

September 3, 2015

Adam Hall, AICP
City of Alachua – Planning & Community Development
15100 NW 142nd Terrace
Alachua, Florida 32616

Re: Sperring Properties, Alachua Florida
Rezoning and Large Scale Comprehensive Plan Amendment
Applications

Dear Mr. Hall:

CHW submits revised Large-scale Comprehensive Plan and Rezoning application packages to address staff's comments provided at the DRT Meeting held on August 13, 2015. Staff's comments are provided below and an explanation of how each comment was addressed is provided immediately after.

1. Large Scale Comprehensive Plan Amendment
Urban Sprawl Analysis

- a. Page 7 a. IV. - "Adequately, protect and conserve natural resources, such as wetlands, floodplains..." At a minimum, applicant should address presence of potential wetlands on property and identify comprehensive plan policies that govern the use and protection of wetlands. See Conservation and Open Space Element of the City of Alachua Comprehensive Plan.

The referenced section has been revised to address the potential wetlands and/or floodplain on a portion of the project parcels and states that development will be in accordance with the City's Comprehensive Plan Conservation and Open Space Element.

- b. Page 9 b. I. - "does not have an adverse impact on and protects natural resources and ecosystems". At a minimum, applicant should address presence of potential wetlands on property and identify comprehensive plan policies that govern the use and protection of wetlands. See Conservation and Open Space Element of the City of Alachua Comprehensive Plan.

The referenced section has been revised to address the potential wetlands and/or floodplain on a portion of the project parcels and states that development will be in accordance with the City's Comprehensive Plan Conservation and Open Space Element.

Concurrency Analysis

- c. Page 12 Table 3 – An acceptable methodology would include the calculation of trips for the current maximum development potential and then subtracting the maximum development potential after the proposed comprehensive plan amendments.

Trip generation calculations have been revised per staff's recommendation. The revised calculations resulted in a net reduction of potential trips.

- d. Page 12 Table 3- Land use code of "Variety Store (ITE 814)" does not seem to be the use most indicative of general commercial uses associated with proposed zoning categories and acreages. Please provide justification for selected land use code.

The trip generation calculations have been revised to use ITE Code 820 for commercial uses, as discussed with staff at the DRT meeting on August 13, 2015.

- e. Page 13 Tables 5 & 6 – PD zoning referenced in tables does not match current or proposed land use or zoning categories.

Tables 5 & 6 have been revised to correct this typo.

- f. Page 13 Tables 5 & 6 - As with the traffic impacts, an acceptable methodology would be to calculate water demand or wastewater usage for current maximum development or use and then subtract maximum development potential after the proposed comprehensive plan amendments from these amounts.

As discussed with staff, the demand rate used for these calculations is the same for all non-residential uses. Therefore, it is not necessary to revise the calculations since the only factor changing is the amount of non-residential square footage permitted by the existing County FLU designation and the proposed City of Alachua designations.

- g. Page 14 Table 7- As with the traffic impacts, an acceptable methodology would be to calculate solid waste generation for current maximum development or use and then subtract maximum development potential after the proposed comprehensive plan amendments from these amounts.

As discussed with staff, the demand rate used for these calculations is the same for all non-residential uses. Therefore, it is not necessary to revise the calculations since the only factor changing is the amount of non-residential square footage permitted by the existing County FLU designation and the proposed City of Alachua designations.

Consistency with Comprehensive Plan

- h. Page 18 CFNGAR 1.1.d, 2.1.a., and 4.1.c. – As with the traffic impacts, a more acceptable methodology would be to calculate water demand, wastewater usage or solid waste generation for current maximum development or use and then subtract maximum development potential after the proposed comprehensive plan amendment from these amounts.

Trip generation calculations have been revised per staff's recommendation. The revised calculations resulted in a net reduction of potential trips.

As discussed with staff, the demand rate used for these calculations is the same for all non-residential uses. Therefore, it is not necessary to revise the calculations since the only factor changing is the amount of non-residential square footage permitted by the existing County FLU designation and the proposed City of Alachua designations.

- i. Generally, application does not address floodplain or wetlands mitigation. Please identify and address wetlands or floodplain policies.

This section has been revised to address consistency with the City's Comprehensive Plan Conservation and Open Space Element objectives and policies.

2. Rezoning

Concurrency Analysis

- a. Page 7 Table 3 – An acceptable methodology would include the calculation of trips for the current maximum development potential and then subtracting the trips generated by the maximum development potential after the proposed rezoning.

Trip generation calculations have been revised per staff's recommendation. The revised calculations resulted in a net reduction of potential trips.

- b. Page 7 Table 3- Land use code of "Variety Store (ITE 814)" does not seem to be the use most indicative of general commercial uses associated with proposed zoning categories and acreages. Please provide justification for selected land use code.

The trip generation calculations have been revised to use ITE Code 820 for commercial uses, as discussed with staff at the DRT meeting on August 13, 2015.

- c. Page 8 Tables 5 & 6 – PD zoning referenced in tables does not match current or proposed land use or zoning categories.

Tables 5 & 6 have been revised to correct this typo.

- d. Page 8 Tables 5 & 6 - As with the traffic impacts, an acceptable methodology would be to calculate water demand or wastewater usage for current maximum development or use and then subtract maximum development potential after the proposed rezoning from these amounts.

As discussed with staff, the demand rate used for these calculations is the same for all non-residential uses. Therefore, it is not necessary to revise the calculations since the only factor changing is the amount of non-residential square footage permitted by the existing County FLU designation and the proposed City of Alachua designations.

- e. Page 9 Table 7- As with the traffic impacts, an acceptable methodology would be to calculate solid waste generation for current maximum development or use and then subtract maximum development potential after the proposed rezoning from these amounts.

As discussed with staff, the demand rate used for these calculations is the same for all non-residential uses. Therefore, it is not necessary to revise the calculations since the only factor changing is the amount of non-residential square footage permitted by the existing County FLU designation and the proposed City of Alachua designations.

Standards for Site Specific Amendments to the Zoning Atlas

- f. Page 16 k) *No adverse effect on the environment.* – Identify and address wetlands on property.

This section has been revised to address consistency with the City's Comprehensive Plan Conservation and Open Space Element objectives and policies.

Consistency with Comprehensive Plan

- g. Page 12 CFNGAR 1.1.d, 2.1.a., 4.1.c. – As with the traffic impacts, an acceptable methodology would be to calculate water demand, wastewater usage or solid waste generation for current maximum development or use and then subtract maximum development potential after the proposed rezoning from these amounts.

As discussed with staff, the demand rate used for these calculations is the same for all non-residential uses. Therefore, it is not necessary to revise the calculations since the only factor changing is the amount of non-residential square footage permitted by the existing County FLU designation and the proposed City of Alachua designations.

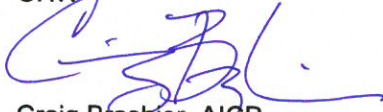
- h. Generally, application does not address floodplain or wetlands mitigation. Please identify and address wetlands or floodplain policies of the City of Alachua Comprehensive Plan.

This section has been revised to address consistency with the City's Comprehensive Plan Conservation and Open Space Element objectives and policies.

We trust these revised application packages are sufficient for your review, recommendation for approval, and presentation to the Planning & Zoning Board and the City Commission. Please

contact me at (352)331-1976 or craigb@chw-inc.com if you have any questions or need additional information.

Sincerely,
CHW



Craig Brashier, AICP
Planning Project Manager

L:\2015\15-0256\Planning\Application\Rezoning\working docs\LTR_150715_SperringProperties_coverleter_Rezoning.docx



Sperring Properties

Large-scale Comprehensive Plan Application Package

July 21, 2015

Revised September 3, 2015

Prepared for:
City of Alachua

Prepared on behalf of:
Thomas R. Sperring and Phyllis Sperring
Tom R. and Associates, LLC

Prepared by:
CHW

PN# 15-0256
L:\2015\15-0256\Planning\Application\Comp Plan Amendment\App Pkg
Cover_LsCPA.docx

**Application Package
Table of Contents**

- 1. Cover Letter**
- 2. Comprehensive Plan Amendment Application**
- 3. Property Owner Affidavits**
- 4. Property Deeds**
- 5. Legal Description**
- 6. Tax Information**
- 7. Ordinance 12 16 – Property Annexation**
- 8. Neighborhood Workshop Information**
- 9. Justification Report**
- 10. Map Set**

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July 21, 2015

Justin Tabor, AICP
City of Alachua – Planning & Zoning
P.O. Box 9
15100 NW 142nd Terrace
Alachua, Florida 32616

Re: Sperring Properties, Alachua Florida
Rezoning and Large Scale Comprehensive Plan Amendment
Applications

Dear Mr. Tabor:

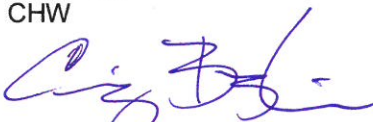
It is with pleasure that we submit these Rezoning and Large Scale Comprehensive Plan Amendment application packages. Attached, please find the following materials:

- One (1) each original Rezoning and Large Scale Comprehensive Plan Amendment (LsCPA)b application package,
- Seven (7) copies each of the required application package,
- One (1) CD-ROM each containing a PDF version of both application packages, and
- The Rezoning and Large Scale Comprehensive Plan Amendment Application Fee made to the City of Alachua in the amount of \$12,500.00

This Rezoning and Large Scale Comprehensive Plan Amendment application requests to change the Official Zoning Atlas and Future Land Use (FLU) Map for Alachua County tax parcels 05855-002-002, 05855-003-000, 05962-001-000 and 05962-002-000. These applications will provide City of Alachua FLU and Zoning designations for properties previously annexed into the City of Alachua. The proposed Rezoning will change the +/- 64 acre site's zoning designation from Manufacturing/Processing (MP) (Alachua County) to a mix of Commercial Intensive (CI), Community Commercial (CC), and Light and Warehouse Industrial (ILW). The FLU Map amendment will change the designation from Rural Employment Center (Alachua County) to Industrial, Commercial and Community Commercial. The requested rezoning and LsCPA amendment are consistent with both the City of Alachua Comprehensive Plan and Land Development Regulations.

We trust this application package is sufficient for your review, recommendation for approval, and presentation to the Planning & Zoning Board and the City Commission. Please contact me at (352)331-1976 or craigb@chw-inc.com if you have any questions or need additional information.

Sincerely,
CHW



Craig Brashier, AICP
Planning Project Manager

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City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

☒ **Large Scale Comprehensive Plan Amendment** (greater than 10 acres)

☐ **Small Scale Comprehensive Plan Amendment** (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Sperring Properties
2. Address of Subject Property: 12981 NW U.S. Highway 441 , 12787 NW U.S. Highway 441
3. Parcel ID Number(s): 05855-002-000, 05855-003-000 , 05962-001-000, 05962-002-000
4. Existing Use of Property: Vacant, Office, non-professional services
5. Existing Future Land Use Map Designation: Rural Employment Center (Alachua County)
6. Proposed Future Land Use Map Designation: Industrial, Commercial, Community Commercial
7. Acreage: +/- 64 Acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Planning Project Manager
Company (if applicable): CHW
Mailing address: 132 NW 120th Place
City: Gainesville State: Florida ZIP: 32607
Telephone: () 352-331-1976 FAX: () _____ e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Thomas R. Sperring and Phyllis Sperring/ Tom R. and Associates, LLC
Mailing Address: 2928 NW 22nd St / 11 SE 2nd Ave
City: Gainesville State: FL ZIP: 32605/ 32601

* Must provide executed Property Owner 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. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for 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).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **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 12 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 the information contained herein is true and correct to the best of my/our knowledge.


Signature of Applicant

Signature of Co-applicant

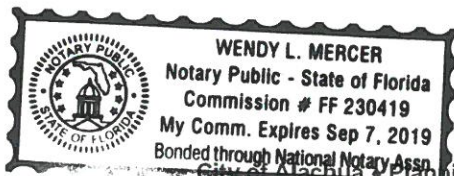
Craig Brashier, AICP - Planning Project Manager
Typed or printed name and title of applicant

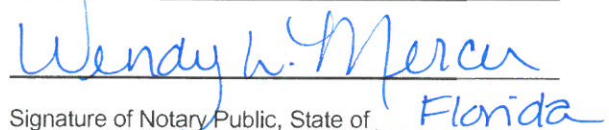
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14th day of July, 2015, by Craig Brashier, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

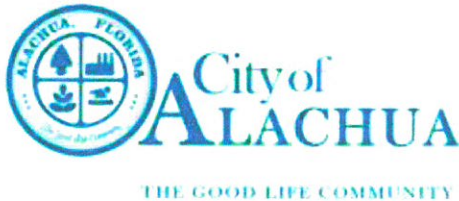



Signature of Notary Public, State of Florida

City of Alachua, Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

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Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 12787 NW U.S. 441
Parcel ID Number(s): 05855-002-000, 05962-002-000
Acreage: +/- 62 Acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Tom R. Sperring Title: Manager
Company (if applicable): Tom R. & Associates, LLC
Mailing Address: 11 SE 2nd Ave
City: _____ State: FL ZIP: 32601
Telephone: 352-258-5269 FAX: _____ e-mail: psperring@acceleration.net

C. AUTHORIZED AGENT

Name: Craig Brashier, AICP Title: Planning Project Manager
Company (if applicable): CHW
Mailing address: 132 NW 76th Drive
City: Gainesville State: FL ZIP: 32607
Telephone: 352-331-1976 FAX: _____ e-mail: craigb@chw-inc.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment, Rezoning, & Development Plan Applications

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.


Signature of Applicant

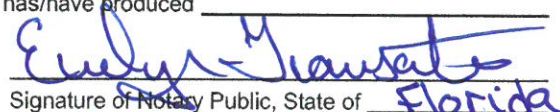
Tom Sperring - Manager
Typed or printed name and title of applicant

Typed or printed name of co-applicant

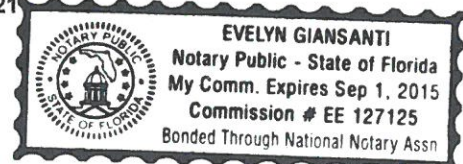
State of Florida County of Alachua

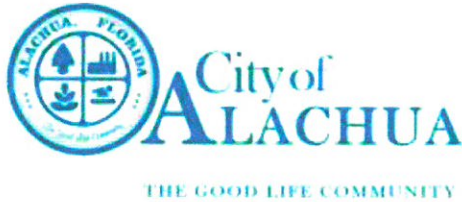
The foregoing application is acknowledged before me this 14 day of July, 2015 by Thomas Sperring, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL


Signature of Notary Public, State of Florida

City of Alachua • Planning and Community Development Department
PO Box 9 • Alachua, FL 32616 • (386) 418-6121
Revised 9/30/2014





Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A, 12981 NW U.S. 441

Parcel ID Number(s): 05855-003-000, 05962-001-000

Acreage: +/- 2 Acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Thomas R. Sperring and Phyllis Sperring

Title: Property Owners

Company (if applicable): N/A

Mailing Address: 2928 NW 22nd Ave

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-258-5269

FAX: _____

e-mail: psperring@acceleration.net

C. AUTHORIZED AGENT

Name: Craig Brashier, AICP / Gerry Dedenbach, AICP LEED , AP

Title: Planning Project Manager / VP

Company (if applicable): CHW

Mailing address: 132 NW 76th Drive

City: Gainesville

State: FL

ZIP: 32607

Telephone: 352-331-1976

FAX: _____

e-mail: craigb@chw-inc.com / gerryd@chw-inc.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment, Rezoning , & Development Plan Applications

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Thomas R. Sperring

Typed or printed name and title of applicant

Signature of Co-applicant

Phyllis Sperring

Typed or printed name of co-applicant

State of Florida

County of Alachua

The foregoing application is acknowledged before me this 14 day of July, 2015 by Thomas R. Sperring

Phyllis Sperring who is/are personally known to me, or who has/have produced _____ as identification.

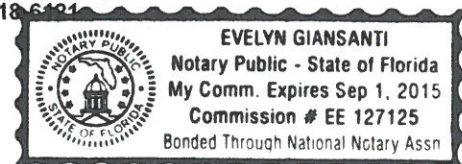
NOTARY SEAL

Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

TOM R. AND ASSOCIATES, LLC

Filing Information

Document Number	L01000016307
FEI/EIN Number	593745849
Date Filed	09/24/2001
State	FL
Status	ACTIVE

Principal Address

11 SE SECOND AVE
GAINESVILLE, FL 32601

Changed: 06/24/2008

Mailing Address

11 SE SECOND AVE
GAINESVILLE, FL 32601

Changed: 06/24/2008

Registered Agent Name & Address

RUSH, ROBERT A
11 SE SECOND AVE
GAINESVILLE, FL 32601

Address Changed: 06/24/2008

Authorized Person(s) Detail

Name & Address

Title MGR

RUSH, ROBERT A
11 SE SECOND AVE
GAINESVILLE, FL 32601

Title MGR

SPERRING, TOM RSR.
2928 N.W. 22ND ST.
GAINESVILLE, FL 32605

Title MGR

SPERRING, PHYLLIS
2928 N.W. 22ND ST.
GAINESVILLE, FL 32605

Annual Reports

Report Year	Filed Date
2013	01/24/2013
2014	01/10/2014
2015	01/07/2015

Document Images[01/07/2015 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/10/2014 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/24/2013 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/27/2012 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/29/2011 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/06/2010 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/16/2009 -- ANNUAL REPORT](#)[View image in PDF format](#)[06/24/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/01/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/24/2006 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/21/2005 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/29/2004 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/27/2003 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/18/2002 -- ANNUAL REPORT](#)[View image in PDF format](#)[09/24/2001 -- Florida Limited Liabilities](#)[View image in PDF format](#)

Parcel: 05855-002-000*Search Date: 7/14/2015 at 5:10:33 PM - Data updated: 07/14/15*

Taxpayer:	TOM R & ASSOCIATES LLC	Legal:	COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 143.66 FT POB NWLY ALG CURVE 1225.78 FT N 65 DEG 59 MIN 43 SEC W 58.07 FT N 23 DEG 58 MIN 58 SEC E 267.73 FT S 66 DEG 02 MIN 07 SEC E 549.33 FT S24 DEG 03 MIN 59 SEC W 13.30 FT S 65 DEG 40 MIN 40 SEC E 731.31 FT S 23 DEG 41 MIN 21 SEC W 185.61 FT POB OR 3529/0385
Mailing:	11 SE 2ND AVE GAINESVILLE, FL 32601		
Location:	12787 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	20-8-19		
Use:	Office 1 Story		
Tax Jurisdiction:	Alachua		
Area:	Lithium Industrial Area		
Subdivision:	Placeholder		

Assessment History*** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. ***

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Office 1 Story	305400	305400	359600	0	665000	0	665000	0	665000	16592.47
2013	Office 1 Story	305400	305400	360200	0	665600	0	665600	0	665600	16522.92
2012	Office 1 Story	305400	305400	329200	0	634600	0	634600	0	634600	15729
2011	Office 1 Story	165000	165000	474100	0	639100	0	639100	0	639100	14861.25
2010	Office 1 Story	165000	165000	474100	0	639100	0	639100	0	639100	14743.58
2009	Office 1 Story	165000	165000	480900	21100	667000	0	667000	0	667000	15169.27
2008	Office 1 Story	165000	165000	487500	21200	673700	0	673700	0	673700	14125.55

Land

Use	Zoning	Acres
Office 1 Story	MP	7.02
2014 Certified Land Value: 305400		

Building

Actual Year Built	1976	Area Type	Square Footage
Effective Year Built	1980	Base Area (BAS)	27658
Use:	Office Low Rise	Canopy (CAN)	1336
Bedrooms:	0	Heated Area: 27658 Total Area: 28994	
Baths:	36		
Stories:	1		
Exterior Wall:	CB Stucco		
AC:	Central Air		
Heating:	Forced Air Duct		
2014 Certified Building Value: 359600			

Miscellaneous

Description	Units
Fire Pro/Comm-Interior	27658
Spr System	1
Paving 1	11540
Drive/Walk	3474
Lights	6
OP 1	160
Guard House	240
Ramp	80
2014 Certified Miscellaneous Value: 0	

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
01/10/2007	750000	No	Yes	3529	0385	Warranty Deed

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
A7-12-2667	Fire Spr. Sys.	07/24/2012	00/00/0000	02/11/2013	REPLCE FIRE ALARM UNIT
A6-12-2609	Sign Permit	06/18/2012	00/00/0000	12/25/2012	SI:FACE CHNGE TO SIGN
2010090133	Commercial Mechanical	09/09/2010	11/16/2010	01/06/2011	CHANGE OUT 18 ROOF TOP

Parcel: 05855-003-000*Search Date: 7/14/2015 at 5:19:33 PM - Data updated: 07/14/15*

Taxpayer:	SPERRING & SPERRING SR CO-TRUSTEES	Legal:	COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 56.11 FT POB N 72 DEG 51 MIN 47 SEC W 115 FT NWLY ALGCURVE 143.66 FT N 23 DEG 41 MIN 21 SEC E 185.61 FT S 65 DEG 40 MIN 40 SEC E 255 FT S 22 DEG 54 MIN 48 SEC W 154.26FT POB OR 3529/0390
Mailing:	2928 NW 22ND ST GAINESVILLE, FL 32605		
Location:			
Sec-Twn-Rng:	20-8-19		
Use:	Vacant Comm		
Tax Jurisdiction:	Alachua		
Area:	Commercial		
Subdivision:	Placeholder		

Assessment History*** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. ***

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Vacant Comm	78500	78500	0	0	78500	20480	58020	0	58020	1613
2013	Vacant Comm	78500	78500	0	0	78500	25750	52750	0	52750	1525.83
2012	Vacant Comm	130700	130700	0	0	130700	82740	47960	0	47960	1896.06
2011	Vacant Comm	43600	43600	0	0	43600	0	43600	0	43600	1013.83
2010	Vacant Comm	65300	65300	0	0	65300	0	65300	0	65300	1506.45
2009	Vacant Comm	65300	65300	0	0	65300	0	65300	0	65300	1485.1
2008	Vacant Comm	65300	65300	0	0	65300	0	65300	0	65300	1369.16

Land

Use	Zoning	Acres
Vacant Commercial	MP	0.6
Swamp <100 AC		0.4
2014 Certified Land Value: 78500		

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
01/10/2007	75000	Yes	Yes	3529	0390	Warranty Deed

Parcel: 05962-001-000*Search Date: 7/14/2015 at 5:23:09 PM - Data updated: 07/14/15*

Taxpayer:	SPERRING & SPERRING SR TRUSTEES	Legal:	COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1310.28 FT POB N 22 DEG 09 MIN 10 SEC E 158.74 FT N 66 DEG 13 MIN 12 SEC W 305.43 FT S 01 DEG 33 MIN 25 SEC W 170.57 FT S 66 DEG 04 MIN 53 SEC E 150 FT S 65 DEG 51 MIN 21 SEC E 16.35 FT S 65 DEG 59 MIN 42 SEC E 79.08 FT POBOR 3387/38-41
Mailing:	2928 NW 22ND ST GAINESVILLE, FL 32605		
Location:	12981 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	20-8-19		
Use:	Office 1 Story		
Tax Jurisdiction:	Alachua		
Area:	8-19 Rural		
Subdivision:	L L Dell Estate		

Assessment History*** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. ***

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Office 1 Story	87100	87100	17700	0	104800	0	104800	0	104800	2621.35
2013	Office 1 Story	87100	87100	17800	0	104900	0	104900	0	104900	2623.44
2012	Single Family	130700	130700	68600	1100	200400	90160	110240	0	110240	3520.78
2011	Single Family	32700	32700	67200	0	99900	0	99900	0	99900	2422.48
2010	Single Family	32700	32700	78200	0	110900	0	110900	0	110900	2710.47
2009	Single Family	32700	32700	92600	0	125300	0	125300	0	125300	3006.99
2008	Single Family	32700	32700	97800	0	130500	0	130500	0	130500	2886.74
2007	Single Family	6500	6500	95100	0	101600	0	101600	0	101600	2290.43
2006	Single Family	6500	6500	89000	0	95500	0	95500	0	95500	2356.93
2005	Single Family	6500	6500	81800	0	88300	0	88300	0	88300	2207.88
2004	Single Family	6500	6500	74300	0	80800	0	80800	0	80800	2041.04
2003	Single Family	6500	6500	60800	0	67300	0	67300	0	67300	1753.05
2002	Single Family	6500	6500	57100	0	63600	0	63600	0	63600	1678.46
2001	Single Family	5100	5100	55200	0	60300	0	60300	0	60300	1591.96

Land

Use	Zoning	Acres
Office 1 Story	MP	1
2014 Certified Land Value: 87100		

Building

Actual Year Built	1935	Area Type	Square Footage
Effective Year Built	1972	Base Area (BAS)	1522
Use:	Office Low Rise	Finished Open Porch (FOP)	32
Bedrooms:	3	Unfin Det Garage (UDG)	308
Baths:	1	Heated Area: 1522 Total Area: 1862	
Stories:	1		
Exterior Wall:	Common Brick		
AC:	Central Air		
Heating:	Forced Air Duct		
2014 Certified Building Value: 17700			

Miscellaneous

Description	Units
Paving 1	800
D/W Brick	110
2014 Certified Miscellaneous Value: 0	

Parcel: 05962-002-000*Search Date: 7/14/2015 at 5:25:59 PM - Data updated: 07/14/15*

Taxpayer:	TOM R & ASSOCIATES LLC	Legal:	COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.08 FT POB OR 2388/2693
Mailing:	% ROBERT RUSH 11 SE 2ND AVE GAINESVILLE, FL 32601		
Location:			
Sec-Twn-Rng:	20-8-19		
Use:	Vacant Comm		
Tax Jurisdiction:	Alachua		
Area:	8-19 Rural		
Subdivision:	L L Dell Estate		

Assessment History*** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. ***

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Vacant Comm	312000	312000	0	0	312000	68570	243430	0	243430	6621.51
2013	Vacant Comm	312000	312000	0	0	312000	90700	221300	0	221300	6255.64
2012	Vacant Comm	312000	312000	0	0	312000	110810	201190	0	201190	5933.95
2011	Vacant Comm	182900	182900	0	0	182900	0	182900	0	182900	4253.07
2010	Vacant Comm	182900	182900	0	0	182900	0	182900	0	182900	4219.39
2009	Vacant Comm	182900	182900	0	0	182900	0	182900	0	182900	4159.62
2008	Vacant Comm	182900	182900	0	0	182900	0	182900	0	182900	3834.89
2007	Vacant Comm	182900	182900	0	0	182900	0	182900	0	182900	3861.98
2006	Vacant Comm	182900	182900	0	0	182900	0	182900	0	182900	4248.83
2005	Vacant Comm	182900	182900	0	0	182900	0	182900	0	182900	4359.94
2004	Vacant Comm	182900	182900	0	0	182900	0	182900	0	182900	4406.5
2003	Vacant Comm	182900	182900	0	0	182900	0	182900	0	182900	4518.98
2002	Vacant Comm	166300	166300	0	0	166300	0	166300	0	166300	4172.64

Land

Use	Zoning	Acres
Vacant Commercial	MP	1.54
Vacant Commercial	MP	53.88
2014 Certified Land Value: 312000		

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
11/06/2008	100	No	No	3842	1386	Warranty Deed
09/26/2001	100	Yes	No	2388	2693	Special Warranty Deed

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
05/10/2006	100	No	No	3387	0038	Warranty Deed
05/10/2006	100	No	No	3387	0041	Warranty Deed
09/26/2001	100	No	No	2388	2691	Warranty Deed
12/21/2000	100	Yes	No	2329	0885	Warranty Deed
10/31/2000	90000	No	No	2321	1531	Warranty Deed

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
2011070108	Non-Res Addn/Alt Convert	07/11/2011	00/00/0000	02/09/2012	REPLACE WINDOWS & DOOR

Application Package Table of Contents

1. Cover Letter
2. Comprehensive Plan Amendment Application
3. Property Owner Affidavits
- 4. Property Deeds**
5. Legal Description
6. Tax Information
7. Ordinance 12 16 – Property Annexation
8. Neighborhood Workshop Information
9. Justification Report
10. Map Set

Prepared by and return to:
JAMES F. GRAY, ESQ.

JAMES F. GRAY, P.A.
3615 B NW 13th Street
Gainesville, FL 32609
352-371-6303
File Number: TOM R ASSOC LLC
Will Call No.:

Parcel Identification No. Portion of 05855-000-000

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2305411 2 PGS
2007 JAN 12 01:21 PM BK 3529 PG 385
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#314442
Doc Stamp-Deed: 5,250.00



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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of January, 2007 between LITHIUM NICKEL ASSET HOLDING COMPANY I, INC., a Delaware corporation whose post office address is c/o National Registered Agents, Inc., 160 Greentree Drive, Suite 101, Dover, DE 19904 of the County of Kent, State of Delaware, grantor*, and TOM R. AND ASSOCIATES, LLC., a Florida Limited Liability Company whose post office address is 726 N.E. 1st Street, Gainesville, FL 32601-5347 of the County of Alachua, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

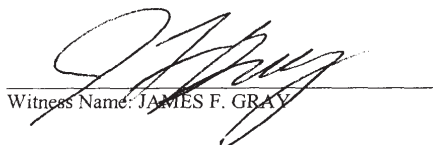
SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, applicable zoning laws and all other matters of public record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: JAMES F. GRAY


Witness Name: DEIRDRE A. GRAY

LITHIUM NICKEL ASSET HOLDING COMPANY I,
INC., a Delaware corporation

By: 
MARTIN HIGGINS, President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 10th day of January, 2007 by MARTIN HIGGINS, President of LITHIUM NICKEL ASSET HOLDING COMPANY I, INC., a Delaware corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: DEIRDRE A. GRAY

My Commission Expires: May 2, 2007

LEGAL DESCRIPTION**EXHIBIT A**PARCEL "A":

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, THENCE WEST 1313.40 FEET TO A POINT; THENCE NORTH 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441 (200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 72°51'47" WEST, A DISTANCE OF 171.11 FEET TO A FOUND 5/8" REBAR & CAP (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11424.66 FEET, A DELTA OF 0°43'14", AND A CHORD BEARING AND DISTANCE OF NORTH 72°28'39" WEST, 143.66 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE WITH A RADIUS OF 11424.66 FEET, A DELTA OF 06°08'51", AND A CHORD BEARING AND DISTANCE OF NORTH 69°02'37" WEST, 1225.20 FEET, ALONG THE ARC OF SAID CURVE A DISTANCE OF 1225.78 TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65°59'43" WEST A DISTANCE OF 58.07 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441, NORTH 23°58'58" EAST A DISTANCE OF 267.73 FEET TO A SET 5/8" REBAR & CAP; THENCE SOUTH 66°02'07" EAST, A DISTANCE OF 549.33 FEET TO A SET NAIL & DISK (#3524); THENCE SOUTH 24°03'59" WEST, A DISTANCE OF 13.30 FEET TO A SET NAIL & DISK; THENCE SOUTH 65°40'40" EAST, A DISTANCE OF 731.31 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE SOUTH 23°41'21" WEST, A DISTANCE OF 185.61 TO THE POINT OF BEGINNING. CONTAINING 7.02 ACRES, MORE OR LESS.

Together with an easement for ingress, egress and public utilities described as follows:

EASEMENT "E":

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, THENCE WEST 1313.40 FEET TO A POINT; THENCE NORTH 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441 (200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 72°51'47" WEST, A DISTANCE OF 171.11 FEET TO A FOUND 5/8" REBAR & CAP (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11424.66 FEET, A DELTA OF 0°43'14", AND A CHORD BEARING AND DISTANCE OF NORTH 72°28'39" WEST, 143.66 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE CONTINUE ALONG SAID CURVE WITH A RADIUS OF 11424.66 FEET, A DELTA OF 06°08'51", AND A CHORD BEARING AND DISTANCE OF NORTH 69°02'37" WEST, 1225.20 FEET, ALONG THE ARC OF SAID CURVE A DISTANCE OF 1225.78 TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65°59'43" WEST A DISTANCE OF 58.07 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE CONTINUE NORTH 65°59'43" WEST, A DISTANCE OF 70.00 FEET TO A POINT MARKING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 65°59'43" WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441, NORTH 24°00'17" EAST, A DISTANCE OF 89.98 FEET TO A POINT; THENCE SOUTH 66°01'02" EAST, A DISTANCE OF 109.97 FEET TO A POINT; THENCE SOUTH 23°58'58" WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE NORTH 66°01'02" WEST, A DISTANCE OF 69.98 FEET TO A POINT; THENCE SOUTH 24°00'17" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

Prepared by and return to:
JAMES F. GRAY, ESQ.

JAMES F. GRAY, P.A.
3615 B NW 13th Street
Gainesville, FL 32609
352-371-6303
File Number: SPERRING 2007
Will Call No.:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2305413 2 PGS
2007 JAN 12 01:21 PM BK 3529 PG 390
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#314442
Doc Stamp-Deed: 525.00



Parcel Identification No. Portion of 05855-000-000

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of January, 2007 between LITHIUM NICKEL ASSET HOLDING COMPANY I, INC., a Delaware corporation whose post office address is c/o National Registered Agents, Inc., 160 Greentree Drive, Suite 101, Dover, DE 19904 of the County of Kent, State of Delaware, grantor*, and THOMAS R. SPERRING, SR. and PHYLLIS SPERRING, husband and wife, as Co-Trustees of the SPERRING REVOCABLE TRUST, utd May 10, 2006, with full power and authority to protect, conserve, sell, convey, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statute 689.071, whose post office address is 2928 N.W. 22nd Street, Gainesville, FL 32605 of the County of Alachua, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.


SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, applicable zoning laws and all other matters of public record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: JAMES F. GRAY

LITHIUM NICKEL ASSET HOLDING COMPANY I,
INC., a Delaware corporation

By: 
MARTIN HIGGINS, President

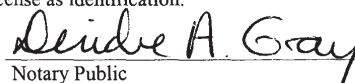
(Corporate Seal)


Witness Name: DEIRDRE A. GRAY

State of Florida
County of Alachua

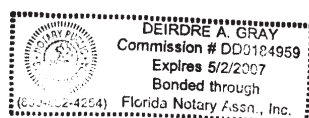
The foregoing instrument was acknowledged before me this 10th day of January, 2007 by MARTIN HIGGINS, President of LITHIUM NICKEL ASSET HOLDING COMPANY I, INC., a Delaware corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: DEIRDRE A. GRAY

My Commission Expires: May 2, 2007



LEGAL DESCRIPTION**EXHIBIT A**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, THENCE WEST 1313.40 FEET TO A POINT; THENCE NORTH 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441 (200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 72°51'47" WEST, A DISTANCE OF 56.11 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72°51'47" WEST, A DISTANCE OF 115.00 FEET TO A FOUND 5/8" REBAR & CAP (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11424.66 FEET, A DELTA OF 0°43'14", AND A CHORD BEARING AND DISTANCE OF NORTH 72°28'39" WEST, 143.66 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441, NORTH 23°41'21" EAST A DISTANCE OF 185.61 FEET TO A SET 5/8" REBAR & CAP; THENCE SOUTH 65°40'40" EAST, A DISTANCE OF 255.00 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE SOUTH 22°54'48" WEST, A DISTANCE OF 154.26 TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES, MORE OR LESS.

Nov 24, 2008 04:12 PM
BOOK 3842 PAGE 1386
J. K. "BUDDY" IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK3 Receipt # 392016

Prepared by and return to:

Philip A. DeLaney

Attorney at Law

Scruggs & Carmichael, P.A.

4041 N.W. 37th Place, Suite B

Gainesville, FL 32606

PAD: 08-1835

Doc Stamp-Deed: \$0.70



_____[Space Above This Line For Recording Data]_____

2469168

4 PGS

Corrective Warranty Deed

This Warranty Deed made this **6th** day of **November, 2008** between

Tom R. and Associates, LLC, Florida limited liability company, Document Number L01000016307
whose post office address is **11 SE Second Avenue, Gainesville, FL 32601**, grantor, and

Tom R. and Associates, LLC, Florida limited liability company, Document Number L01000016307
whose post office address is **11 SE Second Avenue, Gainesville, FL 32601**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County Florida** to-wit:

Legal Description Labeled Exhibit "A" Attached Hereto and By Reference Incorporated Herein

Parcel Identification Number: 05962-002-000, 05857-002-000, &05857-002-001

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

All right, title and interest in and to the real property described in Exhibit A attached hereto TOGETHER WITH a perpetual, non-exclusive and unrestricted easement over, under and across the two parcels of real property described in Exhibit B attached hereto.

THIS IS A CORRECTIVE DEED MADE TO PUT THE LEGAL DESCRIPTIONS FOR THE EASEMENT APPURTENANT RESERVED IN THE DEED RECORDED IN O.R. BOOK 1559, AT PAGE 2745, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA BACK INTO THE CHAIN OF TITLE FOR THE LANDS DESCRIBED IN EXHIBIT A ATTACHED HERETO. THE GRANTOR HEREIN IS THE DIRECT SUCCESSOR IN TITLE TO THE DOMINANT TENEMENT OF THE AFORESAID RESERVED EASEMENT. SEE FUND TITLE NOTE 3.02.03 C.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee 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; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2008.**

Corrective Warranty Deed

Page 2

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Elizabeth Stenevan
Witness Name: Elizabeth Stenevan

Diane G. Munn
Witness Name: DIANE G. MUNN

Tom R. and Associates, LLC, Florida limited liability company, Document Number L01000016307

By: [Signature]
Robert A. Rush, Manager

By: [Signature]
Tom R. Sperring, Sr. Manager

By: [Signature]
Phyllis Sperring, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 13 day of November, 2008 by Robert A. Rush, Manager, Tom R. Sperring, Sr., Manager and Phyllis Sperring, Manager of Tom R. and Associates, LLC, Florida limited liability company, Document Number L01000016307, on behalf of said firm. They [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Angela L. Keen
Commission # DD425684
Expires May 4, 2009
Bonded Troy Fain - Insurance, Inc. 800-366-7019

[Signature]
Notary Public

Printed Name:

ANGELA L. KEEN

My Commission Expires:

5-4-2009

EXHIBIT "A"

Agent File No.: 01-431

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad(200 foot right-of-way); thence along aid South right-of-way lie of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

EXHIBIT "B"

*Parcel #1
General
Legal*

Commence at the Half Mile corner of the North line of Section 19, Township 8 South Range 19 East, and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.20 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the Southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

*Parcel #2
General
Legal*

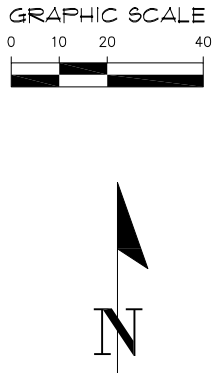
AND:

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08' 45" West parallel with an 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run north 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

Application Package Table of Contents

1. Cover Letter
2. Comprehensive Plan Amendment Application
3. Property Owner Affidavits
4. Property Deeds
- 5. Legal Description**
6. Tax Information
7. Ordinance 12 16 – Property Annexation
8. Neighborhood Workshop Information
9. Justification Report
10. Map Set

PARCEL EXHIBIT
SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA.



SHEET NO.: 1	This map prepared by: Certificate of Authorization No. LB 5075 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	***NOT A SURVEY*** Professional Surveyor & Mapper Fla. License No.	TECHNICIAN: JTT	SURVEY DATE: N/A	CERTIFIED TO:	SPERRING & RUSH	SCALE: 1" = 40' VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	CHN Professional Consultants 132 NW 78th Drive Gainesville, Florida 32607 (352) 331-1976 / (888) 331-2776 WWW.CHN-FL.COM est. 1986 FLORIDA LB-5075
			CREW CHIEF: N/A	REVISION DATE: N/A	PROJECT NUMBER: 15-0256			

DESCRIPTION

DATE: July 20, 2015

CLIENT: Sperring & Rush

PROJECT NO: 15-0256

DESCRIPTION FOR: Parcel #1: 10-Acres

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, THENCE WEST, A DISTANCE OF 1313.40 FEET; THENCE NORTH, A DISTANCE OF 218.99 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (200-FOOT RIGHT OF WAY); THENCE NORTH 72°51'47" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 171.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11424.66 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 69°24'13" WEST, 1368.62 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 6°52'04", AN ARC DISTANCE OF 1369.44 FEET TO THE END OF SAID CURVE; THENCE NORTH 65°59'42" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1310.28 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, NORTH 22°09'10" EAST, A DISTANCE OF 158.74 FEET; THENCE NORTH 66°13'12" WEST, A DISTANCE OF 305.43 FEET; THENCE NORTH 1°33'26" EAST, A DISTANCE OF 169.02 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 23°50'23" EAST, A DISTANCE OF 474.49 FEET; THENCE NORTH 66°09'37" WEST, A DISTANCE OF 883.06 FEET; THENCE SOUTH 0°08'45" WEST, A DISTANCE OF 859.25 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE SOUTH 66°00'09" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 209.40 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 1°07'22" EAST, A DISTANCE OF 340.98 FEET; THENCE SOUTH 65°57'29" EAST, A DISTANCE OF 460.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.000 ACRES OF LAND, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

RESIDUAL PORTION OF TAX
PARCEL: 05962-002-000

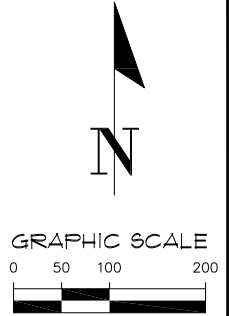
NW 89TH STREET-PRIVATE ROAD
TAX PARCEL: 05857-002-000
OWNER: F&R HOLDINGS OF
GAINESVILLE LLC & LOW TRUSTEE

S 0°08'45" W 859.25'

SUBJECT PARCEL

A PORTION OF TAX
PARCEL: 05962-002-000
±10.000 ACRES

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	WEST	1313.40'
L2	NORTH	218.99'
L3	N 72°51'47" W	171.11'
L4	N 65°59'42" W	1310.28'
L5	N 22°09'10" E	158.74'
L6	N 66°13'12" W	305.43'
L7	N 1°33'26" E	169.02'
L8	S 66°00'09" E	209.40'
L9	N 1°07'22" E	340.98'



TAX PARCEL: 05855-004-000
OWNERS: PHOENIX COMMERCIAL PARK, LLP

TAX PARCEL:
05963-000-000
OWNERS: WERSHOW, JF

P.O.B.
SUBJECT
PARCEL

U.S. HIGHWAY NO. 441
(200' PUBLIC R/W)

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1369.44'	11424.66'	6°52'04"	685.54'	1368.62'	N 69°24'13" W

P.O.C.
SE CORNER OF
SECTION 20-8-19

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE
BASED ON A VALUE OF N 65°59'42" W,
FOR THE NORTHERLY R/W LINE OF U.S.
HIGHWAY NO. 441.

2.) INFORMATION FROM SURVEY BY
TERRANCE J. BRANNAN HAS BEEN USED
FOR THIS SKETCH

DESCRIPTION:
(SEE ATTACHED)

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

CERTIFIED TO:

SPERRING & RUSH

SHEET NO.:
1 OF 1

This map prepared by:

MICHAEL L. HARBERT

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 4995

DATE:
7/17/2015
TECHNICIAN:
JTT
CHECKED BY:
MLH
PROJECT NUMBER:
15-0256

SCALE:
1" = 200'
VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CHW
Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2176
www.chw-inc.com
est. 1988 **FLORIDA**
LB-5075

DESCRIPTION

DATE: July 20, 2015

CLIENT: Sperring & Rush

PROJECT NO: 15-0256

DESCRIPTION FOR: Parcel #2: 45 Acres

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, THENCE WEST, A DISTANCE OF 1313.40 FEET; THENCE NORTH, A DISTANCE OF 218.99 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (200-FOOT RIGHT OF WAY); THENCE NORTH $72^{\circ}51'47''$ WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 171.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11424.66 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $69^{\circ}24'13''$ WEST, 1368.62 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF $6^{\circ}52'04''$, AN ARC DISTANCE OF 1369.44 FEET TO THE END OF SAID CURVE; THENCE NORTH $65^{\circ}59'42''$ WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1310.28 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, NORTH $22^{\circ}09'10''$ EAST, A DISTANCE OF 158.74 FEET; THENCE NORTH $66^{\circ}13'12''$ WEST, A DISTANCE OF 305.43 FEET; THENCE NORTH $1^{\circ}33'26''$ EAST, A DISTANCE OF 169.02 FEET; THENCE NORTH $23^{\circ}50'23''$ EAST, A DISTANCE OF 474.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH $23^{\circ}50'23''$ EAST, A DISTANCE OF 1540.14 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAIL ROAD (200-FOOT RIGHT OF WAY); THENCE NORTH $58^{\circ}44'53''$ WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 624.24 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH $0^{\circ}37'49''$ EAST, A DISTANCE OF 70.66 FEET; THENCE NORTH $58^{\circ}44'53''$ WEST, A DISTANCE OF 547.93 FEET TO THE BEGINNING OF AN ARC CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2712.57 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $63^{\circ}45'03''$ WEST, 473.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $10^{\circ}00'21''$, AN ARC LENGTH OF 473.71 FEET TO THE END OF SAID CURVE; THENCE SOUTH $0^{\circ}08'45''$ WEST, A DISTANCE OF 1798.54 FEET; THENCE SOUTH $66^{\circ}09'37''$ EAST, A DISTANCE OF 883.06 FEET TO THE POINT OF BEGINNING.

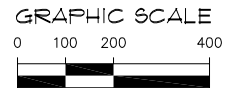
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 45.422 ACRES OF LAND, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	WEST	1313.40'
L2	NORTH	218.99'
L3	N 72°51'47" W	171.11'
L4	N 65°59'42" W	1310.28'
L5	N 22°09'10" E	158.74'
L6	N 66°13'12" W	305.43'
L7	N 1°33'26" E	169.02'
L8	N 23°50'23" E	474.49'
L9	N 58°44'53" W	624.24'
L10	S 0°37'49" E	70.66'
L11	N 58°44'53" W	547.93'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1369.44'	11424.66'	6°52'04"	685.54'	1368.62'	N 69°24'13" W
C2	473.71'	2712.57'	10°00'21"	237.46'	473.11'	N 63°45'03" W

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 65°59'42" W, FOR THE NORTHERLY R/W LINE OF U.S. HIGHWAY NO. 441.
- INFORMATION FROM SURVEY BY TERRANCE J. BRANNAN HAS BEEN USED FOR THIS SKETCH

DESCRIPTION:
(SEE ATTACHED)

NW 89TH STREET-PRIVATE ROAD
TAX PARCEL: 05857-002-000
OWNER: F&R HOLDINGS OF
GAINESVILLE LLC & LOW TRUSTEE

SUBJECT PARCEL

A PORTION OF TAX PARCEL:
05962-002-000
±45.422 ACRES

TAX PARCEL: 05855-004-000
OWNERS: PHOENIX COMMERCIAL PARK, LLP

RESIDUAL
PORTION OF
TAX PARCEL:
05962-002-000

P.O.B.

SUBJECT
PARCEL

P.O.C.

SE CORNER OF
SECTION 20-8-19

CERTIFIED TO:

SPERRING & RUSH

1
OF
1

This map prepared by:

MICHAEL L. HARBERT

DATE:
7/17/2015

TECHNICIAN:
JTT

CHECKED BY:
MLH

PROJECT NUMBER:
15-0256

SCALE:
1" = 400'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND
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LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 4995

CHW
Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1978 / (352) 331-2176
www.chw-inc.com

est. 1988 **FLORIDA**
LB-5075

DESCRIPTION

DATE: July 20, 2015

CLIENT: Sperring & Rush

PROJECT NO: 15-0256

DESCRIPTION FOR: Parcel #3: 7 Acres

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, THENCE WEST, A DISTANCE OF 1313.40 FEET; THENCE NORTH, A DISTANCE OF 218.99 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (200-FOOT RIGHT OF WAY); THENCE NORTH $72^{\circ}51'47''$ WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 171.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11424.66 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $72^{\circ}28'39''$ WEST, 143.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF $0^{\circ}43'14''$, AN ARC LENGTH OF 143.66 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF $6^{\circ}08'51''$, AN ARC LENGTH OF 1225.79 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $69^{\circ}02'37''$ WEST, 1225.20 FEET; THENCE NORTH $65^{\circ}59'43''$ WEST, A DISTANCE OF 58.07 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH $23^{\circ}58'58''$ EAST, A DISTANCE OF 267.73 FEET; THENCE SOUTH $66^{\circ}02'07''$ EAST, A DISTANCE OF 549.33 FEET; THENCE SOUTH $24^{\circ}03'59''$ WEST, A DISTANCE OF 13.30 FEET; THENCE SOUTH $65^{\circ}40'40''$ EAST, A DISTANCE OF 731.31 FEET; THENCE SOUTH $23^{\circ}41'21''$ WEST, A DISTANCE OF 185.61 FEET TO THE POINT OF BEGINNING.

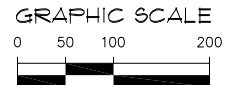
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7.019 ACRES OF LAND, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



TAX PARCEL: 05855-004-000
OWNER: PHOENIX COMMERCIAL PARL, LLP

TAX PARCEL: 05855-000-000
OWNER: LITHIUM NICKEL ASSET HOLDING
COMPANY I, INC

**SUBJECT
PARCEL**
TAX PARCEL: 05855-002-000
±7.019 ACRES

U.S. HIGHWAY NO. 441
(200' PUBLIC R/W)

N. R/W LINE OF U.S. 441

TAX PARCEL: 05855-003-000
OWNER: SPERRING & SPERRING SR.,
CO-TRUSTEES

N. R/W LINE
OF U.S. 441

P.O.B.
SUBJECT
PARCEL

P.O.C.
SE CORNER OF
SECTION 20-8-19

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	WEST	1313.40'
L2	NORTH	218.99'
L3	N 72°51'47" W	171.11'
L4	N 65°59'43" W	58.07'
L5	N 23°58'58" E	267.73'
L6	S 24°03'59" W	13.30'
L7	S 23°41'21" W	185.61'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	143.66'	11424.66'	0°43'14"	71.83'	143.66'	N 72°28'39" W
C2	1225.79'	11424.66'	6°08'51"	613.48'	1225.20'	N 69°02'37" W

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE
BASED ON A VALUE OF N 65°59'42" W,
FOR THE NORTHERLY R/W LINE OF U.S.
HIGHWAY NO. 441.

2.) INFORMATION FROM SURVEY BY
TERRANCE J. BRANNAN HAS BEEN USED
FOR THIS SKETCH

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

SPERRING & RUSH

SHEET NO.:
1 OF 1

This map prepared by:

MICHAEL L. HARBERT

DATE:
7/17/2015

TECHNICIAN:
JTT

CHECKED BY:
MLH

PROJECT NUMBER:
15-0256

SCALE:
1" = 200'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CHW
Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1978 / (352) 331-2476
www.chw-inc.com

est. 1988 **FLORIDA**
LB-5075

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 4995

DESCRIPTION

DATE: July 20, 2015

CLIENT: Sperring & Rush

PROJECT NO: 15-0256

DESCRIPTION FOR: Parcel #4: 1-Acre

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, THENCE WEST, A DISTANCE OF 1313.40 FEET; THENCE NORTH, A DISTANCE OF 218.99 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (200-FOOT RIGHT OF WAY); THENCE NORTH 72°51'47" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 56.11 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 72°51'47" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11424.66 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 72°28'39" WEST, 143.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 0°43'14", AN ARC LENGTH OF 143.66 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 23°41'21" EAST, A DISTANCE OF 185.61 FEET; THENCE SOUTH 65°40'40" EAST, A DISTANCE OF 255.00 FEET; THENCE SOUTH 22°54'48" WEST, A DISTANCE OF 154.26 FEET TO THE POINT OF BEGINNING.

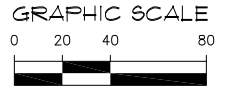
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7.019 ACRES OF LAND, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

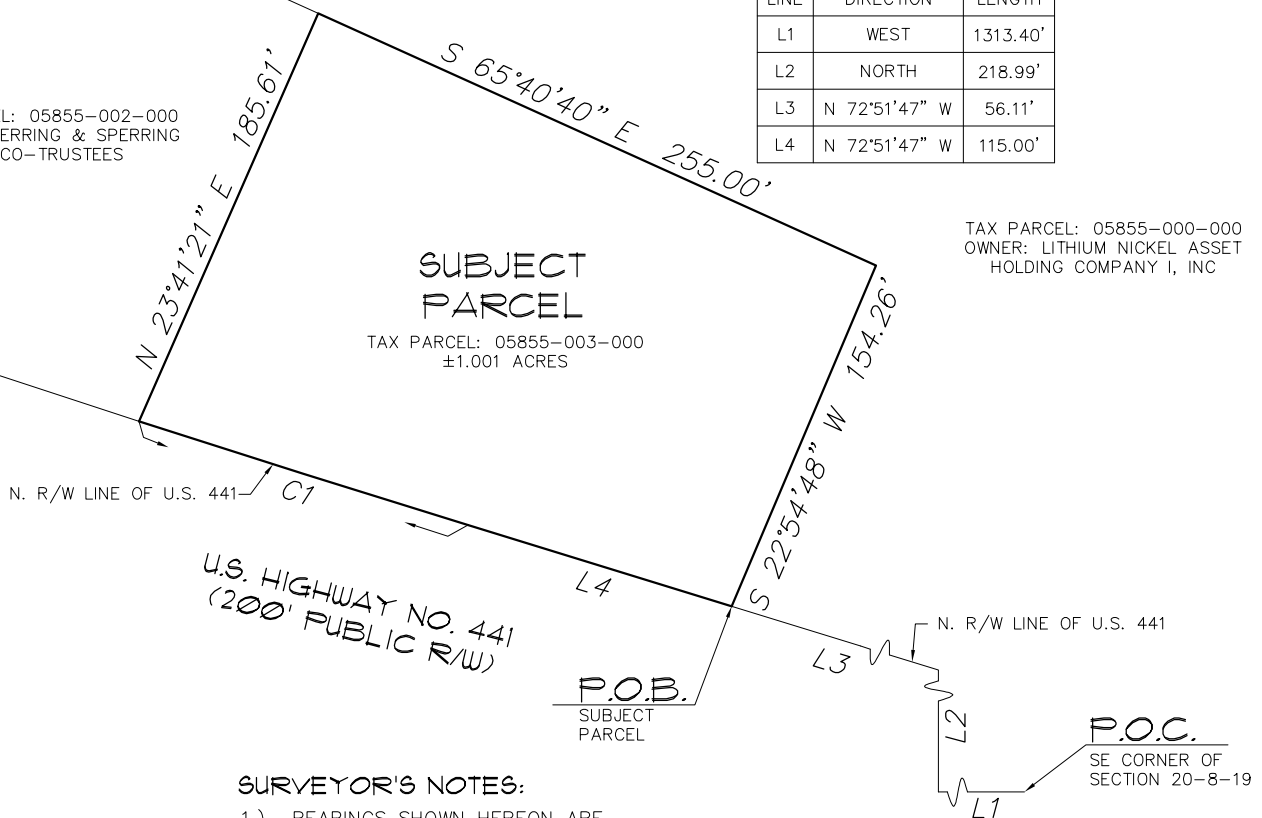


CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	143.66'	11424.66'	0°43'14"	71.83'	143.66'	N 72°28'39" W

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	WEST	1313.40'
L2	NORTH	218.99'
L3	N 72°51'47" W	56.11'
L4	N 72°51'47" W	115.00'

TAX PARCEL: 05855-002-000
OWNER: SPERRING & SPERRING
SR., CO-TRUSTEES

TAX PARCEL: 05855-000-000
OWNER: LITHIUM NICKEL ASSET
HOLDING COMPANY I, INC



SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE
BASED ON A VALUE OF N 65°59'42" W,
FOR THE NORTHERLY R/W LINE OF U.S.
HIGHWAY NO. 441.

2.) INFORMATION FROM SURVEY BY
TERRANCE J. BRANNAN HAS BEEN USED
FOR THIS SKETCH

DESCRIPTION:

(SEE ATTACHED)

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

CERTIFIED TO:

SPERRING & RUSH

SHEET NO.:
1 OF 1

This map prepared by:

MICHAEL L. HARBERT

DATE:
7/17/2015

TECHNICIAN:
JTT

CHECKED BY:
MLH

PROJECT NUMBER:
15-0256

SCALE:
1" = 80'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

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est. 1988 **FLORIDA**
LB-5075

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 4995

DESCRIPTION

DATE: July 20, 2015

CLIENT: Sperring & Rush

PROJECT NO: 15-0256

DESCRIPTION FOR: Parcel 5: 1-Acre

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, THENCE WEST, A DISTANCE OF 1313.40 FEET; THENCE NORTH, A DISTANCE OF 218.99 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (200-FOOT RIGHT OF WAY); THENCE NORTH 72°51'47" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 171.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11424.66 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 69°24'13" WEST, 1368.62 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 6°52'04", AN ARC DISTANCE OF 1369.44 FEET TO THE END OF SAID CURVE; THENCE NORTH 65°59'42" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1310.28 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY RIGHT OF WAY: (1) NORTH 65°59'42" WEST, A DISTANCE OF 79.08 FEET; (2) THENCE NORTH 65°51'21" WEST, A DISTANCE OF 16.35 FEET; THENCE NORTH 66°04'53" WEST, A DISTANCE OF 150.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 1°33'25" EAST, A DISTANCE OF 170.57 FEET; THENCE SOUTH 66°13'12" EAST, A DISTANCE OF 305.43 FEET; THENCE SOUTH 22°09'10" WEST, A DISTANCE OF 158.74 FEET TO THE POINT OF BEGINNING.

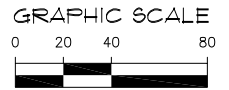
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.000 ACRES OF LAND, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



TAX PARCEL: 05855-004-000
OWNERS: PHOENIX COMMERCIAL PARK, LLP

TAX PARCEL: 05962-002-000
OWNERS: TOM R. & ASSOCIATES

SUBJECT PARCEL

TAX PARCEL: 05963-000-000
±1.000 ACRES

N. R/W LINE OF U.S. 441

U.S. HIGHWAY NO. 441
(200' PUBLIC R/W)

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	WEST	1313.40'
L2	NORTH	218.99'
L3	N 72°51'47" W	171.11'
L4	N 65°59'42" W	1310.28'
L5	N 65°59'42" W	79.08'
L6	N 65°51'21" W	16.35'
L7	N 66°04'53" W	150.00'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1369.44'	11424.66'	6°52'04"	685.54'	1368.62'	N 69°24'13" W

P.O.B.
SUBJECT
PARCEL

N. R/W LINE OF U.S. 441

P.O.C.
SE CORNER OF
SECTION 20-8-19

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE
BASED ON A VALUE OF N 65°59'42" W,
FOR THE NORTHERLY R/W LINE OF U.S.
HIGHWAY NO. 441.

2.) INFORMATION FROM SURVEY BY
TERRANCE J. BRANNAN HAS BEEN USED
FOR THIS SKETCH

DESCRIPTION:
(SEE ATTACHED)

CERTIFIED TO:

SPERRING & RUSH

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

This map prepared by:

MICHAEL L. HARBERT

DATE:
7/17/2015

TECHNICIAN:
JTT

CHECKED BY:
MLH

PROJECT NUMBER:
15-0256

SCALE:
1" = 80'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

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Professional Consultants

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(352) 331-1976 / (352) 331-2176
www.chw-inc.com

est. 1988 **FLORIDA**
LB-5075

Professional Surveyor & Mapper Fla. License No. 4995

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

**Application Package
Table of Contents**

1. Cover Letter
2. Comprehensive Plan Amendment Application
3. Property Owner Affidavits
4. Property Deeds
5. Legal Description
- 6. Tax Information**
7. Ordinance 12 16 – Property Annexation
8. Neighborhood Workshop Information
9. Justification Report
10. Map Set



[Tax Collector Home](#) [Search](#) [Reports](#) [Shopping Cart](#)

2014 Roll Details — Real Estate Account At 12787 NW US HIGHWAY 441

Real Estate Account #05855 002 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2014

2013

2012

2011

...

2008

PAID

PAID

PAID

PAID

PAID

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Owner: TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601
Situs: 12787 NW US HIGHWAY 441

PAID 2015-03-31 \$16,592.47
Receipt #14-0122508

Account number: **05855 002 000**

Alternate Key: 1026317

Millage code: 1700

Millage rate: 24.8319

Assessed value: 665,000

School assessed value: 665,000

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2014 annual bill

[View](#)

Legal description

Location

Ad valorem:

\$16,513.23

Non-ad valorem:

\$79.24

Total Discountable:

16592.47

No Discount NAVA:

0.00

Total tax:

COM SE COR SEC W 1313.40 FT N
218.99 FT N 72 DEG 51 MIN 47
SEC W 171.11 FT NWLY ALG
CURVE 143.66 FT POB NWLY ALG
CURVE 1225.78 FT N 65 DEG 59
MIN 43 SEC W 58.07 FT N 23
DEG 58 MIN 58 SEC E 267.73 FT
S 66 DEG 02 MIN 07 SEC E

Book, page, item: --

Geo number: 20-08-

19-

058550021

Range: 19

Township: 08

Section: 20



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2014 Roll Details — Real Estate Account #05855 003 000

Real Estate Account #05855 003 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2014

PAID

2013

PAID

2012

PAID

2011

PAID

...

2008

PAID



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Owner: SPERRING & SPERRING SR
CO-TRUSTEES
2928 NW 22ND ST
GAINESVILLE, FL 32605
Situs: (unknown)

PAID 2014-12-09 \$1,564.61
Receipt #14-0047144

Account number: **05855 003 000**

Alternate Key: 1026318

Millage code: 1700

Millage rate: 24.8319

Assessed value: 58,020

School assessed value: 78,500

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2014 annual bill

[View](#)

Legal description

Location

Ad valorem: **\$1,613.00**
Non-ad valorem: **\$0.00**
Total Discountable: **1613.00**
No Discount NAVA: **0.00**
Total tax:

COM SE COR SEC W 1313.40 FT N
218.99 FT N 72 DEG 51 MIN 47
SEC W 56.11 FT POB N 72 DEG
51 MIN 47 SEC W 115 FT NWLY
ALG CURVE 143.66 FT N 23 DEG
41 MIN 21 SEC E 185.61 FT S
65 DEG 40 MIN 40 SEC E 255 FT
S 22 DEG 54 MIN 48 SEC W



Book, page, item: --
Geo number: 20-08-
19-
05855003
Range: 19
Township: 08
Section: 20



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2014 Roll Details — Real Estate Account At 12981 NW US HIGHWAY 441

Real Estate Account #05962 001 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2014

PAID

2013

PAID

2012

PAID

2011

PAID

...

2002

PAID



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Owner: SPERRING & SPERRING SR
TRUSTEES
2928 NW 22ND ST
GAINESVILLE, FL 32605
Situs: 12981 NW US HIGHWAY 441

PAID 2014-12-09 \$2,542.71
Receipt #14-0047260

Account number: **05962 001 000**

Alternate Key: 1028151

Millage code: 1700

Millage rate: 24.8319

Assessed value: 104,800

School assessed value: 104,800

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2014 annual bill

[View](#)

Legal description

Location

Ad valorem: **\$2,602.40**
Non-ad valorem: **\$18.95**
Total Discountable: **2621.35**
No Discount NAVA: **0.00**
Total tax:

COM SE COR SEC W 1313.40 FT N
218.99 FT N 72 DEG 51 MIN 47
SEC W 171.11 FT NWLY ALG
CURVE 1369.44 FT N 65 DEG 59
MIN 42 SEC W 1310.28 FT POB N
22 DEG 09 MIN 10 SEC E 158.74
FT N 66 DEG 13 MIN 12 SEC W
305.43 FT S 01 DEG 33 MIN 25



Book, page, item: --
Geo number: 20-08-
19-
059620011
Range: 19
Township: 08
Section: 20



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2014 Roll Details — Real Estate Account At NW US HIGHWAY 441

Real Estate Account #05962 002 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2014

2013

2012

2011

...

2002

PAID

PAID

PAID

PAID

PAID

[Get Bills by Email](#)

Owner: TOM R & ASSOCIATES LLC
 % ROBERT RUSH
 11 SE 2ND AVE
 GAINESVILLE, FL 32601
 Situs: NW US HIGHWAY 441

PAID 2015-03-31 \$6,621.51
Receipt #14-0122508

Account number: **05962 002 000**

Alternate Key: 1028152

Millage code: 1700

Millage rate: 24.8319

Assessed value: 243,430

School assessed value: 312,000

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2014 annual bill

[View](#)

Legal description

Location

Ad valorem: **\$6,621.51**
 Non-ad valorem: **\$0.00**
 Total Discountable: **6621.51**
 No Discount NAVA: **0.00**
 Total tax:

COM SE COR SEC W 1313.40 FT N
 218.99 FT N 72 DEG 51 MIN 47
 SEC W 171.11 FT NWLY ALG
 CURVE 1369.44 FT N 65 DEG 59
 MIN 42 SEC W 1385.74 FT N 22
 DEG 09 MIN 10 SEC E 158.44 FT
 N 66 DEG 13 MIN 12 SEC W
 229.98 FT N 01 DEG 33 MIN 25

Book, page, item: --
 Geo number: 20-08-
 19-
 059620021
 Range: 19
 Township: 08
 Section: 20

Application Package Table of Contents

1. Cover Letter
2. Comprehensive Plan Amendment Application
3. Property Owner Affidavits
4. Property Deeds
5. Legal Description
6. Tax Information
7. **Ordinance 12 16 – Property Annexation**
8. Neighborhood Workshop Information
9. Justification Report
10. Map Set

ORDINANCE 12 16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY; PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING AN EFFECTIVE DATE (TAX PARCEL NUMBERS 05962-001-000, 05962-002-000, 05855-002-000, AND 05855-003-000)

WHEREAS, Pursuant to the provisions of Florida Statute 171.044, and the Alachua County Boundary Adjustment Act, a notice of annexation has been published once a week for four consecutive weeks in the Alachua County Today meeting the requirements of advertising in the Alachua County Boundary Adjustment Act;

WHEREAS, Tom R. & Associates, LLC, a Florida Limited Liability Company, and Sperring Revocable Trust utd, the owner(s) of the property to be annexed, have executed a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land;

WHEREAS, the City of Alachua City Commission adopted Urban Services Report #2010-01, on July 26, 2010, finding that the real property is contiguous to the existing City boundaries of the City of Alachua, Florida, and is reasonably compact, and does not create an enclave.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

SECTION 1.

The corporate limits of the City of Alachua, Florida, are hereby extended to include lands described in the legal description attached to this ordinance and identified as "Exhibit A."

SECTION 2.

A location map is hereby attached to this ordinance and identified as "Exhibit B."

SECTION 3.

All laws, ordinances, rules, and regulations of the City of Alachua, Florida, of general application throughout the existing boundaries and corporate limits shall also apply through the boundaries and corporate limits of said City as extended by this Ordinance.

SECTION 4.

Until the City of Alachua, Florida shall exercise its zoning power over the territories annexed, all of the current zoning regulations and maps heretofore adopted by the Board of County Commissioners of Alachua County, Florida, shall continue in full force and effect throughout the territory being annexed, and shall be enforced by the City of Alachua.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect immediately after its passage and adoption.

Passed on First Reading the 12th day of March 2012.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 26th day of March 2012.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA


Gib Coerper, Mayor

ATTEST:


Traci L. Cain, City Manager/Clerk

APPROVED AS TO FORM


Marian B. Rush, City Attorney

Exhibit "A"

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST 1313.40 FEET TO A POINT; THENCE NORTH 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441 (200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 72°51'47" WEST A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06°52'05", RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69°24'13" WEST 1368.62 FEET; THENCE ALONG THE ARCH OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"X6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65°59'42" WEST A DISTANCE OF 1310.28 FEET TO A SET 5/8" REBAR AND CAP (#3524) MARKING THE POINT OF BEGINNING; THENCE NORTH 22°09'10" EAST A DISTANCE OF 158.74 FEET TO A SET 5/8" REBAR AND CAP (#3524); THENCE NORTH 66°13'12" WEST A DISTANCE OF 305.43 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE SOUTH 01°33'25" WEST A DISTANCE OF 170.57 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE SOUTH 66°04'53" EAST A DISTANCE OF 150.00 FEET TO A FOUND 4"x4" CONCRETE MONUMENT (PCP #940); THENCE SOUTH 65°51'21" EAST A DISTANCE OF 16.35 FEET TO A FOUND 4"x4" CONCRETE MONUMENT (PCP #940); THENCE SOUTH 65°59'42" EAST A DISTANCE OF 79.08 FEET TO THE POINT OF BEGINNING; CONTAINING 1.00 ACRES MORE OR LESS.

ALSO:

COMMENCE AT THE HALF MILE CORNER OF THE NORTH LINE OF SECTION 19 TOWNSHIP 8 SOUTH RANGE 19 EAST AND RUN SOUTH 499.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 81°45'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 2,797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2,764.93 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH

71°06'52" EAST 31.68 FEET; THENCE RUN SOUTH 00°08'45" WEST, PARALLEL WITH AND 30 FEET FROM THE WEST LINE OF SAID GENERAL ELECTRIC CO. PROPERTY, 2,718.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66°00'06" WEST ALONG SAID RIGHT-OF-WAY LINE 32.8 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY, BEING A CONCRETE MONUMENT; THENCE RUN NORTH 00°08'45" EAST ALONG THE WEST LINE OF SAID PROPERTY 2,715.11 FEET TO THE POINT OF BEGINNING AND LYING IN SECTION 20 TOWNSHIP 8 SOUTH RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

RECORDED IN BOOK 1558 PAGE 1383 PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA.

ALSO:

COMMENCE AT THE HALF MILE CORNER ON THE NORTH LINE OF SECTION 19 TOWNSHIP 8 SOUTH RANGE 19 EAST AND RUN SOUTH 499.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 81°45'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 2,797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2,764.93 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71°06'52" EAST 31.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 582.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64°45'10" EAST 581.17 FEET TO THE P.T. OF SAID CURVE THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 58°43'12" EAST 510.61 FEET; THENCE RUN SOUTH 00°37'54" EAST 70.68 FEET; THENCE RUN NORTH 58°43'12" WEST, PARALLEL WITH AND 60 FEET FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, 547.97 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2,704.93 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 484.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 63°51'21" WEST 484.26 FEET; THENCE RUN SOUTH 00°08'45" WEST, PARALLEL WITH AND 90 FEET EAST OF THE WEST LINE OF SAID G.E. PROPERTY 2,659.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66°00'06" WEST ALONG SAID RIGHT-OF-WAY LINE 65.6 FEET; THENCE RUN NORTH 00°08'45" EAST 2,718.2 FEET TO THE POINT OF BEGINNING BEING AND LYING IN SECTION 20 TOWNSHIP 8 SOUTH RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

RECORDED IN BOOK 1558 PAGE 1384 PUBLIC RECORDS OF ALACHUA COUNTY
FLORIDA.

ALSO:

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION
20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST
A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET
TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE
OF U.S. HIGHWAY No. 441 (200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH
RIGHT-OF-WAY LINE, NORTH 72°51'47" WEST A DISTANCE OF 171.11 FEET TO A FOUND
5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE
CONCAVE TO THE NORTHEAST, HAVING A DELTA OF 06°52'05", A RADIUS OF 11424.66
FEET AND A CHORD BEARING NORTH 69°24'13" WEST, 1368.62 FEET; THENCE ALONG
THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE
MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65°59'42" WEST A DISTANCE OF 1310.28
FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE DEPARTING SAID NORTH
RIGHT-OF-WAY LINE, NORTH 22°09'10" EAST A DISTANCE OF 158.74 FEET TO A FOUND
5/8" REBAR AND CAP (#3524); THENCE NORTH 66°13'12" WEST A DISTANCE OF 305.43
FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE NORTH 01°33'25" EAST A
DISTANCE OF 169.02 FEET TO A FOUND 4"x4" CONCRETE MONUMENT (PLS#940)
MARKING THE POINT OF BEGINNING; THENCE NORTH 23°50'23" EAST A DISTANCE OF
2014.63 FEET TO A SET 5/8" REBAR AND CAP (#3524) MARKING A POINT ON THE SOUTH
RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD (200 FOOT RIGHT-OF-
WAY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SEABOARD COAST LINE
RAILROAD, NORTH 58°44'53" WEST A DISTANCE OF 624.24 FEET TO A FOUND 5/8"
REBAR AND CAP (#3524); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE,
SOUTH 00°37'49" EAST A DISTANCE OF 70.66 FEET TO A FOUND 5/8" REBAR AND CAP
(#3524); THENCE NORTH 58°44'53" WEST A DISTANCE OF 547.93 FEET TO A FOUND 5/8"
REBAR AND CAP (#3524) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE
TO THE SOUTHWEST, HAVING A DELTA OF 10°00'21", A RADIUS OF 2712.57 FEET AND A
CHORD BEARING NORTH 63°45'03" WEST, 473.11 FEET; THENCE ALONG THE ARC OF
SAID CURVE A DISTANCE OF 473.71 FEET TO A FOUND 5/8" REBAR AND CAP (#3524);
THENCE SOUTH 00°08'45" WEST A DISTANCE OF 2657.79 FEET TO A FOUND 5/8" REBAR
AND CAP (#3524) MARKING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF U.S.
HIGHWAY No. 441; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH
66°00'09" EAST A DISTANCE OF 209.40 FEET TO A FOUND 4"x4" CONCRETE

MONUMENT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 01°07'22" EAST A DISTANCE OF 340.98 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE SOUTH 65°57'03" EAST A DISTANCE OF 460.08 FEET TO THE POINT OF BEGINNING; CONTAINING 55.42 ACRES MORE OR LESS.

ALSO:

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

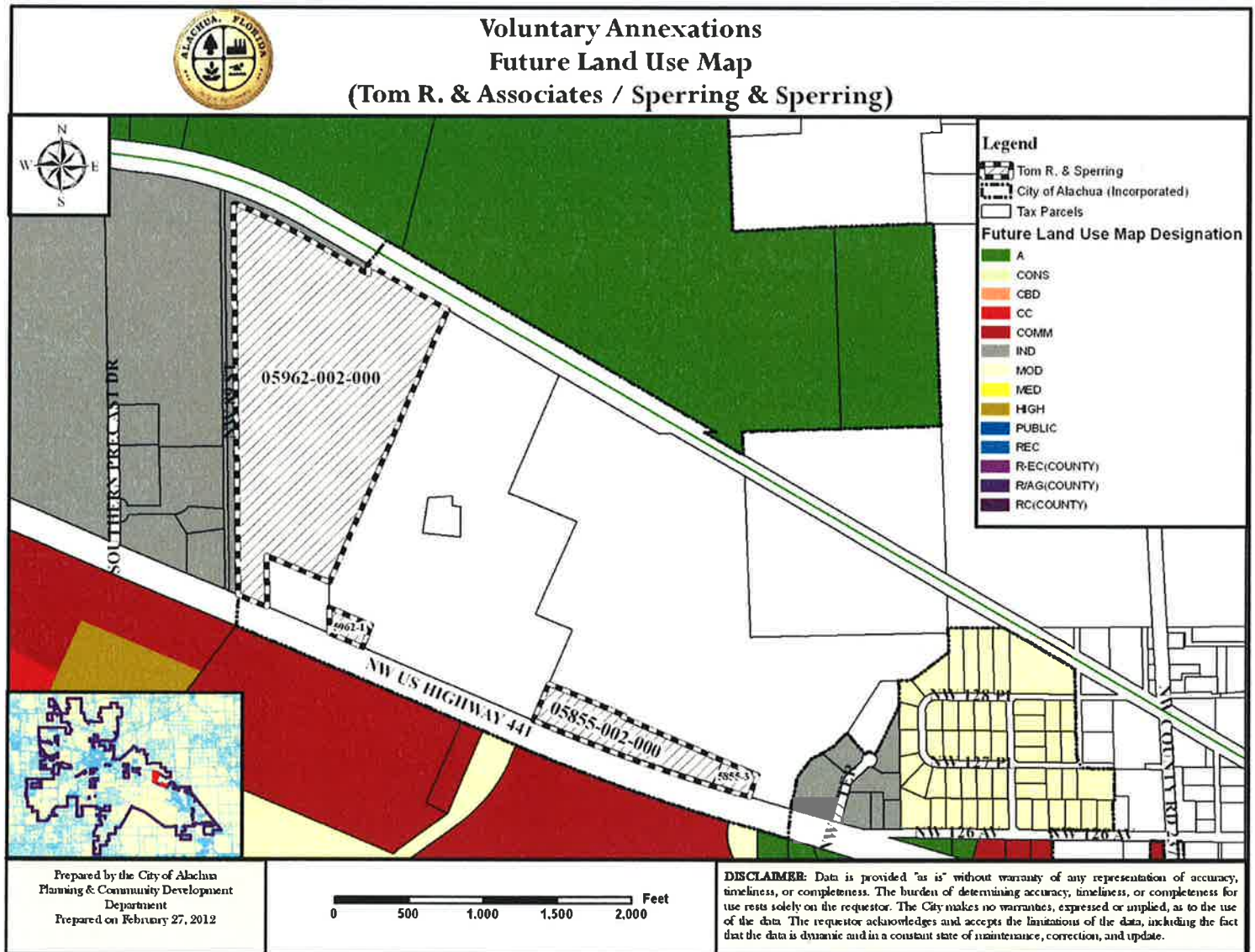
COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, THENCE WEST 1313.40 FEET TO A POINT; THENCE NORTH 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441 (200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 72°51'47" WEST, A DISTANCE OF 171.11 FEET TO A FOUND 5/8" REBAR & CAP (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11424.66 FEET, A DELTA OF 0°43'14", AND A CHORD BEARING AND DISTANCE OF NORTH 72°28'39" WEST, 143.66 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE POINT OF BEGINNING: THENCE CONTINUE ALONG SAID CURVE WITH A RADIUS OF 11424.66 FEET, A DELTA OF 06°08'51", AND A CHORD BEARING AND DISTANCE OF NORTH 69°02'37" WEST, 1225.20 FEET, ALONG THE ARC OF SAID CURVE A DISTANCE OF 1225.78 TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65°59'43" WEST A DISTANCE OF 58.07 FEET TO A SET 5/8 REBAR & CAP (#3524); THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441, NORTH 23°58'58" EAST A DISTANCE OF 267.73 FEET TO A SET 5/8" REBAR & CAP; THENCE SOUTH 66°02'07" EAST, A DISTANCE OF 549.33 FEET TO A SET NAIL & DISK (#3524); THENCE SOUTH 24°03'59" WEST, A DISTANCE OF 13.30 FEET TO A SET NAIL & DISK; THENCE SOUTH 65°40'40" EAST, A DISTANCE OF 731.31 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE SOUTH 23°41'21" WEST, A DISTANCE OF 185.61 TO THE POINT OF BEGINNING. CONTAINING 7.02 ACRES, MORE OR LESS.

ALSO:

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, THENCE WEST 1313.40 FEET TO A POINT; THENCE NORTH 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441 (200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 72°51'47" WEST, A DISTANCE OF 56.11 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72°51'47" WEST, A DISTANCE OF 115.00 FEET TO A FOUND 5/8" REBAR & CAP (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11424.66 FEET, A DELTA OF 0°43'14", AND A CHORD BEARING AND DISTANCE OF NORTH 72°28'39" WEST, 143.66 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441, NORTH 23°41'21" EAST A DISTANCE OF 185.61 FEET TO A SET 5/8" REBAR & CAP; THENCE SOUTH 65°40'40" EAST, A DISTANCE OF 255.00 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE SOUTH 22°54'48" WEST, A DISTANCE OF 154.26 TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES, MORE OR LESS.

Exhibit "B"



Application Package Table of Contents

1. Cover Letter
2. Comprehensive Plan Amendment Application
3. Property Owner Affidavits
4. Property Deeds
5. Legal Description
6. Tax Information
7. Ordinance 12 16 – Property Annexation
- 8. Neighborhood Workshop Information**
9. Justification Report
10. Map Set

CASEY: 'Tried to be true to his faith in God'

Continued from 1B

of all of us and teaching us how to care for each other."

Mayor Ed Braddy also took to the lectern to talk about Casey as a legislator, expressing his admiration for the man, whom Braddy jokingly said proved a Republican could get elected in Gainesville—to which those in the pews laughed heartily.

On a more serious note, Braddy spoke about how Casey was always willing to work across the aisle in good faith to get things accomplished.

"That, unfortunately, is a dying quality in American politics," he remarked.

Braddy credited Casey with helping to build the Gainesville community through his practice as well as all of his other accomplishments.

"Gainesville is better because of Dr. Bob," he told those gathered. "Our state is better, and our

country is better."

While Casey was a Republican, that was fueled by his experiences growing up and as a doctor, his family said.

"He saw things a little bit differently because he had that perspective on life," Susan Casey said. "He wouldn't just fall in the typical Republican categories as they would be now."

For example, she said that while fighting to pass the state bicycle helmet law, a legislative accomplishment Casey's family said he was most proud of, many conservatives opposed him as they didn't favor laws that restrict individual choice.

"He was willing to speak out when it might not be the popular thing if he thought it was the right thing," said Casey's widow, Evelyn.

Next Casey's oldest child, Ken, took to the stage, ukelele in hand, to sing "Sweet Hour of

Prayer" by Tennessee Ernie Ford, a favorite of his father's and a song Ken Casey sang by his father's bedside during his last days alive.

Pastor Magruder, a close friend of Casey's, then delivered the eulogy, during which he told a story about how Casey served at another Gainesville church in the 1960s when segregation was still in place.

When a black woman came the church to attend service, church deacons offered to pay her cab fare to take her to an African-American church, which didn't sit well with Casey, the pastor said.

At a church business meeting, Casey raised the issue of allowing African-American members, telling the other members that Jesus would not reject African-Americans. The issue was voted down, and Casey responded by leaving the church.

"He believed that the gospel applied to all people, and it was not right to exclude such people," Ken Casey said in an interview.

Ken Casey added that his father also fought for gender equality, speaking out for female volunteers while serving as chief-of-staff at the now defunct Alachua General Hospital and defending Parkview Baptist Church's decision to ordain women.

For a man who accomplished so much, there was one thing that stood above the rest, Susan Casey said in an interview. "I think he would say his biggest accomplishment was that he tried to be true to his faith in God and to live that out in the best way that he could," she said. "And that was the most important part of his life and what he and my mom instilled in us as a family, with the central part of that being love."

STORM: Spread of rainfall widely varied across area

Continued from 1B

service meteorologist in Jacksonville.

"We saw there were some good amounts of rain and frequent lightning," Guilett said.

The spread of rainfall widely varied. For instance, the Gainesville airport only saw about a half an inch.

The majority of the rainfall fell in the southern quadrants of the area.

ACF crews were called to a report of a fallen tree on Interstate 75, and there were also two reports of homes that may have been struck by lightning, District Chief Robert Glenn said.

Guilett said the storm hurled an estimated 120 lightning strikes, which is normal for the summer.

"We tend to get a lot of lightning strikes during summer storms, so there's no way I can say it's out of the ordinary," she said.

Of the Poe Springs incident, Guilett said a microburst may have hit the area that led to the particularly intense push of rain and wind that knocked down the limb.

"It was a favorable environment for a microburst to occur," she said. "Conditions were there for that type of weather to happen."

Also, about 1,300 Gainesville Regional Utilities customers briefly lost power during the storm, but the vast majority of the outages were restored about an hour later, utility service spokeswoman Margaret Crawford said.

GASTROSCHISIS: Strange shares people's stories

Continued from 1B

Through a Facebook page for adults with gastroschisis, she connected with others around the world with the same birth defect and finally felt she was not alone.

On May 14, Strange created the "The Many Faces Of A Survivor" Facebook page to help others. On the page, she shares stories and photographs of people struggling with any disease or illness. She also shares photos of herself and her scars.

She said she was self-conscious up until this year, but now has no problem showing her stomach, including her man-made belly button. "You have to practice

To learn more

- www.facebook.com/pages/The-Many-Faces-Of-A-Survivor/3969598305107937?ref=ts
- faceofsurvivors@gmail.com
- www.cdc.gov/ncbddd/birthdefects/gastroschisis.html

what you preach," she said. "You can't be one of those people that's like, 'You are beautiful, everyone is beautiful,' but you don't feel the same way about yourself."

Strange's first story on "The Many Faces of a Survivor" was about Primrose, a 10-month-old girl with a congenital heart defect. The child has had two open-heart surgeries and her mother, Kayla Galloway, 23, expects her to need at least two more. Galloway

said she hopes that sharing her daughter's story on social media will help others.

Strange created the page with that goal in mind.

"Even if it's just 200 people I reach, as long as I help someone that's all I want," she said. "My biggest thing is being able to give back to these families."

Strange has several tattoos, including a small green ribbon behind her left ear, above a scar left by an IV during her treatment at infancy. It is

"Even if it's just 200 people I reach, as long as I help someone that's all I want."

CARLY STRANGE

green to represent gastroschisis awareness. She also has her three children's handprints and names tattooed on her back. She said her children are her "world" and that she teaches them to see that all people are beautiful, no matter what. "The world would be a better place if people just opened up and were there for each other and treated each other differently," she said.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning for ±64 acres on Alachua County Tax Parcels 05855-002-000, 05855-003-000, 05962-001-000, & 05962-002-000. The proposed changes will assign Commercial and Industrial Future Land Use designations and Commercial Intensive (CI), Community Commercial (CC), & Light and Warehouse Industrial (ILW) zoning districts to properties previously annexed into the City of Alachua.


The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Monday, July 20, at 5:30 p.m. at the CSI Academy of Florida, 12877 NW U.S. Highway 441, Alachua, FL 32615.

Contact:
Craig Brashier, AICP
Phone Number:
(352) 331-1976

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Contact:

Craig Brashier, AICP

Phone Number:

(352) 331-1976



MEMORANDUM

To: Neighbors of the Alachua County Tax Parcels 05855-002-000, 05855-003-000, 05962-001-000, & 05962-002-000 15-0256
From: Craig Brashier, AICP
Date: Monday July 6, 2015
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning for ±64 acres on Alachua County Tax Parcels 05855-002-000, 05855-003-000, 05962-001-000, & 05962-002-000. The proposed changes will assign Commercial and Industrial Future Land Use designations and Commercial Intensive (CI), Community Commercial (CC), & Light and Warehouse Industrial (ILW) zoning districts to properties previously annexed into the City of Alachua.

Date: Monday, July 20, 2015
Time: 5:30 p.m.
Place: CSI Academy of Florida
12787 NW U.S. Highway 441
Alachua, FL 32615
Contact: Craig Brashier, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposed development plan and to seek their comments. We look forward to seeing you at the workshop.