

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

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

Tax Parcel No.: 03191-010-002
Section 13, Township 8 South, Range 18

NON- EXCLUSIVE DRAINAGE EASEMENT

THIS EASEMENT, made this 17th day January, 2017, between **THE DISTRICT BOARD OF TRUSTEES OF SANTA FE COLLEGE, FLORIDA, (GRANTOR)**, whose mailing address is 3000 NW 83rd Street, Gainesville, Florida 32606, and **CITY OF ALACHUA, a municipality within Alachua County, Florida, (GRANTEE)**, whose mailing address is Post Office Box 9, Alachua, Florida 32616.

WITNESSETH: That the Grantor, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, each to the other paid, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the Grantee, its successors and assigns, a Non Exclusive Perpetual Easement for the purpose of discharging and the transmission by an underground pipe system, of storm water from the right of way of the road ways and contiguous contributory areas, over, upon, under and across the following described property ("Easement Area"), to-wit:

See Exhibit "A" attached hereto.

THIS EASEMENT is for delivery of storm water to an existing drainage facility owned and maintained by Grantee and does not preclude the Grantor, its successors or assigns, from using said described Easement Area, including the underground pipe system and the surface area in any way, which is compatible with the rights granted to the Grantee by this easement.

The maintenance of the surface area above the described land, such as mowing and property management, shall remain as the responsibility of Grantor, and the Grantee shall be responsible for the integrity of the structural portion of the underground pipe system. Grantee shall provide Grantor with written notice at least fourteen (14) days prior to commencing any repairs or maintenance to the underground pipe system in the Easement Area and shall be subject to Grantor's prior approval which shall not be unreasonably withheld.

The Grantor reserves the right to relocate the underground pipe system as long as Grantee is provided the same drainage rights in the relocated underground pipe system. In the event Grantor does elect to relocate the underground pipe system an amendment to this Non-Exclusive Drainage Easement shall be prepared by Grantor which will legally describe the new Easement Area.

The Grantor covenants not to interfere with Grantee activities within this easement area whether by the Grantor or agents or permittees of Grantor.

*Signed and delivered
in our presence as witnesses:*

**GRANTOR
THE DISTRICT BOARD OF TRUSTEES
OF SANTA FE COLLEGE, FLORIDA**

Patti Locascio
Witness Signature

By: Caridad E. Lee
Caridad E. Lee, Board Chair

Print Name: PATTI LOCASCIO

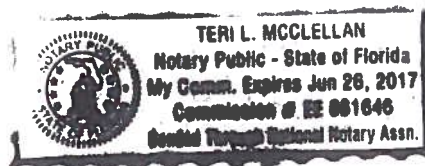
R. Jordan Hall
Witness Signature

Print Name: R. Jordan Hall

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 17th day of January, 2017, 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: 6/26/17





8554 Arroyo Business Loop, Ste. 2 Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
181 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: November 8, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR: 20'-Wide Drainage Easement #2

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 THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOT 2: (1) SOUTH 7°24'02" WEST, A DISTANCE OF 103.96 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 370.00' AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°15'59" WEST, 62.77 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 62.84 FEET; (3) THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 10.74 FEET TO THE POINT OF BEGINNING; (4) THENCE CONTINUE SOUTH 17°07'56" WEST, A DISTANCE OF 20.12 FEET; THENCE NORTH 79°00'13" WEST, A DISTANCE OF 54.40 FEET; THENCE NORTH 81°46'55" WEST, A DISTANCE OF 216.17 FEET; THENCE NORTH 58°40'50" WEST, A DISTANCE OF 25.55 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 20.03 FEET; THENCE DEPARTING SAID WEST LINE AND SAID EAST LINE SOUTH 58°40'50" EAST, A DISTANCE OF 20.39 FEET; THENCE SOUTH 81°46'55" EAST, A DISTANCE OF 212.57 FEET; THENCE SOUTH 79°00'13" EAST, A DISTANCE OF 57.03 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 5,861 SQUARE FEET, MORE OR LESS.

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

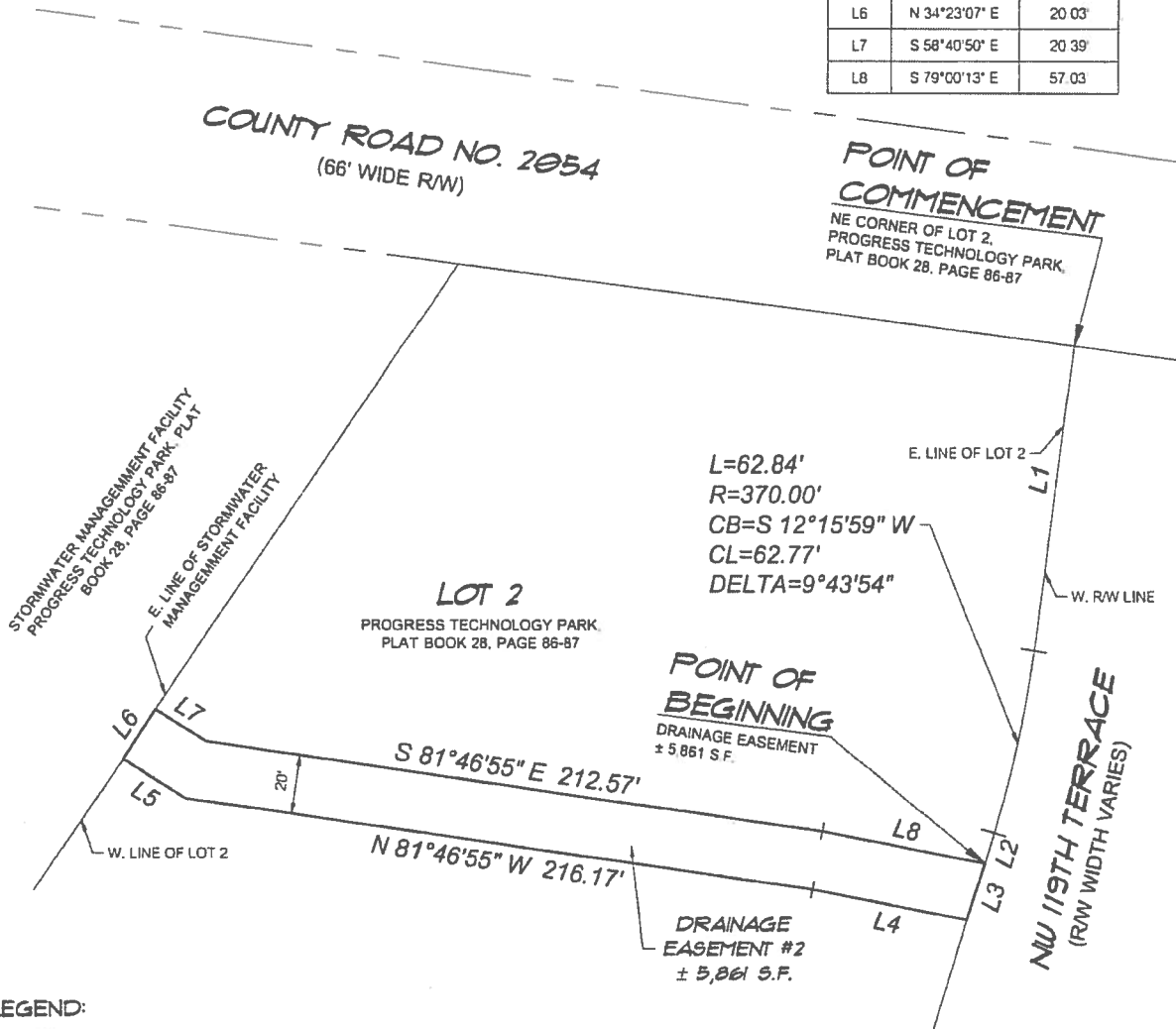
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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	10.74'
L3	S 17°07'56" W	20.12'
L4	N 79°00'13" W	54.40'
L5	N 58°40'50" W	25.55'
L6	N 34°23'07" E	20.03'
L7	S 58°40'50" E	20.39'
L8	S 79°00'13" E	57.03'



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
RW = RIGHT OF WAY
L = LENGTH
R = RADIUS
CB = CHORD BEARING
CL = CHORD LENGTH

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:
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. 6751

DATE
11/8/2016
TECHNICIAN
JTT
CHECKED BY
AHH
PROJECT NUMBER:
16-0111.04

SCALE
1" = 60'
SEE F. SCALE
BAP & C. HALL, INC.
CIVIL & SURVEYING
10101 ONE-HALF MOON
LAKE DRIVE, SUITE 100
ALACHUA, FLORIDA 32007
(352) 331-1976 / (352) 331-2478
WWW.CHW-FLA.COM

CHW
Professional Consultants

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Gainesville, Florida 32607
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FLORIDA
L.B. 5075