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September 12, 2022

**City of Alachua
PO Box 9
Alachua, FL 32616**

Re: Briarwood, Phases 2 and 3

TITLE OPINION

Dear Sirs:

This is to certify that I have examined the public records of Alachua County, Florida, covering a period of time from the earliest public records up to and including September 2, 2022, as to the property described on the attached Exhibit A.

From such examination, it appears that the merchantable fee simple title to the above-described property is vested in TROON CREEK LLC, a Florida limited liability company, subject, however, to the following items:

- 1. Liens, encumbrances, adverse claims or other matters, if any, first appearing in the public records or attaching subsequent to September 2, 2022.**
- 2. All assessments and taxes for the year 2022 and all subsequent years.**
- 3. Rights and interests of any parties in possession of the property, whose claims do not appear of record.**
- 4. Any encroachments, easements, measurements, variation, in area or content, party walls, or other facts, which a correct survey of the premises would show.**

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5. Any action by any municipal or governmental agency thereto or hereafter taken for the purpose of regulating the use, occupancy, or zoning of the property or any building or structure thereon.
6. Any easement, or claims of easements, not shown by the public records.
7. Easement from Golden Pond Farms, Inc. to the City of Alachua as recorded in Official Record Book 4830, Page 1459 of the Public Records of Alachua County, Florida.
8. Easement from Golden Pond Farms, Inc. to the City of Alachua as recorded in Official Record Book 4830, Page 1465 of the Public Records of Alachua County, Florida.
9. Easement from Golden Pond Farms, Inc. to the City of Alachua as recorded in Official Record Book 4830, Page 1472 of the Public Records of Alachua County, Florida.
10. Lift Station parcel deeded to the City of Alachua in Official Record Book 4830, Page 1485.

Sincerely,



Carl L. Johnson

CLJ/cj

SHEET 1 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION:

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

BEING AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID BRIARWOOD PHASE 1 RUN THE FOLLOWING COURSES: SOUTH 01°28'18" EAST, FOR A DISTANCE OF 165.40 FEET; THENCE RUN SOUTH 02°46'58" EAST, FOR A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 01°28'18" EAST, FOR A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 88°33'42" WEST, FOR A DISTANCE OF 48.00 FEET; THENCE RUN SOUTH 01°28'42" EAST, FOR A DISTANCE OF 109.58 FEET; THENCE RUN SOUTH 88°32'42" WEST, FOR A DISTANCE OF 18.01 FEET; THENCE RUN SOUTH 01°27'18" EAST, FOR A DISTANCE OF 166.00 FEET; THENCE RUN NORTH 88°32'42" EAST, FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF SOUTH 48°26'48" EAST AND A CHORD DISTANCE OF 24.28 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 88°31'21" EAST, FOR A DISTANCE OF 50.00 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 89°58'23", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 43°32'53" EAST AND A CHORD DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'05" EAST, FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°06'53" EAST, FOR A DISTANCE OF 232.62 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 88°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1, FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 872 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 169.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°31'58" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 94.92 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN SOUTH 00°24'38" EAST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 322.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS; THENCE RUN SOUTH 88°32'42" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1577.01 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 04°18'49" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 1338.65 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1353.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 45.16 ACRES, MORE OR LESS.