



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Foundation Park Phase 2
2. Address of Subject Property: 14193 NW 119TH TERRACE, ALACHUA, FLORIDA 32615
3. Parcel ID Number(s): 03191-010-001 & 03191-011-001
4. Existing Use of Property: INDUSTRIAL
5. Future Land Use Map Designation : INDUSTRIAL
6. Zoning Designation: ILW (LIGHT INDUSTRIAL AND WAREHOUSE INDUSTRIAL)
7. Acreage: ±14.50

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): RANDALL OLNEY, P.E. Title: PROJECT MANAGER
Company (if applicable): CHW
Mailing address: 132 NW 76TH DRIVE
City: GAINESVILLE State: FLORIDA ZIP: 32607
Telephone: (352) 331-1976 FAX: (352) 331-2476 e-mail: randyo@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC. & UNIVERSITY OF FLORIDA FOUNDATION, INC.
Mailing Address: 3917 NW 97TH BLVD & P.O. BOX 14425
City: GAINESVILLE State: FL ZIP: 32606 & 32604

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Zoning of the subject property.
 - c. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - d. Complete legal description.
 - e. Statement of Proposed Uses.
 - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
 - h. Area and dimensions of site.
 - i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
 - k. Location and dimensions of all existing and proposed parking areas and loading areas.
 - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
 - (a) Calculation of glazing of the front façade.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (d) Sufficient plan detail and calculations of each material utilized in each façade.
- q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
 - (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) If glazing alternatives are used, calculation of area of alternative materials used.
 - (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (e) Color architectural plans depicting the color of all materials used in the façade.
- r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Floor area of dwelling units.
 - vi. Number of proposed parking spaces.
 - vii. Street layout.
 - viii. Layout of mobile home stands (for mobile home parks only).
 - ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water Management District surfacewater management Statement of proposed uses on the site plan
3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.
4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

- a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

- b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

[Signature]

Signature of Applicant

RANDALL OLNEY, P.E.

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30 day of June, 2016 by Randy

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



[Signature]
Signature of Notary Public, State of Florida

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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 14193 NW 119th Terrace, Alachua, Florida

Parcel ID Number(s): 03191-010-001

Acreage: ±8.74 ACRES

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: _____ Title: _____

Company (if applicable): University of Florida Foundation, Inc.

Mailing Address: P.O. Box 14425

City: GAINESVILLE State: FLORIDA ZIP: 32604-2425

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): CHW

Mailing address: 132 NW 76TH DRIVE

City: GAINESVILLE State: FLORIDA ZIP: 32607

Telephone: (352) 331-1976 FAX: _____ e-mail: randyo@chw-inc.com

D. REQUESTED ACTION:

Authorized to apply for and obtain permits for the Foundation Park Phase 2 Project.

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

University of Florida Foundation, Inc.

Signature of Applicant

David M. Christie, Treasurer

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

Reviewed

Dara Boonstra

UFF Legal Counsel

State of Florida County of Alachua

The foregoing application is acknowledged before me this 11th day of August, 2016, by David M. Christie, Treasurer

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

NOTARY SEAL

TONYA J. BURNINGHAM

NOTARY PUBLIC

STATE OF FLORIDA

Comm# FF058316

Expires 9/29/2017

Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

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

Revised 9/30/2014





Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 14193 NW 119th Terrace, Alachua, Florida

Parcel ID Number(s): 03191-011-001

Acreage: ±14.50 ACRES

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: BRIAN CRAWFORD

Title: MANAGING MEMBER

Company (if applicable): ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC

Mailing Address: 3917 NW 97TH BLVD.

City: GAINESVILLE

State: FLORIDA

ZIP: 32606

Telephone: (352) 333-3233

FAX: _____

e-mail: brian@conceptcompanies.net

C. AUTHORIZED AGENT

Name: _____

Title: _____

Company (if applicable): CHW

Mailing address: 132 NW 76TH DRIVE

City: GAINESVILLE

State: FLORIDA

ZIP: 32607

Telephone: (352) 331-1976

FAX: _____

e-mail: randyo@chw-inc.com

D. REQUESTED ACTION:

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

Signature of Applicant

Signature of Co-applicant

Brian Crawford

Typed or printed name and title of applicant

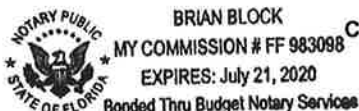
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 12th day of August, 2016, by Brian S.

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

Signature of Notary Public, State of FL



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

MEMORANDUM

To: Justin Tabor, AICP
From: Caeli Tolar, PLA
Date: 10/10/16
RE: Foundation Park Phase 2 – Tree Mitigation Payment

Good morning Justin,

As discussed during our recent phone conversation, I have done some research to determine a mitigation cost per replacement tree for Foundation Park Phase 2. As outlined in City of Alachua Code Sec. 6.2.1(D)(7):

- (a) *The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings.*
- (b) *The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.*
- (c) *The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of trees to be planted. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.*
- (d) *Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit for new construction with an approved site plan or plat. Receipts for payment will be specifically marked for the off-site mitigation account.*

The following information provided outlines the process by which we have determined our mitigation payment calculations.

Description of Project Mitigation

Within this project, there are several trees proposed to be removed along County Road 2054 along the northern perimeter of the site. The majority of the trees to be removed are undesirable species such as Laurel Oaks and Water Oaks. These trees present potential long-term safety and maintenance issues as they mature. Additionally, these trees present conflicts with proposed utilities along the northern portion of the site that are necessary to serve the proposed buildings. Therefore, all existing trees along the northern perimeter of the site are proposed for removal.

Thirty-one replacement trees have been proposed within Pod B and fourteen replacement trees have been provided within Pod C. After the placement of these mitigation trees, there is still a deficit of mitigation trees required for both Pods B & C totaling 178 trees. Due to the locations of proposed structures, parking, and code-required tree plantings, there is inadequate space on the site at the completion of Pod C's construction to provide all 178 additional replacement trees for mitigation. Therefore, we are proposing a mitigation payment in lieu of on-site planting.

Determination of Replacement Tree Cost

At least 50% of the replacement trees must be shade trees, according to Sec.6.2.1(D)(4). According to Sec. 6.2.2(D)(8)(b)(ii), "Canopy trees shall be a minimum of eight feet in height with the caliper based on the tree type per Florida Nursery and Grade Standard." The remaining 50% of the replacement trees shall be

ornamental/understory trees, which, as outlined in Sec. 6.2.2(D)(8)(b)(iii), should be a minimum of 1 ½" caliper. Based on Florida Grades and Standards, we determined that a 15 gallon replacement tree can satisfy both the 8' minimum height and 1 ½" minimum caliper requirements.

To establish this number, we have taken the average, installed cost for 15 gallon trees provided to us on each of three recent and comparable projects:

Project #1:
15 gal. \$65

Project #2:
15 gal. \$74

Project #3:
15 gal. \$80

Overall Average:
15 gal. \$73

Establishment/maintenance costs vary across projects, so we have done some research to estimate a standard cost. For the purposes of this project we will utilize the Florida Department of Transportation's standard, which is an additional 24% in establishment/maintenance costs (see Attachment 'A').

Therefore: \$73 + and additional 24% = \$90.52 per tree (installed + establishment/maintenance cost). The City of Alachua also requires an additional 10% fund administration as per Sec. 6.2.1(D)(7)(c), so our estimation of the cost per replacement tree is **\$99.58 per tree**.

Mitigation Calculations

Heritage Trees (>30", at Inch-For Inch Replacement)

Pod B

Total Mitigation Inches Required = 223"

223" ÷ 1 ½" caliper per tree = 149 trees

Pod C

Total Mitigation Inches Required = 27"

27" / 1 ½" caliper per tree = 18 trees

Regulated Trees (<30", >10", at 1:1 Replacement)

Pod B

Total Regulated Trees Removed = 40 trees

Pod C

Total Regulated Trees Removed = 16 trees

Total Mitigation Payment

Pod B

149 trees + 40 trees = 189 trees – 31 proposed mitigation trees = 158 trees

Pod C

18 trees + 16 trees = 34 trees – 14 proposed mitigation trees = 20 trees

Pod B = 158 replacement trees x \$99.58 per tree = \$15,733.64

Pod C = 22 replacement trees x \$99.58 per tree = \$ 1,991.60

Total Mitigation Payment Required = \$17,725.24



Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JIM BOXOLD
SECRETARY

PROGRAM MANAGEMENT MEMORANDUM 15-01
PROJECT MANAGEMENT MEMORANDUM NO. 15-01
DCE MEMORANDUM NO. 04-15
DME MEMORANDUM NO. 15-01

DATE: February 13, 2015

TO: Directors of Transportation Development, Directors of Transportation Operations, District Design Engineers, District Construction Engineers, District Maintenance Engineers, and District Program Management Engineers/Administrators

FROM: David A. Sadler, P.E., Director, Office of Construction
Tim Lattner, P.E., Director, Office of Maintenance
Trey Tillander, P.E., Manager, Office of Program Management
Bob Crim, P.E., Manager, Production Support Office
Kendra Sheffield, Manager, Work Program Development

COPIES: Brian Blanchard, Tom Byron, Duane Brautigam, Greg Davis, Daniel Scheer, Rudy Powell, Jeff Caster

SUBJECT: Implementation of Landscape Contracts

BACKGROUND

In 2013, the Executive Team established a new policy through Engineer and Operations (E&O) Memo 13-1 to program stand alone landscape projects using maintenance contract language and Phase 52 funds. This will allow landscape contracts to remain open throughout the plant establishment period and is expected to improve the Department's ability to enforce contract deliverables throughout the entire establishment period. All costs during the establishment period are incorporated as part of the capital cost of the plant material and will function as a warranty against loss.

REQUIREMENTS

Landscaping Included as Part of the Roadway Construction Project:

Landscape installations totaling the lesser of \$100,000 or 10% of the preliminary cost estimate may continue to be included in a roadway construction project (including Design-Build roadway construction projects), as incidental landscape work.

There is no establishment period included in the specifications governing these roadway construction projects. Districts should determine who will be responsible for establishment and maintenance. If the party responsible for the landscape maintenance is someone other than the Department (i.e., Local Agency, etc.) a Maintenance Memorandum of Agreement must be fully executed during the project design and no later than the project letting.

Stand-alone Landscaping Projects:

The stand-alone landscaping projects will be programmed as either dependent or independent stand-alone projects for all fiscal years. Stand-alone landscaping projects will be advertised as Maintenance contracts and include Maintenance specifications which contain contract terms establishing an installation period and defined milestones for an establishment period of two years. No more than seventy-six percent of the contract amount will be paid prior to the start of the establishment period after which monthly payments to the contractor will be issued only upon satisfactory performance. The landscape installation Maintenance specification has been created to support this change (see Specification at: <http://www.dot.state.fl.us/specificationsoffice/Maintenance/Jan15/default.shtm>).

Dependent Stand-alone Landscaping Projects:

Landscaping associated with a roadway construction project will be programmed as a stand-alone landscape project in **the year in which roadway construction is anticipated for completion** and will be scheduled immediately following roadway construction. If the roadway construction project is federally funded, the landscaping work may also be eligible for the same federal funds.

Independent Stand-alone Landscaping Projects:

Landscaping not associated with a roadway construction project will be programmed as stand-alone landscape project in the year in which the landscape project is ready for production. Independent stand-alone landscaping projects will be state funded and let in the District Office.

Performance Bond:

The performance bond required in the Maintenance specifications, SP0030500 Award of Contract, is an annual renewable bond so that the contractor does not have to obtain a bond for 2+ years for the full contract value. The performance bond covers the installation period and the establishment period or the total contract time allowed.

Example: If the contract time is 930 days (2.55 years) with a hypothetical value of \$5 million, take the \$5 million and divide by the 2.55 years to arrive at the annual bond amount of \$1,960,784. Therefore, the first 12 months of the contract will require a performance bond for \$1,960,784; for the second 12 months, a performance bond for \$1,960,784; and for the final 7 months a performance bond for \$1,078,431 (which is the remaining contract amount $\$1,960,784 \times 2 = \$3,921,568$ minus $\$5,000,000 = \$1,078,431$).

Pay Items:

These contracts will be lump sum, and therefore there would only be one pay item (999-2). Seventy-six percent (76%) of the total contract value is payable upon completion of the planting, with the other twenty four-percent (24%) being paid monthly over the two year establishment period. The contractor is required to submit a schedule of values just as they would on a lump sum contract. Failure to perform will be a reduction in payment and not treated as retainage.

Contract Time:

Stand-alone landscaping contracts are to be designated in the AASHTO Projects (formerly Trns•port) Preconstruction system as Calendar Day Contracts. A Calendar Day Contract can be designated by selecting the “Time” tab on the “Proposal Summary” page and then selecting “CD-Calendar Days” on the “Type of Days” drop-down menu.

Incidental Work:

The intent is that these are landscape contracts, and will only include items of work that are necessary for the installation of the landscaping. Any items incidental to the landscaping would be exactly that, “incidental,” and included in the lump sum landscape pay item. It is important to minimize the amount of work required which is not directly related to the installation of landscape plantings. For dependent landscape projects, all of the site work and any associated hardscape should be included in the highway construction contract. For independent landscape projects, it may be necessary to include some incidental items of work, but if this work amounts to a large portion of the contract work, consideration should be given to letting a separate construction project to accomplish the site work and non-landscape planting work necessary for the project.

Funding:

A Federal funding process for stand-alone landscaping has not been developed. Independent landscaping work by itself is no longer eligible for federal funds. For landscaping to be federally funded, it has to be part of the overall highway construction work authorized by FHWA. Going forward, FHWA has agreed to fund landscaping work that is a component of a highway construction project as a separate contract following the completion of the highway construction contract; with both contracts fulfilling the overall construction of the federally funded project. These are referred to as dependent stand-alone landscape projects.

Coordination:

The District Landscape Architects should be a common participant in all of these projects. For the stand-alone landscape packages, the preparer of the specifications package will need to coordinate closely with Maintenance staff and District contracting staff.

The District Landscape Architect is to be involved throughout all phases of landscape projects. Involvement of the District Landscape Architect during roadway and landscape design, construction and maintenance is necessary to fully comply with the Department Environmental Policy and Highway Beautification Policy.

Contract Administration:

The contract administration of the stand-alone landscape projects needs to be determined by each Director of Transportation Operations. The administration of stand-alone landscape projects can be performed by District Maintenance staff, District Construction staff, or a combination of these.

IMPLEMENTATION

This joint bulletin/memo is effective immediately and supersedes Estimates Bulletin 13-10, Project Management Memo 13-02, DCE Memorandum 13-21 and DMDH Memorandum 13-03.

The stand-alone Landscaping Specification is currently on Specs-on-the-Web as a Maintenance Specification (SS5800000) for use by the District Offices to execute a contract for all landscaping projects that meet the criteria described above.

The appropriate (Federal Aid or Non-Federal Aid) Construction landscaping Special Provision (SP5800000 Landscaping) will be used for any landscaping work that is to remain in the roadway construction contract starting with July 2015 lettings.

CONTACT

Jeff Caster, R.L.A.
State Transportation Landscape Architect
Florida Department of Transportation
605 Suwannee Street, MS 40
Tallahassee, FL 32399-0450
Phone (850)-414-5267
jeff.caster@dot.state.fl.us

PROGRAM MANAGEMENT MEMORANDUM 15-01
PROJECT MANAGEMENT MEMORANDUM NO. 15-01
DCE MEMORANDUM NO. 04-15
DME MEMORANDUM NO. 15-01
Page 5 of 5

Daniel Scheer, P.E.
State Specifications Engineer
Florida Department of Transportation
605 Suwannee Street, MS 75
Tallahassee, FL 32399-0450
Phone (850)-414-4130
daniel.scheer@dot.state.fl.us

Rudy Powell, P.E.
State Construction Engineer
Florida Department of Transportation
605 Suwannee Street, MS 31
Tallahassee, FL 32399-0450
Phone (850)-414-4280
rudy.powell@dot.state.fl.us

Melissa Hollis
Basis of Estimates Coordinator
Florida Department of Transportation
605 Suwannee Street, MS 75
Tallahassee, FL 32399-0450
Phone (850)-414-4182
melissa.hollis@dot.state.fl.us

Michael E. Sprayberry, P.E.
State Administrator for Maintenance - Contracting
Florida Department of Transportation
605 Suwannee Street, MS 52
Tallahassee, FL 32399-0450
Phone (850)-414-5757
mike.sprayberry@dot.state.fl.us

Kendra H. Sheffield.
Manager, Work Program Development
Florida Department of Transportation
605 Suwannee Street, MS 21
Tallahassee, FL 32399-0450
Phone (850)-414-4627
kendra.sheffield@dot.state.fl.us

DFB/DAS/TRL/VYT/KHS/dls

MEMORANDUM

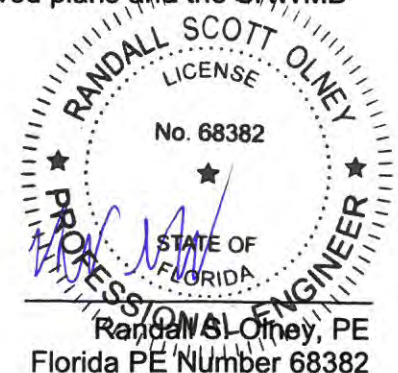
To: Justin Tabor, AICP
From: Randall S. Olney, PE
Date: October 5, 2016
RE: Foundation Park, Phase II – Flood Elevation Certification

The City of Alachua requires a certification from the Engineer of Record for projects located within FEMA Flood Zone A per Section 6.9.4(C)(7)(a) of the City of Alachua's Land Development Regulations. This Section states:

"No encroachment, including fill material or structures, shall be located within areas of special flood hazard unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles;"

The Foundation Park, Phase II project site is served by an existing master stormwater management facility. This master stormwater management facility was designed for the Foundation Park, Phase II development, modified the existing flood plain, and was permitted through both The City of Alachua and the SRWMD. Mr. Justin Tabor with the City of Alachua provided city approved plans from EDA for the master stormwater management facility serving the Foundation Park project. EDA plan sheet C2.01 indicates the limits and elevation of the modified flood plain, which was signed and sealed by Sergio J. Reyes FL PE 47311. The SRWMD permitted stormwater report for the master stormwater management facility was obtained from the SRWMD, and this report, signed and sealed by Claudia S. Vega FL PE 51532, provides calculations for the 100 year critical storm events for the existing master stormwater management facility. As indicated by the City and SRWMD information, the existing master stormwater management facility modified the existing flood plain. As a result of this modification, the Foundation Park site is no longer within flood plain. The modified flood plain limits can be seen on the Existing Condition Map, sheet C0.01, within the Foundation Park, Phase II development plan set.

In accordance with Section 6.9.4(C)(7)(a), I certify that any proposed fill and the proposed structures for Foundation Park, Phase II will not increase the water surface elevation of the base flood plain by more than one foot at any point within the City based on review of the City approved plans and the SRWMD permitted stormwater report.



MEMORANDUM

To: City of Alachua 16-0111
From: Randall S. Olney, P.E.
Date: September 26, 2016
RE: Fire Flow Calculations for Foundation Park Phase 2

The Foundation Park Phase 2 site is located on the northeast corner of NW 119th Terrace and SR 441 in the City of Alachua. The project site is ± 14.53 acres and proposes the construction of a three (3) $\pm 40,000$ sf research buildings along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. The associated building types are II (222) and all buildings include an automatic sprinkler system.

The attached fire flow calculations were calculated for Foundation Park Phase 2. The ISO Guide for Determination of Needed Fire Flow states that "ISO does not determine a needed fire flow for buildings rated and coded by ISO as protected by an automatic sprinkler system meeting applicable NFPA standards." NFPA permits a 75% reduction in required flow for sprinklered buildings, however, the ISO procedure does not provide a mechanism to account for sprinkler systems. Note that for unsprinklered buildings, the ISO calculation requires a lower flow rate than the NFPA table; therefore the application of a factor similar to the NFPA 75% reduction would result in an ISO sprinklered requirement also being less than the NFPA value. For this project, the ISO calculation does not apply as it does not determine fire flow for sprinklered buildings. Therefore, the NFPA requirement is taken as the needed fire flow for each building.

NFPA Table 18.4.5.1.2

Building Type = II (222)
Building Square Footage = $\pm 40,000$ sf

Fire Flow per Building = 2,250 gpm
75% reduction to Fire Flow per approved automatic sprinkler system (18.4.5.3.3) = 563 gpm

Minimum Fire Flow per Building (18.4.5.3.3) = 1,000 gpm
Flow Duration = 2 hours

ISO Needed Fire Flow

Fire Flow per Building = 2,000 gpm

RANDALL S. OLNEY
PE LICENSE #68382

Table 184.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm [†] (× 3.785 for L/min)	Flow Duration (hours)
I(443), K(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8,200	0–5,900	0–3,600	1,500	2
22,701–30,200	12,701–17,000	8,201–10,900	5,901–7,900	3,601–4,800	1,750	
30,201–38,700	17,001–21,800	10,901–12,900	7,901–9,800	4,801–6,200	2,000	
38,701–48,300	21,801–24,200	12,901–17,400	9,801–12,600	6,201–7,700	2,250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7,701–9,400	2,500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9,401–11,300	2,750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3,000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3,250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3,500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3,750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4,000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4,250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4,500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4,750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5,000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5,250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5,500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5,750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6,000	
		115,801–125,500	83,701–90,600	51,501–55,700	6,250	
		125,501–135,500	90,601–97,900	55,701–60,200	6,500	
		135,501–145,800	97,901–106,800	60,201–64,800	6,750	
		145,801–156,700	106,801–113,200	64,801–69,600	7,000	
		156,701–167,900	113,201–121,300	69,601–74,600	7,250	
		167,901–179,400	121,301–129,600	74,601–79,800	7,500	
		179,401–191,400	129,601–138,300	79,801–85,100	7,750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8,000	

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

18.4.5.3 Buildings Other Than One- and Two-Family Dwellings.

18.4.5.3.1 The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.2.1.

18.4.5.3.2 Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

18.4.5.3.3 Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

18.4.5.3.4* Required fire flow for buildings protected by an approved automatic sprinkler system shall not exceed 2000 gpm (7571 L/min) for 2 hours.

18.4.5.3.5 Required fire flow for open parking structures that are not protected throughout by an approved automatic sprinkler system shall be reduced by 75 percent where all of the following conditions are met:

- (1) The structure complies with the building code.
- (2) The structure is of Type I or Type II construction.
- (3) The structure is provided with a Class I standpipe system in accordance with NFPA 14. Class I standpipe systems of the manual dry type shall be permitted.
- (4) The resulting fire flow is not less than 1000 gpm (3785 L/min).

18.4.5.4* Required Fire Flow and Automatic Sprinkler System Demand. For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:	16-0111	Date:	6/30/2016
Project:	Foundation Park Phase 2	Engineer:	D. Cueva, E.I.
		Checked By:	R. Olney, P.E.
Location:	1190 NW US 441		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Fire Resistive Construction ▼ **construction coefficient (F) (p. 2):** 0.6

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 42,466 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.

Effective Area (A_i) (p. 9) : 42,466 sq. ft. (Show calculations below)

$A_i = 42,466 + 0/2 = 42,466$ sf

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2225.586269

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) ▼ **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Fire Resistive Construction ▼

Distance (ft.) to the exposure building: 61 - 100 ▼	Length of exposure wall: 200
Number of stories of exposure wall: 1	Length x number of stories: 200
Opening Protection in exposure wall: Unprotected ▼	
Factor for exposure (X_i) from Table 330.A (p. 17):	0.07

Back: construction of facing wall of exposure building (p. 4): ▼

Distance (ft.) to the exposure building: ▼	Length of exposure wall:
Number of stories of exposure wall:	Length x number of stories: 0
Opening Protection in exposure wall: ▼	
Factor for exposure (X_i) from Table 330.A (p. 17):	0

Left: construction of facing wall of exposure building (p. 4): Fire Resistive Construction ▼

Distance (ft.) to the exposure building: 61 - 100 ▼	Length of exposure wall: 120
Number of stories of exposure wall: 1	Length x number of stories: 120
Opening Protection in exposure wall: Unprotected ▼	
Factor for exposure (X_i) from Table 330.A (p. 17):	0.07

Right: construction of facing wall of exposure building (p. 4): ▼

Distance (ft.) to the exposure building: ▼	Length of exposure wall:
Number of stories of exposure wall:	Length x number of stories: 0
Opening Protection in exposure wall: Unprotected ▼	
Factor for exposure (X_i) from Table 330.A (p. 17):	0

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B):

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$NFF = 2250 \times 0.85 \times [1 + (0.07 + 0)]$

$NFF = 2046.375$ gpm

$NFF = 2000$ gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

Hydrant Flow Test Report

Test Date 6/27/2016

Test Time 10:05 a.m.

Location

NW 119th Terrace (between US 441 and Rachael Blvd.) Alachua FL

Tested by

Gator Fire Equipment Co. Inc
1032 South Main Street
Gainesville, FL 32601

Mr. Lance Ashby

Notes

Read Hydrant located on SE corner of US 441 & NW 119th Terrace

Flow Hydrant located on West Side of NW 119th Terrace

Read Hydrant

76 psi **static pressure**

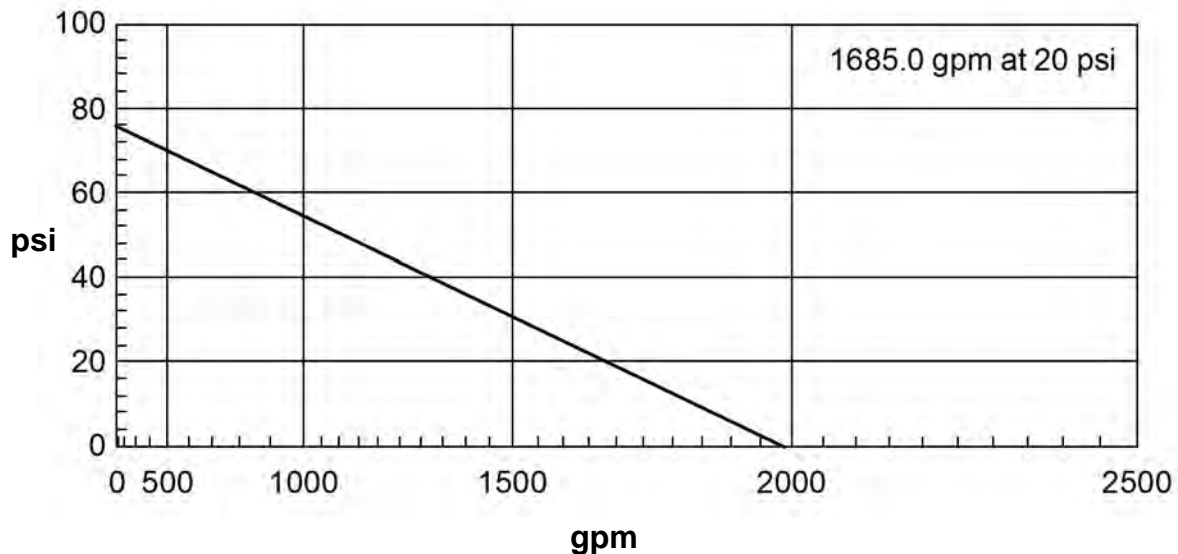
50 psi **residual pressure**

.9 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	1.0	2.5	.90	44	1113 gpm

Flow Graph



MEMORANDUM

To: City of Alachua Planning & Zoning
From: Craig Brashier, AICP, Planning Manager
Date: June 30, 2016
RE: Foundation Park Development Plans
Concurrency Impact Analysis

16-0111

The Concurrency Impact Analysis calculations have been performed for the proposed ±127,400 square feet of Research and Development facilities. Public facility capacities are based on the May 2016 Development Monitoring Report supplied by the City's Planning and Zoning staff. The proposed non-residential FLU designations will not impact schools or recreation facilities.

Table 1A: Trip Generation Calculations

ITE Land Use ¹	Units (1,000 s.f.)	Daily		Peak Hour	
		Rate*	Trips	Rate*	Trips
Research and Development Center (ITE 760)	127.4	8.11	1,033.21	1.22	155.43
Total			1,033	-	155

*Source: ITE Trip Generation Manual, 9th Ed.

Table 1B below identifies the roadway segments within ½ mile of the subject parcels. Pursuant to the LDRs, for developments generating more than 1,000 AADT, a one-half mile radius defines the affected roadway envelope as well as those roadway segments on which the development's impacts are 5% or greater of the maximum service volume of the roadway. The monitored roadway segments within the ½ mile radius include U.S. 441 (from NW 126th Ave. to SR 235) and CR 2054 East (East of SR 235). The proposed project will not contribute 5% or greater of the maximum service volumes to the City's other monitored roadway segments.

It is estimated that 75% of the AADT (775 trips) will utilize U.S. 441 and 25% of the AADT (258 trips) will utilize CR 2054 to access the site.

Table 1B: Impacted Roadway Segments

Segment Description	Comp Plan MSV*	Existing Traffic*	Reserved Trips*	Available Capacity*
US 441 (From NW 126 th Ave to SR 235)	35,500 AADT 3,200 PHr	18,347 AADT 1,743 PHr	1,432 AADT 164 PHr	15,721 AADT 1,293 PHr
CR 2054 East (East of SR 235)	14,580 AADT 1,314 PHr	2,161 AADT 205 PHr	431 AADT 66 PHr	11,988 AADT 1,043 PHr

*Source: City of Alachua May 2016 Development Monitoring Report.

Table 1C: Roadway Capacity

Segment Description	Available Capacity	Additional Trips	Residual Capacity
US 441 (From NW 126 th Ave to SR 235)	15,721 AADT 1,293 PHr	775 AADT 116 PM	14,946 AADT 1,177 PHr
CR 2054 East (East of SR 235)	11,988 AADT 1,043 PHr	258 AADT 39 PM	11,730 AADT 1,004 PHr

Conclusion: As evident by the available capacities identified in Tables 1B and 1C, the trips generated by the proposed research and development center will not exceed the adopted LOS standards. Capacity exists to handle the additional trips resulting from the proposed operations center and warehouse.

Table 2: Potable Water Impact

System Category	Gallons per day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flow*	1,190,000
Reserved Capacity*	99,927
Residual Capacity*	1,010,073
Residual Capacity with Research and Development Center 127,400 s.f. x 0.15 Gal/s.f.** = 19,110 gpd	990,963
Percentage of Permitted Design Capacity Utilized	56.91%

*Source: City of Alachua May 2016 Development Monitoring Report.

**Source: Ch. 64E-6.008, F.A.C.

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

Table 3: Sanitary Sewer Impact

System Category	Gallons per day
Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	615,000
Reserved Capacity*	61,437
Residual Capacity*	823,563
Residual Capacity with PD Zoning Approval 127,400 s.f. x 0.15 Gal/s.f.** = 19,110 gpd	804,453
Percentage of Permitted Design Capacity Utilized	46.37%

*Source: City of Alachua May 2016 Development Monitoring Report

**Source: Ch. 64E-6.008, F.A.C.

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

Table 4: Solid Waste Impact

System Category	Tons per year
$((12 \text{ lbs. / 1000 sq. ft. per day} \times 127,400 \text{ s.f.}) \times 365)/2,000^*$	279.01
Existing Demand	7,145.24
Reserved Capacity	800.63
Total average solid waste disposal for the facility²	50-Year Capacity

*Source: Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

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MEMORANDUM

To: City of Alachua Planning & Zoning 16-0111
From: Craig Brashier, AICP, Planning Manager
Date: October 10, 2016
RE: Foundation Park Development Plans
Comprehensive Plan Consistency Analysis

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the comprehensive plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Response: **The proposed development plans total ±127,400 sq. ft. of Research and Development Center uses. These uses are consistent with the allowed uses within the Industrial Future Land Use district.**

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Response: ***A 5' wide sidewalk currently exists along the east side of NW 119th Terrace. The proposed development plans provide a connection to the existing sidewalk and provide sidewalks throughout the development to enhance pedestrian connections between buildings. Vehicular access to the site is provided via NW 119th Terrace, which extends south to a major arterial, US Highway 441 and north to CR 2054 / Racheal Boulevard.***

2. Buffering from adjacent existing/potential uses;

Response: ***All adjacent parcels are also designated as Industrial on the FLUM and ILW on the zoning atlas. As required by the City's LDR a 5' Type A buffer or a 10' Type C buffer will be provided along the site's perimeter.***

3. Open space provisions and balance of proportion between gross floor area and site size;

- Response:** *City of Alachua LDR §6.7.3(A) states that the minimum open space set-aside shall be 10% of the development site. As shown on the Cover Sheet, approximately 36.3% of the site has been categorized as open space.*
4. Adequacy of pervious surface area in terms of drainage requirements;
- Response:** *A stormwater report has been submitted indicating that the proposed stormwater management facility has the capacity to accept runoff from the impervious surface of the entire site.*
5. Placement of signage;
- Response:** *All on-site signage will be consistent with City of Alachua's LDR §6.5 Signage requirements.*
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
- Response:** *The Photometric Site Plan shows the locations of all lights. Light placement will not adversely affect surrounding properties and are specifically directed toward building entrances.*
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
- Response:** *As detailed on the Master Site Plan, the parking area is primarily located internal to the proposed development site. Pedestrian circulation is clearly marked and is arranged such that the majority of vehicle traffic is out of the way of pedestrian walkways. Loading areas for delivery trucks are separated from the main parking areas. The loading area for the buildings to the north can be accessed off CR 2054 to further separate delivery truck traffic from other vehicles and pedestrians.*
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
- Response:** *Per Comprehensive Plan policy 2.4.1, minimum landscaped area shall be 30% of the development site. The proposed Landscape Plan designates more than 30% for landscaped area. As previously mentioned, perimeter buffers and canopy tree requirements have been met as shown on the Landscape Site Plan, as well as parking landscape requirements.*
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
- Response:** *Site topography is addressed by design. There are no wetlands on-site, nor are there any elements of historic significance present on-site.*
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design
- Response:** *There is no performance based zoning being proposed for this site.*

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Response: The site's proposed floor area is 127,400 square feet. The size of the parcel is 14.53 acres. As such, the .50 floor area ratio requirement is met. All other design standards addressed within 1-10 of this subsection will also be met.

Transportation Element (TE)

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Response: The proposed Research and Development Center will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 1,033 AADT and 155 PM Peak trips. Per LDR section 2.4.14(H)(2)(b), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries as well as those roadway segments on which the development's impacts are 5% or greater of the maximum service volume of the roadway. This includes a segment of US 441 and CR 2054 East.

According to the most recent Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the minor increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a substantial surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

Response: The proposed development will allow a net increase of ±127,400 square feet of non-residential uses, resulting in an increased demand of 19,110 gallons per day on the City's sanitary sewer system. Currently, there is a residual capacity of 823,563 gallons per day.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

Response: The proposed development will allow a net increase of ±127,400 square feet of non-residential uses, resulting in an increased demand of 19,110 gallons per day

on the City's potable water system. Currently, there is a residual capacity of 1,010,073 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Response: The proposed development will allow a net increase of $\pm 127,400$ square feet of non-residential uses, resulting in an increased demand of 279.01 tons per year on the City's solid waste system. Currently, there is a 50-year build-out capacity for the solid waste disposal facility.

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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed site plan for the Foundation Park Phase II project. This project encompasses Alachua County tax parcel 03191-010-001 and 03191-011-001. The overall site is approximately 14.5 acres in size and the plan is to construct three additional 40,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements.

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

The meeting is Tuesday, August 9th at 6:00 p.m. in the Perry Center, 14180 NW 119th Terrace, Alachua, FL 32615.

Contact:

Robert Walpole, P.E.

Phone Number:

(352) 331-1976



Community Corner

Meetings & Events in the Heartlands

Community Calendar

event submissions

Want to place your upcoming event(s) in our weekly Community Calendar?

Email your events to: editor@alachuatoday.com

Include basic details such as who, what, where and when.

Deadline for submission is Monday at 2 p.m.

Please note: Profitable events are handled through our advertising department.

Contact: ads@alachuatoday.com

- **July 16 – Aug. 27: Smithsonian Institute Traveling Water/Ways Exhibit and The High Springs Community Springs & Rivers Exhibit** will be open at The High Springs Museum, Tuesday - Saturday 10 a.m. - 4 p.m. and Sunday 1 p.m. - 4 p.m. The museum is located at 120 N.W. 2nd Avenue in High Springs. Admission is free.
- **July 30: Stop the Violence/Back to School Rally** at 10 a.m. to noon at the Santa Fe College Gymnasium. The event, sponsored by a variety of businesses and community organizations offers entertainment, guest speakers and information booths including the first 2000 children attending the fair with free backpacks filled with school supplies. The goal of the rally is to give parents and students important tips on preventing violence in their neighborhoods, homes and schools and to help them prepare for the upcoming school year. The keynote speaker will be Darius McCrary, an actor best known for his role as Eddie Winslow on the television show Family Matters. Alachua County Public Schools will provide back-to-school information. Families will be able to pick up school calendars, school supply lists and information on enrollment, free school meals and other school-related topics. Other local agencies will also be on hand to provide vital services and information, including the Alachua County Health Department, which will be offering free school immunizations.
- **July 30: Hawthorne Area Chamber of Commerce 7th Annual Community Fun Bowl** fundraiser at Splits at Funworks, 1307 NW 76th Blvd., Gainesville. Bowling begins at 10 a.m. with check in starting at 9:15 a.m. The \$25 fee includes shoes, house ball, event T-shirt, goodie bag and one door prize ticket. Proceeds help support the chamber's scholarship program. Entry forms available at www.hawthorneareachamber.org.
- **Aug. 1 – 5: First Baptist of Alachua** - Coach Bobby's Basketball Skills Camp. The fifth annual basketball skills camp for children entering 4th-6th grades will be held Aug. 1-5. Camps are held from 6:30 to 8:30 p.m. Registration is available on line at the church's website: www.fbalachua.com, at the church office from 9 a.m. to 3 p.m. or on the first night of camp. The cost is \$20 for the first child and \$10 for each sibling and can be paid when the child arrives on Monday. Call 386-462-1337 if for further questions.
- **Aug. 2: City of Alachua Chamber of Commerce** Monthly Meeting. Location: Alachua Lion's Club, 1515 N.W. 142 Terrace, Alachua. Time: 12 noon. Please RSVP to acocaf@windstream.net or call 386-462-3333 as this is a catered event and a preliminary head count would be very much appreciated.
- **Aug. 5 – 14: The High Springs Playhouse** Presents: Youth Production TBD. Youngsters 8 to 18 handle all aspects of the play. Location: High Springs Playhouse, 23416 West Highway 27, (formerly known as 130 N.E. First Avenue). Times: Friday -Saturday, 8 p.m., Sunday, 2 p.m. Cost: \$8 all tickets. If a show is sold out online (HighSpringsPlayhouse.com), tickets may still be available by phoning 386-454-3525.
- **Aug. 6: "Water for Life" at 2 p.m., hosted by St Bartholomew's Episcopal Church**, 102 NW 2nd Street, High Springs. Guest speakers will offer presentations on some of their first-hand experiences with water, here and abroad. Chad Brinkman from the Episcopal Relief and Development, New York, N.Y., the Rev Canon Allison DeFoor Canon to the Ordinary to Bishop John Howard The Diocese of Florida; and Ken Hornby, Alachua Soil and Water Conservation Board. Free Admission / Seating Limited / RSVP email: stbarthsh@gmail.com.
- **Aug. 7: FREE Spay/Neuter Cat Clinic**, sponsored by UF Vet School. All Alachua County residents can bring cats into the Clinic after making a reservation by calling 352-380-0940 or emailing clinic.reservations@ocgainesville.org. In addition to spaying or neutering, all cats will receive vaccinations (including rabies and FVRCP), Advantage Multi (a parasite treatment) and have the very tip of their left ear clipped (the universal symbol that

- a community cat has been spayed-neutered and vaccinated). Cost: None, but a donation to the program is always appreciated.
- **Aug. 9: High Springs Chamber Mixer / Monthly Membership Meeting**, sponsored by Palm Medical Group. Location: High Springs Civic Center, 330 Santa Fe Boulevard, High Springs. Times: 5:30 p.m. - 6:30 p.m.
- **Aug. 13: The Kiwanis Club of Santa Fe "Murder in Margarita Land"** annual murder mystery dinner fundraiser at 6 p.m. at the Alachua Woman's Club, 14565 Main Street, Alachua. This year's production, "Murder in Margarita Land," is promised to be a clever concoction of chaos, crime and cocktails set in the Caribbean. Somewhere in the tropics between the Port of Indecision and Southwest of Disorder murder meets mayhem and the intrigue begins. While most vacation at Margaritaland, an exclusive tropical resort, to get away from their troubles, for one unfortunate soul, it will mean the end of their travels all together. The guilty mingle among dinner guests and everyone helps to decipher between the facts and falsehoods that plague this paradise in order to make a killer pay for their crime. Tickets are \$40 per person and are available from any Kiwanis Club of Santa Fe Member, SunState Federal Credit Union in Alachua and Bennett's True Value Hardware in High Springs.
- **Sept. 6: City of Alachua Chamber of Commerce Monthly Meeting**. Location: Alachua Lion's Club, 1515 N.W. 142 Terrace, Alachua. Time: 12 noon. Please RSVP to acocaf@windstream.net or call 386-462-3333 as this is a catered event and a preliminary head count would be appreciated.
- **Alachua (City) – Meets the 2nd and 4th Monday of each month at 6:30 p.m. at City Hall.**
- **Alachua County - Meets the 2nd and 4th Tuesday of each month at 9 a.m. at the County Administration Building, 12 SE 1st Street, Room 209, Gainesville. Citizen comments are taken at 9:30 a.m. and 5:30 p.m.**
- **Archer - Meets the 2nd Monday of each month at 7 p.m. at City Hall, 16870 SW 134 Ave.**
- **Gainesville - Meets the 1st and 3rd Thursday of each month at 1 p.m. at City Commission Chamber, 200 East University Avenue.**
- **Hawthorne - Meets the 1st and 3rd Tuesdays of each month at 6:30 p.m. at City Hall.**
- **High Springs – Meets the 2nd and 4th Thursday of each month at 6:30 p.m. in City Hall.**
- **LaCrosse – Meets the 2nd Monday of each month at 7 p.m. at Town Hall.**
- **Micanopy - Meets the 2nd Tuesday of each month at 7:30 p.m. at Town Hall.**
- **Newberry – Meets the 2nd and 4th Monday of each month at 7 p.m. at City Hall**
- **Waldo - Meets the 2nd Tuesday of each month at 7 p.m. at Yerkes Center.**

PUBLIC MEETINGS

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ALACHUA FLORIDA

City of

ALACHUA

PUBLIC NOTICE

NOTICE OF ENACTMENT

OF AN ORDINANCE

OF THE CITY OF

ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 8, 2016 at 6:30 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 16-15

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-102(a)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(a)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(a)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-140(a)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(a)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(a)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(a)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Attn: Public Services Department, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2016)

Be Election Ready!

Voting in the Primary? Did you know there is something for everyone?

- Florida is a Closed Primary State. To vote in the Primary for a partisan candidate, you must be registered in the same party as the candidate.
- You must make any party change by August 1.
- All voters may vote in the non-partisan School Board race, on Amendment #4 and in the Universal Primary race.
- There is a Universal Primary for Supervisor of Elections. This race will appear on all ballots.

August 1, 2016

LAST DAY to Register to Vote and Change Your Party for the August 30th Primary Election

Pam Carpenter

Supervisor of Elections

www.VoteAlachua.com

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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed site plan for the Foundation Park Phase II project. This project encompasses Alachua County tax parcel 03191-010-001 and 03191-011-001. The overall site is approximately 14.6 acres in size and the plan is to construct three additional 40,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments. The meeting is Tuesday, August 9th at 6:00 p.m. in the Perry Center, 14188 NW 110th Terrace, Alachua, FL 32615.

Contact:

Robert Walpole, P.E.

Phone Number:

(352) 331-1976

CHW

Professional Consultants

(Published: Alachua County Today - July 28, 2016)

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Friday 9 - 15 Saturday 9 - 4

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ALACHUA FLORIDA

City of

ALACHUA

PUBLIC NOTICE

NOTICE OF ENACTMENT

OF AN ORDINANCE

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(Published: Alachua County Today - July 28, 2016)

MEMORANDUM

To: Neighbors of tax parcel 03191-010-001 and 03191-011-001 16-0111
From: Robert Walpole, P.E.
Date: Wednesday, July 27th, 2016
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a proposed site plan for the Foundation Park Phase II project. This project encompasses Alachua County tax parcels 03191-010-001 and 03191-011-001. The overall site is approximately 14.5 acres in size and the plan is to construct three additional 40,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements.

Date: Tuesday August 9th, 2016

Time: 6:00 p.m.

Place: Perry Center
14180 NW 119th Terrace
Alachua, Florida 32615

Contact: Robert Walpole, P.E.
(352) 331-1976

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

Directions to Workshop: From Alachua head northwest on Martin Luther King Boulevard toward NW 141 Street, continue on Bob Hitchcock's Main Street, turn right onto NW 140th Street, take Rachel Boulevard to the Perry Center.

03189-001-000
TEMPLE OF THE UNIVERSE INC
15808 NW 90TH ST
ALACHUA FL 32615

03189-004-000
COURTNEY CLIFTON
PO BOX 1454
ALACHUA FL 32616-1454

03189-006-000
MARKHAM, BRENN A
11707 SAGE BLVD
ALACHUA FL 32615-5737

03189-006-001
MARKHAM BRENN A
11707 SAGE BLVD
ALACHUA FL 32615-5737

03189-200-000
CSX TRANSPORTATION INC
TAX DEPARTMENT J-910
JACKSONVILLE FL 32202-4423

03191-001-000
BOARD OF TRUSTEES OF THE, INTE
TIITF/DMS
ALACHUA CO REGIONAL SER CENTER
TALLAHASSEE FL 32399-6575

03191-010-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE FL 32604-2425

03191-010-001
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE FL 32604-2425

03191-010-002
DISTRICT BOARD OF TRUSTEES OF
3000 NW 83RD ST
GAINESVILLE FL 32606

03197-000-000
GARDNER & GARDNER
11708 SAGE BLVD
ALACHUA FL 32615

03956-010-021
TOMPKINS, DARRY J & CINDY P
PO BOX 519
ALACHUA FL 32616

03956-010-024
TOMPKINS, DARRYL J
PO BOX 519
ALACHUA FL 32616

03956-010-027
SHOPPES AT PROGRESS CENTER LLC
3600 NW 43RD ST STE E-2
GAINESVILLE FL 32606

03956-010-028
PONCE INLET INVESTMENTS LLC
15105 NW 94TH AVE
ALACHUA FL 32615

03956-010-038
PROGRESS CENTER PROPERTY, OWNE
13709 PROGRESS BLVD
ALACHUA FL 32615

92060-517-900
CSX TRANSPORTATION INC
TAX DEPARTMENT J-910
JACKSONVILLE FL 32202-4423

03091-011-001

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

John Tingue
333 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dr. Lee A. Niblock
Alachua County Manager
12 SE 1st Street
Gainesville, FL 32601

John Amerson
All County Marion Property
Management
2916 NW Jacksonville Road
Ocala, FL 34479

MEETING MINUTES

Project: Foundation Park Phase II
From: David Eng, PE
RE: Neighborhood Workshop

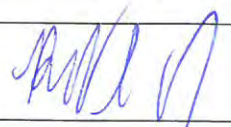
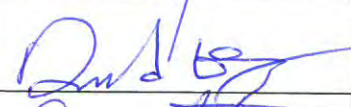
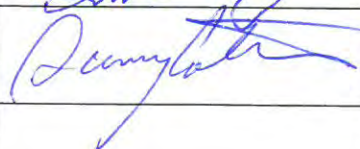
A workshop presentation was prepared for this project on Tuesday, August 09, 2016 at 6:00 pm as shown in the advertisement. The presentation included an explanation of the review process and an explanation of the proposed project. In attendance were two (2) CHW employees and one (1) member of the public, an employee of Santa Fe College. Please refer to the attached sign-in sheet for additional information.

The presentation gave an explanation of the workshop purpose and a general overview of the development process before describing the proposed development. After the presentation, questions were fielded from the sole individual in attendance, who had questions about the proposed tenants and traffic generation. The individual was informed that tenants are not known at this point and that the traffic calculations will be provided to the city for concurrency review and the county for right of way connection review. The individual asked to be invited to the next workshop; he was apprised that the next public meeting would be the actual Planning and Zoning Board hearing, with an anticipated date given. Business cards were exchanged to permit follow-up communication. When no outstanding questions remained, the meeting was adjourned.

The meeting began promptly at 6:00 pm and ended at 6:30 pm.

SIGN-IN SHEET

Event: Neighborhood Workshop
Date/Time: August 9, 2016 at 6:00pm
Place: Perry Center, 174180 NW 119th Terrace, Alachua, FL 32615
Re: Foundation Park Phase II

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Randall S. Olney	CHW 132 NW 76 th Dr. Gainesville, 32607	
2	DAVID ENG	CHW 132 NW 76 th Dr GAINESVILLE FL 32607	
3	Gary Bothren	SF College	
4			
5			
6			
7			
8			
9			
10			
11			
12			

DESCRIPTION

DATE: October 6, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.01

DESCRIPTION FOR: Tax Parcel 03191-011-001

Alachua Foundation Park Holding Company, LLC property:

A PORTION OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.'S 20 AND 25 (U.S. HIGHWAY NO. 441, 200 FOOT RIGHT-OF-WAY), AND RUN THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.86 FEET, THROUGH A CENTRAL ANGLE OF 10°32'48" AN ARC DISTANCE OF 403.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 78°36'19" EAST, 402.89 FEET; THENCE NORTH 05°35'16" EAST, 286.19 FEET; THENCE NORTH 77°10'09" WEST, 50.95 FEET; THENCE NORTH 12°49'51" EAST, 168.13 FEET; THENCE NORTH 84°24'33" WEST, 394.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 119TH TERRACE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'57", AN ARC DISTANCE OF 52.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 01°49'26" WEST, 52.69 FEET; THENCE SOUTH 02°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 176.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'05" AN ARC DISTANCE OF 49.62 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°25'06" EAST, 49.60 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°55'58", AN ARC DISTANCE OF 37.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°23'21" WEST, 37.72 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A

RADIUS OF 440.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $08^{\circ}21'30''$, AN ARC DISTANCE OF 64.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH $13^{\circ}32'05''$ WEST, 64.13 FEET; THENCE SOUTH $17^{\circ}42'49''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 42.77 FEET TO THE POINT OF BEGINNING.

DESCRIPTION

DATE: October 6, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.01

DESCRIPTION FOR: Tax Parcel 03191-010-001

University of Florida Foundation Property:

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF 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 NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 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, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST, A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST

CORNER OF AFOREMENTIONED 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 AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE **POINT OF BEGINNING**.

FILE
1983 FEB 24 PM 1:26
CLERK OF DISTRICT COURT
ALACHUA COUNTY, FLA.

This instrument prepared by
W. Henry Barber, Jr.
Deft, Graham, Wilcox, Barber,
Henderson, Monaco & Cates, P.A.
203 N.E. First Street
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 1983, between CONTEXT DEVELOPMENT CO., a Delaware corporation, Grantor, and UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation, whose post office address is Post Office Box 14425, Gainesville, Florida 32604, Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns, forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A part of Sections 13, 14, 23 and 24, Fractional Sections 25 and 26, the F. R. Sanchez Grant, and the Fernandez Grant in Township 8 South, Range 18 East, together with a part of Fractional Sections 19, 20 and 29, the J. S. Sanchez Grant, the John Sanchez Grant and the Fernandez Grant in Township 8 South, Range 19 East, all in Alachua County, Florida, being more particularly described as follows:

Commence at the northwest corner of said Fractional Section 26 and run thence North 89 deg. 11 min. 05 sec. East along the North boundary thereof, 40.11 feet to the easterly right-of-way line of County Road No. 241 (80 foot R/W) and the Point of Beginning; thence run South 01 deg. 06 min. 36 sec. East, along said right-of-way line, 333.27 feet to the beginning of a curve, concave easterly, and having a radius of 11,419.20 feet, thence southeasterly along and with the arc of said curve and along said right-of-way line, through a central angle of 03 deg. 07 min. 37 sec., an arc distance of 623.21 feet to the end of said curve, thence South 04 deg. 22 min. 27 sec. East, along said right-of-way line, 370.99 feet to the South boundary of the North one-half (N $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of said Fractional Section 26, thence North 89 deg. 21 min. 05 sec. East along said south boundary, 583.29 feet to a Permanent Reference Monument (PRM) at the northwesternmost corner of Shaw Farms of Alachua, according to a plat thereof recorded in Plat Book L, Page 64 of the public records of Alachua County, Florida, thence continue North 89 deg. 21 min. 05 sec. East along said south boundary of North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) and along the north boundary of said Shaw Farms of Alachua, 2397.15 feet to a PRM at the northeast corner of Lot 6 of said Shaw Farms of Alachua and the southeast corner of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$), thence North 01 deg. 07 min. 32 sec. West, along the east boundary of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) and along the west boundary of said Shaw Farms of Alachua, 1335.02 feet to the northwest corner of Lot 22 of said Shaw Farms of Alachua and the northeast corner of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$), said point also being the southwest corner of Government Lot 2 of said Section 23, thence North 89 deg. 11 min. 53 sec. East, along the north boundary of said Shaw Farms of Alachua and

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A. CURTIS POWERS, Clerk of District Court
Alachua County, by *Opal Collins*

the south boundary of said Section 23, a distance of 1637.45 feet, to an intersection with the northerly boundary of the F. R. Sanchez Grant, thence South 65 deg. 00 min. 32 sec. East, along the northerly boundary of said Shaw Farms and the northerly boundary of the F. R. Sanchez Grant, 3132.95 feet to the northeasterly corner of said Shaw Farms of Alachua; thence continue South 65 deg. 00 min. 32 sec. East along said northerly boundary of the Sanchez Grant, 2113.89 feet to the northwest corner of Lot 1 of Haile Estates in the F. R. Sanchez Grant according to a plat thereof recorded in Plat Book A, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 29 min. 34 sec. West, along the west boundary of said Lot 1, a distance of 1638.16 feet to the northwest corner of Lot 9 of said Haile Estates, said point also being the northeasterly corner of Alachua Highlands, Unit No. 1, according to a plat thereof recorded in Plat Book K, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 22 min. 48 sec. West, along the westerly boundary of said Lot 9 and the easterly boundary of Lots 1, 2 and 3 of said Alachua Highlands, Unit No. 1, a distance of 949.80 feet to the northerly boundary of the Hammock Lands conveyed to the State of Florida and recorded in Official Records Book 908 at pages 858 through 860, thence North 81 deg. 31 min. 14 sec. East, along said northerly boundary, 4009.08 feet, thence North 86 deg. 31 min. 58 sec. East, along said northerly boundary, 3610.46 feet, thence South 81 deg. 38 min. 52 sec. East, along said northerly boundary, 1949.33 feet, thence North 06 deg. 47 min. 16 sec. East, 1404.87 feet, thence South 71 deg. 05 min. 04 sec. East, 92.64 feet, thence North 34 deg. 13 min. 59 sec. East, 1476.82 feet, thence North 88 deg. 22 sec. 53 sec. East, 1252.57 feet, thence North 00 deg. 38 min. 14 sec. East, 1301.36 feet to the southerly right-of-way line of State Road 25, U. S. 441 (200 foot R/W) thence North 72 deg. 58 min. 52 sec. West, along said southerly right-of-way line, 225.69 feet to the beginning of a curve concave northeasterly and having a radius of 11,609.20 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 06 deg. 52 min. 00 sec. an arc distance of 1391.32 feet to the end of said curve, thence North 66 deg. 03 min. 55 sec. West, along said right-of-way line, 345.63 feet, thence South 23 deg. 56 min. 05 sec. West, 607.82 feet, thence North 60 deg. 14 min. 54 sec. West, 160.83 feet, thence North 23 deg. 56 min. 05 sec. East, 591.52 feet to said southerly right-of-way line, thence North 56 deg. 03 min. 55 sec. West, along said southerly right-of-way line, 3888.56 feet to the beginning of a curve, concave northeasterly and having a radius of 5896.58 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 04 deg. 05 min. 00 sec. an arc distance of 420.24 feet to the end of said curve, thence North 61 deg. 57 min. 50 sec. West, along said southerly right-of-way line 1681.47 feet, thence South 08 deg. 50 min. 07 sec. West, 1680.29 feet, thence North 81 deg. 10 min. 24 sec. West, 944.33 feet, thence North 08 deg. 49 min. 45 sec. East, 2008.91 feet to the aforementioned southerly right-of-way line of State Road no. 25, thence North 61 deg. 59 min. 14 sec. West,

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along said right-of-way line, 882.07 feet, thence South 00 deg. 35 min. 40 sec. East, 1523.91 feet, thence South 89 deg. 22 min. 03 sec. West, 399.61 feet to a point on the east boundary of Section 24, Township 8 South, Range 18 East, thence South 00 deg. 35 min. 54 sec. East along said east boundary, 1245.81 feet to the northeast corner of the Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of said Section 24, thence North 89 deg. 46 min. 15 sec. West, along the north boundary of said Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 1218.03 feet to the southeast corner of the South one-half (S $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of said Section 24, thence North 01 deg. 01 min. 46 sec. West, along the east boundary of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 661.14 feet to the northeast corner of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), thence North 89 deg. 43 min. 32 sec. West along the north boundary of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 1222.41 feet to the northwest corner of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) and the East boundary of Government Lot 4 of said Section 24, thence North 01 deg. 27 min. 18 sec. West, along the east boundary of Government Lots 4 and 1, a distance of 2782.53 feet to the southerly right-of-way line of State Road No. 25 (U.S. Highway 441) thence continue North 01 deg. 27 min. 18 sec. West, along the east boundary of said Government Lot 1, a distance of 201.49 feet to the North right-of-way line of said State Road No. 25, thence continue North 01 deg. 27 min. 18 sec. West, along said east boundary, 294.67 feet to the southeast corner of the Southwest quarter (SW $\frac{1}{4}$) of Section 13, Township 8 South, Range 18 East, thence North 00 deg. 53 min. 56 sec. West, along the east boundary of said Southwest quarter (SW $\frac{1}{4}$), 245.86 feet to the southerly right-of-way line of County Road No. S-340-A (66 foot R/W) thence North 81 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 2307.19 feet to the beginning of a curve, concave northeasterly and having a radius of 1178.92 feet, thence northwesterly along and with said curve and along said right-of-way line, through a central angle of 12 deg. 00 min. 00 sec., an arc distance of 246.91 feet to the end of said curve, thence North 69 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 99.39 feet to the beginning of a curve, concave southerly and having a radius of 539.96 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 30 deg. 54 min. 45 sec. an arc distance of 291.32 feet to said northerly right-of-way line of State Road No. 25, said arc being subtended by a chord having a bearing and distance of North 85 deg. 05 min. 36 sec. West, 287.80 feet, thence South 76 deg. 57 min. 08 sec. West, 254.78 feet to said southerly right-of-way line of State Road No. 25 (the right-of-way of County Road No. S-340-A becomes 50 feet at this point and remains 50 feet to the west) said point being on the arc of a curve, concave southeasterly and having a radius of 547.96 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 11 deg. 39 min. 42 sec. an arc

distance of 111.53 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 60 deg. 48 min. 38 sec. West, 111.34 feet, thence South 54 deg. 58 min. 47 sec. West, along said southerly right-of-way line of County Road S-340-A, 123.99 feet to the beginning of a curve, concave northwesterly and having a radius of 843.51 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line, through a central angle of 14 deg. 48 min. 00 sec., an arc distance of 217.88 feet to the end of said curve, thence South 69 deg. 46 min. 47 sec. West, along said southerly right-of-way line, 248.93 feet to the beginning of a curve, concave northwesterly and having a radius of 1934.86 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 05 deg. 50 min. 26 sec., an arc distance of 197.23 feet, said arc being subtended by a chord having a bearing and distance of South 72 deg. 42 min. 00 sec. West, 197.15 feet to the west boundary of the Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of Section 14, Township 8 South, Range 18 East, thence South 01 deg. 35 min. 12 sec. East, along said west boundary of Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 84.01 feet to the intersection with the easterly right-of-way line of an 80 foot right-of-way owned by the City of Alachua and recorded in Official Records Book 1279 at pages 840 through 841 of the public records of Alachua County, Florida; thence South 47 deg. 28 min. 41 sec. East, along said easterly right-of-way line 55.70 feet, thence South 01 deg. 35 min. 12 sec. East, 40.00 feet from and parallel to said west boundary of Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 121.89 feet to the north boundary of the Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$) of Section 23, Township 8 South, Range 18 East, thence North 89 deg. 31 min. 38 sec. East, along said north boundary, 191.44 feet, thence South 77 deg. 25 min. 05 sec. East, 833.14 feet, thence South 01 deg. 24 min. 55 sec. East, 465.34 feet, thence South 89 deg. 31 min. 38 sec. West, parallel to said north boundary, 1000.11 feet to said east right-of-way line, thence South 01 deg. 24 min. 04 sec. East, 40 feet from and parallel to the west boundary of said Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$), 678.82 feet to the south boundary of said Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$), thence North 89 deg. 14 min. 54 sec. East, along said south boundary, 1280.72 feet to the west boundary of the aforementioned Section 24, thence South 01 deg. 24 min. 48 sec. East, along said west boundary, 1959.51 feet to the southeast corner of property owned by the City of Alachua and recorded in Official Records Book 908 at pages 844 through 845 of the public records of Alachua County, Florida; thence South 88 deg. 57 min. 05 sec. West, along the south boundary of said City of Alachua property, 4165.85 feet; thence South 01 deg. 27 min. 01 sec. East, 659.40 feet to the north boundary of the South one-half (S $\frac{1}{2}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section 23, thence South 89 deg. 20 min. 34 sec. West, along said north boundary, 1502.00 feet to the east right-of-way line of County Road No. 241 (80 foot R/W) thence South 01 deg. 06 min. 36 sec. East, along said east right-of-way line, 1334.44 feet to the Point of Beginning. Less the rights-of-way of U. S. Highway 441 and State Road 25.

Containing 2124.36 acres more or less excluding the area lying within the right-of-way of State Road No. 25.

ALSO:

Lots 5, 6, 9, 14, and the East 1/2 of Lot 13 of Haile Estates in Fractional Section 35, Township 8 South, Range 18 East, Alachua County, Florida, according to a plat thereof recorded in Plat Book "A", Page 56, of the public records of Alachua County, Florida; less rights of way for Interstate Highway No. I-75 (State Road 93) and a County Graded Road; and being more particularly described as follows:

Commence at the Southwest Corner of said Fractional Section 35 and run thence South 89 deg. 16 min. 33 sec. East, along the South boundary of said Fractional Section, 1984.75 feet to the Southwest Corner of said East Half (E-1/2) of Lot 13, and the Point of Beginning; thence continue South 89 deg. 16 min. 33 sec. East, along said South boundary, 1831.88 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93), said point lying on the arc of a curve concave Southwesterly and having a radius of 14,217.94 feet; thence Northwesterly along the arc of said curve and along said right of way line through a central angle of 07 deg. 19 min. 25 sec., an arc distance of 1817.39 feet, said arc being subtended by a chord having a bearing and distance of North 41 deg. 08 min. 24 sec. West, 1816.15 feet, to the end of said curve; thence North 44 deg. 48 min. 07 sec. West, along said Southwesterly right of way line, 15.28 feet, to a point on the West boundary of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along said West boundary of Lot 9, a distance of 18.24 feet, to the Northeast Corner of said East Half (E-1/2) of Lot 13; thence North 89 deg. 40 min. 56 sec. West, along the North boundary of said East Half (E-1/2) of Lot 13, a distance of 659.66 feet, to the Northwest Corner of said East Half (E-1/2) of Lot 13; thence South 01 deg. 24 min. 44 sec. East, along the West boundary of said East Half (E-1/2) of Lot 13, a distance of 1341.28 feet to the point of beginning. Containing 39.51 acres, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35, and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section, 2654.12 feet, to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1315.86 feet, to the Southwest Corner of said Lot 5 and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along the South boundary of said Lot 5, a distance of 42.13 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93); thence North 44 deg. 48 min. 07 sec. West, along said right of way line 61.49 feet; to a point on the West boundary of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along said West boundary 43.45 feet to the point of beginning. Containing 0.02 of an acre, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35 and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section 2654.12 feet to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1876.24 feet, to the intersection of the South boundary of said Lot 5 and the Northeasterly right of way line of said County Graded Road (66 foot right of way) and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along said South boundary of Lot 5, a distance of 755.48 feet, to the Northwest Corner of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along the West boundary of said Lot 9, a distance of 777.77 feet, to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 1563.68 feet, to the beginning of a curve concave Southwesterly and having a radius of 7855.44 feet, thence Southeasterly along the arc of said curve and along said right of way line through a central angle of 02 deg. 44 min. 52 sec., an arc distance of 376.73 feet, said arc being subtended by a chord having a bearing and distance of South 43 deg. 25 min. 41 sec. East, 376.69 feet, to a point on the East boundary of said Lot 14; thence North 01 deg. 30 min. 45 sec. West, along the East boundary of said Lots 14, 9 and 6, a distance of 3515.19 feet, to the Northeast Corner of said Lot 6; thence North 89 deg. 59 min. 25 sec. West, along the North boundary of said Lots 6 and 5, a distance of 2641.10 feet to the Northwest Corner of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along the West boundary of said Lot 5, a distance of 770.34 feet to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 817.76 feet to the Point of Beginning. Containing 122.72 acres, more or less.

SUBJECT TO THE FOLLOWING:

That certain oil and gas lease dated 29 March 1923, and recorded 24 April 1923, in Miscellaneous Records Book 11, Page 125, to Florida Mineral Oil and Sulphur Company.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation to construct, operate and maintain a single pole H-Frame tower line for the transmission and distribution of electricity, etc., over Lot 18 of L. L. Dell Estates, dated 3 February 1959, and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Special Warranty Deed from H. C. Edwards and wife, Susie S. Edwards, to the State of Florida for road right-of-way SE-93, over Lots 9, 14 and E-1/2 of Lot 13 of John Haile Estates Subdivision varying in width from 106 feet to 216 feet dated 23 February 1962, and recorded in Official Records Book 180, Page 594, together with a drainage easement covering the same lands recorded in Official Records Book 180, Page 596, of the public records of Alachua County, Florida.

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Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation as in Easement recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 27 December 1962, and recorded in Official Records Book 219, Page 565, of the public records of Alachua County, Florida.

Easement from Donald M. Hough and his wife, Susie Mae Hough, to Florida Power Corporation as in Easement given by H. C. Edwards and his wife, Susie S. Edwards and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 3 February 1959, covering Lot 18 of L. L. Dell Estates Subdivision and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Easement and right-of-way for construction, operation and maintenance of a pole line for transmission and distribution of electricity dated 4 October 1926, and recorded in Deed Book 226, Page 131, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 27 January 1927, and recorded in Deed Book 226, Page 201, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 6 November 1926, and recorded in Deed Book 226, at Page 280, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 2 November 1926, and recorded in Deed Book 226, at Page 281, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 4 March 1963, and recorded in Official Records Book 221, Page 219, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 11 April 1963, and recorded in Official Records Book 227, Page 391, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 156, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 1 December 1926, and recorded 25 July 1946, in Deed Book 226, Page 222, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 155, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 5 October 1959, and recorded in Official Records Book 73, Page 517, of the public records of Alachua County, Florida.

Reservation of an undivided one-half (1/2) interest of all petroleum and petroleum products and title to an undivided three-fourths (3/4) of all other minerals as to the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 24, Township 8 South, Range 18 East, reserved to State of Florida in Deed recorded in Deed Book 320, at Page 186, of the public records of Alachua County, Florida.

Easement to City of Alachua dated 12 March 1974, and filed 16 October 1979, in Official Records Book 1241, Page 113, of the public records of Alachua County, Florida.

Easement condemned by the City of Gainesville in Case Number 82-1735-CA in the Circuit Court of Alachua County, Florida.

An outstanding one-half (1/2) interest in oil, gas and minerals on the East Half (E-1/2) of Lot 16, of L. L. Dell Estates according to plat thereof recorded in Plat Book "A", Page 47, of the public records of Alachua County, Florida.

Easement to City of Alachua dated the 30th day of March 1979, filed for record 12 April 1979, in Official Records Book 1201, at Page 430, of the public records of Alachua County, Florida.

Taxes for the year 1983 and subsequent years.

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

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its name by its duly authorized officers and its corporate seal to be affixed, the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

J. B. Lewis
W. H. Bell
As to Grantor

CONTEXT DEVELOPMENT CO.

By Wallace M. Dill
Wallace M. Dill, As its
President

ATTEST:

By: R. Diane Arch
R. Diane Arch, As its
Secretary

(WITH CORPORATE SEAL)



D.R. 1466 PAGE 384

STATE OF FLORIDA
COUNTY OF ALACHUA

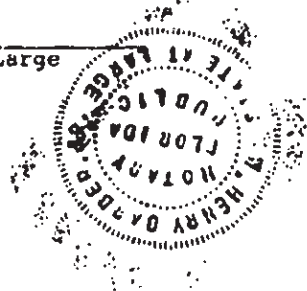
BEFORE ME, the undersigned authority, personally appeared WALLACE M. DILL, and R. DIANE ARCH, as President and Secretary respectively, of CONTEXT DEVELOPMENT CO., a Delaware corporation, who, being first identified and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation they executed the foregoing Warranty Deed and affixed the corporate seal, all for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

WITNESS my hand and official seal this 24th day of February, 1983, at Gainesville, Alachua County, Florida.

W. L. [Signature]
Notary Public, State of Florida at Large

My Commission expires:

6-30-1985



PREPARED BY & RETURN TO:

Name: Lynn Sullivan
Providence Title Company, LLC
Address: 3917 NW 97th Boulevard
Gainesville, FL 32606
File No. 2014-128

4/20/2015 12:46 PM
BOOK 4343 PAGE 2222

J. K. IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 649565
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$4,137.00
Intang. Tax: \$0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This SPECIAL WARRANTY DEED, made the 15th day of April, 2015, by UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida non-profit corporation, having its principal place of business at P.O. Box 14425, Gainesville, FL 32604-2425, hereinafter called the "Grantor", to ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC, a Florida limited liability company, having its principal place of business at 3917 NW 97th Blvd, Gainesville, FL 32606, hereinafter called the "Grantee":

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in City of Alachua, County of Alachua, State of Florida, viz:

See attached Exhibit "A"

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


SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.


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

And the Grantor hereby covenants with Grantee that Grantor is well seized of the Property, has good right, title, and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other. Grantor further warrants that said land is free of all encumbrances, except as noted in Exhibit B attached hereto and made a part hereof, and except taxes accruing subsequent to December 31, 2014.

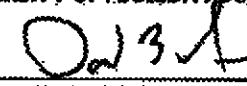
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Susan G. Goffman


Witness Signature
Printed Name: Kimberly A. Feigen

UNIVERSITY OF FLORIDA FOUNDATION, INC.

By:  L.S.
Name: David M. Christie
Title: Assistant Treasurer

Address (Principal Place of Business):

Approved


UFF Legal Counsel

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of April, 2015, by David M. Christie, as Assistant Treasurer for the University of Florida Foundation, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



SUSAN G. GOFFMAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE161218
Expires 4/18/2016

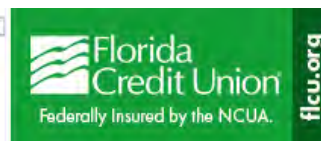

Signature of Notary
Printed Name: _____
My commission expires: _____

Exhibit "A"

A PORTION OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.'S 20 AND 25 (U.S. HIGHWAY NO. 441, 200 FOOT RIGHT-OF-WAY), AND RUN THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.86 FEET, THROUGH A CENTRAL ANGLE OF 10°32'48", AN ARC DISTANCE OF 403.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 78°36'19" EAST, 402.89 FEET; THENCE NORTH 05°35'16" EAST, 286.19 FEET; THENCE NORTH 77°10'09" WEST, 50.85 FEET; THENCE NORTH 12°49'51" EAST, 168.13 FEET; THENCE NORTH 84°24'33" WEST, 394.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 119TH TERRACE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'57", AN ARC DISTANCE OF 52.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 01°49'26" WEST, 52.69 FEET; THENCE SOUTH 02°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 176.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'05", AN ARC DISTANCE OF 49.62 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°25'06" EAST, 49.60 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°53'58", AN ARC DISTANCE OF 37.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°23'21" WEST, 37.72 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°21'30", AN ARC DISTANCE OF 64.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 13°32'05" WEST, 64.13 FEET; THENCE SOUTH 17°42'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 42.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.94 ACRES (171,820 SQUARE FEET), MORE OR LESS.



Search Criteria

Parcel From: 03191-010-001
 Parcel Thru: 03191-010-001

Search Date: 8/8/2016 at 2:55:10 PM

Parcel: [03191-010-001](#) [GIS Map](#)

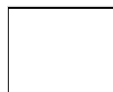
Taxpayer: U OF F FOUNDATION INC Mailing: PO BOX 14425 GAINESVILLE, FL 32604-2425 Location: Sec-Twn-Rng: 13-08-18 Property Use: 05400 - Tmbr Si 90+ Tax Jurisdiction: Alachua 1700 Area: Alachua Industrial Subdivision: Progress Technology Park	Legal: PROGRESS TECHNOLOGY PARK PB 28 PG 86 LOT 1 (LESS COM SW COR OF LOT 1 POB SELY ALG CURVE 402.89 FT N 05 DEG E 286.19 FT - N 77 DEG W 50.95 FT N 12 DEG E 168.13 FT N 84 DEG W 394.02 FT SLY ALG CURVE 52.69 FT S 02 DEG E 176.16 FT SLY ALG CURVE - 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG W 42.77 FT POB PER OR 4343/2222)
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There was 1 parcel found in this search.

Create download file of selected parcels

Property Owner Lookup

Search Any Property By Address. Find Owner, Value, Taxes, and More.



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278



Real Estate Account At 14193 NW 119TH TER

Real Estate Account #03191 010 001

Parcel details

Latest bill

Full bill history

2015

2014

2013

2012

2011

PAID

PAID

PAID

PAID

PAID

John Power

Real Estate 2015 Annual Bill

Print this bill (PDF)

Alachua County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
03191 010 001	1012110	—	1700

PAID 2015-11-24 \$2,032.98

Receipt #15-0030146

Get Bills by Email

SAVE TIME PAY ONLINE @ WWW.ALACHUACOLLECTOR.COM

Owner
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

Situs address
14193 NW 119TH TER

Legal description
PROGRESS TECHNOLOGY PARK PB 28 PG 86 LOT 1

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.7950	84,200	0	84,200	\$740.54
BOCC CNTY DEBT LL	0.1595	84,200	0	84,200	\$13.43
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0900	84,200	0	84,200	\$7.58
LIBRARY GENERAL	1.3638	84,200	0	84,200	\$114.83
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP31 PROJECT (S01)	1.5000	84,200	0	84,200	\$126.30
SCHL DISCRNRY & CN (S01)	0.7480	84,200	0	84,200	\$62.98
SCHL GENERAL	5.0940	84,200	0	84,200	\$428.91
SCHOOL VOTED (S01)	1.0000	84,200	0	84,200	\$84.20
SUWANNEE RIVER WATER MGT DIST	0.4104	84,200	0	84,200	\$34.56
17 CITY OF ALACHUA	5.9900	84,200	0	84,200	\$504.36
Total	25.1507				\$2,117.69

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: \$2,117.69

If paid by: Nov 30, 2015

Please pay: \$0.00

PAID 2015-11-24 \$2,032.98

Receipt #15-0030146

Get Bills by Email







Advanced Search

Real estate	Tangible property	Central assessment	Business tax
-------------	--------------------------	--------------------	--------------

Search	Account Search ▾			
03191 011 001	?			2015
Account Number ▴	Owner Name (e.g. Smith John)	Property Address (e.g. 123 Main St)	Tax Yr	

No results found. Try limiting your search to only one field.







Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 7/27/2016 at 4:22:03 PM'

Printer Friendly Page

Parcel: 03191-011-001 [GIS Map](#)

Taxpayer: ALACHUA FOUNDATION PARK, HOLDI Mailing: 3917 NW 97TH BLVD Gainesville, FL 32606 Location: Sec-Twn-Rng: 13-08-18 Property Use: 04000 - Vacant Industrial Tax Jurisdiction: Alachua 1700 Area: Alachua Industrial Subdivision: Progress Technology Park	Legal: PROGRESS TECHNOLOGY PARK PB 28 PG 86 COM SW COR LOT 1 POB SELY ALG CURVE 402.89 FT N 05 DEG 35 MIN 16 SEC E 286.19 FT N - 77 DEG 10 MIN 09 SEC W 50.95 FT N 12 DEG 49 MIN 51 SEC E 168.13 FT N 84 DEG 24 MIN 33 SEC W 394.02 FT SLY ALG CURVE - 52.69 FT S 02 DEG 15 MIN 33 SEC E 176.16 FT SLY ALG CURVE 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG - 42 MIN 49 SEC W 42.77 FT POB OR 4343/ 2222 PROGRESS TECHNOLOGY PARK PB 28 PG 86 COM SW COR LOT 1 POB SELY ALG CURVE 402.89 FT N 05 DEG 35 MIN 16 SEC E 286.19 FT N - 77 DEG 10 MIN 09 SEC W 50.95 FT N 12 DEG 49 MIN 51 SEC E 168.13 FT N 84 DEG 24 MIN 33 SEC W 394.02 FT SLY ALG CURVE - 52.69 FT S 02 DEG 15 MIN 33 SEC E 176.16 FT SLY ALG CURVE 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG - 42 MIN 49 SEC W 42.77 FT POB OR 4343/ 2222
--	--

There are no Certified Values

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Industrial	ILW		Square Feet	171626.4
Vacant Industrial	ILW		Square Feet	171626.4

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
04/15/2015	591000	V	Q	4343	2222	SD	Official Public Record

[Link to TaxCollector Record](#)

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The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230
(FAX) 352-374-5278

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Not For Profit Corporation

UNIVERSITY OF FLORIDA FOUNDATION, INC.

Filing Information

Document Number	706676
FEI/EIN Number	59-0974739
Date Filed	01/09/1964
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/02/2016
Event Effective Date	NONE

Principal Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Changed: 01/18/2005

Mailing Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
P O BOX 14425
GAINESVILLE, FL 32604

Changed: 02/06/2001

Registered Agent Name & Address

GOFFMAN, SUSAN G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Name Changed: 02/20/2014

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title Secretary

Rice, Karen
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Executive Vice President

MITCHELL, THOMAS J
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Vice Chair

McCague, Beth
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Chair

Hawkins, Scott G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Treasurer

Christie, David M
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Associate Vice President

Nias, Danita
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Annual Reports

Report Year	Filed Date
2015	03/24/2015
2015	10/23/2015
2016	01/06/2016

Document Images

[05/02/2016 -- Amended and Restated Articles](#)

View image in PDF format

[01/06/2016 -- ANNUAL REPORT](#)

View image in PDF format

[10/23/2015 -- AMENDED ANNUAL REPORT](#)

View image in PDF format

[03/24/2015 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/20/2014 -- Reg. Agent Change](#)[View image in PDF format](#)[01/23/2014 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/22/2013 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/20/2012 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/14/2011 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/05/2010 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/20/2009 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/06/2009 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/17/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/22/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/13/2006 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/18/2005 -- ANNUAL REPORT](#)[View image in PDF format](#)[12/17/2004 -- Amended and Restated Articles](#)[View image in PDF format](#)[01/26/2004 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/27/2003 -- ANNUAL REPORT](#)[View image in PDF format](#)[05/24/2002 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/06/2001 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/18/2000 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/01/1999 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/27/1998 -- ANNUAL REPORT](#)[View image in PDF format](#)[10/09/1997 -- AMENDED AND RESTATED ARTICLE](#)[View image in PDF format](#)[05/01/1997 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/15/1996 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/27/1995 -- ANNUAL REPORT](#)[View image in PDF format](#)



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 5, 2016

Brian Crawford
Alachua Foundation Park Holding Company, LLC
3917 NW 97th Boulevard
Gainesville, FL 32606

Subject: Environmental Resource Permit (ERP): No Permit Required (NPR), ERP-001-212192-4, Foundation Park Phase II, Alachua County

Dear Mr. Crawford:

The above referenced proposed project does not require a new ERP from the Suwannee River Water Management District (District). This decision was based on the fact that this project is part of the master system permitted under ERP-001-212192-1, and according to the documentation submitted on or before July 6, 2016. It has been determined that the proposed activity provides reasonable assurance that:

1. The existing stormwater system is functioning as permitted.
2. The master system will not change as a result of the connection.
3. The project will not exceed any thresholds established by the existing permit.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

DON QUINCEY, Chairman
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

VACANT
At Large

NOAH VALENSTEIN
Executive Director

- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

If you have any questions, you may contact me by phone at 386.362.1001 or by email at BJB@srwmd.org.

Sincerely,



Brian Brooker, E.I.
Division of Resource Management

BB/tm

cc: Randall Olney, CHW, Inc.

DESCRIPTION

DATE: October 06, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR: Water Line Easement #1

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 239.57 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 07°24'02" WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH 82°35'58" EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH 07°24'02" EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

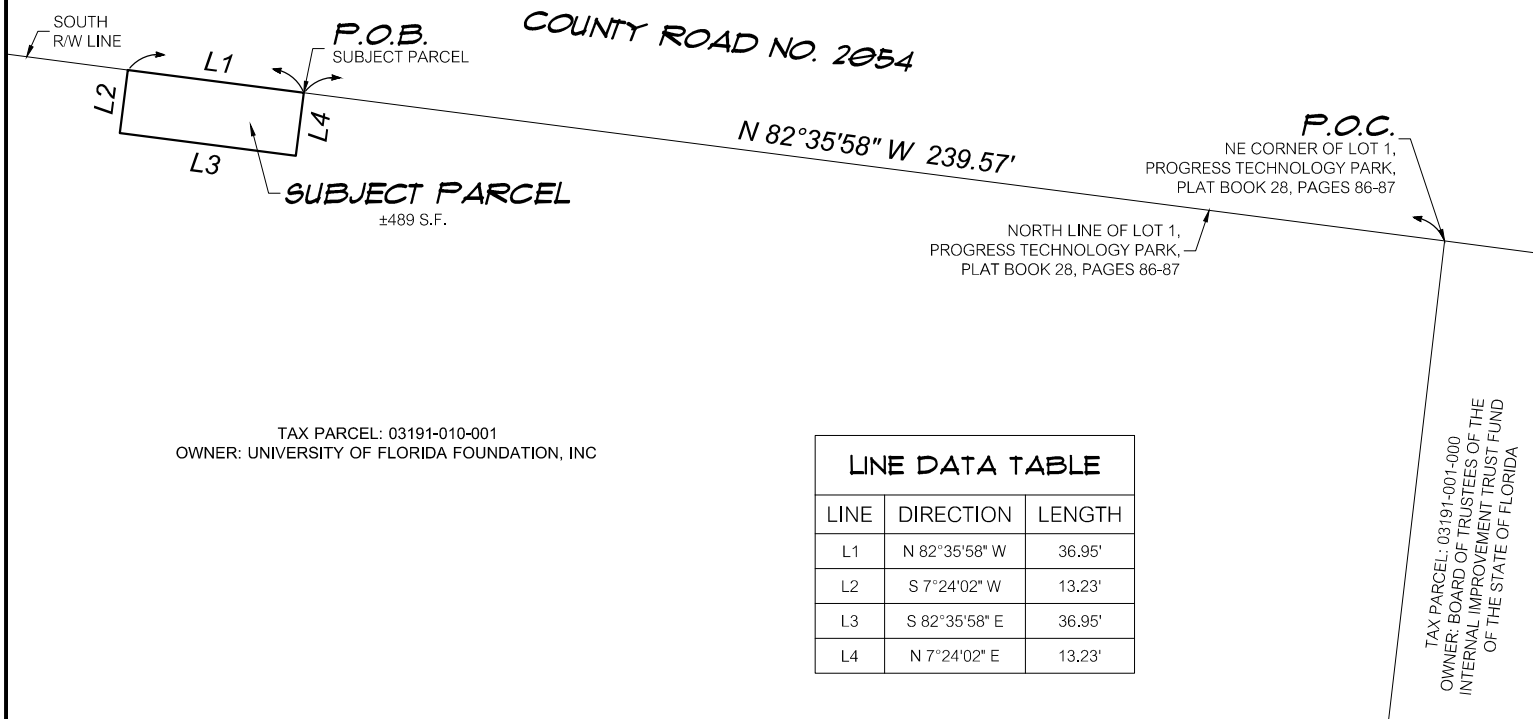
THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, 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.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

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:

THOMAS R. BON

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. 6547

DATE:
10/06/2016

TECHNICIAN:
CS

CHECKED BY:
TRB

PROJECT NUMBER:

16-0111.01

SCALE: 1" = 40'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CHW
Professional Consultants

132 NW 7th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2176
www.chw-inc.com

est. 1988 FLORIDA
LB-5075

DESCRIPTION

DATE: October 06, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR: Water Line Easement #2

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 438.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 07°24'02" WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH 82°35'58" EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH 07°24'02" EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

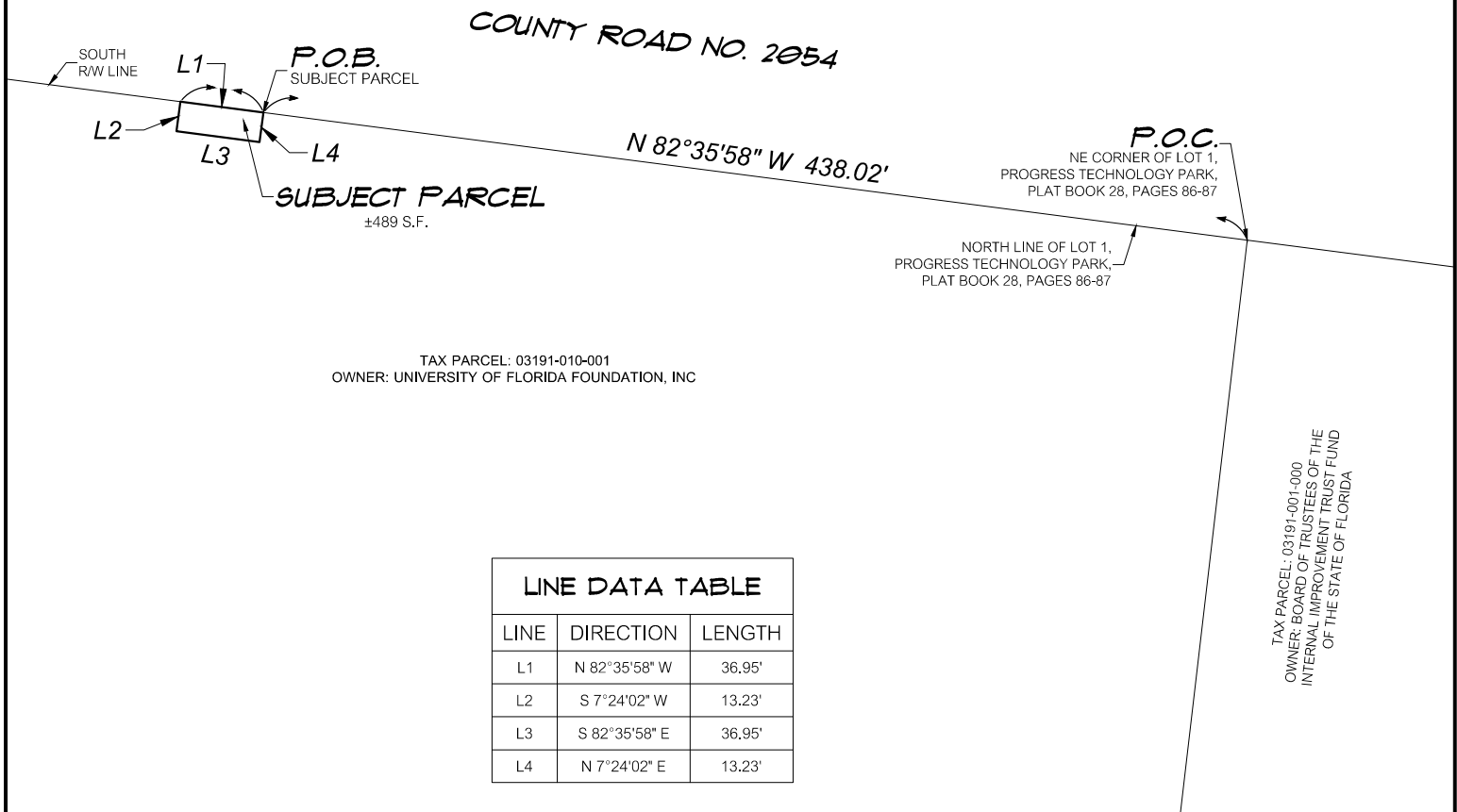
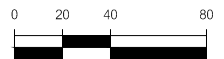
**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, 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 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

LEGEND:

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

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:

THOMAS R. BON

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. 6547

DATE:
10/06/2016


TECHNICIAN:
CS

CHECKED BY:
TRB

PROJECT NUMBER:
16-0111.01

SCALE: 1" = 80'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING

0  1/2

IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.



132 NW 78th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.dhw-inc.com

est. 1900 **FLORIDA**
LB-5075

DESCRIPTION

DATE: October 12, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.03

DESCRIPTION FOR: Public Utilities Easement #4

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 298.65 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 7°24'02" WEST, A DISTANCE OF 43.75 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 12°29'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°30'58" WEST, A DISTANCE OF 45.58 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 13.31 FEET; THENCE SOUTH 5°35'22" WEST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'33" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 5°35'22" EAST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 12.90 FEET; THENCE SOUTH 88°41'30" WEST, A DISTANCE OF 45.59 FEET; THENCE NORTH 1°18'30" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°41'30" EAST, A DISTANCE OF 46.79 FEET; THENCE SOUTH 84°24'38" EAST, A DISTANCE OF 43.61 FEET; THENCE SOUTH 77°30'58" EAST, A DISTANCE OF 46.78 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,153 SQUARE FEET, MORE OR LESS.

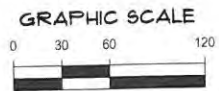
**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

SKETCH - NOT A BOUNDARY SURVEY

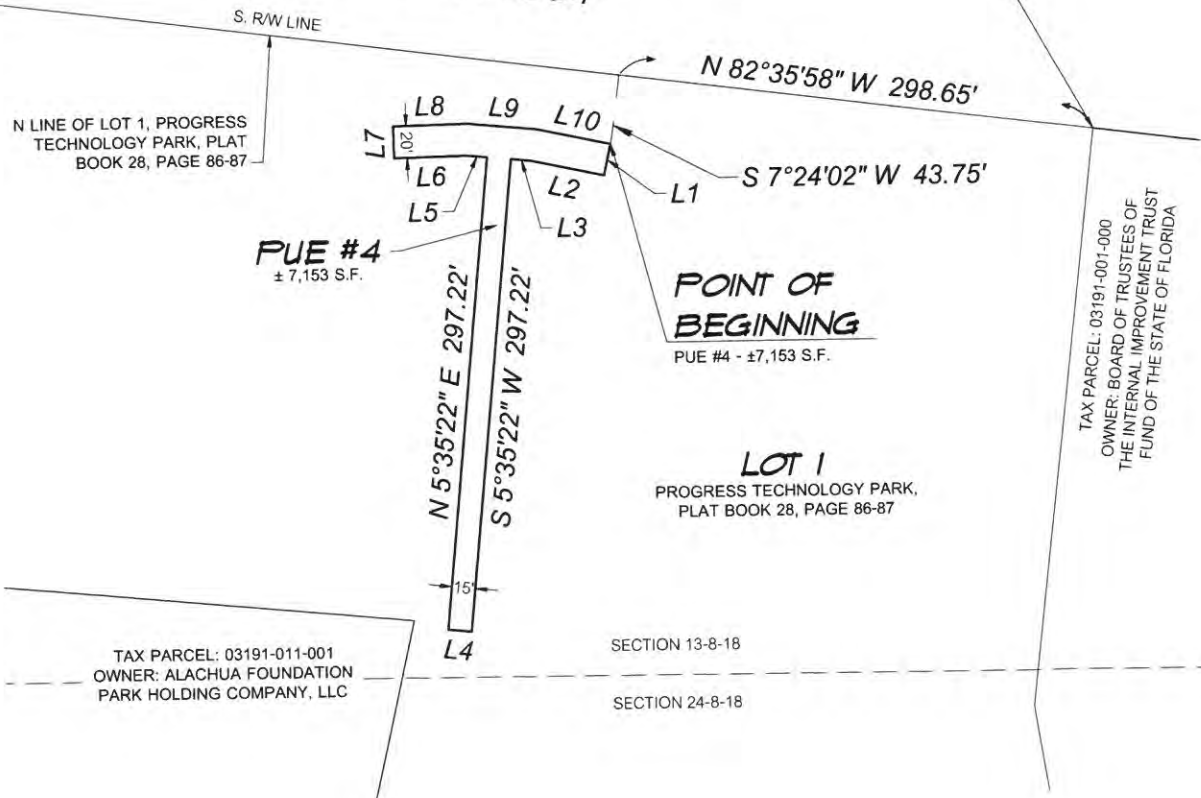
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 12°29'02" W	20.00'
L2	N 77°30'58" W	45.58'
L3	N 84°24'38" W	13.31'
L4	N 84°24'33" W	15.00'
L5	N 84°24'38" W	12.90'
L6	S 88°41'30" W	45.59'
L7	N 1°18'30" W	20.00'
L8	N 88°41'30" E	46.79'
L9	S 84°24'38" E	43.61'
L10	S 77°30'58" E	46.78'



POINT OF COMMENCEMENT

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

COUNTY ROAD NO. 2054



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

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

THOMAS R. BON 10/17/16
Thomas R. Bon
Professional Surveyor & Mapper Fla. License No. 6547

DATE: 10/12/2016
TECHNICIAN: JTT
CHECKED BY: TRB
PROJECT NUMBER: 16-0111.03

SCALE: 1" = 120'
VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

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Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA
LB-5075

SHEET NO.
1 OF 1

DESCRIPTION

DATE: October 12, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.03

DESCRIPTION FOR: Public Utilities Easement #5

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:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 119TH TERRACE (RIGHT OF WAY WIDTH VARIES) AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 2054; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF AFOREMENTIONED LOT 1: (1) SOUTH 7°24'02" WEST, A DISTANCE OF 103.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°15'59" WEST, 72.95 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (3) THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 6.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1, SOUTH 72°52'04" EAST, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT AS SHOWN ON THE SAID PLAT OF PROGRESS TECHNOLOGY PARK AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 72°52'04" EAST, A DISTANCE OF 27.58 FEET; THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 72°52'04" WEST, A DISTANCE OF 27.58 FEET TO THE AFOREMENTIONED EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT; THENCE NORTH 17°07'56" EAST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 552 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 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

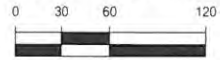
LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	103.96'
L2	S 17°07'56" W	6.83'
L3	S 72°52'04" E	5.00'
L4	S 72°52'04" E	27.58'
L5	S 17°07'56" W	20.00'
L6	N 72°52'04" W	27.58'
L7	N 17°07'56" E	20.00'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	73.03'	430.00'	9°43'54"	36.61'	72.95'	S 12°15'59" W

GRAPHIC SCALE



POINT OF COMMENCEMENT

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

COUNTY ROAD NO. 2054
S. R.W. LINE

NW 119TH TERRACE
(R.W. VARIES)

POINT OF BEGINNING

P.U.E. #5
552 S.F.

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

PUE #5
±552 S.F.

E. R.W. LINE

W. LINE OF LOT 1

5' P.U.E. AS SHOWN ON
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGES 86-87

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

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

SECTION 13-8-18

SECTION 24-8-18

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:

THOMAS R. BON

10/17/16

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. 6547

DATE:
10/12/2016

TECHNICIAN:
JTT

CHECKED BY:
TRB

PROJECT NUMBER:
16-0111.03

SCALE: 1" = 120'

VERIFY SCALE:
BAR IS ONE HALF INCH
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IF NOT ONE HALF INCH
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CHW
Professional Consultants

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Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com

est. 1988 **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, Township 8 South, Range 18

EASEMENT

THIS EASEMENT, made this 9th day of November, 2016, by
UNIVERSITY OF FLORIDA FOUNDATION, INC., GRANTORS, whose mailing address is P.O.
Box 14425, Gainesville, Florida 32604, and the City of Alachua, GRANTEE, whose post office
address is P.O. 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 over, under, upon 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.

Signed and delivered
in our presence as witnesses:

UNIVERSITY OF FLORIDA
FOUNDATION, INC.

Tony Burningham
Witness Signature

By: David M. Christie

Print Name: Tony Burningham

Print Name: David M. Christie

Elizabeth Duckenough
Witness Signature

Title: Treasurer

Print Name: Elizabeth Duckenough

Reviewed
Juan A. Delgado
UFF Legal Counsel

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9th day of November,
2016, by David M. Christie, Treasurer, who is/are personally known to me or
produced _____ as identification.

Tony Burningham
Signature of Notary
Print Name: Tony J. Burningham
Notary Public, State of Florida
My Commission Expires: 9/29/2017



TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058316
Expires 9/29/2017



DESCRIPTION

DATE: October 06, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR #1

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 239.57 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH $07^{\circ}24'02''$ WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH $82^{\circ}35'58''$ EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH $07^{\circ}24'02''$ EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

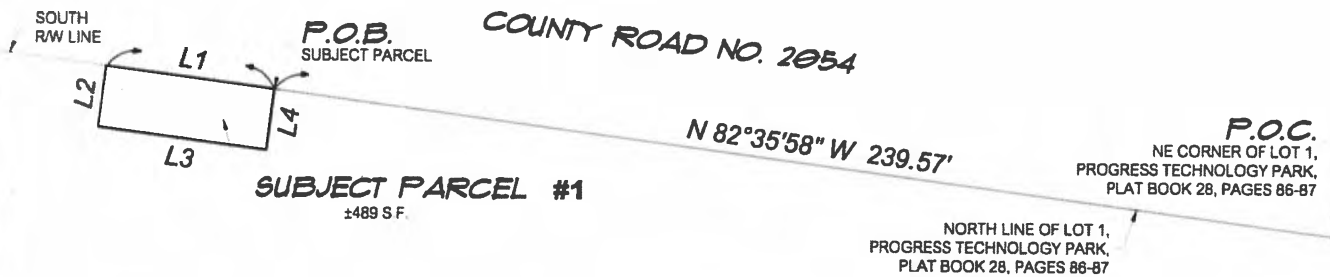
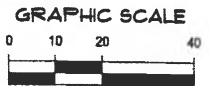
**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

EXHIBIT A
PAGE 2 of 8

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



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

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

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

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

10 of 1

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

THOMAS R. BON

Professional Surveyor & Mapper Fla. License No. 6547

DATE
10/06/2016
TECHNICIAN
CS

CHECKED BY
TRB

PROJECT NUMBER
16-0111.01

SCALE
1" = 40'

NEPP SCALE
BARS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, SUBJECT
SCALED AS SHOWN

CHW
Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com

1988 FLORIDA
LB-5075



DESCRIPTION

DATE: October 06, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR #2

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 438.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 07°24'02" WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH 82°35'58" EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH 07°24'02" EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 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 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE



SOUTH
R/W LINE

L1

P.O.B.

SUBJECT PARCEL

L2

L3

L4

SUBJECT PARCEL # 2

±489 S.F.

COUNTY ROAD NO. 2054

N 82°35'58" W 438.02'

P.O.C.

NE CORNER OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGES 86-87

NORTH LINE OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGES 86-87

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

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
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P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY
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P.O.C. = POINT OF COMMENCEMENT

SURVEYOR'S NOTES:

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DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

1 OF 1

This map prepared by

THOMAS R. BON

Certificate of Authorization No. L.B. 5075

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LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 8547

DATE:
10/05/2016

TECHNICIAN:
CS

CHECKED BY:
TRB

PROJECT NUMBER:
16-0111.01

SCALE:
1" = 80'

VERIFIED BY:
BAR (ORIGINAL DRAWING)
OR ORIGINAL DRAWING

IF FACT ONE HALF INCH
ON THIS SHEET, ADJUST
SIZES ACCORDINGLY

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www.chw-inc.com

EST. 1988 **FLORIDA**
LB-5075



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8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.03

DESCRIPTION FOR #3

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 298.65 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 7°24'02" WEST, A DISTANCE OF 43.75 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 12°29'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°30'58" WEST, A DISTANCE OF 45.58 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 13.31 FEET; THENCE SOUTH 5°35'22" WEST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'33" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 5°35'22" EAST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 12.90 FEET; THENCE SOUTH 88°41'30" WEST, A DISTANCE OF 45.59 FEET; THENCE NORTH 1°18'30" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°41'30" EAST, A DISTANCE OF 46.79 FEET; THENCE SOUTH 84°24'38" EAST, A DISTANCE OF 43.61 FEET; THENCE SOUTH 77°30'58" EAST, A DISTANCE OF 46.78 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,153 SQUARE FEET, MORE OR LESS.

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

planning.design.surveying.engineering.construction.

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

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 12°29'02" W	20.00'
L2	N 77°30'58" W	45.58'
L3	N 84°24'38" W	13.31'
L4	N 84°24'33" W	15.00'
L5	N 84°24'38" W	12.90'
L6	S 88°41'30" W	45.59'
L7	N 1°18'30" W	20.00'
L8	N 88°41'30" E	46.79'
L9	S 84°24'38" E	43.61'
L10	S 77°30'58" E	46.78'

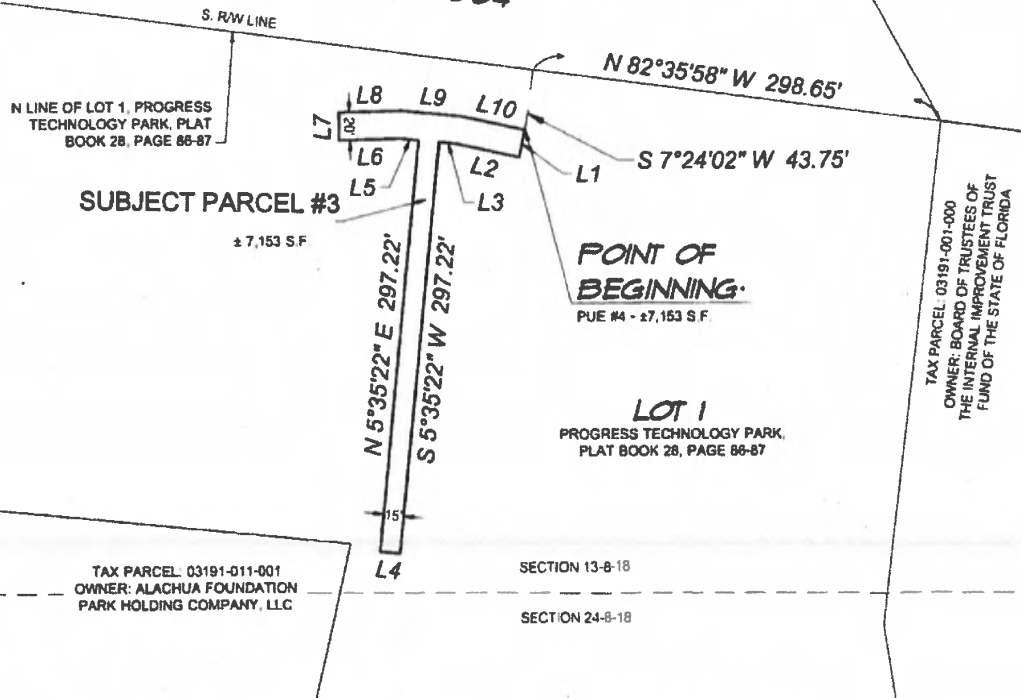
GRAPHIC SCALE



POINT OF COMMENCEMENT

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

COUNTY ROAD NO. 2054



POINT OF BEGINNING

PUE #4 - ± 7,153 S.F.

LOT 1

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

TAX PARCEL 03191-001-000
OWNER: BOARD OF TRUSTEES OF
THE INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

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

SECTION 13-8-18

SECTION 24-8-18

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

THOMAS R. BON 10/17/16

Certificate of Authorization No. L.S. 5075

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

Thomas R. Bon
Professional Surveyor & Mapper For License No. 6547

DATE
10/12/2016
TECHNICIAN
JTT
CHECKED BY
TRB
PROJECT NUMBER
16-0111.03

SCALE
1" = 120'
NEUTRAL SCALE
BUT A ONE HALF INCH
ON CLOSING, DRAWING
IF NOT LATE THAN INCH
ON THE SHEET, SCALE
REALLY ACCORDINGLY

CHW
Professional Consultants

132 NW 7th Ave
Gainesville, Florida 32607
(352) 331-1576 / (352) 331-2478
www.chw-inc.com
INC. 1988 FLORIDA
LB 5075



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132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #4

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:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 119TH TERRACE (RIGHT OF WAY WIDTH VARIES) AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 2054; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF AFOREMENTIONED LOT 1: (1) SOUTH 7°24'02" WEST, A DISTANCE OF 103.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°15'59" WEST, 72.95 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (3) THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 6.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1, SOUTH 72°52'04" EAST, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT AS SHOWN ON THE SAID PLAT OF PROGRESS TECHNOLOGY PARK AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 72°52'04" EAST, A DISTANCE OF 27.58 FEET; THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 72°52'04" WEST, A DISTANCE OF 27.58 FEET TO THE AFOREMENTIONED EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT; THENCE NORTH 17°07'56" EAST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 552 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 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	103.96'
L2	S 17°07'56" W	6.83'
L3	S 72°52'04" E	5.00'
L4	S 72°52'04" E	27.58'
L5	S 17°07'56" W	20.00'
L6	N 72°52'04" W	27.58'
L7	N 17°07'56" E	20.00'



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	73.03'	430.00'	9°43'54"	36.61'	72.95'	S 12°15'59" W

POINT OF COMMENCEMENT

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

COUNTY ROAD NO. 2054
S R/W LINE

NW 119TH TERRACE
(R/W VARIES)

POINT OF BEGINNING

P.U.E. #5
552 S.F.

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

SUBJECT PARCEL

#4

5552 S.F.

W. LINE OF LOT 1

5' P.U.E. AS SHOWN ON
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGES 86-87

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

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

SECTION 13-8-18

SECTION 24-8-18

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

10 of 1

This map prepared by

THOMAS R. BON

10/17/16

Certificate of Authorization No. 1 B 5073

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

Thomas R. Bon
Professional Surveyor & Mapper File License No. 8547

DATE

10/12/2016

TECHNICIAN

JTT

CHECKED BY

TRB

PROJECT NUMBER

16-0111.03

SCALE

1" = 120'

VERIFY SCALE

DATE 3-01-2017 INC.

ON ORIGINAL DRAWING

IF NOT ONE HALF IN.

ON THIS SHEET, RESIST

SCALE ACCORDING

CHW

Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2478
www.chw-inc.com

FLORIDA
LB 0075



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

G.B. WILSON, J.D.
COMPLIANCE & RISK MANAGEMENT DIRECTOR

Name: Rodolfo Valladares, Public Services Director
Department: Public Services

☒ Approved ☐ Returned

University of Florida Foundation PUE (4 separate legal description in one document).
This document has been drafted, reviewed and approved as to form by C&RM on
10-25-16.

COMMENT: None

G. Wilson

Compliance & Risk Management Director

October 25, 2016

Date

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, Township 8 South, Range 18

RECORDED ELECTRONICALLY

County Alachua
Instrument # 3028473
Date 11/22/16 Time 3:10
OR Book 4477 Page 190

EASEMENT

THIS EASEMENT, made this 9th day of November, 2016, by
UNIVERSITY OF FLORIDA FOUNDATION, INC., GRANTORS, whose mailing address is P.O.
Box 14425, Gainesville, Florida 32604, and the City of Alachua, GRANTEE, whose post office
address is P.O. 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 over, under, upon 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.

Signed and delivered
in our presence as witnesses:

UNIVERSITY OF FLORIDA
FOUNDATION, INC.

Tonya Burningham
Witness Signature

Print Name: Tonya Burningham

Elizabeth Duxkenow
Witness Signature

Print Name: Elizabeth Duxkenow

STATE OF Florida
COUNTY OF Alachua

By: D-122

Print Name: David M. Christie

Title: Treasurer

Reviewed

David M. Christie
UFF Legal Counsel

The foregoing instrument was acknowledged before me this 9th day of November,
2016, by David M. Christie, Treasurer, who is/are personally known to me or
produced _____ as identification.

Tonya Burningham
Signature of Notary
Print Name: Tonya J. Burningham
Notary Public, State of Florida
My Commission Expires: 9/29/2017



TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058316
Expires 9/29/2017



DESCRIPTION

DATE: October 06, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR #1

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 239.57 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH $07^{\circ}24'02''$ WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH $82^{\circ}35'58''$ EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH $07^{\circ}24'02''$ EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

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

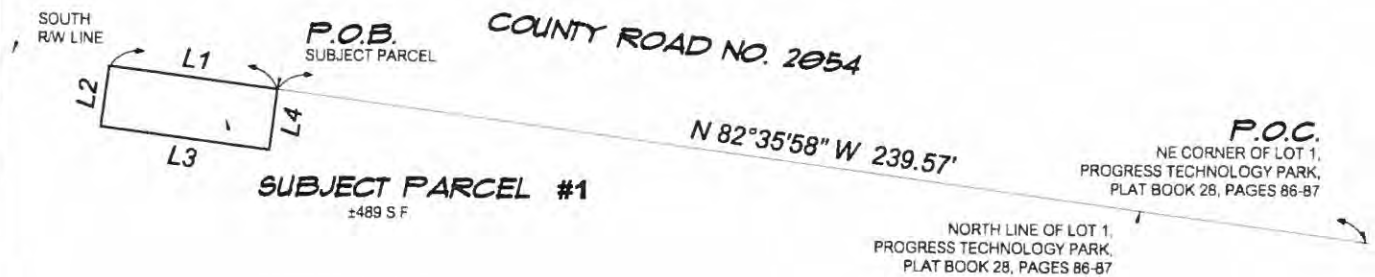
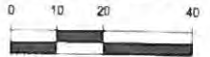
EXHIBIT A
PAGE 2 of 8

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

GRAPHIC SCALE



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

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

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

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

THOMAS R. BON

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. 6547

DATE
10/08/2016

TECHNICIAN
CS

CHECKED BY
TRB

PROJECT NUMBER
16-0111.01

1" = 40'

CHW
Professional Consultants, Inc.

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1975 / (352) 331-2476
www.chw-inc.com

FLORIDA
L.B. 5075

DESCRIPTION

DATE: October 06, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR #2

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH $82^{\circ}35'58''$ WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 438.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH $07^{\circ}24'02''$ WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH $82^{\circ}35'58''$ EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH $07^{\circ}24'02''$ EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

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

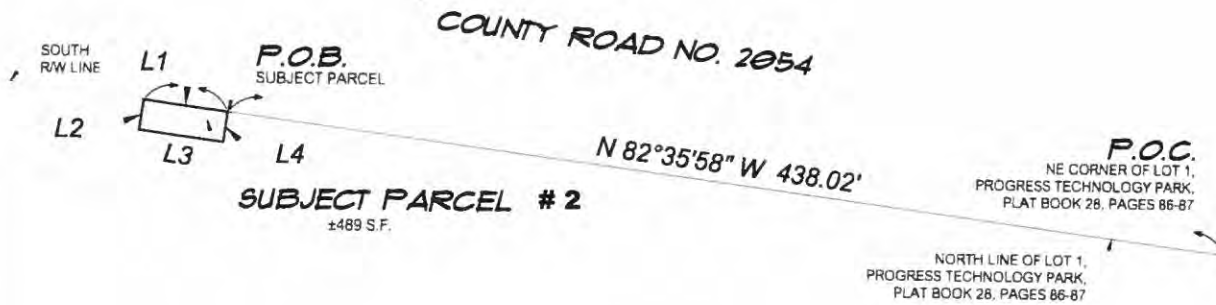
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE

0 20 40 80



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

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

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

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:

THOMAS R. BON

Certificate of Authorization No. L.B. 3075

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

Professional Surveyor & Mapper Fla. License No. 8547

DATE
10/05/2016

TECHNICIAN
CS

CHECKED BY
TRB

PROJECT NUMBER

16-0111.01

1" = 80'

CHW
Professional Consultants

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

FLORIDA
LB-5075



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132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #3

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 298.65 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 7°24'02" WEST, A DISTANCE OF 43.75 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 12°29'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°30'58" WEST, A DISTANCE OF 45.58 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 13.31 FEET; THENCE SOUTH 5°35'22" WEST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'33" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 5°35'22" EAST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 12.90 FEET; THENCE SOUTH 88°41'30" WEST, A DISTANCE OF 45.59 FEET; THENCE NORTH 1°18'30" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°41'30" EAST, A DISTANCE OF 46.79 FEET; THENCE SOUTH 84°24'38" EAST, A DISTANCE OF 43.61 FEET; THENCE SOUTH 77°30'58" EAST, A DISTANCE OF 46.78 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,153 SQUARE FEET, MORE OR LESS.

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

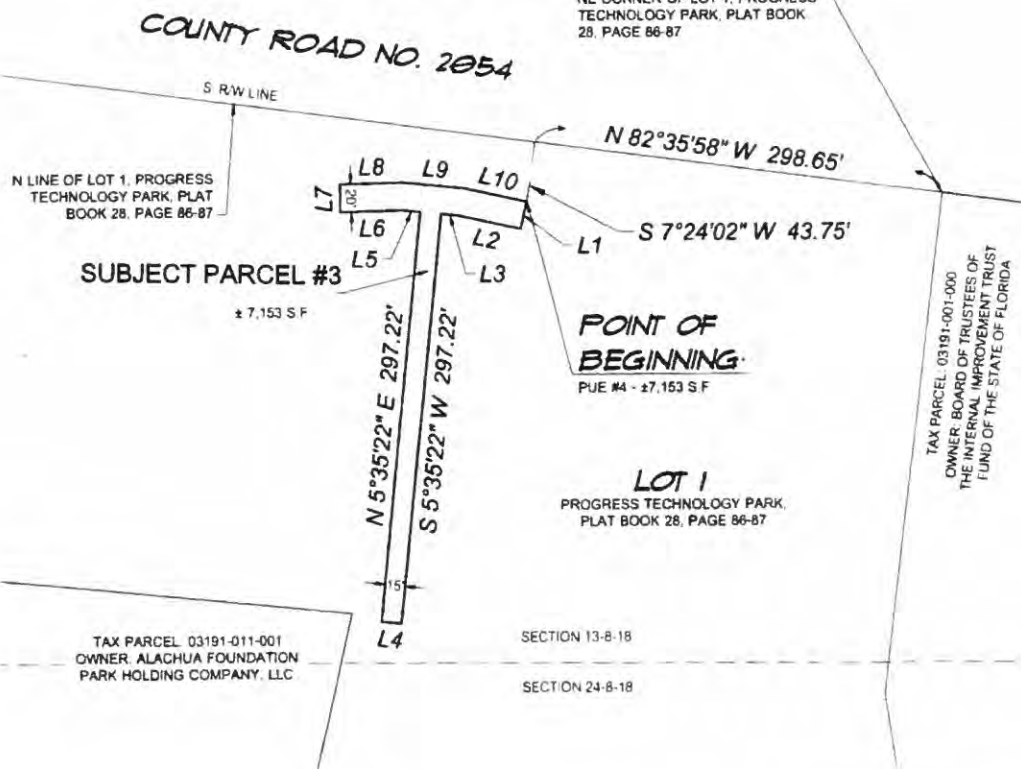
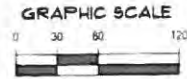
EXHIBIT A
Page 6 of 8

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

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 12°29'02" W	20.00'
L2	N 77°30'58" W	45.58'
L3	N 84°24'38" W	13.31'
L4	N 84°24'33" W	15.00'
L5	N 84°24'38" W	12.90'
L6	S 88°41'30" W	45.59'
L7	N 1°18'30" W	20.00'
L8	N 88°41'30" E	46.79'
L9	S 84°24'38" E	43.61'
L10	S 77°30'58" E	46.78'



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

10/17/16

This map prepared by

THOMAS R. BON 10/17/16

Certificate of Authorization No. L.B. 5075

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

Thomas R. Bon
Professional Surveyor & Mapper License No. 6547

DATE

10/12/2016

TECHNICIAN

JTT

CHECKED BY

TRB

PROJECT NUMBER

16-0111.03

SCALE

1" = 120'

NEED TO BE

SEAL & SIGNATURE

ON ORIGINAL DRAWING

IF REPRODUCED

ON THIS SHEET, ALL

SCALE ACCORDINGLY

CHW
Professional Consultants

132 NW 78th Drive
Gainesville, Florida 32607
(352) 331-1978 / (352) 331-2478
www.chw-inc.com

ALL 1980 FLORIDA
LB 5075



JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #4

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:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 119TH TERRACE (RIGHT OF WAY WIDTH VARIES) AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 2054; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF AFOREMENTIONED LOT 1: (1) SOUTH 7°24'02" WEST, A DISTANCE OF 103.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°15'59" WEST, 72.95 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (3) THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 6.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1, SOUTH 72°52'04" EAST, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT AS SHOWN ON THE SAID PLAT OF PROGRESS TECHNOLOGY PARK AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 72°52'04" EAST, A DISTANCE OF 27.58 FEET; THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 72°52'04" WEST, A DISTANCE OF 27.58 FEET TO THE AFOREMENTIONED EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT; THENCE NORTH 17°07'56" EAST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 552 SQUARE FEET, MORE OR LESS.

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

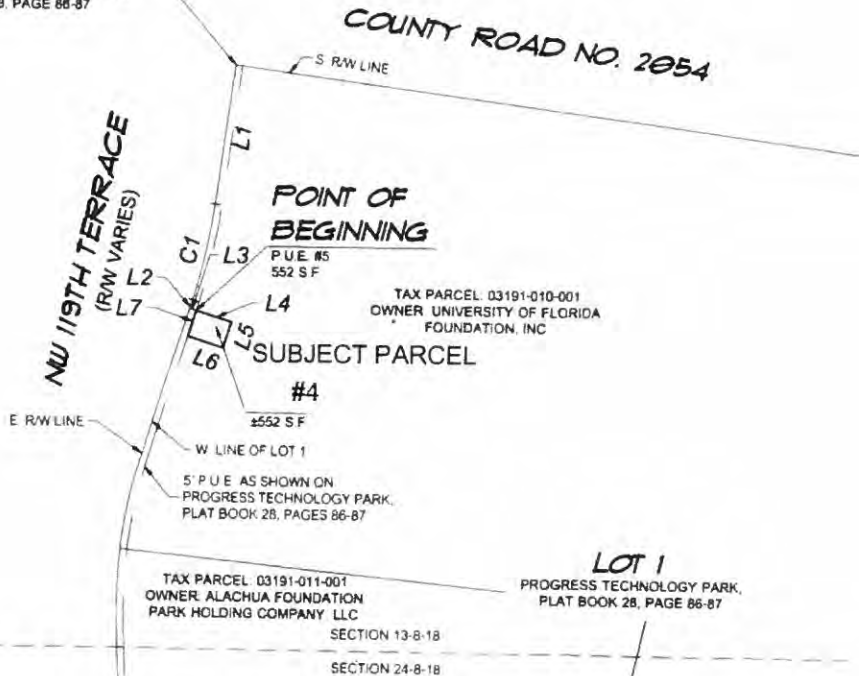
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	103.96'
L2	S 17°07'56" W	6.83'
L3	S 72°52'04" E	5.00'
L4	S 72°52'04" E	27.58'
L5	S 17°07'56" W	20.00'
L6	N 72°52'04" W	27.58'
L7	N 17°07'56" E	20.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	73.03'	430.00'	9°43'54"	36.61'	S 12°15'59" W



POINT OF COMMENCEMENT
NW CORNER OF 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)

DATE 10/17/16	SCALE 1" = 120'
TECHNICIAN JTT	CHW
CHECKED BY TRB	Professional Consultants
PROJECT NUMBER 16-0111.03	132 NW 76th Drive Gainesville, Florida 32607 (352) 331-1976 / (352) 331-2478 www.chw-inc.com
	FLORIDA L.B. 5075

THIS MAP PREPARED BY THOMAS R. BOY	10/17/16
CERTIFICATE OF AUTHORIZATION No. L.B. 5075	
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

Prepared by and return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, Florida 32616



Tax Parcel No.: 03191-010-002

NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT

THIS NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT, made this 15th day of November, 2016, by and between **THE DISTRICT BOARD OF TRUSTEES OF SANTA FE COLLEGE, FLORIDA**, whose address is 3000 NW 83rd Street, Gainesville, Florida 32606 (the "Grantor"), and **UNIVERSITY OF FLORIDA FOUNDATION, INC.**, a Florida not for profit corporation, whose address is 1938 W. University Avenue, Gainesville, Florida 32603 (the "Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, a non-exclusive drainage easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, below the surface of the ground, facilities and associated equipment for stormwater drainage facilities in order to connect to a stormwater management facility owned by the City of Alachua and located west of Grantor's property, no above ground structures shall be permitted (collectively the "Improvements"), under the following described land situate in Alachua County, Florida, to wit (the "Easement Property"):

See EXHIBIT "A" attached hereto and incorporated herein.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said Easement Property, and for doing anything necessary or useful or convenient, or removing at any time any and all of said Improvements under or in said Easement Property, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted. Grantee shall provide Grantor with a complete set of plans at least fourteen (14) days prior to commencing any construction within the Easement Property which plans are subject to Grantor's prior approval which shall not be unreasonably withheld. In addition, Grantee agrees to provide Grantor with at least five (5) days written notice prior to commencing any construction within the Easement Property other than routine maintenance.

The lands which this Easement is intended to benefit (the dominant estate) is described in EXHIBIT "B" attached hereto. The land which this Easement is intended to burden (the servient estate) is presently owned by Grantor.

The Easement granted herein is an Easement appurtenant to and shall run with the land in favor of Grantee and Grantees' heirs, successors and assigns, and it shall be binding upon Grantor and Grantor's heirs, successors and assigns. The Easement is perpetual and will inure to the benefit of all present and future owners of the dominant estate unless and until terminated by mutual agreement by the then owners of the fee simple of both the servient and dominant estates by an instrument in writing and recorded in the Official Records of Alachua County, Florida.

GRANTOR represents and warrants that it is the true owner of record of the Easement Property and that it has full power and authority to grant to Grantee the rights granted hereunder.

GRANTOR and its successors, heirs and/or assigns retain the right and may continue to use the Easement Property for any lawful purposes that do not directly interfere with Grantee's rights granted hereunder.

MANNER OF PERFORMING WORK Whenever Grantee shall enter upon the Easement Property pursuant to this Easement for the purposes of performing any construction, maintenance, repairs or replacements, such work shall be performed expeditiously and in a good and workmanlike manner and in accordance with all applicable laws, codes, statutes, permits and regulations of governmental authorities having jurisdiction thereof. Upon any event at any time Grantee enters upon the Easement Property to construct, install, maintain or repair any of the Improvements, the area affected thereby shall be promptly returned to the same condition as it existed prior to such work. If Grantee fails for any reason to restore said area in accordance herewith, then Grantor shall have the right to perform any and all work necessary to restore the areas to their prior condition and Grantee shall reimburse the Grantor for all costs associated with such restoration. Such work shall be carried out in such manner so as to (i) minimize interference with the normal business operations conducted on the Grantor's property; (ii) not block vehicular or pedestrian ingress and/or egress to parking, pedestrian walkways and other improvements located on the Grantor's Property; (iii) not render any portion of the Grantor's property necessary for the operation of the business conducted thereon unusable; and (iv) all work performed by Grantee shall be contained within the Easement Property, or within any temporary construction easement as may exist from time to time.

INDEMNITY Grantee shall defend, indemnify, and hold Grantor harmless of and from any and all losses, damages, claims, or expenses, including reasonable attorneys' fees, arising out of any claim asserted by any person for loss of, or damage or injury to, person or property caused by any act, fault or omission of Grantee or its officers, employees, agents, contractors or invitees in connection with its use or activities on or about the Easement Property.

MAINTENANCE OF EASEMENT PROPERTY At all times, Grantee and its successors and assigns forever shall maintain and otherwise keep the Easement Property in a first class condition, free from trash and debris and make any and all repairs to the Improvements as the same may require.

[Signatures on following Pages]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

**Signed and Sealed in Our
Presence as Witnesses:**

GRANTOR:

**The District Board of Trustees of
Santa Fe College, Florida**

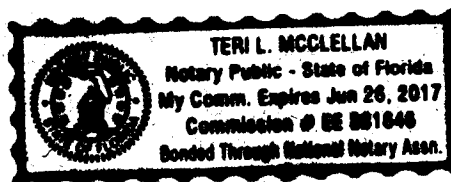
Sign *Patti Locascio*
Print PATTI LOCASCIO
Sign *Tina Crosby*
Print TINA CROSBY

By: *Caridad E. Lee*
Print: Caridad E. Lee
Title: Board Chair

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 15 day of November 2016 by Caridad E. Lee, the Board Chair of The District Board of Trustees of Santa Fe College, Florida, on behalf of the Board. He/She is (check one) ☒ personally known to me or _____ has produced _____ as identification.

Teri L. McClellan
Print Teri L. McClellan
Notary Public, State and County aforesaid
Commission No.: EE 881646
My commission expires: 6/26/2017



Signed and Sealed in Our
Presence as Witnesses:

GRANTEE:

University of Florida Foundation, Inc., a
Florida corporation not for profit

Sign Tonya J. Burningham
Print Tonya J. Burningham

By: David M. Christie
Print: David M. Christie
Title: Treasurer

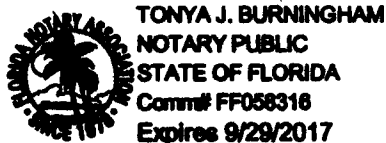
Sign Elizabeth Quackenbush
Print Elizabeth Quackenbush

Reviewed

[Signature]
UFF Legal Counsel

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 9th day of Nov., 2016 by David M. Christie as Treasurer of the University of Florida Foundation, Inc., a Florida corporation not for profit, on behalf of the Corporation. He is (check one) ☒ personally known to me or _____ has produced _____ as identification.



Tonya J. Burningham
Print Tonya J. Burningham
Notary Public, State and County aforesaid
Commission No.: FF058316
My commission expires: 9/29/2017

EXHIBIT "A"

DATE: September 30, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR: 20'-Wide Drainage Easement

A 20-FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 2, 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 2, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY) AND THE WEST RIGHT OF WAY LINE OF NORTHWEST 119TH TERRACE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 7°24'02" WEST ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 22.86 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 7°24'02" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE OF LOT 2, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EAST LINE OF LOT 2 AND SAID WEST RIGHT OF WAY LINE, NORTH 82°50'31" WEST, A DISTANCE OF 234.98 FEET TO THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF THE STORM WATER MANAGEMENT FACILITY AS SHOWN ON AFOREMENTIONED PLAT OF PROGRESS TECHNOLOGY PARK; THENCE NORTH 34°23'07" EAST ALONG SAID WEST LINE AND SAID EAST LINE, A DISTANCE OF 22.49 FEET; THENCE DEPARTING SAID WEST LINE AND SAID EAST LINE, SOUTH 82°50'31" EAST, A DISTANCE OF 224.78 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,598 SQUARE FEET, MORE OR LESS.

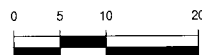
**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

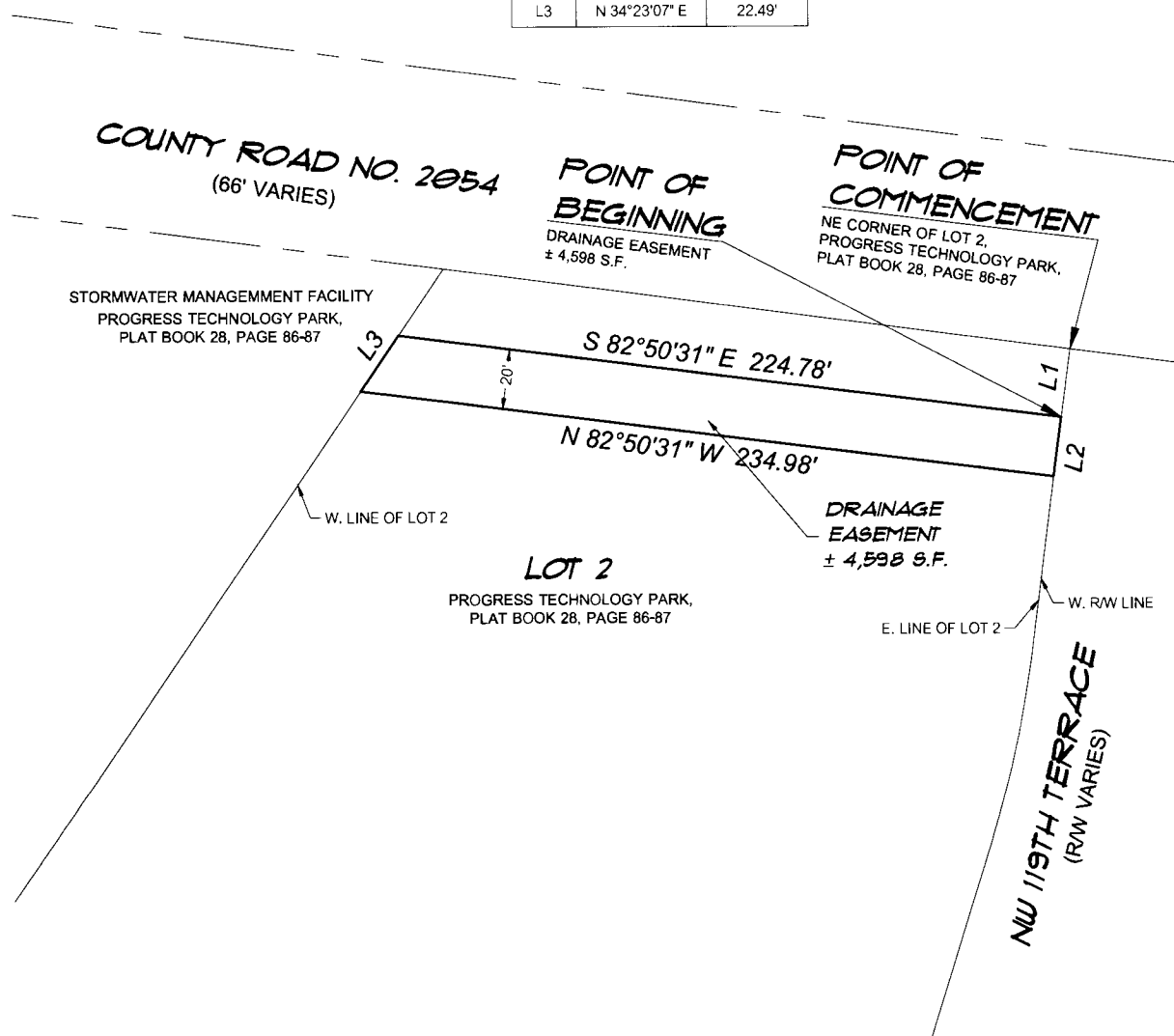
SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE



LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	22.86'
L2	S 7°24'02" W	20.00'
L3	N 34°23'07" E	22.49'



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:

9-30-2016

TECHNICIAN:

JTT

CHECKED BY:

AHH

PROJECT NUMBER:

16-0111.01

SCALE

1" = 20'

VERIFY SCALE
BY MEASURING ONE HALF INCH
ON ORIGINAL DRAWING
TO ONE FOOT ON THIS SHEET
ON THIS SHEET ADJUST
SCALES ACCORDINGLY

CHW
Professional Consultants

132 NW 79th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-lac.com

est. 1988 **FLORIDA**
LB-5075

EXHIBIT "B"**DATE:** October 6, 2016**PROJECT NAME:** Foundation Park**PROJECT NO:** 16-0111.01**DESCRIPTION FOR:** Tax Parcel 03191-010-001

University of Florida Foundation Property:

A PORTION OF A PARCEL OF LAND BEING FORMERLY KNOWN AS LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF 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 NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 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, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST, A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH 82°35'58" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO **THE POINT OF BEGINNING.**