

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: 2037-4011390; COMMITMENT DATE: JUNE 15, 2018 8:00 AM; REVISION NUMBER: 2 - JUNE 22, 2018) PARCEL 8:

LOTS 4 AND 5, BLOCK D, J.F. HILL'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT 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: 2037-4011390; 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 BEARING STRUCTURE.
5. CERTIFICATION IS NOT TRANSFERABLE.
6. 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.
7. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. 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 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
9. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
10. THERE WAS EVIDENCE OF 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)
11. 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 F.I.R.M. PANEL No. 313 OF 640, COMMUNITY PANEL No. "125107 0313 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

UNDERGROUND UTILITY NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, EASILY RECOGNIZABLE FEATURES, AND UTILITY COMPANY MAPS 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 EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHOULD CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

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

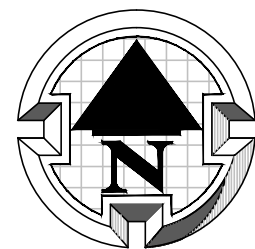
ALTA/NSPS CERTIFICATION:

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; COLLEGE PARK TWO LLC, A FLORIDA LIMITED LIABILITY COMPANY; COMPASS BANK, AN ALABAMA BANKING CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS DEFINED IN THE CONDITIONS OF THE POLICY, AS THEIR INTERESTS MAY APPEAR; SHUTTS & BOWEN, LLP; AND ROGERS TOWERS, P.A.:

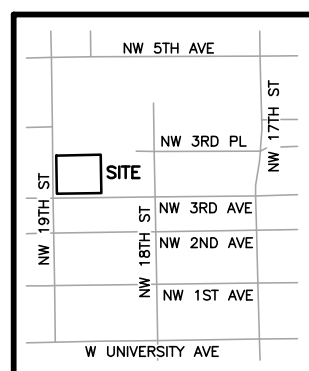
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 9, 10(a), 11, 13, 16, 18, AND 19 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 09, 2018.

KRIS ANN GATH
PROFESSIONAL SURVEYOR & MAPPER CERTIFICATE NUMBER 5339

DATE OF PLAT OR MAP:



SCALE: 1" = 20'
DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"



LOCATION MAP: NOT TO SCALE

SCALE: 1" = 20'

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

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;
288/72-73; 372/05

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SURVEY BY: KRIS ANN GATH
PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 5339

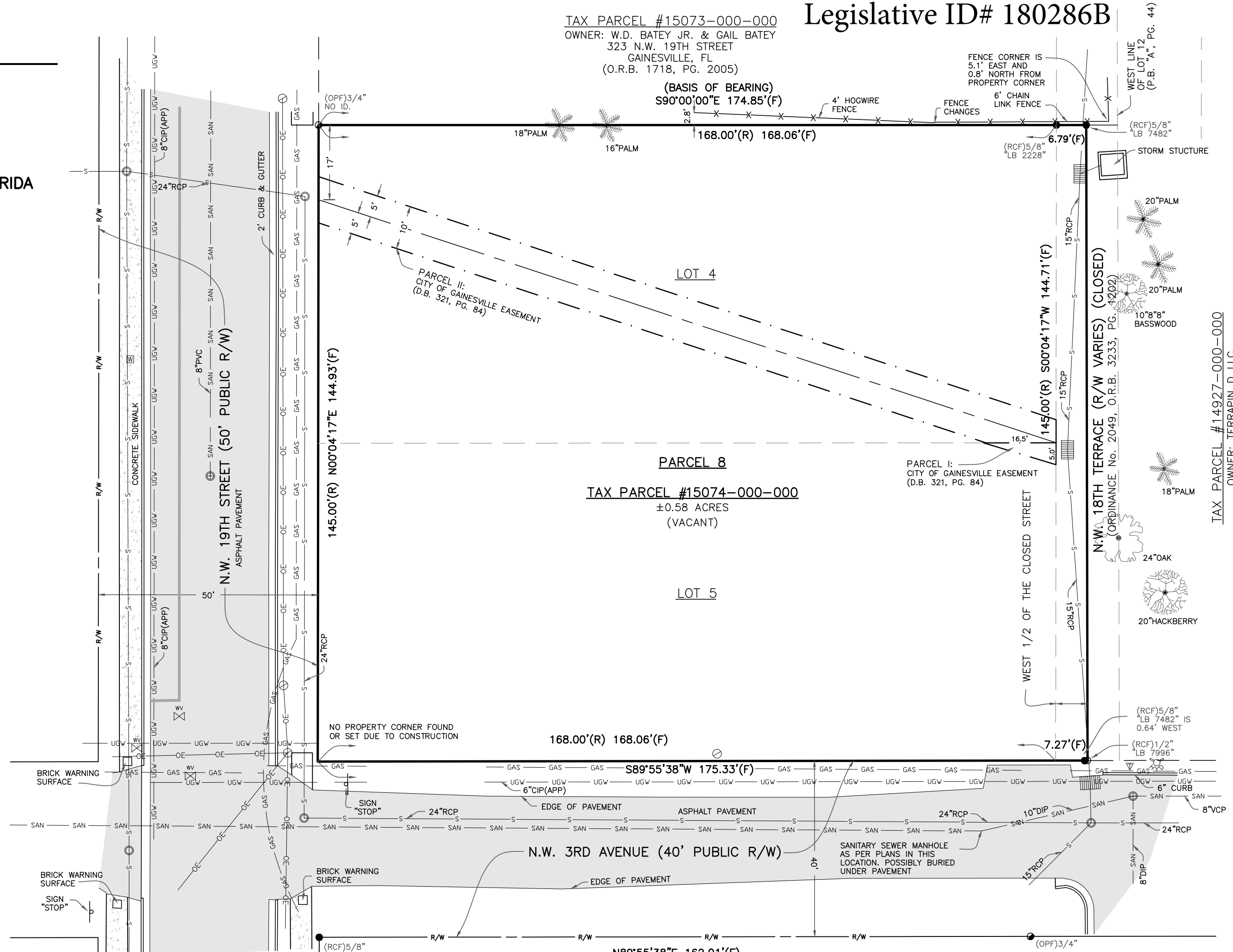
JOB NO. 14612

ACAD FILE: 18-14612-2

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SCHEDULE B-II: (FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO: 2037-4011390; COMMITMENT DATE: JUNE 15, 2018 8:00 AM; REVISION NUMBER: 2 - JUNE 22, 2018)

- ITEMS 1-8: NOT SURVEY RELATED.
- ITEM 9: EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, FLORIDA RECORDED JUNE 29, 1954 IN DEED BOOK 321, PAGE 84. (AFFECTS THIS PROPERTY AS SHOWN ON THIS SURVEY)
- ITEM 10: MEMORANDUM OF AGREEMENT EXECUTED BY PARADIGM PROPERTIES MANAGEMENT TEAM, INC. AND COXCOM, INC. D/B/A COX COMMUNICATIONS GAINESVILLE/OCALA RECORDED OCTOBER 2, 2002 IN BOOK 2527, PAGE 477. (BLANKET AGREEMENT OVER THIS ENTIRE PROPERTY. NO PLOTTABLE INFORMATION)
- ITEMS 11-13: NOT SURVEY RELATED.

ZONING RESTRICTIONS:

MIKE HOGE, CITY OF GAINESVILLE
PLANNING & DEVELOPMENT SERVICES 05-15-2018
ZONE: U5: URBAN 5 DISTRICT

SEC. 30-4.13.-BUILDING FORM STANDARDS.
TABLE V-2: BUILDING FORM STANDARDS WITHIN TRANSECTS.

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

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

BUILDING HEIGHT:
MAX. STORIES: 4
MAX. FEET: 60'

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- (RCF) REBAR & CAP FOUND
- (OPF) OPEN PIPE FOUND
- ⊙ STORM WATER MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊗ WOOD POWER POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ ELECTRIC METER
- X — X — FENCE LINES
- OE — OE — OVERHEAD ELECTRIC LINES
- SAN — UNDERGROUND SANITARY SEWER LINES
- GAS — UNDERGROUND GAS LINES
- UGW — UNDERGROUND WATER LINES