

**Salter ■ Feiber**  
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May 7, 2013

City of Gainesville, Florida

In re: Vacation of a portion of Oak Park Subdivision and creation of Minor Subdivision Plat.

Dear Ladies and Gentlemen:

I have examined the legal description of the real property in Alachua County, Florida, more particularly described on attached Exhibit "A" (the "Property") and find that title to the Property is held by Elizabeth P. Alsobrook. The Property is subject to no outstanding mortgages or other security interest.

Sincerely yours

Salter Feiber, P.A.

  
James D. Salter



# ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

## LEGAL DESCRIPTION: (OVERALL PARCEL)

LOTS 5 THROUGH 19, INCLUSIVE, BLOCK "L" OF OAK PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 176 OF THE PUBLIC RECORDS ALACHUA COUNTY, FLORIDA; THOSE CERTAIN ALLEYS AS DESCRIBED IN DEED BOOK 317, PAGE 377 OF SAID PUBLIC RECORDS; THAT CERTAIN PORTION OF A STREET AND FIVE FOOT SIDEWALK RESERVATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 727, PAGE 231 OF SAID PUBLIC RECORDS; THAT CERTAIN PORTION OF A STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 830, PAGE 937 OF SAID PUBLIC RECORDS; LOTS 3 THROUGH 9, INCLUSIVE, BLOCK "M" OF SAID OAK PARK SUB-DIVISION; THE NORTH FIVE FEET OF A TEN FOOT ALLEY LYING SOUTH OF SAID LOTS 3 THROUGH 9, INCLUSIVE, BLOCK "M"; AND THAT CERTAIN PORTION OF A STREET AND FIVE FOOT SIDEWALK RESERVATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 837, PAGE 495 OF SAID PUBLIC RECORDS; LESS RIGHTS-OF-WAY FOR N.W. 13TH STREET AND N.W. 23RD AVENUE; THE AFOREMENTIONED LAND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : COMMENCE AT A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE S. 00°56'06" E. ALONG THE WEST BOUNDARY OF SAID SECTION 32 AND ALONG THE CENTERLINE OF N.W. 13TH STREET , 52.88 FEET; THENCE N. 89°03'54" E. PERPENDICULAR TO SAID CENTERLINE, 40.00 FEET TO A HEX-HEAD BOLT & DISK SET AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 991, PAGE 535 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT-OF-WAY LINE OF N.W. 13TH STREET AND THE POINT OF BEGINNING; THENCE S. 00°56'06" E. ALONG SAID EAST RIGHT-OF-WAY LINE 272.70 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 830, PAGE 937 OF SAID PUBLIC RECORDS; THENCE N. 89°22'31" E. ALONG THE SOUTH LINE OF SAID PARCEL (O.R. 830, PG. 937) A DISTANCE OF 138.69 FEET TO A NORTHERLY EXTENSION OF THE WEST LINE OF LOT 9, BLOCK "M" OF OAK PARK SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 176 OF SAID PUBLIC RECORDS; THENCE S. 00°34'43" E. ALONG SAID EXTENSION, 23.69 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK "M"; THENCE CONTINUE S. 00°34'43" E. ALONG SAID WEST LINE 125.04 FEET TO A 3/4" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK "M"; THENCE CONTINUE S. 00°34'43" E. 5.00 FEET TO THE SOUTH LINE OF THE NORTH 5.00 FEET OF A 10 FOOT ALLEY LYING SOUTH OF LOTS 3 THROUGH 9, INCLUSIVE, BLOCK "M" OF SAID OAK PARK SUBDIVISION, THENCE N. 89°22'31" E. PARALLEL WITH AND 5.00 FEET SOUTHERLY OF THE SOUTH LINE OF SAID LOTS 3 THROUGH 9 (AS MEASURED PERPENDICULAR) A DISTANCE OF 349.84 FEET TO A POINT ON A SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3, BLOCK "M"; THENCE N. 00°28'37" W. ALONG SAID SOUTHERLY EXTENSION 5.00 FEET TO A 3/4" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK "M"; THENCE CONTINUE N. 00°28'37" W. ALONG SAID EAST LINE, 124.97 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 3, BLOCK "M"; THENCE CONTINUE N. 00°28'37" W. ALONG A NORTHERLY EXTENSION OF SAID EAST LINE, 30.00 FEET; THENCE S. 89°22'31" W. PARALLEL WITH THE SOUTH LINE OF SAID LOTS 3 THROUGH 9 A DISTANCE OF 100.00 FEET TO A SOUTHERLY EXTENSION OF THE EAST LINE OF LOTS 5 AND 19, BLOCK "L" OF SAID OAK PARK SUBDIVISION; THENCE N 00°41'58" W. ALONG SAID SOUTHERLY EXTENSION 30.01 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 19; THENCE CONTINUE N. 00°41'58" W. ALONG THE EAST LINE OF SAID LOTS 19 AND 5, BLOCK "L" A DISTANCE OF 247.99 FEET TO A POINT LYING 7.00 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 5, BLOCK "L", SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 702, PAGE 406 OF SAID PUBLIC RECORDS AND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 23RD AVENUE; THENCE S. 89°30'59" W. ALONG SAID SOUTH RIGHT-OF-WAY LINE 373.01 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 991, PAGE 535 OF SAID PUBLIC RECORDS; THENCE S 53°01'52" W. ALONG THE SOUTH-EASTERLY BOUNDARY OF SAID PARCEL (O.R. 991, PG. 535) A DISTANCE OF 21.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.79 ACRES, MORE OR LESS.