LINE OF SAID CERTAIN PARCEL OF LAND (OFFICIAL RECORDS BOOK 4675, PAGE 558) AND ALONG THE EAST LINE OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1687, PAGE 57, A DISTANCE OF 184.52 FEET; THENCE NORTH 89°32'14" WEST, 210.03 FEET TO THE POINT OF BEGINNING.

FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) "X" (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12003C0284E; COMMUNITY NUMBER: 125107; PANEL: 284E; EFFECTIVE DATE: 11/2/2018. SAID MAP DESCRIBES ZONE(S) "X" (UNSHADED) AS BEING "AREA OF MINIMAL FLOOD HAZARD."

eda consultants inc.
705 S.W. 2nd Ave., Suite 300
Gainesville, FL 32601
TEL: 352.392.3444
www.edaconsultants.com

Project No. 2022-04B-002
Drawn B.E.
Check
eda consultants inc.
P. 354.4239
ROBERT W. GRAVER
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2025

1033-51-54-78
Facebook
PREPARED FOR: 1) DIANE OLEXA
2) 3) 4)
Survey Date 7/09/2025
Drawing Completed 7/10/2025
Reviewed 7/24/2025
THIS SURVEY MEETS THE REQUIREMENTS OF PARAGRAPH 10 OF ARTICLE IV OF THE FLORIDA CONSTITUTION AND THE FLORIDA PROFESSIONAL SURVEYING AND MAPPING ACT, CHAPTER 45-17, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 7/09/2025.

Sheet No.:
V-001

No.	Date	Comment
1	7/24/2025	REVISED TAX PARCEL NUMBERS

