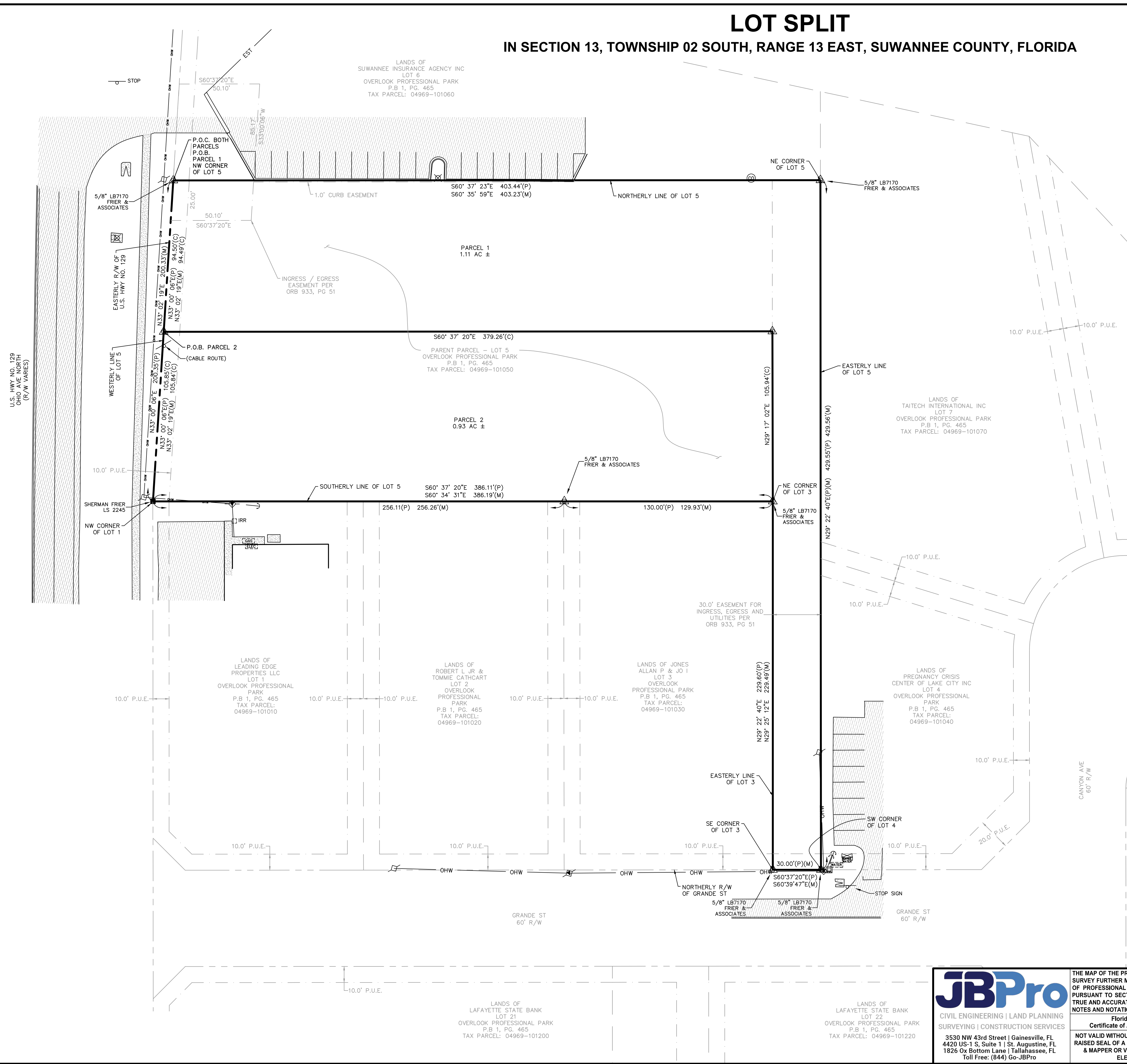
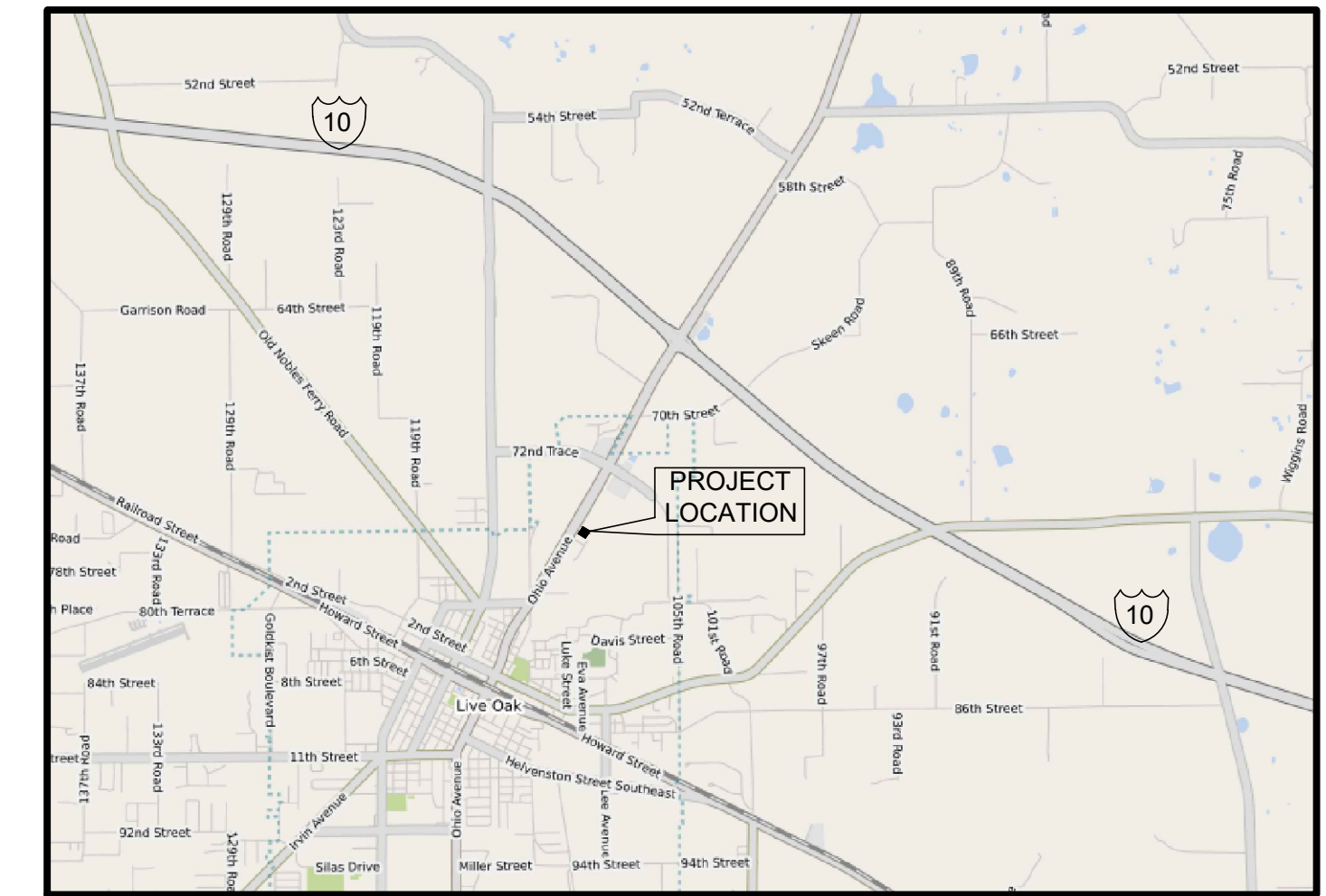


LOT SPLIT

IN SECTION 13, TOWNSHIP 02 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA

LOCATION MAP



LEGAL DESCRIPTION - BY THIS FIRM

PARENT PARCEL

LOT 5, OVERLOOK PROFESSIONAL PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 464 AND 465, PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, CONTAINING 2.04 ACRES, MORE OR LESS.

PARCEL 1

A PORTION OF LAND IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 5, OVERLOOK PROFESSIONAL PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 464 AND 465, PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 129, ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, RUN SOUTH 60°37'23" EAST ALONG THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 403.44 FEET TO THE NORTHWEST CORNER OF LOT 5; THENCE RUN SOUTH 29°22'40" WEST, A DISTANCE OF 429.55 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID OVERLOOK PROFESSIONAL PARK SUBDIVISION, AND A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GRANDE STREET; THENCE RUN NORTH 60°37'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID OVERLOOK PROFESSIONAL PARK SUBDIVISION; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, RUN NORTH 29°22'40" EAST ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 229.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE RUN NORTH 29°17'02" EAST, A DISTANCE OF 105.94 FEET; THENCE RUN NORTH 60°37'20" WEST PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 379.26 FEET TO THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 129 AND A POINT ON THE WESTERLY LINE OF SAID LOT 5; THENCE RUN NORTH 33°00'06" EAST ALONG SAID EASTERLY RIGHT-OF-WAY AND SAID WESTERLY LINE OF LOT 5, A DISTANCE OF 94.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING.

CONTAINING 1.11 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF LAND IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 5, OVERLOOK PROFESSIONAL PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 464 AND 465, PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 129; THENCE RUN SOUTH 33°00'06" WEST ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 94.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, RUN SOUTH 60°37'20" EAST PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 379.26 FEET; THENCE RUN SOUTH 29°17'02" WEST, A DISTANCE OF 105.94 FEET TO THE SOUTHERLY LINE OF SAID LOT 5; THENCE RUN NORTH 60°37'20" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 386.11 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID OVERLOOK PROFESSIONAL PARK SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 129; THENCE RUN NORTH 33°00'06" EAST ALONG SAID EASTERLY RIGHT-OF-WAY AND SAID WESTERLY LINE OF LOT 5, A DISTANCE OF 105.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.93 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE EAST LINE OF THE SUBJECT PARCEL BEING N29°22'40"E
- THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 08 NOVEMBER, 2021.
- NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
- ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS SURVEY.
- EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
- REPRODUCED COPIES THAT ARE NOT AT 24"x36" MAY NOT BE TO SCALE.
- THE PROPERTY AT THE TIME OF THE SURVEY IS ZONED COMMERCIAL INTENSIVE(CI).
- THE PURPOSE OF THIS LOT SPLIT IS TO SPLIT THE SUBJECT (PARENT) PARCEL INTO TWO NEW PARCELS.

BUILDING SETBACKS PER P.B. 1, PG. 465

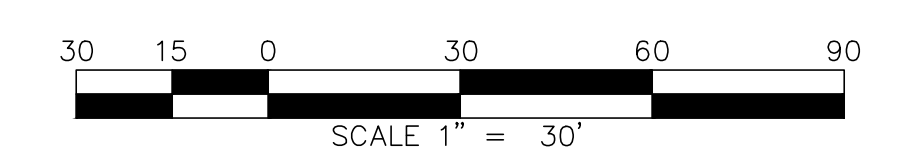
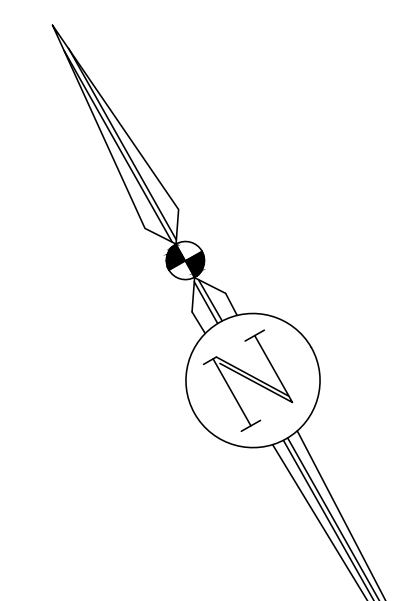
- FRONT = 20'
- REAR = 15'
- SIDE = NONE EXCEPT WHERE A SIDE YARD IS PROVIDED, THEN A SIDE YARD OF AT LEAST 10' MUST BE PROVIDED.

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING OUTLINE
- OVERHEAD WIRE
- BENCHMARK
- CONCRETE MONUMENT
- 5/8" IRON ROD & CAP (SET)
- *JBPRO PCP PRM LB8031*
- UNLESS OTHERWISE NOTED
- NAIL AND DISK
- CLEANOUT
- CABLE TELEVISION SERVICE BOX
- WATER METER
- ELECTRIC METER
- GAS METER
- WATER VALVE
- LIGHT POLE
- POWER POLE
- POWER POLE WITH TRANSFORMER
- CUT WIRE
- SINGLE POLE SIGN
- ASPHALT SURFACE
- CONCRETE SURFACE

ABBREVIATIONS

- AC = ACRES
- C = CALCULATED
- HWY = HIGHWAY
- ID = IDENTIFICATION
- JBPRO = JBROWN PROFESSIONAL GROUP
- LB = LICENSED SURVEYING BUSINESS
- LS = LICENSED SURVEYOR
- M = MEASURED
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P = PLATTED
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- P.U.E. = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT-OF-WAY



JBPro
 CIVIL ENGINEERING | LAND PLANNING
 SURVEYING | CONSTRUCTION SERVICES
 3530 NW 43rd Street | Gainesville, FL 32609
 4420 US-1 S, Suite 1 | St. Augustine, FL 32086
 1826 Ox Bottom Lane | Tallahassee, FL 32304
 Toll Free: (844) Go-JBPro

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS7210
 Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

TROY V WRIGHT, PSM
 Professional Surveyor and Mapper

LOT SPLIT	
CERTIFIED TO:	Scale: 1"=30'
1. RURAL URGENT CARE, LLC	Proj. No.: 468-21-04
	Drawn: T.Hensley
	Checked: T.Wright
	Dwg. Name: 468-21-04-S1
	Dwg. Date: 12/16/2022
	Field Book: 8
	Pages: 63
	Sheet: 1 of 1