

Prepared By & Return To:  
Darryl J. Tompkins, P.A.  
P.O. Box 379  
Alachua, Florida 32616

Parcel # 03869-000-000 (portion of)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the \_\_\_\_ day of \_\_\_\_\_, 2018 (the "Effective Date"), by **FIRST STREET GROUP, LC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is Post Office Box 1990, Alachua, Florida 32616 (hereinafter referred to as "**Grantor**"), to **CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA**, whose address is Post Office Box 9, Alachua, Florida 32616 (hereinafter referred to as "**Grantee**").

### WITNESSETH:

That Grantor, its successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, have granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and do hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee's personal representatives, heirs, successors and assigns forever, the following described parcel of real property located in Alachua County, Florida, to-wit:

### SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (the "Real Property")

#### SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2018 and subsequent years.

**THIS CONVEYANCE IS FOR A PUBLIC PARK AND DRAINAGE BASIN TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, IMPROVE AND/OR REPAIR THE DRAINAGE FACILITIES ON, ALONG, THROUGH, ACROSS OR UNDER SAID LANDS IN CONNECTION WITH FINAL ASSESSMENT RESOLUTION 10-20 IMPOSING STORMWATER MAINTENANCE ASSESSMENTS AGAINST PROPERTIES DRAINING INTO THE DRAINAGE BASIN.**

TOGETHER WITH all and singular the rights and appurtenances pertaining to the Real Property, together with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining. Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

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

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered effective as of the Effective Date stated above.

Signed, Sealed and Delivered  
In the Presence of:

**"GRANTOR"**

First Street Group, LC, a Florida  
Limited Liability Company

Printed Name: Darryl J. Tompkins

By: \_\_\_\_\_  
Phillip L. Hawley, Managing Member

Printed Name: Sandra E. Howe

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Phillip L. Hawley, Managing Member of First Street Group, LC, a Florida Limited Liability Company, on behalf of the Company. He is personally known to me.

\_\_\_\_\_  
Printed Name: Sandra E. Howe  
Notary Public

My Commission Expires: 11/15/2021

Acceptance of Special Warranty Deed for the Park and Drainage Basin between the First Street Group,  
LC and City of Alachua.

At a meeting on the \_\_\_\_ day of \_\_\_\_\_, 2018  
the Alachua City Commissioners authorized the acceptance  
of this instrument of conveyance and authorized the Mayor  
to execute this acceptance.

Approved as to Form

\_\_\_\_\_  
Mayor Alachua City Commission

\_\_\_\_\_  
City of Alachua Attorney

Executed on this \_\_\_\_ day of \_\_\_\_\_, 2018.  
Attest:

\_\_\_\_\_  
City Clerk

Date: October 5, 2010  
Job No. 10-0297  
First Street Group, LC to the City of Alachua (Park Area)

(PARCEL "A")

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

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 71°39'26" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 1071.12 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER LYING AND BEING ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS; THENCE SOUTH 38°30'51" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331, AND THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679, A DISTANCE OF 132.90 FEET; THENCE CONTINUE ALONG SAID WESTERLY AND EASTERLY LINE, SOUTH 56°39'05" WEST, A DISTANCE OF 80.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 56°39'05" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 61.92 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS; THENCE NORTH 71°13'57" WEST, ALONG SAID NORTHERLY LINE, DISTANCE OF 137.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°19'33" WEST, 1.77 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°16'54", AN ARC DISTANCE OF 1.77 FEET TO AN INTERSECTION WITH A SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679; THENCE THE FOLLOWING TWO COURSES ALONG SAID SOUTHERLY LINE: (1) THENCE NORTH 28°55'37" EAST, A DISTANCE OF 81.17 FEET; (2) THENCE SOUTH 60°28'10" EAST, A DISTANCE OF 166.16 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH  
(PARCEL "B")

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

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 71°39'26" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 1071.12 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER LYING AND BEING ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS; THENCE SOUTH 38°30'51" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331, AND THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679, A DISTANCE OF 132.90 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, AND THE SOUTHERLY PROJECTION OF SAID EASTERLY LINE, SOUTH 56°39'05" WEST, A DISTANCE OF 142.75 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS; THENCE NORTH 71°13'57" WEST, ALONG SAID NORTHERLY LINE, DISTANCE OF 137.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°42'59" WEST, 21.99 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°30'02", AN ARC DISTANCE OF 22.00 FEET TO THE INTERSECTION WITH A SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY LINE WITH A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°49'24" WEST, 139.14 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°17'07", AN ARC DISTANCE OF 140.02 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°40'51" WEST, A DISTANCE OF 138.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°53'01" WEST, 76.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°35'39", AN ARC DISTANCE OF 76.77 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 240.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°04'43" WEST, 124.17 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°59'02", AN ARC DISTANCE OF 125.60 FEET TO THE POINT OF

CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 177.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°38'43" WEST, 199.44 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°34'49", AN ARC DISTANCE OF 211.86 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°38'41" EAST, A DISTANCE OF 287.31 FEET TO AN INTERSECTION OF THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679; THENCE NORTH 90°00'00" EAST, ALONG SAID WESTERLY PROJECTION OF THE NORTHERLY LINE, A DISTANCE OF 272.41 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID LANDS; (1) THENCE SOUTH 07°15'46" WEST, A DISTANCE OF 455.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 212.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°36'12" EAST, 236.28 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°43'56", AN ARC DISTANCE OF 250.62 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 60°28'10" EAST, A DISTANCE OF 106.90 FEET; (4) THENCE SOUTH 28°55'37" WEST, A DISTANCE OF 84.37 FEET TO THE POINT OF BEGINNING.

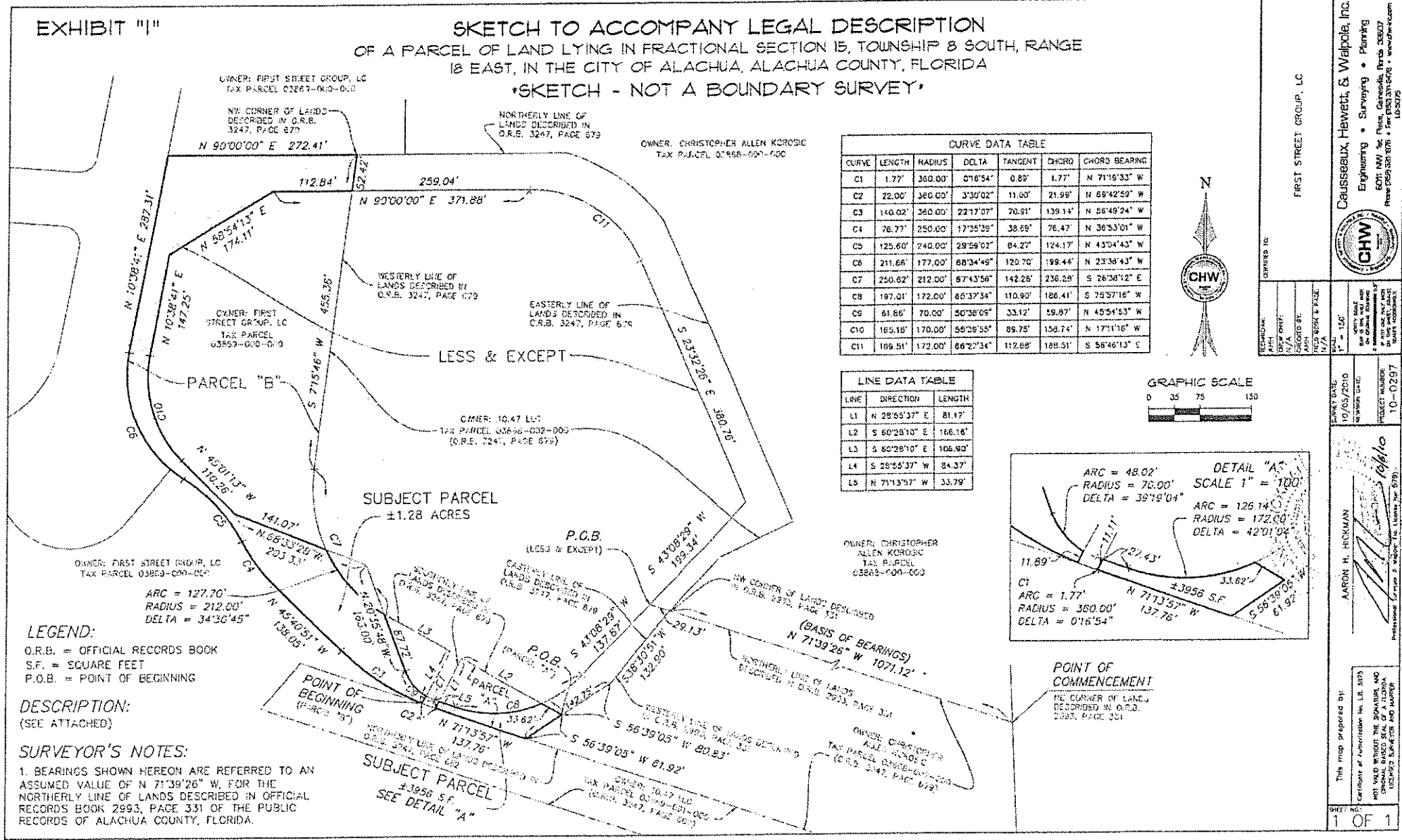
**LESS & EXCEPT FROM PARCELS "A" AND "B"**

THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WITHIN THE ABOVE DESCRIBED PARCELS "A" AND "B", SITUATED IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 71°39'26" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 1071.12 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER LYING AND BEING ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 71°39'26" WEST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 29.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 43°08'29" WEST, A DISTANCE OF 137.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 172.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°57'16" WEST, 186.41 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°37'34", AN ARC DISTANCE OF 197.01 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 33.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°54'53" WEST, 59.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°38'09", AN ARC DISTANCE OF 61.86 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°35'48" WEST, A DISTANCE OF 163.00 FEET; THENCE NORTH 68°33'28" WEST, A DISTANCE OF 203.33 FEET; THENCE NORTH 45°01'13" WEST, A DISTANCE OF 110.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 170.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°11'16" WEST, 158.74 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°39'55", AN ARC DISTANCE OF 165.16 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°38'41" EAST, A DISTANCE OF 147.25 FEET; THENCE NORTH 58°54'13" EAST, A DISTANCE OF 174.11 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 371.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 172.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°46'13" EAST, 188.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°27'34", AN ARC DISTANCE OF 199.51 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 23°32'26" EAST, A DISTANCE OF 380.76 FEET; THENCE SOUTH 43°08'29" WEST, A DISTANCE OF 199.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS A TOTAL NET ACREAGE OF 1.37 ACRES, MORE OR LESS.

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



FIRST STREET GROUP, LC

REVISIONS:

APPH	DATE	BY	REVISION

CHW

DATE: 10/05/2010

SCALE: 1" = 150'

PROJECT NUMBER: 10-0287

OWNER: FIRST STREET GROUP, LC

PREPARED BY: AARON H. RICHMAN

Causseaux, Hewett, & Walpole, Inc.

Engineering • Surveying • Planning

6001 NW 36th Place, Gainesville, Florida 32607

Phone: (352) 331-9776 • Fax: (352) 331-9778 • www.chw.com

LS-5079

This map prepared by:  
Liamine M. Anderson, Inc., L.S. 5175  
4001 WILD WINDY TRAIL, SPANAWAY, NC  
LICENSED SURVEYOR AND PLANNER

SHEET NO:  
1 OF 1