

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

INVITATION TO BID

NO. 17/18-008EO

**BOUNDARY SURVEY FOR
ROCK BLUFF SPRINGS, LLC. TRACT
172.30 ACRES ±, IN GILCHRIST COUNTY**

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Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060
386-362-1001
386-362-1056 (Fax)
800-226-1066 (Florida only)
www.mysuwanneeriver.com

SECTION 1 –INTRODUCTION

The Suwannee River Water Management District (SRWMD) is requesting bids for a survey of the Rock Bluff Springs Tract, approximately 172.30 acres ± located in Section 9, Township 8 South, Range 14 East, Gilchrist County, Florida as shown on the attached map **Schedule A.**

ACREAGE:

172.30 acres +/- per prior survey a copy of which is provided.

SECTION 2 - PROPOSED SCHEDULE

December 1, 2017	Release of Invitation to Bid
December 6, 2017	Bids due prior to 3:30 p.m. at District Headquarters. Opening will occur at this time.*
December 6, 2017	Contract award and notice to proceed.
December 21, 2017	All survey work completed and boundary survey delivered to District
January 18, 2018	Boundary posting and painting complete.

* Denotes a public meeting. All meetings will be held at District Headquarters located at the corner of U.S. 90 and C.R. 49 in Live Oak, Florida. All times denote local time.

SECTION 3 - INSTRUCTION TO BIDDERS

1. Delivery of Bids: Bidders, also referred to as respondents, are required to complete and submit one (1) original and one (1) copy of the Bid Response Form included in Section 6. Bid forms shall be sent in one envelope to:

Keith Rowell, Surveyor/Mapper
Suwannee River Water Management District
9225 County Road 49
Live Oak, Florida 32060 Phone: 386.362.1001

2. All Bid forms shall be submitted in sealed envelopes with the following clearly marked in large, bold and/or colored lettering:

**No. 17/18-008EO
BOUNDARY SURVEY FOR
ROCK BLUFF SPRINGS, LLC. TRACT
172.30 ACRES ±, IN GILCHRIST COUNTY
Bid Opening December 6, 2017
3:30 p.m.**

Bids delivered in an envelope not properly marked with the ITB number and opening date and time that are inadvertently opened by District personnel will not be considered. The Bids shall be hand-delivered or mailed, preferably by registered mail.

3. **Bids are due at the above address by 3:30 p.m. on December 6, 2017.** Bids received after this time, for any reason, will be rejected.
4. Bids must be hard copy only. E-mail or fax transmittals will not be accepted.
5. Additional Information: Additional Bid packages may be obtained by contacting Keith Rowell, Surveyor/Mapper.

6. In accordance with sub section 287.057(1)(a)4, the contract shall be awarded to the responsible and responsive vendor who submits the lowest responsive bid.

SECTION 4 – KEY POINTS

Challenge of Solicitation Process: If a potential respondent protests any provisions of this ITB, a notice of intent to protest shall be filed with the District in writing within 72 hours after the posting of the ITB on the District’s website and the respondent shall file a formal written protest within ten (10) days after filing of notice of intent to protest. Any respondent who files a formal written protest pursuant to Chapter 28-110, Florida Administrative Code, and Section 120.57(3), Florida Statutes, shall post with the District at the time of filing the formal written protest, a bond pursuant to Section 287.042(2)(c), Florida Statutes (2011).

Failure to file a notice of intent to protest or failure to file a formal written protest within the time prescribed in Chapter 28-110, Florida Administrative Code and Section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under Chapter 120, Florida Statutes. More specifically, **“Failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, shall constitute a waiver of proceedings under Chapter 120 of Florida Statutes.”**

Challenge of District’s Intent to Award Contract: If a respondent intends to protest District’s intent to award contract, the notice of intent to protest must be filed in writing within 72 hours after posting of a notice of intent to award contract and the respondent shall file a formal written protest within ten (10) days after filing of notice of intent to protest. Any respondent who files a formal written protest pursuant to Chapter 28-110, Florida Administrative Code, and Section 120.57(3), Florida Statutes shall post with the District at the time of filing the formal written protest, a bond pursuant to Section 287.042(2)(c), Florida Statutes (2011).

Failure to file a notice of intent to protest or failure to file a formal written protest within the time prescribed in Chapter 28-110, Florida Administrative Code and Section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under Chapter 120, Florida Statutes. More specifically, **“Failure to file a protest within the time prescribed in Section 120.57(3) Florida Statutes shall constitute a waiver of proceedings under Chapter 120 of Florida Statutes.”**

Americans with Disabilities Act: The District does not discriminate upon the basis of any individual’s disability status. This nondiscrimination policy involves every aspect of the District’s functions including one’s access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation as provided for in the Americans with Disabilities Act should contact the District at 386.362.1001 or 800.226.1066 (Florida only). The District’s fax number is 386.362.1056.

Minority Business Enterprises: The District recognizes fair and open competition as a basic tenet of public procurement. Respondents doing business with the District are prohibited from discriminating on the basis of race, color, creed, national origin, handicap, age, or sex. The District encourages participation by minority business enterprises. Whenever two or more service providers are ranked equally, a minority business enterprise shall be given preference in the award process.

Veteran’s Preference: In the absence of minority business enterprise, whenever two or more service providers are ranked equally, a veteran-owned business enterprise shall be given preference in the award process.

Drug Free Workplace Act: The selected respondent shall represent that it has established a drug free workplace.

Public Entity Crime: Section 287.133(2)(a), Florida Statutes, states “A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in s.287.017 for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.”

Insurance Requirements: If awarded, the Contractor shall provide insurance as follows:

- (a) Contractor will purchase and maintain all insurance necessary to protect it from claims under workers' compensation laws, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of its employees, including claims insured by usual personal injury liability coverage; from claims for damages because of bodily injury, sickness or disease, or death of any person other than its employees including claims insured by usual personal injury liability coverage; and from claims for injury to or destruction of tangible property, including loss of use resulting therefrom - any or all of which may arise out of or result from Contractor's operations under this Contract, whether those operations be by the Contractor or by any subcontractor or anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable.
- (b) This insurance shall be written for not less than any limits of liability specified in this Contract or required by law, whichever is greater, and shall include contractual liability insurance. The limits of liability for insurance shall be as follows:
 - (i) For workers' compensation insurance, the limits shall be as required by law;
 - (ii) For motor vehicular liability insurance, the limits shall be for not less than \$500,000 combined single limit;
 - (iii) For general liability insurance, the limits shall be a minimum of \$1,000,000 per occurrence and \$1,000,000 general aggregate.
- (c) Before starting the work, Contractor will file with the District certificate(s) of insurance, acceptable to the District, providing evidence that Contractor has in full force and effect the insurance required herein with insurers authorized to do business in the State of Florida. These certificate(s) shall contain provision(s) that provide, without limitation, the following:
 - (i) Name the District as a named or additional insured without waiving any defense of sovereign immunity or increasing the limits of District's liability in excess of the statutory cap provided under Section 768.28, Florida Statutes.
 - (ii) The coverage afforded under the policies will not be cancelled or materially changed until at least 30 days prior written notice has been given to the District.

Rejection of Responses: The District reserves the right to reject any and all proposals or other proposals submitted in response to District invitation. District also reserves the right to waive any minor deviations in an otherwise valid proposal.

SECTION 5 - SCOPE OF WORK

Surveyor shall perform a boundary survey as defined in Chapter 5J-17, of the Florida Administrative Code of the above described tract of land. Survey shall be prepared in conformance with the Boundary Survey Standards and Cad Standards attached hereto (Schedule B and Schedule B1. The selected surveyor must also complete and submit all items of the “Survey Review Checklist for Final Deliverables”.

Surveyor must be able to commence work upon notification to proceed and shall be able to complete the boundary survey by December 21, 2017 and the boundary posting and painting by January 18, 2018.

SECTION 6 – Bid Response Form

No. 17/18-008EO
BOUNDARY SURVEY FOR
ROCK BLUFF SPRINGS, LLC. TRACT
172.30 ACRES ±, IN GILCHRIST COUNTY
Bid Opening December 6, 2017
3:30 p.m.

List three survey assignments similar in standards, location and nature to this tract performed by you in the last two years.

- A. _____
- B. _____
- C. _____

Certification of Drug Free Workplace Plan: YES _____ NO _____

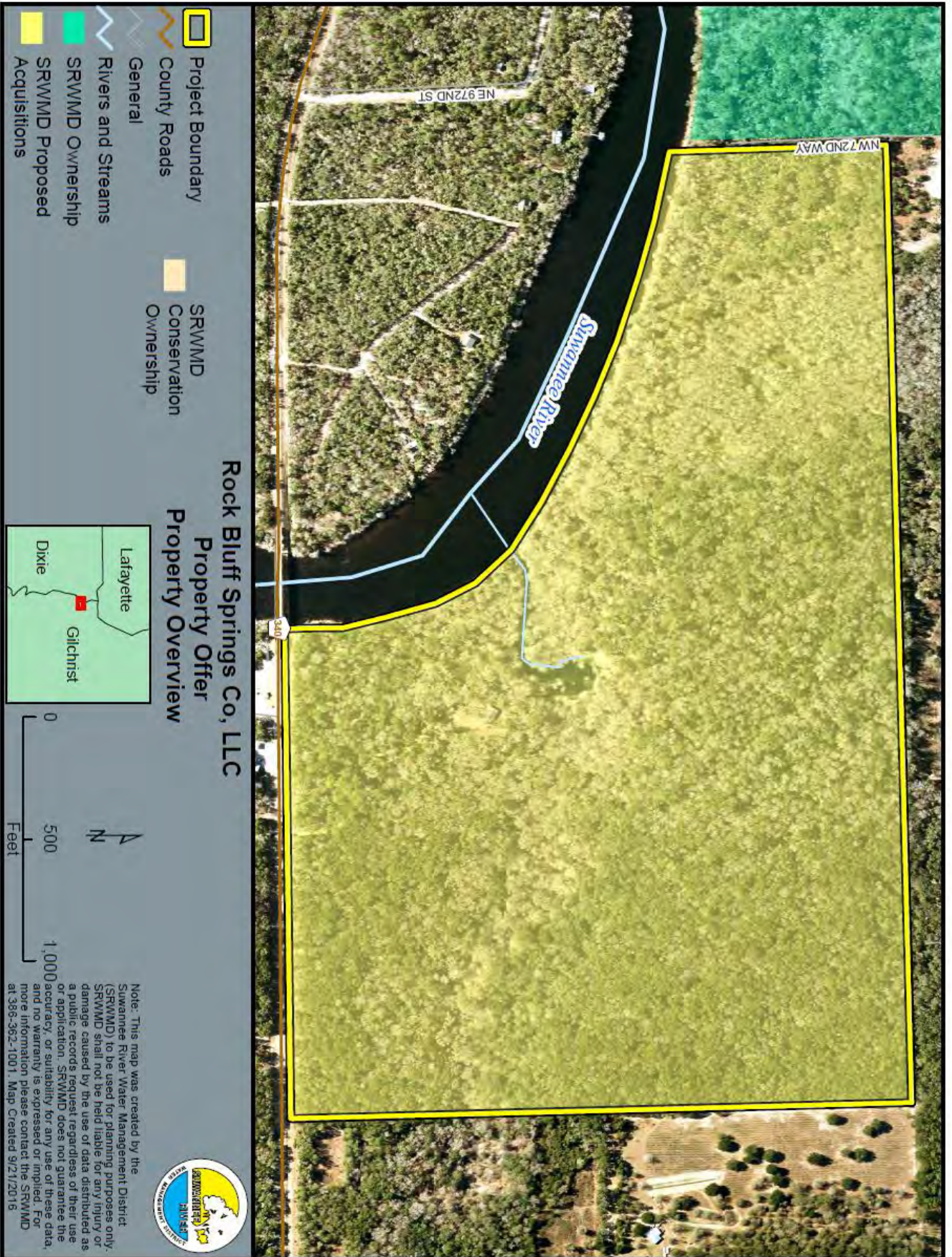
Attach Proof of Insurance.

ROCK BLUFF SPRINGS, LLC. TRACT

- A. My not-to-exceed fee is: \$ _____
- B. Name of Company: _____
Address: _____
Company Representative Name: _____
Phone: _____
Signature: _____
- C. Date: _____

*Bids for this project are to be submitted by **3:30 p.m., December 6, 2017**, by letter in a sealed envelope clearly marked with the bid date and number on outside of envelope. Email bids will not be accepted. The District reserves the right to reject any and all bids.*

SCHEDULE A



Schedule B
BOUNDARY SURVEY STANDARDS
Effective October 1, 2012

The purpose of the Survey Standards is to advise the Surveyor of the general requirements for Boundary surveys.

For the survey to be approved and accepted by SRWMD, it shall meet the following standards and be completed in accordance with the Minimum Technical Standards for Land Surveying (Chapter 5J-17.050 - .052, Florida Administrative Code).

Survey Standards:

1. The survey shall state that this is a Boundary survey.
2. The survey must be prepared by a licensed surveyor, registered in Florida, signed and sealed in accordance with Florida Laws and Administrative Code, by the surveyor, with a raised seal, and state the registration number.
3. Company's name, address and the certificate of authorization number shall be placed.
4. A title block shall be placed on the bottom right-hand corner of the cover sheet, which contains the project name/number, owner's name, section, township, range and county.
5. Show the survey date in the title block, which is the date of data acquisition.
6. The survey must state the following statement: **"Not Valid without the signature and the original raised seal of a Florida licensed surveyor and mapper"**.
7. The survey must state the following statement on it: **"Additions or deletions to the survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties."**
8. North arrow, graphic scale in inches to feet and a scale bar, legend and abbreviations must be shown on the survey.
9. Scale for surveys that are too large, use of multiple sheets with appropriate match lines are acceptable.
10. The survey must be performed in Florida State Plane Coordinate, Zone North, and (NAD 83/NSRS 2007). Show a statement in the surveyor's notes stating that the survey was performed in Florida State Plane Coordinate System, Zone North, North America Datum 1983/NSRS 2007 (NAD 83/NSRS 2007).
11. Bearings for all lines must be based on state plane coordinate system with boundary dimension on ground not grid. Show a bearing reference statement in the surveyor's notes. **Do not rotate the survey to an assumed bearing based off a legal description, right of way, or any other assumed bearing reference.**
12. The survey must show the location, dimensions and identification of right of ways as required by Chapter 5J-17.052(2)(d) of the Minimum Technical Standards. Acreage shall be calculated and shown for all right of ways.
13. Show any discrepancies between the survey map and real property description.
14. The survey must have the following certification:

I HEREBY CERTIFY to the SUWANNEE RIVER WATER MANAGEMENT DISTRICT; DAVIS, SCHNITKER, REEVES & BROWNING, P.A. by my signature below, that this drawing is a true and correct representation of a survey performed under my supervision and that no encroachments, overlaps, visible easements, or claims of easements exist other than those shown hereon, and the said survey complies with the Board of Professional Surveyor and Mapper's "Minimum Technical Standards for Land Surveying", as defined in Chapter 5J-17.050-.052, Florida Administrative Code, of the subject property as existing on (((Date of Survey)))_____.

15. The complete legal description must be shown on the survey which conforms to the title opinion or title commitment and that portion above the Ordinary High Water Line or Mean High Water Line, whichever is applicable.
16. The exact dimensions of the parcel including boundary line, acres, and a metes and bounds traversing the Ordinary High Water line or Mean High Water Line of the water frontage. Further, any variation between the field survey and the deed by which the proposed grantor acquired the land must be shown on the survey.

17. Show all descriptive calls from the legal description. (i.e. P.O.B., P.O.C. east r/w line, etc.)
18. The survey must show the location, dimension, and accurately identify all easements as required by Chapter 5J-17.052(2)(d) of the Minimum Technical Standards. In the event of a subdivision, all setbacks lines must appear on the drawing.
19. The survey must show the location with, dimensions and identification of all encroachments as required by Chapter 5J-17.052(2)(d) of the Minimum Technical Standards. Acreage shall be calculated and shown for all encroachment areas.
20. The survey must show and identify all fixed improvements, on, above or underground utilities, and any evidence of existing underground fixed improvement or utilities within the acquisition parcel and between the acquisition parcel and the centerline of any contiguous public or private roads. The survey must also locate all improvements pertinent to the boundary of acquisition parcel, regardless of the distance from the acquisition boundary. Fixed improvements and utilities may include, but not limited to the following items: perimeter fences, walls, buildings, decks, dock, septic tanks, water lines, electric lines, wells, etc.
21. The survey must show any human cemeteries as required by Chapter 5J-17.052(2)(d) of the Minimum Technical Standards.
22. The survey must certify and show the actual acres above the Ordinary High Water Line or Mean High Water line, whichever is applicable, to the nearest hundredth of an acre, less exceptions for roads, easements and encroachments.
23. Each survey shall show a listing of gross acreage minus the encroachment(s) easements or right-of-way (specifying each type of encroachment) with the net acreage indicated.
24. A survey project that is adjacent to or traverse through existing District ownership must also be shown in relation to the existing District survey. Any referenced bearing bases must be documented with specific citation and list the specific bearing in the Surveyor's notes. If an individual survey project is shown on the plat as multiple parcels, then all parcels shall be tied in to each other.
25. Clearly indicate the monumentation on the survey as being found or set, and include a description of the size, material, and stamping of monumentation. (i.e., "Found ½" yellow capped iron rod stamped LS 2400).
26. If the legal description defining the land boundary is by metes and bounds, it should read clockwise.
27. Show the total number of water front feet on the survey.
28. Show all controlling land corners (including block corners) used to established the boundary line.
29. Show certified corner record document number(s) identifying the corner(s) used in the survey.
30. Show a clear and heavy line weight for the boundary lines.
31. All boundary lines or corners that are on a section line(s), half section line(s), quarter section line(s) or quarter quarter section line(s) shall be indicated and each corner shall be identified.
32. Show a location or vicinity map of the project location.
33. All exterior corners must be annotated with Florida State Plane Coordinates.
34. All figures which are used for area determinations must be closed. (Refer to CAD Standards)
35. The methodology for establishing water boundaries for both tidal and non-tidal bodies of water must be in accordance with Florida Laws and administrative Code.
36. If a Global Positioning System (GPS) network or control survey is required refer to GPS Network or control requirements.

Boundary line Identification

1. Monumentations shall be placed at section corners, quarter corners, changes in directions of the boundaries, intersections of the boundary with public or private right of way line of any road and easements to the district, or currently on the land and rights-of-way unless existing monumentation is equal to or exceeds the monumentation described above. **Also, monumentation shall be set on boundaries on or near intersections with water boundaries that are located in approximate position.** Permanent reference markers shall be set as monumentation unless it is not practical.
2. All perimeter property lines, except along the river, shall be cut (open for line of sight- merchantable timber and large trees shall not be cut down) and one tree per 200', or line of sight (whichever is less) shall be painted with an approved boundary marking paint (Nelson Boundary Paint or approved equivalent). Paint shall be yellow for all fee and conservation easement acquisitions or other easements. Paint shall be placed in a six-inch wide band encircling the tree at eye level. Such trees shall be at least four inches in diameter at breast height and within six inches of the property line and located on tract being surveyed. If the property line is the centerline of a road or other features, then the boundary between the road and the adjacent land being purchased shall be marked at the edge of the maintained

area. Prior to applying the boundary paint to the trees, the loose bark shall be smoothed, not removed down to the cambium layer. If the property line crosses an open area without trees of sufficient diameter, then a 6.5-foot pressure treat (3-4-inch top diameter) post (set 2.5 feet in ground) shall be placed six inches inside the line every 200 feet or line of sight, whichever is less and the top six inches painted using boundary paint.

3. An 8.0-foot pressure treated (4-5-inch top diameter) post (set 2.5 feet in ground) shall be placed at every permanent marker. A triple band of yellow boundary paint will encircle the post at all corner monuments while double paint bands will mark the post at monument along the line.

Deliverable Schedule

1. First submittal must include two complete unsigned copies of the survey project and digital files to the District for review prior to the submission of the final submittal.
2. After the approval of the project, SRWMD will be supplied five (5) original signed and raised sealed surveys and one (1) Mylar copy with original signature and raised seal and digital files on CD, DVD, external hard drive and/or thumb drive.

SURVEY REVIEW CHECKLIST FOR BOUNDARY SURVEY

Surveyor: _____ Project _____

Number: _____

SRWMD Reviewer: _____

Date: _____

Approved: YES NO

Surveyor's Review	SRWMD Review	Survey Requirements	Comments
		State this a Boundary survey (1)	
		State or show responsible surveyor's name, original signature, registration number and raised seal (2)	
		State the company's name, street address and the certificate of authorization number (3)	
		Show a title block on the bottom right hand corner of the cover sheet, which contains the project name/number, owner's name, section, township, range and county. (4)	
		Reflect a survey date, which is the date of data acquisition. (5)	
		Must show the following statement : "Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper."(6)	
		Must show the following statement "Additions or deletions to the survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties."(7)	
		Show north arrow, graphic scale in inches to feet and a scale bar, legend and abbreviations (8)	
		Larger surveys show multiple sheets with appropriate match lines (9)	
		Show a statement in the surveyor's notes that this survey was performed in Florida State Plane Coordinate System, Zone North and North America Datum 1983/NSRS 2007) (10)	
		Show the bearing reference on the drawing and show a statement in the surveyor's notes (11)	
		Show the acreage, location, dimensions, and identification of all right of ways (12)	
		Show any discrepancies between the survey map and real property description (13)	
		The survey must show the following statement : I HEREBY CERTIFY to the SUWANNEE RIVER WATER MANAGEMENT DISTRICT; DAVIS, SCHNITKER, REEVES & BROWNING, P.A. by my signature below, that this drawing is a true and correct representation of a survey performed under my supervision and that no encroachments, overlaps, visible easements, or claims of easements exist other than those shown hereon, and the said survey complies with the Board of Professional Surveyor and Mapper's "Minimum Technical Standards for Land Surveying", as defined in Chapter 5J-17.050-.052, Florida Administrative Code, of the subject property as existing on ((Date of Survey)) . (14)	
		Show complete legal description on survey (15)	
		Show exact dimensions of the parcel boundary (16)	
		Show all descriptive calls from the legal description (17)	
		Show the location, dimensions, identification of all easements. (18)	
		Show the location, dimensions, identification of all encroachments (19)	
		Show the location, dimensions, identification of all fixed improvements, and utilities. (20)	
		Show the location, dimensions, identification of any human cemeteries (21)	
		Show the acreage to the nearest hundredth for Ordinary High Water Line or Mean High Water Line (whichever is applicable), less the exception for roads, easements, and encroachments.(22)	
		Show a listing of gross acreage minus the encroachment(s) (23)	
		Show the relationship between the Districts' property. (24)	
		Show the location, dimensions, identification of controlling land corners (25)	
		If legal description is defined by metes and bounds, it should read clockwise (26)	
		Show the total number of water front feet on the survey (27)	

		Show all controlling land corners used to establish boundary line (28)	
		Show certified corner record document number(s) used in the survey (29)	
		Show the boundary line in a bold and dark line weight. (30)	
		Show all corners that are located on a section line(s), half section line(s), quarter section line(s) or quarter quarter section line(s) (31)	
		Show a vicinity Map (32)	
		Show state plane coordinates on all exterior corners (33)	
		All features which are used for area determinations must be closed (34)	
		Show the methodology for establishing water boundaries for both tidal and non-tidal bodies of water (35)	
		If GPS Network or control survey is required refer to GPS Network or control requirements (36)	

The numbers in brackets above correspond to the requirements in the Boundary Survey Standards

Surveyor's Signature: _____
 SRWMD Reviewer: _____
 SRWMD Approval Date: _____

Review Date: _____
 Review Date: _____
 Processed Date: _____

Schedule B1
CAD STANDARDS
Effective October 1, 2012

The purpose of the CAD Standards is to advise the Surveyor of the general requirements as set forth by SRWMD. These standards must be followed for all surveys. The scope of service may dictate more. SRWMD WILL NOT APPROVE THE SURVEY UNTIL THESE STANDARDS HAVE BEEN MET.

1. General Requirements

- a. All drawing will be georeferenced to U.S. State Plane Coordinate System, NAD 83 (NSRS 2007), Florida State Plane, North Zone, U.S. Feet and must contain 2 referenced and labeled control stations tied to the State Plane Coordinate System.
- b. The following features types are acceptable line, polyline, polygon and text.
- c. SRWMD will provide a template drawing available for downloading at <http://www.srwmd.state.fl.us/DocumentCenter/>.
- d. Drawing units should be set to decimal feet.

2. Layering

- a. All layers must appear same as in Appendix "B".
- b. All required layers listed shall only contain the described features. (example: V-PROP-LINE layer shall contain only the project boundary line)
- c. All layers must be clearly different from one another.

3. Drawing

- a. All layers shall conform to the proper geometry type (line, polyline, polygon, text) as shown on Appendix "B".
- b. All figures which are used for area determination must be closed. Lines may need to be duplicated on more than one layer to be correctly drawn as a polygon.

Below is a list of figures, but limited to, that need to have a closed polyline or polygon:

1. Property boundary
2. Easement area(s)
3. Dock(s)
4. Deck(s)
5. Boardwalk(s)
6. Building(s)
7. Pier(s)
8. Porch(s)
9. Bridge(s)
10. Sidewalk(s)
11. Parking area(s)
12. Handicap ramp(s)
13. Concrete pad(s)
14. Storm water Pond(s)
15. Driveway(s)
16. Encroachment area(s)
17. Deed overlap(s)
18. Roadway(s)
19. Gravel area(s)
20. Wetland area(s)
21. Upland area(s)

4. Annotation

- a. All text shall appear on a different layer from the layers they are annotating. (ex: text describing a property corner should be on the V-PROP-LINE-TEXT and not on the V-PROP-LINE)
- b. Leaders and dimensions shall be layered on the appropriate annotation layers and not the features layer.

SURVEYING FIELD STANDARDS AND PROCEDURES

Effective October 1, 2012

The purpose of the Surveying Field Standards and Procedures is to advise the Surveyor of the general requirements as set forth by SRWMD. These standards and procedures must be followed for all surveys. The scope of service may dictate more or less requirements. SRWMD WILL NOT APPROVE THE SURVEY UNTIL THESE STANDARDS HAVE BEEN MET.

1. General Procedures

- a. All field surveys will be performed in U.S. State Plane Coordinate System, NAD 83 (NSRS 2007), Florida State Plane, North Zone, U.S. Feet.
- b. All field surveys must use the proper field codes as shown in Appendix "C". If a field code does not represent a feature in the field, the surveyor may use make up a field code; however, it will need to be noted and described in the field notes in bold text.
- c. All field notes must be turned in at the end of every project. The field notes must be legible for review.
- d. All traverse(s) and/or level loop(s) must be closed and properly adjusted.
- e. Global Positioning System (GPS) may be used on projects.
 - i. Refer to the Accuracy Class Summary Table for NGS User Guidelines for Single Base Real Time GNSS Positioning procedures.
http://www.ngs.noaa.gov/PUBS_LIB/NGSRealTimeUserGuidelines.v2.1.pdf

2. Benchmark Procedure

- a. SRWMD will issue a benchmark identification number for each benchmark. The identification number needs to be stamped into the brass disk on the concrete monument. (i.e. 12-MA-01B)
 - i. Horizontal only benchmark identification will end with an "H".
 - ii. Vertical only benchmark identification will end with a "V".
 - iii. Horizontal and Vertical benchmark identification will end with a "B".
- b. The elevation and vertical datum must be stamped on the brass disk, if applicable.
- c. Three reference markers or features must be shown on the benchmark survey report with ties to the benchmark.
- d. A picture of the benchmark must be taken and shown in the survey report.
- e. All geodetic control surveys, both vertical and horizontal, shall conform to the Standards and Specifications for Geodetic Control Networks (1984) as set forth by the Federal Geodetic Control Committee (FGCC) http://www.ngs.noaa.gov/FGCS/tech_pub/1984-stds-specs-geodetic-control-networks.htm and the Geospatial Positioning Accuracy Standards Parts 1, 2, and 3.
http://www.fgdc.gov/standards/standards_publications/index.html
<http://www.fgdc.gov/standards/projects/FGDC-standards-projects/accuracy/part1/chapter1>
<http://www.fgdc.gov/standards/projects/FGDC-standards-projects/accuracy/part2/chapter2>
<http://www.fgdc.gov/standards/projects/FGDC-standards-projects/accuracy/part3/chapter3>

FINAL DELIVERABLE REQUIREMENTS Effective October 1, 2012

The purpose of the Final Deliverable Requirements is to advise the Surveyor of the general requirements as set forth by SRWMD. These standards and procedures must be followed for all surveys. The scope of service may dictate more. **SRWMD WILL NOT APPROVE THE SURVEY UNTIL THESE STANDARDS HAVE BEEN MET.**

1. All digital files shall be delivered on a single compact disk (CD), DVD, External Hard Drive and/or a Thumb Drive
2. The following items that will need to be delivered on one of the forms listed above:
 - a. AutoCAD file (2004 version or higher)
 - b. Exported electronic ASCII or text file of the survey coordinates, after adjustments have been made. (i.e. .txt) (All survey coordinates must be properly coded.)
 - c. A scanned copy of the coordinate file.
 - d. An electronic copy of the coordinate file. (i.e. .CRD, .TDS)
 - e. A scanned copy of the raw data file.
 - f. An electronic file of the raw data (i.e. .RAW)
 - g. Scanned copies of the field notes shall be a PDF or TIFF file.
 - h. Digital Exchange File (DXF), Shapefile or a Geodatabase file of the property boundary.
 - i. Metadata file or XML file with the required project information. (See Metadata requirements)
 - j. Scanned copy of the signed survey checklist.
 - k. A letter of transmittal stating all of the information that is being submitted on the CD.
 - l. Any additional drawing files used an external reference with the submitted drawing shall also be included with the submitted project.
 - m. Any other files or notes that was used on the project.
3. The CD shall be labeled with the project name/number, contract number, company name, contact name, and phone number.
4. After the approval of the project, SRWMD will be supplied five (5) original signed and raised sealed surveys and one (1) Mylar copy with original signature and raised seal, unless requested otherwise.

Appendix B: CAD Layering Standards

LAYER NAME	DESCRIPTION	LAYER NAME	DESCRIPTION
V-ANNO-BRNG	BEARING AND DISTANCE LABELS	V-BNDY-TEXT	POLITICAL BOUNDARIES: TEXT
V-ANNO-DIMS	DIMENSIONS	V-BRDG-CNTR	BRIDGE CENTERLINE
V-ANNO-IDEN	IDENTIFICATION TAGS	V-BRDG-DECK	BRIDGE DECK
V-ANNO-KEYN	KEYNOTES	V-BRDG-RAIL	BRIDGE RAILING
V-ANNO-LABL	LABELS	V-BRDG-TEXT	BRIDGE TEXT
V-ANNO-LEGN	LEGEND	V-BRKL-BOTB	BREAK OR FAULT LINE: BOTTOM OF BANK
V-ANNO-MARK	MARKER, LEADERS, BREAK MARKS	V-BRKL-FLOW	BREAK OR FAULT LINE: FLOWLINE (LOWEST POINT)
V-ANNO-MATC	MATCHLINE	V-BRKL-TOPB	BREAK OR FAULT LINE: TOP OF BANK
V-ANNO-NOTE	NOTES	V-BRKL-TEXT	BREAK OR FAULT LINE: TEXT
V-ANNO-NPLT	NON-PLOTTING GRAPHIC INFORMATION	V-CHAN-BWTR	NAVIGABLE CHANNEL: BREAKWATER
V-ANNO-REDL	REDLINES	V-CHAN-CNTR	NAVIGABLE CHANNEL: CHANNEL CENTERLINE
V-ANNO-REFR	REFERENCES, EXTERNAL FILES	V-CHAN-DOCK	NAVIGABLE CHANNEL: DECKS, DOCK, FLOATS, PIERS
V-ANNO-REVC	REVISION CLOUDS	V-CHAN-NAID	NAVIGABLE CHANNEL: NAVIGATION AIDS
V-ANNO-REVS	REVISIONS	V-CHAN-TEXT	NAVIGABLE CHANNEL: TEXT
V-ANNO-TEXT	TEXT	V-COMM- MHOL	COMMUNICATION: MANHOLE
V-ANNO-TABL	DATA TABLES	V-COMM- OVHD	COMMUNICATION: OVERHEAD LINES
V-ANNO-TITL	DRAWING OR DETAIL TITLES	V-COMM-POLE	COMMUNICATION: BOX/POLE
V-ANNO-TTLB	BORDERS AND TITLE BLOCK	V-COMM- UNDR	COMMUNICATION: UNDERGROUND LINES
V-BLDG-DECK	OUTDOOR DECK	V-COMM-TEXT	COMMUNICATION: TEXT
V-BLDG-OTLN	BUILDING AND PRIMARY STRUCTURES	V-CTRL-BMRK	CONTROL POINTS: BENCHMARKS
V-BLDG-OVHD	BUILDING AND PRIMARY STRUCTURES OVERHANG	V-CTRL-GRID	CONTROL POINTS: GRID LINES
V-BLDG-PRCH	BUILDING AND PRIMARY STRUCTURES PORCH	V-CTRL-HCPT	CONTROL POINTS: HORIZONTAL
V-BLDG-TEXT	BUILDING AND PRIMARY TEXT	V-CTRL-HVPT	CONTROL POINTS: HORIZONTAL/VERTICAL
V-BNDY-BORO	POLITICAL BOUNDARIES: BOROUGH	V-CTRL-TRAV	CONTROL POINTS: TRAVERSE POINT
V-BNDY-CITY	POLITICAL BOUNDARIES: CITY	V-CTRL-VCPT	CONTROL POINTS: VERTICAL
V-BNDY-CNTY	POLITICAL BOUNDARIES: COUNTY	V-CTRL-TEXT	CONTROL POINTS: TEXT
V-BNDY-CORP	POLITICAL BOUNDARIES: CORPORATION	V-DRIV-ASPH	DRIVEWAYS: ASPHALT
V-BNDY-NATL	POLITICAL BOUNDARIES: NATIONAL	V-DRIV-CNTR	DRIVEWAYS: CENTERLINE
V-BNDY-POLI	POLITICAL BOUNDARIES: ALL	V-DRIV-CONC	DRIVEWAYS: CONCRETE
V-BNDY-STAT	POLITICAL BOUNDARIES: STATE	V-DRIV-CURB	DRIVEWAYS: CURB
V-BNDY-TSHIP	POLITICAL BOUNDARIES: TOWNSHIP OR TOWN	V-DRIV-FLNE	DRIVEWAYS: FIRE LANE
V-BNDY-ZONE	POLITICAL BOUNDARIES: ZONING	V-DRIV-GRVL	DRIVEWAYS: GRAVEL
V-DRIV-MRKG	DRIVEWAYS: PAVEMENT MARKINGS	V-FUEL-PIPE	FUEL GAS: ABOVE-GROUND PIPING
V-DRIV-UPVD	DRIVEWAYS: UNPAVED SURFACE	V-FUEL-TANK	FUEL GAS: STORAGE TANKS
V-DRIV-TEXT	DRIVEWAYS: TEXT	V-FUEL-UNDR	FUEL GAS: UNDERGROUND PIPING
V-DTCH-BOTD	DITCHES OR WASHES: BOTTOM	V-FUEL-TEXT	FUEL GAS: TEXT
V-DTCH-CNTR	DITCHES OR WASHES: CENTERLINE	V-NGAS-MHOL	NATURAL GAS: MANHOLE
V-DTCH-EWAT	DITCHES OR WASHES: EDGE OF WATER	V-NGAS-PIPE	NATURAL GAS: ABOVE-GROUND PIPING

LAYER NAME	DESCRIPTION	LAYER NAME	DESCRIPTION
V-DTCH-TOPD	DITCHES OR WASHES: TOP OF BANK	V-NGAS-UNDR	NATURAL GAS: UNDERGROUND PIPING
V-DTCH-TEXT	DITCHES OR WASHES: TEXT	V-NGAS-TANK	NATURAL GAS: STORAGE TANK
V-ESMT-ACCS	EASEMENTS: ACCESS (PEDESTRIAN ONLY, PRIVATE)	V-NGAS-TEXT	NATURAL GAS: TEXT
V-ESMT-CATV	EASEMENTS: CABLE TV	V-POWR-FENC	POWER: FENCE ENCLOSURE
V-ESMT-CONS	EASEMENTS: CONSERVATION	V-POWR-INST	POWER: INSTRUMENTATION (METERS, TRANSFORMERS)
V-ESMT-CSTG	EASEMENTS: CONSTRUCTION/GRADING	V-POWR-MHOL	POWER: MANHOLES
V-ESMT-ELEC	EASEMENTS: ELECTRICAL	V-POWR-OVHD	POWER: OVERHEAD LINES
V-ESMT-FDPL	EASEMENTS: FLOOD PLAIN	V-POWR-POLE	POWER: BOX/POLE
V-ESMT-INEG	EASEMENTS: INGRESS/EGRESS	V-POWR-STRC	POWER: STRUCTURES
V-ESMT-LSCP	EASEMENTS: LANDSCAPE	V-POWR-UNDR	POWER: UNDERGROUND LINES
V-ESMT-NGAS	EASEMENTS: NATURAL GAS	V-POWR-TEXT	POWER: TEXT
V-ESMT-PHON	EASEMENTS: TELEPHONE LINE	V-PRKG-ASPH	PARKING LOTS: ASPHALT SURFACE
V-ESMT-ROAD	EASEMENTS: ROADWAY	V-PRKG-CNTR	PARKING LOTS: CENTERLINE
V-ESMT-ROAD-PERM	EASEMENTS: ROADWAY PERMANENT	V-PRKG-CONC	PARKING LOTS: CONCRETE SURFACE
V-ESMT-ROAD-TEMP	EASEMENTS: ROADWAY TEMPORARY	V-PRKG-CURB	PARKING LOTS: CURB
V-ESMT-RWAY	EASEMENTS: RIGHT OF WAY, PUBLIC ACCESS	V-PRKG-DRAN	PARKING LOTS: DRAINAGE SLOPE INDICATIONS
V-ESMT-SGHT	EASEMENTS: SIGHT DISTANCE	V-PRKG-FLNE	PARKING LOTS: FIRE LANE
V-ESMT-SSWR	EASEMENTS: SANITARY SEWER	V-PRKG-GRVL	PARKING LOTS: GRAVEL SURFACE
V-ESMT-STRM	EASEMENTS: STORM WATER SEWER	V-PRKG-MRKG	PARKING LOTS: PAVEMENT MARKINGS
V-ESMT-SWMT	EASEMENTS: STORM WATER MANAGEMENT	V-PRKG-STRP	PARKING LOTS: STRIPING
V-ESMT-TRAL	EASEMENTS: TRAIL/PATH (PUBLIC ACCESS)	V-PRKG-UPVD	PARKING LOTS: UNPAVED SURFACE
V-ESMT-UTIL	EASEMENTS: UTILITIES	V-PRKG-TEXT	PARKING LOTS: TEXT
V-ESMT-WATR	EASEMENTS: WATER SUPPLY	V-PROP-LINE	PROPERTY BOUNDARY: PROPERTY LINES, SURVEY BENCHMARKS, PROPERTY CORNERS
V-ESMT-TEXT	EASEMENTS: TEXT		PROPERTY BOUNDARY: QUARTER SECTION
V-FLHA	FLOOD HAZARD AREA	V-PROP-QTRS	PROPERTY BOUNDARY: QUARTER SECTION
V-FLHA-TEXT	FLOOD HAZARD AREA: TEXT	V-PROP-RSRV	PROPERTY BOUNDARY: RESERVE
V-FUEL-MHOL	FUEL GAS: MANHOLE	V-PROP-SBCK	PROPERTY BOUNDARY: SETBACK LINES
V-PROP-SECT	PROPERTY BOUNDARY: SECTION BOUNDARY	V-RWAY-CNTR	RIGHT-OF-WAY: CENTERLINE
V-PROP-SUBD	PROPERTY BOUNDARY: SUBDIVISION LINES	V-RWAY-LINE	RIGHT-OF-WAY: LINES
V-PROP-SXTS	PROPERTY BOUNDARY: SIXTEENTH SECTION	V-RWAY-LMTA	RIGHT-OF-WAY: LIMITED ACCESS
V-PROP-TEXT	PROPERTY BOUNDARY: TEXT	V-RWAY-MRKR	RIGHT-OF-WAY: MARKER
V-PVMT-ASPH	PAVEMENT: ASPHALT SURFACE	V-RWAY-STAN	RIGHTS-OF-WAY: STATIONING
V-PVMT-CONC	PAVEMENT: CONCRETE SURFACE	V-RWAY-TEXT	RIGHTS-OF-WAY: TEXT
V-PVMT-GRVL	PAVEMENT: GRAVEL SURFACE	V-SITE-EWAT	SITE FEATURES: EDGE OF WATER
V-PVMT-TEXT	PAVEMENT: TEXT	V-SITE-FENC	SITE FEATURES: FENCES
V-RAIL-CNTR	RAILROAD: CENTERLINE	V-SITE-GDRL	SITE FEATURES: GURADRAIL
V-RAIL-EQPM	RAILROAD: EQUIPMENT (GATES, SIGNALS, ETC.)	V-SITE-ROCK	SITE FEATURES: ROCKS AND ROCK OUTCROPPINGS
V-RAIL-TRAK	RAILROAD: TRACK	V-SITE-RTWL	SITE FEATURES: RETAINING WALL
V-RAIL-TEXT	RAILROAD: TEXT	V-SITE-SGAU	SITE FEATURES: STAFF GAUGE

LAYER NAME	DESCRIPTION	LAYER NAME	DESCRIPTION
V-RIVR-BOTM	RIVER: BOTTOM	V-SITE-SIGN	SITE FEATURES: SIGNS
V-RIVR-CNTR	RIVER: CENTERLINE	V-SITE-WELL	SITE FEATURES: WELL
V-RIVR-EDGE	RIVER: EDGE	V-SITE-VEGE	SITES FEATURES: TREES, SHRUBS AND OTHER VEGATATION
V-RIVR-TOPB	RIVER: TOP OF BANK	V-SITE-TEXT	SITES FEATURES: TEXT
V-RIVR-TEXT	RIVER: TEXT	V-SSWR-MHOL	SANITARY SEWER SYSTEM: MANHOLE
V-ROAD-ASPH	ROADS, STREETS AND HIGHWAYS: ASPHALT SURFACE	V-SSWR-PIPE	SANITARY SEWER SYSTEM: ABOVE-GROUND PIPING
V-ROAD-CNTR	ROADS, STREETS AND HIGHWAYS: CENTERLINE	V-SSWR-STRC	SANITARY SEWER SYSTEM: STRUCTURES
V-ROAD-CONC	ROADS, STREETS AND HIGHWAYS: CONCRETE SURFACE	V-SSWR-UNDR	SANITARY SEWER SYSTEM: UNDERGROUND PIPING
V-ROAD-CURB	ROADS, STREETS AND HIGHWAYS: CURB	V-SSWR-TEXT	SANITARY SEWER SYSTEM: TEXT
V-ROAD-FLNE	ROADS, STREETS AND HIGHWAYS: FIRE LANE	V-STEM-INST	STEAM SYSTEM: INSTRUMENTATION (METERS, VALVES, PUMPS)
V-ROAD-GRVL	ROADS, STREETS AND HIGHWAYS: GRAVEL SURFACE	V-STEM-MHOL	STEAM SYSTEM: MANHOLE
V-ROAD-MRKG	ROADS, STREETS AND HIGHWAYS: PAVEMENT MARKINGS	V-STEM-PIPE	STEAM SYSTEM: ABOVE-GROUND PIPE
V-ROAD-UPVD	ROADS, STREETS AND HIGHWAYS: UNPAVED SURFACE	V-STEM-STRC	STEAM SYSTEM: STRUCTURES
V-ROAD-TEXT	ROADS, STREETS AND HIGHWAYS: TEXT	V-STEM-UNDR	STEAM SYSTEM: UNDERGROUND PIPING
V-RRAP -OTLN	RIPRAP: RIP-RAP OUTLINE	V-STEM-TEXT	STEAM SYSTEM: TEXT
V-RRAP -TEXT	RIPRAP: TEXT	V-STRM-DTCH	STORM DRAINAGE AND SEWER SYSTEM: DITCHES AND SWALES
V-RWAY-CTLA	RIGHT-OF-WAY: CONTROLLED ACCESS	V-STRM-MHOL	STORM DRAINAGE AND SEWER SYSTEM: MANHOLE
V-STRM-PIPE	STORM DRAINAGE AND SEWER SYSTEM: ABOVE-GROUND PIPING	V-WATR-TEXT	WATER SUPPLY: TEXT
V-STRM-POND	STORM DRAINAGE AND SEWER SYSTEM: RETENTION POND	V-NODE-DASP	NODE: DESCRIPTION ATTRIBUTES FOR POINTS
V-STRM-STRC	STORM DRAINAGE AND SEWER SYSTEM: STRUCTURES	V-NODE-EASP	NODE: ELEVATION ATTRIBUTES FOR POINTS
V-STRM-UNDR	STORM DRAINAGE AND SEWER SYSTEM: UNDERGROUND	V-NODE-PASP	NODE: POINT NUMBER ATTRIBUTES FOR POINTS
V-STRM-TEXT	STORM DRAINAGE AND SEWER SYSTEM: TEXT	V-NODE-ABUT	NODE: ABUTMENT BRIDGE POINTS
V-SURV-DATA	SURVEY: DATA	V-NODE-ACTL	NODE: AERIAL HORIZONTAL AND VERTICAL CONTROL POINTS
V-SURV-LINE	SURVEY: CONTROL LINE	V-NODE-BLIN	NODE: BASELINE POINTS
V-SURV-TEXT	SURVEY: TEXT	V-NODE-BLDG	NODE: BUILDING POINTS
V-SWLK-ASPH	SIDEWALKS: ASPHALT	V-NODE-BRDG	NODE: BRIDGE POINTS
V-SWLK-CONC	SIDEWALKS: CONCRETE	V-NODE-BRKL	NODE: BREAKLINES, SPOT ELEV. POINTS AND LINES FOR CREATION OF BREAK LINES AS TOP OF BANK
V-SWLK-TEXT	SIDEWALKS: TEXT	V-NODE-BROW	NODE: BRUSH ROW POINTS
V-TOPO-BORE	TOPOGRAPHY: TEST BORINGS	V-NODE-BRSH	NODE: BRUSH POINTS
V-TOPO-EWAT	TOPOGRAPHY: EDGE OF WATER	V-NODE-CABL	NODE: CABLE UTILITY FEATURE POINTS
V-TOPO-GRID	TOPOGRAPHY: COORDINATE GRIDS	V-NODE-CHAN	NODE: CHANNEL POINTS
V-TOPO-SPOT	TOPOGRAPHY: SPOT ELEVATIONS	V-NODE-CNTL	NODE: CENTERLINE POINTS
V-TOPO-SOUN	TOPOGRAPHY: SOUNDINGS	V-NODE-CONC	NODE: CONCRETE POINTS
V-TOPO-TEXT	TOPOGRAPHY: TEXT	V-NODE-CURB	NODE: CURB POINTS

LAYER NAME	DESCRIPTION	LAYER NAME	DESCRIPTION
V-UNID-CABL	UNIDENTIFIED SITE OBJECTS: CABLE	V-NODE-DECK	NODE: BRIDGE DECK POINTS
V-UNID-PIPE	UNIDENTIFIED SITE OBJECTS: ABOVE-GROUND PIPING	V-NODE-DRIV	NODE: DRIVE WAY POINTS
V-UNID-TANK	UNIDENTIFIED SITE OBJECTS: STORAGE TANKS	V-NODE-EWAT	NODE:EDGE OF WATER POINTS
V-UNID-UTIL	UNIDENTIFIED SITE OBJECTS: UTILITY LINES	V-NODE-EXPJ	NODE: EXPANSION JOINT POINTS
V-UNID-UTIL-OVHD	UNIDENTIFIED SITE OBJECTS: UTILITY LINES:OVERHEAD	V-NODE-FENC	NODE: FENCES POINTS
V-UNID-UTIL-UNDR	UNIDENTIFIED SITE OBJECTS: UTILITY LINES:UNDERGROUND	V-NODE-FUEL	NODE: FUEL POINTS
V-UNID-TEXT	UNIDENTIFIED SITE OBJECTS: TEXT	V-NODE-GRND	NODE: GROUND POINTS INDICATING ELEVATIONS
V-WATR-INST	WATER SUPPLY: INSTRUMENTATION (METERS, VALVES, PUMPS)	V-NODE-GRVL	NODE: GRAVEL POINTS
V-WATR-MHOL	WATER SUPPLY: MANHOLE	V-NODE-MRKG	NODE: PAVEMENT MARKING POINTS
V-WATR-PIPE	WATER SUPPLY: ABOVE-GROUND PIPING	V-NODE-MHOL	NODE: MISCELLANOUS MANHOLE POINTS
V-WATR-STRC	WATER SUPPLY: STRUCTURES	V-NODE-NGAS	NODE: NATURAL GAS FEATURE POINTS
V-WATR-UNDR	WATER SUPPLY: UNDERGROUND PIPING	V-NODE-PIPE	NODE: PIPE POINTS (CULVERT, INVERTS)
V-NODE-POLE	NODE: POLE POINTS (TELEPHONE, POWER)		
V-NODE-POWR	NODE: POWER UTILITY FEATURE POINTS (TELEPHONE, ELECTRIC)		
V-NODE-PROP	NODE: PROPERTY CORNER POINTS		
V-NODE-PVMT	NODE: PAVEMENT POINTS		
V-NODE-RAIL	NODE: RAILROAD POINTS		
V-NODE-RWAY	NODE: RIGHT OF WAY CORNER POINTS		
V-NODE-SIGN	NODE: SIGN POINTS		
V-NODE-SITE	NODE: MISCELLANOUS SITE POINTS		
V-NODE-SSWR	NODE: SEWER FEATURE POINTS		
V-NODE-STEM	NODE: STEAM FEATURE POINTS		
V-NODE-STRM	NODE: STORM WATER FEATURE POINTS		
V-NODE-SWLK	NODE: SIDEWALK POINTS		
V-NODE-TREE	NODE: TREE POINTS		
V-NODE-TOPO	NODE: TOPOGRAPHY POINTS		
V-NODE-TROW	NODE: TREE ROW POINTS		
V-NODE-WATR	NODE: WATER UTILITY FEATURE POINTS		
V-NODE-VEGE	NODE: VEGETATION POINTS (WETLAND FLAGS, VEGETATION LINE ON TREES)		

Transaction Identification Data for reference only:

Davis, Schnitker, Reeves & Browning P.A.
PO DRAWER 652, Madison, FL 32341, 519 West Base Street
Madison, FL 32340
ALTA Universal ID:
LOAN ID Number:
Issuing Office File Number: 5264R
Order No.: 6454703
Property Address: FL
Revision Number: 8/24; 11/19

Chicago Title Insurance Company

**SCHEDULE A
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

1. Commitment Date: 11/10/2017 5:00 PM
2. Policy or Policies to be issued:
 - A. ALTA Owners 2006 with Florida Modifications
Proposed Insured: SUWANNEE RIVER WATER MANAGEMENT DISTRICT
Proposed Amount of Insurance: \$2,945,500.00
3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc):

Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in:

ROCK BLUFF SPRINGS CO., LLC, a Florida limited liability company
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY: 
Authorized Officer or Agent

**SCHEDULE B SECTION I
REQUIREMENTS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

The following are requirements must be met:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Instrument(s) creating the estate or interest to be insured must be properly executed, delivered and filed for record:
 - A. Duly executed Warranty Deed from ANDERSON COLUMBIA CO., INC. , Grantor, to ROCK BLUFF SPRINGS CO., LLC, a Florida limited liability company, Grantee, conveying the land described on Schedule A hereof.

Together with proof that ANDERSON COLUMBIA CO., INC., a Florida corporation, is currently in good standing under the laws of the State of Florida. If the current transaction involves: (i) the disposition of substantially all of a corporation's property or assets; (ii) the conveyance of corporate property to an officer, director or agent who is also a signatory; (iii) conveyance of property for minimum consideration; or (iv) the execution of documents incident to the transaction by an officer other than the president, chief executive officer or any vice-president with a corporate seal, then a recordable resolution of the corporation's Board of Directors, Shareholders and/or Members must be obtained.

- B. Duly executed Warranty Deed from ROCK BLUFF SPRINGS CO., LLC, a Florida limited liability company, Grantor, to SUWANNEE RIVER WATER MANAGEMENT DISTRICT, a Florida water management district created pursuant to Section 373.069, Florida Statutes, Grantee, conveying the land described on Schedule A hereof.

The Company will require the following as to ROCK BLUFF SPRINGS CO., LLC, a Florida limited liability company: ("LLC"):

- i. Proof that the LLC was in existence in its state of organization at the time it acquired title and that the LLC is currently in good standing.
 - ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.
 - iii. Record an affidavit from the person executing the proposed deed on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member-managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the deed; and (d) neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.
 - iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

If the proposed deed will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

**SCHEDULE B SECTION I
Requirements continued**

3. Proof of payment of any outstanding assessments in favor of Gilchrist County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Gilchrist County, Florida, any special taxing district and any municipality.

4. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

5. Proof of payment, satisfactory to the Company, of taxes for the year(s) 2017 in the gross amount of \$2,543.17 under Tax Folio Number: 09-08-14-0000-0005-0000.

NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

END OF SCHEDULE B SECTION I

**SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

**SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

6. Conveyances to the State of Florida recorded in Official Records Book 13, Page 10 and Official Records Book 13, Page 64.
7. Resolutions recorded in Official Records Book 32, Pages 19 and 68.
8. Title to any submerged land included within the land described in this Policy is not insured.
9. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
10. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A.
11. Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.
12. Rights of upper and lower stream owners in and to the use of the waters of Suwannee River and to the continued uninterrupted flow thereof.
13. The nature, extent or existence of riparian rights is not insured.
14. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
15. INTENTIONALLY DELETED

NOTE: All recording references in this commitment/policy shall refer to the public records of Gilchrist County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 455 Harrison Avenue Suite I, Panama City, FL 32401; Telephone 850-769-4332.

Searched By: Cindy A. Tew

**SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

END OF SCHEDULE B SECTION II

EXHIBIT "A"

WEST HALF OF SOUTHEAST QUARTER (W 1/2 OF SE 1/4) AND GOVERNMENT LOT 1, BEING THAT PART OF THE SW 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR GILCHRIST COUNTY, FLORIDA, LYING NORTH AND EAST OF AND FRONTING ON THE SUWANNEE RIVER, SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD NO. 340.



Monday, November 19, 2017

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2017 Bill Detail

Account Detail Print Page Print Bill

Tax Account		
Account	Property Type	Last Update
090814-00000005-0000	REAL ESTATE	11/19/2017 9:57:57 AM
Mailing Address: ROCK BLUFF SPRINGS CO LLC PO BOX 1829 LAKE CITY FL 32056-1829		SITUS: 6560 NW CR 340 BELL
Geo Number: 14080900000050000		
Legal Description		
GOVT LOT 1 BEING THAT PART OF SW/4 OF SECTION 9 TOWNSHIP 8 RANGE 14, LYING NORTH AND EAST OF THE SUWANNEE RIVER & W/2 OF SE/4 2002/1359 2002/ 3115 2004/559-560 2004/561 2004/561 2004/1104 2005/54 2005/3375 2006/2041 2006/3124 2006/3125-2006/3126		

Tax Installment								
Account	Tax Year	Folio	Taxes	Fees	Interest	Discount	Paid	Amount Due
090814-00000005-0000	2017	3002.0000	\$2,543.17	\$0.00	\$0.00	(\$101.73)	\$0.00	\$2,441.44

Assessment						
Ad Valorem Taxes						
Taxing Code	Taxing Authority	Assessed Value	Exemption Amount	Taxable Value	Millage Rate	Taxes
SDIS	SCHOOL-DISC	\$150,650.00	\$0.00	\$150,650.00	0.74800	\$112.09
SDLC	SCHOOL-DLC	\$150,650.00	\$0.00	\$150,650.00	1.50000	\$225.97
C004	EH-MEDICAL	\$127,557.00	\$0.00	\$127,557.00	1.06240	\$135.52
WSRW	SRWHD	\$127,557.00	\$0.00	\$127,557.00	0.40270	\$51.37
CCTY	COUNTY	\$127,557.00	\$0.00	\$127,557.00	9.50000	\$1,211.79
SLRE	SCHOOL-LRE	\$150,650.00	\$0.00	\$150,650.00	4.28100	\$644.93
Sub Total					17.4941	\$2,382.27
Non-Ad Valorem Assessments						
Taxing Code	Taxing Authority	Assessed Value	Exemption Amount	Taxable Value	Millage Rate	Taxes
FRES	RESIDENTIAL	\$0.00	\$0.00	\$0.00	0.00000	\$0.00
FSW1	SOLID WASTE RESIDENTIAL	\$0.00	\$0.00	\$0.00	0.00000	\$0.00
Sub Total					0	\$160.90
Total					17.4941	\$2,543.17

Payment History
No Payment Records Found



Parcel Summary

Parcel ID 09-08-14-0000-0005-0000
 Location Address 6560 NW CR 340
 BELL 32619
 Brief GOVT LOT 1 BEING THAT PART OF SW/4 OF SECTION 9 TOWNSHIP 8 RANGE 14, LYING NORTH AND EAST OF THE SUWANNEE RIVER
 Tax Description* & W/2 OF SE/4 2002/1359 2002/ 3115 2004/559-560 2004/561 2004/561 2004/1104 2005/54 2005/3375 2006/2041 2006/3124
 2006/3125 2006/3126
 *The Description above is not to be used on legal documents.
 Property Use Code TIMBERLAND (005500)
 Sec/Twp/Rng 9-8-14
 District COUNTY (District 4)
 Millage Rate 18.258
 Acreage 175,000
 Homestead N

View Map

Owner Information

Primary Owner
 Rock Bluff Springs Co LLC
 PO Box 1829
 Lake City, FL 320561829

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
005500	TBR2 80-89	161.00	AC	0	0
005600	TBR3 70-79	1.23	AC	0	0
009964	AC RIV 40-UP	12.77	AC	0	0
009921	MKT.VALAG	162.23	AC	0	0

Residential Buildings

Building 1
 Type SINGLE FAM
 Total Area 1,695
 Heated Area 1,024
 Exterior Walls CONC BLOCK;
 Roof Cover MODULAR MT;
 Interior Walls WALL BD/WD;
 Frame Type
 Floor Cover PINE WOOD;
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 1
 Bedrooms 2
 Stories 1
 Actual Year Built 1971
 Effective Year Built 1980

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0100	WD STOVE	1	0 x 0 x 0	1	UT	1985
0010	WF UTILITY	1	8 x 10 x 0	80	UT	1985
0060	CON-SLAB	1	8 x 10 x 0	80	UT	1985
0140	O SHELTER (LOW)	1	12 x 10 x 0	120	UT	1985
0050	CON-WALK	1	60 x 3 x 0	180	UT	1985
0050	CON-WALK	1	44 x 4 x 0	176	UT	1985

Sales

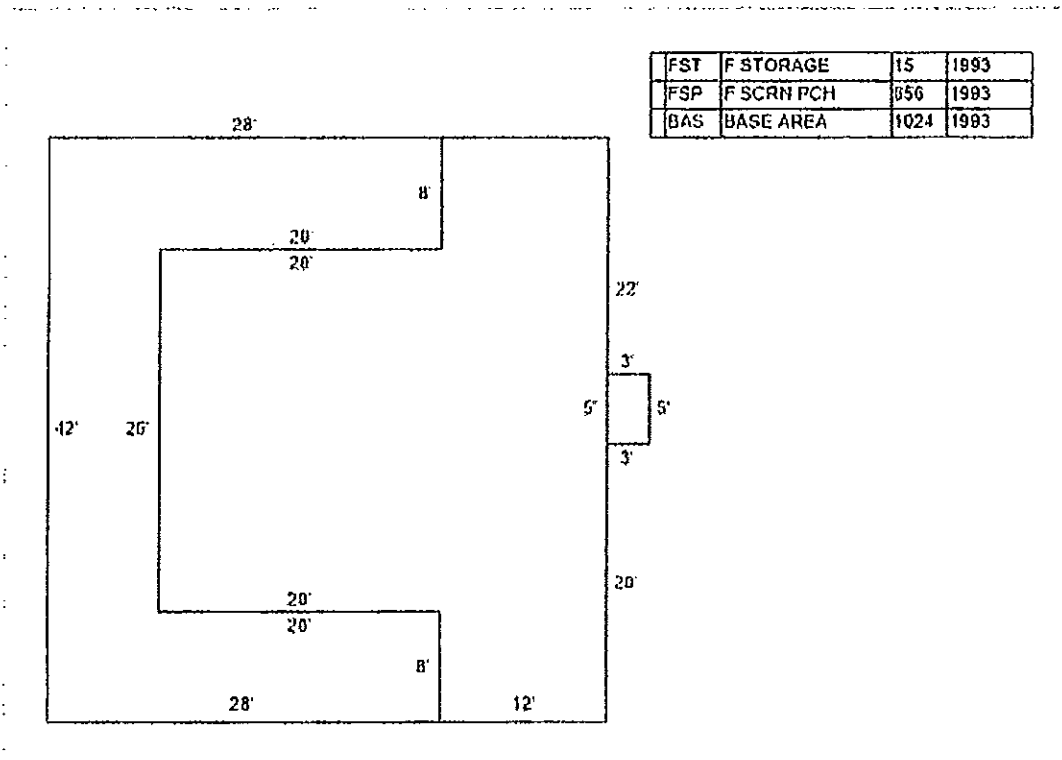
Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Instrument Number	Qualification	Vacant/Improved	Grantor	Grantee
N	05/18/2006	\$575,000	PR	2006	3125		Unqualified (U)	Improved	S AUSTIN PEELE ANCILLARY PERSONAL REP	ROCK BLUFF SPRINGS CO LLC
N	05/18/2006	\$1,000,000	WD	2006	3126		Unqualified (U)	Improved	JOHN S LAMB JR	ROCK BLUFF SPRINGS CO LLC
N	05/03/2006	\$100	QC	2006	3124		Unqualified (U)	Improved	NANCY R WESTERMAN	ROCK BLUFF SPRINGS CO LLC
N	01/05/2005	\$1,000,000	WD	2005	54		Unqualified (U)	Improved	MARY ETHEL NELSON & PATRICE JANINE RATCLIFFE	JOHN S LAMB JR

Valuation

	2017 Certified	2016 Certified	2015 Certified	2014 Certified
Building Value	\$32,500	\$32,574	\$32,575	\$32,264
Extra Features Value	\$1,218	\$1,264	\$1,317	\$1,351
Land Value	\$61,965	\$61,965	\$26,100	\$27,060
Land Agricultural Value	\$54,967	\$51,747	\$38,818	\$32,911
Agricultural (Market) Value	\$348,794	\$348,794	\$399,970	\$399,970
Just (Market) Value	\$444,477	\$444,597	\$459,962	\$460,645
Assessed Value	\$127,557	\$117,738	\$98,810	\$93,586
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$127,557	\$117,738	\$98,810	\$93,586
Maximum Save Our Homes Portability	\$0	\$29,812	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sketches



No data available for the following modules: Commercial Buildings, Photos.

Gilchrist County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Last Data Upload: 11/17/2017 10:10:32 PM



Schneider

Developed by
The Schneider
Corporation

8/24

TITLE INFORMATION BRINGDOWN

File No.: 6454703
Customer Reference: 5264R

November 20, 2017

Davis, Schnitker, Reeves & Browning P.A.
PO DRAWER 652, Madison, FL 32341, 519 West Base Street
Madison, FL 32340

Re: Gilchrist County, Florida
Buyer: SUWANNEE RIVER WATER MANAGEMENT DISTRICT
Seller: ROCK BLUFF SPRINGS CO., LLC, a Florida limited liability company

Pursuant to your request, the Company has caused a search to be made of the Public Records of Gilchrist County, Florida, solely as revealed by its title plant indices, from August 10, 2017 at 5:00 PM through November 10, 2017 at 8:00 a.m. and said search reveals that the following documents have been recorded during said period:

2017 taxes appear to be unpaid

CAUTION: A determination of the validity and effect of any instrument listed above must be made before any commitment, policy, or endorsement is issued in reliance thereon.

By: _____
Authorized Officer or Agent

A Boundary Survey in Section 9, Township 8 South, Range 14 East

Gilchrist County, Florida

For: Rock Bluff Springs Co., LLC

Description: (Instrument Number 2005003375)

West Half of Southeast Quarter (W 1/2 of SE 1/4) AND Government Lot 1, being that part of the SW 1/4 of Section 9, Township 8 South, Range 14 East, according to the map or plat thereof on file and of record in the Office of the Clerk of the Circuit Court in and for Gilchrist County, Florida, lying North and East of and fronting on the Suwannee River, Subject to right of way for County Road No. 340.

Legend:

- ⊙ Denotes battle cap & nail found - no identification
- ⊠ Denotes 4"x 4" concrete monument found - no identification
- ⊡ Denotes 4"x 4" concrete monument set - PLS 4929
- ⊣ Denotes 4"x 4" concrete monument found - PLS 4929
- ⊥ Denotes 4"x 4" concrete monument found - PLS 2115
- ⊦ Denotes 4"x 4" concrete monument found - PLS 2245
- ⊧ Denotes 4"x 4" concrete monument set - PLS 2001
- ⊨ Denotes nail & disk found - PLS 2047
- ⊩ Denotes 1/2" rebar found - PLS 7078
- ⊪ Denotes railroad spike found - no identification
- ⊫ Denotes power pole
- P — Denotes aerial electric line
- x — Denotes existing wire fence

Surveyor's Notes:

- 1.) Bearings referenced to the North right of way line of County Road No. C-340.
- 2.) Below ground foundations not located. (S 89°47'34" W) based on an assumed meridian.
- 3.) Improvements located.
- 4.) Below ground utilities not located.
- 5.) Bearings and distances shown hereon reflect field measurements.
- 6.) Boundary determined from existing and locally accepted monumentation.
- 7.) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
- 8.) DECLARATION is made solely to those that this survey is certified to. It is not transferable to additional institution or subsequent owners.
- 9.) Survey "Not valid without the signature and the original raised seal of a Florida Surveyor and Mapper." Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 10.) Certification of survey data shown upon this plat is valid as per the field work completion date and not as per signature date.
- 11.) Flood zone lines shown and depicted hereon are scaled from the flood insurance rate map and are not based on field measurements.

Flood Zone Statement:

- Based upon examination of Flood Insurance Rate Map (FIRM) Number 12041C0045 C, effective date August 16, 1988, Gilchrist County, Florida, this property lies in 3 Zones:
- 1.) ZONE X (unshaded), Areas determined to be outside the 500-year flood plain.
 - 2.) ZONE X (shaded), Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.
 - 3.) Zone AE (shaded), Special flood hazard areas inundated by 100-year flood.

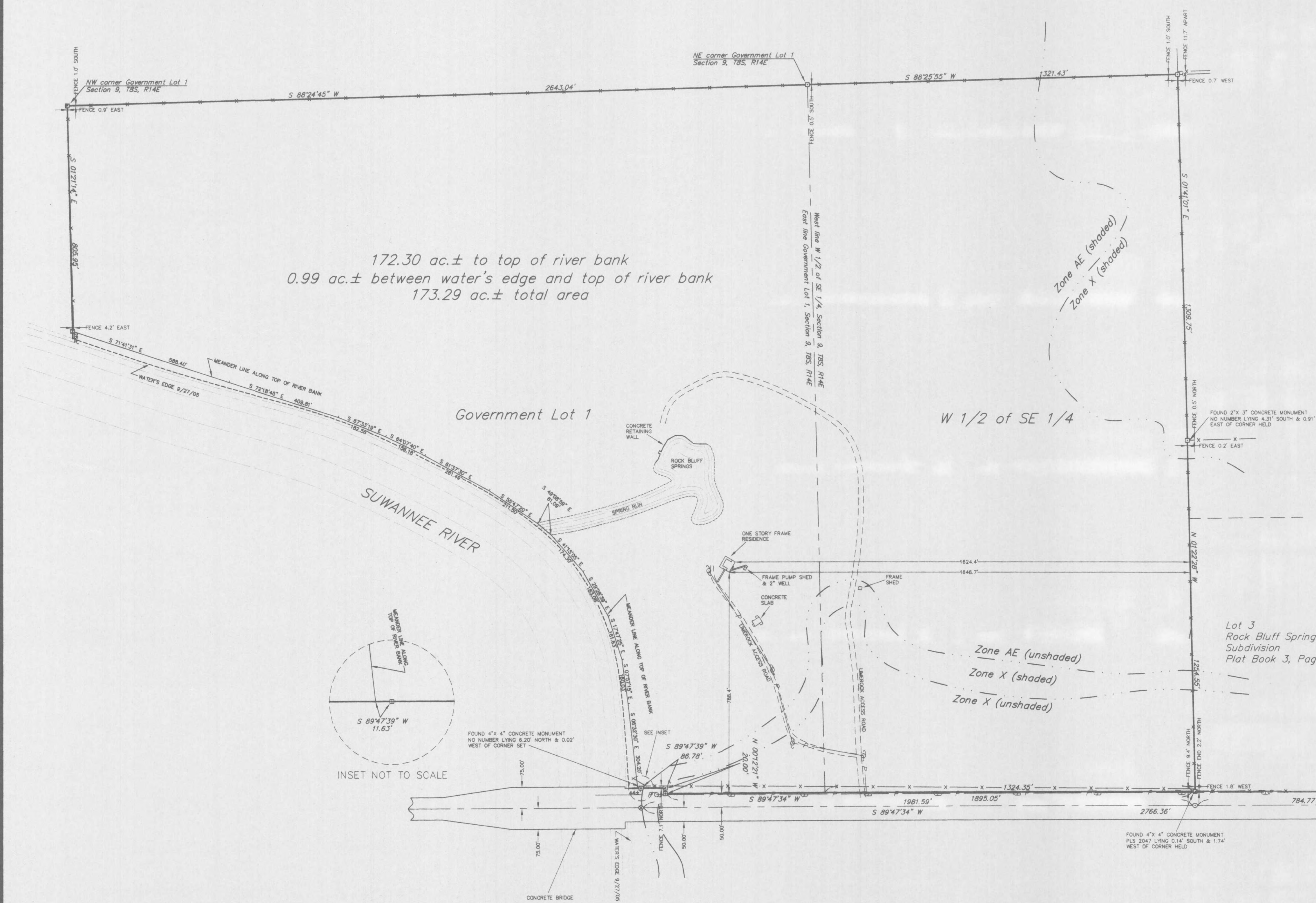
Certified To:

Rock Bluff Springs Co., LLC, a Florida limited liability company
 Sherree H. Lancaster, P.A.
 First American Title Insurance Company

Certificate:

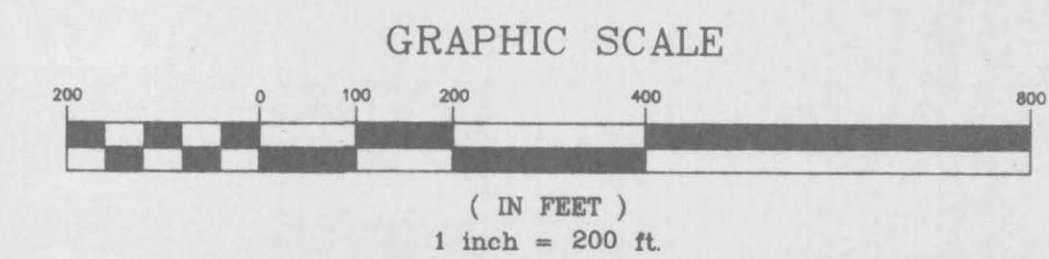
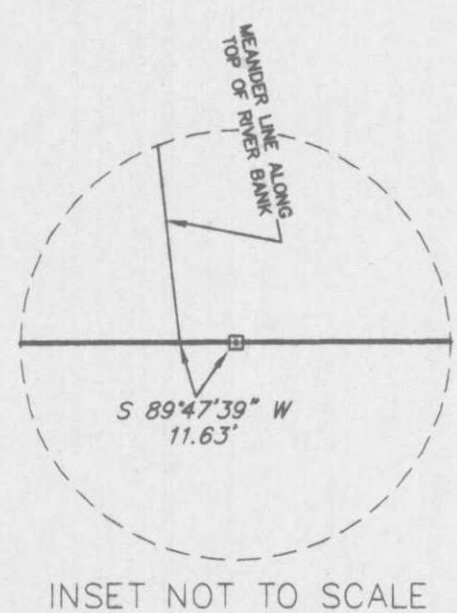
I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the minimum technical standards set forth by the Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated: _____
 Ronald E. Parrish, PLS Cert. No. 4929
 Field work completed 09/27/2005 - Job No. G-283-05 - Field Book 2005-LGP
 Revised 5/22/06 for the sole purpose of changing certifications, field data valid only as per field work completion date.
 Revised to remove underground fuel tank. Fieldwork completed 5/25/06.



172.30 ac.± to top of river bank
 0.99 ac.± between water's edge and top of river bank
 173.29 ac.± total area

Lot 3
 Rock Bluff Springs
 Subdivision
 Plat Book 3, Page 67

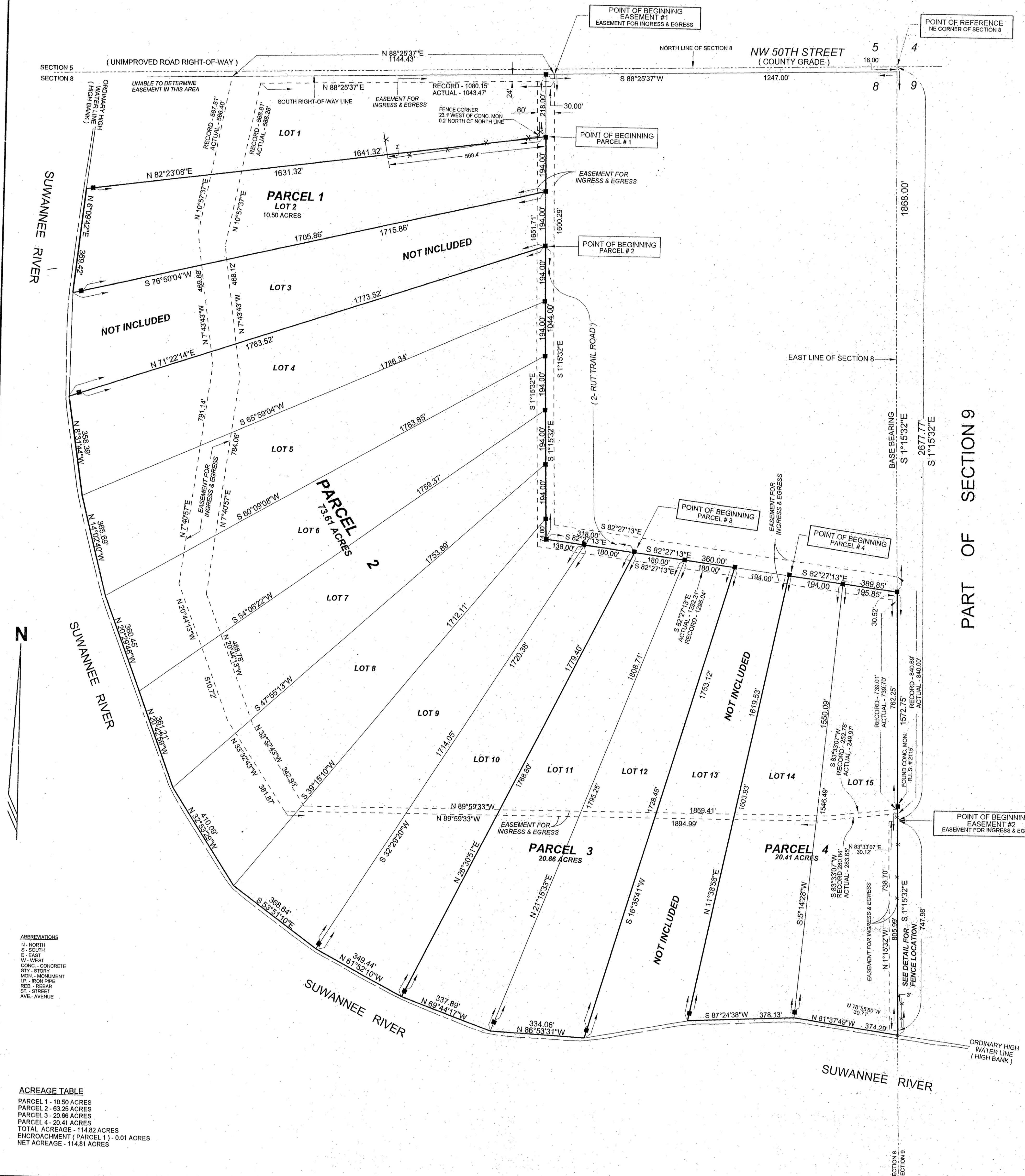


Parrish Land Surveying
 305 S. Main Street - P.O. Box 310
 Trenton, Florida 32693
 Telephone (352) 463-2938

2824

191 SUWANNEE BLUFF RANCHETTES

BOUNDARY SURVEY OF



PARCEL 1
PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GILCHRIST COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8, THENCE RUN SOUTH 01°15'32" EAST ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 18.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 50TH STREET, THENCE RUN SOUTH 88°25'37" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1247.00 FEET; THENCE RUN SOUTH 01°15'32" EAST, A DISTANCE OF 218.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°15'32" EAST, A DISTANCE OF 194.00 FEET; THENCE RUN SOUTH 76°50'04" WEST, A DISTANCE OF 1715.86 FEET TO MORE OR LESS TO A POINT THAT BEARS SOUTH 82°23'08" WEST FROM THE POINT OF BEGINNING; THENCE RUN NORTH 82°23'08" EAST, A DISTANCE OF 1641.32 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 2, SUWANNEE BLUFF RANCHETTES, UNRECORDED.

PARCEL 2
PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GILCHRIST COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8, THENCE RUN SOUTH 01°15'32" EAST ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 18.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 50TH STREET, THENCE RUN SOUTH 88°25'37" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1247.00 FEET; THENCE RUN SOUTH 01°15'32" EAST, A DISTANCE OF 606.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°15'32" EAST, A DISTANCE OF 1044.00 FEET; THENCE RUN SOUTH 82°27'13" EAST, A DISTANCE OF 318.00 FEET; THENCE A DISTANCE OF 1773.52 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG SAID EASTERLY ORDINARY HIGH WATER LINE (HIGH BANK) OF THE SUWANNEE RIVER, THENCE RUN NORTHWESTERLY ALONG SAID EASTERLY ORDINARY HIGH WATER LINE (HIGH BANK), A DISTANCE OF 2574 FEET MORE OR LESS TO A POINT THAT BEARS SOUTH 71°22'14" WEST FROM THE POINT OF BEGINNING; THENCE RUN NORTH 71°22'14" EAST, A DISTANCE OF 1779.40 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOTS 4, 5, 6, 7, 8, 9, AND 10, SUWANNEE BLUFF RANCHETTES, UNRECORDED.

PARCEL 3
PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GILCHRIST COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8, THENCE RUN SOUTH 01°15'32" EAST ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 18.00 FEET; THENCE RUN NORTH 82°27'13" WEST, A DISTANCE OF 1808.00 FEET; THENCE RUN NORTH 82°27'13" WEST, A DISTANCE OF 1753.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°15'32" EAST, A DISTANCE OF 360.00 FEET; THENCE RUN SOUTH 16°35'41" WEST, A DISTANCE OF 1753.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY ORDINARY HIGH WATER LINE (HIGH BANK) OF THE SUWANNEE RIVER, THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY ORDINARY HIGH WATER LINE (HIGH BANK), A DISTANCE OF 672 FEET MORE OR LESS TO A POINT THAT BEARS SOUTH 26°30'51" WEST FROM THE POINT OF BEGINNING; THENCE RUN NORTH 26°30'51" EAST, A DISTANCE OF 1779.40 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOTS 11 AND 12, SUWANNEE BLUFF RANCHETTES, UNRECORDED.

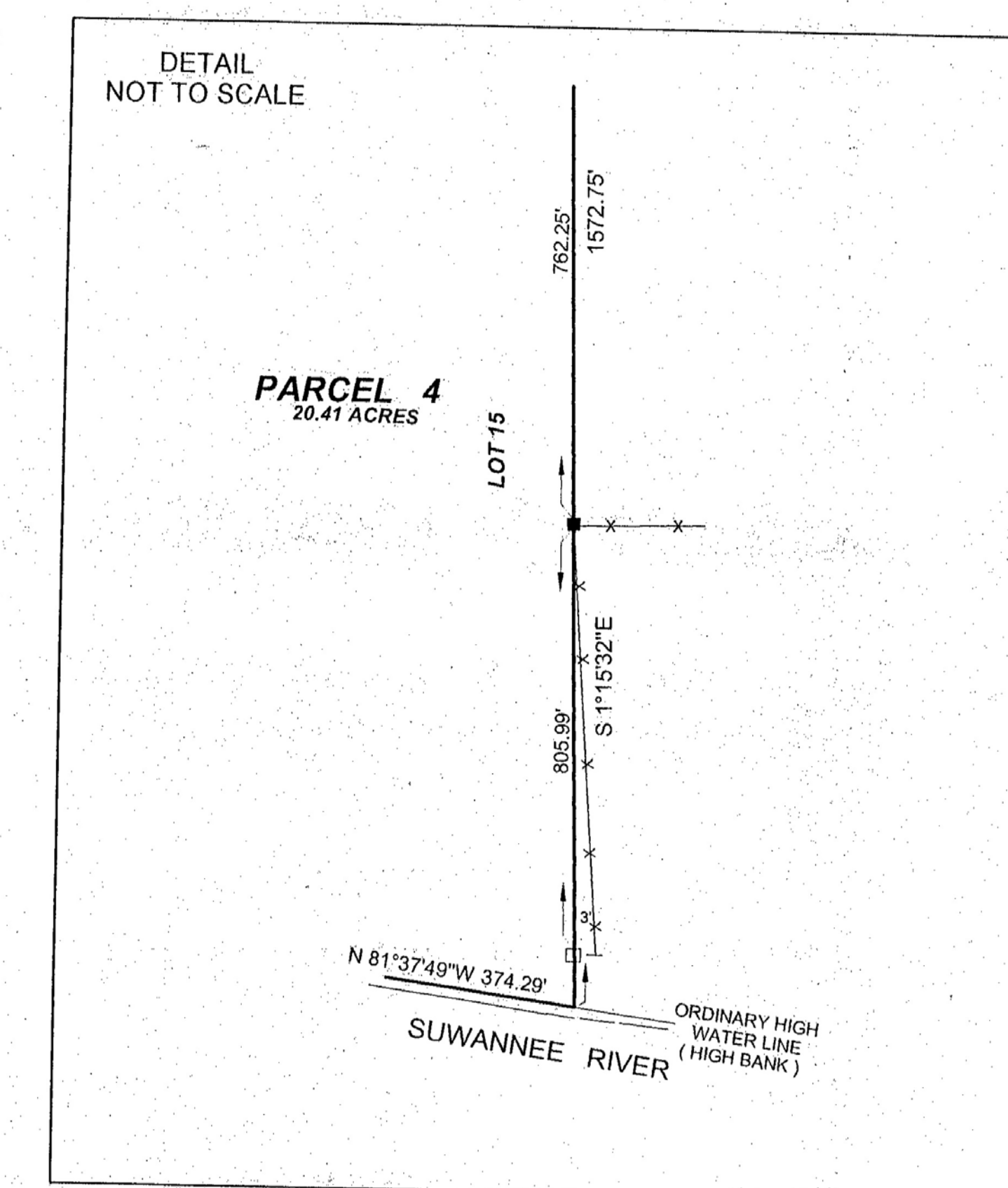
PARCEL 4
PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GILCHRIST COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8, THENCE RUN SOUTH 01°15'32" EAST ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 18.00 FEET; THENCE RUN NORTH 82°27'13" WEST, A DISTANCE OF 1808.00 FEET; THENCE RUN NORTH 82°27'13" WEST, A DISTANCE OF 1753.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°15'32" EAST, A DISTANCE OF 360.00 FEET; THENCE RUN SOUTH 16°35'41" WEST, A DISTANCE OF 1753.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY ORDINARY HIGH WATER LINE (HIGH BANK) OF THE SUWANNEE RIVER, THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY ORDINARY HIGH WATER LINE (HIGH BANK), A DISTANCE OF 752 FEET MORE OR LESS TO A POINT THAT BEARS SOUTH 11°38'58" WEST FROM THE POINT OF BEGINNING; THENCE RUN NORTH 11°38'58" EAST, A DISTANCE OF 1619.53 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOTS 14 AND 15, SUWANNEE BLUFF RANCHETTES, UNRECORDED.

PARCEL 5
PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GILCHRIST COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8, THENCE RUN SOUTH 01°15'32" EAST ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 18.00 FEET; THENCE RUN NORTH 82°27'13" WEST, A DISTANCE OF 1808.00 FEET; THENCE RUN NORTH 82°27'13" WEST, A DISTANCE OF 1753.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°15'32" EAST, A DISTANCE OF 360.00 FEET; THENCE RUN SOUTH 16°35'41" WEST, A DISTANCE OF 1753.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY ORDINARY HIGH WATER LINE (HIGH BANK) OF THE SUWANNEE RIVER, THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY ORDINARY HIGH WATER LINE (HIGH BANK), A DISTANCE OF 334 FEET MORE OR LESS TO A POINT THAT BEARS SOUTH 21°15'33" WEST FROM THE POINT OF BEGINNING; THENCE RUN NORTH 21°15'33" EAST, A DISTANCE OF 1808.71 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 12, SUWANNEE BLUFF RANCHETTES, UNRECORDED.

EASEMENT #1
COMMENCE AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GILCHRIST COUNTY, FLORIDA AND RUN ON THE EAST LINE OF SAID SECTION 8, SOUTH 01°15'32" EAST, 18.00 FEET TO THE RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE RUN ON SAID RIGHT-OF-WAY LINE, SOUTH 88°25'37" WEST, 1217.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01°15'32" EAST, 1600.29 FEET; THENCE SOUTH 82°27'13" EAST, 1228.66 FEET; THENCE SOUTH 01°15'32" EAST, 840.89 FEET; THENCE SOUTH 83°33'07" WEST, 280.84 FEET; THENCE NORTH 89°59'33" WEST, 1694.99 FEET; THENCE NORTH 33°32'43" WEST, 381.87 FEET; THENCE NORTH 20°44'13" WEST, 88°25'37" WEST, 404.82 FEET TO THE WATER'S EDGE OF THE SUWANNEE RIVER; THENCE RUN ON SAID WATER'S EDGE, UPSTREAM IN A NORTHERLY DIRECTION, 26.21 FEET MORE OR LESS TO THE AFORESAID RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE RUN ON SAID RIGHT-OF-WAY LINE, NORTH 88°25'37" EAST, 1536.03 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01°15'32" EAST, 1651.71 FEET; THENCE SOUTH 82°27'13" EAST, 1295.04 FEET; THENCE SOUTH 88°25'37" WEST, 60.00 FEET; THENCE SOUTH 01°15'32" EAST, 1651.71 FEET; THENCE NORTH 89°59'33" WEST, 1659.41 FEET; THENCE NORTH 33°32'43" WEST, 342.93 FEET; THENCE NORTH 20°44'13" WEST, 488.78 FEET; THENCE NORTH 07°40'57" EAST, 784.06 FEET; THENCE NORTH 07°40'57" EAST, 488.12 FEET; THENCE NORTH 10°57'37" EAST, 568.61 FEET; THENCE NORTH 88°25'37" EAST, 1080.15 FEET; THENCE NORTH 01°15'32" WEST, 24.00 FEET TO THE POINT OF BEGINNING.

EASEMENT #2
COMMENCE AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GILCHRIST COUNTY, FLORIDA AND RUN ON THE EAST LINE OF SAID SECTION 8, SOUTH 01°15'32" EAST, 747.80 FEET MORE OR LESS TO THE WATER'S EDGE OF THE SUWANNEE RIVER; THENCE RUN ALONG WATER'S EDGE, UPSTREAM IN A WESTERLY DIRECTION, 30.71 FEET MORE OR LESS; THENCE NORTH 01°15'32" WEST, 738.70 FEET; THENCE NORTH 83°33'07" EAST, 30.12 FEET TO THE POINT OF BEGINNING.

PART OF SECTION 9



- LEGEND & NOTES**
- DENOTES CONCRETE MONUMENT SET, LB # 7170
 - DENOTES CONCRETE MONUMENT FOUND, NO IDENTIFICATION
 - DENOTES 5/8" REBAR W / CAP SET, LB # 7170
 - DENOTES IRON PIPE OR REBAR FOUND
 - DENOTES POWER POLE
 - X—X—X DENOTES EXISTING FENCE
 - E—E—E DENOTES OVERHEAD ELECTRIC
- 1) FENCE, ROAD AND OVERHEAD ELECTRIC DIMENSIONS MAY NOT BE TO SCALE.
 - 2) CLOSURE EXCEEDS 1 : 10,000
 - 3) PROPERTY SURVEYED AS PER DESCRIPTION PROVIDED BY CLIENT, NO ABSTRACT PROVIDED.
 - 4) NO UNDERGROUND IMPROVEMENTS, IF ANY, LOCATED BY THIS SURVEY.
 - 5) FLOOD ZONE LINES, IF ANY, ARE SCALED FROM FLOOD INSURANCE RATE MAPS, PROVIDED, Y FEMA.
 - 6) BEARINGS BASED ON THE EAST LINE OF SECTION 8. (S 1°15'32"E)
 - 7) EASEMENT DESCRIPTIONS AS PROVIDED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT WILL NOT CLOSE.
 - 8) REVISED: 04-12-05 TO SHOW CHANGE OF PARCEL 2.

I HEREBY CERTIFY TO THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT, BY MY SIGNATURE BELOW, THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT NO ENCROACHMENTS, OVERLAPS, VISIBLE EASEMENTS, OR CLAIMS OF SURVEY COMPLY WITH THE DEPARTMENT OF PROFESSIONAL REGULATION-BOARD OF LAND SURVEYORS' MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, AS DEFINED IN CHAPTER 61G17-8, F.A.C., OF THE SUBJECT PROPERTY AS EXISTING ON 11-09-03.

Timothy E. Alcorn
TIMOTHY E. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: APRIL 12, 2008

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FOR: SUWANNEE RIVER WATER MANAGEMENT DISTRICT

SCALE: 1"=200'	DATE SURVEYED: 11-09-03	DATE DRAWN: 11-11-03
REVISED: 04-12-05	APPROVED BY: [Signature]	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION - LB# 7170

130 WEST HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064
PHONE: 386-362-4620 FAX: 386-362-5270

DRAWING NUMBER: 156-2003

ABBREVIATIONS

N-NORTH
S-SOUTH
E-EAST
W-WEST
CONC-CONCRETE
SPT-SPRINKLER
HOL-HOLE
REB-REBAR
ST-STEEL
AVE-AVENUE

ACREAGE TABLE

PARCEL 1 - 10.50 ACRES
PARCEL 2 - 63.25 ACRES
PARCEL 3 - 20.66 ACRES
PARCEL 4 - 20.41 ACRES
TOTAL ACREAGE - 114.82 ACRES
ENCROACHMENT (PARCEL 1) - 0.01 ACRES
NET ACREAGE - 114.81 ACRES