

Application Package
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Student Generation Form

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

- Applicant's Status (check one):
☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Project Manager
Company (if applicable): CHW
Mailing address: 132 NW 76th Drive
City: Gainesville State: Florida ZIP: 32067
Telephone: (352) 519-5925 FAX: _____ e-mail: ryant@chw-inc.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): 10.47 LLC & Wyndswapt Hills, LLC
Mailing Address: 15260 NW 147th Drive (10.47 LLC) & Post Office Box 474 (Wyndswapt Hills, LLC)
City: Alachua (10.47 LLC) & Steinhatchee (Wyndswapt Hills, LLC) State: Florida ZIP: 32615 (10.47 LLC) & 32359 (Wyndswapt Hills)

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

B. PROJECT

- Project Name: Rolling Oaks
- Address of Subject Property: NW 151st Blvd, west of NW 147th Drive
- Parcel ID Number(s): 03869-007-000, 03869-009-000 & 03869-006-000
- Section 15 Township 8 Range 18 Grant N/A Acreage: 18.1
- Existing Use of Property: Planned Development, Commercial
- Future Land Use Map Designation: High Density Residential & Community Commercial
- Zoning Designation: Planned Development, Commercial
- Development Data (check all that apply):
☒ Single Family Residential Number of Units -143
☐ Multi-Family Residential Number of Units _____
☐ Exempt (see exempt developments on page 2)
- Review Type:

Preliminary Development Order	Final Development Order
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Large Scale	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Small Scale	<input type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
<input type="checkbox"/> Revised	
- School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
Elementary: _____
Middle: _____
High: _____

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	-143	units	x	0.08	Elementary School Multiplier*	-12	Student Stations**
Middle School	-143	units	x	0.03	Middle School Multiplier*	-5	Student Stations**
High School	-143	units	x	0.03	High School Multiplier*	-5	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packages/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 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

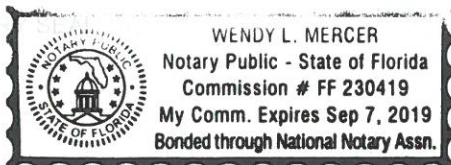
C. Ryan Thompson
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28th day of April, 2016, by C. Ryan

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



Wendy L. Mercer
 Signature of Notary Public, State of Florida

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

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

**Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423**

Date: _____

Warrantee Deeds

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2034532 4 PGS
2004 MAY 03 10:59 AM BK 2903 PG 401
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK18 Receipt#187949
Doc Stamp-Deed: 1,285.20

Parcel ID Number: 03869-000-000 (part of)

Warranty Deed



This Indenture, Made this 29th day of April, 2004 A.D., Between
First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, grantor, and
Wyndswept Hills, LLC, a Florida limited liability company

whose address is: 3024 NE 21st Way, Gainesville, FL 32609

of the County of Alachua, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2004 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

Rebecca Budny
Printed Name: Rebecca Budny
Witness

By: James W. Shaw (Seal)
James W. Shaw, Managing Member
P.O. Address: P.O. Box 1990, Alachua, FL 32616

Marlene Rindergast
Printed Name: Marlene Rindergast
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 29th day of April, 2004 by
James W. Shaw, Managing Member of First Street Group, L.C., a Florida limited liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.

REBECCA BUDNY
Notary Public, State of Florida
My comm. exp. Dec. 17, 2004
Comm. No. DD 243843

Rebecca Budny
Printed Name: Rebecca Budny
Notary Public
My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNINGS SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, 274.60 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEGREES 30 MINUTES 23 SECONDS EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEGREES 33 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 45 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 46 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS AND **THE POINT OF BEGINNING**;

THENCE NORTH 02 DEGREES 27 MINUTES 17 SECONDS WEST, ALONG SAID SOUTHERLY PROLONGATION, 736.08 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 430.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 12 MINUTES 29 SECONDS, 76.61 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 23 MINUTES 07 SECONDS WEST, 76.51 FEET;

THENCE SOUTH 88 DEGREES 30 MINUTES 38 SECONDS WEST, 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 510.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 15 MINUTES 25 SECONDS, 180.31 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 21 MINUTES 40 SECONDS WEST, 179.37 FEET;

THENCE NORTH 71 DEGREES 13 MINUTES 57 SECONDS WEST, 123.13 FEET;

THENCE SOUTH 18 DEGREES 46 MINUTES 03 SECONDS WEST, 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 17 MINUTES 10 SECONDS, 92.75 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 07 MINUTES 28 SECONDS WEST, 92.55 FEET;

THENCE SOUTH 05 DEGREES 28 MINUTES 53 SECONDS WEST, 227.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 32 MINUTES 34 SECONDS, 185.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 45 MINUTES 10 SECONDS WEST, 183.65 FEET;

THENCE SOUTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, 15.35 FEET TO THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORD BOOK 2314, PAGE 619;

THENCE SOUTH 72 DEGREES 58 MINUTES 39 SECONDS EAST, ALONG SAID BOUNDARY, 541.25 FEET;

THENCE SOUTH 85 DEGREES 46 MINUTES 42 SECONDS EAST, CONTINUING ALONG SAID NORTHERLY BOUNDARY, 151.78 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9.18 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION FOR: INGRESS/EGRESS & PUBLIC UTILITY EASEMENT

DESCRIPTION: (BY SURVEYOR)

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 751.82 FEET; THENCE NORTH 18°46'03" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 751.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461; THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 2.035 ACRES, MORE OR LESS.

THE FOREGOING EASEMENT AND ANY AND ALL RIGHTS GIVEN TO GRANTEE HEREUNDER ARE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT AT SUCH TIME AS THE ROAD IS CONSTRUCTED, AND COMPLETED AND THE EASEMENT AREA HAS BEEN DEDICATED OR CONVEYED TO AND ACCEPTED BY THE CITY OF ALACHUA.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF AN 80' STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

DESCRIPTION:
(SEE ATTACHED)

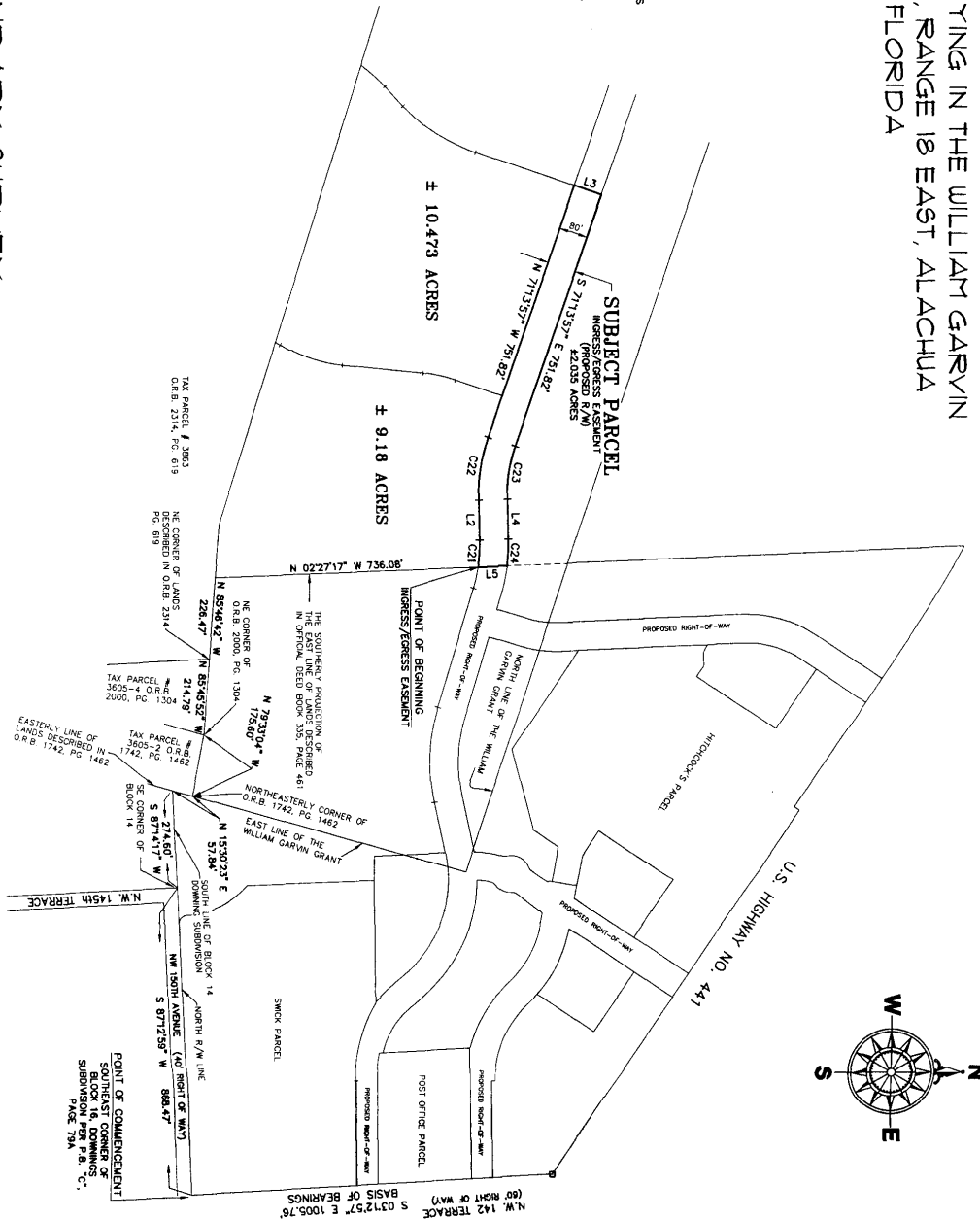
SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S
03°12'57" E 1005.76' (60' RIGHT OF WAY) LINE OF NW 1/4 RD
TERMINAL AS SHOWN HEREON.
2. THIS SURVEY AND LEGAL DESCRIPTION IS BASED ON A BOUNDARY
SURVEY OF THE PAPER PARCEL, BY ALACHUA COUNTY LAND SURVEYORS,
INC. PROJECT NUMBER 88233, DATED SEPTEMBER 23, 1998, PROVIDED TO
THIS OFFICE BY THE CLIENT.

LEGEND:
O.R.B. = OFFICIAL RECORDS BOOK
P.C. = PAGE
R/W = RIGHT-OF-WAY

CHORD	LENGTH	RADIUS	CHORD BEARING	CHORD BEARING
C21	18.67	510.00	103°34'	103°34'
C22	180.37	510.00	103°34'	103°34'
C23	153.03	430.00	103°34'	103°34'
C24	75.11	510.00	103°34'	103°34'

LINE	LENGTH	BEARING
L1	66.00	103°34'
L2	114.48	103°34'
L3	81.30	103°34'

* SKETCH - NOT A BOUNDARY SURVEY *



This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2044556 3 PGS
2004 JUN 07 10:51 AM BK 2929 PG 874
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK18 Receipt#192951
Doc Stamp-Deed: 2,933.00

Parcel ID Number:

Warranty Deed



This Indenture, Made this 1st day of June, 2004 A.D., Between
First Street Group, L.C., a Florida limited liability company

of the County of **Alachua**, State of **Florida**, grantor, and
10.47, LLC, a Florida limited liability company

whose address is: **3024 NW 21st Way, Gainesville, FL 32609**

of the County of **Alachua**, State of **Florida**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **Alachua** State of **Florida** to wit:
See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2004 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

**First Street Group, L.C., a Florida
limited liability company**

Marlene Pendegast
Printed Name: Marlene Pendegast
Witness

By: Phillip L. Hawley (Seal)
Printed Name: Phillip L. Hawley, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

Darryl J. Tompkins
Printed Name: DARRYL J. TOMPKINS
Witness

(Corporate Seal)

STATE OF **Florida**
COUNTY OF **Alachua**

The foregoing instrument was acknowledged before me this 1st day of June, 2004 by
**Phillip L. Hawley, Manager of First Street Group, L.C., a Florida
limited liability company on behalf of the corporation**
he is personally known to me or he has produced his **Florida driver's license** as identification.



Marlene Pendegast
My Commission DD248314
Expires September 09 2007

Marlene Pendegast
Printed Name: Marlene Pendegast
Notary Public
My Commission Expires:

EXHIBIT "A"

INSTRUMENT # 2044556
3 PGS

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNINGS SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, 274.60 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEGREES 30 MINUTES 23 SECONDS EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEGREES 33 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 45 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 46 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 541.25 FEET TO **THE POINT OF BEGINNING**;

THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 816.01 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 35 SECONDS, 89.24 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 33 MINUTES 15 SECONDS EAST, 89.12 FEET;

THENCE NORTH 46 DEGREES 40 MINUTES 02 SECONDS EAST, 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 59 SECONDS, 243.47 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 43 MINUTES 02 SECONDS EAST, 241.07 FEET;

THENCE NORTH 18 DEGREES 46 MINUTES 03 SECONDS EAST, 292.67 FEET;

THENCE SOUTH 71 DEGREES 13 MINUTES 57 SECONDS EAST, 628.76 FEET;

THENCE SOUTH 18 DEGREES 46 MINUTES 03 SECONDS WEST, 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 17 MINUTES 10 SECONDS, 92.75 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 07 MINUTES 28 SECONDS WEST, 92.55 FEET;

THENCE SOUTH 05 DEGREES 28 MINUTES 53 SECONDS WEST, 227.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 32 MINUTES 34 SECONDS, 185.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 45 MINUTES 10 SECONDS WEST, 183.65 FEET;

THENCE SOUTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, 15.35 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.473 ACRES, MORE OR LESS.

EXHIBIT "A" continued

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION FOR: INGRESS/EGRESS & PUBLIC UTILITY EASEMENT

DESCRIPTION: (BY SURVEYOR)

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 751.82 FEET; THENCE NORTH 18°46'03" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 751.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461; THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 2.035 ACRES, MORE OR LESS.

THE FOREGOING EASEMENT AND ANY AND ALL RIGHTS GIVEN TO GRANTEE HEREUNDER ARE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT AT SUCH TIME AS THE ROAD IS CONSTRUCTED, AND COMPLETED AND THE EASEMENT AREA HAS BEEN DEDICATED OR CONVEYED TO AND ACCEPTED BY THE CITY OF ALACHUA.

INSTRUMENT # 2044556
3 PGS

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185379 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 676
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 4,536.00

Parcel ID Number: 03869-000-000 portion of

Special Warranty Deed

This Indenture, Made this 19th day of October, 2005 A.D., Between
First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, grantor, and
10.47, LLC, a Florida limited liability company

whose address is: 14110 NW 21st Lane, Gainesville, FL 32606

of the County of Alachua, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2006 and subsequent years.



2185379

Together with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida
limited liability company

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

By: James W. Shaw (Seal)
James W. Shaw, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

Darryl J. Tompkins
Printed Name: DARRYL J. TOMPKINS
Witness

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by
James W. Shaw, Manager of First Street Group, L.C., a Florida limited
liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.



Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Marlene Pendergast
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

EXHIBT "A"

DESCRIPTION PARCEL:

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNING SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEG.12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNING SUBDIVISION; THENCE SOUTH 87 DEG.14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN O.R. BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEG.30'23" EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEG.33'04" WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.45'52" WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.46'42" WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEG.58'39" WEST, CONTINUING ALONG SAID NORTH LINE, 1357.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72 DEG.58'39" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 720.65 FEET; THENCE NORTH 41 DEG.03'33" EAST, A DISTANCE OF 752.41 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72 DEG.02'33" EAST, 13.01 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEG.37'12", AN ARC DISTANCE OF 13.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71 DEG.13'57" EAST, A DISTANCE OF 549.27 FEET TO THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2929, PAGE 874; THENCE ALONG THE SAID NORTHWESTERLY LINE THE FOLLOWING 4 COURSES (1) SOUTH 18 DEG.46'03" WEST, A DISTANCE OF 292.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32 DEG.43'02" WEST, 241.07 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEG.53'58", AN ARC DISTANCE OF 243.47 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 46 DEG.40'02" WEST, A DISTANCE OF 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG.33'15" WEST, 89.12 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEG.13'33", AN ARC DISTANCE OF 89.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.598 ACRES, MORE OR LESS.

INSTRUMENT # 2185379
3 PGS

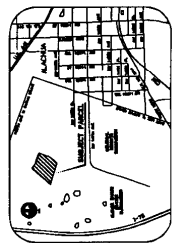
BOUNDARY SURVEY
OF A PORTION OF TAX PARCEL NO. 3869 LYING IN THE WILLIAM
GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

[illegible]

SUBJECT PARCEL
±10.590 ACRES (L)&(M)
(VACANT)

NAME	DATE	TIME	REPORT	REMARKS
1. J. J. J.	1965	11:00	11:00	11:00
2. J. J. J.	1965	11:00	11:00	11:00
3. J. J. J.	1965	11:00	11:00	11:00
4. J. J. J.	1965	11:00	11:00	11:00
5. J. J. J.	1965	11:00	11:00	11:00
6. J. J. J.	1965	11:00	11:00	11:00
7. J. J. J.	1965	11:00	11:00	11:00
8. J. J. J.	1965	11:00	11:00	11:00
9. J. J. J.	1965	11:00	11:00	11:00
10. J. J. J.	1965	11:00	11:00	11:00

SURVEYOR'S NOTES:

[illegible][illegible]

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185381 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 682
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 0.70

Parcel ID Number: 03869-000-000 portion of

Special Warranty Deed



This Indenture, Made this 19th day of October, 2005 A.D., Between
First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, grantor, and
10.47, LLC, a Florida limited liability company

whose address is: 14110 NW 21st Lane, Gainesville, FL 32606

of the County of Alachua, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2006 and subsequent years.

GRANTOR HEREBY RESERVES FOR ITSELF ITS SUCCESSORS AND/OR ASSIGNS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBIC UTILITIES OVER AND ACROSS THE PROPERTY DESCRIBED IN EXHIBIT "A". SAID EASEMENT SHALL AUTOMATICALLY TERMINATE UPON CONVEYANCE AND ACCEPTANCE OF THE PROPERTY DESCRIBED IN EXHIBIT "A", BY THE CITY OF ALACHUA AS A PUBLIC RIGHT OF WAY.

Together with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

Darryl J. Tompkins
Printed Name: DARRYL J. TOMPKINS
Witness

By: James W. Shaw, Manager (Seal)
P.O. Address: P.O. Box 1990, Alachua, FL 32616

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by
James W. Shaw, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.



Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Marlene Pendergast
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

EXHIBT "A"

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE EAST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, AND THE

POINT OF BEGINNING;

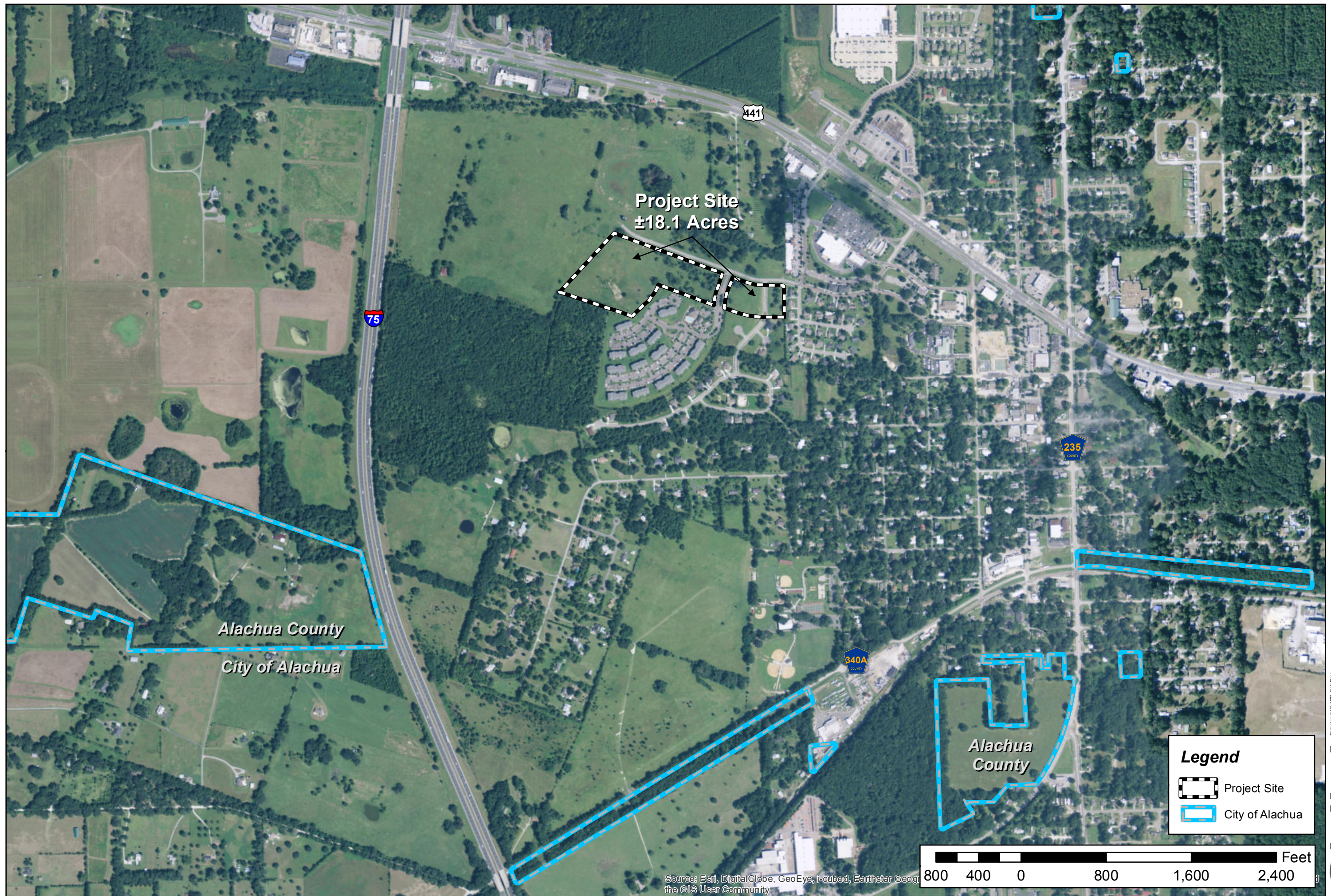
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 1301.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°02'33" WEST, 13.01 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°37'12", AN ARC DISTANCE OF 13.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 41°03'33" EAST, A DISTANCE OF 86.66 FEET; THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 1281.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461; THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE MOST WESTERLY BOUNDARY LINE OF THE CITY OF ALACHUA'S RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2844, PAGE 1121 OF SAID PUBLIC RECORDS (N.W. 151ST BOULEVARD), A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 3.04 ACRES, MORE OR LESS.

INSTRUMENT # 2185381
3 PGS

Map Set

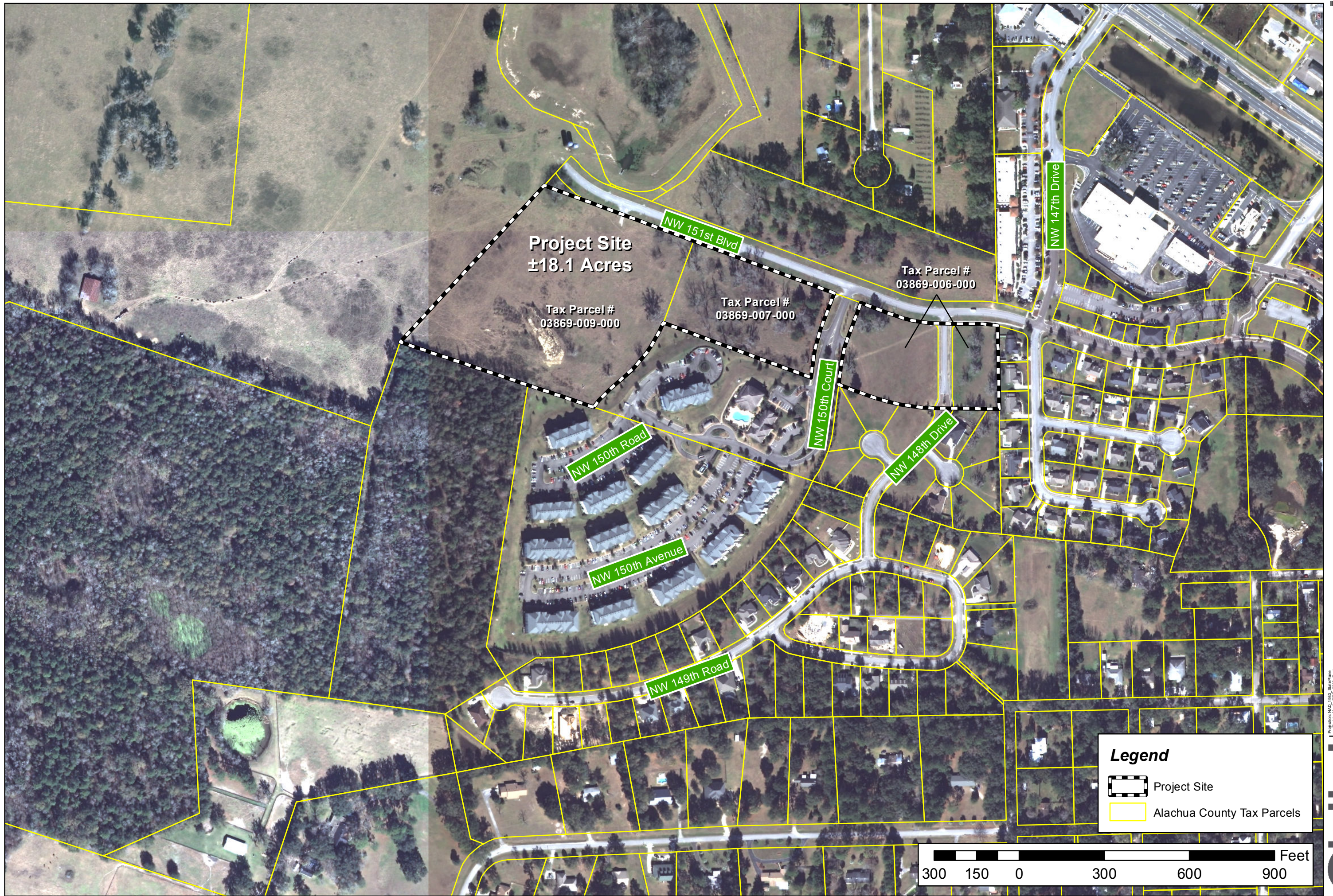
Rolling Oaks Rezoning Application



Rolling Oaks
Rezoning Application



Projection: NAD 1983, StatePlane
Florida North 17N Zone 1800 Feet
Datum: North American 1983
False Easting: 1568500.000000
False Northing: 1000000.000000
Central Meridian: -84.000000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.000000
Latitude of Origin: 28.000000
GCS: North_American_1983
Prepared by: Employee 415
Date: 4/29/2016



Project Site
±18.1 Acres

Tax Parcel #
03869-009-000

Tax Parcel #
03869-007-000

Tax Parcel #
03869-006-000

NW 151st Blvd

NW 147th Drive

NW 150th Road

NW 150th Court

NW 148th Drive

NW 150th Avenue

NW 149th Road

Legend



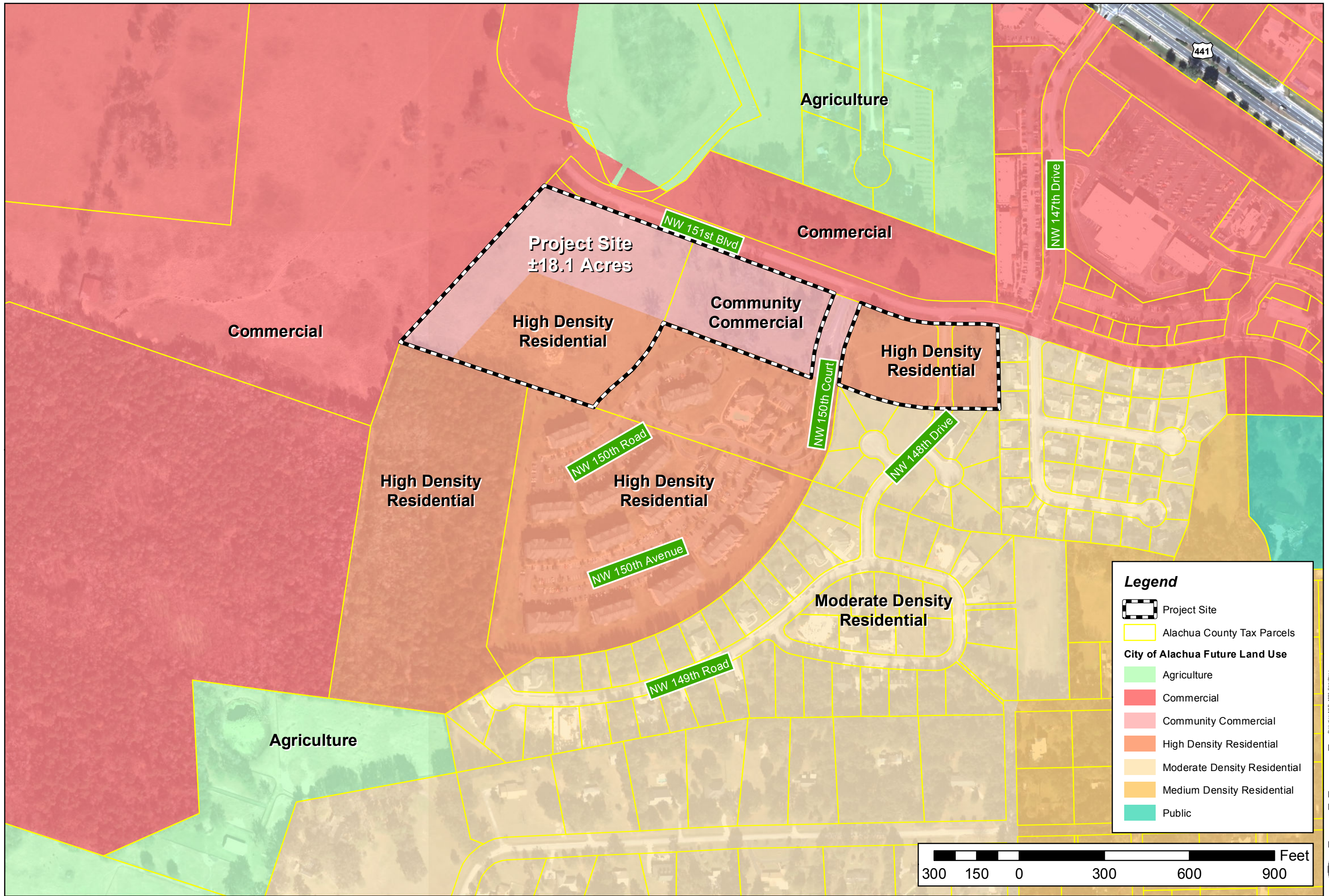
Project Site



Alachua County Tax Parcels

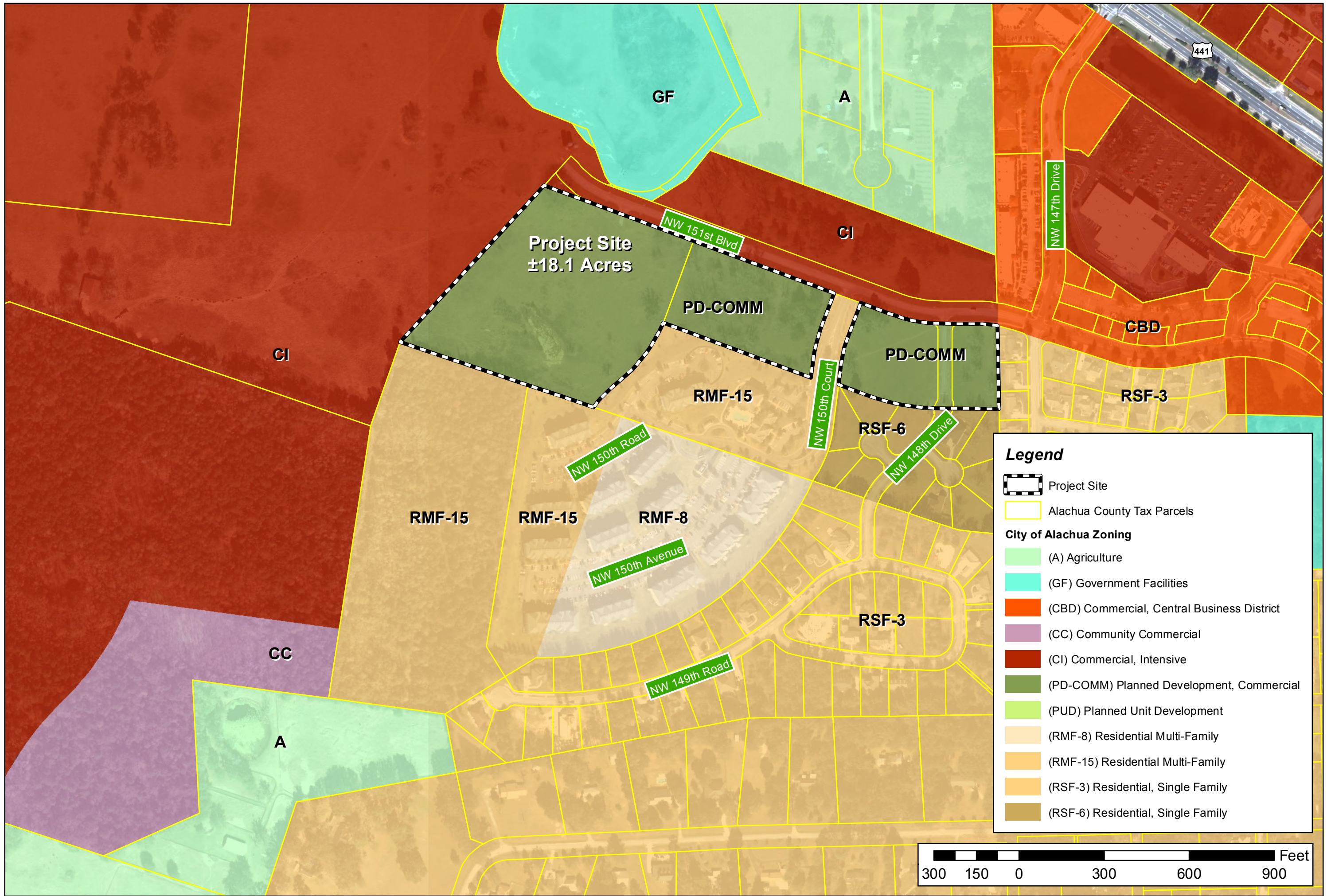
300 150 0 300 600 900 Feet

**Rolling Oaks
Rezoning Application**



Projection: NAD_1983_StatePlane_Florida_North_Arrow
Datum: North_Arrow
Units: Feet
Scale: 1:25000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.583333
False Easting: 1568500.000000
False Northing: 1568500.000000
Datum Shift: 0.000000
Units of Origin: 20.000000
GCS: North_American_1983
Prepared by: Employee 415
Date: 6/27/2016

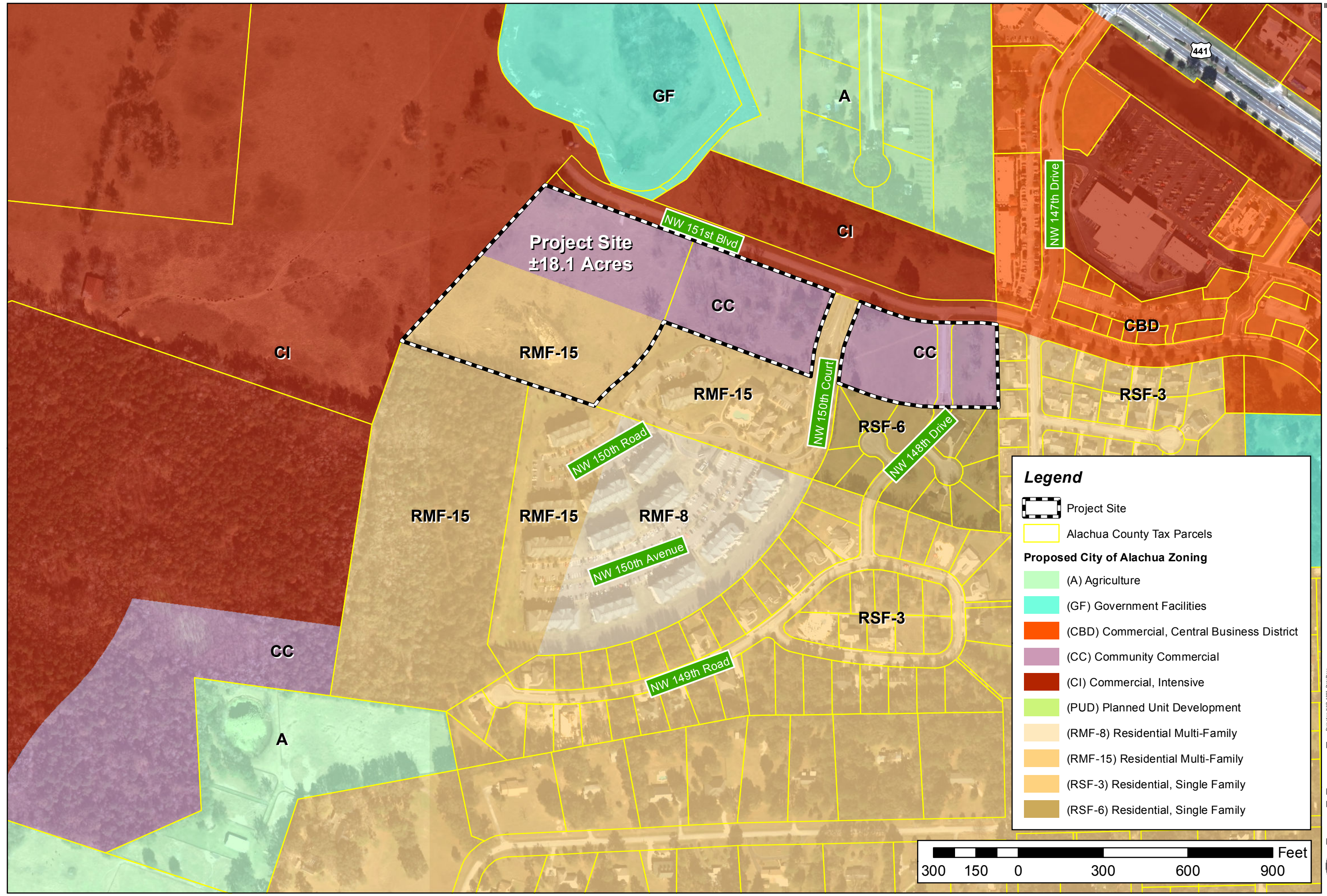
Rolling Oaks
Rezoning Application



Projection: NAD 1983, StatePlane
Florida North Zone, 5003 Feet
Datum: North American 1983
False Easting: 1000000.000000
Central Meridian: -84.000000
Standard Parallel 1: 29.533333
Standard Parallel 2: 20.000000
Latitude of Origin: 20.000000
GCS: North_American_1983
Prepared by: Employee 415
Date: 4/29/2016

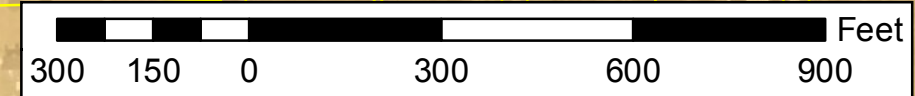


Rolling Oaks
Rezoning Application



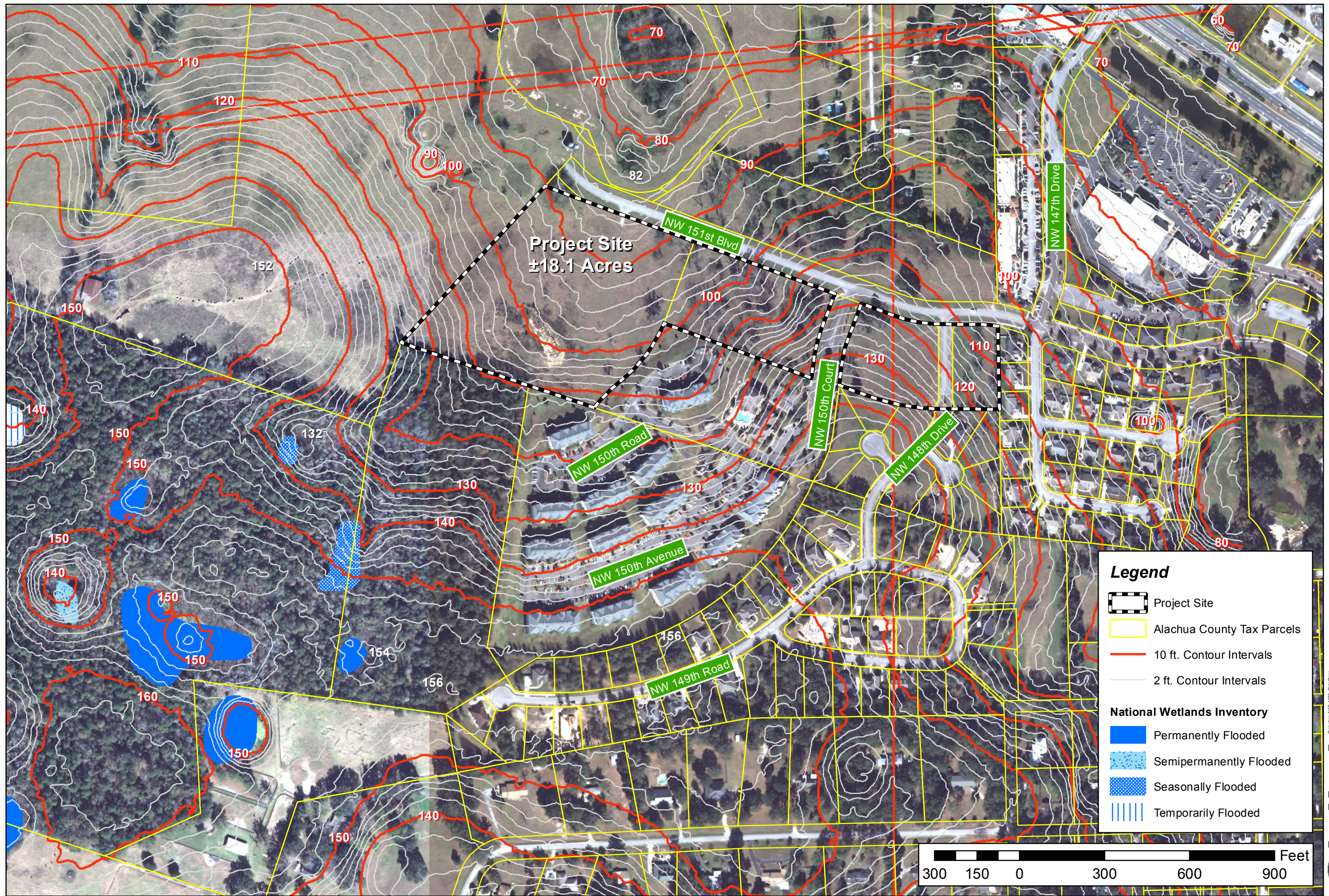
Legend

- Project Site
- Alachua County Tax Parcels
- Proposed City of Alachua Zoning**
- (A) Agriculture
- (GF) Government Facilities
- (CBD) Commercial, Central Business District
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (PUD) Planned Unit Development
- (RMF-8) Residential Multi-Family
- (RMF-15) Residential Multi-Family
- (RSF-3) Residential, Single Family
- (RSF-6) Residential, Single Family



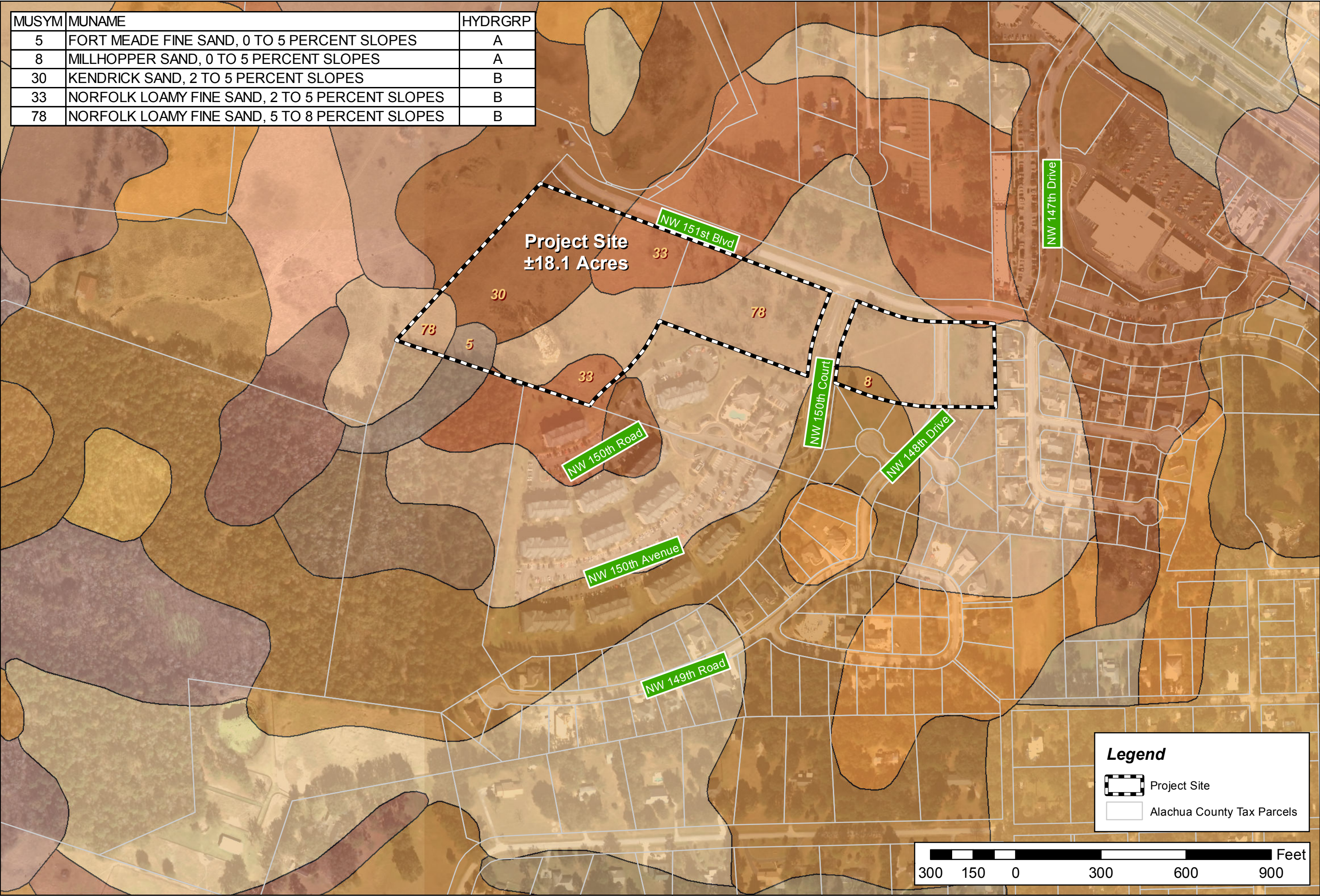
Projection: NAD 1983, StatePlane
Florida North Zone, 5000 Feet
Datum: North American 1983
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False Northing: 0.000000
Central Meridian: -84.000000
Standard Parallel 1: 29.533333
Standard Parallel 2: 29.000000
Latitude of Origin: 28.000000
GCS: North_American_1983
Created by: Employee 415
Date: 4/29/2016

Rolling Oaks
Rezoning Application



Projection: NAD 1983, StatePlane
Florida, North, FIPS 3100, Feet
Datum: North American 1983
False Easting: 1568500.000000
False Northing: 1568500.000000
Central Meridian: -84.000000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.000000
Latitude of Origin: 29.000000
GCS: North_American_1983
Prepared by: Employee 415
Date: 4/29/2016

MUSYM	MUNAME	HYDRGRP
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	A
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	A
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	B
33	NORFOLK LOAMY FINE SAND, 2 TO 5 PERCENT SLOPES	B
78	NORFOLK LOAMY FINE SAND, 5 TO 8 PERCENT SLOPES	B



Rolling Oaks
Rezoning Application



Projection: NAD 1983, StatePlane
Florida North 3000 Feet
False Easting: 1985000.000000
False Northing: 1985000.000000
Central Meridian: -84.000000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.000000
Latitude of Origin: 29.000000
GCS: North_American_1983
Prepared by: Employee 415
Date: 4/29/2016