

BOUNDARY SURVEY AND LOT SPLIT

POINT OF BEGINNING
DEED BOOK 279 PAGE 387

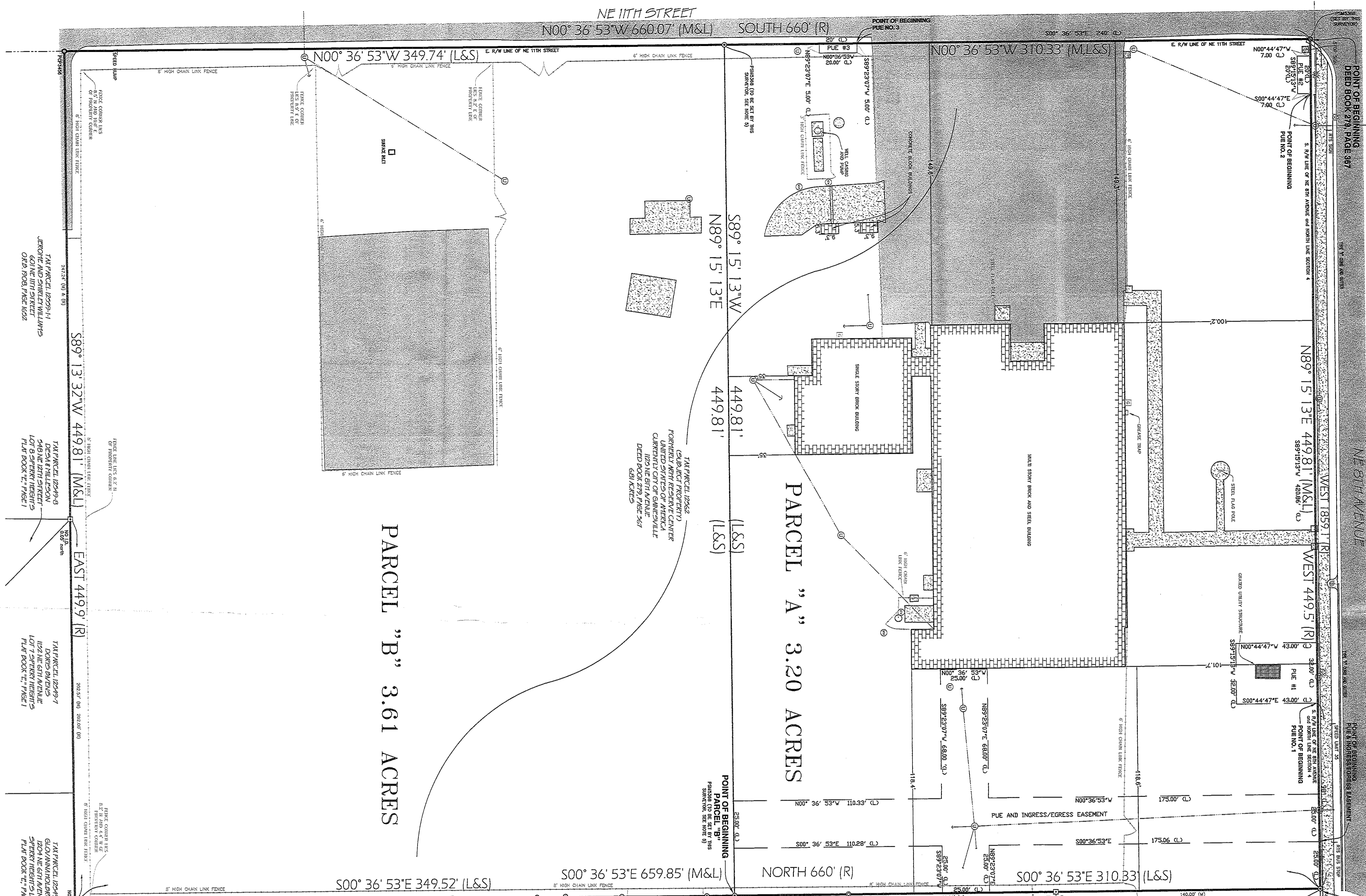
NE 8TH AVENUE

POINT OF BEGINNING
DEED BOOK 279 PAGE 387

POINT OF BEGINNING
PARCEL "A"

ALL PARCELS

RECORDED IN OFFICIAL RECORDS
DATE 09/26/2016 08:22:55 AM
BY K. HARRIS
ALACHUA COUNTY, FLORIDA



PARCEL "B" 3.61 ACRES

PARCEL "A" 3.20 ACRES

PARENT PARCEL DESCRIPTION (DEED BOOK 279, PAGE 387):
COMMENCE AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, AND RUN WEST 1893.1 FEET FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE RUN SOUTH A DISTANCE OF 660 FEET TO A POINT; THENCE RUN EAST PARALLEL TO THE SECTION LINE A DISTANCE OF 449.8 FEET TO A POINT; THENCE RUN NORTH 660 FEET TO A POINT ON THE NORTH LINE OF SECTION 4; THENCE RUN WEST ON SECTION LINE, A DISTANCE OF 449.8 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION; ALL LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST AND CONTAINING 6.81 ACRES.

PARCEL "A" DESCRIPTION (THIS SURVEYOR):
COMMENCE AT A BALROAD SPIKE FOUND AND ACCEPTED AS MARKING THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE S 89°15'13" W ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 1409.39 FEET TO A 5/8" IRON ROD AND CAP STAMPED "AGS INC.", BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE 8TH AVENUE AND THE POINT OF BEGINNING; THENCE LEAVING SAID SECTION AND SOUTH RIGHT-OF-WAY LINE S 07°36'59" E A DISTANCE OF 659.85 FEET TO A CONCRETE MONUMENT WITH NO ID; THENCE S 89°13'32" W A DISTANCE OF 449.81 FEET TO A NAIL AND DISC STAMPED "CP 3458" ON THE EAST RIGHT-OF-WAY LINE OF NE 11TH STREET; THENCE N 07°36'59" W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 660.07 FEET TO A NAIL AND DISC STAMPED "75W 5388" ON THE SOUTH RIGHT-OF-WAY LINE OF NE 8TH AVENUE AND THE NORTH LINE OF SAID SECTION 4; THENCE N 89°15'13" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 449.81 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST ONE QUARTER (1/4) OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND CONTAINING 296,858 SQUARE FEET (6.81 ACRES), MORE OR LESS.

PARCEL "B" DESCRIPTION (THIS SURVEYOR):
COMMENCE AT A BALROAD SPIKE FOUND AND ACCEPTED AS MARKING THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE S 89°15'13" W ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 1409.39 FEET TO A 5/8" IRON ROD AND CAP STAMPED "AGS INC.", BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE 8TH AVENUE AND THE POINT OF BEGINNING; THENCE LEAVING SAID SECTION 4 AND SOUTH RIGHT-OF-WAY LINE S 07°36'59" E A DISTANCE OF 659.85 FEET TO A CONCRETE MONUMENT WITH NO ID; THENCE S 89°13'32" W A DISTANCE OF 449.81 FEET TO A NAIL AND DISC STAMPED "CP 3458" ON THE EAST RIGHT-OF-WAY LINE OF NE 11TH STREET; THENCE N 07°36'59" W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 660.07 FEET TO A NAIL AND DISC STAMPED "75W 5388" ON THE SOUTH RIGHT-OF-WAY LINE OF NE 8TH AVENUE AND THE NORTH LINE OF SAID SECTION 4; THENCE N 89°15'13" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 449.81 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST ONE QUARTER (1/4) OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND CONTAINING 296,858 SQUARE FEET (6.81 ACRES), MORE OR LESS.

SURVEYOR'S NOTES

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED OF LAND DESCRIPTION RECORDED IN DEED BOOK 279, PAGE 387.
2. IN THE OPINION OF THIS SURVEYOR SAID DEED IN NOTE 1 IS IN ERROR, THE DISTANCE ALONG THE NORTH LINE (449.8') OF THE SUBJECT PROPERTY IS INCORRECT. THE INTENT OF THE ORIGINAL DEED IS FOR THE EAST AND WEST LINES TO BE PARALLEL, HENCE THE DISTANCE OF THE SOUTH LINE (449.9') WAS HELD TO SET THE NORTHWEST PROPERTY CORNER.
3. A BEARING OF S 89°15'13" W DERIVED FROM RTK GPS MEASUREMENT IS BASED ON TOWNSHIP 10 SOUTH, RANGE 20 EAST AND THE 5/8" IRON ROD AND CAP STAMPED "AGS INC." FOUND AND ACCEPTED AS MARKING THE NORTHEAST CORNER.
4. THE PURPOSE OF THIS BOUNDARY SURVEY AND LOT SPLIT IS TO SHOW PARENT PARCEL BOUNDARY INFORMATION AND IMPROVEMENTS AND TO DELINEATE THE BOUNDARY LIMITS FOR NEW PARCELS "A" & "B". IT IS NOT INTENDED TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN, CONSTRUCTION OR ANY OTHER PURPOSE.
5. ORIGINAL BOUNDARY FIELD WORK WAS BEGUN ON 1/26/16 AND COMPLETED ON 2/18/16. CORNERS FOR THE NEWLY CREATED PARCELS WILL BE SET BY THIS SURVEYOR PENDING APPROVAL OF THIS LOT SPLIT.
6. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY:
BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, JOINING OR OTHER LAND USE REGULATIONS, STREET VACATIONS AND INGRESS-EGRESS OR OTHER EASEMENTS.
7. UNDERGROUND UTILITIES WERE NOT LOCATED.
8. UTILITIES AND SURVEY MONUMENTS ARE NOT DRAWN TO SCALE AND ARE FOR GRAPHIC REPRESENTATION ONLY.
9. WATER AND SEWER ARE AVAILABLE TO BOTH PARCELS FROM N.E. 11TH STREET.
10. THIS SURVEY IS FOR THE SOLE USE OF THE CITY OF GAINESVILLE AND ITS AGENTS.
a. THE CITY OF GAINESVILLE PUBLIC WORKS ENGINEERING SUPPORT SERVICES PROVIDES THAT:
b. THE SIGNED AND SEALED DRAWING, IN ITS PRINTED FORM, IS THE OFFICIAL DEPICTION OF THE PROJECT AND IN NO WAY WILL BE CONSIDERED A SUBSTITUTE FOR THE ELECTRONIC FORM OF THE DRAWING.
11. THE ELECTRONIC DRAWING IS PROVIDED "AS-IS" WITHOUT GUARANTEE OF ANY KIND.

TITLER NO.:
NATION DEVELOPMENT CONSISTS OF:
APPROVAL DATE: 9/15/16
CONTRACT NO.:
PLANNING DIVISION STAFF REPRESENTATIVE:

PUBLIC UTILITY EASEMENT NUMBER 2:
COMMENCE AT A BALROAD SPIKE FOUND AND ACCEPTED AS MARKING THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE S 89°15'13" W ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 1409.39 FEET TO A 5/8" IRON ROD AND CAP STAMPED "AGS INC.", BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE 8TH AVENUE; THENCE CONTINUE S 89°15'13" W ALONG SAID NORTH SECTION LINE AND SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SECTION AND SOUTH RIGHT-OF-WAY LINE S 07°36'59" E A DISTANCE OF 659.85 FEET TO A CONCRETE MONUMENT WITH NO ID; THENCE S 89°13'32" W A DISTANCE OF 449.81 FEET TO A NAIL AND DISC STAMPED "CP 3458" ON THE EAST RIGHT-OF-WAY LINE OF NE 11TH STREET; THENCE N 07°36'59" W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 660.07 FEET TO A NAIL AND DISC STAMPED "75W 5388" ON THE SOUTH RIGHT-OF-WAY LINE OF NE 8TH AVENUE AND THE NORTH LINE OF SAID SECTION 4; THENCE N 89°15'13" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 449.81 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST ONE QUARTER (1/4) OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND CONTAINING 139,593 SQUARE FEET (3.20 ACRES), MORE OR LESS.

PUBLIC UTILITY EASEMENT NUMBER 1:
COMMENCE AT A BALROAD SPIKE FOUND AND ACCEPTED AS MARKING THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE S 89°15'13" W ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 1409.39 FEET TO A 5/8" IRON ROD AND CAP STAMPED "AGS INC.", BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE 8TH AVENUE; THENCE CONTINUE S 89°15'13" W ALONG SAID NORTH SECTION LINE AND SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SECTION AND SOUTH RIGHT-OF-WAY LINE S 07°36'59" E A DISTANCE OF 659.85 FEET TO A CONCRETE MONUMENT WITH NO ID; THENCE S 89°13'32" W A DISTANCE OF 449.81 FEET TO A NAIL AND DISC STAMPED "CP 3458" ON THE EAST RIGHT-OF-WAY LINE OF NE 11TH STREET; THENCE N 07°36'59" W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 660.07 FEET TO A NAIL AND DISC STAMPED "75W 5388" ON THE SOUTH RIGHT-OF-WAY LINE OF NE 8TH AVENUE AND THE NORTH LINE OF SAID SECTION 4; THENCE N 89°15'13" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 449.81 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST ONE QUARTER (1/4) OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND CONTAINING 100,000 SQUARE FEET (2.28 ACRES), MORE OR LESS.

LEGEND

- IRON ROD & CAP
- IRON PIPE
- CONCRETE MONUMENT
- NAIL & DISC
- BALROAD SPIKE
- STORM MANHOLE
- SMALLER MANHOLE
- ASPHALT
- CONCRETE
- BUILDING
- WOODEN UTILITY POLE
- MONITORING WELL
- GAS METER
- WATER VALVE
- FIRE HYDRANT
- SIGNPOST
- RIGHT-OF-WAY
- FENCE
- OPEN-AD ELECTRIC LINE
- EASEMENT LINES
- RIGHT-OF-WAY (RW)
- BOUNDARY LINE

FIELD MEASURED DATA

- (M) RECORDED DATA FROM PLATS AND DEEDS
- (L) LEGAL DESCRIPTION DATA
- (S) TO BE SET IN FIELD DATA
- (O) ORIGINAL RECORDS BOOK
- (MND) MANDATORY MONUMENT
- (R) REAL TIME KINEMATIC
- (GPS) GLOBAL POSITIONING SYSTEM
- (NOVA) NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
- (NGVD) NATIONAL GEODETIC VERTICAL DATUM
- (NAVD) NORTH AMERICAN VERTICAL DATUM
- (PUE) PUBLIC UTILITY EASEMENT

GRAPHIC SCALE

1" = 30'

GRAPHIC SCALE

1" = 30'

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT
ENGINEERING SUPPORT SERVICES

BOUNDARY SURVEY AND LOT SPLIT
TAXY PARCEL # 12562

FORMERLY LAMAR RESERVE FACILITY
FOUNDED IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST

INTEREST CERTIFY THAT THIS BOUNDARY SURVEY AND LOT SPLIT MEETS ALL REQUISITES OF THE STATUTES OF FLORIDA AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 349 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 114.01(1), FLORIDA STATUTES.

DATE: 9/16/16

DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 11/19/2016

PLANNING DIVISION STAFF REPRESENTATIVE