

Prepared By & Return To:  
Darryl J. Tompkins, P.A.  
P.O. Box 519  
Alachua, Florida 32616

Parcel # 03868-002-000 (portion of)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the \_\_\_\_ day of \_\_\_\_\_, 2018 (the “Effective Date”), by **10.47, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is 15260 NW 147<sup>th</sup> Drive, Alachua, Florida 32615 (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”

10.47, LLC, a Florida Limited Liability Company

Printed Name: Darryl J. Tompkins

By: \_\_\_\_\_  
James W. McCauley, 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 James W. McCauley, Managing Member of 10.47, LLC, 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 10.47, LLC 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

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

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

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

Date: September 7, 2010  
Job No. 10-0297  
10.47, LLC to the City of Alachua (Park Area)

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

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 71°39'26" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 1071.12 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER LYING AND BEING ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679; (1) THENCE SOUTH 38°30'51" WEST, A DISTANCE OF 132.90 FEET; (2) THENCE SOUTH 56°39'05" WEST, A DISTANCE OF 80.83 FEET; (3) THENCE NORTH 60°28'10" WEST, A DISTANCE OF 166.16 FEET; (4) THENCE SOUTH 28°55'37" WEST, A DISTANCE OF 81.18 FEET; (5) THENCE NORTH 71°13'57" WEST, A DISTANCE OF 20.32 FEET; (6) THENCE NORTH 28°55'37" EAST, A DISTANCE OF 84.97 FEET; (7) THENCE NORTH 60°28'10" WEST, A DISTANCE OF 106.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 212.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°36'12" WEST, 236.28 FEET; (8) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°43'56", AN ARC DISTANCE OF 250.62 FEET TO THE END OF SAID CURVE; (9) THENCE NORTH 07°15'46" EAST, A DISTANCE OF 455.36 FEET; (10) THENCE NORTH 90°00'00" EAST, A DISTANCE OF 304.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 265.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°26'11" EAST, 169.80 FEET; (11) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°22'18", AN ARC DISTANCE OF 172.85 FEET TO THE END OF SAID CURVE; (12) THENCE SOUTH 23°32'26" EAST, A DISTANCE OF 474.04 FEET; (13) THENCE SOUTH 65°02'30" WEST, A DISTANCE OF 119.06 FEET; (14) THENCE SOUTH 42°53'41" WEST, A DISTANCE OF 102.94 FEET TO THE POINT OF BEGINNING.

**LESS & EXCEPT**

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

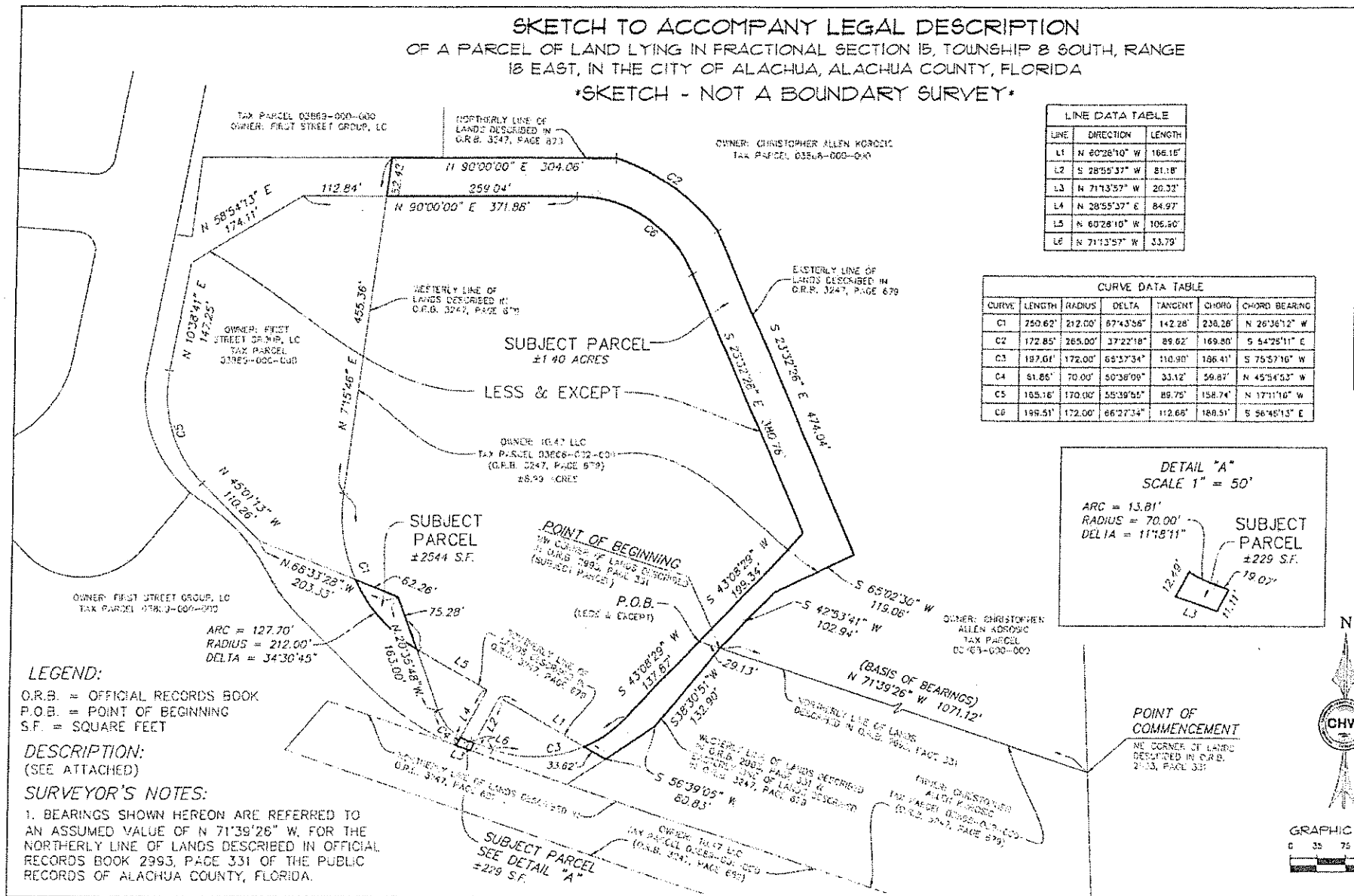
COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 71°39'26" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 1071.12 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER LYING AND BEING ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EASTERLY LINE, NORTH 71°39'26" WEST, 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 1.46 ACRES, MORE OR LESS.

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

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
OF A PARCEL OF LAND LYING IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE  
13 EAST, IN THE CITY OF ALOCHUA, ALOCHUA COUNTY, FLORIDA  
**\*SKETCH - NOT A BOUNDARY SURVEY\***

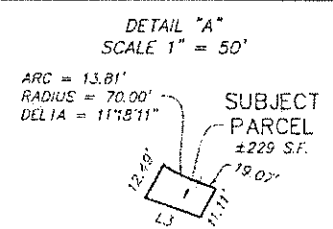


LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 60°28'10" W	166.16'
L2	S 28°55'37" W	81.18'
L3	N 71°13'57" W	20.33'
L4	S 28°55'37" E	84.97'
L5	N 60°28'10" W	105.80'
L6	N 71°13'57" W	33.79'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	250.62'	212.00'	67°43'56"	142.28'	238.26'	N 26°36'12" W
C2	172.85'	265.00'	37°22'18"	89.62'	169.80'	S 54°28'11" E
C3	187.01'	172.00'	66°57'34"	110.90'	196.41'	S 75°57'16" W
C4	81.85'	70.00'	50°38'09"	33.12'	56.87'	N 45°54'53" W
C5	165.16'	170.00'	55°39'55"	88.79'	158.74'	N 17°11'16" W
C6	199.51'	172.00'	66°27'34"	112.66'	188.51'	S 56°48'13" E



**LEGEND:**

O.R.B. = OFFICIAL RECORDS BOOK  
P.O.B. = POINT OF BEGINNING  
S.F. = SQUARE FEET

**DESCRIPTION:**  
(SEE ATTACHED)

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 71°39'26" W FOR THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF THE PUBLIC RECORDS OF ALOCHUA COUNTY, FLORIDA.

OWNER: FIRST STREET GROUP, LC  
OWNER: CHRISTOPHER ALLEN KORODIC  
OWNER: HIGLEY LLC  
OWNER: TRUETT LLC  
OWNER: 10647 LLC  
OWNER: FIRST STREET GROUP, LC

**CHW**  
Causseaux, Hawett & Walpole, Inc.  
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10-0020

**CHW**  
AARON H. McCAMMAN  
Professional Surveyor & Mapper, No. License No. 6755

This map prepared by:  
Causseaux, Hawett & Walpole, Inc.  
No. License No. 6755  
Not valid without the Surveyor and Mapper's Professional Seal of a Florida Licensed Surveyor and Mapper

TEODORAS: ANH  
DW: ONB: N/A  
DW: WF: ANH  
FILE BOOK: E PAGE: N/A  
SCALE: 1" = 50'  
DATE: 9/7/2010  
REVISED DATE:  
PROJECT NUMBER: 10-0257

SHEET NO. 1 OF 1

GRAPHIC SCALE  
0 35 75 150