

May 25, 2017

OPINION OF TITLE

To: City of Gainesville

Re: Townsend, A Planned Development, Phase Two

With respect to the With the understanding that this Opinion of Title is furnished to the City of Gainesville, Florida, in compliance with Section 30-185 of the City of Gainesville Code of Ordinances, as inducement for acceptance of a Final Plat, it is hereby certified that I have examined an abstract of title covering the period from the beginning to May 18, 2017 for the property described on **Exhibit A** hereto.

Basing my opinion on said abstract of title, I am of the opinion that the fee simple title to the above described real property is vested in Townsend TND Development, LLC, a Florida limited liability company by Warranty Deed recorded in O.R. Book 4479, Page 721, Public Records of Alachua County, Florida. Said record titleholder has a fee simple title to the above described real property, subject to the following encumbrances or qualifications:

1. Mortgage to Townsend TND, LLC, a Florida limited liability company, mortgagee, recorded in O.R. Book 4479, Page 723, Public Records of Alachua County, Florida.
2. Covenants, conditions, and restrictions recorded in O.R. Book 2588, Page 637, as Amended and Restated in O.R. Book 3103, Page 392, Public Records of Alachua County, Florida, which contain provisions creating easements and/or assessments.

I have reviewed all the aforementioned encumbrances and find that none of them hinder or affect the recording or enforcement of the Final Plat. It is my opinion that the following parties must join in the agreement in order to make the Final Plat a valid and binding covenant on the lands described herein:

<u>Name</u>	<u>Interest</u>
Townsend TND Development, LLC, a Florida limited liability company	Fee Simple Title Holder
Townsend TND, LLC, a Florida limited liability company	Mortgagee



The following is a description of the aforementioned abstract and its continuations:

<u>Company</u>	<u>File No.</u>	<u>Effective Date of Search</u>
Attorneys' Title Fund Services, LLC	455282	May 18, 2017 at 11:00 PM

The legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable Final Plat.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 25th day of May, 2017.



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Enclosure: Exhibit A

**EXHIBIT "A"**

A PORTION OF THE NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A PERMANENT REFERENCE MONUMENT (LB 2389) ON THE WEST BOUNDARY OF TOWNSEND, A PLANNED DEVELOPMENT, PHASE ONE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 89, 90 AND 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID MONUMENT LYING 24 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 27 OF SAID TOWNSEND, PHASE ONE AND RUN THENCE NORTHERLY AND EASTERLY, ALONG SAID WEST BOUNDARY, THROUGH THE FOLLOWING 6 COURSES AND DISTANCES:

1) NORTH 00°42'31" WEST, 131.14 FEET 2) NORTH 01°08'58" EAST, 217.50 FEET  
3) NORTH 90°00'00" EAST, 149.61 FEET 4) NORTH 05°00'52" WEST, 90.35 FEET 5)  
NORTH 90°00'00" EAST, 79.84 FEET 6) NORTH 00°00'00" WEST, 213.00 FEET TO A  
PERMANENT REFERENCE MONUMENT (LB 2389) ON THE SOUTH  
BOUNDARY OF TOWNSEND, A PLANNED DEVELOPMENT, PHASE FOUR, AS  
PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 76 AND 77 OF  
SAID PUBLIC RECORDS; THENCE NORTH 90°00'00" WEST, ALONG SAID  
SOUTH BOUNDARY, 389.37 FEET TO A POINT ON THE EAST BOUNDARY OF  
THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS  
BOOK 2179, PAGE 1684 ET SEQ. OF SAID PUBLIC RECORDS AND THE EAST  
BOUNDARY OF PALM GROVE PHASE 2, A SUBDIVISION AS PER PLAT  
THEREOF RECORDED IN PLAT BOOK "U", PAGE 47 OF SAID PUBLIC  
RECORDS; THENCE SOUTH 00°42'31" EAST, ALONG SAID EAST BOUNDARY,  
710.19 FEET; THENCE NORTH 89°17'29" EAST, 106.00 FEET; THENCE SOUTH  
00°42'31" EAST, 18.00 FEET; THENCE NORTH 89°17'29" EAST, 46.00 FEET;  
THENCE NORTH 00°42'31" WEST, A DISTANCE OF 74.62 FEET; THENCE  
NORTH 89°17'29" EAST, 5.00 FEET TO THE POINT OF BEGINNING.