

BOUNDARY SURVEY  
LOCATED IN SECTION 32, TOWNSHIP 1 SOUTH, RANGE 19  
EAST, ALACHUA COUNTY, FLORIDA

DESCRIPTION: (PER THIS SURVEY)

PARCEL A:

THE EAST 50 FEET OF AN ABANDONED 100 FOOT CSX RAILROAD RIGHT OF WAY IN THE NORTH 1/2 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SAID SECTION 32 AND RUN THENCE N 02°20'56" W, ALONG THE WEST LINE OF SAID SECTION, 1360.50 FEET TO THE SW CORNER OF SAID NORTH 1/2 OF THE SW 1/4; THENCE N 89°09'00" E, ALONG THE SOUTH LINE OF THE SAID NORTH 1/2 OF THE SW 1/4, A DISTANCE OF 533.19 FEET TO THE CENTERLINE OF SAID ABANDONED 100 FOOT RAILROAD RIGHT OF WAY LINE AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°09'00" E, ALONG SAID SOUTH LINE, 50.41 FEET TO THE EAST RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD RIGHT OF WAY LINE AND THE SW CORNER OF A PARCEL OF LAND OWNED BY ERIC JAMES HENTGES AND DESCRIBED AS PARCEL "B" IN OFFICIAL RECORDS BOOK 2311, PAGE 1521 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE N 06°36'05" E, ALONG SAID EAST RIGHT OF WAY LINE, 1362.80 FEET TO THE NORTH LINE OF SAID N 1/2 OF THE SW 1/4, THENCE S 88°59'02" W ALONG SAID NORTH LINE, 50.41 FEET TO THE SAID CENTERLINE, THENCE S 06°36'05" W ALONG SAID CENTERLINE, 1362.68 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1.56 ACRES MORE OR LESS

AND

PARCEL B:

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 32, TOWNSHIP 7 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN N 02°20'56" W, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1360.50 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED NORTH 1/2 OF THE SW 1/4 OF SECTION 32; THENCE RUN N 89°09'00" E, ALONG THE SOUTH LINE OF THE SAID NORTH 1/2 OF THE SW 1/4, A DISTANCE OF 583.60 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE EAST RIGHT OF WAY LINE OF THE CSX RAILROAD (FORMERLY THE ATLANTIC COASTLINE RAILROAD) HAVING A RIGHT OF WAY WIDTH OF 100 FEET FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUE N 89°09'00" E, ALONG SAID SOUTH LINE, A DISTANCE OF 795.78 FEET; THENCE RUN N 04°53'37" W, A DISTANCE OF 1356.19 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH 1/2 OF THE SW 1/4 OF SECTION 32; THENCE RUN S 88°59'02" W, ALONG SAID NORTH LINE, A DISTANCE OF 523.41 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EAST RIGHT OF WAY LINE OF SAID CSX RAILROAD; THENCE RUN S 06°36'05" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1362.80 FEET TO THE TRUE POINT OF BEGINNING.  
CONTAINING 20.472 ACRES MORE OR LESS.

AND

PARCEL C:

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE CSX RAILROAD RIGHT OF WAY(200'), ALL LYING IN SECTION 32, TOWNSHIP 7 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA. CONTAINING 53.94 ACRES MORE OR LESS

