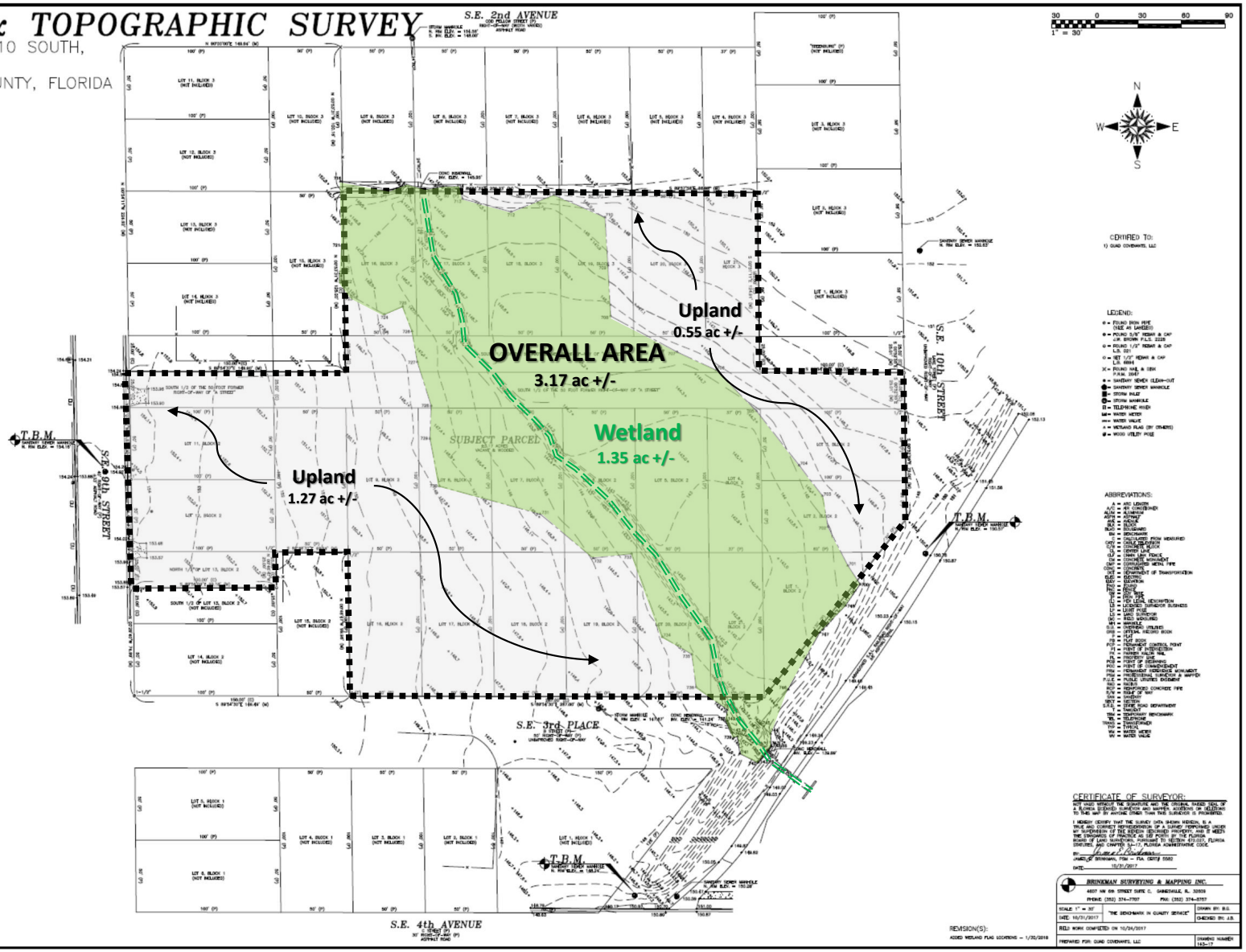
BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



LEGAL DESCRIPTION: (as furnished)

LOTS 11, 12, AND THE NORTH 1/2 OF LOT 13, BLOCK 2, OF MCDONALD'S ADDITION TO THE CITY OF GAINESVILLE, FLA. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 101 1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH THE SOUTH 1/2 OF THE 50 FOOT FORMER RIGHT-OF-WAY OF "A STREET" LYING ADJACENT TO LOT 11, BLOCK 2 OF MCDONALD'S ADDITION TO THE CITY OF GAINESVILLE, FLA. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 101 1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

LOTS 1-10 AND 16-20, BLOCK 3, OF MCDONALD'S ADDITION TO THE CITY OF GAINESVILLE, FLA. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 101 1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH THE SOUTH 1/2 OF THE 50 FOOT FORMER RIGHT-OF-WAY OF "A STREET" LYING ADJACENT TO LOTS 1-10, BLOCK 3, OF MCDONALD'S ADDITION TO THE CITY OF GAINESVILLE, FLA. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 101 1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

LOTS 18-21, BLOCK 3, OF MCDONALD'S ADDITION TO THE CITY OF GAINESVILLE, FLA. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 101 1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH THE NORTH 1/2 OF THE 50 FOOT FORMER RIGHT-OF-WAY OF "A STREET" LYING ADJACENT TO LOTS 18-21, BLOCK 3, OF MCDONALD'S ADDITION TO THE CITY OF GAINESVILLE, FLA. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 101 1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

BEARING NOTE:
BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 90°00'00" E, FOR THE SOUTH RIGHT-OF-WAY LINE OF S.E. 2ND AVENUE.

FENCE NOTE:
NONE FENCE TIES AS SHOWN HEREON, IF APPLICABLE, HAVE BEEN SHOWN EXAGGERATED FOR SAKE OF GRAPHIC REPRESENTATION.

ELEVATION NOTE:
ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK "B 519" AND BASED ON NAVD 1988 DATUM.
EXAMPLE: -197.53 = CONC. AND PAVEMENT SHOT
197.1 = GROUND SHOT

TITLE NOTE:
THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THE SURVEYOR HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS ON THIS PARCEL FOR EASEMENTS, RIGHTS-OF-WAY, OR OTHER ENCUMBRANCES AFFECTING THIS PARCEL. THE SURVEYOR DOES NOT KNOW OF ANY SUCH CLAIMS ARE NOT IDENTIFIED HEREON.

FLOOD NOTE:
IN THE OPINION OF THIS SURVEYOR, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12001C0331G, DATED 5-16-2012, THIS PROPERTY IS IN FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS WAS TAKEN FROM THE MAP INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS. SHOWN ON THIS MAP, WAS CURRENT AS OF THE REFERENCED DATE. ANY REVISIONS TO THE FLOOD MAPS AFTER THIS DATE SHOWN BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.

SURVEYOR NOTES:
1) TO THE BEST OF MY KNOWLEDGE, THERE ARE NO ENCROACHMENTS, BOUNDARY LINE DISPUTES, EASEMENTS, OR CLAIMS OF EASEMENTS, OTHER THAN ARE DEPICTED ON THIS DRAWING.
2) ALL UTILITIES, AND OR IMPROVEMENTS, IF ANY, MAY NOT BE SHOWN ON THIS DRAWING.
3) IN THE OPINION OF THIS SURVEYOR THE BOUNDARY SHOWN HEREON BEST REPRESENTS THE LOCATION OF THE LEGAL DESCRIPTION AS PROVIDED. THE DESCRIPTION AND PHYSICAL EVIDENCE FOUND APPEAR TO BE ACCEPTABLE TO THIS SURVEYOR.
4) NO BUILDING SETBACK INFORMATION HAS BEEN PROVIDED TO THIS SURVEYOR. PRIOR TO ANY NEW CONSTRUCTION, THE APPROPRIATE GOVERNMENT AUTHORITY SHOULD BE CONTACTED FOR THE CURRENT SETBACK REQUIREMENTS.
5) THERE MAY BE SURVEY MARKERS CONCERNING LOCATED NEAR OR AT THE TIME OF FIELD WORK COMPLETION (SEE TABLE BELOW).
6) AREAS OF ENVIRONMENTAL CONCERN HAVE NOT BEEN LOCATED BY THIS SURVEYOR, UNLESS OTHERWISE DEPICTED HEREON.
7) MEASUREMENTS SHOWN HEREON ARE IN FEET IN ACCORDANCE WITH U.S. (UNITED STATES) STANDARD.

CERTIFIED TO:
1) QUAD CONDOMATS, LLC

LEGEND:
- FOUND IRON PIPE (SIZE AS LABELED)
- FOUND 5/8" REBAR & CAP J.W. BROWN P.L.S. 2228
- FOUND 1/2" REBAR & CAP L.B. 021
- SET 1/2" REBAR & CAP L.B. 6944
- FOUND NAIL & DISK P.R.M. 3947
- SANITARY SEWER CLEAN-OUT
- SANITARY SEWER MANHOLE
- STORM INLET
- STORM MANHOLE
- TELEPHONE RISER
- WATER METER
- WATER VALVE
- WETLAND FLAG (BY ERA/EPD)
- WOOD UTILITY POLE

ABBREVIATIONS:
- A/C = AIR CONDITIONER
- ASPH = ASPHALT
- BOT = BOTTOM
- BLDG = BUILDING
- BM = BENCHMARK
- CALC = CALCULATED
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- D = DEED
- DOT = DEPARTMENT OF TRANSPORTATION
- ELEC = ELECTRIC
- ELEV = ELEVATION
- EOP = EDGE OF PAVEMENT
- FD = FOUND
- FIR = FOUND IRON ROD
- FLD = FIELD
- FND = FOUND
- FPK = FOUND PK NAIL
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FND = FOUND
- FPK = FOUND PK NAIL
- GAR = GARAGE
- GV = GAS VALVE
- HDPE = HIGH DENSITY POLYETHYLENE
- INV = INVERT
- LB = LICENSED BUSINESS
- LP = LIGHT POLE
- M = MEASURED
- MES = MITERED END SECTION
- MH = MANHOLE
- N/A = NOT APPLICABLE
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- NO. = NUMBER
- OHW = OVERHEAD WIRES
- P = PLAT
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG = PAGE NUMBER
- PI = POINT OF INTERSECTION
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PUE = PUBLIC UTILITIES EASEMENT
- R = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- RGE = RANGE
- RR = RAILROAD
- S = SEWER
- SBD = SCRIBED
- SCBD = SCRIBED
- SFWMD = SUWANNEE RIVER WATER MANAGEMENT DISTRICT
- SIR = SET IRON ROD
- SMH = SANITARY SEWER MANHOLE
- SR = STATE ROAD
- TBM = TEMPORARY BENCHMARK
- TEL = TELEPHONE
- TWP = TOWNSHIP
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- W = WATER
- WV = WATER VALVE

CERTIFICATE OF SURVEYOR:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THE SURVEYOR IS PROHIBITED.

I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE DESCRIBED PROPERTY, AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

BY: _____
JAMES G. BRINKMAN, PSM — FLA. CERT# 5582

DATE: 10/31/2017

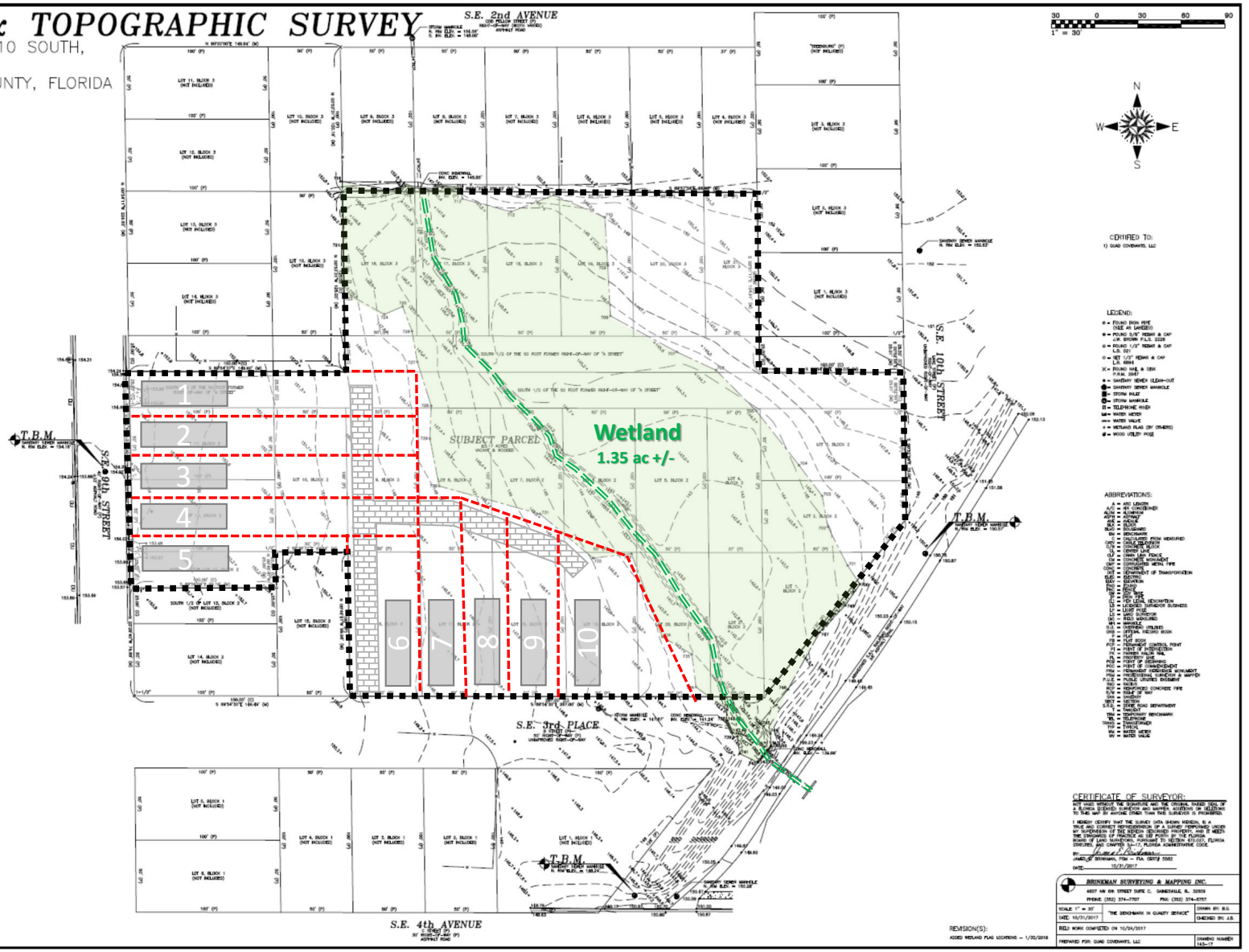
REVISION(S):
ADDED WETLAND FLAG LOCATIONS – 1/22/2018

BRINKMAN SURVEYING & MAPPING INC.
4607 NW 6th STREET SUITE C, GAINESVILLE, FL. 32609
PHONE: (352) 374-7707 FAX: (352) 374-5707

SCALE: 1" = 30'	DRAWN BY: B.G.
DATE: 10/31/2017	CHECKED BY: J.B.
"THE BENCHMARK IN QUALITY SERVICE"	
FIELD WORK COMPLETED ON 10/26/2017	
PREPARED FOR: QUAD CONDOMATS, LLC	DRAWING NUMBER: 165-17

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



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FENCE NOTE:
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ELEVATION NOTE:
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EXAMPLE: -192.53 = CONC. AND PAVEMENT SHOT
192.53 = GROUND SHOT

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FLOOD NOTE:
IN THE OPINION OF THIS SURVEYOR, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12001C0331G, DATED 6-16-2006, THIS PROPERTY IS IN FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN. THIS DETERMINATION IS MADE FROM THE BEST INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS. SHOWN ON THIS MAP, WAS CURRENT AS OF THE REFERENCED DATE. ANY REVISIONS TO THESE MAPS AFTER THIS DATE MADE BY LETTER ARE NOT REFLECTED ON THE MOST CURRENT MAP.

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CERTIFIED TO:
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- ⊙ = FOUND 1/2" REBAR & CAP L.B. 021
- ○ = SET 1/2" REBAR & CAP L.B. 6848
- X = FOUND NAIL & DISK P.K.M. 2047
- ⊕ = SANITARY SEWER CLEAN-OUT
- SANITARY SEWER MANHOLE
- STORM INLET
- STORM MANHOLE
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BY: _____
JAMES G. BRINKMAN, PSM – FLA. CERT# 5582

DATE: 10/31/2017

BRINKMAN SURVEYING & MAPPING INC.
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PHONE: (352) 374-7707 FAX: (352) 374-5707

SCALE: 1" = 30' | DRAWN BY: B.G.
DATE: 10/31/2017 | "THE BENCHMARK IN QUALITY SERVICE" | CHECKED BY: J.B.
FIELD WORK COMPLETED ON 10/24/2017
PREPARED FOR: QUAD CONDOMINIUMS, LLC | DRAWING NUMBER: 165-17

REVISION(S):
ADDED WETLAND FLAG LOCATIONS – 1/22/2018