

### LEGAL DESCRIPTION

LEGAL DESCRIPTION: (per Boundary Survey by George F. Young, Inc.)  
PARCEL I (A PORTION OF TAX PARCEL NO. 16305-000-000)

A PARCEL OF LAND BEING SITUATED IN LOT NO. 2 OF THE MOSES E. LEVY GRANT IN TOWNSHIP 11 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT NO. 2 FOR A POINT OF REFERENCE, THENCE RUN SOUTH 85 DEGREES, 55 MINUTES, 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT NO. 2, A DISTANCE OF 1319.03 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1248, PAGE 36 OF THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES, 10 MINUTES, 39 SECONDS EAST, ALONG THE WEST LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1248, PAGE 36, A DISTANCE OF 658.85 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1248, PAGE 36; THENCE RUN SOUTH 86 DEGREES, 32 MINUTES, 30 SECONDS EAST, ALONG THE NORTH LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1248, PAGE 36, A DISTANCE OF 887.59 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00 DEGREES, 38 MINUTES, 19 SECONDS WEST, A DISTANCE OF 171.34 FEET; THENCE SOUTH 46 DEGREES, 02 MINUTES, 00 SECONDS WEST, A DISTANCE OF 133.43 FEET; THENCE NORTH 75 DEGREES, 51 MINUTES, 06 SECONDS WEST, A DISTANCE OF 59.11 FEET; THENCE SOUTH 12 DEGREES, 43 MINUTES, 01 SECONDS WEST, A DISTANCE OF 61.45 FEET; THENCE SOUTH 17 DEGREES, 24 MINUTES, 45 SECONDS WEST, A DISTANCE OF 207.83 FEET; THENCE RUN SOUTH 45 DEGREES, 31 MINUTES, 32 SECONDS EAST, A DISTANCE OF 224.09 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1248, PAGE 36, SAID LINE ALSO BEING THE SOUTH LINE OF LOT NO. 2 OF THE MOSES E. LEVY GRANT; THENCE RUN NORTH 85 DEGREES, 57 MINUTES, 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT NO. 2 AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1248, PAGE 36, A DISTANCE OF 865.10 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1248, PAGE 36 OF THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA AND TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:  
PARCEL II (A PORTION OF TAX PARCEL NO. 16305-001-001)

A PARCEL OF LAND BEING SITUATED IN LOT NO. 2 OF THE MOSES E. LEVY GRANT IN TOWNSHIP 11 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE SOUTH 658.85 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT NO. 2, THENCE RUN SOUTH 85°15'00" EAST ALONG THE SOUTH LINE OF SAID LOT NO. 2, A DISTANCE OF 990.08 FEET, MORE OR LESS, TO A REBAR AND CAP (P.L.S. 4788) AND THE POINT OF BEGINNING; THENCE RUN NORTH 05°05'57" EAST, A DISTANCE OF 1317.81 FEET TO A REBAR AND CAP (P.L.S. 4788); THENCE RUN SOUTH 85°21'49" EAST, A DISTANCE OF 330.06 FEET TO A CONCRETE MONUMENT (NO I.D. - BROKEN TOP); THENCE RUN SOUTH 05°06'18" WEST, A DISTANCE OF 1318.47 FEET TO A REBAR AND CAP (P.L.S. 4788), SAID POINT LYING ON THE AFOREMENTIONED SOUTH LINE OF LOT NO. 2; THENCE RUN NORTH 85°15'00" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 329.92 FEET TO A REBAR AND CAP (P.L.S. 4788) AND THE POINT OF BEGINNING.

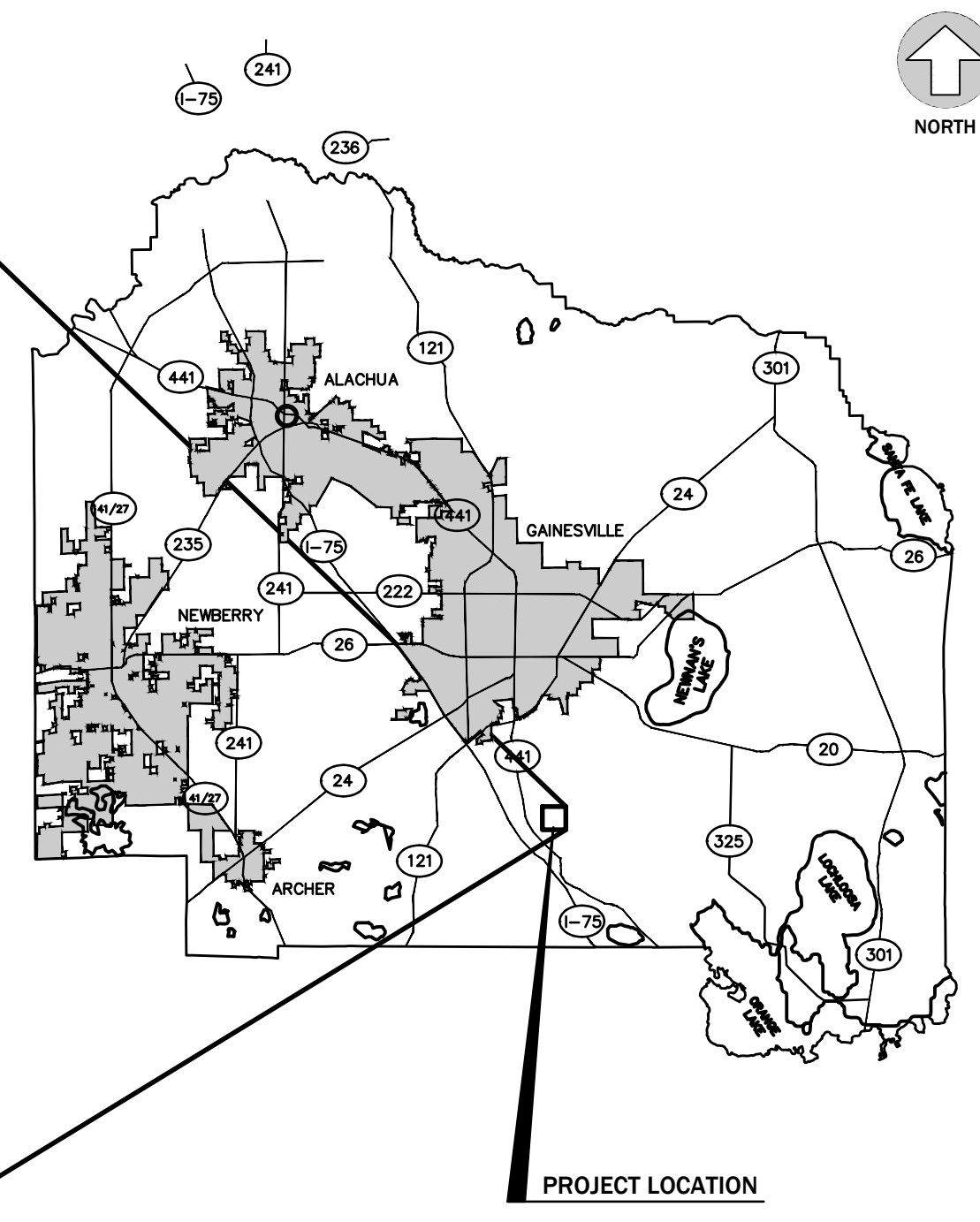
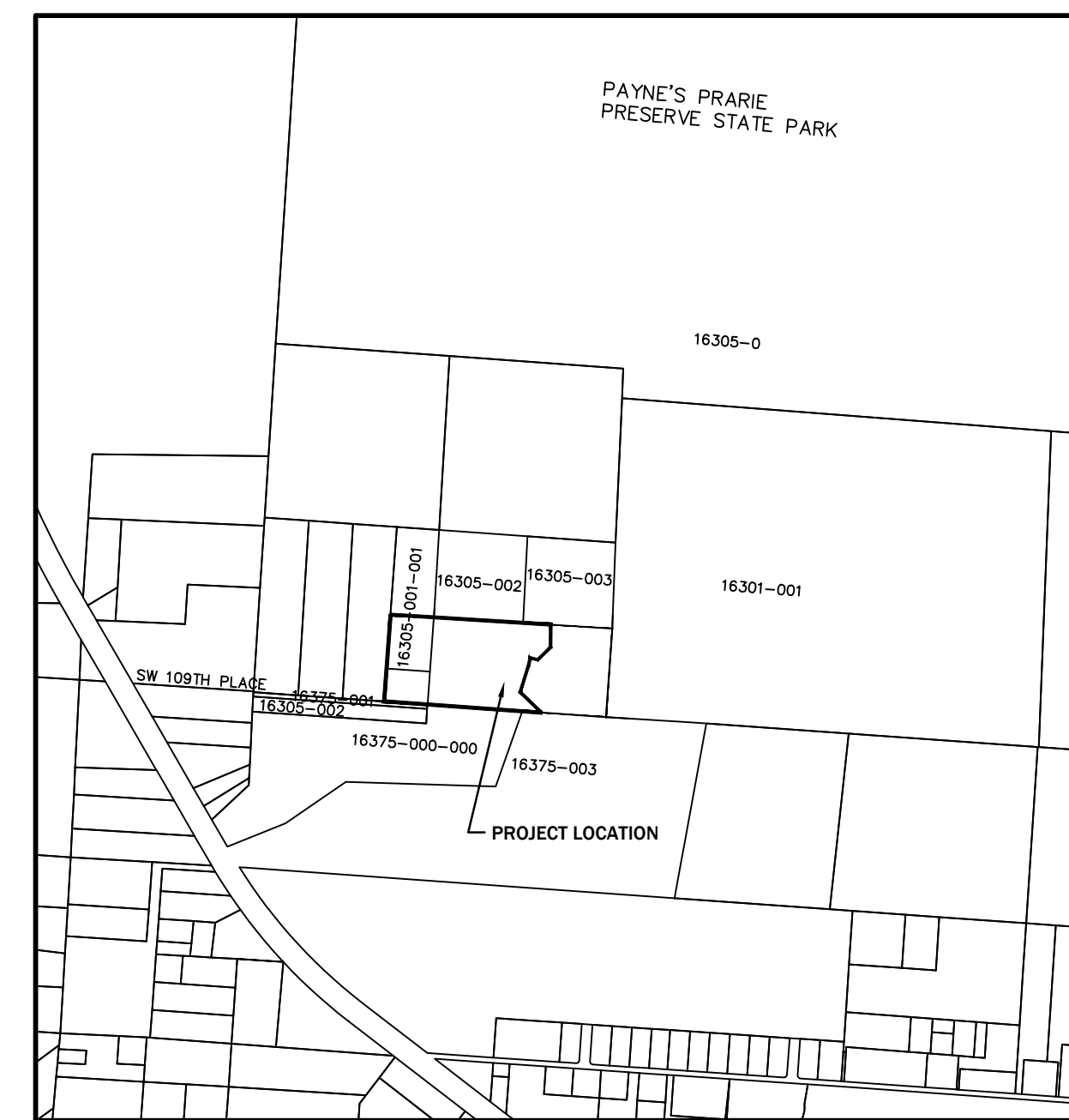
### GENERAL NOTES

- 1) REMAINING ACREAGE WITHIN APPROXIMATELY 17.13 ACRE SPECIAL EXCEPTION (NOT IDENTIFIED AS WORKING AREA) SHALL NOT BE USED AS PART OF THE ACTIVE WOOD PROCESSING OPERATION.
- 2) ALL ON-SITE BUILDINGS SHALL COMPLY WITH THE REQUIRED SETBACKS IN THE AGRICULTURAL ZONING DISTRICT (40 FEET FRONT AND REAR AND 20 FEET SIDE).
- 3) PROPOSED WETLAND BUFFER AND OPEN SPACE AREAS EXCEED THE EQUIVALENT ACREAGE OF THE REQUIRED 75' AVERAGE WETLAND BUFFER ALONG THE PERIMETER OF THE WETLAND AREA.
- 4) ADDITIONAL STRUCTURES MAY BE PROPOSED IN THE FUTURE WITHIN THE WORKING AREA, SUBJECT TO APPLICABLE DEVELOPMENT PLAN APPROVAL.
- 5) THE ACREAGE AND LAND USE AREAS IDENTIFIED ON THE SPECIAL EXCEPTION PLAN ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPMENT REVIEW STAGE WHERE APPROPRIATE.
- 6) THE EXACT LOCATION AND EXTENT OF THE CMA/CE LIMITS SHALL BE DETERMINED AT THE DEVELOPMENT REVIEW STAGE.

### LAND USE DATA TABLE

|  |  |  |
|--|--|--|
|  | EXISTING BUILDINGS                                       |  |
|  | WOOD PROCESSING FACILITY WORKING AREA (APPROX: 5.9 A.C.) |  |
|  | WETLANDS (APPROX: 3.68 AC.)                              |  |
|  | WETLAND BUFFERS (APPROX: 1.61 AC.)                       |  |
|  | OPEN SPACE/NATURAL AREAS (APPROX: 3.1 AC.)               |  |
|  | OPEN SPACE (APPROX: 0.5 AC.)                             |  |
|  | NON-WORKING AREA (APPROX: 1 AC.)                         |  |

- THIS AREA IDENTIFIES THE LIMITS OF PERMITTED WORKING AREA FOR THE WOOD PROCESSING FACILITY.
- USES PERMITTED IN THIS AREA INCLUDE:
  - PROCESSING OF TREATED AND UNTREATED WOOD
  - TREATMENT OF WOOD SHALL BE LIMITED TO WITHIN BUILDINGS
  - EXISTING BUILDINGS / STRUCTURES (SAWMILL, WAREHOUSES, OFFICE, KILN, AND OTHER ACCESSORY BUILDINGS)
  - MATERIALS STORAGE / STOCKPILING
  - TRUCK DELIVERY / PICK-UP
  - CUSTOMER / EMPLOYEE PARKING
  - OTHER USES CONSTATORY AND ACESORY TO WOOD PROCESSING FACILITIES
- WETLAND LIMITS DETERMINED BY ECOSYSTEM RESEARCH CORPORATION (ERC).
- NO DEVELOPMENT ACTIVITY PERMITTED.
- EXISTING VEHICULAR ACCESS TO EASTERN PORTION OF PARCEL 16305-001-001 SHALL REMAIN.
- CONSISTING OF A MIX OF NATURAL AREAS, WETLAND BUFFERS, STORMWATER AREA AND LANDSCAPED AREAS.
- WETLAND BUFFERS (IF REQUIRED) SHALL BE DETERMINED AS PART OF THE DEVELOPMENT REVIEW PROCESS.
- WOOD PROCESSING ACTIVITIES NOT ALLOWED
- VEHICULAR ACCESS ALLOWED
- MOWING AND MAINTENANCE ALLOWED

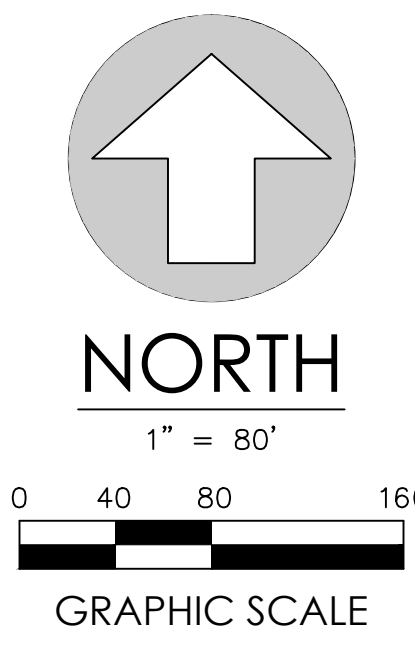
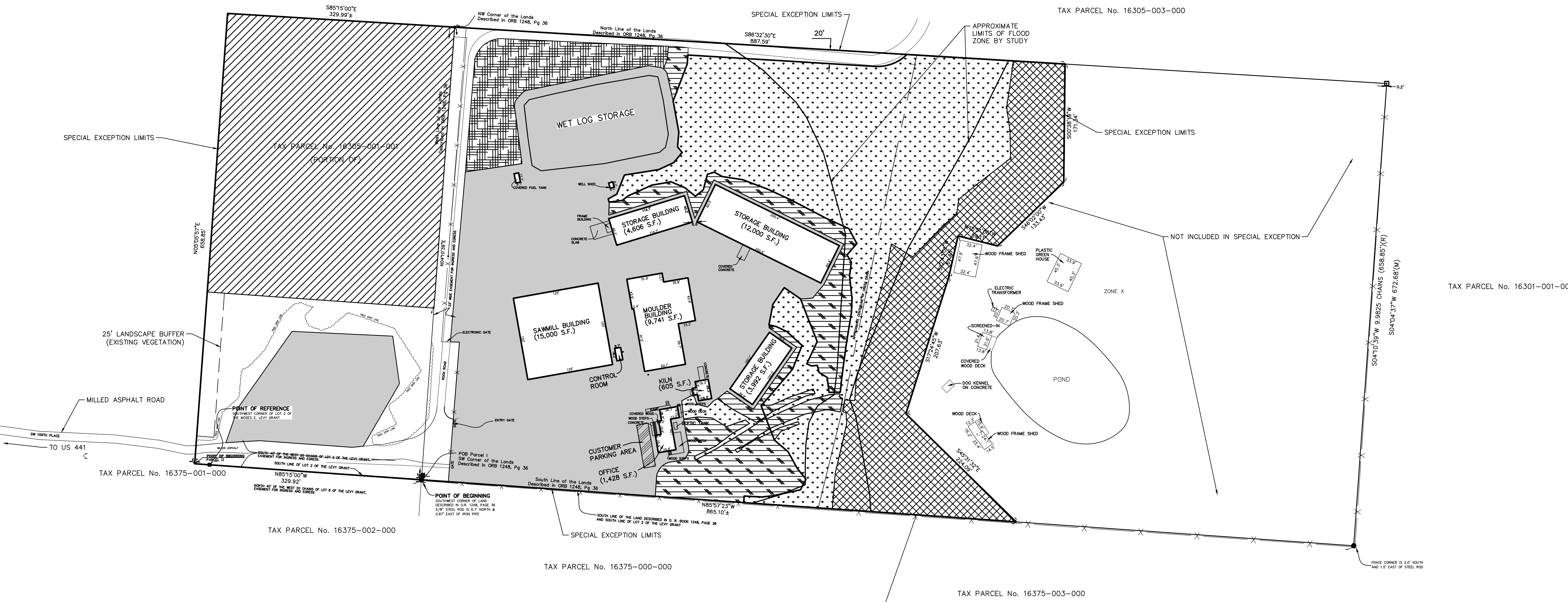


ALACHUA COUNTY, FLORIDA  
NOT TO SCALE  
**VICINITY MAP**

TAX PARCEL No. 16305-002-000

TAX PARCEL No. 16305-003-000

TAX PARCEL No. 16301-001-000



**Goodwin**  
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Project: **GOODWIN COMPANY  
106 SW 109TH PLACE  
MICANOPY, FLORIDA**

Sheet title: **SPECIAL EXCEPTION PLAN**

|                |                   |
|----------------|-------------------|
| Project phase: | SPECIAL EXCEPTION |
| Designed:      | CBS               |
| Drawn:         | STC, ELS          |
| Project No.:   | 14-232            |
| Date:          | 6/17/15           |