

FOR PLANNING USE ONLY
 Case #: _____
 Application Fee: \$ _____
 Filing Date: _____
 Acceptance Date: _____
 Review Type: CCOM



Voluntary Annexation Application

Reference City of Alachua Land Development Regulations, Section 1.7.7

Important Information and Procedures:

Two (2) public hearings before the City Commission are required to consider a request for voluntary annexation. *Applicants or their authorized agents should be present at all public hearings.*

Annexation of property into the City's jurisdiction does not change the Future Land Use Map Designation or zoning of the property. The property will retain its current designations until amended by the property owner. The property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

A. PROJECT

1. Project Name: Hipp Rental Properties, LLC
2. Address of Subject Property: 14610 NW 129th Terr, Alachua, FL 32615
3. Parcel ID Number(s): 03213-000-000
4. Existing Use of Property: Industrial
5. Future Land Use Map Designation: Industrial
6. Zoning Classification: _____
7. Acreage: 6 acres more or less
8. Number and Type of Existing Structures on the Property: Metal warehouse, 1 plus partial

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Virginia H Johns Title: Managing Member
 Company (if applicable): Hipp Rental Properties LLC
 Physical address: 14610 NW 129th Terr, Alachua, FL 32615
 Mailing Address: PO Box 1000
 City: Alachua State: FL ZIP: 32616
 Telephone: 386 462 2047 FAX: 386 462 4141 e-mail: vhippegmail.com
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): _____
 Mailing Address: _____
 City: _____ State: _____ ZIP: _____
 Telephone: _____ FAX: _____ e-mail: _____

* Must provide executed Authorized Agent Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? Yes No
 If yes, list names of all parties involved: _____
 If yes, is the contract/option contingent or absolute? Contingent Absolute

D. ATTACHMENTS

1. A current aerial map or plat of the property (may be obtained from the Alachua County Property Appraiser.)
2. Two (2) sets of all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
3. Property survey or boundary sketch of the property, including legal description (metes and bounds) with tax parcel number, signed and sealed by a professional land surveyor.
4. Proof of ownership (recorded warranty deed.)
5. Proof of payment of taxes.
6. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 6 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that I/We are the owner(s) of real property hereinafter described, or have received and hereby submit written authorization from the owner(s) of the real property to act on their behalf. I/We petition the City of Alachua to extend its corporate limits by voluntary annexation to include the attached legal description of real property.

I/We hereby certify:

1. That the real property described in the attached legal description is contiguous to the existing city limits of the City of Alachua, Florida.
2. That the real property described in the attached legal description is reasonably compact in character.
3. That annexation of the real property described in the attached legal description will not result in the creation of enclaves (that is areas of unincorporated county property completely surrounded by the City of Alachua.)
4. That the owner is the fee simple absolute owner of the real property described in the attached legal description and that there are no leans, encumbrances of title, clouds of any type.
5. That the information contained herein is true and correct to the best of my/our knowledge.
6. That, in accordance with Section 1.7.7 of the City's Land Development Regulations, the property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.



Signature of Applicant

Signature of Co-applicant*

Virginia H. Johns, Partner

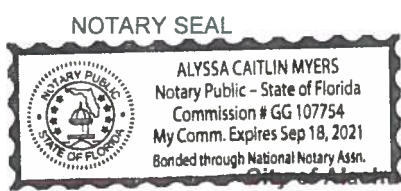
Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

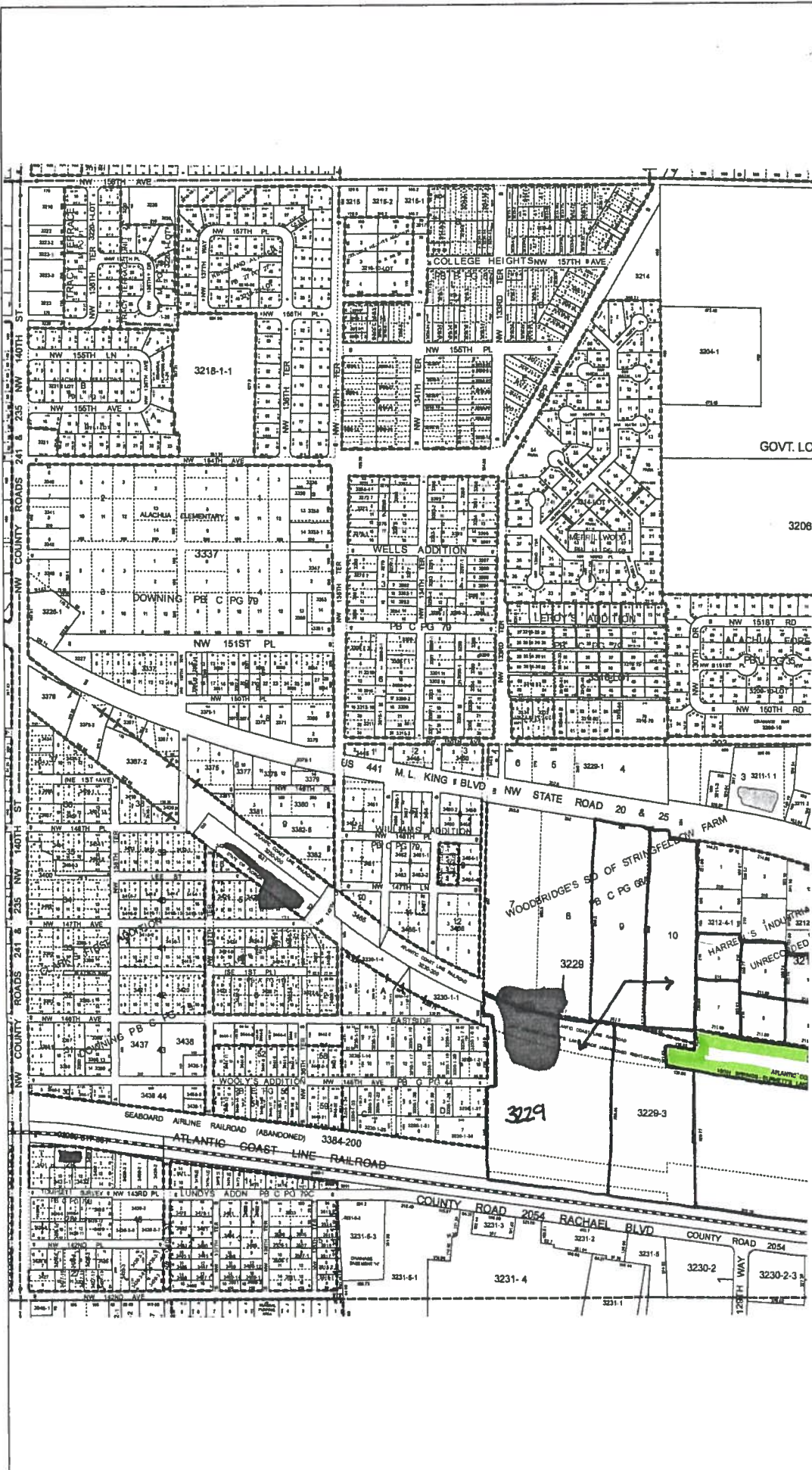
State of Florida County of Alachua

The foregoing application is acknowledged before me this 29th day of January, 2018, by Virginia H Johns, who is/are personally known to me, or who has/have produced _____ as identification.





Signature of Notary Public, State of Florida





January 23, 2018

Legal Description

Tax Parcel 03213-000-000

Annexation into City of Alachua

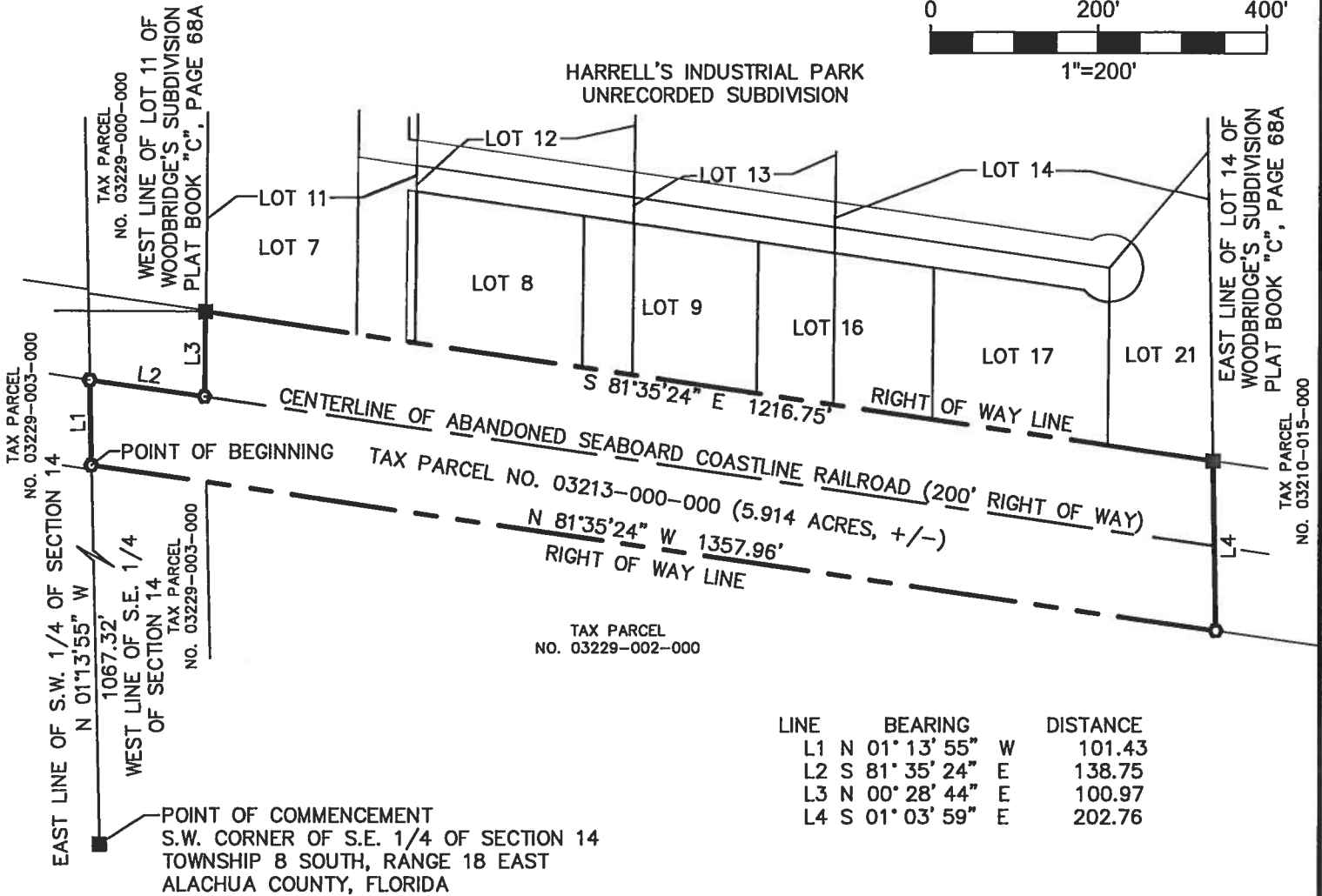
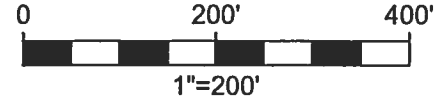
A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH $01^{\circ}13'55''$ WEST, ALONG THE WEST LINE OF SAID SOUTHEAST $\frac{1}{4}$, AND ALONG THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 14, A DISTANCE OF 1067.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY) AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $01^{\circ}13'55''$ WEST, ALONG THE WEST LINE OF SAID SOUTHEAST $\frac{1}{4}$, A DISTANCE OF 101.43 FEET TO A POINT ON THE CENTERLINE OF SAID ABANDONED RAILROAD RIGHT OF WAY; THENCE SOUTH $81^{\circ}35'24''$ EAST, ALONG SAID CENTERLINE, 138.75 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 OF WOODBRIDGE'S SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "C", PAGE 68A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH $00^{\circ}28'44''$ EAST, ALONG SAID SOUTHERLY EXTENSION, 100.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD; THENCE SOUTH $81^{\circ}35'24''$ EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1216.75 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID WOODBRIDGE'S SUBDIVISION; THENCE SOUTH $01^{\circ}03'59''$ EAST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 14, A DISTANCE OF 202.76 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD; THENCE NORTH $81^{\circ}35'24''$ WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1357.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.914 ACRES, MORE OR LESS.

<http://www.edafl.com>

NORTH



LINE	BEARING	DISTANCE
L1	N 01° 13' 55" W	101.43
L2	S 81° 35' 24" E	138.75
L3	N 00° 28' 44" E	100.97
L4	S 01° 03' 59" E	202.76

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.	1/24/2018	2018-012			

LEGAL DESCRIPTION SKETCH OF

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14
TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

FOR: HIPP CONSTRUCTION

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.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389



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@edafl.com

Dec 17, 2008 11:50 AM
BOOK 3846 PAGE 781
J. K. "BUDDY" IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK31 Receipt # 383844

Doc Stamp-Deed: \$0.70



2472952 7 PGS

Prepared by and Return to:

Morgan Law Center
234 East Duval Street
Lake City, Florida 32055

Grantee(s)

HIPP RENTAL PROPERTIES, LLC

Parcel Identification No.

3212-007-000, 3212-008-000,
3212-017-000, 3212-021-000

WARRANTY DEED

(Trust to LLC)

THIS WARRANTY DEED, made this 9th day of October, 2008, between MARY F. HIPP and LISA H. ALBERTSON, Trustees, of the JOHN C. HIPP TRUST, dated April 20, 1999 (a revocable trust) (herein "Grantor"), whose mailing address is Post Office Box 1000, Alachua, Florida 32615 and HIPP RENTAL PROPERTIES, LLC, a Limited Liability Company organized under the laws of the State of Wyoming (herein "Grantee"), whose mailing address is Post Office Box 1000, Alachua, Florida 32615.

WHEREAS, MARY F. HIPP and LISA H. ALBERTSON are the acting Trustees of the JOHN C. HIPP TRUST, dated April 20, 1999, as evidenced by certificate of Trust attached hereto as Exhibit A and incorporated into the terms and made a part of this deed.

The terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantee forever the following described property in Alachua County, Florida:

Parcel 17, Harrells Industrial Park, as follows:

A tract of land situated in Woodbridge Subdivision of Stringfellow Farm in Section 14, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at an iron pipe being the Northwest corner of Lot 11 of the aforementioned Woodbridge Subdivision of Stringfellow Farm as per plat recorded in Plat Book "C," page 68-A of the Public Records of Alachua County, Florida for a point of reference and run South 01°43'17" East, along the West line of said Lot 11, a distance of 899.72 feet to a concrete monument at the intersection of said West line with the North Right-of-Way line of the abandoned Seaboard Coastline Railroad (200 foot Right-of-

run North 01°43'17" West, a distance of 210.00 feet thence run South 83°52'00" East, parallel with said North Right-of-Way line, a distance of 211.99 feet; thence run South 01°43'17" East, a distance of 210.00 feet to a concrete monument, said concrete monument lying on said North Right-of-Way line; thence run North 83°52'00" West, along said North Right-of-Way line, a distance of 211.99 feet to the True Point of Beginning.

Parcel 21, Harrells Industrial Park, as follows:

A tract of land situated in Woodbridge Subdivision of Stringfellow Farm in Section 14, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at an iron pipe at the Northwest corner of Lot 11 of the aforementioned Woodbridge Subdivision of the Stringfellow Farm as per plat recorded in Plat Book "C," page 68-A of the Public Records of Alachua County, Florida for a point of reference and run South 01°43'17" East, along the West line of said Lot 11, a distance of 899.72 feet to a concrete monument at the intersection of said West line with the North Right-of-Way line of the abandoned Seaboard Coastline Railroad (200 foot of Right-of-Way); thence run South 83°52'00" East, along said North Right-of-Way line, a distance of 1059.95 feet to a concrete monument and the True Point of Beginning; thence run North 01°43'17" West, a distance of 210.00 feet; thence run North 45°12'23" East, a distance of 198.74 feet to a concrete monument on the East line of Lot 14 of the aforementioned Woodbridge Subdivision; thence run South 03°16'00" East, a distance of 367.25 feet to a concrete monument at the intersection of said East line with said North Right-of-Way line of the Seaboard Coastline Railroad; thence run North 83°52'00" West, along said North line, a distance of 156.55 feet to the True Point of Beginning.

TOGETHER, with a non-exclusive easement for the purpose of ingress-egress and public utilities, said easement being described as the following tract of land: A tract of land situated in Lot 11 of Woodbridge Subdivision of the Stringfellow Farm, Alachua, Florida, a subdivision as recorded in Plat Book "C," page 68-A of the Public Records of Alachua County, Florida, said tract of land being more particularly described as follows: Commence at the Northwest corner of Lot 11 of the aforementioned Woodbridge Subdivision for a point of reference; thence run South 01°43'17" East, along the West line of said Lot 11 a distance of 21.19 feet to the Southerly Right-of-Way line of U.S. Highway No. 441; thence run South 84°05'00" East, along said Right-of-Way line, a distance of 144.25 feet to a curve, said curve being concave Southerly, having a central angle of 00°58'10", a radius of 2210.86 feet, a length of 37.41 feet and a chord bearing and distance of South 83°35'45" East, 37.41 feet; thence run Southeasterly with said curve and along said Right-of-Way line a distance of 37.41 feet to the Point of Beginning; thence run South 01°43'17" East, parallel to said West line of Lot 11, a distance of 878.90 feet to the Northerly Right-of-Way line of the abandoned Seaboard Coastline Railroad (200 foot Right-of-Way); thence run South 83°52'00" East, along said Northerly Right-of-Way line, a distance of 60.57 feet; thence run North 01°43'17" West, a distance of 179.72 feet; thence run South 83°52'00" East, parallel to said Seaboard Coastline Railroad, a distance of 787.08 feet to a point, said point being the beginning of the arc of a cul-de-sac,

INSTRUMENT # 2472862 7 PGS

said cul-de-sac being concave Westerly, having a central angle of 262°49'10", a radius of 40.00 feet, an arc length of 183.49 feet and a chord bearing and distance of North 06°08'00" East, 60.00 feet; thence run along said arch a distance of 183.49 feet to the end of said arc; thence run North 83°52'00" West, a distance of 371.38 feet; thence run North 01°43'17" West, a distance of 575.66 feet to a point, said point being a point on a curve of the Southerly Right-of-Way line of U.S. Highway No. 441, said curve being concave Southerly, having a central angle of 01°39'43", a radius of 2210.86 feet, a length of 64.13 feet and a chord bearing and distance of North 71°02'09" West, 64.13 feet; thence run Northwesterly with said curve and along said Right-of-Way line, a distance of 64.13 feet; thence run South 01°43'17" East, a distance of 590.04 feet; thence run North 83°52'00" West, a distance of 363.41 feet; thence run North 01°43'17" West, a distance of 636.96 feet to a point, said point being a point on a curve of the Southerly Right-of-Way line of U.S. Highway No. 441, said curve being concave Southerly, having a central angle of 01°34'34", a radius of 2210.86 feet, a length of 60.82 feet and a chord bearing and distance of North 82°19'27" West, 60.82 feet; thence run Northwesterly with said curve and along said Right-of-Way, a distance of 60.82 feet to the Point of Beginning. [All as conveyed to John C. Hipp and Recorded in O.R.B. 1323, P. 561]

Parcels 7 and 8, Harrells Industrial Park, as follows:

A tract of land situated in Lot 11 of Woodbridge Subdivision of the Stringfellow Farm, Alachua, Florida, a subdivision as recorded in Plat Book "C," Page 68-A of the Public Records of Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northwest corner of the aforementioned Lot 11 of Woodbridge Subdivision for a point of reference; thence run South 01°43'17" East, along the West line of said Lot 11, a distance of 663.07 feet to a concrete monument and the Point of Beginning; thence continue South 01°43'17" East, along said West line of Lot 11, a distance of 236.65 feet to a concrete monument, said concrete monument lying on the Northerly Right-of-Way line of the Seaboard Coastline Railroad (200 foot Right-of-Way); thence run South 83°52'00" East, along said North Right-of-Way line, a distance of 423.98 feet to a concrete monument; thence run North 01°43'17" West, a distance of 210.00 feet; thence run North 83°52'00" West, a distance of 211.99 feet; thence run North 01°43'17" West, a distance of 55.62 feet; thence run South 88°16'43" West, a distance of 210.00 feet to the Point of Beginning. Containing 2.22 Acres more or less.

Subject to and together with a non-exclusive easement for the purpose of ingress-egress and public utilities, said easement being described as the following tract of land:

A tract of land situation in Lot 11 Woodbridge Subdivision of the Stringfellow Farm, Alachua, Florida, a subdivision as recorded in Plat Book "C," Page 68-A of the Public Records of Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northwest corner of Lot 11 of the aforementioned Woodbridge Subdivision for a point of reference; thence run South 01°43'17" East, along the West line of said Lot 11, a distance of 21.19 feet to the Southerly Right-of-Way line of U.S. Highway No. 441;

thence run South 84°05'00" East, along said Right-of-Way line, a distance of 144.25 feet to a curve, said curve being concave Southerly, having a central angle of 00°58'10", a radius of 2210.86 feet, a length of 37.41 feet and a chord bearing and distance of South 83°35'45" East, 37.41 feet; thence run Southeasterly with said curve and along said Right-of-Way line, a distance of 37.41 feet to the Point of Beginning; thence run South 01°43'17" East, parallel to said West line of Lot 11, a distance of 878.90 feet to the Northerly Right-of-Way line of the abandoned Seaboard Coastline Railroad (200 foot Right-of-Way); thence run South 83°52'00" East, along said Northerly Right-of-Way line, a distance of 60.57 feet; thence run North 01°43'17" West, a distance of 179.72 feet; thence run South 83°52'00" East, parallel to said Seaboard Coastline Railroad, a distance of 787.08 feet to a point, said point being the beginning of the arc of a cul-de-sac, said cul-de-sac being concave Westerly, having a central angle of 262°49'10", a radius of 40.00 feet, and arc length of 183.49 feet and a chord bearing and distance of North 06°08'00" East, 60.00 feet; thence run along said arc a distance of 183.49 feet to the end of said arc; thence run North 83°52'00" West, a distance of 371.38 feet; thence run North 01°43'17" West, a distance of 575.66 feet to a point, said point being a point on a curve of the Southerly Right-of-Way line of U.S. Highway No. 441, said curve being concave Southerly, having a central angle of 01°39'43", a radius of 2210.86 feet, a length of 64.13 feet and a chord bearing and distance of North 71°02'09" West, 64.13 feet; thence run Northwesterly with said curve and along said Right-of-Way line, a distance of 64.13 feet; thence run South 01°43'17" East, a distance of 590.04 feet; thence run North 83°52'00" West, a distance of 363.41 feet; thence run North 01°43'17" West, a distance of 636.96 feet to a point, said point being a point on a curve of the Southerly Right-of-Way line of U.S. Highway No. 441, said curve being concave Southerly, having a central angle of 01°34'34", a radius of 2210.86 feet, a length of 60.82 feet and a chord bearing and distance of North 82°19'27" West, 60.82 feet; thence run Northwesterly with said curve and along said Right-of-Way, a distance of 60.82 feet to the Point-of-Beginning. Containing 3.205 acres more or less. [All as conveyed to John C. Hipp and Recorded in O.R.B. 1243 P. 389 et seq.]

ATLANTIC COAST LINE, High Springs - Burnetts Lake Track, Abandoned Right-of-Way,

A strip of land 200 feet in width, i.e., 100 feet wide on each side of the center line of the roadbed of Grantor's former main track; said strip of land to extend between the West line of Lot 11 and the East line of Lot 14, Woodbridge Subdivision of the Stringfellow Farm as recorded in Plat Book "C," Page 68-A of the Public Records of Alachua County, Florida; ALSO, the Southern one-half of said Right-of-Way (a 100 foot strip of land) adjoining the West end of the strip of land described herein and extending Westwardly to the East line of the SW 1/4 of Section 14, Township 8 South, Range 18 East; containing together approximately 6.2 acres. [As conveyed to John C. Hipp and Recorded on June 28, 1978, in O.R.B. 1149 P. 55 et seq.]

ATLANTIC COAST LINE, High Springs - Burnetts Lake Track, Abandoned Right-of-Way,

A strip of land in the SE 1/4 of the SE 1/4 of Section 14, Township 8 South, Range 18 East, being 100 feet wide on each side from the center line of the roadbed of

Grantor's 200-foot wide High Springs, Florida to the Burnetts Lake, Florida Right-of-Way and being more particularly described as follows:

Beginning at the Southeast corner of line described in deed dated June 28, 1978, between John C. Hipp and Seaboard Coastline Railroad Company, as recorded July 17, 1978 in Official Records Book 1149, Page 55, Public Records of said Alachua County, Florida; run thence Southeasterly 750 feet to a point in Grantor's Wilcox, Florida to Mattox, Florida main line Right-of-Way, said point being 50 feet Northwesterly, measured radially or at right angles from the center line of Grantor's Wilcox to Mattox main track; thence Northeasterly, concentric and/or parallel and 50 feet Northwesterly, measured radially and/or at right angles from said center line of Grantor's Wilcox to Mattox main track 40 feet, more or less to a point 100 feet Southwesterly, as measured at right angles from the center line of U.S. Highway 441; thence Northwesterly parallel and 100 feet Southwesterly, as measured at right angles from said center line of U.S. Highway 441, 250 feet, more or less to a point in the Northerly Right-of-Way line of said Grantor's 200 foot wide former High Springs to Burnetts Lake main track Right-of-Way; thence Northwesterly along said Grantor's Northerly High Springs to Burnetts Lake Right-of-Way line 630 feet, more or less to the Northeast corner of said land described in deed dated June 28, 1978, between John C. Hipp and Seaboard Coastline Railroad Company; thence Southerly along the Easterly property line of said land described in deed dated June 28, 1978 between John C. Hipp and Seaboard Coastline Railroad Company, 200 feet, more or less, to the Point of Beginning. [As conveyed to John C. Hipp and Recorded in O.R.B. 1223, P. 823 et seq.]

TOGETHER WITH all the tenements, hereditaments, privileges, rights, interests, reversions, remainders, appurtenances, and easements in any way appertaining to the said property.

Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered in our presence:

Laura Large
Witness to MARY F. HIPP,

Mary F. Hipp (SEAL)
MARY F. HIPP, Trustee

Laura Large
Print or type name

Cheryl Morgan
Witness to MARY F. HIPP

Cheryl Morgan
Print or type name

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Juan B. Morgan
Witness to LISA H. ALBERTSON

LISA H. ALBERTSON (SEAL)
LISA H. ALBERTSON

TERESA B. MORGAN
Print or type name

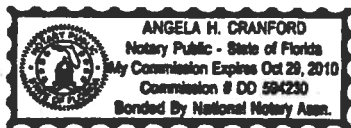
Tyson Johnson
Witness to LISA H. ALBERTSON

Tyson Johnson
Print or type name

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 9th day of October, 2008, by MARY F. HIPPI, Trustee of the JOHN C. HIPPI TRUST, dated April 20, 1999, who is personally known to me or who have produced N/A as identification and who did not take an oath.

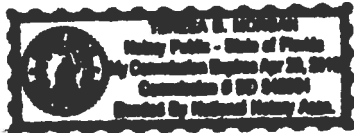


Angela H. Cranford
Angela H. Cranford
NOTARY PUBLIC STATE OF FLORIDA

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 15th day of October, 2008, by LISA H. ALBERTSON, Trustee, of the JOHN C. HIPPI TRUST, dated April 20, 1999, who is personally known to me and who did not take an oath.



Juan B. Morgan
NOTARY PUBLIC STATE OF FLORIDA

TERESA B. MORGAN
Print or type name

INSTRUMENT # 2472852 7 PGS

CERTIFICATE OF TRUST

1. The following Trust is subject to this certification:

JOHN C. HIPP TRUST, dated April 20, 1999

(hereafter referred to as "the Trust.").

2. The initial Trustees of the Trust were John C. Hipp and Mary F. Hipp.

3. On September 16, 2008, John C. Hipp executed a restatement to the Trust in which he named MARY F. HIPP and LISA F. ALBERTSON as co-trustees of the Trust. John C. Hipp is no longer an acting Trustee of the Trust.

4. The name of the trust has changed to reflect the new Trustees:

MARY F. HIPP and LISA F. ALBERTSON, Trustees, or their successors in trust, under the JOHN C. HIPP TRUST, dated April 20, 1999, and any amendments thereto.


5. The names and addresses of the currently acting Trustees are:

MARY F. HIPP
28050 River Run Road
Branford, Florida 32008

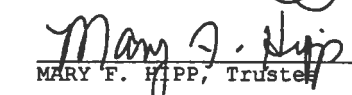
LISA H. ALBERTSON
Post Office Box 1000
Alachua, Florida 32616

6. The signatories of this Certificate of Trust are the Trustmaker and the currently acting Trustees of the Trust, and declare that the foregoing statements are true and correct, under penalty of perjury.

7. This Certificate of Trust is dated October 21st, 2008.



JOHN C. HIPP, Trustmaker



MARY F. HIPP, Trustee



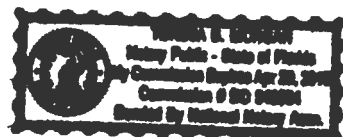
LISA H. ALBERTSON, Trustee

STATE OF FLORIDA)
) ss.
COUNTY OF COLUMBIA)

The foregoing Certificate of Trust was acknowledged before me on October 9, 2008, by JOHN C. HIPP, as Trustmaker, and by MARY F. HIPP, as Trustee. Witness my hand and official seal.



Notary Public, State of Florida



STATE OF FLORIDA)
) ss.
COUNTY OF ALACHUA)

The foregoing Certificate of Trust was acknowledged before me on October 21st, 2008, by LISA H. ALBERTSON, as Trustee. Witness my hand and official seal.



Notary Public, State of Florida

Parcel: 03213-000-000

Search Date: 1/29/2018 at 11:20:48 AM

Taxpayer: HIPP RENTAL PROPERTIES LLC	Legal: COM SE COR LOT 21 HARRELL'S IND PARK POB W ALONG N R/W ABAND RR R/W TO SE COR LOT 10 WOODRIDGE S/D S 100 FT W TO W LINE OF - SE1/4 S 100 FT E ALONG S LINE ABAND RR R/W TO A PT 200 FT S OF POB N 200 FT TO POB OR 1149/055 AND INCLUDES 200 FT - STRIP OF ABAND RR R/W PER OR 1223/823) OR 2236/0988 & OR 3253/0696 & OR 3846/0781
Mailing: PO BOX 1000 ALACHUA, FL 32616	
Location: 14606 NW 129TH TER ALACHUA 14608 NW 129TH TER ALACHUA	
Sec-Twn-Rng: 14-08-18	
Property Use: 04800 - Wareh/Dist Term	
Tax Jurisdiction: Suwannee - 0300	
Area: Progress Center	
Subdivision: Placeholder	

YeaR	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2017	Wareh/Dist Term	62000	62000	176000	12300	250300	0	250300	250300	0	0	250300	250300
2016	Wareh/Dist Term	62000	62000	177500	12300	251800	0	251800	251800	0	0	251800	251800
2015	Wareh/Dist Term	62000	62000	176500	12300	250800	0	250800	250800	0	0	250800	250800
2014	Wareh/Dist Term	62000	62000	177500	12300	251800	0	251800	251800	0	0	251800	251800
2013	Wareh/Dist Term	62000	62000	178700	12300	253000	0	253000	253000	0	0	253000	253000
2012	Wareh/Dist Term	62000	62000	187600	12300	261900	12420	249480	261900	0	12420	249480	249480
2011	Wareh/Dist Term	18600	18600	195900	12300	226800	0	226800	226800	0	0	226800	226800
2010	Wareh/Dist Term	28200	28200	217200	12300	257700	0	257700	257700	0	0	257700	257700
2009	Vacant Industrial	28200	28200	0	0	28200	0	28200	28200	0	0	28200	28200
2008	Vacant Industrial	28200	28200	0	0	28200	0	28200	0	0	0	28200	0

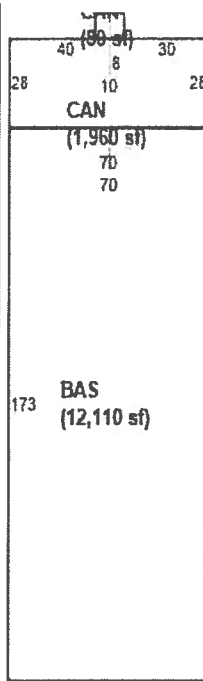
Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Warehouse	A		Acre	6.2
2017 Certified Land Just Value: 62000				2017 Certified Land Assessed Value: 62000

Building

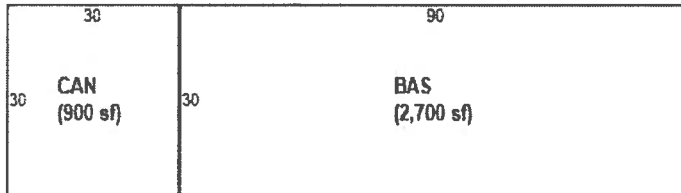
Actual Year Built	1981	Footprint_file = 12591_12591.jpg
Effective Year Built	1981	
Building Quality	Average	
Building Style	Warehouse	
Building Use	Warehouse Storage	
Bedrooms:		
Baths:		
Stories:	1.0	
Exterior Wall 1:	Pre-Finsh Metl	
Exterior Wall 2:	N/A	
Interior Wall 1:	Minimum/Mason	
Interior Wall 2:	N/A	
Floor Cover 1:	Fin Concrete	
Floor Cover 2:	N/A	
Roof Cover:	Modular Metal	
Roof Structure:	Steel Fr/Truss	
AC:	None	
Heating Type:	None	

Heating System:	None
Total Square Feet:	14150
Heated Square Feet:	12110
Area Type	Square Footage
BAS (BASE AREA)	12110
CAN (CANOPY)	2040



Actual Year Built	1985
Effective Year Built	1985
Building Quality	Average
Building Style	Warehouse
Building Use	Warehouse Storage
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Pre-Finsh Metl
Exterior Wall 2:	N/A
Interior Wall 1:	Minimum/Mason
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Modular Metal
Roof Structure:	Steel Fr/Truss
AC:	None
Heating Type:	None
Heating System:	None
Total Square Feet:	3600
Heated Square Feet:	2700
Area Type	Square Footage
BAS (BASE AREA)	2700
CAN (CANOPY)	900

Footprint_file = 12591_200683.jpg



2017 Certified Building Value: 176000

Miscellaneous

Description	Unit Type	Units
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5221 - Stg 1	SF	200
4680 - Paving 1	SF	81272
2017 Certified Miscellaneous Value: 12300		

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
10/09/2008	100	I	U	3846	781	MS
04/15/2002	100	I	U	3253	696	MS
04/27/1999	100	I	U	2236	988	MS
05/01/1979	12500	V	Q	1223	823	WD
06/01/1978	21700	V	U	1149	55	WD



2017 Roll Details — Real Estate Account At 14606 NW 129TH TER

[Print this page](#)

Real Estate Account #03213 000 000 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2017-11-27 \$6,197.17
Receipt #17-0034194

Owner: HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616
Situs: 14606 NW 129TH TER

Account number: 03213 000 000
Alternate Key: 1012455
Millage code: 0300
Millage rate: 21.4820

Assessed value: 250,300
School assessed value: 250,300
Unimproved land value: 62,000

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill [View](#)

Ad valorem: \$5,376.94
Non-ad valorem: \$1,078.45
Total Discountable: 6455.39
No Discount NAVA: 0.00
Total tax:

Legal description

COM SE COR LOT 21 HARRELL'S IND PARK POB W ALONG N R/W ABAND RR R/W TO SE COR LOT 10 WOODRIDGE S/D S 100 FT W TO W LINE OF - SE1/4 S 100 FT E ALONG S LINE ABAND RR R/W TO A PT 200 FT S OF POB N 200 FT TO POB OR 1149/055 AND INCLUDES 200 FT - STRIP OF ABAND RR R/W PER OR 1223/823) OR 2236/0988 & OR 3253/0696 & OR 3846/0781

Location

Book, page, item: 3846-781-
Geo number: 14-08-18-03213000000
Range: 18
Township: 08
Section: 14
Neighborhood: 233223.50
Use code: 04800
Total acres: 6.200