

# **FIRST STREET GROUP, L.C.**

**Post Office Box 1990  
Alachua, Florida 32616**

**Phone: (386) 418-1000**

**Fax: (386) 418-1079**

June 28, 2016

City of Alachua  
Attn: Ms. Traci Gresham, City Manager  
15100 NW 152<sup>nd</sup> Terrace  
Alachua, FL 32615

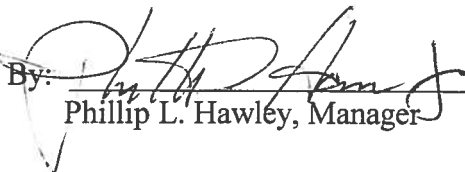
**RE: CITY OF ALACHUA / VACATION OF NW 158<sup>TH</sup> LANE / ORDINANCE 11 02**

Dear Ms. Gresham:

This letter shall authorize and direct the City of Alachua ("City") to convey the Southern portion of NW 158<sup>th</sup> Lane vacated by City Ordinance 11 02 that lies directly north of the First Street Group, L.C. northerly boundary line as described in EXHIBIT "A" and as generally depicted in EXHIBIT "B" attached hereto, to the owner(s) of Tax Parcel No. 03066-008-000 which lie directly across the former NW 158<sup>th</sup> Lane right of way from the Property.

Very truly yours,

FIRST STREET GROUP, L.C.,  
a Florida Limited Liability Company

By:   
Phillip L. Hawley, Manager

## EXHIBIT "A"

DATE: March 3, 2013

CLIENT: CITY OF ALACHUA

JOB NO. 12-0448

JOB DESCRIPTION: NW 158<sup>TH</sup> LANE-FIRST STREET GROUP TO PATEL

A PORTION OF NORTHWEST 158<sup>TH</sup> LANE, SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE; THENCE SOUTH 00°27'55" WEST, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT-OF- WAY); THENCE NORTH 88°37'15" WEST, ALONG SAID SOUTHERLY RIGHT-OF- WAY LINE, A DISTANCE OF 790.33 FEET TO THE EASTERLY RIGHT-OF WAY LINE OF INTERSTATE NO. 75 (300 FOOT RIGHT-OF-WAY); THENCE NORTH 04°11'43" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 344.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 158<sup>TH</sup> LANE; THENCE SOUTH 79°35'30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY DISTANCE OF 957.64 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2256, PAGE 2504 OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 79°35'30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 116.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2877.96 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 80°59'51" EAST, 141.23 FEET; THENCE SOUTHEASTERLY ALONG SAID ARC AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 2°48'43", AN ARC DISTANCE OF 141.25 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 07°35'47" EAST, A DISTANCE OF 33.00 FEET TO POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2844.96 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 80°59'51" WEST, 139.61 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°48'43", AN ARC DISTANCE OF 139.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°35'30" WEST, A DISTANCE OF 116.07 FEET; THENCE SOUTH 10°24'30" WEST, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 8,465 SQUARE FEET, MORE OR LESS.

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

# EXHIBIT "B"

## LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK  
R/W = RIGHT OF WAY  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
S.F. = SQUARE FEET

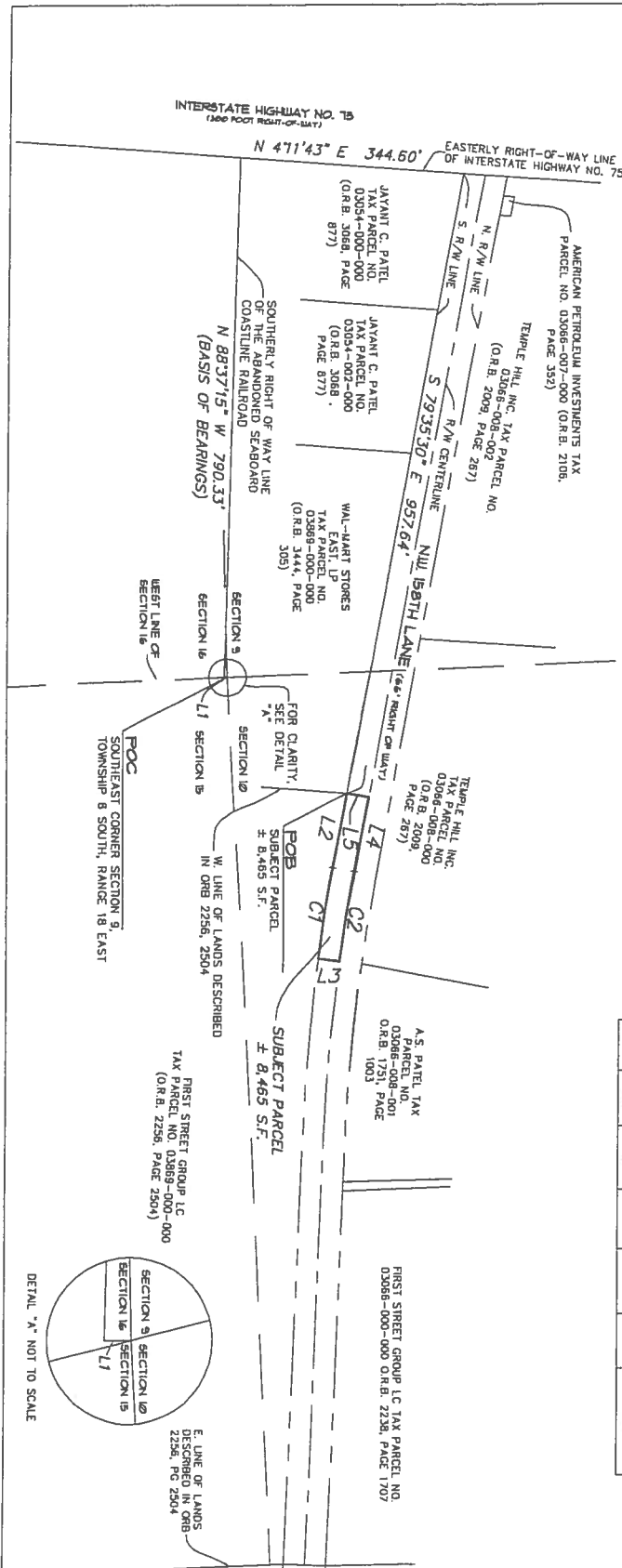
## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF NW 15<sup>TH</sup> LANE LOCATED  
IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA  
• SKETCH - NOT A BOUNDARY SURVEY •

## DESCRIPTION: (SEE ATTACHED)

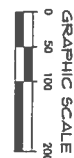
## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING  
OF N 88°37'15" W FOR THE SOUTHERLY RIGHT OF WAY  
LINE OF THE ABANDONED SEABOARD COASTLINE  
RAILROAD. SAID BEARING IS IDENTICAL TO PREVIOUS  
SURVEYS PREPARED BY ALACHUA COUNTY LAND  
SURVEYORS, INC.



CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	141.25'	2877.96'	248.43°	70.64'	141.23'
C2	139.63'	2844.96'	248.43°	69.83'	139.61'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 00°27'55\" W	3.76'
L2	S 78°35'30\" E	116.07'
L3	N 7°35'47\" E	33.00'
L4	N 78°35'30\" W	116.07'
L5	S 10°24'30\" W	33.00'



RECORDED  
JIT  
FILED  
N/A  
CHECKED BY:  
N/A  
FIELD BOOK & PAGE:  
N/A

SCALE  
1\" = 200'  
VERIFY SCALE  
SINCE THE HALF INCH  
ON ORIGINAL DRAWING  
IS NOT THE HALF INCH  
ON THIS COPY, THE  
SCALE IS APPROXIMATE.

CERTIFIED TO:  
CITY OF ALACHUA



Causseaux, Hewett, & Walpole, Inc.  
Engineering • Surveying • Planning  
Construction Engineering Inspection  
132 NW 76th Drive, Gainesville, Florida 32607  
Phone: (352) 331-1575 • Fax: (352) 331-0476 • www.chw-inc.com  
CA 5075

CHRISTOPHER ALLEN KOROSIC  
TAX PARCEL NO.  
03868-000-000 O.R.B. 2163,  
PAGE 29

This map prepared by:  
AARON H. HICKMAN  
Professional Surveyor & Mapper License No. 6791

1 OF 1



*Attorneys at Law*

200 West Forsyth Street, Suite 1300  
Jacksonville, Florida 32202  
Telephone 904.633.7979  
Facsimile 904.633.9026

Rosel R. Pine  
904.482.0464  
rpine@edcolaw.com

April 11, 2016

***Via FedEx Overnight Delivery***

Darryl J. Tompkins, Esquire  
14420 N.W. 151st Boulevard  
Alachua, Florida 32615

Re: Purchase Agreement between Wal-Mart Stores East, LP ("Wal-Mart") and  
First Street Group, L.C. ("Seller") dated September 15, 2004, as amended  
Alachua, Florida; Wal-Mart Store # 3873-00

Dear Darryl:

Enclosed is the disclaimer letter with respect to the vacated right of way of 158th Lane,  
executed by Wal-Mart.

Please feel free to contact me with any questions, thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rosel R. Pine", written in dark ink.

Rosel R. Pine

Enclosure



## Real Estate

Brian E. Hooper  
Vice President  
2001 S.E. 10<sup>th</sup> Street  
Bentonville, AR 72716-5570

April \_\_\_, 2016

City of Alachua  
Attn: Traci Gresham, City Manager  
15100 N.W. 152nd Terrace  
Alachua, Florida 32615

**Re: 30.54 acres at the SE quadrant of U.S. Highway 441 and I-75, City of Alachua, Alachua County, Florida; Tax Parcel ID No. 03869-013-000 ("Property")**  
**Walmart Store # 3873-00**

Dear Ms. Gresham:

This letter shall authorize and direct the City of Alachua ("City") to convey the portion of N.W. 158th Lane vacated by City Ordinance 11 02 that lies directly north of the original northerly boundary line of the Property, as described in Exhibit A and as generally depicted in Exhibit B attached hereto, to the owner(s) of Tax Parcel Nos. 03066-008-000 and 30366-008-002, which lie directly across the former N.W. 158th Lane right of way from the Property.

If you have any questions or comments, please do not hesitate to contact Jennifer Latimer, Senior Director of Real Estate, at 813-842-2008.

Sincerely,

**WAL-MART STORES EAST, LP,**  
a Delaware limited partnership

By: WSE MANAGEMENT, LLC,  
a Delaware limited liability company,  
its general partner

By: \_\_\_\_\_

  
Brian E. Hooper  
Vice President

cc: Amber Graham, Esq.  
Rosel Pine, Esq.  
Darryl Tompkins, Esq.

**Exhibit A**

Legal Description of the Property

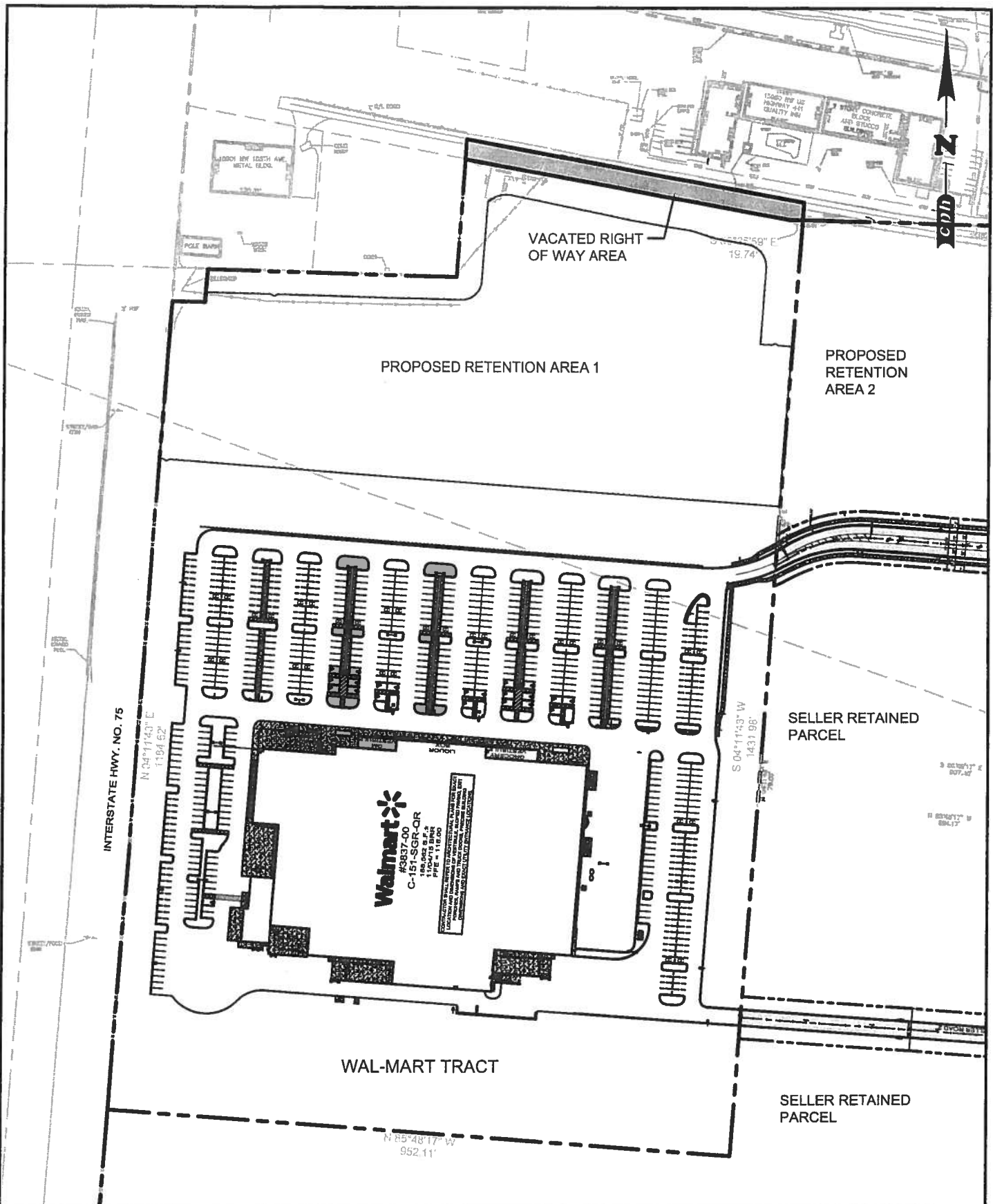
A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 10, 15, AND 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND THE WILLIAM GARVIN GRANT, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.00°51'49"E., A DISTANCE OF 3.91 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N.88°37'47"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 790.35 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.04°30'53"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 49.91 FEET; THENCE RUN S.88°32'46"E., A DISTANCE OF 49.98 FEET; THENCE RUN N.04°58'37"E., A DISTANCE OF 50.15 FEET TO THE CENTERLINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE RUN S.88°36'33"E., ALONG SAID CENTERLINE, A DISTANCE OF 379.41 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1620, PAGE 1020 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "A"; THENCE RUN N.04°14'21"E., A DISTANCE OF 179.48 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN S.79°38'59"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 505.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE RUN S.88°35'59"E., ALONG THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD, A DISTANCE OF 19.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S.04°11'43"W., A DISTANCE OF 1431.98 FEET; THENCE RUN N.85°48'17"W., FOR A DISTANCE OF 952.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY); THENCE RUN N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 1184.62 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

Depiction of the Subject ROW

[See attached site plan]



**cph**  
www.cphcorp.com

Plan Prepared By:  
**CPH, Inc.**  
Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Lndscp. Lic. No. LC0000298

Date: 4/1/16  
Job No. W13392  
Scale: NTS  
File: ROW

RIGHT OF WAY DEDICATION  
EXHIBIT

**Walmart\***

EXHIBIT  
A

5200 Belfort Rd., Suite 220 ~ Jacksonville, FL 32256 Ph: 904.332.0999

©2016

STORE NO. 3873-00, ALACHUA (SEC I-75 HWY 441), FLORIDA



This instrument prepared by or under the  
direction of and to be returned to:

Darryl J. Tompkins, P.A.  
P.O. Box 519  
Alachua, Florida, 32616

Tax Parcel No: 03054-000-000

Section 9, Township 8 South, Range 18 East

### *EASEMENT*

THIS EASEMENT, made this 23 day of June, 2016, by JP & KP, LLC, a Florida Limited Liability Company, GRANTOR, whose mailing address is 11149 Coniston Way, Windermere, Florida 34786, and the City of Alachua, GRANTEE, whose post office address is PO Box 9, Alachua, Florida 32616.

### *WITNESSETH:*

That the said GRANTOR, pursuant to and in accordance with Section 38-32 of the City of Alachua Code and other good and valuable consideration, has given and granted, and by these presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual non-exclusive easement for the purpose of constructing, operating and maintaining municipal public utility facilities including, but not limited to, electric, water, wastewater, reclaimed water utility facilities and related appurtenances over, under, upon and through the following described property in Alachua County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

**This easement shall be limited to underground utilities only except for surface support facilities such as those described on page two of this easement. No overhead utilities shall be permitted.**

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate and remove said facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said

facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR assumes all risk of loss to any object placed in the easement area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed on the day and year aforesaid.

Signed and delivered  
in our presence as witnesses:

JP & KP, LLC, a Florida Limited  
Liability Company

Jamelisse Pacheco  
Witness Signature

By: [Signature]  
Jayant C. Patel, Manager

Print Name: Jamelisse Pacheco

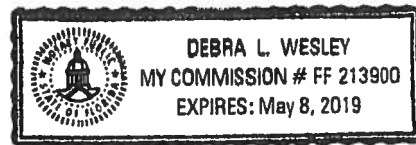
[Signature]  
Witness Signature

Print Name: Viviana Osorio-Velez

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23 day of June 2016, 2016, by Jayant C. Patel, as Manager of JP & KP, LLC, a Florida limited liability company, who is personally known to me or produced FIDL as identification.


[Signature]  
Signature of Notary  
Print Name: Debra L. Wesley  
Notary Public, State of Florida  
My Commission Expires: May 8/2019




IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed on the day and year aforesaid.


*Signed and delivered  
in our presence as witnesses:*

JP & KP, LLC, a Florida Limited  
Liability Company

  
\_\_\_\_\_  
Witness Signature

By:   
\_\_\_\_\_  
Kusum Patel, Manager

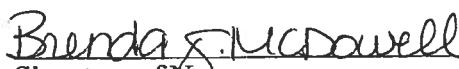
Print Name: Cassandre Gellinger

  
\_\_\_\_\_  
Witness Signature

Print Name: Brenda J. McDowell

STATE OF Florida  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June,  
2016, by Kusum Patel as Manager of JP & KP, LLC, a Florida limited liability company, who is  
personally known to me or produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Signature of Notary  
Print Name: Brenda J. McDowell  
Notary Public, State of Florida  
My Commission Expires: 8/5/16



**EXHIBIT "A"**

**DATE: 5/16/2016**

**CLIENT: City of Alachua**

**PROJECT NO: 15-0464.02**

**DESCRIPTION FOR: JP & KP Easement**

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN AT THE SOUTHWEST CORNER OF PARCEL 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4179, PAGE 320 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT LYING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 75, HAVING A 300 FOOT WIDE RIGHT-OF-WAY; THENCE NORTH 04°27'31" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 277.25 FEET TO AN INTERSECTION WITH THE CENTERLINE OF NORTHWEST 158TH LANE, HAVING A 60 FOOT WIDE RIGHT-OF-WAY LINE; THENCE SOUTH 79°23'11" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 15.09 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 04°27'31" WEST, A DISTANCE OF 244.86 FEET; THENCE SOUTH 88°22'05" EAST, A DISTANCE OF 45.93 FEET; THENCE SOUTH 43°22'05" EAST, A DISTANCE OF 42.43 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFOREMENTIONED LANDS DESCRIBED AS PARCEL 1; THENCE NORTH 88°22'05" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 92.43 FEET TO THE **POINT-OF-BEGINNING**.**

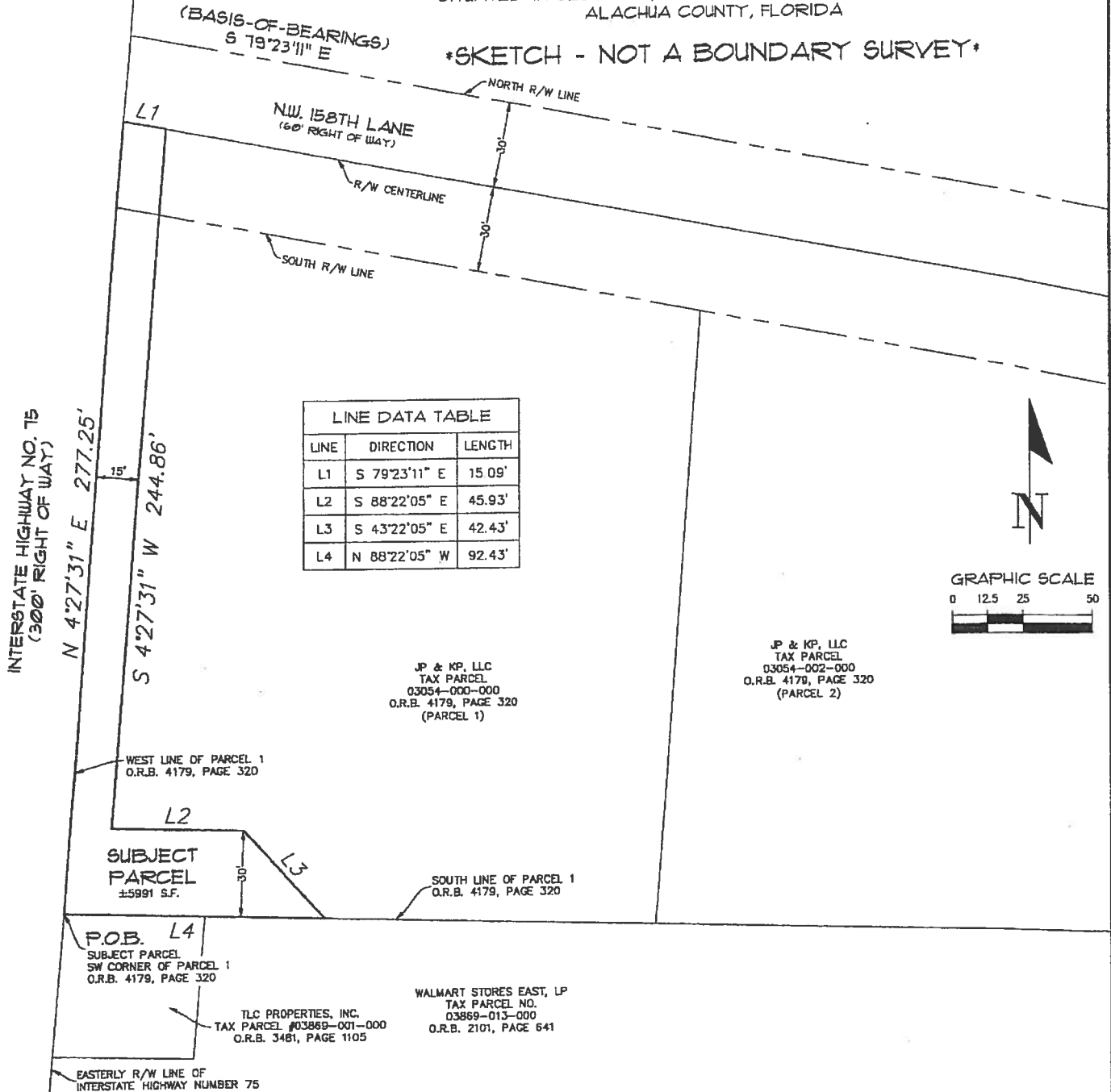
THE ABOVE DESCRIBED PARCEL CONTAINS 5,991 SQUARE FEET, MORE OR LESS.

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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA

\*SKETCH - NOT A BOUNDARY SURVEY\*



## LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK  
S.F. = SQUARE FEET  
P.O.B. = POINT OF BEGINNING  
R/W = RIGHT OF WAY

## SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON  
A VALUE OF S 79°23'11" E FOR THE RIGHT-OF-WAY  
CENTER LINE OF NW 158TH LANE.

## DESCRIPTION:

(SEE ATTACHED)

1 OF 1

This map prepared by:

AARON H. HICKMAN

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. 6791

DATE:

5/16/2016

TECHNICIAN

CS

CHECKED BY:

AHH

PROJECT NUMBER

15-0464.02

SCALE 1" = 50'

VERIFY SCALE

BAR IS ONE HALF INCH

ON ORIGINAL DRAWING

IF NOT ONE HALF INCH

ON THIS SHEET, ADJUST

SCALE ACCORDINGLY

**CHW**  
Professional Consultants

132 NW 70th Drive  
Gainesville, Florida 32607  
(252) 231-1976 / (352) 331-9476  
www.chw-inc.com

FLORIDA  
L.B. 5075



*Attorneys at Law*

200 West Forsyth Street, Suite 1300  
Jacksonville, Florida 32202  
Telephone 904.633.7979  
Facsimile 904.633.9026

Rosel R. Pine  
904.482.0464  
rpine@edcolaw.com

August 31, 2016

***Via FedEx Overnight Delivery***

Darryl J. Tompkins, Esquire  
14420 N.W. 151st Boulevard  
Alachua, Florida 32615

Re: Purchase Agreement between Wal-Mart Stores East, LP ("Wal-Mart") and  
First Street Group, L.C. ("Seller") dated September 15, 2004, as amended  
Alachua, Florida; Wal-Mart Store # 3873-00

Dear Darryl:

Enclosed is the utility Easement in favor of the City of Alachua which has been executed  
by Wal-Mart.

Please feel free to contact me with any questions, thank you.

Sincerely,



Rosel R. Pine

Enclosure



This instrument prepared by or under the  
direction of and to be returned to:

Darryl J. Tompkins, P.A.  
P.O. Box 519  
Alachua, Florida, 32616

Tax Parcel No: 03869-013-000

Section 9, Township 8 South, Range 18 East

---

*EASEMENT*

THIS EASEMENT, made this 19th day of July, 2016, by  
Wal-Mart Stores East, LP, a Delaware Limited partnership, GRANTOR, whose mailing address is  
2001 S.E. Tenth Street, Bentonville, Arkansas 72716-5560, and the City of Alachua, GRANTEE,  
whose post office address is PO Box 9, Alachua, Florida 32616.

*WITNESSETH:*

That the said GRANTOR, pursuant to and in accordance with Section 38-32 of the City of  
Alachua Code and other good and valuable consideration, has given and granted, and by these  
presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual non-  
exclusive easement for the purpose of constructing, operating and maintaining municipal public  
utility facilities including, but not limited to, electric, water, wastewater, reclaimed water utility  
facilities and related appurtenances over, under, upon and through the following described property  
in Alachua County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

**This Easement shall be limited to underground utilities only except for surface support  
facilities such as those described on page two of this Easement. No overhead utilities shall be  
permitted.**

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right  
to construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate and remove  
said facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the  
right to upgrade the quantity and type of facilities; (d) the right to clear the Easement Area and  
keep it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of  
GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance  
of said facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth



on GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement Area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement Area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR assumes all risk of loss to any object placed in the Easement Area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this Easement. GRANTOR shall not utilize or permit to be utilized the Easement Area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this Easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.



**Addendum to Easement  
by and between  
Wal-Mart Stores East, LP, a Delaware limited partnership ("Grantor")  
and  
City of Alachua, Florida ("Grantee")**

Notwithstanding anything to the contrary in the attached document:

Grantee agrees to use due care in any use of the Easement herein granted and in the construction, installation, repair, replacement and maintenance of Grantee's improvements in the Easement Area as provided for herein so as not to unreasonably disturb Grantor's use of its property. Grantee agrees to return the Easement Area to its condition which existed prior to the installation of any of its improvements in the Easement Area, including but not limited to the replacement of any sod and landscaping that existed within the Easement Area prior to such installation.

The Easement granted hereunder is a permanent easement and will continue in full force and effect so long as the easement is used by the Grantee, its successors and assigns.

Grantee shall secure, maintain and comply with all required licenses, permits and certificates relating to, or otherwise necessary or appropriate for, the construction, installation, repair, replacement and maintenance of either Grantee's improvements or the Easement Area as provided for herein. In exercising any rights and privileges under this Easement, Grantee shall comply fully with any and all applicable federal, state and local laws, rules, regulations, statutes, codes, orders, ordinances, permits, authorizations, approvals or other requirements including, but not limited to, those governing the prevention, abatement and elimination of pollution and/or protection of the environment, the employment of its workers, and those relating to storm water discharges or the control of erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C. § 1251 *et seq.*, and the Storm Water General Permit for Discharges Associated with Construction Activities.

EXHIBIT "A"  
Page 1 of 2

**DATE:** 11/02/2015

**PROJECT NO:** 15-0464

**DESCRIPTION FOR:** City of Alachua Water Line Easement – Wal-Mart Parcel

A PORTION OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2101, PAGE 641, LOCATED IN SECTIONS 9 AND 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 00°27'55" WEST, A DISTANCE OF 3.76 FEET, ALONG THE EAST LINE OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD; THENCE NORTH 88°38'19" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 790.28 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 75 (300-FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 04°11'43" EAST, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 99.86 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4179, PAGE 320 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 88°37'53" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 1 AND THE CENTERLINE OF SAID ABANDONED RAILROAD, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3481, PAGE 1105 OF THE SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°37'53" EAST, ALONG SOUTH LINE OF SAID PARCEL 1 AND THE SOUTH LINE OF LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 4179, PAGE 320 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 380.37 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 04°13'23" EAST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 179.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NW 158TH LANE (60-FOOT WIDE RIGHT-OF-WAY) AS MONUMENTED; THENCE SOUTH 79°38'59" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 30.17 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 04°13'23" WEST, A DISTANCE OF 204.81 FEET; THENCE NORTH 88°37'53" WEST, A DISTANCE OF 410.39 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3481, PAGE 1105; THENCE NORTH 04°11'43" EAST, ALONG SAID EAST LINE, A DISTANCE OF 30.07 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 17,625.96 SQUARE FEET, MORE OR LESS.

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

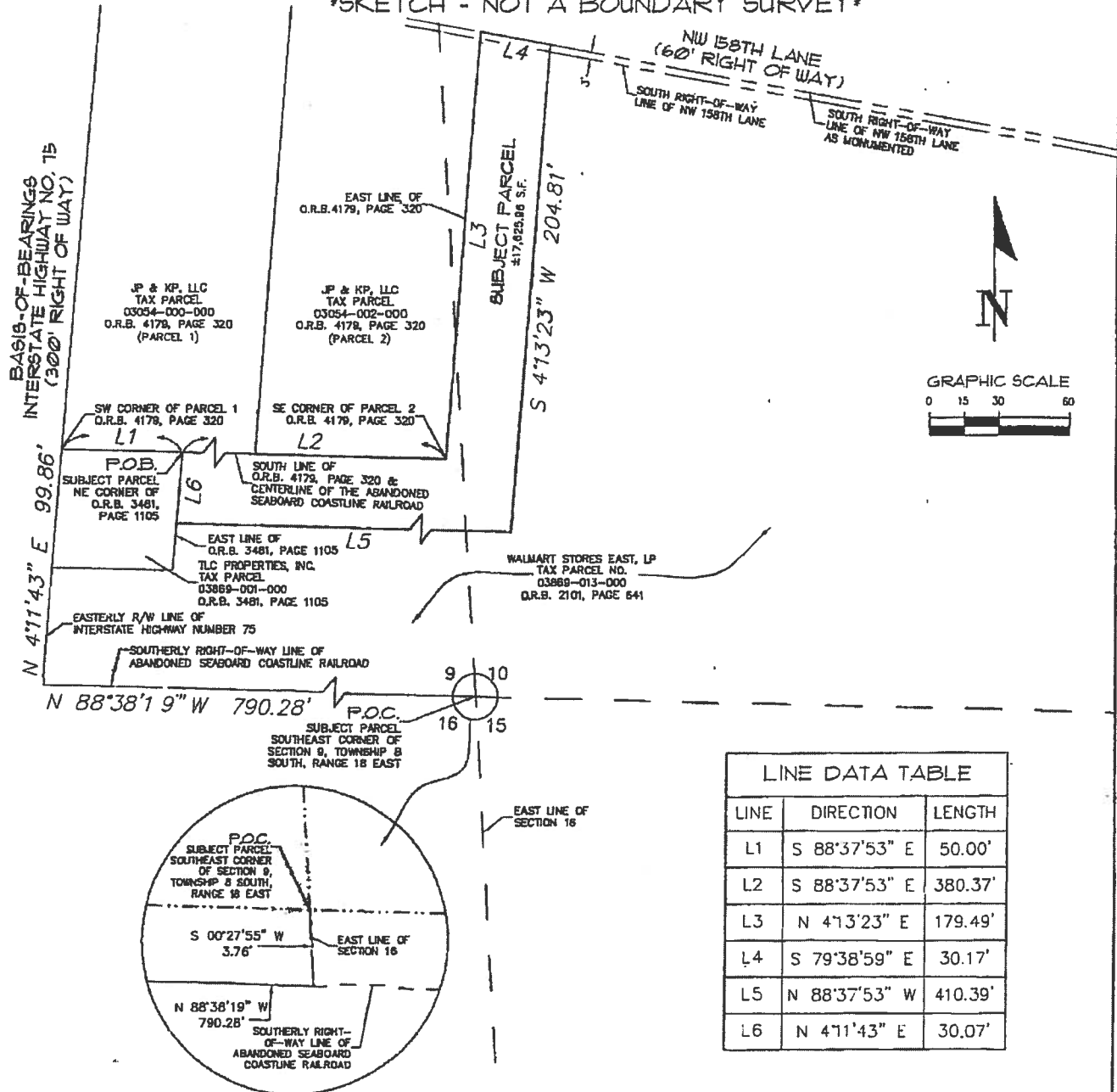
# EXHIBIT "A"

Page 2 of 2

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTIONS 9 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

\*SKETCH - NOT A BOUNDARY SURVEY\*



### 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:

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N 04°11'43" E FOR THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 75.

### DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

CITY OF ALACHUA

1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 5975

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

Professional Surveyor & Mapper File License No. 5791

DATE: 5/17/2016

TECHNICIAN: CS

CHECKED BY: AHM

PROJECT NUMBER: 15-0464

SCALE: 1" = 80'

VERIFY SCALE  
BY MEASURING HALF INCH  
ON ORIGINAL DRAWING  
OR BY MEASURING 1/2" ON THIS SHEET AGAINST  
SCALE ACCURACY.

**CHW**  
Professional Consultants

182 NW 78th Drive  
Gainesville, Florida 32607  
(352) 831-1976 / (352) 351-2478  
www.chw-inc.com  
est. 1959 FLORIDA  
LS-5678

#3

**RECORDING & TRANSFER REPORT**

**GRANTOR: CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY,  
FLORIDA**

**GRANTEE: TEMPLE HILL, INC., A FLORIDA CORPORATION**

<b>CONSIDERATION TRANSFER BASED ON</b>	<b>\$</b>
<b>NEW LENDER MORTGAGE</b>	<b>\$</b>
<b>PURCHASE MONEY MORTGAGE</b>	<b>\$</b>
<b>ASSUMED BALANCE</b>	<b>\$</b>
<b>S.H.I.P MORTGAGE</b>	<b>\$</b>

<div>CLERK OF COURT</div>			
	Record Deed		\$ 44.00
	Deed Documentary Stamps		\$ .70
		Total	\$ 44.70

*Prepared By & Return To:*  
*Darryl J. Tompkins, Esquire*  
*Darryl J. Tompkins, P.A.*  
*P.O. Box 519*  
*14420 NW 151st Blvd.*  
*Alachua, Florida 32616*

Grantee Parcel ID No.: 03066-008-000

## Quitclaim Deed

**This Quitclaim Deed, Made this \_\_\_\_\_ day of \_\_\_\_\_, 2016 between  
CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**

**of the County of Alachua State of Florida, Grantor, and  
TEMPLE HILL, INC., A FLORIDA CORPORATION**

whose post office address is: 11149 Coniston Way, Windemere, Florida 34786

of the County of Orange, State of Florida, Grantee.

**WITNESSETH**, that the GRANTORS, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained, and quitclaimed to the said GRANTEES and GRANTEES' 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.**

Together with all right, title and interest of the City of Alachua, in an undivided  $\frac{3}{4}$  interest in all phosphate, minerals and metals that are or may be in, on or under said land and an undivided  $\frac{1}{2}$  interest in all petroleum that is or may be in, on or under said land, with the privilege to mine and develop the same, which interest may have been automatically reserved under Section 270.11, Florida Statutes and which is hereby released.

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 2016 and subsequent years.

**Title to the lands described herein has not been examined by Darryl J. Tompkins, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quality of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared based solely upon information provided by grantor.)**

**This conveyance is for the portion of the vacated Northwest 158<sup>th</sup> Lane (formerly known as Old State Road No. 2) abutting the Grantee's property pursuant to City of Alachua Ordinance 11-02 as amended.**

**Grantor, City of Alachua, hereby reserves for itself, its successors and/or assigns a thirty foot wide Easement for Ingress/Egress and Public Utilities across the Northern thirty feet of the property described in Exhibit "A". This easement shall be limited to underground utilities only except for surface support facilities such as fire hydrants, manhole centers and pad mounted transformers. No overhead utilities shall be permitted. The Grantee its successors and/or assigns may request relocation of the above described thirty foot Easement from the City of Alachua and the Applicant will be required to bare all costs for providing a new Easement and the cost to relocate any infrastructure within said Easement all subject to approval by the City of Alachua.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

**IN WITNESS WHEREOF**, the grantors have hereunto set his hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:                      City of Alachua, a municipality within Alachua County, Florida

\_\_\_\_\_  
Printed Name: \_\_\_\_\_                      By: \_\_\_\_\_  
   Gib Coerper, Mayor

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Gib Coerper, Mayor of City of Alachua, a municipality within Alachua County, Florida, on behalf of said municipality, who is personally known to me or who has produced a Florida Driver’s License as identification.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
NOTARY PUBLIC-STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_



Approval of Quitclaim Deed between City of Alachua and Temple Hill, Inc.

At a meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
the Alachua City Commission authorized the execution of  
this instrument of conveyance and authorized the  
Mayor to execute this acknowledgment.

\_\_\_\_\_  
Gib Coerper, Mayor Alachua City Commission

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Attest:

\_\_\_\_\_  
Traci Gresham, City Manager/City Clerk

Approved as to form:

By: \_\_\_\_\_  
Marian B. Rush, City Attorney

EXHIBIT "A"



*Focused on Excellence  
Delivered with Integrity*

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**LEGAL DESCRIPTION**

---

**DATE:** January 21, 2013

**CLIENT:** CITY OF ALACHUA

**JOB NO.** 12-0448

**JOB DESCRIPTION:** NW 158<sup>TH</sup> LANE –Temple Hill, Inc.

A PORTION OF NORTHWEST 158<sup>TH</sup> LANE, SITUATED IN SECTIONS 9 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE; THENCE SOUTH 00°27'55" WEST, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT-OF-WAY); THENCE NORTH 88°37'15" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 790.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (300 FOOT RIGHT-OF-WAY); THENCE NORTH 04°11'43" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 344.60 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID NORTHWEST 158<sup>TH</sup> LANE; THENCE SOUTH 79°35'30" EAST, DISTANCE OF 432.61 FEET TO AN INTERSECTION WITH THE WEST OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3444, PAGE 305 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND BEING THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 79°35'30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 525.03 FEET TO THE EAST LINE OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 10°24'30" EAST, A DISTANCE OF 33.00 FEET; THENCE NORTH 79°35'30" WEST, A DISTANCE OF 525.03 FEET; THENCE SOUTH 10°24'30" WEST, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 17,326 SQUARE FEET, MORE OR LESS.

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF NW 15<sup>TH</sup> LANE LOCATED  
IN SECTIONS 9 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA  
\*SKETCH - NOT A BOUNDARY SURVEY\*

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK  
R/W = RIGHT OF WAY  
S.F. = SQUARE FEET  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT

DESCRIPTION: (SEE ATTACHED)

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 88°37'15" W FOR THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, SAID BEARING IS IDENTICAL TO PREVIOUS SURVEY'S PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC.

AMERICAN PETROLEUM INVESTMENTS  
TAX PARCEL NO. 03066-007-000  
(O.R.B. 2106, PAGE 352)

TEMPLE HILL INC. TAX PARCEL NO. 03066-008-002  
(O.R.B. 2009, PAGE 267)

EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75  
JAYANT C. PATEL TAX PARCEL NO. 03054-000-000  
(O.R.B. 3068, PAGE 877)

JAYANT C. PATEL TAX PARCEL NO. 03054-002-000  
(O.R.B. 3068, PAGE 877)

SUBJECT PARCEL ± 17,326 S.F.

WAL-MART STORES EAST, LP TAX PARCEL NO. 03869-000-000  
W. LINE OF (O.R.B. 3444, PAGE 305)  
LANDS DESCRIBED IN ORB 3444, PAGE 305  
POC SOUTHEAST CORNER SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBJECT PARCEL ± 17,326 S.F.  
TEMPLE HILL INC. TAX PARCEL NO. 03066-008-000  
(O.R.B. 2009, PAGE 267)

A.S. PATEL TAX PARCEL NO. 03066-008-001  
O.R.B. 1751, PAGE 1003

FIRST STREET GROUP LC TAX PARCEL NO. 03869-000-000  
(O.R.B. 2256, PAGE 2504)

NW 15<sup>TH</sup> LANE (66' RIGHT OF WAY)

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°27'55" W	3.76'
L2	S 79°35'30" E	525.03'
L3	N 10°24'30" E	33.00'
L4	N 79°35'30" W	525.03'
L5	S 10°24'30" W	33.00'



TECHNICIAN: JTT  
CREW CHIEF: N/A  
CHECKED BY: AHH  
FIELD BOOK & PAGE: N/A

CERTIFIED TO:  
CITY OF ALACHUA  
WAL-MART STORES EAST, LP

SCALE: 1" = 150'  
VORRY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING  
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

Causeaux, Hewett, & Walpole, Inc.  
Engineering • Surveying • Planning  
Construction Engineering Inspection  
132 NW 78th Drive, Gainesville, Florida 32607  
Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-inc.com  
CA-5076

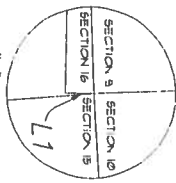
SURVEY DATE: 01/18/2013  
REVISION DATE: N/A  
PROJECT NUMBER: 12-0448

AARON H. HICKMAN 3/4/13

Professional Surveyor & Mapper Fla. License No. 6791

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

WEST LINE OF SECTION 16  
SECTION 9  
SECTION 10  
SECTION 15  
SECTION 16  
DETAIL "A" NOT TO SCALE



#4

**RECORDING & TRANSFER REPORT**

**GRANTOR: CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**

**GRANTEE: TEMPLE HILL, INC., A FLORIDA CORPORATION**

<b>CONSIDERATION TRANSFER BASED ON</b>	<b>\$</b>
<b>NEW LENDER MORTGAGE</b>	<b>\$</b>
<b>PURCHASE MONEY MORTGAGE</b>	<b>\$</b>
<b>ASSUMED BALANCE</b>	<b>\$</b>
<b>S.H.I.P MORTGAGE</b>	<b>\$</b>

<div>_____CLERK OF COURT</div>			
	Record Deed		\$ 44.00
	Deed Documentary Stamps		\$ .70
		Total	\$ 44.70

*Prepared By & Return To:*  
*Darryl J. Tompkins, Esquire*  
*Darryl J. Tompkins, P.A.*  
*P.O. Box 519*  
*14420 NW 151st Blvd.*  
*Alachua, Florida 32616*

Grantee Parcel ID No.: 03869-013-000

## Quitclaim Deed

**This Quitclaim Deed, Made this \_\_\_\_\_ day of \_\_\_\_\_, 2016 between  
CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**

**of the County of Alachua State of Florida, Grantor, and  
TEMPLE HILL, INC., A FLORIDA CORPORATION**

whose post office address is: 11149 Coniston Way, Windemere, Florida 34786

of the County of Orange, State of Florida, Grantee.

**WITNESSETH**, that the GRANTORS, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained, and quitclaimed to the said GRANTEES and GRANTEES' 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.**

Together with all right, title and interest of the City of Alachua, in an undivided  $\frac{3}{4}$  interest in all phosphate, minerals and metals that are or may be in, on or under said land and an undivided  $\frac{1}{2}$  interest in all petroleum that is or may be in, on or under said land, with the privilege to mine and develop the same, which interest may have been automatically reserved under Section 270.11, Florida Statutes and which is hereby released.

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 2016 and subsequent years.

**Title to the lands described herein has not been examined by Darryl J. Tompkins, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quality of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared based solely upon information provided by grantor.)**

**This conveyance is for the portion of the vacated Northwest 158<sup>th</sup> Lane (formerly known as Old State Road No. 2) abutting the Grantee's property pursuant to City of Alachua Ordinance 11-02 as amended.**

**Grantor, City of Alachua, hereby reserves for itself, its successors and/or assigns a thirty foot wide Easement for Ingress/Egress and Public Utilities across the Northern thirty feet of the property described in Exhibit "A". This easement shall be limited to underground utilities only except for surface support facilities such as fire hydrants, manhole centers and pad mounted transformers. No overhead utilities shall be permitted. The Grantee its successors and/or assigns may request relocation of the above described thirty foot Easement from the City of Alachua and the Applicant will be required to bare all costs for providing a new Easement and the cost to relocate any infrastructure within said Easement all subject to approval by the City of Alachua.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

**IN WITNESS WHEREOF**, the grantors have hereunto set his hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:                      City of Alachua, a municipality within Alachua County, Florida

\_\_\_\_\_  
Printed Name: \_\_\_\_\_                      By: \_\_\_\_\_  
   Gib Coerper, Mayor

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Gib Coerper, Mayor of City of Alachua, a municipality within Alachua County, Florida, on behalf of said municipality, who is personally known to me or who has produced a Florida Driver’s License as identification.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
NOTARY PUBLIC-STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_

Approval of Quitclaim Deed between City of Alachua and Temple Hill, Inc.

At a meeting on the \_\_\_\_ day of \_\_\_\_\_, 2016,  
the Alachua City Commission authorized the execution of  
this instrument of conveyance and authorized the  
Mayor to execute this acknowledgment.

\_\_\_\_\_  
Gib Coerper, Mayor Alachua City Commission

Executed this \_\_\_\_ day of \_\_\_\_\_, 2016

Attest:

\_\_\_\_\_  
Traci Gresham, City Manager/City Clerk

Approved as to form:

By: \_\_\_\_\_  
Marian B. Rush, City Attorney

## EXHIBIT "A"



*Focused on Excellence  
Delivered with Integrity*

### LEGAL DESCRIPTION

DATE: March 3, 2013

CLIENT: CITY OF ALACHUA

JOB NO. 12-0448

JOB DESCRIPTION: NW 158<sup>TH</sup> LANE-FIRST STREET GROUP TO PATEL

A PORTION OF NORTHWEST 158<sup>TH</sup> LANE, SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE; THENCE SOUTH 00°27'55" WEST, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT-OF- WAY); THENCE NORTH 88°37'15" WEST, ALONG SAID SOUTHERLY RIGHT-OF- WAY LINE, A DISTANCE OF 790.33 FEET TO THE EASTERLY RIGHT-OF WAY LINE OF INTERSTATE NO. 75 (300 FOOT RIGHT-OF-WAY); THENCE NORTH 04°11'43" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 344.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 158<sup>TH</sup> LANE; THENCE SOUTH 79°35'30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY DISTANCE OF 957.64 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2256, PAGE 2504 OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 79°35'30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 116.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2877.96 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 80°59'51" EAST, 141.23 FEET; THENCE SOUTHEASTERLY ALONG SAID ARC AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 2°48'43", AN ARC DISTANCE OF 141.25 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 07°35'47" EAST, A DISTANCE OF 33.00 FEET TO POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2844.96 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 80°59'51" WEST, 139.61 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°48'43", AN ARC DISTANCE OF 139.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°35'30" WEST, A DISTANCE OF 116.07 FEET; THENCE SOUTH 10°24'30" WEST, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 8,465 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON THE MAP  
ATTACHED HEREWITH AND  
MADE A PART HEREOF.



LEGEND:

- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- S.F. = SQUARE FEET

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF NW 15<sup>TH</sup> LANE LOCATED  
IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA  
\*SKETCH - NOT A BOUNDARY SURVEY\*

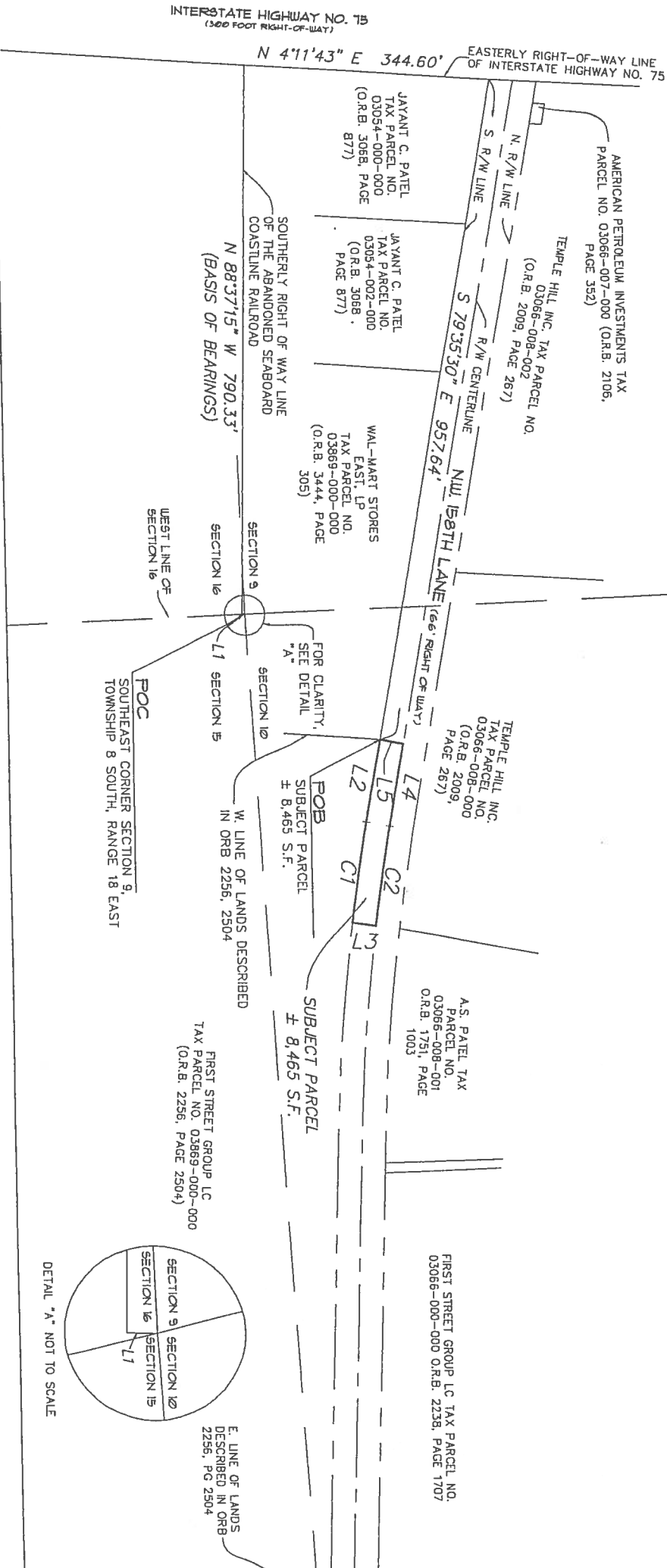
DESCRIPTION: (SEE ATTACHED)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 88°37'15" W FOR THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, SAID BEARING IS IDENTICAL TO PREVIOUS SURVEY'S PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC.

LINE DATA TABLE			
LINE	DIRECTION	LENGTH	
L1	S 00°27'55" W	3.76'	
L2	S 79°35'30" E	116.07'	
L3	N 7°35'47" E	33.00'	
L4	N 79°35'30" W	116.07'	
L5	S 10°24'30" W	33.00'	

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	141.25'	2877.96'	2°48'43"	70.64'	141.23'	S 80°59'51" E
C2	139.63'	2844.96'	2°48'43"	69.83'	139.61'	N 80°59'51" W



CHRISTOPHER ALLEN KOROSIC  
TAX PARCEL NO.  
03868-000-000 O.R.B. 2163,  
PAGE 29

This map prepared by:  
Certificate of Authorization No. L.B. 5075  
NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN 3/4/13  
  
Professional Surveyor & Mapper Fla. License No. 6791

SURVEY DATE:  
01/18/2013  
REVISION DATE:  
N/A  
PROJECT NUMBER:  
12-0448

TECHNICIAN:  
JTT  
CREW CHIEF:  
N/A  
CHECKED BY:  
AHH  
FIELD BOOK & PAGE:  
N/A

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

CERTIFIED TO:

CITY OF ALACHUA



Causseaux, Hewett, & Walpole, Inc.  
Engineering • Surveying • Planning  
Construction Engineering Inspection  
132 NW 78th Drive, Gainesville, Florida 32607  
Phone: (352) 331-9776 • Fax: (352) 331-2476 • www.chw-inc.com  
CA 5075

# 5

**RECORDING & TRANSFER REPORT**

**GRANTOR: CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**

**GRANTEE: FIRST STREET GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY**

<b>CONSIDERATION TRANSFER BASED ON</b>	<b>\$</b>
<b>NEW LENDER MORTGAGE</b>	<b>\$</b>
<b>PURCHASE MONEY MORTGAGE</b>	<b>\$</b>
<b>ASSUMED BALANCE</b>	<b>\$</b>
<b>S.H.I.P MORTGAGE</b>	<b>\$</b>

CLERK OF COURT			
	Record Deed		\$ 44.00
	Deed Documentary Stamps		\$ .70
	Total		\$ 44.70

Northside  
Deeds

*Prepared By & Return To:*  
*Darryl J. Tompkins, Esquire*  
*Darryl J. Tompkins, P.A.*  
*P.O. Box 519*  
*14420 NW 151st Blvd.*  
*Alachua, Florida 32616*

Grantee Parcel ID No.: 03066-000-000

## Quitclaim Deed

**This Quitclaim Deed, Made this \_\_\_\_\_ day of \_\_\_\_\_, 2016 between  
CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**

**of the County of Alachua State of Florida, Grantor, and  
FIRST STREET GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY**

whose post office address is: Post Office Box 1990, Alachua, Florida 32616

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

**WITNESSETH**, that the GRANTORS, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained, and quitclaimed to the said GRANTEES and GRANTEES' 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.**

Together with all right, title and interest of the City of Alachua, in an undivided  $\frac{3}{4}$  interest in all phosphate, minerals and metals that are or may be in, on or under said land and an undivided  $\frac{1}{2}$  interest in all petroleum that is or may be in, on or under said land, with the privilege to mine and develop the same, which interest may have been automatically reserved under Section 270.11, Florida Statutes and which is hereby released.

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 2016 and subsequent years.

**Title to the lands described herein has not been examined by Darryl J. Tompkins, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quality of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared based solely upon information provided by grantor.)**

**This conveyance is for the portion of the vacated Northwest 158<sup>th</sup> Lane (formerly known as Old State Road No. 2) abutting the Grantee's property pursuant to City of Alachua Ordinance 11-02 as amended.**

**Grantor, City of Alachua, hereby reserves for itself, its successors and/or assigns a thirty foot wide Easement for Ingress/Egress and Public Utilities across the Northern thirty feet of the South one-half of vacated NW 158<sup>th</sup> Lane, lying with the lands described in Exhibit "A"; Less and except from said Easement reservation, the East 244.50 feet thereof. This easement shall be limited to underground utilities only except for surface support facilities such as fire hydrants, manhole centers and pad mounted transformers. No overhead utilities shall be permitted. The Grantee its successors and/or assigns may request relocation of the above described thirty foot Easement from the City of Alachua and the**

**Applicant will be required to bare all costs for providing a new Easement and the cost to relocate any infrastructure within said Easement all subject to approval by the City of Alachua.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

**IN WITNESS WHEREOF**, the grantors have hereunto set his hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:                      City of Alachua, a municipality within Alachua County, Florida

\_\_\_\_\_  
Printed Name: \_\_\_\_\_                      By: \_\_\_\_\_  
   Gib Coerper, Mayor

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Gib Coerper, Mayor of City of Alachua, a municipality within Alachua County, Florida, on behalf of said municipality, who is personally known to me or who has produced a Florida Driver’s License as identification.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
NOTARY PUBLIC-STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_

Approval of Quitclaim Deed between City of Alachua and First Street Group, L.C.

At a meeting on the \_\_\_\_ day of \_\_\_\_\_, 2016,  
the Alachua City Commission authorized the execution of  
this instrument of conveyance and authorized the  
Mayor to execute this acknowledgment.

\_\_\_\_\_  
Gib Coerper, Mayor Alachua City Commission

Executed this \_\_\_\_ day of \_\_\_\_\_, 2016

Attest:

\_\_\_\_\_  
Traci Gresham, City Manager/City Clerk

Approved as to form:

By: \_\_\_\_\_  
Marian B. Rush, City Attorney

## EXHIBIT "A"



*Focused on Excellence  
Delivered with Integrity*

### LEGAL DESCRIPTION

DATE: March 3, 2013

CLIENT: CITY OF ALACHUA

JOB NO. 12-0448

JOB DESCRIPTION: NW 158<sup>TH</sup> LANE-FIRST STREET GROUP, LC

A PORTION OF NORTHWEST 158<sup>TH</sup> LANE, SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE; THENCE SOUTH 00°27'55" WEST, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT-OF-WAY); THENCE NORTH 88°37'15" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 790.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (300 FOOT RIGHT-OF-WAY); THENCE NORTH 04°11'43" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 344.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 158<sup>TH</sup> LANE; THENCE SOUTH 79°35'30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY DISTANCE OF 957.64 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2256, PAGE 2504 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 79°35'30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 116.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2877.96 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 80°59'51" EAST, 141.23 FEET; THENCE SOUTHEASTERLY ALONG SAID ARC AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 2°48'43", AN ARC DISTANCE OF 141.25 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 5°27'51", AN ARC DISTANCE OF 274.47 FEET (CHORD BEARING AND DISTANCE OF SOUTH 85°08'08" EAST, 274.37 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 87°52'04" EAST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 654.92 FEET TO THE EAST LINE OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 2°07'56" EAST, A DISTANCE OF 66.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID NORTHWEST 158<sup>TH</sup> LANE; THENCE NORTH 87°52'04" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 582.38 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE SOUTH 2°07'56" WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 87°52'04" WEST, A DISTANCE OF 72.54 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2844.96 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 85°08'08" WEST, 271.22 FEET; THENCE NORTHWESTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 5°27'51", AN ARC DISTANCE OF 271.32 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 07°35'47" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS 1.14 ACRES, MORE OR LESS.

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

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK  
R/W = RIGHT OF WAY  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF NW 15&TH LANE LOCATED  
IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA  
\*SKETCH - NOT A BOUNDARY SURVEY\*

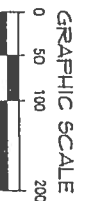
DESCRIPTION: (SEE ATTACHED)

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 88°37'15" W FOR THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, SAID BEARING IS IDENTICAL TO PREVIOUS SURVEY'S PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC.

LINE DATA TABLE			
LINE	DIRECTION	LENGTH	
L1	S 08°27'55" W	3.76'	
L2	S 79°35'30" E	116.07'	
L3	S 87°52'04" E	654.92'	
L4	N 207°56" E	66.00'	
L5	N 87°52'04" W	582.38'	
L6	S 2°07'56" W	33.00'	
L7	N 87°52'04" W	72.54'	
L8	S 7°35'47" W	33.00'	

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	141.25'	2877.96'	2°48'43"	70.64'	141.23'	S 80°59'51" E
C2	274.47'	2877.96'	5°27'51"	137.34'	274.37'	S 85°08'08" E
C3	271.32'	2844.96'	5°27'51"	135.76'	271.22'	N 85°08'08" W



CERTIFIED TO:

CITY OF ALACHUA  
FIRST STREET GROUP, LC

TECHNICIAN:  
JTT  
CREW CHIEF:  
N/A  
CHECKED BY:  
AHH  
FIELD BOOK & PAGE:  
N/A

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



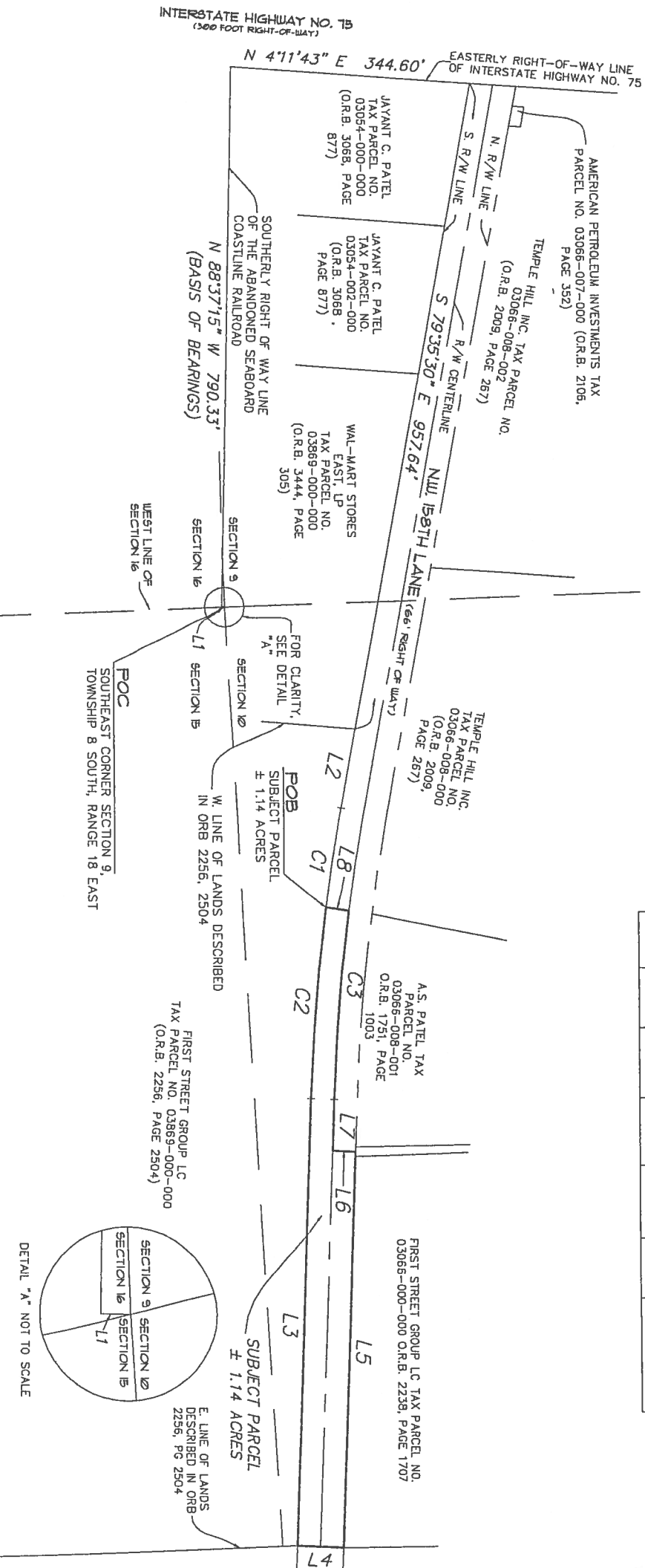
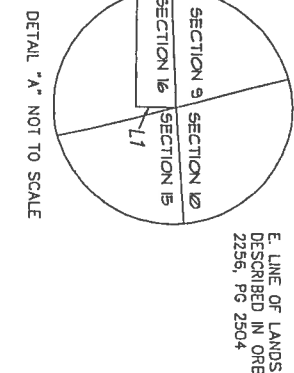
Causseaux, Hewett, & Walpole, Inc.  
Engineering • Surveying • Planning  
Construction Engineering Inspection  
132 NW 76th Drive, Gainesville, Florida 32607  
Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-inc.com  
CA 5075

SURVEY DATE:  
01/18/2013  
REVISION DATE:  
N/A  
PROJECT NUMBER:  
12-0448

AARON H. HICKMAN 3/4/13  
Professional Surveyor & Mapper Fla. License No. 6791

CHRISTOPHER ALLEN KOROSIC  
TAX PARCEL NO.  
03868-000-000 O.R.B. 2163,  
PAGE 29

This map prepared by:  
Certificate of Authorization No. L.B. 5075  
NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER



This instrument prepared by or under the  
direction of and to be returned to:

Darryl J. Tompkins, P.A.  
P.O. Box 519  
Alachua, Florida, 32616

Tax Parcel No: 03066-000-000

Section 9, Township 8 South, Range 18 East

#6

### *EASEMENT*

THIS EASEMENT, made this 28<sup>th</sup> day of June, 2016, by  
First Street Group, L. C., a Florida Limited Liability Company, GRANTOR, whose mailing address  
is Post Office Box 1990, Alachua, Florida 32616, and the City of Alachua, GRANTEE, whose post  
office address is PO Box 9, Alachua, Florida 32616.

### *WITNESSETH:*

That the said GRANTOR, pursuant to and in accordance with Section 38-32 of the City of  
Alachua Code and other good and valuable consideration, has given and granted, and by these  
presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual non-  
exclusive easement for the purpose of constructing, operating and maintaining municipal public  
utility facilities including, but not limited to, electric, water, wastewater, reclaimed water utility  
facilities and related appurtenances over, under, upon and through the following described property  
in Alachua County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

**This easement shall be limited to underground utilities only except for surface support  
facilities such as those described on page two of this easement. No overhead utilities shall be  
permitted.**

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right  
to construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate and remove  
said facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the  
right to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep  
it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE,  
endanger or interfere with the safe and efficient installation, operation or maintenance of said  
facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on  
GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE,  
endanger or interfere with the safe and efficient installation, operation or maintenance of said



facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area except the Easement Area may be for construction of a roadway and related roadway improvements including signage, etc. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR assumes all risk of loss to any object placed in the easement area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance except Grantor, it's successors and/or assigns shall be entitled to construct and maintain an entrance roadway and related facilities over the Easement Area.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

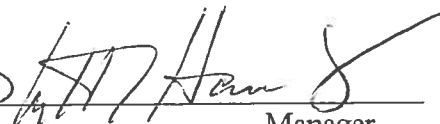
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed on the day and year aforesaid.

Signed and delivered  
in our presence as witnesses:

First Street Group, L. C., a Florida Limited  
Liability Company

  
Witness Signature

Print Name: DARRYL J. TOMPKINS

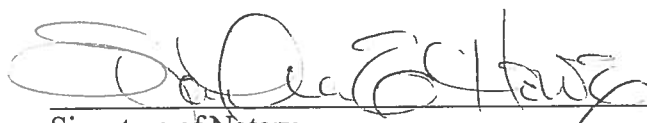
By:   
Manager

  
Witness Signature

Print Name: Sandra E. Howe

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2016, by Phillip L. Hawley as Manager of First Street Group, L. C., a Florida limited liability company, who is personally known to me or produced \_\_\_\_\_ as identification.

  
Signature of Notary  
Print Name: Sandra E. Howe  
Notary Public, State of Florida  
My Commission Expires: 11/15/2017

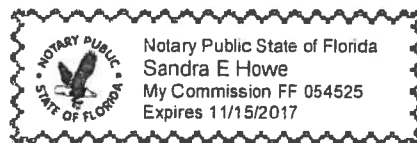


EXHIBIT "A"

Page 1 of 2

**DATE:** 5/24/2016

**PROJECT NO:** 15-0464.02

**DESCRIPTION FOR:** City of Alachua Utility Easement

A PORTION OF THAT PARCEL RECORDED IN OFFICIAL RECORDS BOOK 2238, PAGE 1707 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH  $86^{\circ}49'26''$  EAST, ALONG THE SOUTH LINE OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, A DISTANCE OF 792.27 FEET TO THE EAST LINE OF THE WEST 792.16 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE NORTH  $02^{\circ}13'57''$  WEST, ALONG SAID EAST LINE, A DISTANCE OF 137.65 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 158TH LANE (HAVING A 60 FOOT WIDE RIGHT-OF-WAY); THENCE CONTINUE NORTH  $02^{\circ}13'57''$  WEST, ALONG SAID EAST LINE, A DISTANCE OF 165.83 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441; THENCE SOUTH  $79^{\circ}13'12''$  EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 258.44 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH  $79^{\circ}13'12''$  EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 110.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH  $10^{\circ}38'41''$  WEST, A DISTANCE OF 141.27 FEET TO THE CENTERLINE OF SAID NORTHWEST 158TH LANE; THENCE NORTH  $87^{\circ}54'31''$  WEST, ALONG SAID CENTERLINE, A DISTANCE OF 111.24 FEET; THENCE NORTH  $10^{\circ}38'41''$  EAST, A DISTANCE OF 158.07 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 16464 SQUARE FEET, MORE OR LESS.

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

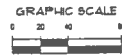
# EXHIBIT "A"

## Page 2 of 2

### SKETCH TO ACCOMPANY LEGAL DESCRIPTION

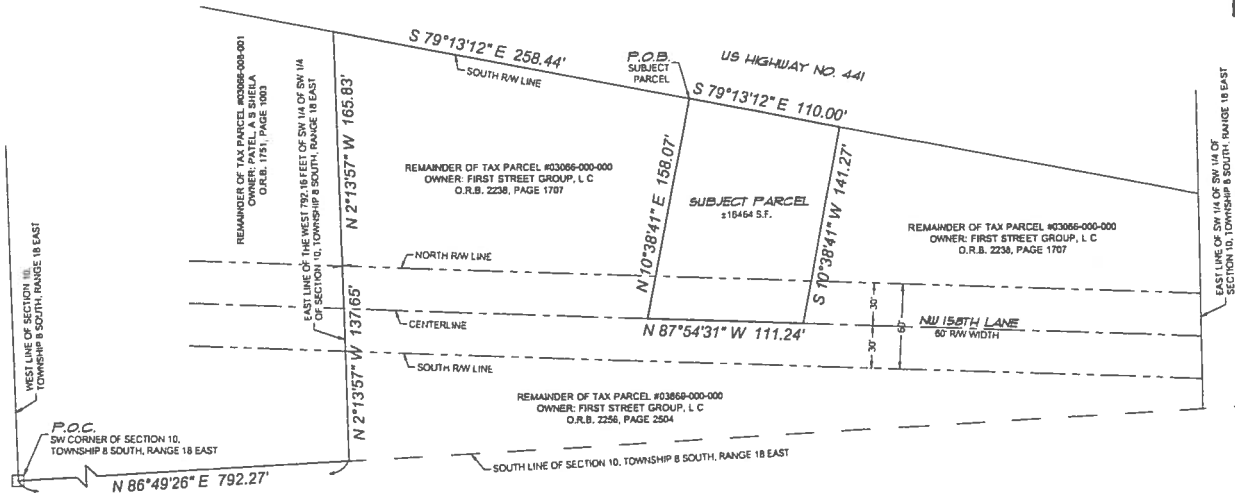
SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA

\*SKETCH - NOT A BOUNDARY SURVEY\*



**LEGEND:**  
O.R.B. = OFFICIAL RECORDS BOOK  
S.F. = SQUARE FEET  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R.W. = RIGHT OF WAY

**SURVEYOR'S NOTES:**  
BEARINGS SHOW HEREON ARE REFERRED TO  
AN ASSUMED VALUE NORTH 86°49'26" EAST  
FOR THE SOUTH LINE OF SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 12 EAST.



PREPARED BY AARON H. HICKMAN		CHECKED BY [Signature]	DATE 12-04-2018
THIS MAP PREPARED BY: Aaron H. Hickman, L.S. 5973 HAS ALSO WRITTEN THE LEGAL DESCRIPTION AND HAS PLACED HIS SEAL OF A LICENSED SURVEYOR ON THIS MAP.		PROFESSIONAL SURVEYOR & REGISTERED ENGINEER No. 5793	
CHW CHERRY HILL SURVEYING & ENGINEERING, INC. 1500 N. W. 10th Ave., Suite 100 Ft. Lauderdale, FL 33304 (954) 561-1111 www.cherryhill.com			

A

RECORDING & TRANSFER REPORT

GRANTOR: CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY,  
FLORIDA

GRANTEE: JP & KP, LLC, A FLORIDA LIMITED LIABILITY COMPANY

CONSIDERATION TRANSFER BASED ON \$  
NEW LENDER MORTGAGE \$  
PURCHASE MONEY MORTGAGE \$  
ASSUMED BALANCE \$  
S.H.I.P MORTGAGE \$

CLERK OF COURT			
	Record Deed		\$ 44.00
	Deed Documentary Stamps		\$ .70
		Total	\$ 44.70

*Prepared By & Return To:*  
*Darryl J. Tompkins, Esquire*  
*Darryl J. Tompkins, P.A.*  
*P.O. Box 519*  
*14420 NW 151st Blvd.*  
*Alachua, Florida 32616*

Grantee Parcel ID No.: 03054-000-000 and 03054-002-000

## Quitclaim Deed

**This Quitclaim Deed, Made this \_\_\_\_\_ day of \_\_\_\_\_, 2016 between  
CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**

**of the County of Alachua State of Florida, Grantor, and  
JP & KP, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

whose post office address is: 11149 Coniston Way, Windemere, Florida 34786

of the County of Orange, State of Florida, Grantee.

**WITNESSETH**, that the GRANTORS, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained, and quitclaimed to the said GRANTEES and GRANTEES' 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.**

Together with all right, title and interest of the City of Alachua, in an undivided  $\frac{3}{4}$  interest in all phosphate, minerals and metals that are or may be in, on or under said land and an undivided  $\frac{1}{2}$  interest in all petroleum that is or may be in, on or under said land, with the privilege to mine and develop the same, which interest may have been automatically reserved under Section 270.11, Florida Statutes and which is hereby released.

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 2016 and subsequent years.

**Title to the lands described herein has not been examined by Darryl J. Tompkins, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quality of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared based solely upon information provided by grantor.)**

**This conveyance is for the portion of the vacated Northwest 158<sup>th</sup> Lane (formerly known as Old State Road No. 2) abutting the Grantee's property pursuant to City of Alachua Ordinance 11-02 as amended.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

**IN WITNESS WHEREOF**, the grantors have hereunto set his hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:                      City of Alachua, a municipality within Alachua County, Florida

\_\_\_\_\_  
Printed Name: \_\_\_\_\_                      By: \_\_\_\_\_  
   Gib Coerper, Mayor

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Gib Coerper, Mayor of City of Alachua, a municipality within Alachua County, Florida, on behalf of said municipality, who is personally known to me or who has produced a Florida Driver’s License as identification.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
NOTARY PUBLIC-STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_

Approval of Quitclaim Deed between City of Alachua and JP & KP, LLC.

At a meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
the Alachua City Commission authorized the execution of  
this instrument of conveyance and authorized the  
Mayor to execute this acknowledgment.

\_\_\_\_\_  
Gib Coerper, Mayor Alachua City Commission

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Attest:

\_\_\_\_\_  
Traci Gresham, City Manager/City Clerk

Approved as to form:

By: \_\_\_\_\_  
Marian B. Rush, City Attorney



EXHIBIT "A"



*Focused on Excellence  
Delivered with Integrity*

---

## LEGAL DESCRIPTION

---

DATE: March 11, 2013

CLIENT: CITY OF ALACHUA

JOB NO. 12-0448

JOB DESCRIPTION: NORTHWEST 158<sup>TH</sup> LANE – JAYANT C. PATEL

A PORTION OF NORTHWEST 158<sup>TH</sup> LANE, SITUATED IN SECTIONS 9 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE; THENCE SOUTH 00°27'55" WEST, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT-OF-WAY); THENCE NORTH 88°37'15" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 790.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (300 FOOT RIGHT-OF-WAY); THENCE NORTH 04°11'43" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 344.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 158<sup>TH</sup> LANE (66' WIDE RIGHT OF WAY), ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTH 04°02'20" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 33.20 FEET; THENCE SOUTH 79°35'30" EAST, A DISTANCE OF 436.28 FEET; THENCE SOUTH 10°24'30" WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID NORTHWEST 158<sup>TH</sup> LANE; THENCE NORTH 79°35'30" WEST, A DISTANCE OF 432.61 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 14,337 SQUARE FEET, MORE OR LESS.

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

LEGEND:

- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- S.F. = SQUARE FEET

DESCRIPTION: (SEE ATTACHED)

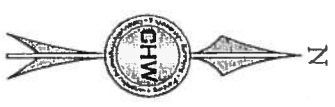
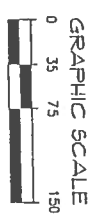
SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 88.37'15" W FOR THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, SAID BEARING IS IDENTICAL TO PREVIOUS SURVEY'S PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF NW 158TH LANE LOCATED IN SECTIONS 9 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA  
\*SKETCH - NOT A BOUNDARY SURVEY\*

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°27'55" W	3.76'
L2	N 4°02'20" E	33.20'
L3	S 10°24'30" W	33.00'

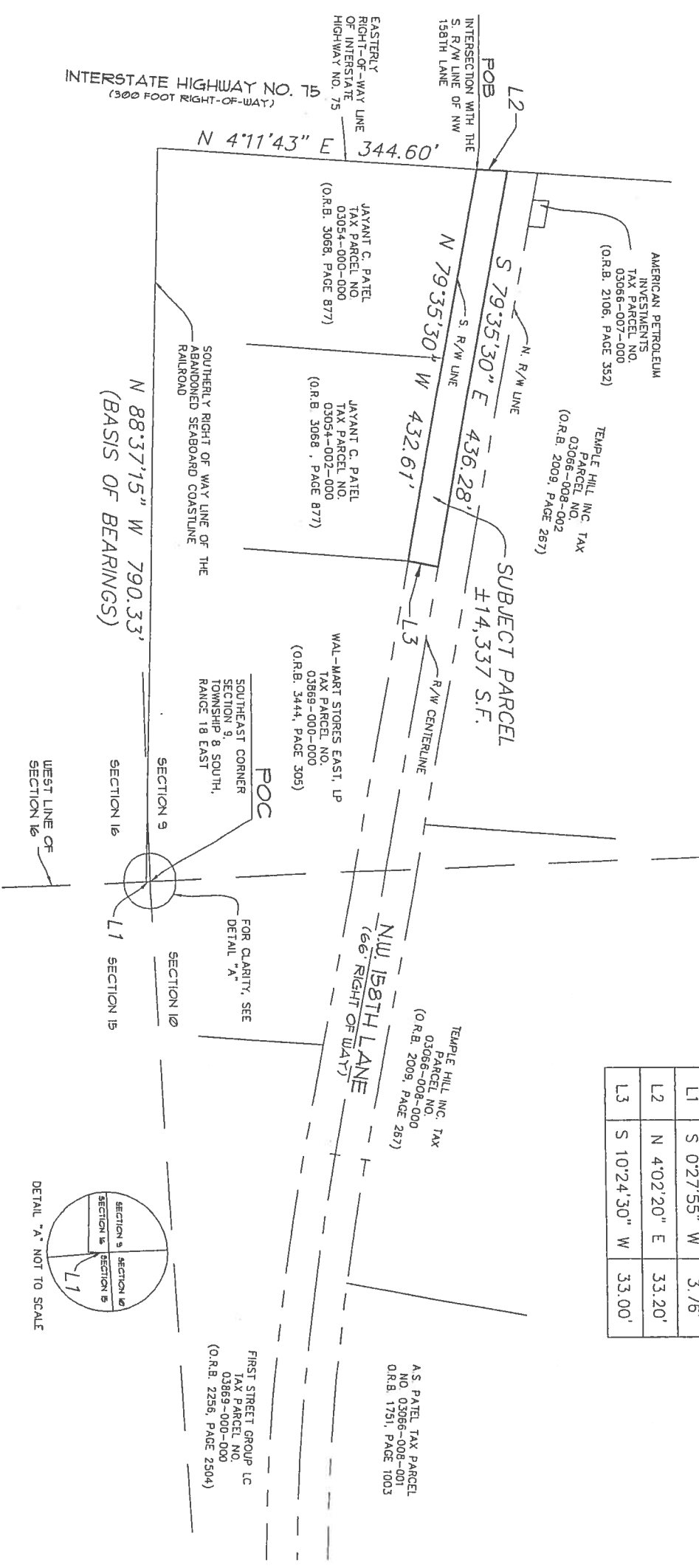


TECHNICIAN: JTT  
CREW CHIEF: N/A  
CHECKED BY: AHH  
FIELD BOOK & PAGE: N/A

CERTIFIED TO:  
  
CITY OF ALACHUA  
JAYANT C. PATEL

SCALE: 1" = 150'  
VERY SCALE  
BAR IS ONE HALF INCH  
ON ORIGINAL DRAWING  
IF NOT ONE HALF INCH  
ON THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

Causseaux, Hewett, & Walpole, Inc.  
Engineering • Surveying • Planning  
Construction Engineering Inspection  
132 NW 76th Drive, Gainesville, Florida 32607  
Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-inc.com  
CA-6075



This map prepared by:  
AARON H. HICKMAN

Certificate of Authorization No. L.B. 5075  
NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SURVEY DATE:  
03/11/2013

REVISION DATE:  
N/A

PROJECT NUMBER:  
12-0448

B

RECORDING & TRANSFER REPORT

GRANTOR: CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY,  
FLORIDA

GRANTEE: TEMPLE HILL, INC., A FLORIDA CORPORATION

CONSIDERATION TRANSFER BASED ON	\$
NEW LENDER MORTGAGE	\$
PURCHASE MONEY MORTGAGE	\$
ASSUMED BALANCE	\$
S.H.I.P MORTGAGE	\$

<div>CLERK OF COURT</div>			
	Record Deed		\$ 44.00
	Deed Documentary Stamps		\$ .70
		Total	\$ 44.70

*Prepared By & Return To:*  
*Darryl J. Tompkins, Esquire*  
*Darryl J. Tompkins, P.A.*  
*P.O. Box 519*  
*14420 NW 151st Blvd.*  
*Alachua, Florida 32616*

Grantee Parcel ID No.: 03066-008-002 and 03066-008-000

## Quitclaim Deed

**This Quitclaim Deed, Made this \_\_\_\_\_ day of \_\_\_\_\_, 2016 between  
CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**

**of the County of Alachua State of Florida, Grantor, and  
TEMPLE HILL, INC., A FLORIDA CORPORATION**

whose post office address is: 11149 Coniston Way, Windemere, Florida 34786

of the County of Orange, State of Florida, Grantee.

**WITNESSETH**, that the GRANTORS, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained, and quitclaimed to the said GRANTEES and GRANTEES' 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.**

Together with all right, title and interest of the City of Alachua, in an undivided  $\frac{3}{4}$  interest in all phosphate, minerals and metals that are or may be in, on or under said land and an undivided  $\frac{1}{2}$  interest in all petroleum that is or may be in, on or under said land, with the privilege to mine and develop the same, which interest may have been automatically reserved under Section 270.11, Florida Statutes and which is hereby released.

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 2016 and subsequent years.

**Title to the lands described herein has not been examined by Darryl J. Tompkins, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quality of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared based solely upon information provided by grantor.)**

**This conveyance is for the portion of the vacated Northwest 158<sup>th</sup> Lane (formerly known as Old State Road No. 2) abutting the Grantee's property pursuant to City of Alachua Ordinance 11-02 as amended.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

**IN WITNESS WHEREOF**, the grantors have hereunto set his hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:                      City of Alachua, a municipality within Alachua County, Florida

\_\_\_\_\_  
Printed Name: \_\_\_\_\_                      By: \_\_\_\_\_  
   Gib Coerper, Mayor

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Gib Coerper, Mayor of City of Alachua, a municipality within Alachua County, Florida, on behalf of said municipality, who is personally known to me or who has produced a Florida Driver’s License as identification.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
NOTARY PUBLIC-STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_

Approval of Quitclaim Deed between City of Alachua and Temple Hill, Inc.

At a meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
the Alachua City Commission authorized the execution of  
this instrument of conveyance and authorized the  
Mayor to execute this acknowledgment.

\_\_\_\_\_  
Gib Coerper, Mayor Alachua City Commission

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Attest:

\_\_\_\_\_  
Traci Gresham, City Manager/City Clerk

Approved as to form:

By: \_\_\_\_\_  
Marian B. Rush, City Attorney

EXHIBIT "A"

**DATE:** June 7, 2016  
**CLIENT:** City of Alachua  
**PROJECT NO:** 12-0448  
**DESCRIPTION FOR:** NW 158th Lane – Temple Hill, Inc. Quit Claim

A PORTION OF NORTHWEST 158<sup>TH</sup> LANE, SITUATED IN SECTIONS 9 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE; THENCE SOUTH 00°27'55" WEST, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT-OF-WAY); THENCE NORTH 88°37'15" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 790.33 FEET TO THE EASTERLY RIGHT-OF WAY LINE OF INTERSTATE NO. 75 (300 FOOT RIGHT-OF-WAY); THENCE NORTH 04°11'43" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 347.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 158<sup>TH</sup> LANE (60' RIGHT OF WAY); THENCE NORTH 04°02'20" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.19 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 04°02'20" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 33.21 FEET; THENCE SOUTH 79°35'30" EAST, A DISTANCE OF 15.33 FEET; THENCE SOUTH 04°02'20" WEST, A DISTANCE OF 3.02 FEET TO THE NORTHERLY RIGHT-OF WAY LINE OF NORTHWEST 158<sup>TH</sup> LANE; THENCE SOUTH 10°24'30" WEST A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF NORTHWEST 158<sup>TH</sup> LANE; THENCE SOUTH 79°35'30" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 10°24'30" EAST, A DISTANCE OF 30.00 FEET TO THE SAID NORTHERLY RIGHT-OF WAY LINE; THENCE NORTH 04°02'20" EAST, A DISTANCE OF 3.02 FEET; THENCE SOUTH 79°35'30" EAST, A DISTANCE OF 1035.73 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2811.96 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 80°59'51" EAST, A DISTANCE OF 137.99 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°48'43", AN ARC DISTANCE OF 138.01 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2009, PAGE 267, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 7°35'47" WEST, A DISTANCE OF 33.00 FEET TO SAID CENTERLINE OF SAID NORTHWEST 158<sup>TH</sup> LANE AND THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2844.96 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 80°59'51" WEST, 139.61 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°48'43", AN ARC DISTANCE OF 139.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°35'30" WEST, A DISTANCE OF 1077.38 FEET TO THE **POINT OF BEGINNING**. THE ABOVE DESCRIBED PARCEL CONTAINS 39,205 SQUARE FEET, MORE OR LESS.

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

LEGEND:  
O.R.B. = OFFICIAL RECORDS BOOK  
P/W = RIGHT OF WAY  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
S.F. = SQUARE FEET

DESCRIPTION: (SEE ATTACHED)

SURVEYOR'S NOTES:

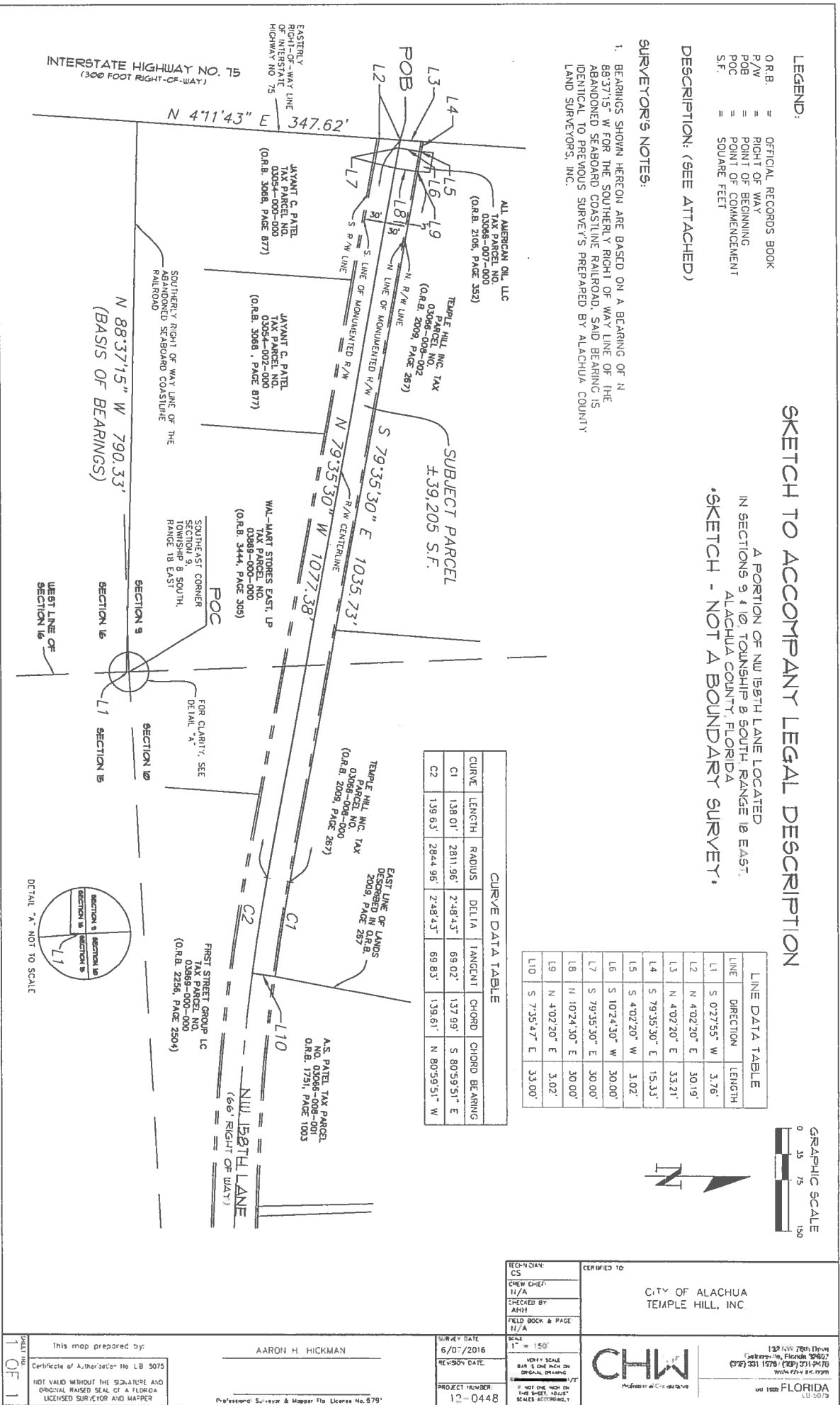
1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 88°37'15" W FOR THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, SAID BEARING IS IDENTICAL TO PREVIOUS SURVEY'S PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF NW 15<sup>TH</sup> LANE LOCATED IN SECTIONS 9 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA  
\*SKETCH - NOT A BOUNDARY SURVEY\*

LINE DATA TABLE			
LINE	DIRECTION	LENGTH	
L1	S 02°55' W	3.76'	
L2	N 4°02'20" E	30.19'	
L3	N 4°02'20" E	33.21'	
L4	S 79°35'30" E	15.33'	
L5	S 4°02'20" W	3.02'	
L6	S 10°24'30" W	30.00'	
L7	S 79°35'30" E	30.00'	
L8	N 10°24'30" E	30.00'	
L9	N 4°02'20" E	3.02'	
L10	S 7°35'47" E	33.00'	

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	136.01'	2811.96'	2°48'43"	69.02'	137.99'
C2	139.63'	2844.95'	2°48'43"	69.83'	139.61'





C

**RECORDING & TRANSFER REPORT**

**GRANTOR: CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**

**GRANTEE: ALL AMERICAN OIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

<b>CONSIDERATION TRANSFER BASED ON</b>	<b>\$</b>
<b>NEW LENDER MORTGAGE</b>	<b>\$</b>
<b>PURCHASE MONEY MORTGAGE</b>	<b>\$</b>
<b>ASSUMED BALANCE</b>	<b>\$</b>
<b>S.H.I.P MORTGAGE</b>	<b>\$</b>

CLERK OF COURT			
	Record Deed		\$ 44.00
	Deed Documentary Stamps		\$ .70
		Total	\$ 44.70

*Prepared By & Return To:*  
*Darryl J. Tompkins, Esquire*  
*Darryl J. Tompkins, P.A.*  
*P.O. Box 519*  
*14420 NW 151st Blvd.*  
*Alachua, Florida 32616*

Grantee Parcel ID No.: 03066-007-000

## Quitclaim Deed

**This Quitclaim Deed, Made this \_\_\_\_\_ day of \_\_\_\_\_, 2016 between  
CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**

**of the County of Alachua State of Florida, Grantor, and  
ALL AMERICAN OIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY**  
whose post office address is: 380 Commerce Parkway, Rockledge, Florida 32955

**of the County of Brevard, State of Florida, Grantee.**

**WITNESSETH**, that the GRANTORS, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained, and quitclaimed to the said GRANTEES

and GRANTEES' 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.**

Together with all right, title and interest of the City of Alachua, in an undivided  $\frac{3}{4}$  interest in all phosphate, minerals and metals that are or may be in, on or under said land and an undivided  $\frac{1}{2}$  interest in all petroleum that is or may be in, on or under said land, with the privilege to mine and develop the same, which interest may have been automatically reserved under Section 270.11, Florida Statutes and which is hereby released.

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 2016 and subsequent years.

**Title to the lands described herein has not been examined by Darryl J. Tompkins, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quality of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared based solely upon information provided by grantor.)**

**This conveyance is for the portion of the vacated Northwest 158<sup>th</sup> Lane (formerly known as Old State Road No. 2) abutting the Grantee's property pursuant to City of Alachua Ordinance 11-02 as amended.**

**Grantor, City of Alachua, hereby reserves for itself, its successors and/or assigns an Easement for Ingress/Egress and Public Utilities across that portion of the lands described in Exhibit "A" lying within Fifteen (15) feet of and parallel to the Easterly Right of Way line of Interstate No. 75 (300' wide R/W). This easement shall be limited to underground utilities only except for surface support facilities such as fire hydrants, manhole centers**

and pad mounted transformers. No overhead utilities shall be permitted. The Grantee its successors and/or assigns may request relocation of the above described fifteen foot Easement from the City of Alachua and the Applicant will be required to bare all costs for providing a new Easement and the cost to relocate any infrastructure within said Easement all subject to approval by the City of Alachua.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

IN WITNESS WHEREOF, the grantors have hereunto set his hands and seals the day and year first above written.

Signed, sealed and delivered in our presence: City of Alachua, a municipality within Alachua County, Florida

Printed Name: By: Gib Coerper, Mayor

Printed Name:

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Gib Coerper, Mayor of City of Alachua, a municipality within Alachua County, Florida, on behalf of said municipality, who is personally known to me or who has produced a Florida Driver’s License as identification.

Printed Name:  
NOTARY PUBLIC-STATE OF FLORIDA  
My Commission Expires:

Approval of Quitclaim Deed between City of Alachua and American Petroleum Investments, Inc.

At a meeting on the \_\_\_\_ day of \_\_\_\_\_, 2016,  
the Alachua City Commission authorized the execution of  
this instrument of conveyance and authorized the  
Mayor to execute this acknowledgment.

\_\_\_\_\_  
Gib Coerper, Mayor Alachua City Commission

Executed this \_\_\_\_ day of \_\_\_\_\_, 2016

Attest:

\_\_\_\_\_  
Traci Gresham, City Manager/City Clerk

Approved as to form:

By: \_\_\_\_\_  
Marian B. Rush, City Attorney

## EXHIBIT "A"

**DATE:** 6/06/2016

**CLIENT:** City of Alachua

**PROJECT NAME:** NW 158th Lane

**PROJECT NO:** 12-0448

**DESCRIPTION FOR:** All American Oil Quit Claim

A PORTION OF NW 158<sup>TH</sup> LANE SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE; THENCE SOUTH 00°27'55" WEST, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT-OF-WAY); THENCE NORTH 88°37'15" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 790.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (300 FOOT RIGHT-OF-WAY); THENCE NORTH 04°11'43" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 344.60 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3068, PAGE 877 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 4°02'20" EAST, A DISTANCE OF 63.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID NORTHWEST 158<sup>TH</sup> LANE (AS MONUMENTED); THENCE SOUTH 79°35'30" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 15.33 FEET TO AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2106, PAGE 352, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE NORTH 04°02'20" EAST, ALONG SAID WEST LINE, A DISTANCE OF 3.02 FEET; THENCE SOUTH 79°35'30" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 04°02'20" WEST, A DISTANCE OF 3.02 FEET TO THE AFOREMENTIONED NORTH LINE OF THE MONUMENTED RIGHT-OF-WAY; THENCE SOUTH 10°24'30" WEST, A DISTANCE OF 30.00 FEET TO THE RIGHT-OF-WAY CENTERLINE OF SAID NORTHWEST 158<sup>TH</sup> LANE; THENCE NORTH 79°35'30" WEST, ALONG SAID RIGHT-OF-WAY CENTERLINE, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY CENTERLINE, NORTH 10°24'30" EAST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**

THE ABOVE DESCRIBED PARCEL CONTAINS 990 SQUARE FEET, MORE OR LESS.

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF NW 158TH LANE LOCATED  
IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA  
\*SKETCH - NOT A BOUNDARY SURVEY\*

LEGEND:

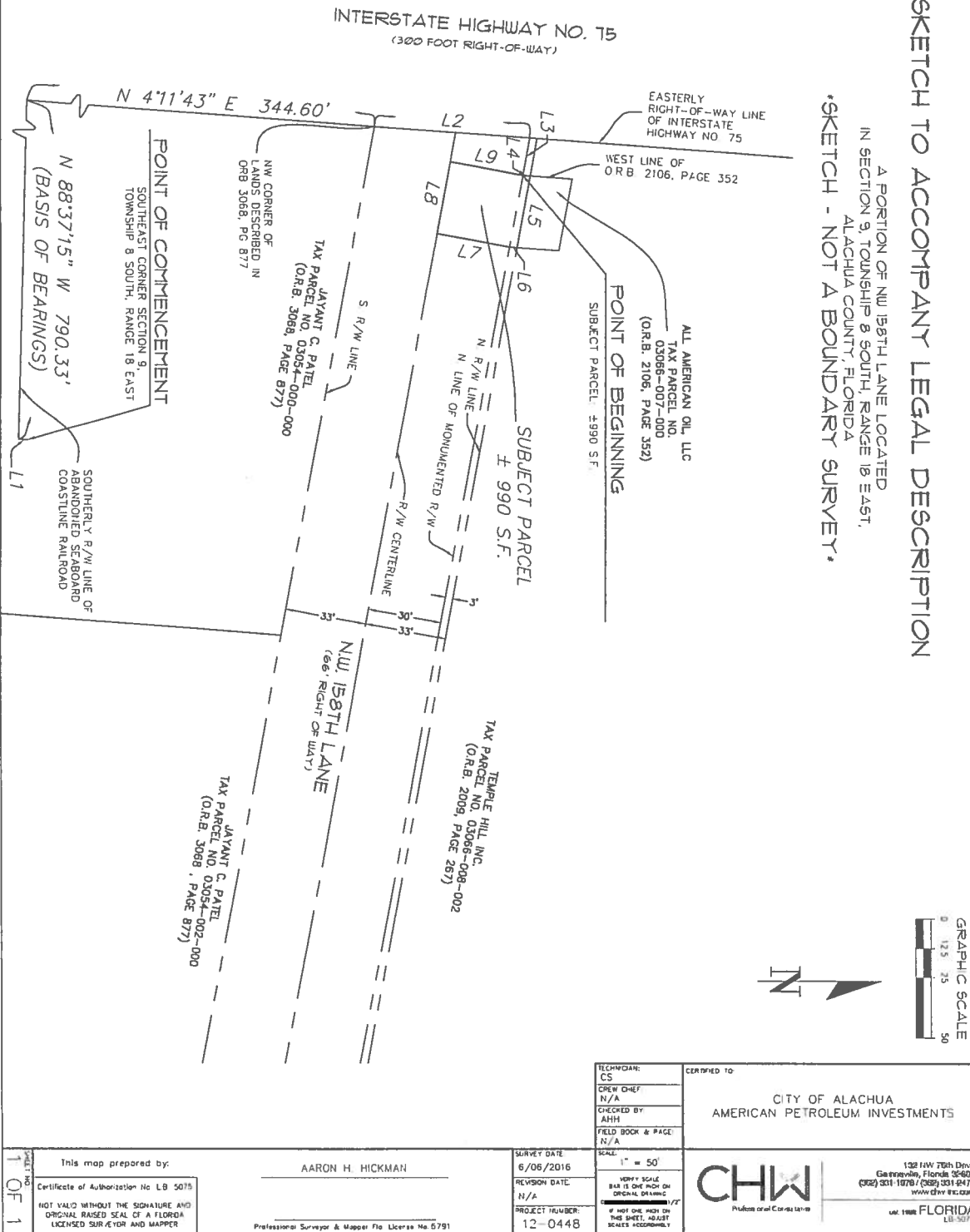
O.R.B. = OFFICIAL RECORDS BOOK  
R/W = RIGHT OF WAY  
S.F. = SQUARE FEET  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT

DESCRIPTION: (SEE ATTACHED)

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 88°37'15" W FOR THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD. SAID BEARING IS IDENTICAL TO PREVIOUS SURVEYS PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°27'55" W	3.76'
L2	N 4°02'20" E	63.39'
L3	S 79°35'30" E	15.35'
L4	N 4°02'20" E	3.02'
L5	S 79°35'30" E	30.00'
L6	S 4°02'20" W	3.02'
L7	S 10°24'30" W	30.00'
L8	N 79°35'30" W	30.00'
L9	N 10°24'30" E	30.00'



TECHNOLOGICAL  
CREW CHIEF  
N/A  
CHECKED BY  
A/HH  
FIELD BOOK & PAGE  
N/A

CERTIFIED TO:  
CITY OF ALACHUA  
AMERICAN PETROLEUM INVESTMENTS

SCALE: 1" = 50'  
VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
IF ANY ONE INCH IN  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY

CHW  
Professional Consulting Engineers  
132 NW 76th Drive  
Gainesville, Florida 32607  
(352) 331-1576 / (800) 331-1576  
www.chwfl.com  
LIC. 1988 FLORIDA  
LB-5075

This map prepared by:  
AARON H. HICKMAN  
Professional Surveyor & Mapper Fla. License No. 5791  
Certificate of Authorization No. LB 5075  
NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SURVEY DATE  
6/06/2016  
REVISION DATE  
N/A  
PROJECT NUMBER  
12-0448

1 OF 1

**RECORDING & TRANSFER REVENUE**

**GRANTOR: CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**

**GRANTEE: ASHOK S. PATEL AND SHEILA A. PATEL**

**CONSIDERATION TRANSFER BASED ON \$**  
**NEW LENDER MORTGAGE \$**  
**PURCHASE MONEY MORTGAGE \$**  
**ASSUMED BALANCE \$**  
**S.H.I.P MORTGAGE \$**

<div>CLERK OF COURT</div>			
	Record Deed		\$ 44.00
	Deed Documentary Stamps		\$ .70
		Total	\$ 44.70

*Prepared By & Return To:*  
*Darryl J. Tompkins, Esquire*  
*Darryl J. Tompkins, P.A.*  
*P.O. Box 519*  
*14420 NW 151st Blvd.*  
*Alachua, Florida 32616*

Grantee Parcel ID No.: 03066-008-001

## Quitclaim Deed

**This Quitclaim Deed, Made this \_\_\_\_\_ day of \_\_\_\_\_, 2016 between  
CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**

**of the County of Alachua State of Florida, Grantor, and  
ASHOK S. PATEL AND SHEILA A. PATEL, HIS WIFE**

whose post office address is: 15920 NW US Highway 441, Alachua, Florida 32615

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

**WITNESSETH**, that the GRANTORS, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained, and quitclaimed to the said GRANTEES and GRANTEES' 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.**

Together with all right, title and interest of the City of Alachua, in an undivided  $\frac{3}{4}$  interest in all phosphate, minerals and metals that are or may be in, on or under said land and an undivided  $\frac{1}{2}$  interest in all petroleum that is or may be in, on or under said land, with the privilege to mine and develop the same, which interest may have been automatically reserved under Section 270.11, Florida Statutes and which is hereby released.

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 2016 and subsequent years.

**Title to the lands described herein has not been examined by Darryl J. Tompkins, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quality of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared based solely upon information provided by grantor.)**

**This conveyance is for the portion of the vacated Northwest 158<sup>th</sup> Lane (formerly known as Old State Road No. 2) abutting the Grantee's property pursuant to City of Alachua Ordinance 11-02 as amended.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.



**IN WITNESS WHEREOF**, the grantors have hereunto set his hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:                      City of Alachua, a municipality within Alachua County, Florida

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Gib Coerper, Mayor

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Gib Coerper, Mayor of City of Alachua, a municipality within Alachua County, Florida, on behalf of said municipality, who is personally known to me or who has produced a Florida Driver’s License as identification.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
NOTARY PUBLIC-STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_

Approval of Quitclaim Deed between City of Alachua and Ashok S. Patel and Sheila A. Patel.

At a meeting on the \_\_\_\_ day of \_\_\_\_\_, 2016,  
the Alachua City Commission authorized the execution of  
this instrument of conveyance and authorized the  
Mayor to execute this acknowledgment.

\_\_\_\_\_  
Gib Coerper, Mayor Alachua City Commission

Executed this \_\_\_\_ day of \_\_\_\_\_, 2016

Attest:

\_\_\_\_\_  
Traci Gresham, City Manager/City Clerk

Approved as to form:

By: \_\_\_\_\_  
Marian B. Rush, City Attorney

## EXHIBIT "A"



*Focused on Excellence  
Delivered with Integrity*

## LEGAL DESCRIPTION

DATE: January 21, 2013

CLIENT: CITY OF ALACHUA

JOB NO. 12-0448

JOB DESCRIPTION: NW 158<sup>TH</sup> LANE – A.S. PATEL

A PORTION OF NORTHWEST 158<sup>TH</sup> LANE, SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE; THENCE SOUTH 00°27'55" WEST, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT-OF-WAY); THENCE NORTH 88°37'15" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 790.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (300 FOOT RIGHT-OF-WAY); THENCE NORTH 04°11'43" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 344.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED NORTHWEST 158<sup>TH</sup> LANE; THENCE NORTH 04°02'20" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 66.41 FEET TO THE TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NORTHWEST 158<sup>TH</sup> LANE; THENCE SOUTH 79°35'30" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1081.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2811.96 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 80°59'51" EAST, A DISTANCE OF 137.99 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 02°48'23", AN ARC DISTANCE OF 138.01 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1751, PAGE 1003, AND THE **POINT OF BEGINNING**, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2811.96 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°08'08" EAST, 286.07 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°27'51", AN ARC DISTANCE OF 268.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°52'04" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 72.54 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 2°07'56" WEST, A DISTANCE OF 33.00 FEET, THENCE NORTH 87°52'04" WEST, A DISTANCE OF 72.54 FEET TO THE BEGINNING OF A CURVE CONCAVE, NORTHERLY, HAVING A RADIUS OF 2844.96 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 85°08'08" WEST, 271.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°27'51", ARC DISTANCE OF 271.32 FEET TO THE END OF SAID CURVE; THENCE NORTH 7°35'47" EAST, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 11,296 SQUARE FEET, MORE OR LESS.

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

LEGEND:

- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF NW 158TH LANE LOCATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

\*SKETCH - NOT A BOUNDARY SURVEY\*

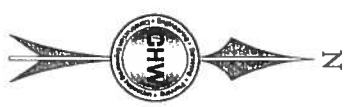
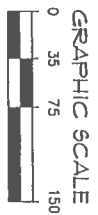
DESCRIPTION: (SEE ATTACHED)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 88°37'15" W FOR THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, SAID BEARING IS IDENTICAL TO PREVIOUS SURVEY'S PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC.

LINE DATA TABLE			
LINE	DIRECTION	LENGTH	
L1	S 0°27'55" W	3.76'	
L2	S 87°52'04" E	72.54'	
L3	S 2°07'56" W	33.00'	
L4	N 87°52'04" W	72.54'	
L5	N 7°35'47" E	33.00'	

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	138.01'	2811.96'	2°48'43"	69.02'	137.99'	S 80°59'51" E
C2	268.18'	2811.96'	5°27'51"	134.19'	268.07'	S 85°08'08" E
C3	271.32'	2844.96'	5°27'51"	135.76'	271.22'	N 85°08'08" W

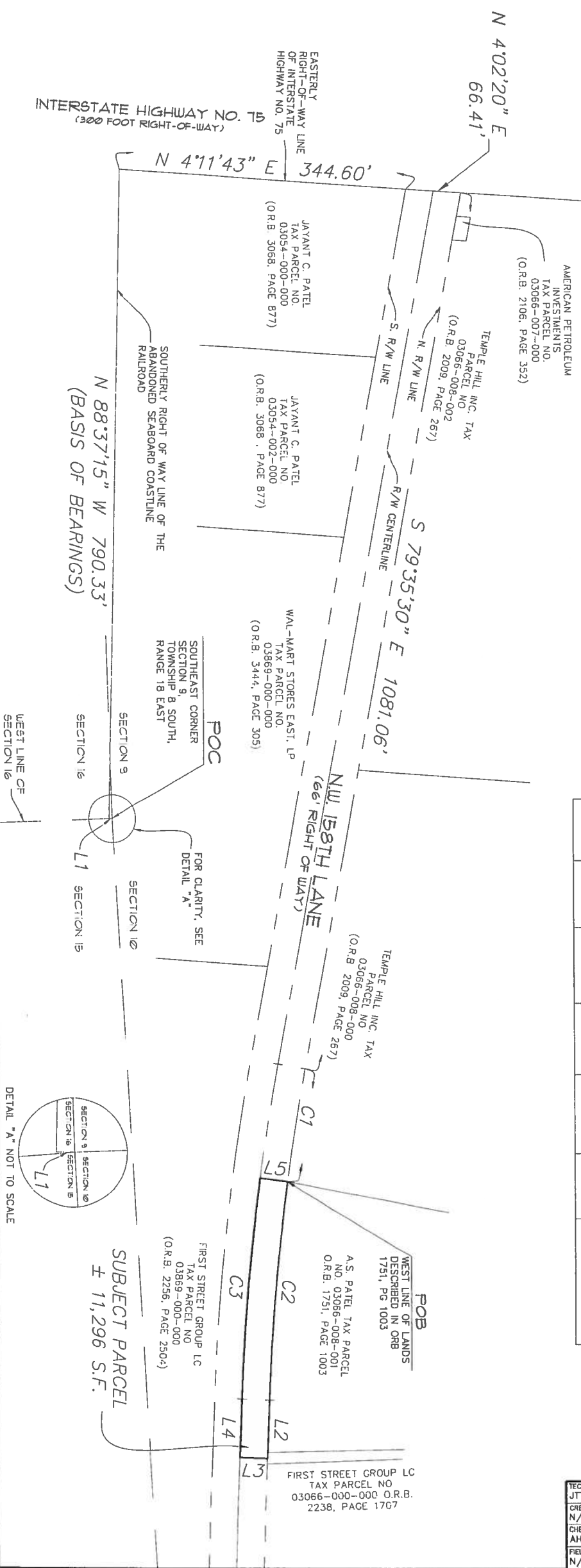


TECHNICIAN: JTT  
CREW CHIEF: N/A  
CHECKED BY: AHH  
FIELD BOOK & PAGE: N/A

CERTIFIED TO:  
  
CITY OF ALACHUA  
A.S. PATEL

SCALE:  
1" = 150'  
VERIFY SCALE  
BAR IS ONE HALF INCH ON ORIGINAL DRAWING  
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

**Causseaux, Hewett, & Walpole, Inc.**  
Engineering • Surveying • Planning  
Construction Engineering Inspection  
132 NW 76th Drive, Gainesville, Florida 32607  
Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-inc.com  
CA-5075



This map prepared by:  
**AARON H. HICKMAN** 3/4/13

Certificate of Authorization No. L.B. 5075  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SURVEY DATE: 01/18/2013  
REVISION DATE: N/A  
PROJECT NUMBER: 12-0448

1 OF 1

This instrument prepared by or under the  
direction of and to be returned to:

Darryl J. Tompkins, P.A.  
P.O. Box 519  
Alachua, Florida, 32616

Tax Parcel No: 03066-008-000 & 03066-008-002

Section 9, Township 8 South, Range 18 East

15 foot  
PUE

### *EASEMENT*

THIS EASEMENT, made this 23 day of June, 2016, by Temple Hill, Inc., a Florida Corporation, GRANTOR, whose address is 11149 Coniston Way, Windermere, Florida 34786, and the City of Alachua, whose address is Post Office Box 9, Alachua, Florida 32616 and Florida Department of Transportation (FDOT), whose address is 1109 South Marion Avenue, Lake City, Florida 32025-5874, GRANTEE.

### *WITNESSETH:*

That the said GRANTOR, pursuant to and in accordance with Section 38-32 of the City of Alachua Code and other good and valuable consideration, has given and granted, and by these presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual non-exclusive easement for the purpose of constructing, operating and maintaining municipal public utility facilities including, but not limited to, electric, water, wastewater, reclaimed water utility facilities and related appurtenances over, under, upon and through the following described property in Alachua County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

**This easement shall be limited to underground utilities only except for surface support facilities such as those described on page two of this easement. No overhead utilities shall be permitted.**

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate and remove said facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on

GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR assumes all risk of loss to any object placed in the easement area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed on the day and year aforesaid.

*Signed and delivered  
in our presence as witnesses:*

Temple Hill, Inc., a Florida Corporation

[Signature]  
Witness Signature

By: [Signature]  
Jayant C. Patel, President

Print Name: Viviana Osorio-Lopez

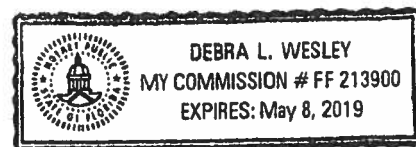
[Signature]  
Witness Signature

Print Name: Jomelisse Pacheco

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23 day of June 2016,  
2016, by Jayant C. Patel as President of Temple Hill, Inc., a Florida corporation, who is personally  
known to me or produced FIDL as identification.

[Signature]  
Signature of Notary  
Print Name: Debra L. Wesley  
Notary Public, State of Florida  
My Commission Expires: May 8 2019




### Consent and Joinder of Mortgagee

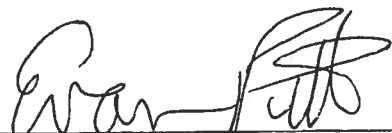
Whereas, Florida Credit Union, a Florida State Chartered Credit Union, ("Lender") is the owner and holder of a mortgage on a portion of the Easement Parcel which mortgage has been recorded in the Public Records of Alachua County, Florida at Official Records Book 4432, Page 729 and that certain Assignment of Rents and Leases at Official Records Book 4432, Page 756 and UCC Financing Statement at Official Records Book 4432, Page 761. Lender consents to the Public Utilities Easement herein and agrees that if Lender succeeds to the interest of Grantor in any manner, including but not limited to foreclosure, succession by deed in lieu of other conveyance, so long as Grantee complies with all of the terms, provisions, agreements, covenants, and obligations set forth in the Public Utilities Easement, Grantee's easement shall not be disturbed or interfered with by Lender.

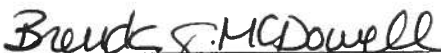
#### CONSENT & JOINDER BY

**MORTGAGEE:**  
Florida Credit Union

Witnesses:

  
Printed Name: Daniel Arrasca

By:   
Printed Name: Evan Pitts  
It's: SVP

  
Printed Name: Brenda J. McDowell

STATE OF Florida  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June, 2016 by Evan Pitts as SVP of Florida Credit Union. He/She is personally known to me or has produced \_\_\_\_\_ driver license as identification and did take an oath.



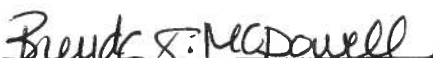
  
NOTARY PUBLIC  
Printed Name: Brenda J. McDowell  
My Commission Expires: 8/5/16



EXHIBIT "A"

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**DATE: 5/16/2016**

**CLIENT: City of Alachua**

**PROJECT NO: 15-0464.02**

**DESCRIPTION FOR: Temple Hill Easement**

**EASEMENT PARCEL #1**

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT-OF-WAY OF NW 158TH LANE, HAVING A 60 FOOT WIDE RIGHT-OF-WAY, WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE NORTH 04°24'12" EAST, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.64 FEET TO THE NORTHWEST CORNER OF PARCEL NO. 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2009, PAGE 267 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 79°08'35" EAST, ALONG THE SAID NORTH LINE OF SAID LANDS, A DISTANCE OF 712.00 FEET TO THE WEST LINE OF WEST LINE OF PARCEL NO. 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2009, PAGE 267 OF THE SAID PUBLIC RECORDS; THENCE NORTH 04°22'36" EAST, ALONG THE SAID WEST LINE, A DISTANCE OF 120.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441; THENCE SOUTH 79°05'52" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.10 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 04°22'48" WEST, A DISTANCE OF 238.08 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE RIGHT-OF-WAY OF NW 158TH LANE; THENCE NORTH 79°23'05" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 15.13 FEET TO AN INTERSECTION WITH A SOUTHERLY PROJECTION OF THE SAID WEST LINE OF PARCEL NO.1; THENCE DEPARTING SAID CENTERLINE NORTH 04°24'13" EAST, ALONG SAID SOUTHERLY PROJECTION AND SAID WEST LINE, A DISTANCE OF 102.52 FEET; THENCE NORTH 79°08'35" WEST, A DISTANCE OF 696.93 FEET; THENCE SOUTH 04°26'55" WEST, A DISTANCE OF 78.33 FEET; THENCE SOUTH 10°36'55" WEST, A DISTANCE OF 26.98 FEET TO AN INTERSECTION WITH SAID CENTERLINE; THENCE NORTH 79°23'05" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 12.06 FEET TO THE **POINT-OF-BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 15,790 SQUARE FEET, MORE OR LESS.

TOGETHER WITH

EXHIBIT "A"  
Page 2 of 3

**EASEMENT PARCEL #2**

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT-OF-WAY OF NW 158TH LANE, HAVING A 60 FOOT WIDE RIGHT-OF-WAY, WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE SOUTH 79°23'05" EAST, ALONG SAID CENTERLINE OF RIGHT-OF-WAY, A DISTANCE OF 12.06 FEET; THENCE DEPARTING SAID CENTERLINE OF RIGHT-OF-WAY NORTH 10°36'55" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 04°26'55" EAST, A DISTANCE OF 23.05 FEET TO THE **POINT-OF-BEGINNING**; THENCE CONTINUE NORTH 04°26'55" EAST, A DISTANCE OF 16.83 FEET; THENCE NORTH 67°27'02" EAST, A DISTANCE OF 69.41 FEET; THENCE SOUTH 79°08'35" EAST, A DISTANCE OF 27.24 FEET; THENCE SOUTH 67°27'02" WEST, A DISTANCE OF 99.79 FEET TO THE **POINT-OF-BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,269 SQUARE FEET, MORE OR LESS.

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

EXHIBIT "A"  
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