SURVEY EXHIBIT

TAX PARCEL #16305-000-000 & A PORTION OF 16305-001-001
106 SW 109TH PLACE
MICANOPY, FL 32667

LOT 2, LEVY GRANT, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AND VISIBLE IMPROVEMENTS IN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP. MEASUREMENTS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM MARCH 24, 2025.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.
3. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100'.
4. THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
5. "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
6. THIS EXHIBIT HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
7. UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS EXHIBIT OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
8. ADDITIONS OR DELETIONS TO EXHIBIT MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS EXHIBIT IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE.
10. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. BEARINGS AND COORDINATES SHOWN ON THIS MAP ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983(2011) ADJUSTMENT AND ARE SHOWN IN U.S. SURVEY FEET. CONTROL FOR THIS EXHIBIT WAS ESTABLISHED USING REAL TIME KINEMATIC-GLOBAL POSITIONING SYSTEM (RTK GPS) OBSERVATIONS WITH CORRECTION SIGNALS PROVIDED BY FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE EAST BOUNDARY OF THE HEREON DESCRIBED PROPERTY BEARS NORTH 03°52'14" EAST.
12. THIS EXHIBIT PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
13. NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
14. THIS EXHIBIT SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
15. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
16. GROSS LAND AREA IS 8.57 ACRES MORE OR LESS.
17. GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS AND/OR AGREEMENTS.
18. THIS EXHIBIT COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

EASEMENT LINE TABLE	
LINE #	LINE DIRECTION AND LENGTH
L1	N85°15'00"W 329.92'(R)

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- ID. IDENTIFICATION
- N: NORTHING
- E: EASTING
- R/W RIGHT-OF-WAY
- ORB OFFICIAL RECORDS BOOK
- ⊡ (CMF) CONCRETE MONUMENT FOUND
- ● (IPF) IRON PIPE FOUND
- ◐ (IRCF) IRON ROD AND CAP FOUND

LAND DESCRIPTION: (AS PROVIDED)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:
A TRACT OF LAND SITUATED IN LOT 2 OF THE MOSES E. LEVY GRANT, IN TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 2 OF THE LEVY GRANT FOR A POINT OF REFERENCE AND RUN S.89°02'52"E., ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 20 CHAINS TO THE POINT OF BEGINNING OF THE TRACT HEREINAFTER DESCRIBED, THENCE RUN N.04°10'39"E, 9.9825 CHAINS TO THE NORTHWEST CORNER OF SAID TRACT, THENCE RUN S.86°38'59"E, 20.501 CHAINS TO THE NORTHEAST CORNER OF SAID TRACT, THENCE RUN S.04°10'39"W, 9.9825 CHAINS, MORE OR LESS, TO THE SOUTH LINE OF LOT 2 OF LEVY GRANT, WHICH POINT IS THE SOUTHEAST CORNER OF SIAD TRACT, THENCE RUN WESTERLY ALONG THE SOUTH LINE OF LOT 2 OF THE LEVY GRACT, 20.5015 CHAINS TO THE POINT OF BEGINNING, WHICH POINT IS THE SOUTHWEST CORNER OF SAID TRACT.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED 3 PARCELS OF LAND:

PARCEL 1: THE SOUTH 40 FEET OF THE WEST 20.0 CHAINS OF LOT 2 OF THE LEVY GRANT, ALACHUA COUNTY, FLORIDA.

PARCEL 2: THE NORTH 40 FEET OF THE WEST 20.0 CHAINS OF LOT 8 OF THE LEVY GRANT, ALACHUA COUNTY, FLORIDA.

PARCEL 3: THE SOUTH 20 FEET OF LOT 1 OF THE LEVY GRANT, ALACHUA COUNTY, FLORIDA, LYING EAST OF STATE ROAD 25 (U.S. HIGHWAY 441).

REVISED NO.	BY	DATE	DESCRIPTION	REVISED NO.	BY	DATE	DESCRIPTION
1				6			
2				7			
3				8			
4				9			
5				10			

	INITIALS	DATE
CREW CHIEF	MS	03.24.25
DRAWN	JAT	04.02.25
CHECKED	NW	04.04.25
FIELD BOOK	732/76	
FIELD DATE	03.24.25	

PREPARED FOR:
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ECOLOGY I GIS I PLANNING I SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

NATHAN L. WEBER P.S.M. #7115
DATE:
NATHAN L. WEBER LICENSE NO. 7115 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEY EXHIBIT
GOODWIN TRACTS
MOSES E. LEVY GRANT, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA

JOB NO. 25006600GS
SHEET NO. 1 OF 2

LOGIN: Pillsum Sr, Guy
PLOTTED: 1/22/2026 7:08 AM