

**Prepared by and return to:**

**John F. Roscow, IV  
Holden, Carpenter & Roscow, PL  
5608 NW 43rd Street  
Gainesville, FL 32653  
352-373-7788  
File Number: 13-103  
Portion of Tax Parcel Number 03067-001-001**

[Space Above This Line For Recording Data]

**Warranty Deed  
(With Reverter)**

**THIS INDENTURE**, made and entered into on this 16<sup>th</sup> day of February, 2015, by and between MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, whose post office address is 2513 SW 50<sup>th</sup> Boulevard, Gainesville, Florida, 32608, as Grantor\*, and CITY OF ALACHUA, a Florida municipality, whose post office address is Post Office Box 9, Alachua, Florida, 32616, as Grantee\*:

**WITNESSETH**, that said grantor, for good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has donated and conveyed to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

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


AND, the GRANTOR hereby covenants with said GRANTEE, except as set forth herein, that at the time of delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to said land and will defend the same against the lawful claims of all persons whomsoever.


**REVERTER:**

**THE PROPERTY DESCRIBED AND CONVEYED HEREIN SHALL REVERT TO THE GRANTOR, FREE AND CLEAR OF ANY LIENS OR ENCUMBRANCES CAUSED BY GRANTEE, IF THE GRANTEE HAS NOT COMMENCED CONSTRUCTION OF A WASTE WATER LIFT STATION DESIGNED TO SUPPORT THE WASTE WATER FACILITIES OF THE CITY OF ALACHUA ON OR BEFORE MARCH 1, 2019, AND WHICH HAS NOT BEEN SUBSTANTIALLY COMPLETED ON OR BEFORE MARCH 1, 2020.**

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Witnesses:

  
Print Name: Teresa C. Davis

  
Print Name: Susan Young

MEGAHEE ENTERPRISES, LTD., LLP

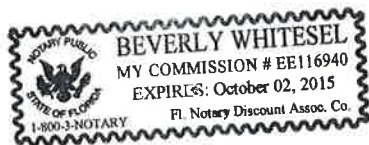
By: 


Richard L. Jones, as Trustee of the Megahee Enterprises  
Trust u/t/a dated October 19, 2011, General Partner

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 16 day of February, 2015, by Richard L. Jones, as Trustee of the Megahee Enterprises Trust u/t/a dated October 19, 2011, as General Partner, who ( ) is personally known to me or ( ) has produced a Florida driver's license as identification.

(Seal)



  
Notary Public  
Printed Name: Beverly Whitesel  
My Commission Expires:

*[Signature]*

Print Name: JOHN F. ROSCOW, IV

*[Signature]*

Print Name: SUZANNE BALDWIN

*[Signature]*

Joan M. Jones, General Partner

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 2015, by Joan M. Jones, individually, and as a General Partner, who ( ) is personally known to me or ( ) has produced a Florida driver's license as identification.

(Seal)



*[Signature]*

Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**ACCEPTANCE**

Acceptance of Warranty Deed between Megahee Enterprises, LTD, LLLP, a Florida Limited Liability Limited Partnership and City of Alachua, a Florida Municipality.

At a meeting on the 23 day of February, 2015,  
the Alachua City Commission authorized the  
acceptance of this instrument of conveyance and  
authorized the Mayor to execute this Acceptance.

\_\_\_\_\_  
Gib Coerper, Mayor

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Attest:

\_\_\_\_\_  
Traci L. Cain, City Manager/Clerk

Approved as to form:

\_\_\_\_\_  
Marian Rush, City Attorney



*Focused on Excellence  
Delivered with Integrity*

## LEGAL DESCRIPTION

February 16, 2015

**CLIENT:** CITY OF ALACHUA  
**PROJECT NO:** 12-0466  
**DESCRIPTION FOR:** LIFT STATION PARCEL

**DESCRIPTION:**

A PARCEL OF LAND SITUATED IN SECTION 10 & 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2080, PAGE 0936, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441(RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 77°52'10" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 586.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2996.79 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 70°59'29" EAST, 726.37 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 13°55'18", AN ARC DISTANCE OF 728.16 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°10'39", AN ARC DISTANCE OF 61.59 FEET (CHORD BARING AND DISTANCE OF SOUTH 63°26'31" EAST, 61.59 FEET), TO THE EAST LINE OF THE WEST ONE-HALF OF AFOREMENTIONED SECTION 15; THENCE NORTH 0°01'25" WEST, ALONG SAID EAST LINE, A DISTANCE 65.63 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°05'56" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 16.81 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°54'04" WEST, A DISTANCE OF 55.00 FEET; THENCE SOUTH 0°05'56" WEST, A DISTANCE OF 55.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 3,776 SQUARE FEET, MORE OR LESS.

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

SITUATED IN PORTIONS OF SECTION 10 & 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA  
• SKETCH - NOT A BOUNDARY SURVEY.

CURVE	LENGTH	RADIUS	DELTA	LANE/ST	CHORD	D-CHORD BEARING
C1	729.16'	2986.73	1355.8°	365.86'	726.57'	S 70.5929° E
C2	61.53'	2996.79	170.55°	30.80'	61.59'	S 63.76° E

LEGEND:

TP	=	TAX PARCEL
R/W	=	RIGHT OF WAY
SF	=	SQUARE FEET

DESCRIPTION: SEE ATTACHED

TP NO. 03066-002-000  
OWNER: PATEL & PATEL

POINT OF COMMENCEMENT  
SE CORNER OF LANDS DESCRIBED IN 093  
2080, PAGE 0935

TP NO 03067-001-000  
OWNER MEGAHEE ENTERPRISES LTD,LLP

TP NO. 03067-601-020  
OWNER: ALAC-HUA DEVELOPMENT CO. LLC

— EAST LINE OF THE SW 1/4 OF SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 18 EAST

586.37  
(BASIS OF BEAKINGS)

— SOUTH LINE OF SECTION 10  
—  
— NORTH LINE OF SECTION 15 —

STATE ROAD NO. 25  
U.S. HIGHWAY NO. 441  
(RAW WIDTH VARIES)

POINT OF BEGINNING

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S. 77.5210° T FOR THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25

N 89°54'04" W  
55.00'

N 0°05'56" E  
16.81'

LIFT STATION  
PARCEL  
± 3776 S.F.

✓ 15

N 0°01'25" W  
65.63'

EAST LINE OF THE WEST  
1/2 0- SECTION 15

SE CORNER OF THE SW  
1/4 OF SECTION 10,  
TOWNSHIP 8 SOUTH,  
RANGE 8 EAST



GRAPHIC SCALE



0 7.5 15 30

CITY OF ALACHUA

**Causseaux, Hewett, & Walpole, Inc.**  
Engineering • Surveying • Planning  
Construction Engineering Inspection  
132 NW 76th Drive, Gainesville, Florida 32607  
Phone (352) 335-1155 • Fax (352) 331-0475 • [www.chwc.com](http://www.chwc.com)  
CA6075

RECEIVED  
 J11  
 CASE NO. 10  
 N/A  
 CHECKED BY:  
 AFB  
 FIELD BOOK & PAGE  
 11/A  
 1 - 10  
 VERST MALL  
 BAR IS ONE HALF INCH  
 ON ORIGINAL DRAWING  
 IS NOT ONE INCH  
 ON THIS SHEET, ADJUST  
 SCALE DRAWING

AARON M. THICKMAN

This map prepared by:  
Certificate of Author/Editor No. L.S. 3073  
NOT VALID WITHOUT THE SIGNATURE AND  
STAMP OF A SURVEYOR OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

Professional Surveyor &amp; Mapper Lic. License No. 6703