

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

Marian Rush
P.O. Box 9
Alachua, Florida, 32616

Tax Parcel No: 03191-010-001

Section 13 & 24, Township 8 South, Range 18 East

EASEMENT

THIS EASEMENT, made this 6th day of October, 2016, by
UNIVERSITY OF FLORIDA FOUNDATION, INC., GRANTOR, whose mailing address is PO
Box 14425, Gainesville, Florida 32604, 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 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, and the construction and maintenance of public sidewalk, over, under, upon, on and
through the following described property in Alachua County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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:*

UNIVERSITY OF FLORIDA
FOUNDATION, INC.

Susan G. Goffman
Witness Signature

By: OWB

Print Name: Susan G. Goffman

Print Name: David Christie

Tony J. Burningham
Witness Signature

Title: Treasurer

Print Name: Tony J. Burningham

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 6th day of October, 2016, by David Christie, who is/are personally known to me or produced _____ as identification.

Susan G. Goffman
Signature of Notary
Print Name: _____
Notary Public, State of _____
My Commission Expires: _____



DESCRIPTION

DATE: September 19, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.01

DESCRIPTION FOR: Public Utilities Easement #1

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY), SAID CORNER BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'31", AN ARC LENGTH OF 469.59 FEET TO AN INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 5°35'16" EAST ALONG SAID EAST LINE, A DISTANCE OF 45.00 FEET TO A POINT ON THE BOUNDARY OF A PUBLIC UTILITIES EASEMENT AS SHOWN ON SAID PROGRESS TECHNOLOGY PARK PLAT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2146.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°22'52" EAST, 412.57 FEET; THENCE THE FOLLOWING NINE (9) COURSES ALONG SAID BOUNDARY OF PUBLIC UTILITIES EASEMENT: (1) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°01'40", AN ARC LENGTH OF 413.21 FEET TO THE END OF SAID CURVE; (2) THENCE NORTH 13°27'52" EAST, A DISTANCE OF 41.21 FEET; (3) THENCE NORTH 80°57'52" EAST, A DISTANCE OF 18.46 FEET; (4) THENCE NORTH 9°25'10" WEST, A DISTANCE OF 322.47 FEET; (5) THENCE NORTH 83°21'24" WEST, A DISTANCE OF 9.59 FEET; (6) THENCE NORTH 6°38'36" EAST, A DISTANCE OF 20.00 FEET; (7) THENCE SOUTH 83°21'24" EAST, A DISTANCE OF 10.00 FEET; (8) THENCE NORTH 6°38'36" EAST, A DISTANCE OF 120.11 FEET; (9) THENCE SOUTH 83°21'24" EAST, A DISTANCE OF 10.00 FEET TO THE EAST LINE OF AFOREMENTIONED LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 140.11 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.623 ACRES, MORE OR LESS

ALL AS SHOWN ON THE MAP ATTACHED

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTIONS 13 & 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

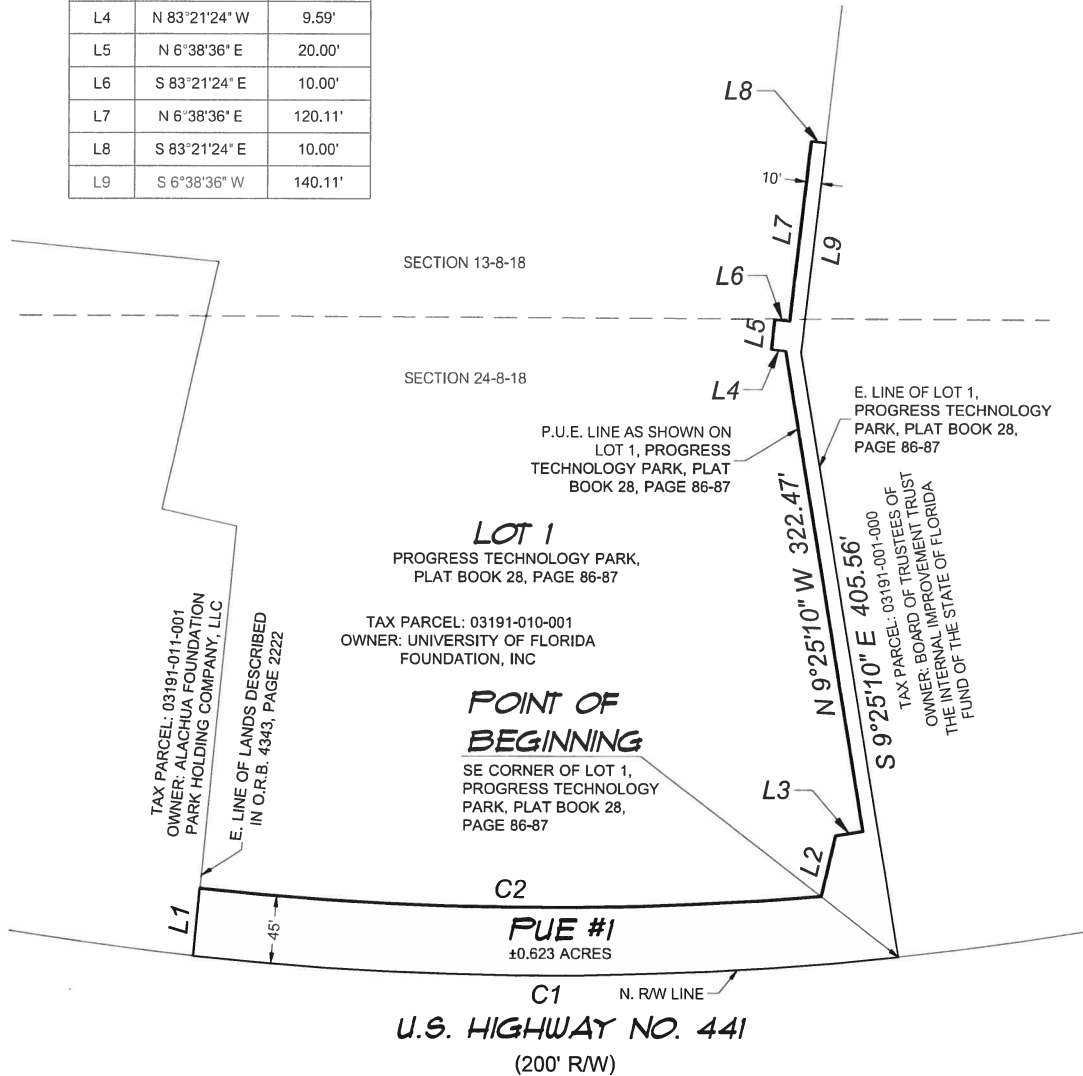
SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 5°35'16" E	45.00'
L2	N 13°27'52" E	41.21'
L3	N 80°57'52" E	18.46'
L4	N 83°21'24" W	9.59'
L5	N 6°38'36" E	20.00'
L6	S 83°21'24" E	10.00'
L7	N 6°38'36" E	120.11'
L8	S 83°21'24" E	10.00'
L9	S 6°38'36" W	140.11'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	469.59'	2191.86'	12°16'31"	235.70'	468.69'	S 89°59'03" W
C2	413.21'	2146.86'	11°01'40"	207.24'	412.57'	S 89°22'52" E



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK 28, PAGES 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

CITY OF ALACHUA

1 OF 1

This map prepared by:

AARON H. HICKMAN

DATE:
0.10.2016

TECHNICIAN:

JTT
CHECKED BY:

CHECKED BY:
AHH

PROJECT NUMBER:
16-0111.01

$$1^{\circ} = 120'$$

USURY SCALE

BAR IS ONE HALF INCH
IN ORIGINAL DRAWING

1/2

NOT ONE HALF INCH
THIS SHEET, ADJUST
SALES ACCORDINGLY

SALES ACCORDING TO

CHW
Professional Consultants

132 NW 75th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com

est. 1930 **FLORIDA**
LE-5075

1000

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

Marian Rush
P.O. Box 9
Alachua, Florida, 32616

Tax Parcel No: 03191-011-001

Section 13 & 24, Township 8 South, Range 18 East

EASEMENT

THIS EASEMENT, made this 6th day of October, 2016, by
ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC , GRANTOR, whose mailing
address is 3917 NW 97th Blvd, Gainesville, Florida 32606 , 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 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, and the construction and maintenance of public sidewalk, over, under, upon, on and
through the following described property in Alachua County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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:

[Signature]
Witness Signature

Print Name: JOHN MOSS

[Signature]
Witness Signature

Print Name: Austin Wesley

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 6th day of October, 2016, by Brian S. Crawford, who is/are personally known to me or produced _____ as identification.

[Signature]
Signature of Notary
Print Name: Brian Block
Notary Public, State of FL
My Commission Expires: 7/21/16

ALACHUA FOUNDATION PARK
HOLDING COMPANY, LLC

By: [Signature]

Print Name: Brian S. Crawford

Title: Managing Member





DESCRIPTION

DATE: September 19, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.01

DESCRIPTION FOR: Public Utilities Easement #2

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWEST 119TH TERRACE (RIGHT OF WAY VARIES); THENCE THE FOLLOWING SIX (6) COURSES ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTHWEST 119TH TERRACE: (1) NORTH 17°42'49" EAST, A DISTANCE OF 42.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 440.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°32'05" EAST, 64.13 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°21'30", AN ARC LENGTH OF 64.19 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 0°23'21" EAST, 37.72 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°55'58", AN ARC LENGTH OF 37.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 450.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 5°25'06" WEST, 49.60 FEET; (4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°19'05", AN ARC LENGTH OF 49.62 FEET; (5) THENCE NORTH 2°15'33" WEST, A DISTANCE OF 176.16 FEET TO THE BEGINNING OF CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 1°49'24" EAST, 52.68 FEET; (6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°09'54", AN ARC LENGTH OF 52.73 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 84°24'34" EAST ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO A POINT LYING ON AN PUBLIC UTILITIES EASEMENT AS SHOWN ON THE PLAT OF PROGRESS TECHNOLOGY PARK, RECORDED IN PLAT BOOK 28, PAGES 86-87 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 365.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 1°49'32" WEST, 52.00 FEET; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID PUBLIC UTILITIES EASEMENT: (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°10'09", AN ARC

LENGTH OF 52.04 FEET TO THE END OF SAID CURVE; (2) THENCE SOUTH $2^{\circ}15'33''$ EAST, A DISTANCE OF 176.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 445.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $5^{\circ}25'06''$ EAST, 49.05 FEET; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $6^{\circ}19'05''$, AN ARC LENGTH OF 49.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 126.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $0^{\circ}23'21''$ WEST, 39.28 FEET; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $17^{\circ}55'58''$, AN ARC LENGTH OF 39.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 445.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $13^{\circ}23'04''$ WEST, 62.53 FEET; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $8^{\circ}03'29''$, AN ARC LENGTH OF 62.58 FEET TO A POINT OF CUSP; (6) THENCE 388.94 FEET ALONG A CURVE CONCAVE NORTHEASTERLY, WHOSE CENTRAL ANGLE IS $10^{\circ}22'48''$, HAVING A RADIUS OF 2146.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $78^{\circ}40'38''$ EAST, 388.40 FEET TO THE EAST LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222; THENCE DEPARTING SAID PUBLIC UTILITIES EASEMENT, SOUTH $5^{\circ}35'16''$ WEST ALONG SAID EAST LINE, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) AND LYING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2191.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $78^{\circ}36'19''$ WEST, 402.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $10^{\circ}32'47''$, AN ARC LENGTH OF 403.45 FEET TO THE **POINT OF BEGINNING**.

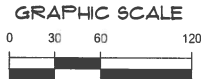
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.455 ACRES, MORE OR LESS

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

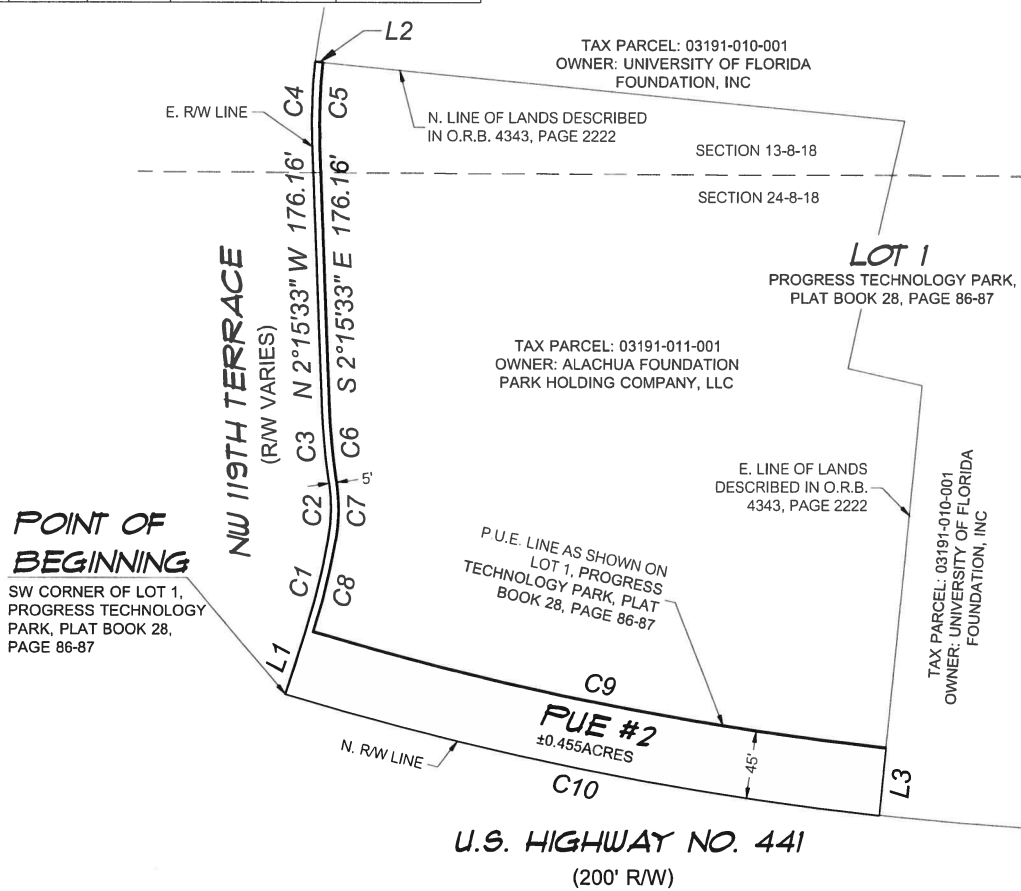
SITUATED IN SECTIONS 13 & 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	64.19'	440.00'	8°21'30"	32.15'	64.13'	N 13°32'05" E
C2	37.87'	121.00'	17°55'58"	19.09'	37.72'	N 0°23'21" E
C3	49.62'	450.00'	6°19'05"	24.84'	49.60'	N 5°25'06" W
C4	52.73'	370.00'	8°09'54"	26.41'	52.68'	N 1°49'24" E
C5	52.04'	365.00'	8°10'09"	26.07'	52.00'	S 1°49'32" W
C6	49.07'	445.00'	6°19'05"	24.56'	49.05'	S 5°25'06" E
C7	39.44'	126.00'	17°55'58"	19.88'	39.28'	S 0°23'21" W
C8	62.58'	445.00'	8°03'29"	31.34'	62.53'	S 13°23'04" W
C9	388.94'	2146.86'	10°22'48"	195.00'	388.40'	S 78°40'38" E
C10	403.45'	2191.86'	10°32'47"	202.30'	402.89'	N 78°36'19" W

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 17°42'49" E	42.77'
L2	S 84°24'34" E	5.00'
L3	S 5°35'16" W	45.00'



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK 28, PAGES 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

CITY OF ALACHUA

SHEET NO.
1 OF 1

This map prepared by:

AARON H. HICKMAN

DATE
9-19-2016

TECHNICIAN:
JTT

CHECKED BY:
AHH

PROJECT NUMBER:
16-0111.01

SCALE
1" = 120'

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

Certificate of Authorization No. L.B. 5075

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

Professional Surveyor & Mapper Fla. License No. 6791

CHW
Professional Consultants

132 NW 75th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com

EST. 1983 **FLORIDA**
LB-5075

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

Marian Rush
P.O. Box 9
Alachua, Florida, 32616

Tax Parcel No: 03191-010-001

Section 13 & 24, Township 8 South, Range 18 East

EASEMENT

THIS EASEMENT, made this 6th day of October, 2016, by
UNIVERSITY OF FLORIDA FOUNDATION, INC., GRANTOR, whose mailing address is PO
Box 14425, Gainesville, Florida 32604, 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 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, and the construction and maintenance of public sidewalk, over, under, upon, on and
through the following described property in Alachua County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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:*

UNIVERSITY OF FLORIDA
FOUNDATION, INC.

Susan G. Goffman
Witness Signature

Print Name: Susan G. Goffman

Tonya J. Burningham
Witness Signature

Print Name: Tonya J. Burningham

By: *David Christie*

Print Name: David Christie

Title: Treasurer

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 16th day of October, 2016, by David Christie, who is/are personally known to me or produced _____ as identification.

Susan G. Goffman
Signature of Notary
Print Name: _____
Notary Public, State of _____
My Commission Expires: _____



Susan Gail Goffman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF985319
Expires 4/25/2020



DESCRIPTION

DATE: September 19, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR: Public Utilities Easement #3

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH $82^{\circ}35'58''$ EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES ALONG THE PUBLIC UTILITIES EASEMENT LINE AS SHOWN ON SAID PLAT OF PROGRESS TECHNOLOGY PARK: (1) SOUTH $7^{\circ}24'02''$ WEST, A DISTANCE OF 103.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 435.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $12^{\circ}15'59''$ WEST, 73.80 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $9^{\circ}43'54''$, AN ARC LENGTH OF 73.88; (3) THENCE SOUTH $17^{\circ}07'56''$ WEST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 365.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $11^{\circ}31'16''$ WEST, 71.38 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $11^{\circ}13'20''$, AN ARC LENGTH OF 71.49 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID PUBLIC UTILITIES EASEMENT, NORTH $84^{\circ}24'34''$ WEST ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTHWEST 119TH TERRACE (RIGHT OF WAY VARIES) AND A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 370.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $11^{\circ}31'08''$ EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE: (1) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $11^{\circ}13'35''$, AN ARC LENGTH OF 72.50 FEET TO THE END OF SAID CURVE; (2) THENCE NORTH $17^{\circ}07'56''$ EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $12^{\circ}15'59''$ EAST, 72.95 FEET; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $9^{\circ}43'54''$, AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH $7^{\circ}24'02''$ EAST, A DISTANCE OF 103.96 FEET TO THE **POINT OF BEGINNING**.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

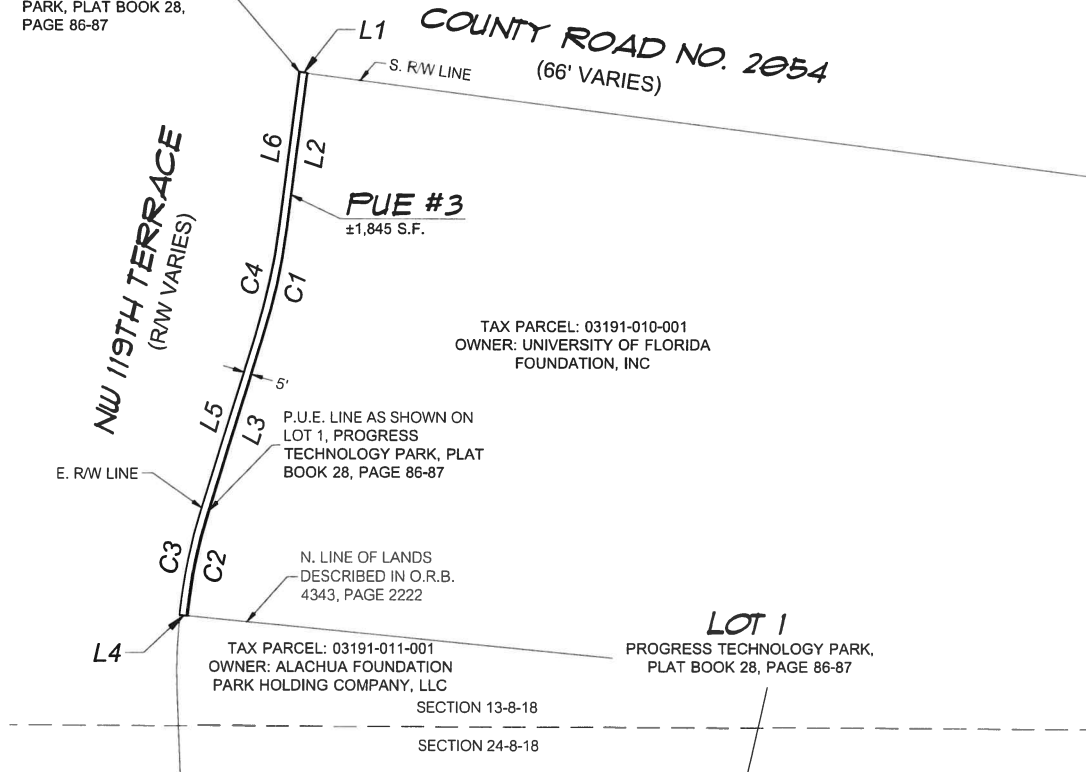


CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	73.88'	435.00'	9°43'54"	37.03'	73.80'	S 12°15'59" W
C2	71.49'	365.00'	11°13'20"	35.86'	71.38'	S 11°31'16" W
C3	72.50'	370.00'	11°13'35"	36.37'	72.38'	N 11°31'08" E
C4	73.03'	430.00'	9°43'54"	36.61'	72.95'	N 12°15'59" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 82°35'58" E	5.00'
L2	S 7°24'02" W	103.96'
L3	S 17°07'56" W	119.59'
L4	N 84°24'34" W	5.00'
L5	N 17°07'56" E	119.59'
L6	N 7°24'02" E	103.96'

POINT OF BEGINNING

NW CORNER OF LOT 1,
PROGRESS TECHNOLOGY
PARK, PLAT BOOK 28,
PAGE 86-87



TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA
FOUNDATION, INC

TAX PARCEL: 03191-011-001
OWNER: ALACHUA FOUNDATION
PARK HOLDING COMPANY, LLC

LOT 1
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGE 86-87

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

SHEET NO.
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
9-19-2016

TECHNICIAN
JTT

CHECKED BY
AHH

PROJECT NUMBER:
16-0111.01

SCALE
1" = 120'

VERIFY SCALE:
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING

IF NOT ONE HALF INCH
ON THIS SHEET ADJUST
SCALES ACCORDINGLY

CHW
Professional Consultants

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