

This Instrument Prepared By:  
Sam Bridges, Land Rights Coordinator  
City of Gainesville  
Public Works Department, Sta. 58  
P.O. Box 490  
Gainesville, FL 32627

Tax Parcel 15074-000-000  
Section 6, Township 10 South, Range 20 East

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**RELEASE OF EASEMENT**

This Release of Easement executed this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the **City of Gainesville, Florida, a municipal corporation of the State of Florida**, whose mailing address is P.O. Box 490, Gainesville, Florida 32627, **GRANTOR, College Park Two, LLC, a Florida Limited Liability Company**, successor in title, **GRANTEE**.

WHEREAS, the purpose of this Release of Easement is to release the City of Gainesville's interests in a certain public utilities easement granted by Hershel Haynes and Ruth A. Haynes, his wife, to the City of Gainesville dated April 24, 1954, filed in Official Record Deed Book 321, Page 84, of the Public Records of Alachua County, Florida.

WITNESSETH, That the GRANTOR, for and in consideration of the benefits flowing to the City from improvement of the referenced property, does hereby remise and release forever, all the right, title, interest, claim and demand which the City has by virtue of the above-described easement in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Alachua, State of Florida, to wit:

***LEGAL DESCRIPTION***

*See Exhibit "A" attached hereto and made part thereof.*

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and affixed its seal the day and year first above written.

Signed, sealed & delivered  
In the Presence of:

CITY OF GAINESVILLE, FLORIDA  
A Florida Municipal Corporation

Betsy L. Bym  
Print Name Betsy L. Bym

Lauren Poe  
Lauren Poe, City Mayor

Latecia Richards  
Print Name Latecia Richards

ATTEST:

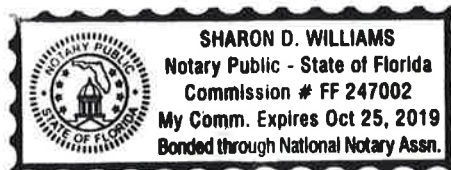
**APPROVED AS TO FORM AND LEGALITY**  
12/5/18  
By: Sean M. McDermott  
Assistant City Attorney II  
City of Gainesville, Florida

Omichele D. Gainey  
Omichele D. Gainey, Clerk of the Commission

**STATE OF FLORIDA**  
**COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 10th day of December, 2018, by Lauren Poe and Omichele D. Gainey, Mayor and Clerk of the Commission, respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally known to me and duly sworn, who acknowledged that as such officers, and pursuant to authority from said corporation, they executed the foregoing instrument and affixed the corporate seal for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

Sharon D. Williams  
Print Name: Sharon D. Williams  
Notary Public, State of Florida  
My Commission Expires:





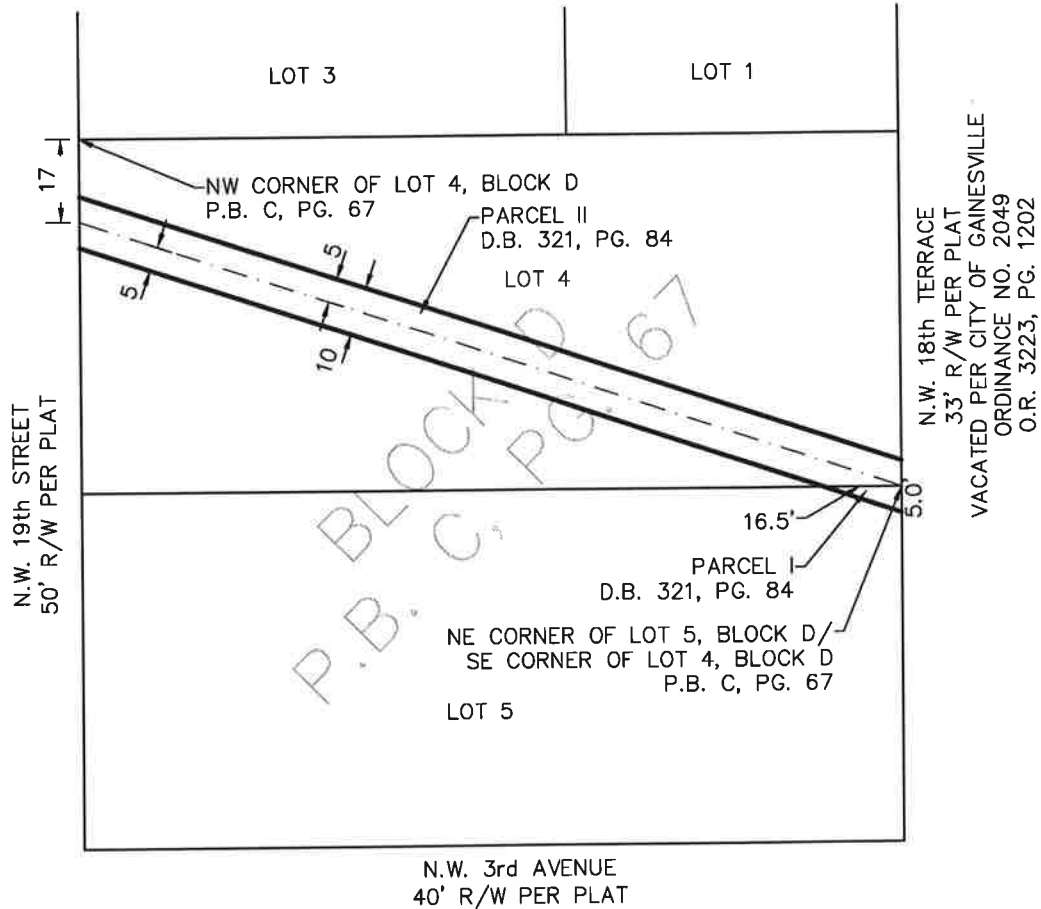
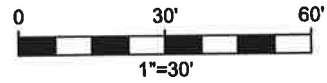
**Legal Description**  
**City of Gainesville Easement Vacation**  
**Portion of Deed Book 321, Page 84**  
**Section 6, Township 10 South, Range 20 East**  
**City of Gainesville, Alachua County, Florida**

**Parcel I**

Commence at the Northeast corner of Lot Five (5), Block D, J.F. Hill's Subdivision, as per Plat recorded in Plat Book C, Page 67 of the Public Records of Alachua County, Florida, and run West 16.5 feet, thence run Southeasterly to a point 5 feet South of the Northeast corner of said Lot Five (5), thence run North to the point of beginning.

**Parcel II**

A strip of land 5 feet on each side of a line commencing at the Southeast corner of Lot Four (4), Block D, J.F. Hill's Subdivision, as per Plat recorded in Plat Book C, Page 67 of the Public Records of Alachua County, Florida, and running Northwesterly to a point 17 feet South of the Northwest corner of said Lot Four (4).



**LEGEND:**

- D.B. = DEED BOOK
- NO. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- Pg. = PAGE
- R/W = RIGHT-OF-WAY

**NOTES:**

1. THIS SKETCH IS INTENDED TO ACCOMPANY A LEGAL DESCRIPTION FOR THE PARCEL OF LAND SHOWN HEREON AND IS NOT VALID WITHOUT SAID LEGAL DESCRIPTION.

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2017

**LEGAL DESCRIPTION SKETCH OF**

EASEMENT VACATION—PARCELS I AND II OF CITY OF GAINESVILLE EASEMENT RECORDED IN DEED BOOK 321, PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

**FOR:** COLLIER PROPERTIES

BY: ALEJANDRO PEREZ P.S.M. 6539

eda engineers—surveyors—planners, inc.  
Corporate Authorization  
No. LB 2389

**THIS IS NOT A BOUNDARY SURVEY**

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
AP	AP	N/A	07/19/18	18-0056 S01	N/A	N/A



eda engineers—surveyors—planners, inc.  
LB 2389  
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602  
TEL: (352) 373-3541 FAX: (352) 373-7249  
E-MAIL: mail@edafll.com

# ALTA/NSPS LAND TITLE SURVEY

## TAX PARCEL #15074-000-000

### 1880 N.W. 3RD AVENUE

#### GAINESVILLE, FL

SECTION 06, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA

LAND DESCRIPTION: (FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO. 2037-4011360; COMMITMENT DATE: JUNE 15, 2018 8:00 AM; REVISION NUMBER: 2 - JUNE 22, 2018)

LOTS 4 AND 5, BLOCK D, J.F. HELL'S SUBDIVISION, ACCORDING TO THE MAP OR PLAN THEREOF AS RECORDED IN PLAT BOOK C, PAGE 67, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE WEST 1/2 OF THE CLOSED STREET KNOWN AS NW 18TH TERRACE WHICH LIES ADJACENT TO AND ON THE EAST SIDE OF LOTS 4 AND 5 ABOVE DESCRIBED.

#### SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON LAND DESCRIPTION AS PER (FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO. 2037-4011360; COMMITMENT DATE: JUNE 15, 2018 8:00 AM; REVISION NUMBER: 2 - JUNE 22, 2018)
2. BEARINGS ARE BASED ON AN ASSUMED CALL OF SOUTH, 90°00'00" EAST FOR THE NORTH LINE OF LOT 4.
3. THIS SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. NORTH ARROW IS BASED ON BUILDING STRUCTURE.
5. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
6. THE SURVEYOR'S MONUMENTATION AND UTILITIES SHOWN HEREIN MAY BE ENLARGED FOR FACTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF \$06 OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
8. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH IN THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 30-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
9. THIS SURVEY IS BASED ON RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY. (THE ENTIRE PROPERTY HAS BEEN CLEARED OF TREES AND IMPROVEMENTS)
10. THERE WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THIS SURVEY. (SIDEWALK ON THE WEST SIDE OF PROPERTY HAS BEEN REMOVED)

**FLOOD ZONE:**  
IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF FEMA PANEL NO. 313 OF 640, COMMUNITY PANEL NO. 1-12107 0313 D THAT THIS PROPERTY IS LOCATED IN A FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE: JUNE 16, 2006.

#### UNDERGROUND UTILITY NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND UTILITIES, EASILY RECOGNIZABLE FEATURES, AND UTILITIES AVAILABLE TO THE SURVEYOR. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXPANDED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 55A, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHOULD CONTACT SHARING STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

INDIVIDUAL LOTS SHOWN WITH SANITARY LATERALS AND WATER SERVICE LINES AND IRRIGATION SYSTEMS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

#### ALTA/NSPS CERTIFICATION:

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; COLLIERE PARK TWO LLC, A FLORIDA LIMITED LIABILITY COMPANY; COMPASS BANK, AN ALABAMA BANKING CORPORATION; ITS SUCCESSORS AND ASSIGNS. THIS SURVEY IS MADE IN ACCORDANCE WITH THE POLICY, AS THOSE INTERESTS MAY APPEAR. SHIRTS & BURNIN, L.L.C.; AND ROGERS TOWERS, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD OPERATIONAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 9, 10(a), 11, 13, 16, 18, AND 19 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 09, 2018.

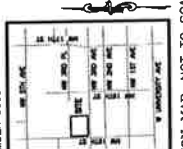
DATE OF PLAT OR MAP: \_\_\_\_\_

PROFESSIONAL SURVEYOR & MAPPER CERTIFICATE NUMBER: 5339

DATE OF PLAT OR MAP: \_\_\_\_\_



SCALE: 1" = 20'  
VERTICAL CURVES - PER STATE REQUIREMENT



LOCATION MAP: NOT TO SCALE

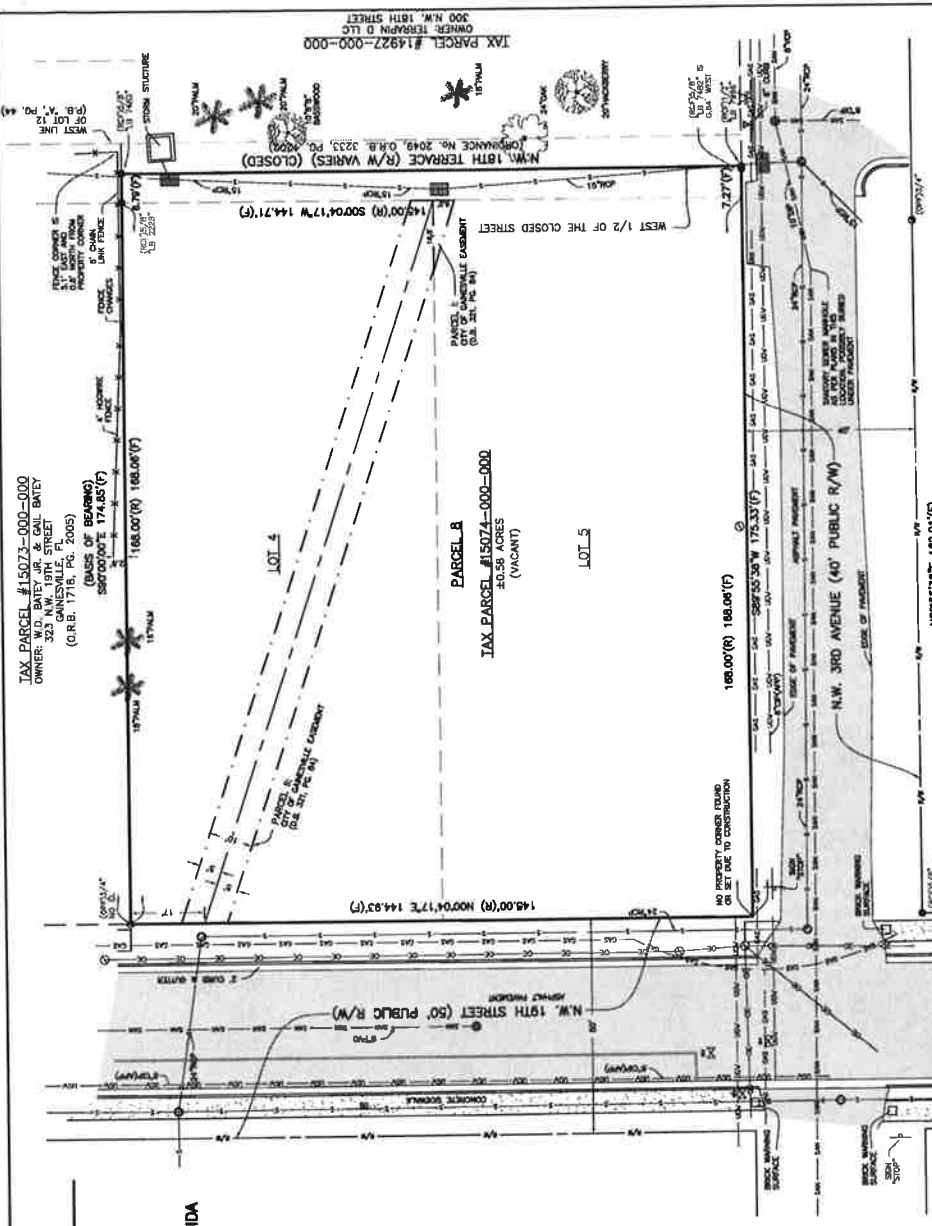
SCALE: 1" = 20'  
BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 1 OF 1  
DATE: 07-17-2018  
DRAWN BY: GUY  
FIELD BOOK: 289/46-47  
1888/72-73-77/2/05  
PROFESSIONAL SURVEYOR & MAPPER PLACERT, 5339  
NO. 14612  
NO. 18-14612-2

SURVEY BY:  
Kris Ann Gath P.S.M.  
2727 N.W. 43RD STREET, SUITE 2C  
GAINESVILLE, FLORIDA 32606  
PHONE: (352) 331-0010  
PHONE: (352) 336-3363  
FAX: (352) 339-1064  
DERENLANDSURVEYING.COM

14612

DEREN LAND SURVEYING



**LEGEND:**

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. PAGE
- (R/C) REBAR & CAP FOUND
- (O/P) OPEN PIPE FOUND
- (S) STODD WATER MANHOLE
- (W) WOOD POWER POLE
- (F) FIRE HYDRANT
- (W) WATER VALVE
- (M) METER
- (E) ELECTRIC
- (F) FENCE LINE
- (E) OVERHEAD ELECTRIC LINES
- (S) UNDERGROUND SANITARY SEWER LINES
- (G) UNDERGROUND GAS LINES
- (W) UNDERGROUND WATER LINES

**ZONING RESTRICTIONS:**  
WKE HOSE, CITY OF GAINESVILLE  
PLANNING & DEVELOPMENT SERVICES 05-15-2018  
ZONE: U5; URBAN 5 DISTRICT

**SEC. 30-4.13-BUILDING FROM STANDARDS:**  
TABLE 14-2-BUILDING FROM STANDARDS WITHIN TRASECTS

**BUILDING PLACEMENT:** LOCAL STREET  
MIN. BACK FROM CURB: 15'-20'  
MIN. LANDSCAPE/ANL. SIDEWALK/ANL. BUILDING FRONTAGE: 5'/5'/5'

**BUILDING SETBACKS:**  
SIDE INTERIOR SETBACK (MIN): 5'  
REAR SETBACK (MIN): 10' (NO ALLEY)

**BUILDING SETBACK:**  
MAX. STORES: 4  
MAX. FEET: 60'

**SCHEDULE B-II (FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO. 2037-4011360; COMMITMENT DATE: JUNE 15, 2018 8:00 AM; REVISION NUMBER: 2 - JUNE 22, 2018)**

ITEM 1-4: NOT SURVEY RELATED.

ITEM 5: EXCAVATION IN FAVOR OF THE CITY OF GAINESVILLE, FLORIDA RECORDED JUNE 23, 1954 IN DEED BOOK 321, PAGE 84. (AFFECTS THIS PROPERTY AS SHOWN ON THIS SURVEY)

ITEM 10: MEMORANDUM OF AGREEMENT EXECUTED BY PARKWAY PROPERTIES MANAGEMENT, TDM, INC. AND COXCOM, INC. D/T/A COX COMMUNICATIONS GAINESVILLE/OCALA RECORDED OCTOBER 2, 2002 IN BOOK 2527, PAGE 477. (BLANKET AGREEMENT OVER THE ENTIRE PROPERTY, NO PLATABLE INFORMATION)

ITEMS 11-13: NOT SURVEY RELATED.