

ORDINANCE 15 03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (PUD) AND AGRICULTURE (A) TO COMMERCIAL INTENSIVE (CI), COMMUNITY COMMERCIAL (CC), AND GOVERNMENTAL FACILITIES (GF) ON APPROXIMATELY 154.5 ACRES; LOCATED SOUTH OF U.S. HIGHWAY 441, MCDONALDS, BP FUELS, QUALITY INN, AND ECO LODGE; NORTH OF CLOVER RANCH ESTATES; EAST OF U.S. INTERSTATE HIGHWAY 75 (I-75); AND WEST OF PARK VEGETARIANA, NW 151TH BLVD, 151 APARTMENTS, AND WYNDSWEEP HILLS; ALACHUA, FLORIDA. TAX PARCEL NUMBER 03863-000-000, 03868-002-000, 03868-002-001, 03869-000-000, 03869-008-000, 03869-010-000, 03869-013-000, AND 03869-014-000; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas (Amendment), as described below, has been filed with the City; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on March 10, 2015; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on March 10, 2015, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on March 23, 2015, and on April 13, 2015; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on March 23, 2015, and April 13, 2015, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and

WHEREAS, for reasons set forth in this Ordinance, the Alachua City Commission finds and declares that the enactment of the proposed Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Planned Unit Development (PUD) and Agriculture (A) to Commercial Intensive (CI), Community Commercial (CC), and Governmental Facilities (GF) for Tax Parcel Numbers 03863-000-000, 03868-002-000, 03868-002-001, 03869-000-000, 03869-008-000, 03869-010-000, 03869-013-000, and 03869-014-000, in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 2. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated into this ordinance by reference.
2. The proposed Amendment is in compliance with the Land Development Regulations.
3. The Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the 23rd day of March, 2015.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 13th day of April, 2015.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

APPROVED AS TO FORM

Traci L. Cain, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTIONS

AREA AMENDED TO GOVERNMENTAL FACILITIES ("GF"):

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

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 71°39'26" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 1071.12 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER LYING AND BEING ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS, AND TO THE **POINT OF BEGINNING**; THENCE SOUTH 38°30'51" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331, AND THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679, A DISTANCE OF 132.90 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, AND THE SOUTHERLY PROJECTION OF SAID EASTERLY LINE, SOUTH 56°39'05" WEST, A DISTANCE OF 142.75 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS; THENCE NORTH 71°13'57" WEST, ALONG SAID NORTHERLY LINE, DISTANCE OF 137.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°34'26" WEST, 160.65 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°47'10", AN ARC DISTANCE OF 162.02 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45°40'51" WEST, A DISTANCE OF 138.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°53'01" WEST, 76.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°35'39", AN ARC DISTANCE OF 76.77 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 240.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°04'43" WEST, 124.17 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°59'02", AN ARC DISTANCE OF 125.60 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 177.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°38'43" WEST, 199.44 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°34'49", AN ARC DISTANCE OF 211.86 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°38'41" EAST, A DISTANCE OF 181.09 FEET; THENCE SOUTH 83°24'35" EAST, A DISTANCE OF 23.61 FEET; THENCE NORTH 06°29'08" EAST, A DISTANCE OF 107.80 FEET TO AN INTERSECTION OF THE WESTERLY

PROJECTION OF THE NORTHERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679; THENCE NORTH 90°00'00" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 560.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 265.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°26'11" EAST, 169.80 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°22'18", AN ARC DISTANCE OF 172.85 FEET TO THE END OF SAID CURVE; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID LANDS; (1) THENCE SOUTH 23°32'26" EAST, A DISTANCE OF 474.04 FEET; (2) THENCE SOUTH 65°02'30" WEST, A DISTANCE OF 119.06 FEET; (3) THENCE SOUTH 42°53'41" WEST, A DISTANCE OF 102.94 FEET TO THE **POINT OF BEGINNING**. CONTAINING 12.958 ACRES, MORE OR LESS.

AREA AMENDED TO COMMUNITY COMMERCIAL ("CC"):

A TRACT OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHERLY LINE OF SAID LANDS; (1) THENCE N.83°42'51"W., A DISTANCE OF 476.49 FEET; (2) THENCE S.03°49'06"E., A DISTANCE OF 473.94 FEET; (3) THENCE S.64°43'50"W., A DISTANCE OF 361.98 FEET; (4) THENCE N.72°29'23"W., A DISTANCE OF 473.41 FEET; THENCE DEPARTING SAID SOUTHERLY LINE WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1170.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.33°30'22"E., 503.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°49'46", AN ARC DISTANCE OF 507.03 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1030.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.34°17'41"E., 415.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°15'07", AN ARC DISTANCE OF 418.00 FEET TO THE END OF SAID CURVE; THENCE S.83°42'51"E., A DISTANCE OF 745.85 FEET TO THE EASTERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619; THENCE S.07°22'32"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 250.05 FEET TO THE POINT OF BEGINNING. CONTAINING 12.877 ACRES, MORE OR LESS.

AREA AMENDED TO COMMERCIAL INTENSIVE ("CI"):

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

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE S.00°27'55"W., A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE N.88°38'19"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 790.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 49.86 FEET; THENCE S. 88°37'54"E., A DISTANCE OF 50.00 FEET; THENCE N.04°11'43"E., A DISTANCE OF 50.00 FEET TO THE CENTERLINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE S.88°37'53"E., ALONG SAID CENTERLINE, A DISTANCE OF 380.37 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED PARCEL 2 IN OFFICIAL RECORD BOOK 4179, PAGE 320 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.04°13'23"E., ALONG THE EAST LINE OF SAID LANDS, DISTANCE OF 209.66 FEET TO THE CENTERLINE OF NW 158TH LANE (VACATED); THENCE RUN S.79°38'59"E., ALONG SAID CENTERLINE, A DISTANCE OF 644.70 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2844.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S.83°47'05"E., 410.65 FEET; THENCE EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°16'49", AN ARC DISTANCE OF 411.01 FEET TO THE END OF SAID CURVE; THENCE S.87°55'28"E., ALONG SAID CENTERLINE, A DISTANCE OF 652.25 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2163, PAGE 29 OF SAID PUBLIC RECORDS; THENCE S.02°26'50"E., ALONG SAID WEST LINE, A DISTANCE OF 406.20 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS; THENCE N.90°00'00"E., ALONG SAID NORTH LINE, A DISTANCE OF 234.91 FEET TO THE BEGINNING OF A NON-TANGENT CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 265.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S.54°26'11"E., 169.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 37°22'18", AN ARC DISTANCE OF 172.85 FEET TO THE END OF SAID CURVE; THENCE S.23°32'26"E., ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 474.04 FEET; THENCE S.65°02'30"W., ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 119.06 FEET; THENCE S.42°53'41"W., ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 102.94 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF SAID PUBLIC RECORDS; THENCE S.71°39'27" E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1071.12 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S.02°27'18" E., ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 170.28 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NW 151ST BOULEVARD (80' WIDE RIGHT OF WAY), SAID POINT

BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.87°16'14" W., 75.03 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°26'14", AN ARC DISTANCE OF 75.10 FEET TO THE END OF SAID CURVE; THENCE S.88°30'39"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 114.48 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.81°21'39"W., 151.24 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE END OF SAID CURVE; THENCE N.71°13'57"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1074.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.58°34'26"W., 160.65 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°47'10", AN ARC DISTANCE OF 162.02 FEET TO THE END OF SAID CURVE; THENCE N.45°40'51"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 32.85 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2256, PAGE 2504 OF SAID PUBLIC RECORDS; THENCE S.41°03'23"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 892.42 FEET; THENCE S.17°11'13"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 308.61 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE S.07°22'32"W., ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 976.70 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY LINE; (1) THENCE N.83°42'51"W., A DISTANCE OF 476.49 FEET; (2) THENCE S.03°49'06"E., A DISTANCE OF 473.94 FEET; (3) THENCE S.64°43'50"W., A DISTANCE OF 361.98 FEET; (4) THENCE N.72°29'23"W., A DISTANCE OF 697.32 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, WHOSE RADIAL POINT BEARS N.85°46'42"E., A DISTANCE OF 5579.58 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°24'47", AN ARC DISTANCE OF 819.28 FEET TO THE POINT OF TANGENCY (CHORD BEING AND DISTANCE OF N.00°00'54"W., 818.54 FEET); THENCE N.04°14'11"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 836.52 FEET; THENCE N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 151.31 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.85°48'17"E., A DISTANCE OF 50.00 FEET; THENCE N.04°11'43"E., A DISTANCE OF 50.00 FEET; THENCE N.85°48'17"W., A DISTANCE OF 50.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1433.87 FEET TO THE POINT OF BEGINNING.

Less & Except

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

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 71°39'26" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF

1071.12 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER LYING AND BEING ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS, AND TO THE **POINT OF BEGINNING**; THENCE SOUTH 38°30'51" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331, AND THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679, A DISTANCE OF 132.90 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, AND THE SOUTHERLY PROJECTION OF SAID EASTERLY LINE, SOUTH 56°39'05" WEST, A DISTANCE OF 142.75 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS; THENCE NORTH 71°13'57" WEST, ALONG SAID NORTHERLY LINE, DISTANCE OF 137.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°34'26" WEST, 160.65 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°47'10", AN ARC DISTANCE OF 162.02 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45°40'51" WEST, A DISTANCE OF 138.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°53'01" WEST, 76.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°35'39", AN ARC DISTANCE OF 76.77 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 240.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°04'43" WEST, 124.17 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°59'02", AN ARC DISTANCE OF 125.60 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 177.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°38'43" WEST, 199.44 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°34'49", AN ARC DISTANCE OF 211.86 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°38'41" EAST, A DISTANCE OF 181.09 FEET; THENCE SOUTH 83°24'35" EAST, A DISTANCE OF 23.61 FEET; THENCE NORTH 06°29'08" EAST, A DISTANCE OF 107.80 FEET TO AN INTERSECTION OF THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679; THENCE NORTH 90°00'00" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 560.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 265.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°26'11" EAST, 169.80 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°22'18", AN ARC DISTANCE OF 172.85 FEET TO THE END OF SAID CURVE; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID LANDS; (1) THENCE SOUTH 23°32'26" EAST, A DISTANCE OF 474.04 FEET; (2) THENCE SOUTH 65°02'30" WEST, A DISTANCE OF 119.06 FEET; (3) THENCE SOUTH 42°53'41" WEST, A DISTANCE OF 102.94 FEET TO THE **POINT OF BEGINNING**.

LESS & EXCEPT

A TRACT OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHERLY LINE OF SAID LANDS; (1) THENCE N.83°42'51"W., A DISTANCE OF 476.49 FEET; (2) THENCE S.03°49'06"E., A DISTANCE OF 473.94 FEET; (3) THENCE S.64°43'50"W., A DISTANCE OF 361.98 FEET; (4) THENCE N.72°29'23"W., A DISTANCE OF 473.41 FEET; THENCE DEPARTING SAID SOUTHERLY LINE WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1170.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.33°30'22"E., 503.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°49'46", AN ARC DISTANCE OF 507.03 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1030.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.34°17'41"E., 415.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°15'07", AN ARC DISTANCE OF 418.00 FEET TO THE END OF SAID CURVE; THENCE S.83°42'51"E., A DISTANCE OF 745.85 FEET TO THE EASTERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619; THENCE S.07°22'32"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 250.05 FEET TO THE POINT OF BEGINNING. CONTAINING 128.640 ACRES, MORE OR LESS.

EXHIBIT "B"

