



City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date:

September 24, 2018

Quasi-Judicial Hearing

SUBJECT: A request for consideration of the final plat of HighPoint Crossing, which proposes to subdivide the property to provide roadway improvements, utility infrastructure, and master planning of stormwater to serve future development

APPLICANT/AGENT: Robert Walpole, P.E., LEED AP
Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: Alachua A One LLC

PARCEL ID NUMBER: A portion of 03049-000-000 & 03049-003-000

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: Gateway Overlay District

ACREAGE: ±14.57 acres (project area)
±30.57 acres (subject property)

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION:

1. Approve the Final Plat of HighPoint Crossing ("Final Plat");
2. Approve the "Subdividers Agreement for HighPoint Crossing" ("Subdividers Agreement");
3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,
4. Accept the Common Law Performance Bond from Alachua A One LLC, in the amount of \$1,454,553.07 as the performance guarantee for infrastructure improvements.

RECOMMENDED MOTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and: (1) Approves the Final Plat of HighPoint Crossing; (2) Approves the "Subdividers Agreement for HighPoint Crossing" ("Subdividers Agreement"); (3) Authorizes the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and, (4) Accepts the Common Law Performance Bond from Alachua A One LLC, in the amount of \$1,454,553.07 as the performance guarantee for infrastructure improvements.

SUMMARY & BACKGROUND

This application is a request by Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua A One, LLC, property owner, for approval of the final plat of HighPoint Crossing, which proposes to subdivide the property to provide roadway improvements, utility infrastructure, and master planning of stormwater to serve future development on a ±30.57 acre subject property, consisting of a ±14.57 acre project area.

The subdivision consists primarily of infrastructure improvements, including utilities, roadways, and stormwater infrastructure, to serve future development of the surrounding commercial lands. The final plat identifies a drainage easement / common area (±8.05 acres) and a single lot ("Lot 1", ±2.80 acres). The applicant has indicated in the application materials that the intended development on Lot 1 may consist of a ±100-room hotel. The remainder of the project area (±3.15 acres) consists of the proposed roadways and right-of-ways.

Future development within the HighPoint Crossing subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to a stormwater management facility constructed in the eastern portion of the subject property.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section are provided within this report.

SURROUNDING USES

The subject property is located northwest of the US Highway 441 / Interstate 75 interchange, and north of Bob's Mobil Station and Dunkin' Donuts. Holiday Inn Express, Hungry Howie's, El Patio Mexican restaurant are located to the west of the subject property; a Farm Bureau Insurance office is also presently under construction west of the subject property. Lands to the north of the subject property are presently vacant and are zoned for single family residential, multifamily residential, and commercial uses (see Map 1 below). Heritage Oaks is located northwest of the subject property. Interstate 75 is located to the east of the subject property.

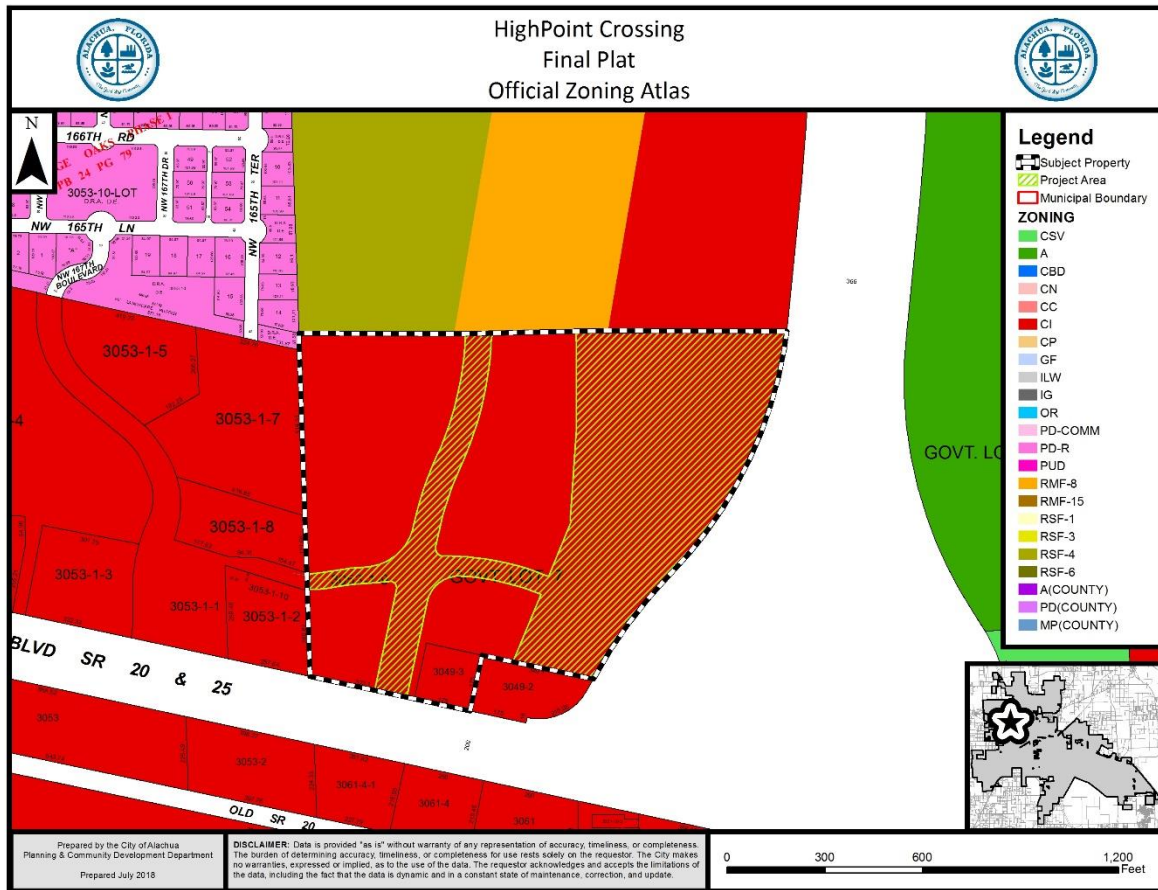
The HighPoint Crossing subdivision would provide a connection to US Highway 441 near an existing median cut along US Highway 441. A connection would also be made to NW 167th Boulevard (which provides access to Heritage Oaks / Publix / Holiday Inn Express) by way of an extension of NW 163rd Lane (the road located north of Hungry Howie's / El Patio).

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Moderate Density Residential; Medium Density Residential; Commercial	Residential Single Family – 4 (RSF-4); Residential Multiple Family – 8 (RMF-8); Commercial Intensive (CI)
South	US Highway 441; Bob’s Mobil Station; Dunkin’ Donuts	US Highway 441; Commercial	Commercial Intensive (CI)
East	Interstate 75	N/A	N/A
West	Hungry Howie’s; El Patio; Holiday Inn Express; Farm Bureau Insurance (under construction)	Commercial	Commercial Intensive (CI)

Map 1. Subject Property with Zoning



Map 2. Vicinity Map

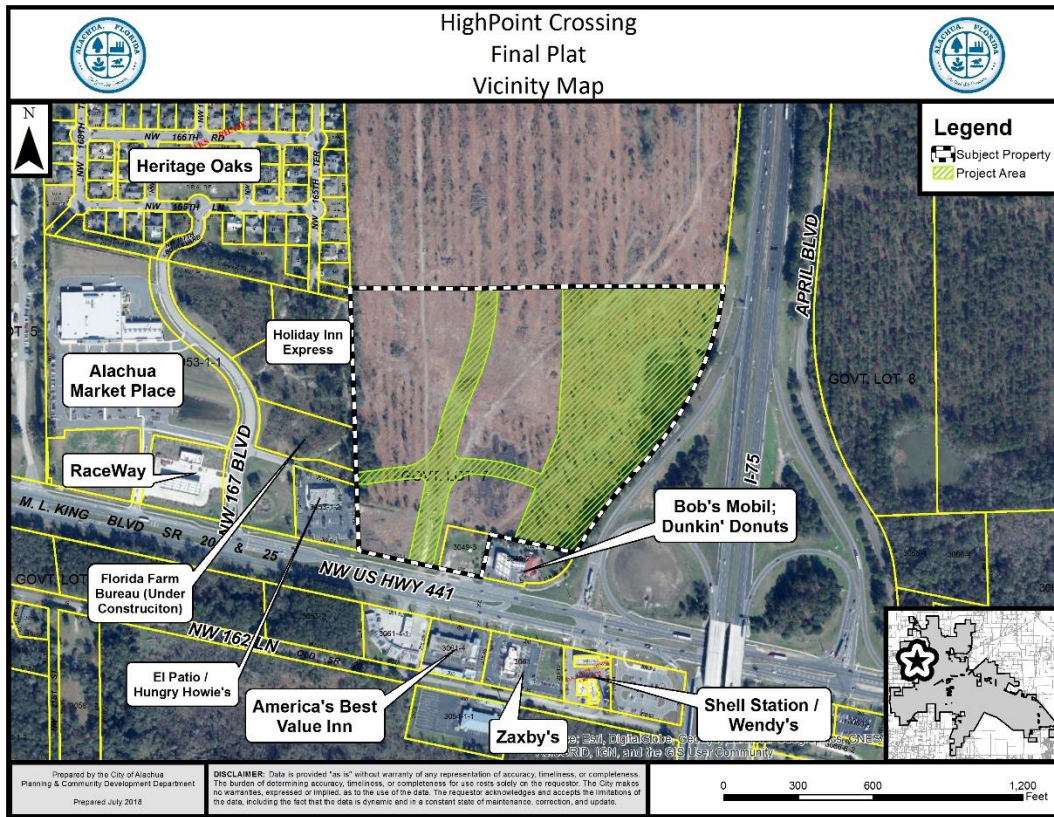
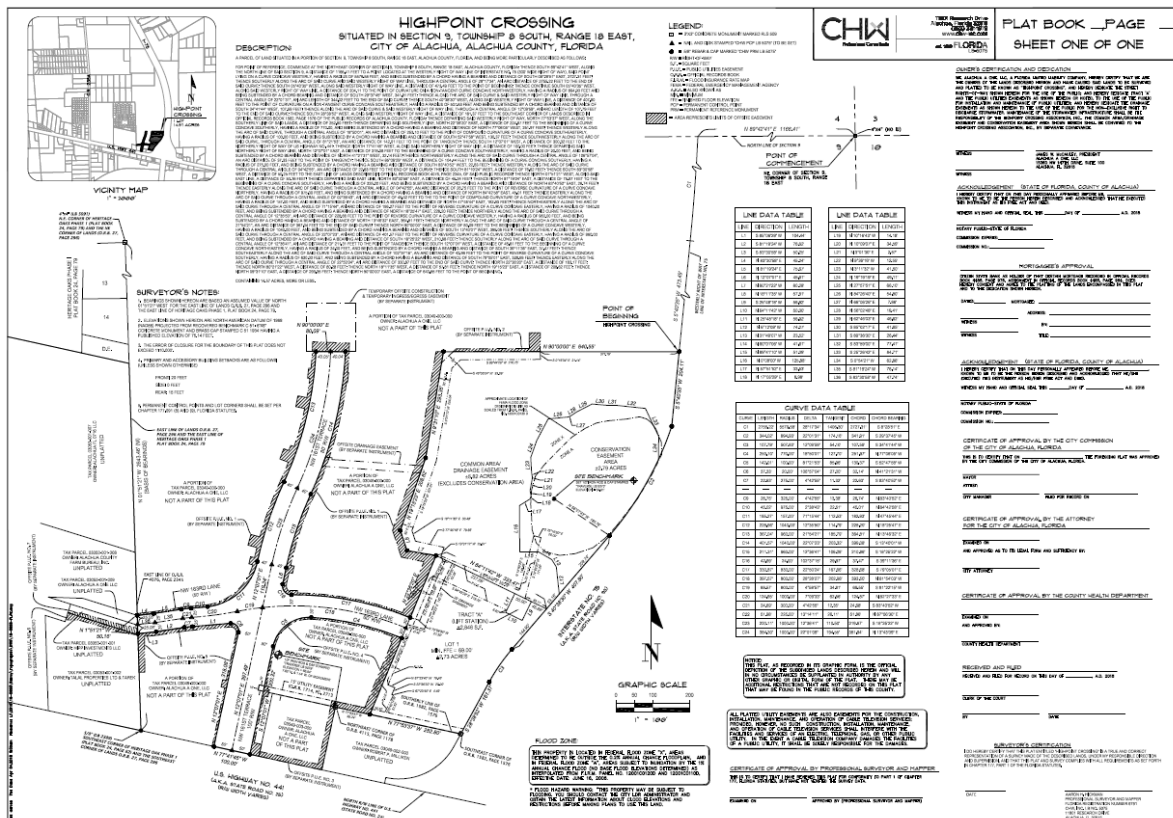


Illustration 1.: Sheet 1, Plat of HighPoint Crossing



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application’s consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Vision Element

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City’s residents.

Evaluation and Findings of Consistency with Goal 1: The HighPoint Crossing subdivision would provide for business development along the US 441 corridor, consistent with Goal 1 of the Vision Element.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:
The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.3: Commercial
The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;

5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy

1.3.b: The subject property has a Commercial FLUM Designation, which permits a variety of commercial uses, including retail sales, personal services, restaurants and other eating establishments, office and business parks, hotels and motels, shopping centers, and automobile related uses. The HighPoint Crossing subdivision will primarily serve to provide roadway and public utility infrastructure to lands designated on the FLUM as Commercial. The future use the lands surrounding the HighPoint Crossing subdivision will be consistent with the uses identified within Policy 1.3.b.

Policy 1.3.f: The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. The City of Alachua shall maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I- 75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall consider establishing the boundaries of the activity center and relevant regulations through a public planning process. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Evaluation and Findings of Consistency with Policy 1.3.f: Lot 1 of the HighPoint Crossing subdivision and portions of the lands surrounding subdivision are located within the Gateway Activity Center, which is implemented by the Gateway Overlay District, as established by Section 3.7.2(C) of the LDRs. Further, the subject property is located along US Highway 441, designated by Policy 1.3.f.2. as the City’s ‘corporate corridor’.

Objective 2.5: Open Space Standards

The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Evaluation and Findings of Consistency with Objective 2.5: The subdivision plat identifies the location of open space areas which will be located within the subdivision.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided separately in this report. The preliminary plat depicts the location of special flood hazard areas and a small wetland located in the eastern portion of the subject property. The applicant has proposed setbacks from the wetland area in accordance with the provisions of the Comprehensive Plan.

Objective 5.2: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Evaluation and Findings of Consistency with Objective 5.2: The HighPoint Crossing subdivision will extend utility infrastructure to serve future development located near the subdivision. Future development will be required connect to potable water and sanitary sewer facilities. A public facilities impact analysis has been provided in this report and indicates that, based upon current demand and the intended development of a 100 room hotel, the proposed subdivision would not adversely affect the Level of Service (LOS) standards for any public facility. Facility capacity will be re-evaluated as part of the review of any applications for a final development order (i.e., during site plan review).

Transportation Element

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.

Evaluation and Findings of Consistency with Objective 1.1: An analysis of anticipated transportation impacts has been provided within this report, and indicates that, based upon current demand and the intended development of a 100 room hotel, the proposed subdivision would not adversely affect the Level of Service (LOS) standards for transportation facilities. Facility capacity will be re-evaluated as part of the review of any applications for a final development order (i.e., during site plan review).

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a:

The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 1.2.a: The HighPoint Crossing subdivision is located within the Community Wastewater Service Area, and future development surrounding the subdivision will be required to connect to the wastewater system. The subdivision would extend wastewater infrastructure to serve future development surrounding the subdivision.

Policy 2.1.a:

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand and the intended development of a 100 room hotel, the proposed subdivision would not adversely affect the Level of Service (LOS) standards for solid waste facilities. Facility capacity will be re-evaluated as part of the review of any applications for a final development order (i.e., during site plan review).

Policy 4.1.b:

The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 4.1.b: The subject property is located within the Community Potable Water Service Area, and future development surrounding the subdivision will be required to connect to the water system. The subdivision would extend water infrastructure to serve future development surrounding the subdivision.

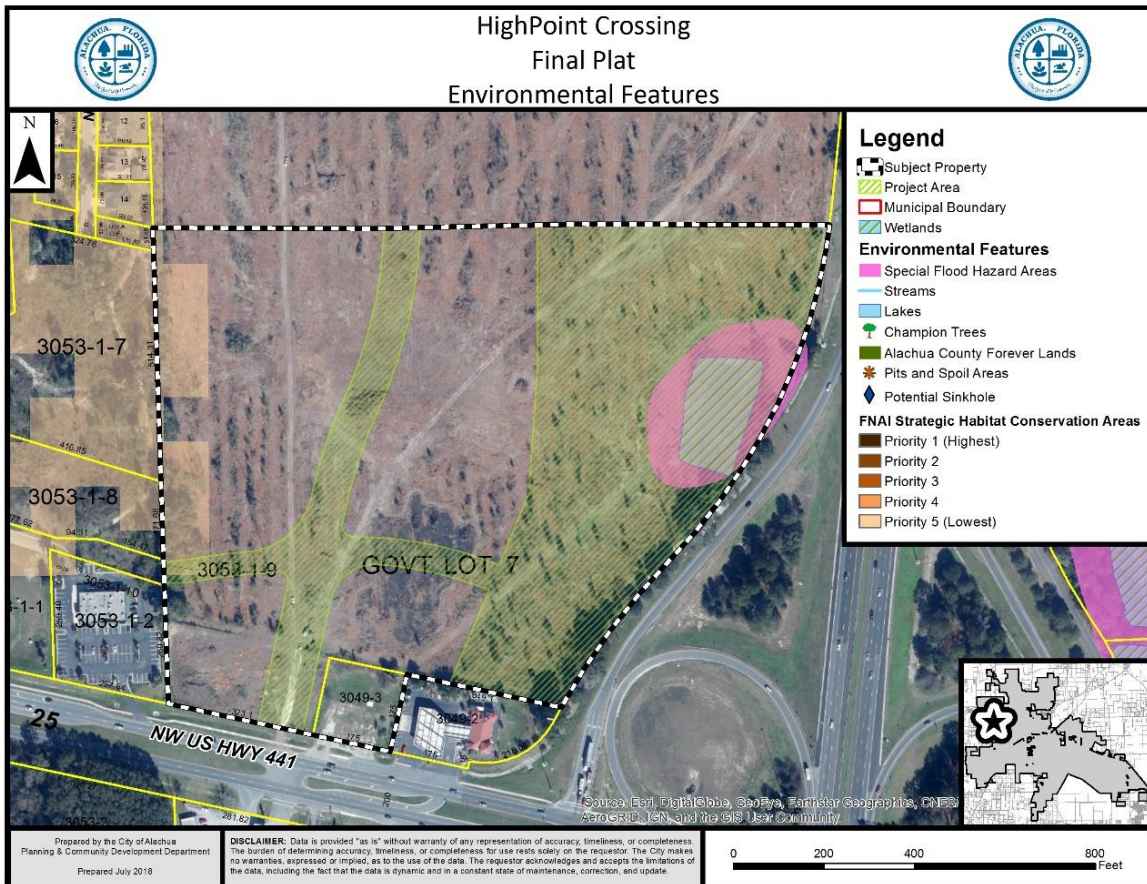
ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

The applicant has identified the location of a wetland area in the eastern portion of the subject property. This wetland is approximately 0.80 acres in size and has been field delineated in accordance with the criteria established in the City’s Comprehensive Plan and Florida Administrative Code.

Evaluation: The wetland area is subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs). The applicant has provided a minimum 75 foot setback from the wetland area, in accordance with the provisions of the City’s Comprehensive Plan.

Map 3. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property contains a small area identified as "Priority 5" in the PNA data layer, which is the lowest priority category. This land is part of a larger area to the west of the subject property identified as Priority 5, which have been previously developed. The subject property has historically consisted of planted pine trees, which have been previously harvested.

While Category 5 of the FNAI PNA data layer indicates that the property may feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by

the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the subject property:

Bivans Sand (5% - 8% slopes)

Hydrologic Soil Group: D

This soil type is poorly drained on short breaking slopes and along hillsides of the uplands. This soil type has severe limitations for most urban uses, including sites for dwellings, small commercial buildings, and local roads and streets.

Arredondo-Urban Land Complex (0% - 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type does not pose any significant limitations for development.

Kendrick Sand (2-5% slopes)

Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick Sand (5% - 8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Evaluation: All soils, with the exception of Bivans Sand (which consists of a small area in the northwest corner of the subject property), pose only slight or moderate limitations for local roads and streets and commercial buildings. Where moderate limitations are presented by soils, the limitations are due to the slope. A more detailed geotechnical analysis will be performed prior to any commercial development of the site to further evaluate any potential limitations of the lands which may be presented by soils.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.)

Evaluation: The portion of the subject property within Flood Zone A is located in the eastern portion of the subject property within the proposed drainage easement / common area. The minimum buffer requirements from wetland areas, as required by the City's Comprehensive Plan, and as provided on the preliminary plat, would prohibit any development within areas designated as Flood Zone A. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no known geologic features located on the subject property which would indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

- (i) Comply with the standards contained in Article 7, Subdivision Standards;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

- (ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

- (iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

- (iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations.

- (v) Address the provision of required public improvements in the following ways:
 - a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
 - b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4.) The subdivider agreement (included within the supporting application materials attached to this Report as Exhibit "A") establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, performance guarantees for infrastructure improvements, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

- (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
 - a. Certificate of subdivider's surveyor;
 - b. Certificate of City's review surveyor;
 - c. Certificate of approval by County Health Department;
 - d. Certificate of approval by the Attorney for the City;
 - e. Certificate of approval by the City Commission; and
 - f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

SECTION 3.7.2(C): US HIGHWAY 441 / INTERSTATE 75 GATEWAY OVERLAY DISTRICT

Section 3.7.2(C) of the City's Land Development Regulations (LDRs) establishes the US Highway 441/Interstate 75 Gateway Overlay District. The Gateway Overlay District applies to all lands within 2,000 feet of the US 441 / Interstate 75 interchange, unless otherwise exempted. The subject property is located within the Gateway Overlay District, and future development of the lands surrounding the HighPoint Crossing subdivision, when located within the Gateway Overlay District, will be subject to the standards set forth in Section 3.7.2(C). An evaluation of compliance with these standards would be part of site plan review for any development located wholly or partially within the Gateway Overlay District.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the anticipated impacts generated by the HighPoint Crossing subdivision. Proposed impacts are based upon the proposed intended development of Lot 1 (a 100 room hotel).

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. Since the subject property is zoned Commercial Intensive (CI), future development on Lot 1 and on the property surrounding the HighPoint Crossing subdivision will require Site Plan Review. Facility capacity will be re-evaluated and capacities reserved as part of the review of any application for a final development order (i.e., Site Plan), and must be available to support the proposed development prior to the issuance of a final development order.

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
1 (32)	Interstate 75 (from the North City Limits to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (from US 441 to the South City Limits)	6/D	Freeway	COMM	C
5 (107/1407)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Potential Trip Generation

Land Use ¹	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Hotel (ITE Code 310)	817 (408/409)	52 (28/24)	61 (35/26)

1 Source: ITE Trip Generation, 9th Edition.
2 Formulas: AADT – 8.17 trips per room x 100 rooms (50% entering/50% exiting); AM Peak Hour – 0.52 trips per room x 100 rooms (54% entering/46% exiting); PM Peak Hour – 0.61 trips per room x 100 rooms (58% entering/42% exiting.)

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	I-75 Segment 1 (32) ¹	I-75 Segment 2 (31) ¹	US 441 Segment 5 (107/1407) ¹
Average Annual Daily Trips			
Maximum Service Volume ²	91,600	91,600	39,000
Existing Traffic ³	36,000	59,457	25,926
Reserved Trips ⁴	346	152	2,367
Available Capacity ⁴	55,254	31,991	10,707
Increase in Daily Trips ⁵	408	409	817
Residual Capacity Post-Approval⁶	54,846	31,582	9,900

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 Trip Distribution: Segment 1: 50%; Segment 2: 50%; Segment 5: 100%.
6 Facility capacity and concurrency will not be reserved until Site Plan approval.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	I-75 Segment 1 (32) ¹	I-75 Segment 2 (31) ¹	US 441 Segment 5 (107/1407) ¹
PM Peak Hour Trips			
Maximum Service Volume ²	8,250	8,250	3,510
Existing Traffic ³	3,780	6,243	2,463
Reserved Trips ⁴	55	17	244
Available Capacity ⁴	4,415	1,990	803
Increase in PM Peak Hour Trips ⁵	30	31	61
Residual Capacity Post-Approval⁶	4,385	1,959	737
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017. ⁴ Source: City of Alachua August 2018 Development Monitoring Report. ⁵ Trip Distribution: Segment 1: 50%; Segment 2: 50%; Segment 5: 100%. ⁶ Facility capacity and concurrency will <u>not</u> be reserved until Site Plan approval.			

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of the roadway segments identified above. This analysis is based upon the intended development of Lot 1 (a 100 room hotel). Concurrency and impacts to the transportation network will be reevaluated during Site Plan review.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ²	37,817
Available Capacity	1,026,183
Potential Demand Generated ³	10,000
Residual Capacity	1,006,183
Percentage of Permitted Design Capacity Utilized	56.25%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua August 2018 Development Monitoring Report. ³ Chapter 64E-6, Florida Administrative Code; (Formula: [100 gallons per day per room x 100 rooms]).	

Evaluation: The impacts anticipated to be generated by the proposed development will not adversely affect the Level of Service (LOS) of potable water facilities. This analysis is based upon the intended development of Lot 1 (a 100 room hotel). Concurrency and impacts will be reevaluated during Site Plan review.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	687,000
Reserved Capacity ²	33,789
Available Capacity	779,211
Potential Demand Generated ³	10,000
Residual Capacity	769,211
Percentage of Permitted Design Capacity Utilized	48.72%
Sources:	
1 City of Alachua Public Services Department, March 2018.	
2 City of Alachua August 2018 Development Monitoring Report.	
3 Chapter 64E-6, Florida Administrative Code; (Formula: [100 gallons per day per room x 100 rooms]).	

Evaluation: The impacts anticipated to be generated by the proposed development will not adversely affect the Level of Service (LOS) of sanitary sewer facilities. This analysis is based upon the intended development of Lot 1 (a 100 room hotel). Concurrency and impacts will be reevaluated during Site Plan review.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	39,744	7,253.28
Reserved Capacity ²	2,883.37	526.22
Potential Demand Generated	1,463.62	267.11
New River Solid Waste Facility Capacity⁴	50 years	
Sources:		
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).		
2 City of Alachua August 2018 Development Monitoring Report.		
3 New River Solid Waste Facility, April 2018.		

Evaluation: The impacts anticipated to be generated by the proposed development will not adversely affect the Level of Service (LOS) of solid waste facilities. This analysis is based upon the intended development of Lot 1 (a 100 room hotel). Concurrency and impacts will be reevaluated during Site Plan review.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"

TO

**HIGHPOINT CROSSING
PRELIMINARY PLAT
STAFF REPORT**

**SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD**

1. **Recitals:** The above recitals are true and correct and are incorporated as material portions of this Agreement by reference.
2. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements for the Project according to the specifications for MAJOR SUBDIVISIONS as set forth in the City's LDRs and in accordance with the design documents, including but not limited to, the construction plans prepared by the Developer's design engineer, CHW, Inc. for "Highpoint Crossing Project # 16-0638" which are incorporated herein by reference (the "Plans"), excluding the grant funded portion of Exhibit "B". These Plans were filed with the City by the Developer, and have been reviewed and approved by the City in accordance with the LDRs.
3. **Grant Proceeds:** In order to provide roadways for ingress and egress along with infrastructure in the form of wastewater, water, electric, and stormwater for the Project, and within the area as described in Exhibit "B", the Developer, through a companion entity which has identical ownership with Developer named Alachua Highpoint LLC (referred to as "Highpoint"), has requested that the City apply through the Florida Department of Economic Opportunity (DEO) for a Community Development Block Grant (the "Grant"). The City and Highpoint have entered into an agreement titled, "Participating Party Agreement City of Alachua, Florida/Alachua Highpoint LLC, A Florida Limited Liability Company Under the Community Development Block Grant Program" ("the Grant Agreement") in order to pay for a portion of the roadway and infrastructure improvements. Highpoint agrees to and is contributing a portion of the grant proceeds to the Project by its signature on this Agreement. The City shall oversee the construction of the grant funded portion of the Project of Exhibit "B".
4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of Developer.
5. **Fire Flow:** The Developer specifically acknowledges that the future construction of buildings within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code ("FFPC"), which is adopted as part of the Florida Building Code ("FBC"), as amended and effective at the time of the future construction of any buildings.
6. **Conveyance:** The conveyance by the Developer to the City of all of the required public utility infrastructure improvements (including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, sidewalks, and easements as reflected on the plans or the plat which will be recorded for the Project (the "Improvements")) shall be conveyed to the City by dedications on the plat or by separate instrument for those not within the areas or are a part of the plat, however, the Improvements shall not be accepted by the City until the Improvements have been completed, approved by the City, a one year warranty period as described in Paragraph 11 below has concluded, and the City Commission of the City of Alachua (the "Commission") officially accepts the Improvements.
7. **Compliance:** Developer warrants that it will construct all of the Improvements, excluding the grant funded portion of Exhibit "B", in accordance with the approved Plans for the Project, City's LDRs and all other applicable ordinances, laws, rules, and regulations.
8. **Recording:** The plat for the Project shall be recorded by the Developer in the public records of Alachua County, Florida, immediately after its approval by the Commission. The Developer

shall record the plat and provide the City with a certified copy of the recorded plat within one (1) business day of the recording of the plat. The City shall record this Agreement within five (5) business days of receiving the certified copy of the recorded plat for the Project. The Developer shall pay all costs associated with the recording of this Agreement. The failure to record the plat within 45 days of its approval by the Commission shall render the plat null and void.

9. **Surety Devices:** In order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants that the Developer shall provide a Common Law Performance Bond a/k/a Surety Bond (the "Bond") in a penal sum of \$1,464,553.07 (125% of the construction costs not covered by the Grant proceeds as set forth in paragraph 3 above and as more particularly set forth on attached Exhibits "C" and "D"). The Bond shall be issued by a surety listed on the U.S. Department of Treasury's listing of Approved Sureties (Department Circular 5707) then in affect which is authorized to transact business in the State of Florida and doing business through an agent authorized to do business in the State of Florida. The Bond shall be in the form of attached Exhibit "E".
10. **Inspections:** Upon the City's approval of the plat, Plans, and the Developer's compliance with the terms of this Agreement, the Developer may commence construction of the Improvements, excluding the grant funded portion of Exhibit "B". This construction shall be completed on or before January 31, 2020. During this construction, the Developer's engineer, CHW, or an engineer with a professional engineering services agreement with the City of Alachua shall perform construction inspection services (CIS) and shall prepare and provide to the City inspection reports at the following benchmarks:
 - a) Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual, and TV camera.
 - b) Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
 - c) Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.
 - d) Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
 - e) Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
 - f) Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; Asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement.

The Developer's inspector shall submit to the City inspection reports which show any discrepancies between the Plans and the Improvements, and shall note the correction of each discrepancy in a subsequent report to the City's Public Services Department, with a copy to the City's Planning & Community Development Department. Upon completion of the Improvements, the Developer's inspector shall conduct a final inspection report and compile a final punch list. Upon the Developer's inspector providing a final report to the Developer and

the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Developer's engineer that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the Developer's engineer shall submit a certified cost of construction for the completed Improvements.

11. **Warranty Period:** Developer warrants all improvements for the Project, excluding the grant funded portion of Exhibit "B", for a period of one year from the City's approval, other than routine maintenance. Should the City, in the City's sole discretion deem repairs are needed to the Improvements, the City shall provide notice to the Developer and the repairs shall be made within two weeks of written notice. In the event Developer's engineer determines that a requested repair will take more than two weeks to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director. Developer shall be responsible for making all repairs so long as notice is sent or delivered to Developer within the one year warranty period. The warranty period shall be extended until the completion of all requested repairs. If the Developer does not complete the repairs within two weeks from the notice, it shall be a breach of this Agreement.

After the warranty period, the Developer shall submit a final certification prepared by the Developer's engineer that all of the improvements have been completed and constructed in accordance with the plans and applicable regulations and are in good working order. The installation of the required improvements shall in no case bind the City to accept the Improvements for public maintenance or operation until the Public Services Director has accepted the Improvements to be constructed in accordance with the LDR's, the City of Alachua requirements for design and construction, applicable Florida Department of Transportation standards, and all of the requirements. Within 60 days of the Public Services Director's approval, the City Commission will formally accept maintenance of the public improvements and liability for performance under the Bond will be terminated.

12. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that all of the requirements under this Agreement in no way inordinately burden any existing use of the Land or any vested right to use of the Land described in Exhibit "A" and as set forth in the plat to be recorded for the Project.
13. **Payments:** All payments due from the Developer to the City shall be made either by cash, check or money order payable to the City of Alachua, Florida, and sent or hand delivered to the City as set forth in Paragraph 19 below.
14. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.
15. **Compliance with other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

16. **Police Powers:** In the event Developer, Developer's agent, contractor, subcontractors, or anyone else acting on behalf of the Developer or Developer's agent, contractor, or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.
17. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting there from, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.
18. **Agreement Runs with Land:** This Agreement shall be recorded in the public records of Alachua County and shall run with the Land.
19. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City: City of Alachua
Attn: City Manager / LDR Administrator

Via Hand Delivery: 15100 NW 142nd Terrace
Alachua, FL, 32615



Via U.S. Mail: Post Office Box 9
Alachua, FL 32616

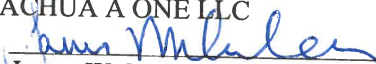
Developer: Alachua A One LLC
Attn: James W. McCauley, M.D.
15260 NW 147th Drive, Suite 100
Alachua, Fl. 32615

20. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.
21. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.
22. **Not Assignable Without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the Commission.
23. **Enforcement:** The failure of either City or Developer to exercise any right under this in this Agreement shall not waive such right in the event of any future default or non-compliance with the terms of this Agreement.
24. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in a circuit court in Alachua County, Florida.
25. **Amendment:** This Agreement may only be amended by mutual written agreement of the City and the Developer with prior approval of the Commission.
26. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement.
27. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed more strictly against one party than against the other on account of draftsmanship.
28. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and Developer and supersedes all prior written or oral agreements, understanding or representations.
29. **Time of Essence:** Time is of the essence in complying with each and every term of this Agreement.
30. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

31. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

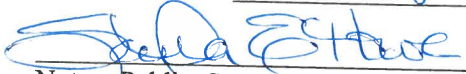
IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year first above written.

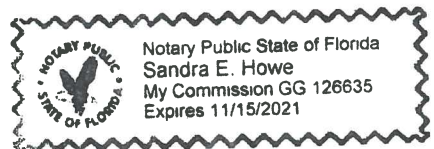
Witnesses:

Print Name: Barry J. Tompkins

Print Name: Sandra E. Howe

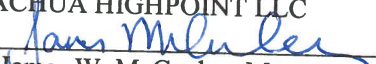
DEVELOPER:
ALACHUA A ONE LLC
By: 
James W. McCauley, Manager


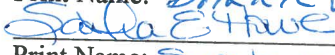
STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING Subdividers Agreement for Highpoint Crossing was acknowledged before me this 31st day of May, 2018, by James W. McCauley, who is personally known to me or who produced August as identification.

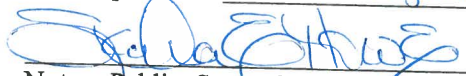

Notary Public, State of Florida at large
Commission No.: GA 126635
Expiration: 11/15/2021 [SEAL]

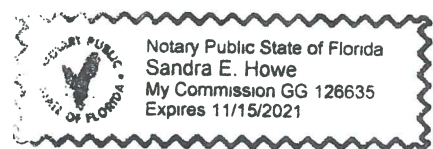


JOINED BY GRANT PARTICIPANTING PARTY:
ALACHUA HIGHPOINT LLC
By: 
James W. McCauley, Manager


Print Name: Barry J. Tompkins

Print Name: Sandra E. Howe
STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING Subdividers Agreement for Highpoint Crossing was acknowledged before me this 31st day of May, 2018, by James W. McCauley, who is personally known to me or who produced August as identification.


Notary Public, State of Florida at large
Commission No.: GA 126635
Expiration: 11/15/2021 [SEAL]



SIGNATURES CONTINUED ON NEXT PAGE

Attest:

CITY OF ALACHUA

Adam Boukari, City Manager

By: _____
The Hon. Gib Coerper, Mayor

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING Subdividers Agreement for Highpoint Crossing was acknowledged before me this _____ day of _____, 2018, by Gib Coerper, who is personally known to me or who produced _____ as identification.

Notary Public, State of Florida at large
Commission No.:
Expiration: [SEAL]

Approved as to form:

Marian B. Rush, City Attorney

DATE: May 17, 2017
CLIENT: Dr. James McCauley
PROJECT NO: 16-638
DESCRIPTION FOR: Design Plat – Phase 1

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.11 TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 894.93 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°37'45" WEST, 341.91 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°01'31", AN ARC LENGTH OF 344.02 FEET TO THE END OF SAID CURVE; THENCE SOUTH 40°38'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 407.80 FEET TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 507.63 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°41'44" WEST, 107.59 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°09'59", AN ARC LENGTH OF 107.79 FEET TO THE END OF SAID CURVE; THENCE SOUTH 28°38'52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1576 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THE DEPARTING SAID WESTERLY RIGHT OF WAY, NORTH 77°53'37" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 252.80 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 22°36'20" EAST, A DISTANCE OF 224.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°06'05" WEST, 251.97 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'01", AN ARC DISTANCE OF 253.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58" WEST, 130.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC DISTANCE OF 142.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 300.32 FEET TO THE NORTHERLY RIGHT OF WAY OF US HIGHWAY NO. 441; THENCE NORTH 77°41'45" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 318.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°21'31" WEST, 32.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC DISTANCE OF 37.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85°09'57" WEST, A DISTANCE OF 67.40 FEET TO THE BEGINNING OF A CURVE

EXHIBIT "A"

CONCAVE NORTHERLY, HAVING A RADIUS OF 1025.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°09'58" WEST, 185.74 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°23'48", AN ARC DISTANCE OF 185.99 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4076, PAGE 2345, OF SAID PUBLIC RECORDS; THENCE NORTH 01°51'21" WEST, ALONG SAID EAST LINE, A DISTANCE OF 50.31 FEET; THENCE DEPARTING SAID EAST LINE, WITH A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 975.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 89°02'21" EAST, 191.84 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'30", AN ARC DISTANCE OF 192.15 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 157.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 47°45'44" EAST, 182.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°15'44", AN ARC DISTANCE OF 195.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°25'47" EAST, 228.20 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35'50", AN ARC DISTANCE OF 228.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°46'32" EAST, 364.81 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'21", AN ARC DISTANCE OF 367.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 80.09 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°40'01" WEST, 399.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°07'23", AN ARC DISTANCE OF 401.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 18°25'22" WEST, 210.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°36'41", AN ARC DISTANCE OF 211.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 45.61 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 39°11'36" EAST, 37.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°37'15", AN ARC DISTANCE OF 42.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°05'01" EAST, 328.68 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'24", AN ARC DISTANCE OF 330.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 22°36'20" EAST, A DISTANCE OF 183.17 FEET; THENCE NORTH 80°21'22" WEST, A DISTANCE OF 80.28 FEET; THENCE NORTH 18°11'35" WEST, A DISTANCE OF 57.81 FEET; THENCE NORTH 19°15'23" EAST, A DISTANCE OF 208.62 FEET; THENCE NORTH 09°31'10" EAST, A DISTANCE OF 293.35 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 640.55 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 14.57 ACRES, MORE OR LESS.

EXHIBIT "A"

DESCRIPTION

DATE: September 21, 2017

CLIENT: James McCauley, M.D

PROJECT NAME: High Point Crossing

PROJECT NO: 16-0638

DESCRIPTION FOR: PUBLIC UTILITIES EASEMENT No. 1

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 1°51'21" WEST ALONG THE EAST LINE OF SAID HERITAGE OAKS PHASE 1 AND ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 313.58 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE NORTH 1°51'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 5.02 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 83°30'58" EAST, A DISTANCE OF 41.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 195.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°25'11" EAST, 7.46 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°11'34", AN ARC LENGTH OF 7.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°19'24" EAST, A DISTANCE OF 71.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°40'52" EAST, 27.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°42'55", AN ARC LENGTH OF 27.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 970.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 84°54'02" EAST, 38.53 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°16'34", AN ARC LENGTH OF 38.53 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 152.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°46'24" EAST, 169.95 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°58'42", AN ARC LENGTH OF 180.34 FEET TO THE END OF SAID CURVE; THENCE NORTH 77°14'26" WEST, A DISTANCE OF 11.05 FEET; THENCE NORTH 12°45'34" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 77°14'26" EAST, A DISTANCE OF 11.17

FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°22'20" EAST, 28.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°32'23", AN ARC LENGTH OF 28.22 FEET TO THE END OF SAID CURVE; THENCE NORTH 75°02'21" WEST, A DISTANCE OF 25.11 FEET; THENCE NORTH 14°57'39" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 75°02'21" EAST, A DISTANCE OF 25.11 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 20°15'14" EAST, 163.84 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°56'57", AN ARC LENGTH OF 164.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 950.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°06'29" EAST, 53.72 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°14'26", AN ARC LENGTH OF 53.73 FEET TO THE END OF SAID CURVE; THENCE NORTH 69°25'01" WEST, A DISTANCE OF 24.88 FEET; THENCE NORTH 20°34'59" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 69°25'01" EAST, A DISTANCE OF 14.74 FEET; THENCE NORTH 21°04'53" EAST, A DISTANCE OF 14.99 FEET; THENCE SOUTH 70°01'48" EAST, A DISTANCE OF 9.65 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 950.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 15°31'00" EAST, 107.76 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°30'09", AN ARC LENGTH OF 107.81 FEET TO THE END OF SAID CURVE; THENCE NORTH 78°38'22" WEST, A DISTANCE OF 24.88 FEET; THENCE NORTH 11°21'38" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 78°38'22" EAST, A DISTANCE OF 24.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 950.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 8°51'15" EAST, 53.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°12'13", AN ARC LENGTH OF 53.12 FEET TO THE END OF SAID CURVE; THENCE NORTH 83°32'40" WEST, A DISTANCE OF 6.53 FEET; THENCE NORTH 6°27'20" EAST, A DISTANCE OF 27.20 FEET; THENCE SOUTH 84°23'38" EAST, A DISTANCE OF 6.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 950.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 3°25'09" EAST, 72.51 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°22'26", AN ARC LENGTH OF 72.52 FEET TO THE END OF SAID CURVE; THENCE SOUTH 87°51'47" EAST, A DISTANCE OF 100.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 3°29'49" WEST, 79.83 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°21'27", AN ARC LENGTH OF 79.85 FEET TO THE END OF SAID CURVE; THENCE SOUTH 84°19'27" EAST, A DISTANCE OF 2.69 FEET; THENCE SOUTH 6°19'13" WEST, A DISTANCE OF 27.66 FEET; THENCE NORTH 82°49'08" WEST, A DISTANCE OF 2.74 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 15°57'17" WEST, 320.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°32'51", AN ARC LENGTH OF 321.57 FEET TO THE POINT OF REVERSE

CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 950.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 18°41'27" WEST, 199.84 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°04'31", AN ARC LENGTH OF 200.21 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°52'59" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 12°14'15" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°52'59" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 32.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°41'54" EAST, 23.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°37'53", AN ARC LENGTH OF 25.70 FEET TO THE END OF SAID CURVE; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 4.50 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 6.98 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 835.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°20'04" EAST, 290.75 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°03'11", AN ARC LENGTH OF 292.24 FEET TO THE END OF SAID CURVE; THENCE NORTH 22°36'20" EAST, A DISTANCE OF 150.18 FEET; THENCE NORTH 78°12'44" WEST, A DISTANCE OF 62.63 FEET; THENCE NORTH 18°11'35" WEST, A DISTANCE OF 76.65 FEET; THENCE NORTH 19°15'23" EAST, A DISTANCE OF 213.69 FEET; THENCE NORTH 9°31'10" EAST, A DISTANCE OF 288.29 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.28 FEET; THENCE SOUTH 9°31'10" WEST, A DISTANCE OF 293.35 FEET; THENCE SOUTH 19°15'23" WEST, A DISTANCE OF 208.62 FEET; THENCE SOUTH 18°11'35" EAST, A DISTANCE OF 57.81 FEET; THENCE SOUTH 77°45'18" EAST, A DISTANCE OF 54.83 FEET; THENCE NORTH 67°36'20" EAST, A DISTANCE OF 4.69 FEET; THENCE SOUTH 80°21'22" EAST, A DISTANCE OF 21.53 FEET; THENCE SOUTH 22°36'20" WEST, A DISTANCE OF 183.17 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 830.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 79°05'01" WEST, 328.68 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°50'24", AN ARC LENGTH OF 330.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 39°11'36" WEST, 37.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°37'15", AN ARC LENGTH OF 42.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 12°07'01" EAST, A DISTANCE OF 45.61 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 960.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°25'22" EAST, 210.88 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°36'41", AN ARC LENGTH OF 211.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1040.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°40'01" EAST, 399.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°07'23", AN ARC LENGTH OF 401.57 FEET TO THE END OF SAID CURVE; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 80.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 960.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND

DISTANCE OF SOUTH 13°46'32" WEST, 364.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°54'21", AN ARC LENGTH OF 367.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1040.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 18°25'47" WEST, 228.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°35'50", AN ARC LENGTH OF 228.66 FEET TO THE END OF SAID CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 157.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 47°45'44" WEST, 182.93 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°15'44", AN ARC LENGTH OF 195.27 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 975.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 84°42'58" WEST, 45.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°38'43", AN ARC LENGTH OF 45.02 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 325.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 83°40'52" WEST, 26.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°42'55", AN ARC LENGTH OF 26.75 FEET TO THE END OF SAID CURVE; THENCE SOUTH 81°19'24" WEST, A DISTANCE OF 71.84 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 82°25'11" WEST, 7.65 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°11'34", AN ARC LENGTH OF 7.65 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°30'58" WEST, A DISTANCE OF 41.41 FEET TO **THE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.907 ACRES, MORE OR LESS.

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

A PORTION OF TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

DESCRIPTION:

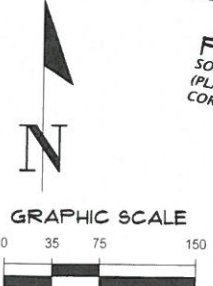
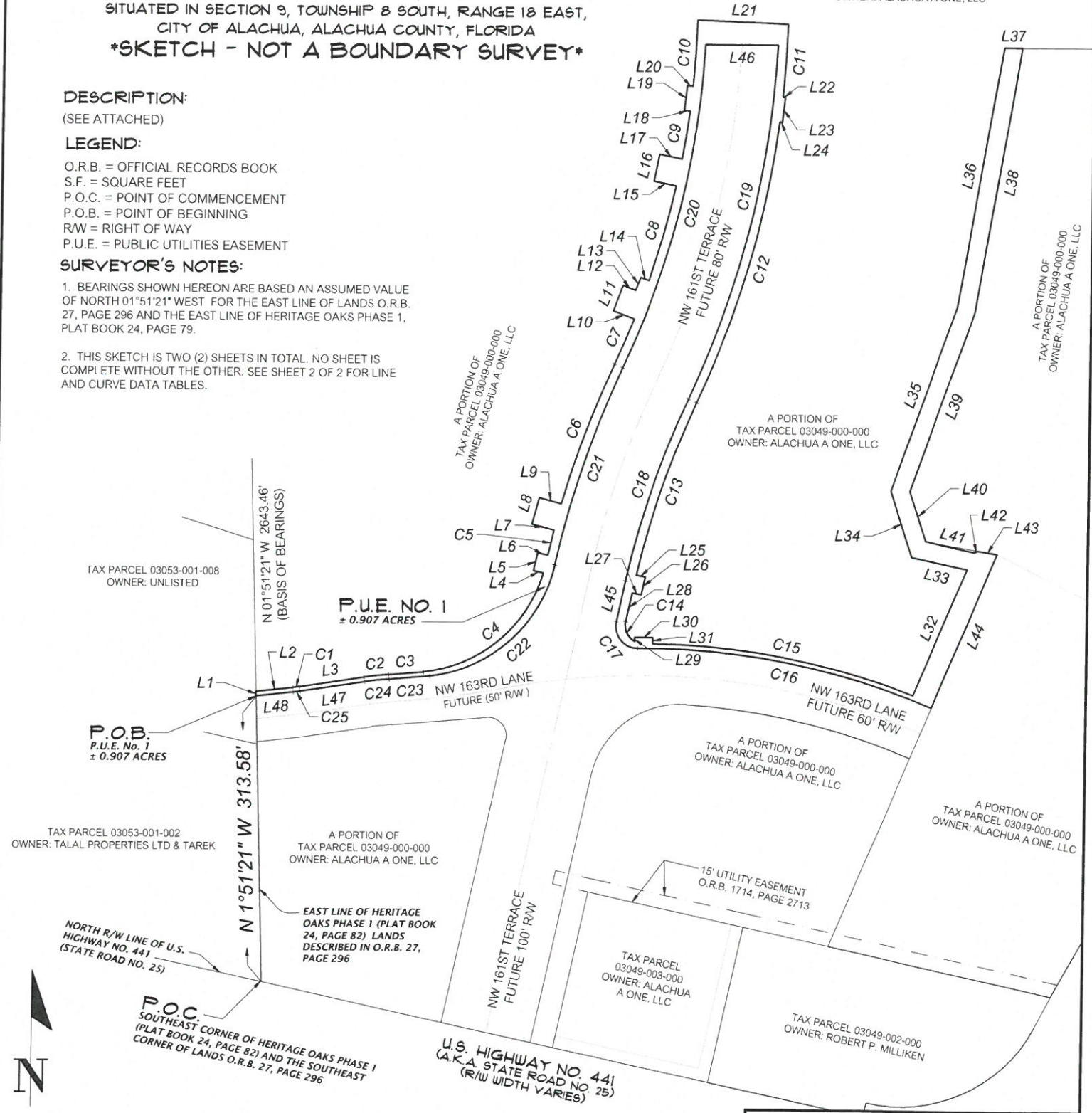
(SEE ATTACHED)

LEGEND:

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

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.
2. THIS SKETCH IS TWO (2) SHEETS IN TOTAL. NO SHEET IS COMPLETE WITHOUT THE OTHER. SEE SHEET 2 OF 2 FOR LINE AND CURVE DATA TABLES.



CERTIFIED TO:

JAMES MCCAULEY, M.D.

SHEET NO. 1 OF 2
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



DATE: 9-21-2017
TECHNICIAN: RAB
CHECKED BY: AHH
PROJECT NUMBER: 16-0638
SCALE: 1" = 150'
VERIFY SCALE BAR IS ONE-HALF INCH ON ORIGINAL DRAWING
IF NOT ONE-HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW
Professional Consultants
132 NW 76th Dr.
Gainesville, Florida 32607
(352) 331-1878 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

EXHIBIT "A"

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 1°51'21" W	5.02'
L2	N 83°30'58" E	41.01'
L3	N 81°19'24" E	71.84'
L4	N 77°14'26" W	11.05'
L5	N 12°45'34" E	20.00'
L6	S 77°14'26" E	11.17'
L7	N 75°02'21" W	25.11'
L8	N 14°57'39" E	30.00'
L9	S 75°02'21" E	25.11'
L10	N 69°25'01" W	24.88'
L11	N 20°34'59" E	30.00'
L12	S 69°25'01" E	14.74'
L13	N 21°04'53" E	14.99'
L14	S 70°01'48" E	9.65'
L15	N 78°38'22" W	24.88'
L16	N 11°21'38" E	30.00'
L17	S 78°38'22" E	24.88'
L18	N 83°32'40" W	6.53'
L19	N 6°27'20" E	27.20'
L20	S 84°23'38" E	6.52'
L21	S 87°51'47" E	100.01'
L22	S 84°19'27" E	2.69'
L23	S 6°19'13" W	27.66'
L24	N 82°49'08" W	2.74'
L25	S 77°52'59" E	10.00'
L26	S 12°14'15" W	20.00'
L27	N 77°52'59" W	10.00'
L28	S 12°07'01" W	32.16'
L29	N 0°00'00" E	4.50'
L30	N 90°00'00" E	20.00'
L31	S 0°00'00" E	6.98'
L32	N 22°36'20" E	150.18'
L33	N 78°12'44" W	62.63'
L34	N 18°11'35" W	76.65'
L35	N 19°15'23" E	213.69'
L36	N 9°31'10" E	288.29'
L37	N 90°00'00" E	20.28'
L38	S 9°31'10" W	293.35'
L39	S 19°15'23" W	208.62'
L40	S 18°11'35" E	57.81'
L41	S 77°45'18" E	54.83'
L42	N 67°36'20" E	4.69'
L43	S 80°21'22" E	21.53'
L44	S 22°36'20" W	183.17'
L45	N 12°07'01" E	45.61'
L46	N 90°00'00" W	80.09'
L47	S 81°19'24" W	71.84'
L48	S 83°30'58" W	41.41'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
 CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SKETCH - NOT A BOUNDARY SURVEY

DESCRIPTION:
 (SEE ATTACHED)

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.
2. THIS SKETCH IS TWO (2) SHEETS IN TOTAL. NO SHEET IS COMPLETE WITHOUT THE OTHER. SEE SHEET 1 OF 2 FOR SKETCH AND ADDITIONAL INFORMATION.

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	7.46'	195.00'	2°11'34"	3.73'	7.46'	N 82°25'11" E
C2	27.16'	330.00'	4°42'55"	13.59'	27.15'	N 83°40'52" E
C3	38.53'	970.00'	2°16'34"	19.27'	38.53'	N 84°54'02" E
C4	180.34'	152.00'	67°58'42"	102.48'	169.95'	N 49°46'24" E
C5	28.22'	1050.00'	1°32'23"	14.11'	28.22'	N 13°22'20" E
C6	164.00'	1050.00'	8°56'57"	82.17'	163.84'	N 20°15'14" E
C7	53.73'	950.00'	3°14'26"	26.87'	53.72'	N 23°06'29" E
C8	107.81'	950.00'	6°30'09"	53.96'	107.76'	N 15°31'00" E
C9	53.12'	950.00'	3°12'13"	26.57'	53.11'	N 8°51'15" E
C10	72.52'	950.00'	4°22'26"	36.28'	72.51'	N 3°25'09" E
C11	79.85'	1050.00'	4°21'27"	39.95'	79.83'	S 3°29'49" W
C12	321.57'	1050.00'	17°32'51"	162.06'	320.32'	S 15°57'17" W
C13	200.21'	950.00'	12°04'31"	100.48'	199.84'	S 18°41'27" W
C14	25.70'	20.00'	73°37'53"	14.97'	23.97'	S 24°41'54" E
C15	292.24'	835.00'	20°03'11"	147.63'	290.75'	S 79°20'04" E
C16	330.87'	830.00'	22°50'24"	167.66'	328.68'	N 79°05'01" W
C17	42.99'	24.00'	102°37'15"	29.97'	37.47'	N 39°11'36" W
C18	211.31'	960.00'	12°36'41"	106.08'	210.88'	N 18°25'22" E
C19	401.57'	1040.00'	22°07'23"	203.32'	399.08'	N 13°40'01" E
C20	367.04'	960.00'	21°54'21"	185.79'	364.81'	S 13°46'32" W
C21	228.66'	1040.00'	12°35'50"	114.79'	228.20'	S 18°25'47" W
C22	195.27'	157.00'	71°15'44"	112.53'	182.93'	S 47°45'44" W
C23	45.02'	975.00'	2°38'43"	22.51'	45.01'	S 84°42'58" W
C24	26.75'	325.00'	4°42'55"	13.38'	26.74'	S 83°40'52" W
C25	7.65'	200.00'	2°11'34"	3.83'	7.65'	S 82°25'11" W

CERTIFIED TO:

JAMES MCCAULEY, M.D.

SHEET NO. 2 OF 2

This map prepared by:

RICHARD A. BERRY

DATE: 9-21-2017

SCALE: N/A

TECHNICIAN: RAB

CHECKED BY: AHH

PROJECT NUMBER: 16-0638

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
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SEE SHEET 1 OF 2

Professional Surveyor & Mapper File License No. 7045

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

EXHIBIT "A"

DESCRIPTION

DATE: September 21, 2017

CLIENT: James McCauley, M.D

PROJECT NAME: High Point Crossing

PROJECT NO: 16-0638

DESCRIPTION FOR: PUBLIC UTILITIES EASEMENT No. 2

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 77°41'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 327.91 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4115, PAGE 1178 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 12°07'01" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 175.18 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND TO AN INTERSECTION WITH THE SOUTH LINE OF A 15-FOOT UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1714, PAGE 2713 OF SAID PUBLIC RECORDS; THENCE SOUTH 77°41'44" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 175.14 FEET; THENCE SOUTH 77°53'37" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 95.74 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 22°36'20" EAST, A DISTANCE OF 468.14 FEET; THENCE NORTH 80°21'22" WEST, A DISTANCE OF 80.28 FEET; THENCE NORTH 18°11'35" WEST, A DISTANCE OF 57.81 FEET; THENCE NORTH 19°15'23" EAST, A DISTANCE OF 208.62 FEET; THENCE NORTH 9°31'10" EAST, A DISTANCE OF 293.35 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 26.43 FEET TO **THE POINT OF BEGINNING**; THENCE NORTH 46°06'24" EAST, A DISTANCE OF 11.28 FEET; THENCE NORTH 89°44'26" EAST, A DISTANCE OF 198.76 FEET; THENCE NORTH 0°15'34" WEST, A DISTANCE OF 42.60 FEET; THENCE NORTH 89°59'44" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 0°15'34" EAST, A DISTANCE OF 51.33 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 236.93 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,216 SQUARE FEET, MORE OR LESS.

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

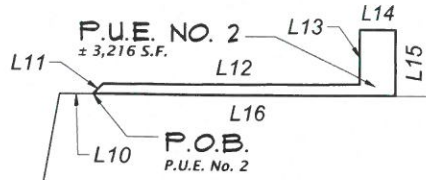
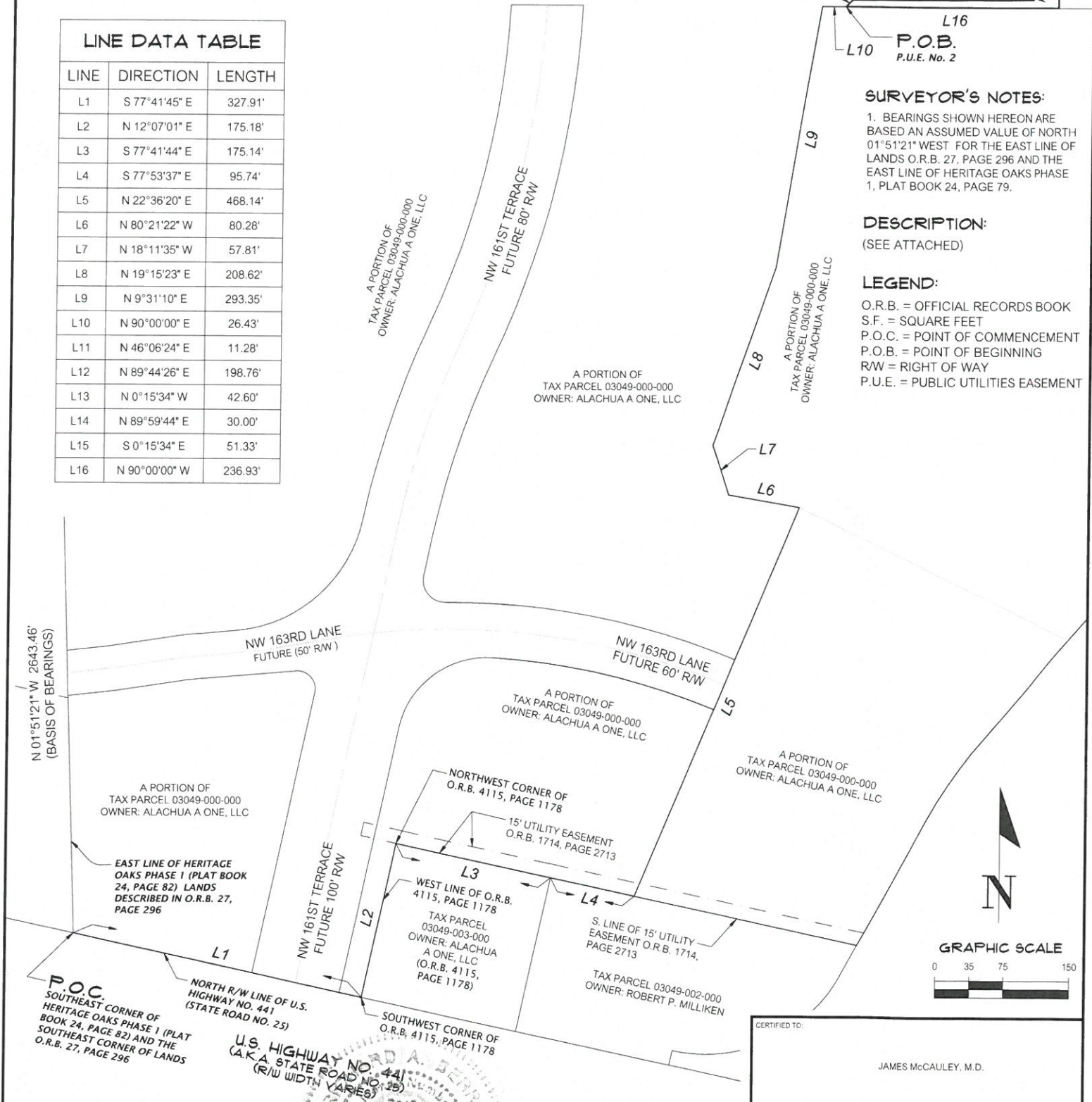
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

A PORTION OF TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 77°41'45" E	327.91'
L2	N 12°07'01" E	175.18'
L3	S 77°41'44" E	175.14'
L4	S 77°53'37" E	95.74'
L5	N 22°36'20" E	468.14'
L6	N 80°21'22" W	80.28'
L7	N 18°11'35" W	57.81'
L8	N 19°15'23" E	208.62'
L9	N 9°31'10" E	293.35'
L10	N 90°00'00" E	26.43'
L11	N 46°06'24" E	11.28'
L12	N 89°44'26" E	198.76'
L13	N 0°15'34" W	42.60'
L14	N 89°59'44" E	30.00'
L15	S 0°15'34" E	51.33'
L16	N 90°00'00" W	236.93'



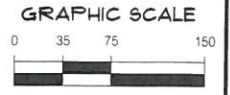
SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.

DESCRIPTION:
(SEE ATTACHED)

LEGEND:

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



CERTIFIED TO:
JAMES McCAULEY, M.D.

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

RICHARD A. BERRY
Professional Surveyor & Mapper License No. 7045

DATE: 9-21-2017
TECHNICIAN: RAB
CHECKED BY: AHH
PROJECT NUMBER: 16-0638

SCALE: 1" = 150'
VERIFY SCALE: BAR IS ONE HALF INCH ON ORIGINAL DRAWING
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

EXHIBIT "A"

DESCRIPTION

DATE: September 21, 2017
CLIENT: James McCauley, M.D
PROJECT NAME: High Point Crossing
PROJECT NO: 16-0638
DESCRIPTION FOR: Public Utilities Easement No. 3

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 77°41'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 327.91 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4115, PAGE 1178 OF SAID PUBLIC RECORDS AND TO **THE POINT OF BEGINNING**; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 12°07'01" EAST ALONG THE WEST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 13.19 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 77°43'45" EAST, A DISTANCE OF 161.93 FEET; THENCE NORTH 12°11'35" EAST, A DISTANCE OF 161.89 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LANDS DESCRIBED; THENCE SOUTH 77°41'44" EAST ALONG SAID NORTH LINE, A DISTANCE OF 13.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 12°11'35" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 174.88 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID CORNER LYING ON THE AFORMENTIONED NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441; THENCE NORTH 77°47'29" WEST ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 174.91 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,395 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 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

A PORTION OF TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.

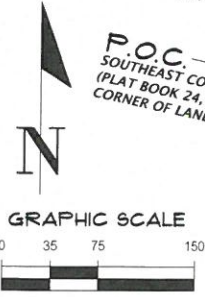
LEGEND:

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

DESCRIPTION:

(SEE ATTACHED)

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 77°41'45" E	327.91'
L2	N 12°07'01" E	13.19'
L3	S 77°43'45" E	161.93'
L4	N 12°11'35" E	161.89'
L5	S 77°41'44" E	13.00'
L6	S 12°11'35" W	174.88'
L7	N 77°47'29" W	174.91'



RICHARD A. BERRY
Professional Surveyor & Mapper Fla. License No. 7045

DATE: 9-21-2017
TECHNICIAN: RAB
CHECKED BY: AHH
PROJECT NUMBER: 16-0638

CERTIFIED TO:
JAMES McCAULEY, M.D.

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

DESCRIPTION

DATE: September 21, 2017
CLIENT: James McCauley, M.D
PROJECT NAME: High Point Crossing
PROJECT NO: 16-0638
DESCRIPTION FOR: Public Utilities Easement No. 4

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 77°41'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 302.82 FEET TO **THE POINT OF BEGINNING**; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 300.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 52°47'58" EAST, 130.37 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC LENGTH OF 142.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 770.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 77°06'05" EAST, 251.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'01", AN ARC LENGTH OF 253.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 22°36'20" WEST, A DISTANCE OF 224.97 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF A 15-FOOT UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1714, PAGE 2713 OF SAID PUBLIC RECORDS; THENCE NORTH 77°53'37" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 95.74 FEET; THENCE NORTH 77°41'44" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 13.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 12°11'35" EAST, A DISTANCE OF 15.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID EASEMENT; THENCE SOUTH 77°41'44" EAST ALONG SAID NORTH LINE, A DISTANCE OF 13.03 FEET; THENCE SOUTH 77°53'37" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 78.13 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 22°36'20" EAST, A DISTANCE OF 193.36 FEET; THENCE NORTH 67°23'40" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 22°36'20" EAST, A DISTANCE OF 14.53 FEET; TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 765.00 FEET AND BEING

SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 78°02'20" WEST, 225.60 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'31", AN ARC LENGTH OF 226.43 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 95.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58" WEST, 123.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC LENGTH OF 134.91 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 108.91 FEET; THENCE SOUTH 77°52'59" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 8.38 FEET; THENCE SOUTH 77°52'59" EAST, A DISTANCE OF 5.14 FEET; THENCE SOUTH 12°53'19" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°52'59" WEST, A DISTANCE OF 9.87 FEET; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 129.93 FEET; THENCE SOUTH 77°52'59" EAST, A DISTANCE OF 20.09 FEET TO AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4115, PAGE 1178 OF SAID PUBLIC RECORDS; THENCE SOUTH 12°07'01" WEST ALONG SAID WEST LINE, A DISTANCE OF 33.19 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER LYING ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441; THENCE NORTH 77°41'45" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 25.09 FEET TO **THE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10,217 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 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

A PORTION OF TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.

LEGEND:

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

DESCRIPTION:

(SEE ATTACHED)

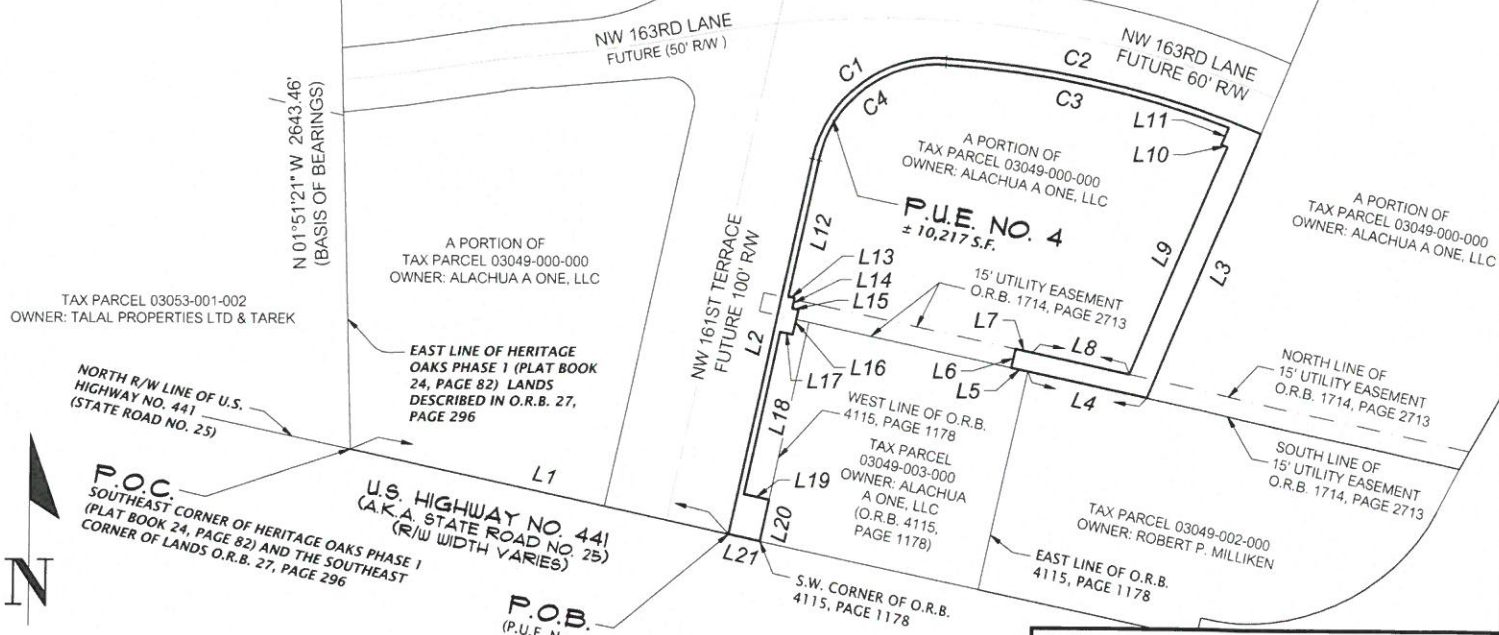
CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	142.01'	100.00'	81°21'53"	85.96'	130.37'	N 52°47'58" E
C2	253.10'	770.00'	18°50'01"	127.70'	251.97'	S 77°06'05" E
C3	226.43'	765.00'	16°57'31"	114.05'	225.60'	N 78°02'20" W
C4	134.91'	95.00'	81°21'53"	81.66'	123.85'	S 52°47'58" W

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 77°41'45" E	302.82'
L2	N 12°07'01" E	300.32'
L3	S 22°36'20" W	224.97'
L4	N 77°53'37" W	95.74'
L5	N 77°41'44" W	13.00'
L6	N 12°11'35" E	15.00'
L7	S 77°41'44" E	13.03'
L8	S 77°53'37" E	78.13'
L9	N 22°36'20" E	193.36'
L10	N 67°23'40" W	5.00'

LINE	DIRECTION	LENGTH
L11	N 22°36'20" E	14.53'
L12	S 12°07'01" W	108.91'
L13	S 77°52'59" E	5.00'
L14	S 12°07'01" W	8.38'
L15	S 77°52'59" E	5.14'
L16	S 12°53'19" W	20.00'
L17	N 77°52'59" W	9.87'
L18	S 12°07'01" W	129.93'
L19	S 77°52'59" E	20.09'
L20	S 12°07'01" W	33.19'
L21	N 77°41'45" W	25.09'



CERTIFIED TO:
JAMES McCAULEY, M.D.

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

DATE: 9-21-2017
TECHNICIAN: RAB
CHECKED BY: AHH
PROJECT NUMBER: 16-0638

SCALE: 1" = 150'
VERIFY SCALE: BAR IS ONE HALF INCH ON ORIGINAL DRAWING
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est. 1988 FLORIDA LB-5075

EXHIBIT "A"

DESCRIPTION

DATE: September 21, 2017

CLIENT: James McCauley, M.D

PROJECT NAME: High Point Crossing

PROJECT NO: 16-0638

DESCRIPTION FOR: PUBLIC UTILITIES EASEMENT No.5

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 1°51'21" WEST ALONG THE EAST LINE OF SAID HERITAGE OAKS PHASE 1 AND ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 159.06 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE NORTH 1°51'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 104.35; THENCE DEPARTING SAID EAST LINE, NORTH 83°30'58" EAST, A DISTANCE OF 50.25 FEET; THENCE NORTH 81°19'24" EAST, A DISTANCE OF 76.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°40'52" EAST, 22.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°42'55", AN ARC LENGTH OF 22.63 FEET; THENCE NORTH 85°06'29" EAST, A DISTANCE OF 104.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 41°21'31" EAST, 32.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC LENGTH OF 37.33 FEET; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 318.08 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No 441; THENCE NORTH 77°41'45" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 162.70 FEET; THENCE NORTH 77°52'59" WEST, A DISTANCE OF 10.14 FEET; THENCE NORTH 12°53'19" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 77°52'59" EAST, A DISTANCE OF 9.87 FEET; THENCE NORTH 12°07'01" EAST, A DISTANCE OF 130.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 41°21'31" WEST, 24.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE,

THROUGH A CENTRAL ANGLE OF $106^{\circ}57'04''$, AN ARC LENGTH OF 28.00 FEET;
THENCE SOUTH $85^{\circ}06'29''$ WEST, A DISTANCE OF 103.07 FEET TO THE BEGINNING OF
A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 265.00 FEET AND BEING
SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $83^{\circ}40'51''$
WEST, 21.80 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE,
THROUGH A CENTRAL ANGLE OF $4^{\circ}42'54''$, AN ARC LENGTH OF 21.81 FEET; THENCE
SOUTH $81^{\circ}19'24''$ WEST, A DISTANCE OF 71.84 FEET TO THE BEGINNING OF A CURVE
CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 260.00 FEET AND BEING
SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $85^{\circ}31'13''$
WEST, 38.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE,
THROUGH A CENTRAL ANGLE OF $8^{\circ}23'38''$, AN ARC LENGTH OF 38.09 FEET; THENCE
SOUTH $0^{\circ}22'20''$ EAST, A DISTANCE OF 97.83 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, A
DISTANCE OF 15.48 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6,173 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 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

A PORTION OF TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.

LEGEND:

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

DESCRIPTION:

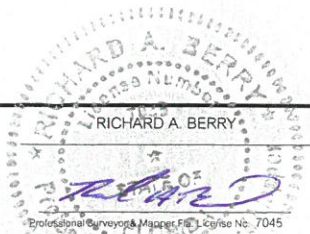
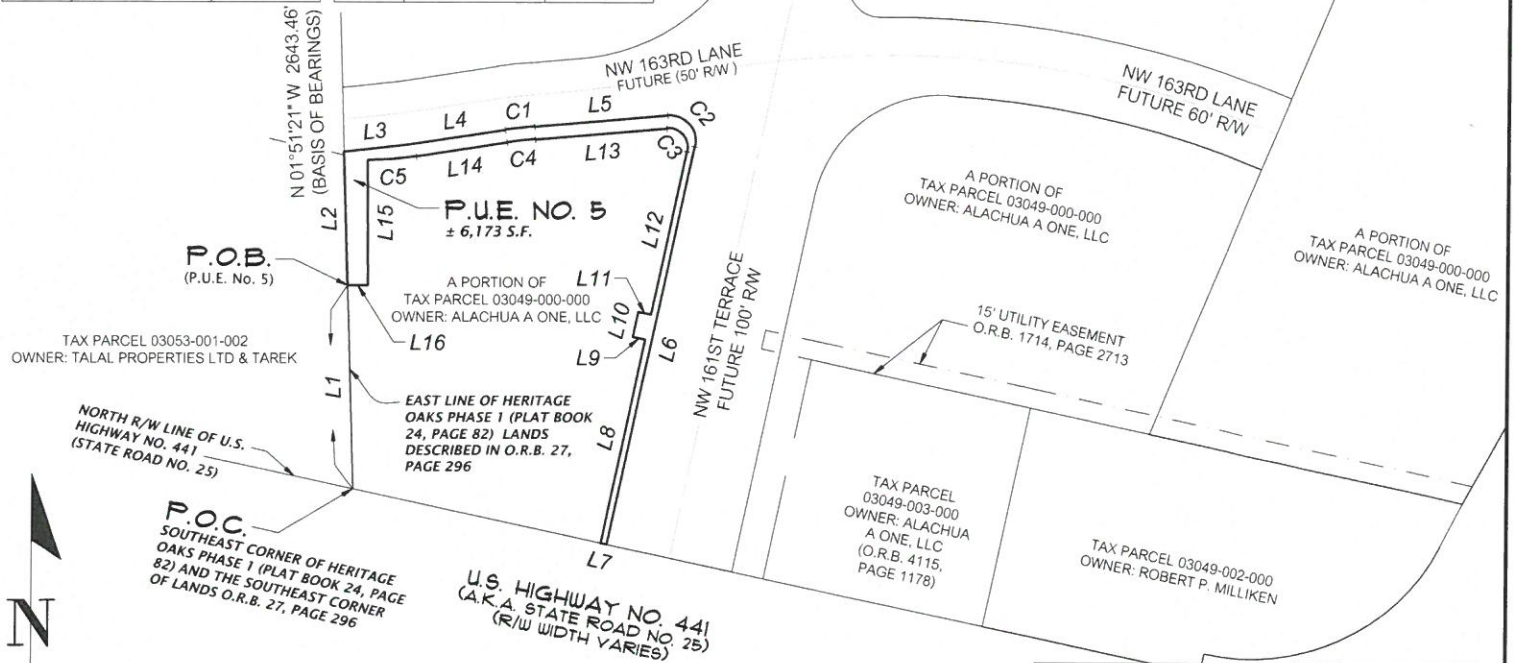
(SEE ATTACHED)

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	22.63'	275.00'	4°42'55"	11.32'	22.63'	N 83°40'52" E
C2	37.33'	20.00'	106°57'04"	27.00'	32.14'	S 41°21'31" E
C3	28.00'	15.00'	106°57'04"	20.25'	24.11'	N 41°21'31" W
C4	21.81'	265.00'	4°42'54"	10.91'	21.80'	S 83°40'51" W
C5	38.09'	260.00'	8°23'38"	19.08'	38.06'	S 85°31'13" W

LINE DATA TABLE

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 1°51'21" W	159.06'	L9	N 77°52'59" W	10.14'
L2	N 1°51'21" W	104.35'	L10	N 12°53'19" E	20.00'
L3	N 83°30'58" E	50.25'	L11	S 77°52'59" E	9.87'
L4	N 81°19'24" E	76.62'	L12	N 12°07'01" E	130.14'
L5	N 85°06'29" E	104.44'	L13	S 85°06'29" W	103.07'
L6	S 12°07'01" W	318.08'	L14	S 81°19'24" W	71.84'
L7	N 77°41'45" W	5.00'	L15	S 0°22'20" E	97.83'
L8	N 12°07'01" E	162.70'	L16	N 90°00'00" W	15.48'



CERTIFIED TO:
JAMES MCCAULEY, M.D.

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

DATE: 9-21-2017
TECHNICIAN: RAB
CHECKED BY: AHH
PROJECT NUMBER: 16-0638

SCALE: 1" = 150'
VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA
L.B. 5075

EXHIBIT "A"

DESCRIPTION

DATE: September 21, 2017
CLIENT: James McCauley, M.D
PROJECT NAME: High Point Crossing
PROJECT NO: 16-0638
DESCRIPTION FOR: Drainage Easement

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 77°41'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 327.91 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4115, PAGE 1178 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 12°07'01" EAST ALONG THE WEST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 175.18 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND TO AN INTERSECTION WITH THE SOUTH LINE OF A 15-FOOT UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1714, PAGE 2713 OF SAID PUBLIC RECORDS; THENCE SOUTH 77°41'44" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 175.14 FEET; THENCE SOUTH 77°53'37" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 95.74 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 22°36'20" EAST, A DISTANCE OF 468.14 FEET; THENCE NORTH 80°21'22" WEST, A DISTANCE OF 80.28 FEET; THENCE NORTH 18°11'35" WEST, A DISTANCE OF 57.81 FEET; THENCE NORTH 19°15'23" EAST, A DISTANCE OF 165.47 FEET TO **THE POINT OF BEGINNING**; THENCE NORTH 86°02'58" WEST, A DISTANCE OF 267.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1040.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 19°28'28" EAST, 25.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°24'56", AN ARC LENGTH OF 25.93 FEET TO THE END OF SAID CURVE; THENCE SOUTH 86°11'10" EAST, A DISTANCE OF 17.79 FEET; THENCE SOUTH 4°35'07" WEST, A DISTANCE OF 5.03 FEET; THENCE SOUTH 86°02'58" EAST, A DISTANCE OF 247.94 FEET; THENCE SOUTH 19°15'23" WEST, A DISTANCE OF 20.74 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,174 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 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

A PORTION OF TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.

LEGEND:

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

DESCRIPTION:

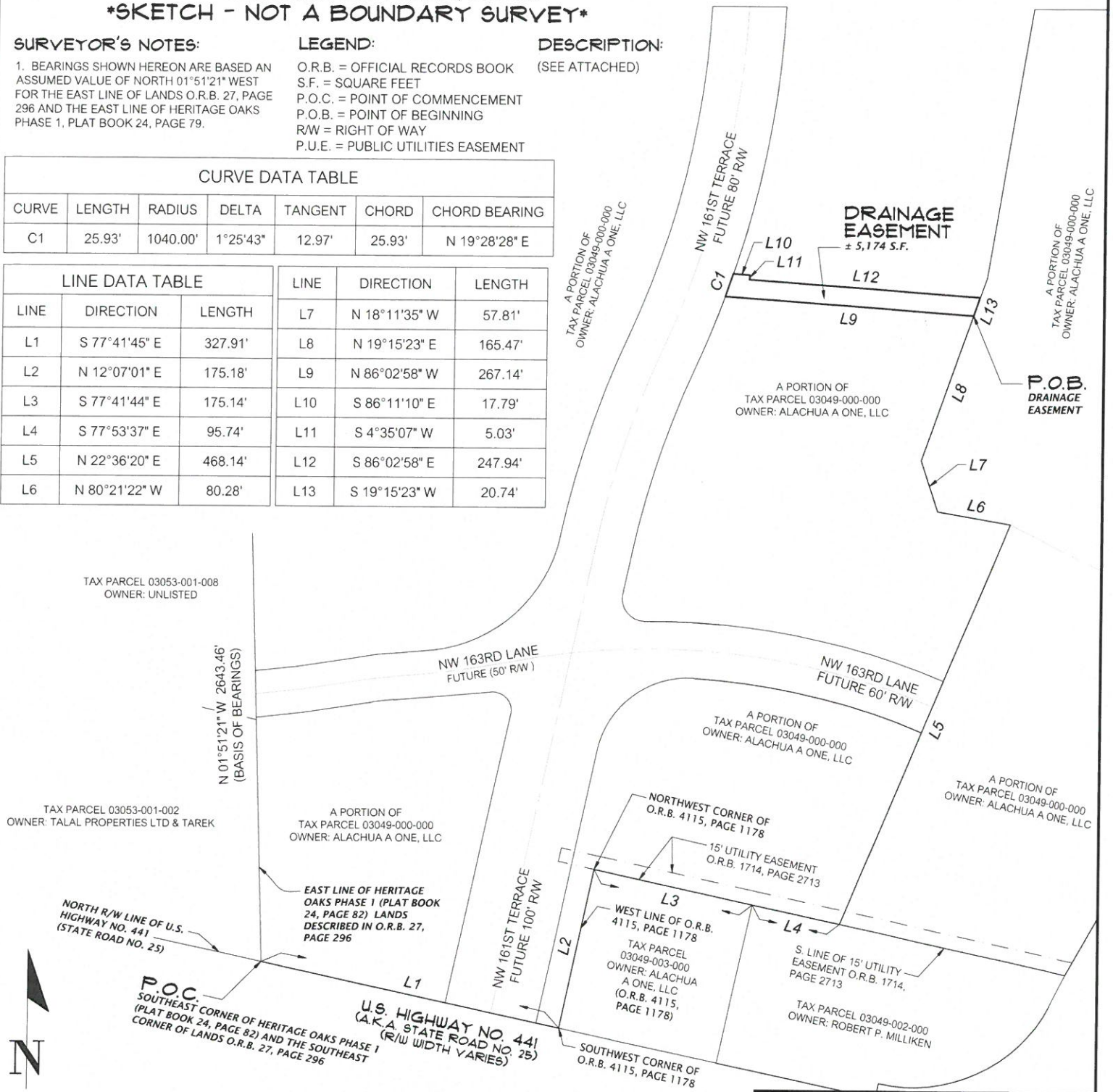
(SEE ATTACHED)

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.93'	1040.00'	1°25'43"	12.97'	25.93'	N 19°28'28" E

LINE DATA TABLE

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S 77°41'45" E	327.91'	L7	N 18°11'35" W	57.81'
L2	N 12°07'01" E	175.18'	L8	N 19°15'23" E	165.47'
L3	S 77°41'44" E	175.14'	L9	N 86°02'58" W	267.14'
L4	S 77°53'37" E	95.74'	L10	S 86°11'10" E	17.79'
L5	N 22°36'20" E	468.14'	L11	S 4°35'07" W	5.03'
L6	N 80°21'22" W	80.28'	L12	S 86°02'58" E	247.94'
			L13	S 19°15'23" W	20.74'



TAX PARCEL 03053-001-008
OWNER: UNLISTED

TAX PARCEL 03053-001-002
OWNER: TALAL PROPERTIES LTD & TAREK

A PORTION OF
TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

EAST LINE OF HERITAGE
OAKS PHASE 1 (PLAT BOOK
24, PAGE 82) LANDS
DESCRIBED IN O.R.B. 27,
PAGE 296

NORTH R/W LINE OF U.S.
HIGHWAY NO. 441
(STATE ROAD NO. 25)

P.O.C.
SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1
(PLAT BOOK 24, PAGE 82) AND THE SOUTHEAST
CORNER OF LANDS O.R.B. 27, PAGE 296

U.S. HIGHWAY NO. 441
(A.K.A. STATE ROAD NO. 25)
(R/W WIDTH VARIES)

NW 163RD LANE
FUTURE (50' R/W)

NW 161ST TERRACE
FUTURE 100' R/W

NW 163RD LANE
FUTURE 60' R/W

A PORTION OF
TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

NORTHWEST CORNER OF
O.R.B. 4115, PAGE 1178

WEST LINE OF O.R.B.
4115, PAGE 1178

TAX PARCEL
03049-003-000
OWNER: ALACHUA
A ONE, LLC
(O.R.B. 4115,
PAGE 1178)

S. LINE OF 15' UTILITY
EASEMENT O.R.B. 1714,
PAGE 2713

TAX PARCEL 03049-002-000
OWNER: ROBERT P. MILLIKEN

SOUTHWEST CORNER OF
O.R.B. 4115, PAGE 1178

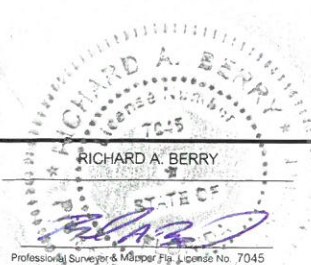
A PORTION OF
TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

P.O.B.
DRAINAGE
EASEMENT

DRAINAGE
EASEMENT
± 5,174 S.F.

A PORTION OF
TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

A PORTION OF
TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC



CERTIFIED TO:

JAMES McCAULEY, M.D.

SHEET NO. 1 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

DATE: 9-21-2017
TECHNICIAN: RAB
CHECKED BY: AHH
PROJECT NUMBER: 16-0638
SCALE: 1" = 150'
VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW
Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1986 FLORIDA LB-5075

EXHIBIT "A"

DESCRIPTION

DATE: October 5, 2017
CLIENT: James McCauley, M.D
PROJECT NAME: High Point Crossing
PROJECT NO: 16-0638
DESCRIPTION FOR: Temporary Construction Easement

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 77°41'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 252.82 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 516.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°25'22" EAST, 219.67 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°36'41", AN ARC LENGTH OF 220.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°43'09" EAST, 381.94 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°01'08", AN ARC LENGTH OF 384.30 FEET TO END OF SAID CURVE AND TO **THE POINT OF BEGINNING**; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 65.23 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 132.70 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 134.01 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 132.70 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 68.78 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 17,782 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 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

A PORTION OF TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

DESCRIPTION:
(SEE ATTACHED)

LEGEND:
O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

**TEMPORARY
CONSTRUCTION
EASEMENT**
± 17,782 S.F.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	220.11'	1000.00'	12°36'41"	110.50'	219.67'	N 18°25'22" E
C2	384.30'	1000.00'	22°01'08"	194.55'	381.94'	N 13°43'09" E

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 77°41'45" E	252.82'
L2	N 12°07'01" E	516.73'
L3	N 90°00'00" W	65.23'
L4	N 0°00'00" E	132.70'
L5	N 90°00'00" E	134.01'
L6	S 0°00'00" E	132.70'
L7	S 90°00'00" W	68.78'

TAX PARCEL 03053-001-008
OWNER: UNLISTED

N 01°51'21" W 2643.46'
(BASIS OF BEARINGS)

A PORTION OF
TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

A PORTION OF
TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

A PORTION OF
TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

TAX PARCEL 03053-001-002
OWNER: TALAL PROPERTIES LTD & TAREK

A PORTION OF
TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

A PORTION OF
TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

A PORTION OF
TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE

NORTH R/W LINE OF U.S.
HIGHWAY NO. 441
(STATE ROAD NO. 25)

P.O.C.
SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1
(PLAT BOOK 24, PAGE 82) AND THE SOUTHEAST
CORNER OF LANDS O.R.B. 27, PAGE 296

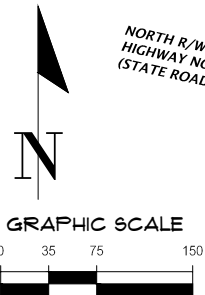
EAST LINE OF HERITAGE
OAKS PHASE 1 (PLAT BOOK
24, PAGE 82) LANDS
DESCRIBED IN O.R.B. 27,
PAGE 296

U.S. HIGHWAY NO. 441
(A.K.A. STATE ROAD NO. 25)
(R/W WIDTH VARIES)

TAX PARCEL
03049-003-000
OWNER: ALACHUA
A ONE, LLC

TAX PARCEL 03049-002-000
OWNER: ROBERT P. MILLIKEN

15' UTILITY EASEMENT
O.R.B. 1714, PAGE 2713



CERTIFIED TO:

JAMES MCCAULEY, M.D.

SHEET NO.
1 OF 1

This map prepared by:

RICHARD A. BERRY

DATE:
10-5-2017
TECHNICIAN:
RAB
CHECKED BY:
RAB
PROJECT NUMBER:
16-0638

SCALE: 1" = 150'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING

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

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. 7045



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

est. 1988 FLORIDA
LB-5075

DESCRIPTION

DATE: October 5, 2017
CLIENT: James McCauley, M.D
PROJECT NAME: High Point Crossing
PROJECT NO: 16-0638
DESCRIPTION FOR: Grant Funded Right-of-Way

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 77°41'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 202.82 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH 77°41'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 300.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 52°47'58" EAST, 130.37 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC LENGTH OF 142.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 770.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 77°06'05" EAST, 251.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'01", AN ARC LENGTH OF 253.10 FEET TO THE END OF SAID CURVE; THENCE NORTH 22°36'20" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 830.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 79°05'01" WEST, 328.68 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°50'24", AN ARC LENGTH OF 330.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 39°11'36" WEST, 37.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°37'15", AN ARC LENGTH OF 42.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 12°07'01" EAST, A DISTANCE OF 45.61 FEET; THENCE NORTH 77°41'56" WEST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 157.00 FEET AND BEING

SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 47°45'44" WEST, 182.93 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°15'44", AN ARC LENGTH OF 195.27 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 975.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 84°42'58" WEST, 45.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°38'43", AN ARC LENGTH OF 45.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 325.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 83°40'52" WEST, 26.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°42'55", AN ARC LENGTH OF 26.75 FEET TO THE END OF SAID CURVE; THENCE SOUTH 81°19'24" WEST, A DISTANCE OF 71.84 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 82°25'11" WEST, 7.65 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°11'34", AN ARC LENGTH OF 7.65 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°30'58" WEST, A DISTANCE OF 41.41 FEET TO AN INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED HERITAGE OAKS PHASE 1 AND THE EAST LINE OF AFOREMENTIONED LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 27, PAGE 296; THENCE SOUTH 1°51'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 50.16 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 83°30'58" EAST, A DISTANCE OF 50.25 FEET; THENCE NORTH 81°19'24" EAST, A DISTANCE OF 76.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°40'52" EAST, 22.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°42'55", AN ARC LENGTH OF 22.63 FEET; THENCE NORTH 85°06'29" EAST, A DISTANCE OF 104.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 41°21'31" EAST, 32.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC LENGTH OF 37.33 FEET; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 318.08 FEET TO **THE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.046 ACRES, MORE OR LESS.

DESCRIPTION

DATE: September 21, 2017
CLIENT: James McCauley, M.D
PROJECT NAME: High Point Crossing
PROJECT NO: 16-0638
DESCRIPTION FOR: Public Utilities Easement No. 3

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 77°41'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 327.91 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4115, PAGE 1178 OF SAID PUBLIC RECORDS AND TO **THE POINT OF BEGINNING**; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 12°07'01" EAST ALONG THE WEST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 13.19 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 77°43'45" EAST, A DISTANCE OF 161.93 FEET; THENCE NORTH 12°11'35" EAST, A DISTANCE OF 161.89 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LANDS DESCRIBED; THENCE SOUTH 77°41'44" EAST ALONG SAID NORTH LINE, A DISTANCE OF 13.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 12°11'35" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 174.88 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID CORNER LYING ON THE AFORMENTIONED NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441; THENCE NORTH 77°47'29" WEST ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 174.91 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,395 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 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

A PORTION OF TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.

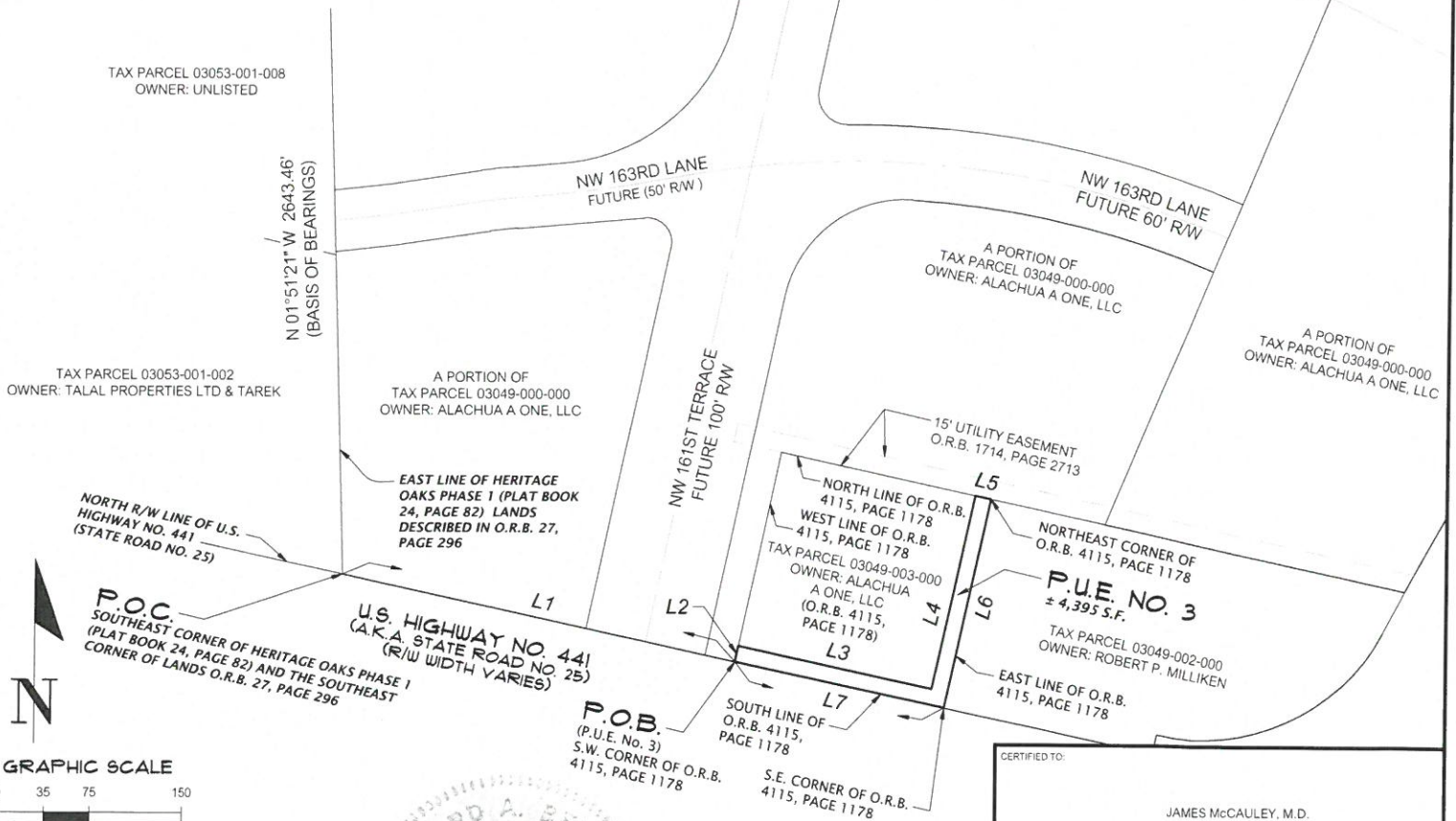
LEGEND:

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

DESCRIPTION:

(SEE ATTACHED)

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 77°41'45" E	327.91'
L2	N 12°07'01" E	13.19'
L3	S 77°43'45" E	161.93'
L4	N 12°11'35" E	161.89'
L5	S 77°41'44" E	13.00'
L6	S 12°11'35" W	174.88'
L7	N 77°47'29" W	174.91'



RICHARD A. BERRY
Professional Surveyor & Mapper Fla. License No. 7045

DATE: 9-21-2017
TECHNICIAN: RAB
CHECKED BY: AHH
PROJECT NUMBER: 16-0638

CERTIFIED TO:
JAMES McCAULEY, M.D.

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

DESCRIPTION

DATE: September 21, 2017
CLIENT: James McCauley, M.D
PROJECT NAME: High Point Crossing
PROJECT NO: 16-0638
DESCRIPTION FOR: Public Utilities Easement No. 4

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 77°41'45" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 302.82 FEET TO **THE POINT OF BEGINNING**; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 300.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 52°47'58" EAST, 130.37 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC LENGTH OF 142.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 770.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 77°06'05" EAST, 251.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'01", AN ARC LENGTH OF 253.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 22°36'20" WEST, A DISTANCE OF 224.97 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF A 15-FOOT UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1714, PAGE 2713 OF SAID PUBLIC RECORDS; THENCE NORTH 77°53'37" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 95.74 FEET; THENCE NORTH 77°41'44" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 13.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 12°11'35" EAST, A DISTANCE OF 15.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID EASEMENT; THENCE SOUTH 77°41'44" EAST ALONG SAID NORTH LINE, A DISTANCE OF 13.03 FEET; THENCE SOUTH 77°53'37" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 78.13 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 22°36'20" EAST, A DISTANCE OF 193.36 FEET; THENCE NORTH 67°23'40" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 22°36'20" EAST, A DISTANCE OF 14.53 FEET; TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 765.00 FEET AND BEING

SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 78°02'20" WEST, 225.60 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'31", AN ARC LENGTH OF 226.43 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 95.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58" WEST, 123.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC LENGTH OF 134.91 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 108.91 FEET; THENCE SOUTH 77°52'59" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 8.38 FEET; THENCE SOUTH 77°52'59" EAST, A DISTANCE OF 5.14 FEET; THENCE SOUTH 12°53'19" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°52'59" WEST, A DISTANCE OF 9.87 FEET; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 129.93 FEET; THENCE SOUTH 77°52'59" EAST, A DISTANCE OF 20.09 FEET TO AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4115, PAGE 1178 OF SAID PUBLIC RECORDS; THENCE SOUTH 12°07'01" WEST ALONG SAID WEST LINE, A DISTANCE OF 33.19 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER LYING ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441; THENCE NORTH 77°41'45" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 25.09 FEET TO **THE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10,217 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 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

A PORTION OF TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.

LEGEND:

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

DESCRIPTION:

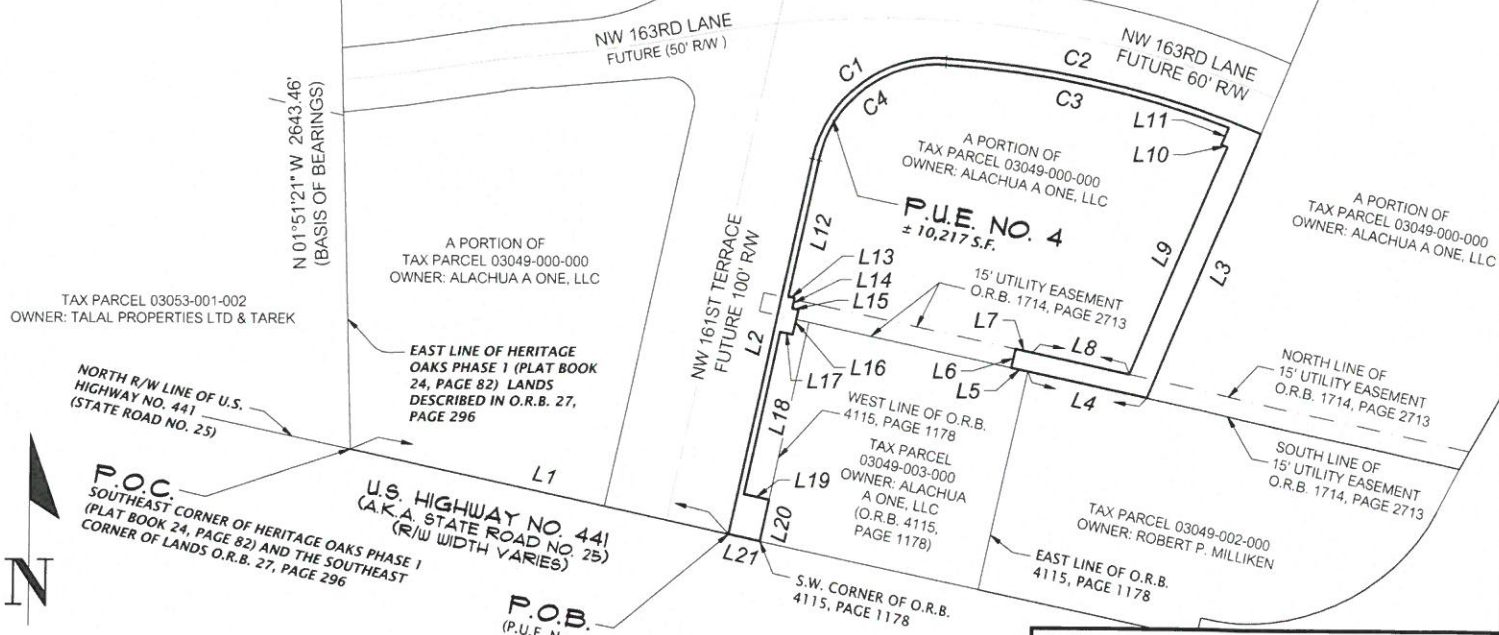
(SEE ATTACHED)

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	142.01'	100.00'	81°21'53"	85.96'	130.37'	N 52°47'58" E
C2	253.10'	770.00'	18°50'01"	127.70'	251.97'	S 77°06'05" E
C3	226.43'	765.00'	16°57'31"	114.05'	225.60'	N 78°02'20" W
C4	134.91'	95.00'	81°21'53"	81.66'	123.85'	S 52°47'58" W

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 77°41'45" E	302.82'
L2	N 12°07'01" E	300.32'
L3	S 22°36'20" W	224.97'
L4	N 77°53'37" W	95.74'
L5	N 77°41'44" W	13.00'
L6	N 12°11'35" E	15.00'
L7	S 77°41'44" E	13.03'
L8	S 77°53'37" E	78.13'
L9	N 22°36'20" E	193.36'
L10	N 67°23'40" W	5.00'
L11	N 22°36'20" E	14.53'
L12	S 12°07'01" W	108.91'
L13	S 77°52'59" E	5.00'
L14	S 12°07'01" W	8.38'
L15	S 77°52'59" E	5.14'
L16	S 12°53'19" W	20.00'
L17	N 77°52'59" W	9.87'
L18	S 12°07'01" W	129.93'
L19	S 77°52'59" E	20.09'
L20	S 12°07'01" W	33.19'
L21	N 77°41'45" W	25.09'



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



DATE: 9-21-2017
TECHNICIAN: RAB
CHECKED BY: AHH
PROJECT NUMBER: 16-0638

CERTIFIED TO:
JAMES McCAULEY, M.D.

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

DESCRIPTION

DATE: September 21, 2017

CLIENT: James McCauley, M.D

PROJECT NAME: High Point Crossing

PROJECT NO: 16-0638

DESCRIPTION FOR: PUBLIC UTILITIES EASEMENT No.5

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 1°51'21" WEST ALONG THE EAST LINE OF SAID HERITAGE OAKS PHASE 1 AND ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 159.06 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE NORTH 1°51'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 104.35; THENCE DEPARTING SAID EAST LINE, NORTH 83°30'58" EAST, A DISTANCE OF 50.25 FEET; THENCE NORTH 81°19'24" EAST, A DISTANCE OF 76.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°40'52" EAST, 22.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°42'55", AN ARC LENGTH OF 22.63 FEET; THENCE NORTH 85°06'29" EAST, A DISTANCE OF 104.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 41°21'31" EAST, 32.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC LENGTH OF 37.33 FEET; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 318.08 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY No 441; THENCE NORTH 77°41'45" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 162.70 FEET; THENCE NORTH 77°52'59" WEST, A DISTANCE OF 10.14 FEET; THENCE NORTH 12°53'19" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 77°52'59" EAST, A DISTANCE OF 9.87 FEET; THENCE NORTH 12°07'01" EAST, A DISTANCE OF 130.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 41°21'31" WEST, 24.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE,

THROUGH A CENTRAL ANGLE OF $106^{\circ}57'04''$, AN ARC LENGTH OF 28.00 FEET;
THENCE SOUTH $85^{\circ}06'29''$ WEST, A DISTANCE OF 103.07 FEET TO THE BEGINNING OF
A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 265.00 FEET AND BEING
SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $83^{\circ}40'51''$
WEST, 21.80 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE,
THROUGH A CENTRAL ANGLE OF $4^{\circ}42'54''$, AN ARC LENGTH OF 21.81 FEET; THENCE
SOUTH $81^{\circ}19'24''$ WEST, A DISTANCE OF 71.84 FEET TO THE BEGINNING OF A CURVE
CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 260.00 FEET AND BEING
SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $85^{\circ}31'13''$
WEST, 38.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE,
THROUGH A CENTRAL ANGLE OF $8^{\circ}23'38''$, AN ARC LENGTH OF 38.09 FEET; THENCE
SOUTH $0^{\circ}22'20''$ EAST, A DISTANCE OF 97.83 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, A
DISTANCE OF 15.48 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6,173 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 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

A PORTION OF TAX PARCEL 03049-000-000
OWNER: ALACHUA A ONE, LLC

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.

LEGEND:

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

DESCRIPTION:

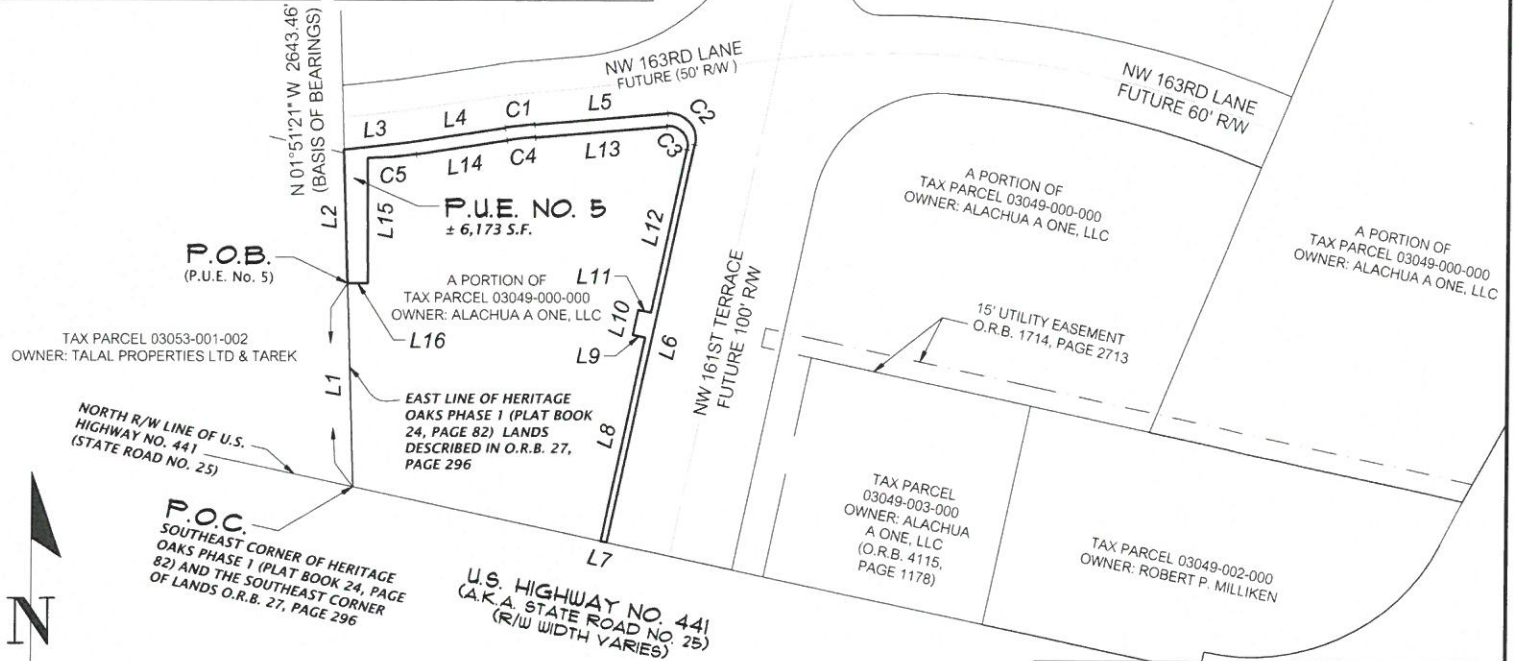
(SEE ATTACHED)

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	22.63'	275.00'	4°42'55"	11.32'	22.63'	N 83°40'52" E
C2	37.33'	20.00'	106°57'04"	27.00'	32.14'	S 41°21'31" E
C3	28.00'	15.00'	106°57'04"	20.25'	24.11'	N 41°21'31" W
C4	21.81'	265.00'	4°42'54"	10.91'	21.80'	S 83°40'51" W
C5	38.09'	260.00'	8°23'38"	19.08'	38.06'	S 85°31'13" W

LINE DATA TABLE

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 1°51'21" W	159.06'	L9	N 77°52'59" W	10.14'
L2	N 1°51'21" W	104.35'	L10	N 12°53'19" E	20.00'
L3	N 83°30'58" E	50.25'	L11	S 77°52'59" E	9.87'
L4	N 81°19'24" E	76.62'	L12	N 12°07'01" E	130.14'
L5	N 85°06'29" E	104.44'	L13	S 85°06'29" W	103.07'
L6	S 12°07'01" W	318.08'	L14	S 81°19'24" W	71.84'
L7	N 77°41'45" W	5.00'	L15	S 0°22'20" E	97.83'
L8	N 12°07'01" E	162.70'	L16	N 90°00'00" W	15.48'



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

RICHARD A. BERRY
Professional Surveyor
License No. 7045

DATE: 9-21-2017
TECHNICIAN: RAB
CHECKED BY: AHH
PROJECT NUMBER: 16-0638

CERTIFIED TO:
JAMES MCCAULEY, M.D.

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LG-5075

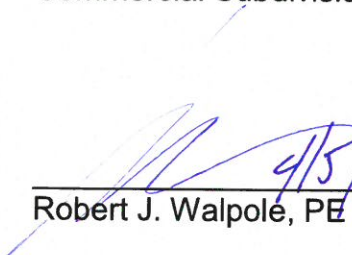
MEMORANDUM

To: City of Alachua
From: Robert Walpole, P.E.
Date: April 5, 2018
RE: HighPoint Crossing

Below is a recap of the of the Grant Funded and Non-Grant portion of the project, with the itemized cost breakdown for each attached.

Grant Funded Portion	\$1,908,836.20
Non-Grant Funded Portion	<u>\$ 421,973.25</u>
Total	\$2,330,809.45

I hereby certify that the total project cost to construct the required Public Infrastructure for the Commercial Subdivision known as Highpoint Crossing is as shown about as of April 5, 2018.


Robert J. Walpole, PE

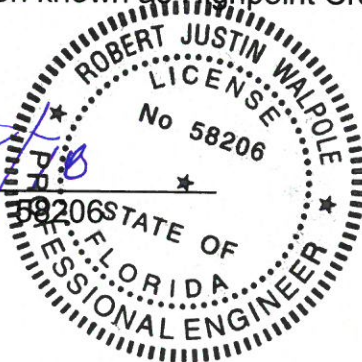


EXHIBIT "C"

Highpoint Crossing - Grant Funded Portion of the Highpoint Subdivision / April 5, 2018

Item	Description						Item Totals
<u>Site/Civil Infrastructure Construction</u>							
1	Earthwork: Site & Roadway						\$ 325,213.00
	16,129 Cut	\$ 3.50	\$/CY	=	\$ 56,451.50		
	76,789 Fill	\$ 3.50	\$/CY	=	\$ 268,761.50		
2	Earthwork: SMFs						\$ 149,979.60
	8,116 Cut	\$ 3.50	\$/CY	=	\$ 28,406.00		
	27,476 Fill	\$ 3.50	\$/CY	=	\$ 96,166.00		
	81,960 Sod	\$ 0.31	\$/SF	=	\$ 25,407.60		
3	Stormwater Conveyance						\$ 216,422.50
	26 Struct. (vary)	\$3,500	each		\$ 91,000.00		
	2,389 Pipe (vary)	\$52.50	\$/LF		\$ 125,422.50		
4	Utilities						\$ 388,583.70
	16 SS Struct	\$2,750	each		\$ 44,000.00		
	1,240 6" FM	\$ 25.00	\$/LF		\$ 31,000.00		
	2,112 8" PVC SS	\$ 28.50	\$/LF		\$ 60,192.00		
	488 2" Waterline	\$5.90	\$/LF		\$ 2,879.20		
	35 6" CLDIP WM	\$25.00	\$/LF		\$ 875.00		
	1,095 8" CLDIP WM	\$ 35.00	\$/LF		\$ 38,325.00		
	5 8" PVC WM	\$ 20.00	\$/LF		\$ 100.00		
	171 12"CLDIP WM	\$ 37.50	\$/LF		\$ 6,412.50		
	620 12" PVC WM	\$ 22.00	\$/LF		\$ 13,640.00		
	2 Fire Hydrant	\$ 3,500.00	EA		\$ 7,000.00		
	1 Valve Package	\$ 34,160.00	LS		\$ 34,160.00		
	1 Liftstation	\$ 150,000.00	LS		\$ 150,000.00		
	2,066 Sleeving	\$8.80	\$/LF		\$ 18,180.80		
5	Electric						\$ 192,800.00
6	Roadway Construction						\$ 351,547.50
	4,200 8" Base	\$ 30.00	\$/LF		\$ 126,000.00		
	4,200 Paving	\$ 30.00	\$/LF		\$ 126,000.00		
	4,200 Curb	\$ 10.87	\$/LF		\$ 45,654.00		
	2,850 S Walks	\$ 18.60	\$/LF		\$ 53,010.00		

EXHIBIT "C"

2,850 Sodding \$ 0.31 \$/SF \$ 883.50

7 Offsite Improvements (FDOT Turn Lane) \$ 125,000.00

8 Landscape Improvements \$ 36,726.00

9 Contingency Unsuitables \$ 97,563.90

CONSTRUCTION SUBTOTAL = \$ 1,883,836.20

Developer Fees & Other Costs

10 City of Alachua Inspection Fees \$25,000

Total \$ 1,908,836.20

EXHIBIT "C"

Highpoint Crossing - Non Grant Funded Portion of Highpoint Subdivision /April 5, 2018

Item	Description						Item Totals
<u>Site/Civil Infrastructure Construction</u>							
1	Earthwork: Site & Roadway						\$ 18,056.50
	1,081 Cut	\$	3.50	\$/CY	=	\$ 3,783.50	
	4,078 Fill	\$	3.50	\$/CY	=	\$ 14,273.00	
2	Stormwater Conveyance						\$ 43,466.00
	5 Structures	\$	4,324.00	EA		\$ 21,620.00	
	662 Pipes (vary)		\$33.00	\$/LF		\$ 21,846.00	
3	Utilities						\$ 96,894.20
	7 SS Struct		\$3,800	EA		\$ 26,600.00	
	744 8" PVC SS	\$	28.50	\$/LF		\$ 21,204.00	
	28 3" Waterline		\$5.90	\$/LF		\$ 165.20	
	14 6" CLDIP WM		\$25.00	\$/LF		\$ 350.00	
	234 8" CLDIP WM	\$	35.00	\$/LF		\$ 8,190.00	
	590 12"CLDIP WM	\$	37.50	\$/LF		\$ 22,125.00	
	1 Fire Hydrant	\$	3,500.00	EA		\$ 3,500.00	
	1 Valve Package	\$	14,760.00	LS		\$ 14,760.00	
	1,629 Sleeving		\$8.80	\$/LF		\$ 14,335.20	
4	Electric						\$ 102,827.00
5	Roadway Construction						\$ 100,553.60
	1,120 8" Base	\$	30.00	\$/LF		\$ 33,600.00	
	1,120 Paving	\$	30.00	\$/LF		\$ 33,600.00	
	1,120 Curb	\$	10.87	\$/LF		\$ 12,174.40	
	1,120 S Walks	\$	18.60	\$/LF		\$ 20,832.00	
	1,120 Sodding	\$	0.31	\$/SF		\$ 347.20	
6	Landscape Improvements						\$ 7,800.00
7	Contingency						\$ 42,375.95
	Unsuitables					\$ 5,416.95	
	10%					\$ 36,959.00	

EXHIBIT "C"

CONSTRUCTION SUBTOTAL =

\$ 411,973.25

Developer Fees & Other Costs

8 City of Alachua Inspection Fees

\$10,000

Total

\$ 421,973.25

EXHIBIT "C"

Attachment A – Project Detail Budget and Deliverables

Recipient: _____ City of Alachua _____ Modification Number: NA _____ Contract Number: 18DB-OK-03-11-02-E-02

Activity #	Activity Description	Accomplishments			Beneficiaries			CDBG Amount	Other Funds	Source*	Total Funds
		Unit	Number	VLI	LI	MI	All				
1. Project Implementation											
21A	Administration							\$100,797			\$100,797
2. Construction											
17B	Water Lines	LF	2,300			19	36	\$180,000			\$180,000
17B	Sewer Lines and Lift Station	LF	1,000			19	36	\$200,000			\$200,000
		Lift Station	1								
17B	Street Improvements	LF	2,500			19	36	\$779,167	\$339,997	1	\$1,119,164
17B	Flood and Drainage Improvements							\$600,000	\$600,000	1	\$600,000
17C	Building and Land Initial Inventory								\$7,706,750	1	\$7,706,750
		Building	1						\$773,500	1	\$773,500
	Site Development							\$1,391,729	\$1,391,729	1	\$1,391,729
3. Engineering Services											
	Resident Inspection							\$50,000	\$50,000	1	\$50,000
Totals:								\$1,259,964	\$10,861,976		\$12,121,940
Source								Other Funds Counted as Leverage		Other Funds Not Counted as Leverage	
										\$10,861,976	
1. Alachua Highpoint, LLC - Hampton Inn											
2.											
3.											
4.											
5.											

* Show the sources and amounts of "Other Funds" needed to complete the project below, including local funds, grants from other agencies and program income.

Attachment A – Project Detail Budget and Deliverables

Recipient: _____ City of Alachua Modification Number: NA Contract Number: 18DB-OK-03-11-02-E 02

Deliverable	Minimum Level of Service (to submit for request for payment)	Financial Consequences
<p>Project Implementation The Recipient shall complete eligible project implementation tasks as detailed in Attachment B – Project Narrative. Total Deliverable 1 cost reimbursement not to exceed: \$100,797</p>	<p>The Recipient shall be reimbursed upon completion of a minimum of one project implementation task on a per completed task basis as detailed in Attachment B – Project Narrative; evidenced by invoice(s) noting completed tasks as well as payroll and other supporting documentation, as applicable.</p>	<p>Failure to perform the minimum level of service shall result in nonpayment for this deliverable for each payment request.</p>
<p>Construction The Recipient shall complete infrastructure construction as detailed in Attachment B – Project Narrative. Total Deliverable 2 cost reimbursement not to exceed: \$1,159,167</p>	<p>The Recipient shall be reimbursed upon completion of a minimum of 10 percent of overall project as detailed in Attachment B – Project Narrative. As evidence of percent completed, the Recipient shall provide AIA forms G702/G703 or similar DEO-approved industry-standard forms, signed by the contractor and certified by the engineer performing inspection services for the project, documenting the costs for which reimbursement is being requested, and noting overall percent completion of the project.</p>	<p>Failure to perform the minimum level of service shall result in nonpayment for this deliverable for each payment request.</p>
<p>Deliverable</p>	<p>Minimum Level of Service (to submit for request for payment)</p>	<p>Financial Consequences</p>



FLORIDA SURETY BONDS, INC.

620 N. Wymore Road, Suite 200
Maitland, FL 32751
407-786-7770
Fax 407-786-7766

888-786-BOND (2663)
Fax 888-718-BOND (2663)

www.FloridaSuretyBonds.com

September 12, 2018

The City of Alachua, Florida
PO Box 9
Alachua, FL 32616

RE: AUTHORITY TO DATE BONDS AND POWERS OF ATTORNEY

Principal: Alachua A One, LLC
Bond No: 21BCSHT2140
Project: Highpoint Crossing

Dear Sir or Madam:

Please be advised that as Surety on the above referenced bond, executed on your behalf for this project, we hereby authorize you to insert the contract date onto the contract bonds and powers of attorney.

Once dated, please email to me at teresa@floridasuretybonds.com or fax a copy of the bonds to our office at (407) 786-7766.

Sincerely,
Hartford Fire Insurance Company

Teresa L. Durham
Attorney-In-Fact and
FL Licensed Resident Agent

EXHIBIT "E"

CITY OF ALACHUA
COMMON LAW PERFORMANCE BOND

PRINCIPAL (Legal name and business address):

Alachua A One, LLC (also known in the referenced Subdividers Agreement as "Developer")
15260 N.W. 147th Drive, Suite 100
Alachua, Florida 32615

SURETY (Name and business address):

Hartford Fire Insurance Company
One Hartford Plaza
Hartford, CT 06155-0001

OBLIGEE:

The City of Alachua, Florida, a Florida municipal corporation (herein "City")
P.O. Box 9
Alachua, FL 32616

PENAL SUM OF BOND:

ONE MILLION FOUR HUNDRED SIXTY FOUR THOUSAND FIVE HUNDRED AND FIFTY THREE DOLLARS AND 07/100 (\$1,464,553.07)

WHEREAS,

Developer has entered into a Subdividers Agreement (herein "Agreement") with the City for developing a Project in the City known as Highpoint Crossing ("Project") which Agreement is incorporated herein by reference. The real property for the Project is more particularly described in Exhibit "A" to the Agreement and in the plat for Highpoint Crossing recorded in or to be recorded in the public records of Alachua County, Florida, is incorporated herein by reference (herein "Plat"). The Agreement requires the Developer to complete the improvements for the Project on or before January 31, 2020.

OBLIGATION:

We, the Principal and Surety(ies), are firmly bound to the City in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. The Surety binds itself, jointly and severally with the Principal, for the payment of the penal sum. The limit of liability is the full amount of the penal sum.

CONDITIONS:

The Principal has entered into the Agreement identified above. THEREFORE: The above obligation is void if the Principal:

(a) Performs and fulfills all the understandings, covenants, terms, conditions, and agreements of the Agreement during the original term of the Agreement and any extensions thereof that are granted by City, with or without notice of the Surety and during the life of any guaranty required under the contract, and

(b) Performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of the Agreement that hereafter are made. Notice of those modifications to the Surety are waived.

This Bond is governed in accordance with the laws of the State of Florida and any dispute regarding it shall be in the Circuit Court of Alachua County, Florida.

No right of action shall accrue on this Surety Bond to or for the use of any person or corporation other than the Developer named hereunder or the heirs, executors, administrators or successors of the Developer and the City.

Signed and sealed this _____ day of _____, 2018.

ALACHUA A ONE LLC

(witness)

By:

James W. McCauley, Manager

(print name)

Hartford Fire
[Surety Name] Insurance Company

Lisa Roseland

(witness)

By:

Teresa L. Durham

[name] Teresa L. Durham, Attorney-in-Fact
and Florida Licensed Resident Agent
Inquiries: (407) 786-7770

Lisa Roseland

(print name)

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD
 BOND, T-12
 One Hartford Plaza
 Hartford, Connecticut 06155
Bond.Claims@thehartford.com
 call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: FLORIDA SURETY BONDS INC
 Agency Code: 21 - 229756

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

Teresa L. Durham, Cheryl Foley, Sonja Amanda Floree Harris, Kim E. Niv, Sarah K. O'Linn, Robert P. O'Linn, Jeffrey W. Reich, Susan L. Reich, Gloria A. Richards, Lisa Roseland of MAITLAND, Florida

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray

John Gray, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }
 COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard

Kathleen T. Maynard
 Notary Public
 My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of Signed and sealed at the City of Hartford.



Kevin Heckman

Kevin Heckman, Assistant Vice President

Re: HighPoint Crossing - Needed Materials

From : Justin Tabor <jtabor@cityofalachua.com>

Tue, Sep 04, 2018 05:00 PM

Subject : Re: HighPoint Crossing - Needed Materials

Cc : Robert Walpole <Walpole@chw-inc.com>, Marian Rush <marian@robertarushpa.com>, kwinburn <kwinburn@cityofalachua.org>, Aaron Hickman <AaronH@chw-inc.com>, Jessica Junkin <JessicaJ@chw-inc.com>, Darryl Tompkins <djtompkins@aol.com>

All,

Confirming the materials requested to be submitted by today have been received.

Sincerely,

Justin Tabor, AICP

Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation

Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: "Darryl Tompkins" <djtompkins@aol.com>

To: jtabor@cityofalachua.org

Cc: "Robert Walpole" <Walpole@chw-inc.com>, "Marian Rush" <marian@robertarushpa.com>, "kwinburn" <kwinburn@cityofalachua.org>, "Aaron Hickman" <AaronH@chw-inc.com>, "Jessica Junkin" <JessicaJ@chw-inc.com>

Sent: Tuesday, September 4, 2018 2:52:39 PM

Subject: Re: HighPoint Crossing - Needed Materials

Thank you for the clarification.

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
Darryl J. Tompkins, P.A.
P O Box 519 (32616)
14420 NW 151st Blvd.
Alachua, FL 32615
Telephone 386-418-1000
Facsimile 386-418-1079
Website: www.tompkinslaw.net

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In a message dated 9/4/2018 2:40:44 PM Eastern Standard Time, jtabor@cityofalachua.org writes:
Darryl,

Yes, the intent is that the "DRAFT" watermark be removed by the 13th, not that the bond be executed.

Sincerely,

Justin Tabor, AICP

Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Darryl Tompkins" <djtompkins@aol.com>
To: jtabor@cityofalachua.org, "Robert Walpole" <Walpole@chw-inc.com>
Cc: "Marian Rush" <marian@robertarushpa.com>, "kwinburn" <kwinburn@cityofalachua.org>, "Aaron Hickman" <AaronH@chw-inc.com>, "Jessica Junkin" <JessicaJ@chw-inc.com>
Sent: Tuesday, September 4, 2018 2:27:34 PM
Subject: Re: HighPoint Crossing - Needed Materials

Justin,

I want to be clear what you are asking for in the way of the bond by September 13th. I originally understood we needed to produce the signed original bond before the September 24th commission meeting. Are you just looking for the bond form without "draft" stamped on it by the 13th or the signed original bond by that date? Once it is issued it starts accruing costs. Thanks

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
Darryl J. Tompkins, P.A.
P O Box 519 (32616)
14420 NW 151st Blvd.
Alachua, FL 32615
Telephone 386-418-1000
Facsimile 386-418-1079
Website: www.tompkinslaw.net

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In a message dated 9/4/2018 12:06:56 PM Eastern Standard Time, jtabor@cityofalachua.org writes:
Robert,

I am contacting you to confirm the following (noted in red) will be submitted today:

1. Surety Instrument (Bond) confirmed ready to be issued; (received by email on 8/30/18 with draft watermark - **DOCUMENT WITH DRAFT WATERMARK REMOVED NEEDED BY 5 PM, 9/13/18**)
2. **Subdividers Agreement, signed by Developer (Alachua A One LLC) and Alachua Highpoint LLC;**
3. **CDBG Grant Participating Party signed by Alachua HighPoint LLC; and**
4. Plat Mylar signed by all parties (other than City). (received 9/4/18)

Also note that, in order to include the final document with City Commission meeting materials, the bond without a draft watermark is needed by 5 PM on Thursday, September 13.

Sincerely,

Justin Tabor, AICP

Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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Alachua Highpoint Subdividers Agreement

From : Marian Rush <marian@robertarushpa.com>

Thu, Aug 23, 2018 05:27 PM

Subject : Alachua Highpoint Subdividers Agreement

📎 1 attachment

To : DJTOMPKINS@aol.com, Justin Tabor (jtabor@cityofalachua.org)
<jtabor@cityofalachua.org>, Adam Boukari <aboukari@cityofalachua.org>

Gentlemen,

Attached is a revised draft of the Subdividers Agreement with a footer of Draft 8.23.18. The changes on it were made on the version with the footer of FINAL 8.1.18. The majority of these changes were made at the request of the surety in order to clarify that the surety is responsible the satisfactory completion of the Improvements excluding those in of the "grant funded" portion of the property in Exhibit "B". This language is specifically used as the legal description in Exhibit "B" includes the property which is "grant eligible", but may not ultimately get grant funding, depending on construction costs. Therefore, if there are improvements that are constructed on property described on Exhibit "B" that do not get grant funding, those improvements will remain the responsibility of the Developer, are covered by the terms of the Subdividers Agreement and the Surety will be responsible for their satisfactory completion. Note, we had discussed reversing paragraphs 2 and 3, however, it flowed ok with the changes, so it was left alone.

Please review the attached and advise me of any questions or comments so this can be put in "FINAL, FINAL" FORM. Once the document is complete the Exhibits will be added. The new legal exhibits will be longer as they will also contain the PUEs that are not contained on the plat.

Thank you all for your continued assistance.

Best regards,

*Marian B. Rush***Marian B. Rush, Esq.**

Attorney at Law
Board Certified City County and Local Government
Robert A Rush PA
11 S.E. Second Avenue
Gainesville, Florida 32601
Office: (352) 373-7566
Fax: (352) 376-7760

Privileged and Confidential

E-mail is not a secure mode of communication and may be accessed by unauthorized persons. This communication originates from Robert A Rush PA and is protected under the Electronic Communication Privacy Act, 18 U.S.C. 52510-2521. The information contained in this e-mail message is intended for the use of the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential, and exempt from disclosure under applicable laws. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivery to the intended recipient, you are hereby notified that any use, printing, reproduction, disclosure or dissemination of this communication may be subject to legal restriction or sanction. Personal messages express views solely of the sender and shall not be attributed to the law firm. If you received this communication in error, please notify the sender immediately by e-mail or telephone at (352) 373-7566.

📎 **HighPoint Subdividers Agreement DRAFT 8.23.18.docx**
37 KB

RE: Highpoint Crossing**From :** Bob O'Linn <bob@floridasuretybonds.com>

Mon, Aug 20, 2018 12:13 PM

Subject : RE: Highpoint Crossing

📎 1 attachment

To : Darryl Tompkins <djtompkins@aol.com>, marian@robertarushpa.com**Cc :** jtabor@cityofalachua.org, aboukari@cityofalachua.com
<aboukari@cityofalachua.org>, walpole@chw-inc.com, JessicaJ@chw-inc.com,
scottm@summitpros.com, mccauleyjmd@yahoo.com, memesammad@yahoo.com,
Susan Reich <Susan@floridasuretybonds.com>

All,

We have found a surety who is comfortable issuing the bond based on the attached revisions to the sub divider's agreement that clarify Alachua A One's obligations. The surety needs to see confirmation of financing for the private infrastructure work before the formal issuance of the bond, but we do not anticipate any difficulty providing a pro forma copy of the bond and a letter stating that the bond will be issued subject to prior receipt of a commitment letter for the financing.

Best regards,
Bob O'Linn

From: Bob O'Linn**Sent:** Monday, August 13, 2018 9:58 AM**To:** Darryl Tompkins <djtompkins@aol.com>; marian@robertarushpa.com**Cc:** jtabor@cityofalachua.org; aboukari@cityofalachua.com; walpole@chw-inc.com; JessicaJ@chw-inc.com;
scottm@summitpros.com; mccauleyjmd@yahoo.com; memesammad@yahoo.com; Susan Reich <Susan@floridasuretybonds.com>**Subject:** RE: Highpoint Crossing

All,

The bonding company wants the wording to be a little more specific to reflect the breakdown of the work actually being performed under Alachua A One's supervision and control. Here is the underwriter's comment regarding the division of the work:

"The total cost of the infrastructure is \$2,330,809.45 according to exhibit C. The grant funded portion is \$1,908,836.20, but the grant funds applicable to the infrastructure according to exhibit D in the column "CDBG Amount" is \$1,259,964. The \$1,259,964 in grant funds will be bid out to contractors from the City and those contractor(s) will have their own bond running to the city since it is public work. It looks like Alachua A One will be responsible for a portion of the grant funded scope which leads us to believe they will be responsible for \$648,872.20 of the "grant funded portion" of the work (= \$1,908,836.20 - \$1,259,964). We have a breakdown of the non-grant funded portion of the work in exhibit "C" for \$421,973.25. We need to figure what items in the grant funded breakdown are Alachua A One's responsibility that make up that \$648,872.20. It looks like the bond need will be the \$1,464,553.07. **Please let us know what constitutes Alachua A One's portion of the grant funded work.**"

As to defining the scope of work in the contract, the underwriter states "we would like the wording to be as specific as possible referring to only Alachua A One's portion of the infrastructure. Whether that states their dollar portion of \$1,070,845.45 or stating, 'infrastructure work performed by the contractor under Alachua A One', or something else I'm not sure". This may be easier to do if we have a confirmation from engineering about the division of the work to be performed by the city and Alachua A One.

Thanks,

Bob O'Linn

Robert P. O'Linn, Surety Bond Executive

Florida Surety Bonds, Inc.

620 N. Wymore Road, Suite 200

Maitland, FL 32751

Direct Dial:(407) 755-6354

Main Line: (407) 786-7770

Toll Free: (888) 786-2663

Facsimile: (888) 718-2663

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From: Darryl Tompkins [<mailto:djtompkins@aol.com>]

Sent: Tuesday, August 7, 2018 11:44 AM

To: marian@robertarushpa.com

Cc: jtabor@cityofalachua.org; aboukari@cityofalachua.com; walpole@chw-inc.com; JessicaJ@chw-inc.com; scottm@summitpros.com; mccauleyjmd@yahoo.com; memesammad@yahoo.com; Bob O'Linn <bob@floridasuretybonds.com>; Bob O'Linn <bob@floridasuretybonds.com>

Subject: Re: Highpoint Crossing

Marian,

Per our telephone discussion today I have attached my handwritten comments to the Subdividers Agreement. I have discussed the concerns the surety had with the agreement with Bob O'Linn and have copied him on this email as well. Their concern was primarily to clarify what the surety's obligations were in connection with the "Project" and making the agreement more clear. After you have had a chance to review these suggested revisions let me know if you would like to get on another call to discuss. I am asking Bob to review them as well and let all of us know if he has any other comments or suggestions. Thanks

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
Darryl J. Tompkins, P.A.
P O Box 519 (32616)
14420 NW 151st Blvd.
Alachua, FL 32615
Telephone 386-418-1000
Facsimile 386-418-1079
Website: www.tompkinslaw.net

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 **DJT Comments Subdividers AgreementV3.pdf**
875 KB

Re: Highpoint Crossing& hampton Inn

From : Justin Tabor <jtabor@cityofalachua.com>

Thu, Aug 02, 2018 04:50 PM

Subject : Re: Highpoint Crossing& hampton Inn 2 attachments**To :** Robert Walpole <walpole@chw-inc.com>**Cc :** Marian Rush <marian@robertarushpa.com>, Darryl Tompkins <djtompkins@aol.com>, Adam Boukari <aboukari@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>

Robert,

Please see the amended timeline for the item to be scheduled for a hearing before the City Commission at its September 24 meeting. I have also attached a letter, dated August 15, 2017, with the application deficiencies that need to be addressed before the site plan may be scheduled for a public hearing.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

City Hall Hours of Operation

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From: "Robert Walpole" <walpole@chw-inc.com>**To:** "Marian Rush" <marian@robertarushpa.com>, "scottm" <scottm@summitpros.com>, "Darryl Tompkins" <djtompkins@aol.com>**Cc:** "Adam Boukari" <aboukari@cityofalachua.org>, jtabor@cityofalachua.org, "Aaron Hickman" <AaronH@chw-inc.com>, "mccauleyjmd" <mccauleyjmd@yahoo.com>, "memesammad" <memesammad@yahoo.com>, "Adam Hall" <ad_hall@cityofalachua.org>, "Jessica Junkin" <JessicaJ@chw-inc.com>**Sent:** Wednesday, August 1, 2018 6:22:34 PM**Subject:** Highpoint Crossing& hampton Inn

Marian & others

I spoke with the Bonding agent yesterday and the lender today on this project. Neither of which will be ready by Monday with their underwriting and approvals. The lender approval is a condition of the bond and as such no bond can be issued. It appears that the underwriting process is going to take a month.

We need to target the last Commission Meeting in September for the plat approval. Can you please let me know what the last day to get all material is in September for the last September CC meeting.

Thanks

PS- Since we are delayed Daryl can take back the ball in coordinating all these legal matters! This makes for a Happier Engineer!!

PSS- That means we will be targeting the P&Z meeting in October for the Hampton Inn approval.

ROBERT J. WALPOLE, PE | President

t: (386) 518-5164 | c: (352) 339-2859

e: walpole@chw-inc.com

w: www.chw-inc.com

From: Marian Rush <marian@robertarushpa.com>

Sent: Wednesday, August 1, 2018 3:57 PM

To: Robert Walpole <walpole@chw-inc.com>; Scott Modesitt <scottm@summitpros.com>; 'Darryl Tompkins' <djtompkins@aol.com>

Cc: aboukari@cityofalachua.org; jtabor@cityofalachua.org

Subject: RE: Highpoint Crossing

Importance: High

I have not received any other comments on the Draft Subdividers Agreement and Draft Bond sent yesterday. Therefore, attached is a Subdividers Agreement with a footer of FINAL 8.1.18 for signature along with and a new set of revised Exhibits to the Subdividers agreement. The only revision is the inclusion of the new Exhibit "E" which is the form of the Bond marked DRAFT 7.31.18.

Best Regards,

Marian B. Rush

Marian B. Rush, Esq.

Attorney at Law

Board Certified City County and Local Government

Robert A Rush PA

11 S.E. Second Avenue

Gainesville, Florida 32601

Office: (352) 373-7566

Fax: (352) 376-7760

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From: Robert Walpole [<mailto:walpole@chw-inc.com>]

Sent: Tuesday, July 31, 2018 12:42 PM

To: Marian Rush <marian@robertarushpa.com>; Scott Modesitt <scottm@summitpros.com>; 'Darryl Tompkins' <djtompkins@aol.com>

Cc: aboukari@cityofalachua.org; jtabor@cityofalachua.org

Subject: RE: Highpoint Crossing

YES

We are good to go. Please send it in its final form and I will get it signed.

ROBERT J. WALPOLE, PE | President

t: (386) 518-5164 | c: (352) 339-2859

e: walpole@chw-inc.com

w: www.chw-inc.com

From: Marian Rush <marian@robertarushpa.com>

Sent: Tuesday, July 31, 2018 10:46 AM

To: Scott Modesitt <scottm@summitpros.com>; Robert Walpole <walpole@chw-inc.com>; 'Darryl Tompkins' <djtompkins@aol.com>

Cc: aboukari@cityofalachua.org; jtabor@cityofalachua.org

Subject: RE: Highpoint Crossing

Importance: High

Thanks Scott.

Robert, Please advise if the Subdividers Agreement should be put in final form and sent to you for signature. Also, as previously noted, I did not send the Subdividers Agreement to the insurance agent. I am not sure if Darryl has or if he wanted to wait for the final form.

Thank you all for your assistance. Please let me know if you have any questions.

Marian B. Rush

Marian B. Rush, Esq.

Attorney at Law
Board Certified City County and Local Government
Robert A Rush PA
11 S.E. Second Avenue
Gainesville, Florida 32601
Office: (352) 373-7566
Fax: (352) 376-7760

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From: Scott Modesitt [<mailto:scottm@summitpros.com>]

Sent: Tuesday, July 31, 2018 9:19 AM

To: 'Robert Walpole' <walpole@chw-inc.com>; Marian Rush <marian@robertarushpa.com>; 'Darryl Tompkins' <djtompkins@aol.com>

Cc: aboukari@cityofalachua.org; jtabor@cityofalachua.org

Subject: RE: Highpoint Crossing

Marian,

As discussed, I concur and understand the amount for the bond.

For clarification to all parties, there were some non-grant funded cost items in "Exhibit C" that were listed as Site Development costs in the grant budget "Exhibit D." If the intention is to ascertain the cost of all infrastructure less grant funded items; Marian is correct to take the total of all costs from Exhibit C and subtract the grant-funded portion. For example, items such as earthwork, electric, and landscape improvements that may have been grant "eligible" were lumped as part of site development in the grant budget.

Thank you,
Scott

J. Scott Modesitt, AICP
Project Development Director
Summit Professional Services, Inc.
PO Box 7300
Brandon, Florida 33508-6021
Phone: (813) 685-4585
Cell: (850) 570-1506
Fax: (877) 309-1951

From: Robert Walpole <walpole@chw-inc.com>

Sent: Monday, July 30, 2018 12:52 PM

To: Marian Rush <marian@robertarushpa.com>; Darryl Tompkins <djtompkins@aol.com>

Cc: aboukari@cityofalachua.org; jtabor@cityofalachua.org; scottm@summitpros.com

Subject: RE: Highpoint Crossing

Thanks Marian

I am on this in Darryl's absence.

ROBERT J. WALPOLE, PE | President

t: (386) 518-5164 | c: (352) 339-2859

e: walpole@chw-inc.com

w: www.chw-inc.com

From: Marian Rush <marian@robertarushpa.com>

Sent: Monday, July 30, 2018 12:15 PM

To: Darryl Tompkins <djtompkins@aol.com>; Robert Walpole <walpole@chw-inc.com>

Cc: aboukari@cityofalachua.org; jtabor@cityofalachua.org; scottm@summitpros.com

Subject: RE: Highpoint Crossing

Importance: High

Good day. Attached is a Subdividers Agreement draft 7.30.18. There are two changes in this document which for ease of reference are highlighted in yellow. On page 3, paragraph 10, the completion date has been moved back a month to January 21, 2020. On page 4 paragraph 11, a sentence has been added to address if there is a repair that will take more than two weeks which reads, "In the event Developer's engineer determines that a requested repair will take more than two weeks to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director."

The amount of the bond is based upon the certified project cost to construct the required Public Infrastructure for the Commercial Subdivision known as Highpoint Crossing. That number is \$2,330,809.45. This number includes both the Grant Funded Portion and the Non-Grant Funded Portion of the project. This number was first provided by CHW on July 24, 2017 as shown on the attachment marked CHW #'s 7.24.17. This number was again confirmed in CHW's signed and sealed certification in Exhibit "C" to the Subdividers Agreement and is the number being relied upon as required in the LDR's. The Surety Device in paragraph 9 was reached as follows:

	\$2,330,809.45	from Exhibit "C"
Less	1,259,964.00	from Exhibit "D" column "CDBG Amount"
Total	\$1,070,845.45	
Less	100,797.00	from Exhibit "D" Administration fees (these are not included in the \$2,330,809.45 number)
Total Non-Grant	<u>\$1,171,642.45</u>	
X 125% -Grand Total	<u>\$1,464,553.07</u>	Amount of Surety Bond included in paragraph 9 of Subdividers Agreement.

Again, the numbers being relied upon by the City for the costs of construction of the Highpoint Crossing are the signed and sealed numbers from the engineer set forth in Exhibit "D".

Please secure a surety device in the attached titled "Performance Bond Draft 7.23.18. I will be happy to speak with the insurance agent regarding any questions on the bond.

Please confirm the form of the Subdividers Agreement so it can be put in final form and provided to Robert to secure signatures in Darryl's absence per Darryl's prior e-mail.

Thank you all for your cooperation and assistance.

Best regards.

Marian B. Rush

Marian B. Rush, Esq.

Attorney at Law

Board Certified City County and Local Government

Robert A Rush PA

11 S.E. Second Avenue

Gainesville, Florida 32601

Office: (352) 373-7566

Fax: (352) 376-7760

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From: Darryl Tompkins [<mailto:djtompkins@aol.com>]
Sent: Friday, July 27, 2018 4:59 PM
To: Marian Rush <marian@robertarushpa.com>
Cc: aboukari@cityofalachua.org; jtabor@cityofalachua.org; walpole@chw-inc.com; scottm@summitpros.com
Subject: Re: Highpoint Crossing

Thanks Marian and Scott. We will look for clarification of the bond amount on Monday. Have a good weekend.

Darryl

In a message dated 7/27/2018 11:46:12 AM Eastern Standard Time, marian@robertarushpa.com writes:

Attached is the Subdividers Agreement draft dated 7.27.18 with the two duplicate phrases deleted along with the Exhibits. The amount of the bond will be clarified on Monday and a new draft will be sent out.

PLEASE NOTE: The insurance agent has requested a copy of the Subdividers Agreement. It is up to Darryl if he wishes to send this draft of the Subdividers Agreement to the insurance agent or if he wishes to wait until Monday and have Robert send the new draft. The amount of the bond would be subject to reduction, however, that should not preclude the review of other terms, however, the City is not going to determine what is sent to the insurance agent.

Marian B. Rush

Marian B. Rush, Esq.

Attorney at Law
Board Certified City County and Local Government
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Fax: (352) 376-7760

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From: Scott Modesitt [<mailto:scottm@summitpros.com>]
Sent: Friday, July 27, 2018 10:52 AM
To: 'Darryl Tompkins' <djtompkins@aol.com>; Marian Rush <marian@robertarushpa.com>
Cc: aboukari@cityofalachua.org; jtabor@cityofalachua.org; memesammad@yahoo.com; mccauleyjmd@yahoo.com; JessicaJ@chw-inc.com; walpole@chw-inc.com
Subject: RE: Highpoint Crossing

Marian,
Darryl is correct on the amounts. The cost estimate included with the attachment shows the cost of grant eligible vs non-grant eligible. The grant was not enough to cover all of the grant eligible items.
Scott

J. Scott Modesitt, AICP
Project Development Director
Summit Professional Services, Inc.
PO Box 7300
Brandon, Florida 33508-6021

Phone: (813) 685-4585
Cell: (850) 570-1506
Fax: (877) 309-1951

From: Darryl Tompkins <djtompkins@aol.com>
Sent: Friday, July 27, 2018 10:31 AM
To: marian@robertarushpa.com
Cc: aboukari@cityofalachua.org; jtabor@cityofalachua.org; memesammad@yahoo.com;
mccauleyjmd@yahoo.com; JessicaJ@chw-inc.com; walpole@chw-inc.com; scottm@summitpros.com
Subject: Re: Highpoint Crossing

Marian,

I just have a few comments regarding the agreement. In the first "Whereas" paragraph "known as" is repeated twice and in paragraph 9 "the Developer shall provide" is repeated twice. The date in paragraph 10 is acceptable. We are checking the bond amount Scott at Summit (I thought the original calculation was approximately 1.17 million. This was my previous email "It appears that the bond amount should \$1,174,996.25 which is based on the net grant funds of \$1,159,167 and based on Robert Walpole's certified project costs this leaves a balance of non-grant funds needed of \$939,997 X 125% = \$1,174,996.25 for the bond.") Brenda will confirm this amount. I will not be back in my office until August 6th so Robert Walpole will be coordinating the delivery of the required documents to the City next week to stay on the time line for City approval. Thanks

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
Darryl J. Tompkins, P.A.
P O Box 519 (32616)
14420 NW 151st Blvd.
Alachua, FL 32615
Telephone 386-418-1000
Facsimile 386-418-1079
Website: www.tompkinslaw.net

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In a message dated 7/26/2018 6:03:01 PM Eastern Standard Time, marian@robertarushpa.com writes:

Attached are the following:

1. Draft Subdividers Agreement dated 7.26.18;
2. Exhibits A, B, C and D to the Subdividers Agreement; and
3. A Timeline for being in front of the City Commission on August 27, 2018.

I am sending these to you first for your review so we can discuss any questions or comments you may have first, before you send it on to the insurance agent. I should be available most of the day tomorrow.

Best Regards,

Marian B. Rush

Marian B. Rush, Esq.

Attorney at Law
Board Certified City County and Local Government
Robert A Rush PA
11 S.E. Second Avenue
Gainesville, Florida 32601
Office: (352) 373-7566
Fax: (352) 376-7760

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 **HamptonInn@HighPointCrossing_ Letter_2017_08_15_ Revised.pdf**
819 KB

 **CCOM Tentative Hearing Deadlines for 9-24-18 CCOM.docx**
14 KB

RE: Regarding Alachua A One Performance Bond

From : Marian Rush <marian@robertarushpa.com>
Subject : RE: Regarding Alachua A One Performance Bond

Mon, Jul 23, 2018 11:32 AM

2 attachments

To : dslinkard@darrschackowinsurance.com, DJTOMPKINS@aol.com, mccauleyjmd@yahoo.com

Cc : JessicaJ@chw-inc.com, jtabor@cityofalachua.org, aboukari@cityofalachua.org, memesammad@yahoo.com, 'Kathy Winburn' (kwinburn@cityofalachua.org) <kwinburn@cityofalachua.org>

Attached is a Common Law Performance Bond for the Alachua Highpoint Project marked draft 7/23/18. This is based upon the Standard Form 25 (Rev. 8/2016) Performance Bond which has been used by the Federal Government in the construction industry for many years. This Bond will be the surety device required in the City of Alachua Land Development Regulations(LDR's). The amount will be approximately \$1,464,553.07, however, I am going to go over these numbers with the City tomorrow and will confirm the amount. The Subdividers Agreement will require the Common Law Performance Bond to be issued from a surety listed on the U.S. Department of Treasury's listing of approved sureties (Department Circular 5707) which is authorized to transact business in the State of Florida and is doing business through an agent authorized to do business in the State of Florida is business in Alachua County, Florida. The Subdividers Agreement will be provided tomorrow or Wednesday. The Common Law Performance Bond will insure the Developer's fulfillment of all of the terms of the Subdividers Agreement. A term of the LDR's and Subdividers Agreement requires a maintenance bond for a year after the completion of the construction. The construction improvements are not accepted until after the year. Since the Common Law Performance Bond covers the Developer complying with all of the terms of the Subdividers Agreement, wording could be put in the Subdividers Agreement that the Bond remains in effect until the maintenance period runs, which it would do anyway. Then there would not need to be a second bond. Please let me know so I can complete the Subdividers Agreement. Please let me know if you have any questions.

Marian B. Rush

Marian B. Rush, Esq.

Attorney at Law
Board Certified City County and Local Government
Robert A Rush PA
11 S.E. Second Avenue
Gainesville, Florida 32601
Office: (352) 373-7566
Fax: (352) 376-7760

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From: Darryl Tompkins [mailto:djtompkins@aol.com]

Sent: Thursday, June 21, 2018 2:23 PM

To: Marian Rush <marian@robertarushpa.com>; walpole@chw-inc.com; dslinkard@darrschackowinsurance.com

Cc: JessicaJ@chw-inc.com; jtabor@cityofalachua.org; aboukari@cityofalachua.org; memesammad@yahoo.com; mccauleyjmd@yahoo.com; scottm@summitpros.com

Subject: Re: Regarding Alachua A One Performance Bond

Marian,

It appears that Dr. McCauley is now back to using a bond for this project. Please let Don Slinkard at Darr.Schackow, at the contact information below on this email thread, know what the City's requirements are for issuing this bond. It appears that the bond amount should \$1,174,996.25 which is based on the net grant funds of \$1,159,167 and based on Robert Walpole's certified project costs this leaves a balance of non-grant funds needed of \$939,997 X 125% = \$1,174,996.25 for the bond. I apologize for any confusion regarding the letter of credit. Let me know if you have any questions. Thanks

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
Darryl J. Tompkins, P.A.
P O Box 519 (32616)
14420 NW 151st Blvd.
Alachua, FL 32615
Telephone 386-418-1000
Facsimile 386-418-1079
Website: www.tompkinslaw.net

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In a message dated 6/18/2018 3:36:47 PM Eastern Standard Time, djtompkins@aol.com writes:

Marian,

I have discussed this with Dr. McCauley and he is doing the letter of credit and not the bond. I'm sorry for any confusion.

I have copied Scott Monasett with this email and ask him to confirm to all on this email what the final net grant amount will be.

Has the letter from the Florida Department of Economic Opportunity regarding the CDBG grant funding approval been received by the City yet?

Darryl J. Tompkins, Esquire
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In a message dated 6/18/2018 10:49:27 AM Eastern Standard Time, djtompkins@aol.com writes:

Marian,

I have a call into Dr. McCauley to confirm what his intentions are will will reply to all as soon as I talk to him.

My condolences to you as well.

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
Darryl J. Tompkins, P.A.
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In a message dated 6/18/2018 10:44:09 AM Eastern Standard Time, marian@robertarushpa.com writes:

So no letter of credit is being used at all and two bonds will be used instead, correct? Yes, there will be specific language for the bonds, which are essentially insurance policies. I can deal with the Insurance Agency directly on it next week. We had been told that it would be letters of credit, but this will be fine and it will be dealt with next week.

Marian B. Rush

Marian B. Rush, Esq.

Attorney at Law
Board Certified City County and Local Government
Robert A Rush PA
11 S.E. Second Avenue
Gainesville, Florida 32601
Office: (352) 373-7566
Fax: (352) 376-7760

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From: Robert Walpole [<mailto:walpole@chw-inc.com>]

Sent: Monday, June 18, 2018 10:40 AM

To: Marian Rush <marian@robertarushpa.com>; Darryl Tompkins <djtompkins@aol.com>; dslinkard@darrschackowinsurance.com

Cc: Jessica Junkin <JessicaJ@chw-inc.com>; jtabor@cityofalachua.org; Adam Boukari <aboukari@cityofalachua.org>

Subject: RE: Regarding Alachua A One Performance Bond

Marian

My condolences to you and your brother.

Yes a bond is being used and the bonding company is interested in any particular language you require.

ROBERT J. WALPOLE, PE | President

t: (386) 518-5164 | c: (352) 339-2859

e: walpole@chw-inc.com

w: www.chw-inc.com

From: Marian Rush <marian@robertarushpa.com>

Sent: Monday, June 18, 2018 10:23 AM

To: Darryl Tompkins <djtompkins@aol.com>; dslinkard@darrschackowinsurance.com

Cc: Robert Walpole <walpole@chw-inc.com>; Jessica Junkin <JessicaJ@chw-inc.com>; jtabor@cityofalachua.org; Adam Boukari <aboukari@cityofalachua.org>

Subject: RE: Regarding Alachua A One Performance Bond

Importance: High

All, My mother passed away over the weekend and I am only in the office for a few minutes. Robert, Please let Gerry know this.

I only became aware of the possibility of a "bond" last week and was not supplied any details. Is a bond now being used instead of a letter of credit? If a letter of credit is used, then there is a maintenance letter of credit that is posted after the inspection of the original work. If bonds are being used then there will be two of those also. Please clarify what instruments are being used. Thank you.

I will not be in much, if at all, for the rest of the week.

Best regards,

Marian B. Rush

Marian B. Rush, Esq.

Attorney at Law
Board Certified City County and Local Government
Robert A Rush PA
11 S.E. Second Avenue
Gainesville, Florida 32601
Office: (352) 373-7566
Fax: (352) 376-7760

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From: Darryl Tompkins [<mailto:djtompkins@aol.com>]
Sent: Thursday, June 14, 2018 10:44 AM
To: dslinkard@darrschackowinsurance.com
Cc: walpole@chw-inc.com; JessicaJ@chw-inc.com; jtabor@cityofalachua.org; Marian Rush <marian@robertarushpa.com>
Subject: Re: Regarding Alachua A One Performance Bond

Don,

I have copied the civil engineer, city planner and city attorney in the hopes that one of them can answer your questions about the bond requirements.

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
Darryl J. Tompkins, P.A.
P O Box 519 (32616)
14420 NW 151st Blvd.
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In a message dated 6/14/2018 10:21:03 AM Eastern Standard Time, dslinkard@darrschackowinsurance.com writes:

Good morning Darryl,

I am working on behalf of Alachua A One to provide the required performance bond.

The surety company we work with is not Florida based. So I was hoping you would kindly provide an example of the bond you require so I may verify our bond is properly formatted for you.

Additionally, I was informed that the required bond amount may have changed. Would you please also verify the required amount and any required identifying numbers that must be listed for the county project?

Thank you for your help,

Don Slinkard

Commercial Lines Servicer



5200-B W. Newberry Road
Gainesville, FL 32607
Main 352-338-0552
Fax 352-376-5741

All requests for certificates must
include your business name or
policy number.

Visit us at:

www.DarrSchackowInsurance.com

 **Performance Bond DRAFT 7.23.18.pdf**
87 KB

Re: High Point Plat**From :** Darryl Tompkins <djtompkins@aol.com>

Wed, Jul 18, 2018 11:41 AM

Subject : Re: High Point Plat

4 attachments

To : jtabor@cityofalachua.org**Cc :** walpole@chw-inc.com, aboukari@cityofalachua.org, AaronH@chw-inc.com, JessicaJ@chw-inc.com, scottm@summitpros.com, marian@robertarushpa.com, kwincburn@cityofalachua.org, ad hall <ad_hall@cityofalachua.org>, ro valladares <ro_valladares@cityofalachua.org>, memesammad@yahoo.com, mccauleyjmd@yahoo.com

Justin,

Attached please find the updated plat title opinion letter with backup. Let me know if you need anything additional for this item. Thanks

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
Darryl J. Tompkins, P.A.
P O Box 519 (32616)
14420 NW 151st Blvd.
Alachua, FL 32615
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In a message dated 7/18/2018 10:03:57 AM Eastern Standard Time, jtabor@cityofalachua.org writes:

Robert,

It appears the comments issued on 3/19/18 have been addressed. In addition to completion and acceptance by the property owner of the Subdivider's Agreement, and confirmation the bond will be in place before the Commission hearing date, we previously discussed that the title opinion needs to be updated (copy on file is dated 8/28/17).

The deadline for us to be able to schedule the item for the 8/27 Commission meeting and meet notice requirements is **Monday, August 6**. In addition to addressing the preceding items for the final plat by this date, the proposed relocation of a water main north of the Kazbor's parcel must be approved by Public Services before Construction Plans could be issued.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Darryl Tompkins" <djtompkins@aol.com>
To: "Robert Walpole" <walpole@chw-inc.com>, jtabor@cityofalachua.org
Cc: "Adam Boukari" <aboukari@cityofalachua.org>, "Aaron Hickman" <AaronH@chw-inc.com>, "Jessica Junkin" <JessicaJ@chw-inc.com>, "scottm" <scottm@summitpros.com>, "Marian Rush" <marian@robertarushpa.com>
Sent: Wednesday, July 18, 2018 9:48:32 AM
Subject: Re: High Point Plat

All,

It is my understanding that Marian is out of town through tomorrow and will be providing the insurance agent (Don at Darr.Schackow) and us with the request language and form for the bond as well as a draft of the subdivider's agreement so we can start our review of that document.

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
Darryl J. Tompkins, P.A.
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In a message dated 7/18/2018 9:02:02 AM Eastern Standard Time, walpole@chw-inc.com writes:

Justin

Daryl is working with Marian on the Bond and the Sub-Dividers Agreement. Is there anything else you show as outstanding to place this in front of the City Commission for Final Approval of the plat?

To stay on track with the grant we need to make the August 28th City Commission agenda. If the hotel is not under construction by November 1st, Dr. McCauley will loose the hotel franchise. Once the plat is approved there are numerous things the City must do to bid and award the roadway to start construction and we still must go to PZ for Final approval of the hotel.

Adam

I know Scott Modesitt is working externally, but who internally is handling the City side of the grant with the bidding, award and Construction of the roads? I have estimated that with advertising, bidding, bid award by the City Commission, etc that the process will take all of Sept- November, so I am very concerned about construction starting in time to meet the Hotel deadline. Please let me know who we can work with to help meet the deadlines.

ROBERT J. WALPOLE, PE | President
t: (386) 518-5164 | c: (352) 339-2859
e: walpole@chw-inc.com
w: www.chw-inc.com ;

JACKSONVILLE GAINESVILLE OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Dr., Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470

Sent from my iPad

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99 KB

 **SP-Search Package.pdf**
2 MB

 **Document - __ Book.Page-4587.78.pdf**
266 KB

Re: Regarding Alachua A One Performance Bond

From : Darryl Tompkins <djtompkins@aol.com>
Subject : Re: Regarding Alachua A One Performance Bond
To : dslinkard@darrschackowinsurance.com
Cc : walpole@chw-inc.com, JessicaJ@chw-inc.com, jtabor@cityofalachua.org, marian@robertarushpa.com

Thu, Jun 14, 2018 10:44 AM

📎 1 attachment

Don,

I have copied the civil engineer, city planner and city attorney in the hopes that one of them can answer your questions about the bond requirements.

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
Darryl J. Tompkins, P.A.
P O Box 519 (32616)
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In a message dated 6/14/2018 10:21:03 AM Eastern Standard Time, dslinkard@darrschackowinsurance.com writes:

Good morning Darryl,

I am working on behalf of Alachua A One to provide the required performance bond.

The surety company we work with is not Florida based. So I was hoping you would kindly provide an example of the bond you require so I may verify our bond is properly formatted for you.

Additionally, I was informed that the required bond amount may have changed. Would you please also verify the required amount and any required identifying numbers that must be listed for the county project?

Thank you for your help,

Don Slinkard

Commercial Lines Servicer



5200-B W. Newberry Road

Gainesville, FL 32607
Main 352-338-0552
Fax 352-376-5741

All requests for certificates must
include your business name or
policy number.

Visit us at:
www.DarrSchackowInsurance.com

RE: High Point Plat to CC**From :** Aaron Hickman <AaronH@chw-inc.com>

Mon, Jun 11, 2018 02:11 PM

Subject : RE: High Point Plat to CC 3 attachments**To :** Justin Tabor <jtabor@cityofalachua.org>, Robert Walpole <walpole@chw-inc.com>**Cc :** Darryl Tompkins <djtompkins@aol.com>, Rodolfo Valladares <ro_valladares@cityofalachua.org>, memesammad <memesammad@yahoo.com>, Adam Boukari <aboukari@cityofalachua.org>, David Santa <davids@chw-inc.com>, Grafton Wilson <gwilson@cityofalachua.org>, Marian Rush <marian@robertarushpa.com>, kwinburn <kwinburn@cityofalachua.org>

Justin,

Attached is the updated Plat & Boundary Survey. Let me know if you need anything further at this time.

AARON H. HICKMAN, P.S.M. | Director of Surveying + Mapping

t: (386) 518-5132 | c: (352) 538-7234

e: aaronh@chw-inc.comw: www.chw-inc.com**From:** Justin Tabor <jtabor@cityofalachua.org>**Sent:** Monday, June 11, 2018 10:15 AM**To:** Robert Walpole <walpole@chw-inc.com>**Cc:** Aaron Hickman <AaronH@chw-inc.com>; Darryl Tompkins <djtompkins@aol.com>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; memesammad <memesammad@yahoo.com>; Adam Boukari <aboukari@cityofalachua.org>; David Santa <davids@chw-inc.com>; Grafton Wilson <gwilson@cityofalachua.org>; Marian Rush <marian@robertarushpa.com>; kwinburn <kwinburn@cityofalachua.org>**Subject:** Re: High Point Plat to CC

Robert,

Thank you for your prompt response.

I have attached the certified cost of construction from the 4/5/18 submittal. Could you ensure that the tables which calculate these amounts are also attached, so there is a documented basis for the amounts?

Thank you.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com**City Hall Hours of Operation**

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From: "Robert Walpole" <walpole@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>, "Aaron Hickman" <AaronH@chw-inc.com>
Cc: "Darryl Tompkins" <djtompkins@aol.com>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>, "memesammad" <memesammad@yahoo.com>, "Adam Boukari" <aboukari@cityofalachua.org>, "David Santa" <davids@chw-inc.com>, "Grafton Wilson" <gwilson@cityofalachua.org>, "Marian Rush" <marian@robertarushpa.com>, "kwinburn" <kwinburn@cityofalachua.org>
Sent: Monday, June 11, 2018 10:12:30 AM
Subject: RE: High Point Plat to CC

Justin

My certification was intended to be an update as our cost of construction are very conservative so you have the latest cost estimate.

I have copied Aaron so he can update the survey and plat once again. BTW CHW strongly advises that the City reconsider placing adjacent owner names on a plat. This recorded document will change as owner's change which is inevitable. You have a system that guarantees in the future a plat is incorrect and it really should be reconsidered.

A TO will be updated to within 30 days of the CC hearing if we can be given a date such that it is valid hen it goes to hearing.

ROBERT J. WALPOLE, PE | President

t: (386) 518-5164 | c: (352) 339-2859

e: walpole@chw-inc.com

w: www.chw-inc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, June 11, 2018 10:06 AM
To: Robert Walpole <walpole@chw-inc.com>
Cc: Darryl Tompkins <djtompkins@aol.com>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; memesammad <memesammad@yahoo.com>; Adam Boukari <aboukari@cityofalachua.org>; David Santa <davids@chw-inc.com>; Grafton Wilson <gwilson@cityofalachua.org>; Marian Rush <marian@robertarushpa.com>; Kathy Winburn <kwinburn@cityofalachua.org>
Subject: Re: High Point Plat to CC

Robert,

Many of the previous review comments, as provided in a letter dated March 19, 2018, have been addressed. There are, however, a few items which remain unaddressed.

In the 3/19/18 letter, an updated certified cost of construction was requested. It was noted in this letter that the construction costs were dated 7/24/17 and have likely changed since that date. The date of the cost of construction submitted on 4/5/18 was updated, but the amounts remained the same as those from the 7/24/17 document. The applicant's response letter, dated 4/5/18, only stated "Updated cost estimate included." To address the comment, an updated and current certified cost of construction, with a line-item calculation of the value of all public infrastructure, needs to be provided, using current construction costs.

As Cap has noted, ownership of the lands to the west of the subdivision has changed (once again) and should be updated to reflect accordingly on the survey and plat.

In addition, the title certification is dated August 28, 2017, 8 AM. Given the time which has lapsed, the title certification should be updated.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Robert Walpole" <walpole@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Darryl Tompkins" <djtompkins@aol.com>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>, "memesammad" <memesammad@yahoo.com>, "Adam Boukari" <aboukari@cityofalachua.org>, "David Santa" <davids@chw-inc.com>, "Grafton Wilson" <gwilson@cityofalachua.org>, "Marian Rush" <marian@robertarushpa.com>
Sent: Saturday, June 9, 2018 10:45:46 AM
Subject: High Point Plat to CC

Justin

Can you confirm that when you receive the Subdividers Agreement being prepared by Marian and the Bond in the amount of 125% of the difference form Cost of Construction minus the Grant that you have everything you need to schedule the City Commission hearing for the final plat.

Adam

Can you confirm when the Grant writer will be bidding our plans and the City Commission will see a contract for approval. IE what is the tentative schedule to begin site work? A rough idea will help in understanding the timing for start of construction on the Hampton Inn which still needs to go to P&Z.

Thanks all.

ROBERT J. WALPOLE, PE | President
t: (386) 518-5164 | c: (352) 339-2859
e: walpole@chw-inc.com
w: www.chw-inc.com

From: Grafton Wilson <gwilson@cityofalachua.org>
Sent: Friday, June 8, 2018 1:48 PM
To: Robert Walpole <walpole@chw-inc.com>
Cc: Tompkins Darryl <djtompkins@aol.com>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Brenda Cowart <memesammad@yahoo.com>; Adam Boukari <aboukari@cityofalachua.org>; Justin Tabor <jtabor@cityofalachua.org>; David Santa <davids@chw-inc.com>
Subject: Re: High Point Temporary Easement

Robert,

I appreciate your quick response to the City Concern. The drawing you provided presents the land rights solution to which I referred and eliminates the need for an easement since the ROW has been deeded to the City. The attached easement is the one that was last delivered and, based on your response, is not necessary.

There is no doubt this particular location presented challenges a little different from the average. It does seem that any sketches or drawings that will be a part of the file should be updated to reflect City of Alachua as owner of the two small parcels that, in this case, are identified as one owned by Alachua A One, LLC and the other by Hipp Investments, LLC.

Justin or Rodolfo may have a comment related to Planning or Public Services concerns.

Have a good weekend..cap...

G.B."Cap"Wilson, J.D.
Director
Compliance and Risk Management

City of Alachua
P.O. Box 9
Alachua, FL 32616

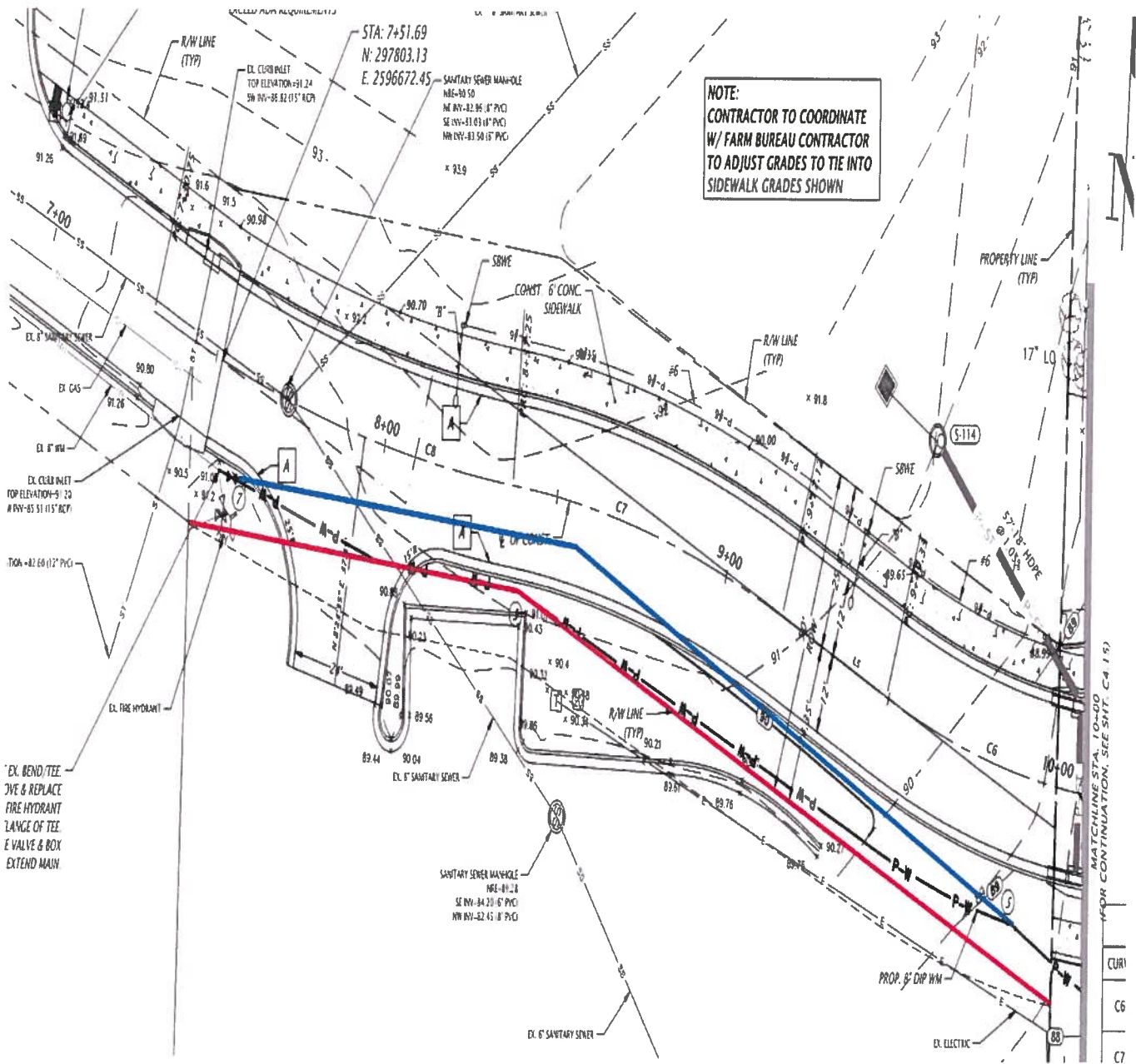
PH: (386)418-6116
FX: (386)418-6176

From: "Robert Walpole" <walpole@chw-inc.com>
To: "Grafton Wilson" <gwilson@cityofalachua.org>, "Tompkins Darryl" <djtompkins@aol.com>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>
Cc: "Brenda Cowart" <memesammad@yahoo.com>, "Adam Boukari" <aboukari@cityofalachua.org>, "Justin Tabor" <jtabor@cityofalachua.org>, "David Santa" <davids@chw-inc.com>
Sent: Thursday, June 7, 2018 3:55:03 PM
Subject: RE: High Point Temporary Easement

Cap

The WM connection will be built per the blue line and therefore will not require an easement from Talal. Red is the ROW line showing separation for maintenance.

See below. Nothing more should be required.



ROBERT J. WALPOLE, PE | President
 t: (386) 518-5164 | c: (352) 339-2859
 e: walpole@chw-inc.com
 w: www.chw-inc.com

From: Grafton Wilson <gwilson@cityofalachua.org>
Sent: Thursday, June 7, 2018 3:45 PM
To: Tompkins Darryl <djtompkins@aol.com>
Cc: Robert Walpole <walpole@chw-inc.com>; Brenda Cowart <memesammad@yahoo.com>; Adam Boukari <aboukari@cityofalachua.org>; Justin Tabor <jtabor@cityofalachua.org>
Subject: Re: High Point Temporary Easement

Darryl,

Thank you for sending me the revised easements and withdrawing that not required since the COA has acquired title to the property over which the PUE to the City was to be needed.

However, I thought, from my last conversation, that your engineer understood the proposed easement over the "Kasbors" property (Talal PUE, supra) was acceptable to the COA IF the developer procured it. But, as I have expressed, the burden is not on the City to acquire it. A site plan design showing the utility infrastructure on the 163rd ROW north of Talal will not require an easement and is acceptable. My experience with the two owners of the Talal property suggests the most efficient solution rests with the engineer.

I hope you are well..cap...

G.B."Cap"Wilson, J.D.
Director
Compliance and Risk Management

City of Alachua
P.O. Box 9
Alachua,FL 32616

PH: (386)418-6116
FX: (386)418-6176

From: "Tompkins Darryl" <djtompkins@aol.com>
To: "Grafton Wilson" <gwilson@cityofalachua.org>
Cc: "Justin Tabor" <jtabor@cityofalachua.org>, "Robert Walpole" <walpole@chw-inc.com>, "Brenda Cowart" <memesammad@yahoo.com>, "James McCauley" <mccauleyjmd@yahoo.com>
Sent: Tuesday, May 29, 2018 11:41:07 AM
Subject: Re: High Point Temporary Easement

Cap,

Per our previous discussions attached please the find revised PUE from Alachua A One, new PUE from Talal and Tarek, revised Temporary Easement from Alachua A One and Drainage Easement. I believe I have addressed your comments but let me know if there are any other comments or questions. Thanks

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
Darryl J. Tompkins, P.A.
P O Box 519 (32616)
14420 NW 151st Blvd.
Alachua, FL 32615
Telephone 386-418-1000
Facsimile 386-418-1079
Website: www.tompkinslaw.net

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In a message dated 4/26/2018 3:04:23 PM Eastern Standard Time, gwilson@cityofalachua.org writes:

I am now reviewing the drainage and PUE and will get back today...cap...

G.B."Cap"Wilson, J.D.
Director
Compliance and Risk Management

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To: "Grafton Wilson" <gwilson@cityofalachua.org>
Cc: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Thursday, April 26, 2018 2:17:33 PM
Subject: Re: High Point Temporary Easement

OK, thanks Cap and Justin.

Darryl

In a message dated 4/26/2018 2:02:00 PM Eastern Standard Time, gwilson@cityofalachua.org writes:

Thank you Darryl.

See the email below from Justin confirming acceptance by the City of the easement for the required purpose..cap...

G.B. "Cap" Wilson, J.D.
Director
Compliance and Risk Management

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From: "Justin Tabor" <jtabor@cityofalachua.org>
To: "Grafton Wilson" <gwilson@cityofalachua.org>
Cc: "Anne-Marie DiRocco" <an_dirocco@cityofalachua.org>
Sent: Thursday, April 26, 2018 1:31:21 PM
Subject: Re: High Point Temporary Easement

Cap,

The revised draft of the easement satisfies the comment made by Planning in reference to the provision of ingress/egress to the area.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Darryl Tompkins" <djtompkins@aol.com>
To: "Grafton Wilson" <gwilson@cityofalachua.org>
Cc: jtabor@cityofalachua.org, "Anne-Marie DiRocco" <an_dirocco@cityofalachua.org>
Sent: Thursday, April 26, 2018 12:01:39 PM
Subject: Re: High Point Temporary Easement

Cap,

Per our telephone discussion yesterday attached please find a revised draft of the Temporary Construction Easement. In addition to your requested changes I have also added some additional language regarding the termination of this easement in the future. Please let me know if you have any additional comments. Thanks

Darryl J. Tompkins, Esquire
Board Certified Real Estate Lawyer
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Good Morning,

I called and left a voice mail this morning to talk bout the Temporary Construction Easement.

Please send a WORD version to allow for a bit of language to be added or we can probably resolve with a short telephone conversation..cap.....

G.B."Cap"Wilson, J.D.
Director
Compliance and Risk Management

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 **16-0638-PLAT Highpoint Crossing 6-11-18.pdf**
3 MB

 **16-0506.03-Bndy Svy.pdf**
3 MB

RE: High Point Temporary Easement

From : Robert Walpole <walpole@chw-inc.com>

Mon, Jun 11, 2018 12:10 PM

Subject : RE: High Point Temporary Easement 1 attachment**To :** Justin Tabor <jtabor@cityofalachua.org>**Cc :** Darryl Tompkins <djtompkins@aol.com>, Rodolfo Valladares <ro_valladares@cityofalachua.org>, memesammad <memesammad@yahoo.com>, Adam Boukari <aboukari@cityofalachua.org>, David Santa <davids@chw-inc.com>, Grafton Wilson <gwilson@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org>

Yes it should be one sheet only maybe 2. Once David has it updated I will get Rodolfo to pre-approve this and schedule an appointment to replace the sheet or two.

ROBERT J. WALPOLE, PE | President

t: (386) 518-5164 | c: (352) 339-2859

e: walpole@chw-inc.comw: www.chw-inc.com**From:** Justin Tabor <jtabor@cityofalachua.org>**Sent:** Monday, June 11, 2018 8:37 AM**To:** Robert Walpole <walpole@chw-inc.com>**Cc:** Darryl Tompkins <djtompkins@aol.com>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; memesammad <memesammad@yahoo.com>; Adam Boukari <aboukari@cityofalachua.org>; David Santa <davids@chw-inc.com>; Grafton Wilson <gwilson@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>**Subject:** Re: High Point Temporary Easement

Robert,

To confirm, the proposal is to adjust the location of the water main from where it was approved in the Construction Plans (approved plans were dated July 20, 2017) and to relocate northward into the ROW and under pavement? If so, it would be appropriate for Public Services to review and approve the proposed adjustment. If approved by Public Services, Planning would need revised sets (4) of the construction plans. We have the sets provided after the construction plans were approved in August that we could return for you to swap sheets as needed.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com**City Hall Hours of Operation**

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"memesammad" <memesammad@yahoo.com>, "Adam Boukari" <aboukari@cityofalachua.org>, "Justin Tabor" <jtabor@cityofalachua.org>, "David Santa" <davids@chw-inc.com>

Sent: Friday, June 8, 2018 1:48:16 PM

Subject: Re: High Point Temporary Easement

Robert,

I appreciate your quick response to the City Concern. The drawing you provided presents the land rights solution to which I referred and eliminates the need for an easement since the ROW has been deeded to the City. The attached easement is the one that was last delivered and, based on your response, is not necessary.

There is no doubt this particular location presented challenges a little different from the average. It does seem that any sketches or drawings that will be a part of the file should be updated to reflect City of Alachua as owner of the two small parcels that, in this case, are identified as one owned by Alachua A One, LLC and the other by Hipp Investments, LLC.

Justin or Rodolfo may have a comment related to Planning or Public Services concerns.

Have a good weekend..cap...

G.B. "Cap" Wilson, J.D.
Director
Compliance and Risk Management

City of Alachua
P.O. Box 9
Alachua, FL 32616

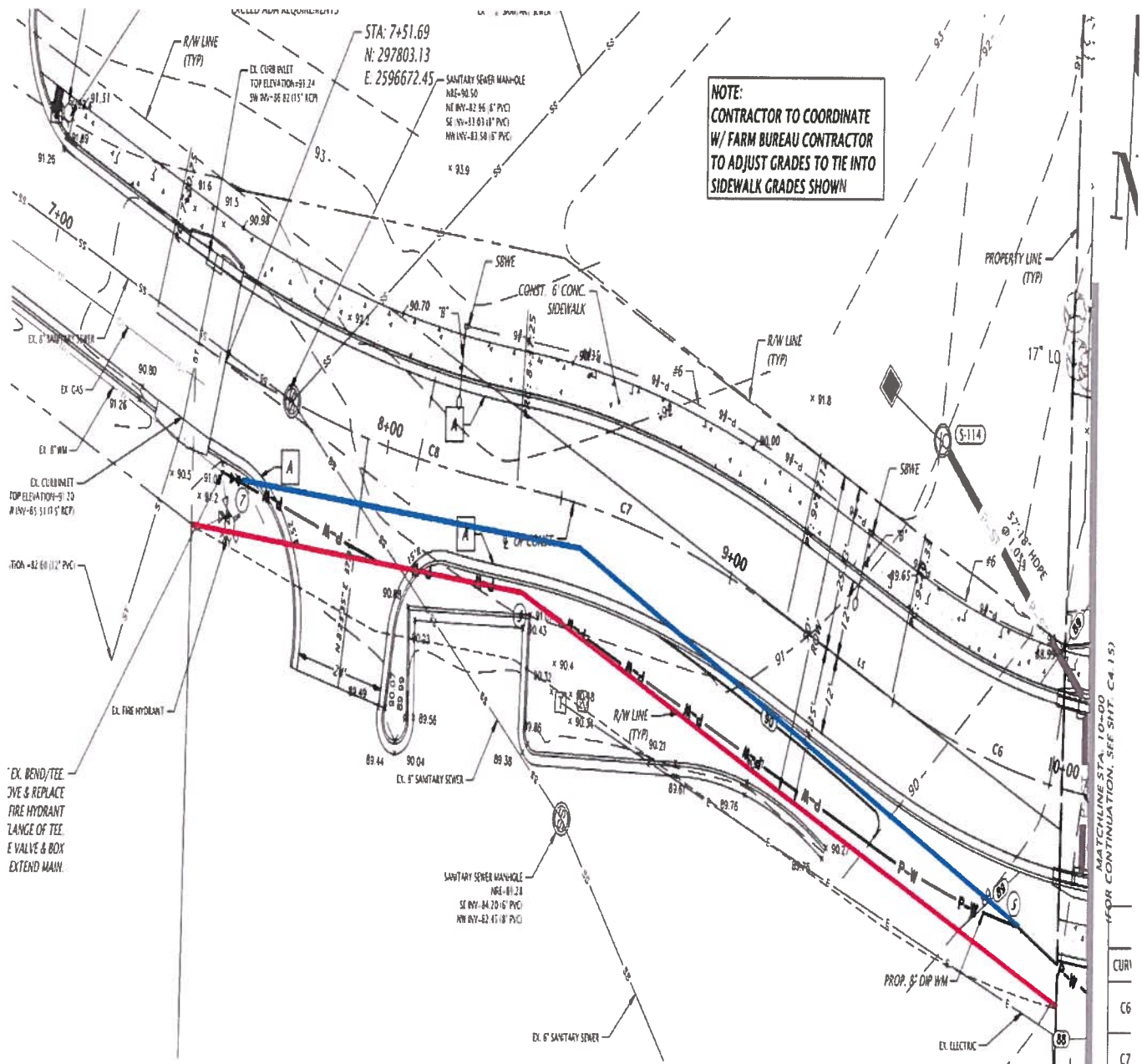
PH: (386)418-6116
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From: "Robert Walpole" <walpole@chw-inc.com>
To: "Grafton Wilson" <gwilson@cityofalachua.org>, "Tompkins Darryl" <djtompkins@aol.com>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>
Cc: "Brenda Cowart" <memesammad@yahoo.com>, "Adam Boukari" <aboukari@cityofalachua.org>, "Justin Tabor" <jtabor@cityofalachua.org>, "David Santa" <davids@chw-inc.com>
Sent: Thursday, June 7, 2018 3:55:03 PM
Subject: RE: High Point Temporary Easement

Cap

The WM connection will be built per the blue line and therefore will not require an easement from Talal. Red is the ROW line showing separation for maintenance.

See below. Nothing more should be required.



ROBERT J. WALPOLE, PE | President
 t: (386) 518-5164 | c: (352) 339-2859
 e: walpole@chw-inc.com
 w: www.chw-inc.com

From: Grafton Wilson <gwilson@cityofalachua.org>
Sent: Thursday, June 7, 2018 3:45 PM
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Subject: Re: High Point Temporary Easement

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I am now reviewing the drainage and PUE and will get back today...cap...

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Sent: Thursday, April 26, 2018 2:17:33 PM
Subject: Re: High Point Temporary Easement

OK, thanks Cap and Justin.

Darryl

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Thank you Darryl.

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G.B."Cap"Wilson, J.D.
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Compliance and Risk Management

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Sent: Thursday, April 26, 2018 1:31:21 PM
Subject: Re: High Point Temporary Easement

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Justin Tabor, AICP
Principal Planner
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Cc: jtabor@cityofalachua.org, "Anne-Marie DiRocco" <an_dirocco@cityofalachua.org>
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G.B."Cap"Wilson, J.D.
Director
Compliance and Risk Management

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PH: (386)418-6116
FX: (386)418-6176

RE: HighPoint Crossing

From : Jessica Junkin <JessicaJ@chw-inc.com>
Subject : RE: HighPoint Crossing
To : Justin Tabor <jtabor@cityofalachua.org>

Tue, Apr 24, 2018 05:15 PM

📎 1 attachment

Thank you for the update Justin!

JESSICA JUNKIN | Project Coordinator
t: (386) 518-5136
e: jessicaj@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, April 24, 2018 5:08 PM
To: Jessica Junkin <JessicaJ@chw-inc.com>
Cc: Robert Walpole <walpole@chw-inc.com>; Adam Boukari <aboukari@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Marian Rush <marian@robertarushpa.com>
Subject: Re: HighPoint Crossing

Jessica,

We are reviewing the revised submittal to confirm that the comments of the 3/19/18 letter have been addressed. At this time, there are a couple items which need to be further reviewed and discussed internally before we can respond to your resubmittal.

Another factor which affects the application's scheduling of a public hearing before the City Commission is the completion of certain tasks associated with the CDBG grant that is being sought for a portion of the infrastructure. It is my understanding that the City Attorney is coordinating with Darryl Tompkins and other City Staff to address these matters.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Jessica Junkin" <JessicaJ@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Robert Walpole" <walpole@chw-inc.com>
Sent: Friday, April 20, 2018 4:19:34 PM
Subject: HighPoint Crossing

Justin,

Good afternoon! I just wanted to check in on our resubmittal for the Final Plat from April 5th. Can you please let me know when you anticipate having comments/approval to us?

Thank you,

JESSICA JUNKIN | Project Coordinator

t: (386) 518-5136

e: jessicaj@chw-inc.com

w: www.chw-inc.com



JACKSONVILLE.GAINESVILLE.OCALA

t: (904) 619-6521 | 8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244

t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615

t: (352) 414-4621 | 101 NE 1st Ave, Ocala, FL 34470

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 19, 2018

Also sent electronically to walpole@chw-inc.com

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Review of Revised Plat & Application Materials, Dated March 5, 2018: HighPoint Crossing Final Plat

Dear Mr. Walpole:

On March 5, 2018, the City of Alachua received your revised application and materials for the HighPoint Crossing Final Plat, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development, consisting a portion of Tax Parcel Number 03049-000-000 and Tax Parcel Number 03049-003-000. Development Review Team (DRT) comments were issued in a letter dated September 26, 2017.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review revisions must be made to the application before the application may be scheduled for a hearing before the City Commission.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Thursday, April 5, 2018**. A total of four (4) copies of the **complete** application package (i.e., all application materials and attachments) and a CD containing a PDF of **all** application materials must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be approved.

Please address the following:

Previous Comments

1. **Compliance with Preliminary Plat/Construction Plans**
 - a. Provide public utility easements (PUEs) along roadways and drainage easements as shown on the preliminary plat and construction plans.
Previous Comments, 9/26/17 Letter: Utilities are proposed to be constructed within the PUEs as shown on the approved preliminary plat and approved construction plans. PUEs must be provided on the final plat in accordance with the approved preliminary plat and approved construction plans.

Remaining Issues:

- (1) The applicant has provided a number of legal descriptions and sketches of easement areas, in lieu of depicting easement areas on the plat. Staff's previous comment in the 9/26/17 letter noted that easements must be provided on the final plat in accordance with the approved preliminary plat and approved construction plans.
 - a. PUEs, as shown on the approved preliminary plat and construction plans, shall be depicted on and recorded in the public records of Alachua County as part of the final plat.
 - b. Any other method, such as recording the PUEs by separate instrument, must be reviewed and approved by Compliance & Risk Management, which can be reached at 386-418-6118.
 - (2) In multiple locations, the legal descriptions and sketches that the applicant has provided in the 3/5/18 submittal do not cover all areas where public utility infrastructure to be constructed by the project, as shown on the approved construction plans. Further, the legal descriptions and sketches provided in the 3/5/18 submittal are not consistent with PUEs as shown on the approved preliminary plat and construction plans.
- b. Easement or other provisions legal access/use of the area consisting of the temporary cul-de-sac required.

Previous Comments, 9/26/17 Letter: No documentation provided by applicant to address the comment.

Remaining Issue: Applicant has provided legal description and sketch labeled as "Temporary Construction Easement". The area is intended to serve as a temporary cul-de-sac until a planned extension of NW 161st Terrace occurs.

- (1) The purpose of the area is not to serve as a temporary construction easement, but rather for ingress/egress. Revise the title of the document to reflect the purpose of the easement (i.e., ingress/egress easement or similar document).
- (2) As the cul-de-sac is not part of the roadways for the subdivision, it shall be privately maintained.
- (3) The applicant must address how the easement or other provision for legal access/use of the cul-de-sac would be addressed upon extension of the road.

2. General/Miscellaneous Issues to Be Addressed

- a. Verify ownership of lands comprising Tax Parcel 03053-001-008.
Previous Comments, 9/26/17 Letter: The owner of the parent parcel of the lands comprising Tax Parcel 03053-001-008 is "Hipp Investments, LLC". It is the Planning Department's understanding that Hipp Investments, LLC remains the property owner of the referenced parcel. The applicant must confirm ownership and reflect it accordingly on the plat.

Remaining Issue: Since the last correspondence on the project, dated 9/26/17, ownership of a portion of the lands to the west has changed. Please confirm all current land owners of the lands to the west are reflected on the plat. Additional information provided below.

- b. Draft performance guarantee/surety instrument in a form acceptable to the City must be submitted for review.
 - i. Provide draft documentation of proposed performance guarantee/surety instrument for review.

Previous Comments, 9/26/17 Letter: No documentation provided by applicant to address the comment.

Applicant's Response (3/5/2018): "A ILOC will be provided. Applicant attorney and bank are working to get the ILOC to the attorney for review and the attorney has provided a deadline before the Commission meeting for the plat for which the ILOC must be provided."

Remaining Issue: No documentation provided by applicant to address the comment. A draft of the document must be made available for review by the City Attorney to determine and confirm the instrument complies with the applicable provisions of Sections 7.4 and 6.10. This is the direction provided by the City in previous communication. Please contact to discuss if further clarification is needed.

3. Additional Comments from Review of 3/5/2018 Submittal

- Certified cost of construction provided with 3/5/2018 submittal is dated 7/24/2017. Construction costs have likely changed since the date of the preparation of the 7/24/17 cost of construction. Provide updated certified cost of construction reflecting the portions of infrastructure to be grant funded and the portions to be non-grant funded.
- Plat does not indicate the ownership of all adjacent lands to the west (Tax Parcels 03053-001-001 and 03053-001-009. See maps below with ownership information:





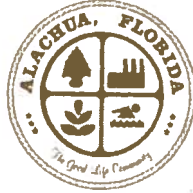
- c. Verify Boundary Survey reflects current ownership of adjacent properties.
- d. Revise "2017" throughout draft Declaration of Covenants, Conditions, and Restrictions for HighPoint Crossing to "2018".
- e. If Bylaws of HighPoint Crossing Association, Inc. have not yet been executed, revised "2017" to "2018" throughout. If Bylaws have been executed, provide copy of executed document.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

- c: Adam Boukari, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Marian B. Rush, Esq., City Attorney *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 26, 2017

Also sent electronically to walpole@chw-inc.com

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Review of Revised Plat & Application Materials, Dated August 31, 2017:
HighPoint Crossing Final Plat

Dear Mr. Walpole:

On August 31, 2017, the City of Alachua received your revised application and materials for the HighPoint Crossing Final Plat, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development, consisting a portion of Tax Parcel Number 03049-000-000 and Tax Parcel Number 03049-003-000. Development Review Team (DRT) comments were issued in a letter dated August 17, 2017.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review revisions must be made to the application before the application may be scheduled for a hearing before the City Commission.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Monday, October 9, 2017**. A total of four (4) copies of the **complete** application package (i.e., all application materials and attachments) and a CD containing a PDF of **all** application materials must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be approved.

Please address the following:

Previous Comments

1. **Compliance with Preliminary Plat/Construction Plans**
 - a. Provide public utility easements (PUEs) along roadways and drainage easements as shown on the preliminary plat and construction plans.

Remaining Issue: Utilities are proposed to be constructed within the PUEs as shown on the approved preliminary plat and approved construction plans. PUEs must be provided on the final plat in accordance with the approved preliminary plat and approved construction plans.

- b. Easement or other provisions legal access/use of the area consisting of the temporary cul-de-sac required.

Remaining Issue: No documentation provided by applicant to address the comment.

2. **General/Miscellaneous Issues to Be Addressed**

- a. Provide a legal description of right-of-ways with grant funded infrastructure improvements and a legal description of right-of-way of the non-grant funded infrastructure improvements.

Remaining Issue: No documentation provided by applicant to address the comment.

- b. Verify ownership of lands comprising Tax Parcel 03053-001-008.

Remaining Issue: The owner of the parent parcel of the lands comprising Tax Parcel 03053-001-008 is "Hipp Investments, LLC". It is the Planning Department's understanding that Hipp Investments, LLC remains the property owner of the referenced parcel. The applicant must confirm ownership and reflect it accordingly on the plat.

- c. Draft performance guarantee/surety instrument in a form acceptable to the City must be submitted for review.
 - i. Provide draft documentation of proposed performance guarantee/surety instrument for review.

Remaining Issue: No documentation provided by applicant to address the comment.

- ii. Executed performance guarantee/surety instrument shall be dated for the City Commission meeting date and provided to the City in advance of the City Commission meeting.

Remaining Issue: No action required at this time. Provide in advance of City Commission meeting.

- d. HighPoint Crossing Association, Inc., shall be incorporated and established prior to the City Commission hearing, and documentation to demonstrate the corporation has been established shall be submitted to the City.

Remaining Issue: Provide requested documentation upon establishment of the corporation.

- e. A Subdivider's Agreement will be provided separately, and must be executed by the property owner and returned to the City in advance of the City Commission meeting for which the final plat is to be heard.

Remaining Issue: City to provide draft Subdivider's Agreement for signature by the property owner by separate cover.

3. **Outside Surveying Review Comments**

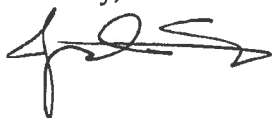
- a. See letter provided by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated September 20, 2017, in reference to a review of the revised application and materials.

4. **Additional Comments From Review of 8/31/2017 Submittal**

- a. Draft Declaration of Covenants, Conditions, and Restrictions for HighPoint Crossing were revised (revision date of August 16, 2017) subsequent to the draft submitted with application materials on August 31, 2017. Confirm the latest draft of the Declaration of Covenants, Conditions, and Restrictions for Highpoint Crossing is included within future resubmittals.
- b. In a memorandum dated July 24, 2017, and signed by Robert J. Walpole, P.E., the cost of construction for grant funded infrastructure is stated to be \$1,908,836.20. This amount exceeds the maximum possible grant award amount. The cost of construction must identify the total amount of infrastructure improvements not to be covered by grant, which must be the amount of all infrastructure improvements less the grant amount. Revise accordingly.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Letter from A.J. "Jay" Brown, Jr. P.E., dated September 20, 2017

- c: Adam Boukari, Assistant City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

September 20, 2017

Mr. Justin Tabor, AICP
Planner, City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: High Point Crossing - Final Plat
Plat Review

Dear Mr. Tabor:

As you requested, our survey staff has reviewed the High Point Crossing Record Plat drawing, prepared by CHW Professional Consultants and date stamped 9-13-17. We have reviewed the plat to provide the City of Alachua an independent survey review to document conformance to Florida Statutes Chapter 177, Part 1. Our review was limited to checking the most recent review comments we provided on August 16, 2017. **The applicant has appropriately addressed all surveying comments and we have no further comments.**

If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



JBrown Professional Group

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September 20, 2017

Mr. Justin Tabor, AICP
Planner, City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009



Re: High Point Crossing - Final Plat
Plat Review

Dear Mr. Tabor:

As you requested, our survey staff has reviewed the High Point Crossing Record Plat drawing, prepared by CHW Professional Consultants and date stamped 9-13-17. We have reviewed the plat to provide the City of Alachua an independent survey review to document conformance to Florida Statutes Chapter 177, Part 1. Our review was limited to checking the most recent review comments we provided on August 16, 2017. **The applicant has appropriately addressed all surveying comments and we have no further comments.**

If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 17, 2017

Also sent electronically to walpole@chw-inc.com

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Review by Development Review Team (DRT) of HighPoint Crossing Final Plat Application

Dear Mr. Walpole:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, August 24, 2017**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the City Commission. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the City Commission may be scheduled for September 11, 2017.

Please address the following:

1. **Comprehensive Plan Consistency Analysis**

- a. In response to Policies 1.3.d.7. and 1.3.d.9. of the Future Land Use Element, revise references to construction plan set to final plat.
- b. References throughout the Comprehensive Plan Consistency Analysis to landscape plans that have been submitted with the final plat should be corrected to reference that the landscape plans are part of the approved construction plans for the project.

2. **Compliance with Chapter 177, Florida Statutes**

- a. Section 177.041(1), Florida Statutes, requires every plat or replat of a subdivision to be accompanied by a boundary survey of the platted lands. A boundary survey was not submitted with the final plat (but has been provided with prior subdivision review applications). Provide the boundary survey with future submittals.
- b. Section 177.091(24) states, "All interior excepted parcels as described in the description of the lands being subdivided shall be clearly indicated and labeled "Not a part of this plat." Revise the label/descriptive term of interior excepted parcels labelled as "Unplatted" to be labelled as "not a part of this plat".

-
3. **Compliance with Preliminary Plat/Construction Plans**
 - a. Provide public utility easements (PUEs) along roadways and drainage easements as shown on the preliminary plat and construction plans.
 - b. Easement or other provisions legal access/use of the area consisting of the temporary cul-de-sac required.

 4. **Compliance with Land Development Regulations**
 - a. The plat must include the statement provided in Section 6.9.4(C)(12)(h).

 5. **General/Miscellaneous Comments**
 - a. Confirm the references to the "HighPoint Crossing Owners' Association" in the owner's certification and dedication on the plat are consistent with the name of the association (Articles of Incorporation define the association name as "HighPoint Crossing Association, Inc.")
 - b. Provide a legal description of right-of-ways with grant funded infrastructure improvements and a legal description of right-of-way of the non-grant funded infrastructure improvements.
 - c. HighPoint Crossing Association, Inc., shall be incorporated and established prior to the City Commission hearing (tentatively September 11, 2017), and documentation to demonstrate the corporation has been established shall be submitted to the City.
 - d. Verify ownership of lands comprising Tax Parcel 03053-001-008.
 - e. A Subdivider's Agreement will be provided separately, and must be executed by the property owner and returned to the City in advance of the City Commission meeting for which the final plat is to be heard (tentatively September 11, 2017).
 - f. Draft performance guarantee/surety instrument in a form acceptable to the City must be submitted for review.
 - i. Provide draft documentation of proposed performance guarantee/surety instrument for review.
 - ii. Executed performance guarantee/surety instrument shall be dated for the City Commission meeting date and provided to the City in advance of the City Commission meeting (tentatively September 11, 2017).

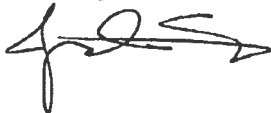
 6. **Public Services / Fire Rescue / Outside Surveying & Engineering Review Comments**
 - a. See the attached memorandum from Rodolfo Valladares, P.E., Public Services Director, dated August 7, 2017.
 - b. See the attached email from Brian Green, Fire Inspector, Alachua County Fire Rescue, dated August 16, 2017.
 - c. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated August 16, 2017, and related to compliance with Chapter 177, Part 1, Florida Statutes; also see the attached letter, dated August 16, 2017, related to certification of infrastructure costs.

 7. **Remaining Completeness Review Comments:**
 - a. **Final Plat Required Attachment D.2.n.:** Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
Action Needed to Address Deficiency: Roadways are presently labelled as "Public Roadway". Names of all streets must be shown on the plat. Coordinate with Alachua County E911 and City to assign street names.
-

- b. **Final Plat Required Attachment D.3.:** 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.
Action Needed to Address Deficiency: Concurrency Impact Analysis must use data from the most current City Development Monitoring Report at the time of final plat submittal (dated July 2017).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Rodolfo Valladares, P.E., Public Services Director, dated August 7, 2017
 Email from Brian Green, Alachua County Fire Rescue, dated August 16, 2017
 Letter from A.J. "Jay" Brown, Jr. P.E., dated August 16, 2017; RE: Plat Review
 Letter from A.J. "Jay" Brown, Jr. P.E., dated August 16, 2017; RE: Infrastructure Cost Certification

- c: Adam Boukari, Assistant City Manager (*by electronic mail*)
 Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
 Adam Hall, AICP, Planner (*by electronic mail*)
 Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DEPARTMENT

INTER-OFFICE COMMUNICATION

DATE: August 07th, 2017

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RJV*
Public Services Director

RE: Highpoint Crossing Final Plat

Public Services have reviewed the Highpoint Crossing Final Plat plans and offer the following comments.

NO.	COMMENTS
	No Comment
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Planner
Harry Dillard – Lead Engineering Technician

Zimbra

ju_tabor@cityofalachua.org

RE: Review of HighPoint Crossing Final Plat

From : Brian Green <bgreen@AlachuaCounty.US>

Wed, Aug 16, 2017 10:32 AM

Subject : RE: Review of HighPoint Crossing Final Plat

To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

I have reviewed this plan and have no comment.

Brian Green

Alachua County Fire Rescue

Life Safety / Internal Affairs Branch

352-384-3103 office

352-494-3140 cell

352-384-3157 fax

BGREEN@ALACHUACOUNTY.US



JBrown Professional Group

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August 16, 2017

Mr. Justin Tabor, AICP
Planner, City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: High Point Crossing - Final Plat
Plat Review

Dear Mr. Tabor:

As you requested, our survey staff has reviewed the High Point Crossing Record Plat drawing, prepared by CHW Professional Consultants and date stamped 8-01-17. We have reviewed the plat to provide the City of Alachua an independent survey review to document conformance to Florida Statutes Chapter 177, Part 1. Our review comments of the record plat drawing are provided below.

1. Provide street names of the public streets prior to recording.
2. Is there a reason why the western public street narrows down to 46.04' in width? It appears it is stubbing just above the common property line of T.P #'s 03053-1-2 and 03053-1-8. Are there plans for this road to continue across the Hipp property and connect to NW 167th Blvd. to the west and provide connectivity. If so, it appears that the right-of-way width could be increased to a typical 50' or 60' right-of-way.
3. Does the 15 utility easement (ORB 1714/2713) extend into the public right-of-way? If so, label the dimensions of this encroachment.
4. The "Conservation Area" is labeled on the plat as such, but in the dedication it is called "Conservation Easement Area". Please correct one or the other. Either is acceptable.
5. Correct spelling of "elevation" on the benchmark label in the conservation area.
6. In the 12th line of the Legal Description correct, "the" to "thence".
7. In the Certificate of approval by the City Commission, correct "City of Alachua County" to City of Alachua."
8. In the legend provide abbreviation for PCP and PRM.
9. The bearing basis refers to the north line of Section 9 but there is only 1 found monument illustrated on that line. In order to document a "well established and monumented line" please add the monument you found at the west end of the section line.

If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



JBrown Professional Group

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August 16, 2017

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: High Point Crossing - Final Plat
Cost Certification Review

Dear Mr. Tabor:

As you requested, I have reviewed the July 24, 2017 estimate of the cost of construction for the High Point Crossing public infrastructure, provided and certified by Mr. Robert Walpole, PE of CHW Professional Consultants. The cost estimate of \$ 2,330,809.45 is an estimate and does not include exact pay items and quantities for each of the construction items. For example the FDOT turn lane improvement only includes a single lump sum amount and does not include broken down quantities and unit costs. However, I recognize this is a general estimate at this stage of review, and the project has not been bid yet. I do feel that this estimate and the included unit costs are a reasonable cost projection for the High Point Crossing public infrastructure, and it also includes a contingency amount within the estimate. Therefore I am in agreement with moving forward with this final record plat review based on the provided cost estimate.

If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

RE: Review of HighPoint Crossing Final Plat

From : Brian Green <bgreen@AlachuaCounty.US>
Subject : RE: Review of HighPoint Crossing Final Plat
To : Justin Tabor <jtabor@cityofalachua.org>

Wed, Aug 16, 2017 10:32 AM

Justin,

I have reviewed this plan and have no comment.

Brian Green

Alachua County Fire Rescue
Life Safety / Internal Affairs Branch
352-384-3103 office
352-494-3140 cell
352-384-3157 fax
BGREEN@ALACHUACOUNTY.US



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August 16, 2017

Mr. Justin Tabor, AICP
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City of Alachua
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P.O. Box 9
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Re: High Point Crossing - Final Plat
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Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



JBrown Professional Group

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3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

August 16, 2017

Mr. Justin Tabor, AICP
Planner, City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009



Re: High Point Crossing - Final Plat
Plat Review

Dear Mr. Tabor:

As you requested, our survey staff has reviewed the High Point Crossing Record Plat drawing, prepared by CHW Professional Consultants and date stamped 8-01-17. We have reviewed the plat to provide the City of Alachua an independent survey review to document conformance to Florida Statutes Chapter 177, Part 1. Our review comments of the record plat drawing are provided below.

1. Provide street names of the public streets prior to recording.
2. Is there a reason why the western public street narrows down to 46.04' in width? It appears it is stubbing just above the common property line of T.P #'s 03053-1-2 and 03053-1-8. Are there plans for this road to continue across the Hipp property and connect to NW 167th Blvd. to the west and provide connectivity. If so, it appears that the right-of-way width could be increased to a typical 50' or 60' right-of-way.
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4. The "Conservation Area" is labeled on the plat as such, but in the dedication it is called "Conservation Easement Area". Please correct one or the other. Either is acceptable.
5. Correct spelling of "elevation" on the benchmark label in the conservation area.
6. In the 12th line of the Legal Description correct, "the" to "thence".
7. In the Certificate of approval by the City Commission, correct "City of Alachua County" to City of Alachua."
8. In the legend provide abbreviation for PCP and PRM.
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If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DEPARTMENT

INTER-OFFICE COMMUNICATION

DATE: August 07th, 2017

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RJ*
Public Services Director

RE: Highpoint Crossing Final Plat

Public Services have reviewed the Highpoint Crossing Final Plat plans and offer the following comments.

NO.	COMMENTS
	No Comment
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Planner
Harry Dillard – Lead Engineering Technician



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 27, 2017

Also sent electronically to walpole@chw-inc.com

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Completeness Review of HighPoint Crossing Final Plat Application

Dear Mr. Walpole:

On July 25, 2017, the City of Alachua received your application for the Final Plat of HighPoint Crossing, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development, consisting a portion of Tax Parcel Number 03049-000-000 and Tax Parcel Number 03049-003-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to complete our initial review. Please respond to this correspondence by **Monday, August 7, 2017**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at a Development Review Team (DRT) Meeting or in writing upon satisfaction of the following comments.

In order to provide a complete application, you must address the following:

1. **Authorized Agent Affidavit**

Section B: Name of Property Owner

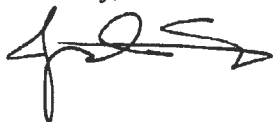
Action Needed to Address Deficiency: Name of the property owner is stated as "Alachua A1, LLC". Florida Department of State, Division of Corporations, records indicate the corporation name is "Alachua A One LLC". Submit revised Authorized Agent Affidavit with correct name.

2. **Final Plat Required Attachment D.2.e.:** Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
- Action Needed to Address Deficiency:** (1) Vicinity map requires scale (labeled as NTS). (2) Reduce scale of vicinity map. (3) Indicate the total acreage of the subdivision and the total number of lots on the vicinity map.

3. **Final Plat Required Attachment D.2.h.:** Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
Action Needed to Address Deficiency: Identify the names of owners of adjoining lands, including Tax Parcels 03049-002-000, 03053-001-002, 03053-001-001, 03053-001-007, 03053-001-009, and the portion of 03049 north of proposed subdivision.
4. **Final Plat Required Attachment D.2.n.:** Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
Action Needed to Address Deficiency: Roadways are presently labelled as "Public Roadway". Names of all streets must be shown on the plat. Coordinate with Alachua County E911 and City to assign street names.
5. **Final Plat Required Attachment D.3.:** 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.
Action Needed to Address Deficiency: (1) Multiple references throughout Concurrency Impact Analysis to "Construction Plans". Revise accordingly. (2) Concurrency Impact Analysis must use data from the current City Development Monitoring Report (dated July 2017).
6. **Final Plat Required Attachment D.4.:** 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.)
Action Needed to Address Deficiency: Multiple references throughout Comprehensive Plan Consistency Analysis to "Construction Plans". Revise accordingly.
7. **Final Plat Required Attachment D.7.:** One (1) set (two [2] sets for Minor Subdivisions) 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).
Action Needed to Address Deficiency: The text of the mailing labels do not align with the labels. Correct the alignment and submit new labels.
8. **Miscellaneous Comments**
 - a. Project is nonresidential, therefore a Public School Student Generation Form is not required.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Adam Boukari, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File