

**Prepared by and Return to:**

Susan G. Goffman, Esquire  
University of Florida Foundation, Inc.  
Post Office Box 14425  
Gainesville, FL 32604-2425

Tax parcel #: 03929-000-000 & 03960-000-000  
Grantee TIN 59-6000262

**SPECIAL WARRANTY DEED**


Grantor, UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation not for profit, in consideration of the sum of ten dollars and other valuable consideration received from Grantee, hereby grants and conveys to Grantee, CITY OF ALACHUA, a municipality within Alachua County, Florida, whose mailing address is Post Office Box 9, Alachua, Florida 32616, the real property (Property) in Alachua County, Florida, described in Exhibit A hereto.


This conveyance is subject to covenants, conditions, restrictions, reservations, limitations, easements and other matters of record and to real estate taxes for 2019 and subsequent years. The Property is being conveyed to Grantee for the purposes of constructing a public road right-of-way with associated easements. In the event said improvements have not been completed on or before February 16, 2023, in accordance with "Amendment One to Grant Agreement Between Economic Opportunity and the City Alachua," then title to the Property shall automatically revert to Grantor without any further action required on the part of Grantor.

As against all persons claiming by, through, or under Grantor, Grantor covenants that the Property is free of all encumbrances except as stated herein, that lawful seisin of and good right to convey the Property are vested in Grantor, and that Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Dated March 19, 2019.

Witnesses:

  
Susan G. Goffman  
{print 1<sup>st</sup> witness name}

  
Tara Boonstra  
{print 2<sup>nd</sup> witness name}

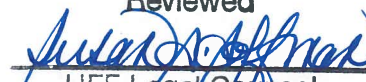
**GRANTOR:**

UNIVERSITY OF FLORIDA  
FOUNDATION, INC.

By: 

As its: Associate Vice President  
Post Office Box 14425  
Gainesville, Florida 32604-2425

Reviewed

  
UFF Legal Counsel

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was executed, acknowledged, and delivered before me on March 19, 2019, by Karen Rice, as Associate Vice President of the UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me.

Susan Gail Goffman  
Notary Public, State and County aforesaid

(Notary Seal)



Susan Gail Goffman  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF985319  
Expires 4/25/2020

Acceptance of Special Warranty Deed between University of Florida Foundation, Inc. and City of Alachua

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

Approved as to Form:

\_\_\_\_\_  
Gib Coerper, Mayor Alachua City Commission

\_\_\_\_\_  
Marion Rush City Attorney

Executed on this \_\_\_\_\_ day of March , 2019

Attest:

\_\_\_\_\_  
Adam Boukari City Manager/City Clerk

**LEGAL DESCRIPTION**

**DATE:** JANUARY 26, 2019  
**CLIENT:** CITY OF ALACHUA, FLORIDA  
**PROJECT NAME:** SAN FELASCO PARKWAY  
**PROJECT NO:** 18-0368  
**DESCRIPTION FOR:** PROPOSED RIGHT OF WAY

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE **POINT OF BEGINNING**; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45", AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244  
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615  
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

[www.chw-inc.com](http://www.chw-inc.com)



SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°02'45", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1324.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53" WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140<sup>th</sup> STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44" EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE

OF 02°50'07", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 432.20 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 629.24 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 595.07 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 551.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°17'20" EAST, 761.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°01'28", AN ARC DISTANCE OF 767.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°34'53" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°40'09" EAST, 130.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°26'00", AN ARC DISTANCE OF 130.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°27'09" EAST, A DISTANCE OF 312.86 FEET TO THE SOUTHERLY MOST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LANDS THROUGH THE FOLLOWING TWO COURSES; 1) NORTH 54°27'14" EAST, A DISTANCE OF 128.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°45'06" EAST, 806.91 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'15", AN ARC DISTANCE OF 834.64 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "PRM LB 2389" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.95 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "RLS 509" MARKING ITS INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE NORTH 02°22'57" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 308.42 FEET TO THE **POINT OF BEGINNING.**

**CONTAINING: 21.266 ACRES, MORE OR LESS**

N.W. COUNTY ROAD 241 (N.W. 140TH STREET)  
86' WIDE RW

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN FRONTAL, SECTIONS 23 & 24  
TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA  
\*\*\* SKETCH - NOT A BOUNDARY SURVEY \*\*\*

## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON CEN D NORTH, STATE PLANE FLORIDA  
NORTH ZONE, AS PROJECTED FROM THE ALACHUA COUNTY CONTROL  
BASED ON A DEDUCTION OF 1/4" CORRECTION PROJECT OF 1888 LINE FOR  
DEVIATION OF 1/4" IN THE LAST LINE OF PROJECTION, SECTION 22 BEING 57'22.57".  
2. THIS SKETCH CONSISTS OF 5 SHEETS AND IS NOT COMPLETE WITHOUT ALL

## LEGEND:

ID = IDENTIFICATION  
RW = RIGHT OF WAY  
O.R.B. = OFFICIAL RECORDS BOOK

**SAN FELASCO PARKWAY**  
**RIGHT OF WAY**  
CONTAINS: 21.266 ACRES, MORE OR LESS

PARCEL ID # 03929-003-000  
OWNER: UNIVERSITY OF FLORIDA  
FOUNDATION INC  
(O.R.B. 1466, PAGE 377)

SHEET 5

SHEET 4

SHEET 3

SHEET 2

**PROGRESS BOULEVARD**  
**100' WIDE RW**

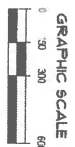
PARCEL ID # 03956-010-038  
OWNER: PROGRESS CENTER  
PROPERTY OWNERS ASSOCIATION

PARCEL ID # 03980-000-000  
OWNER: UNIVERSITY OF FLORIDA  
FOUNDATION INC

PARCEL ID # 03929-003-000  
OWNER: FOUNDATION FOR  
ENVIRONMENTAL RESEARCH

PARCEL ID # 03980-001-000  
OWNER: STATE OF FLORIDA

SECTION 23  
SECTION 24



RECORDIAN:  
KWM  
CREW CHIEF  
N/A  
CHECKED BY  
AHS  
FIELD BOOK & PAGE:  
N/A

CERTIFIED TO:

CITY OF ALACHUA

SCALE:  
1" = 600'  
VERIFY SCALE:  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

**CHW**  
Professional Consultants

11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com  
est. 1986 **FLORIDA**  
CA-5075

This map prepared by:  
**AARON H. HICKMAN** 1/31/19  
Certificate of Authorization No. LR 5075  
NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 6791

SURVEY DATE:  
1/26/2019  
RETURN DATE:  
N/A  
PROJECT NUMBER:  
18-0368

10 OF 5



LEGEND:  
ID = IDENTIFICATION  
RM = RIGHT OF WAY  
O.R.B. = OFFICIAL RECORDS BOOK

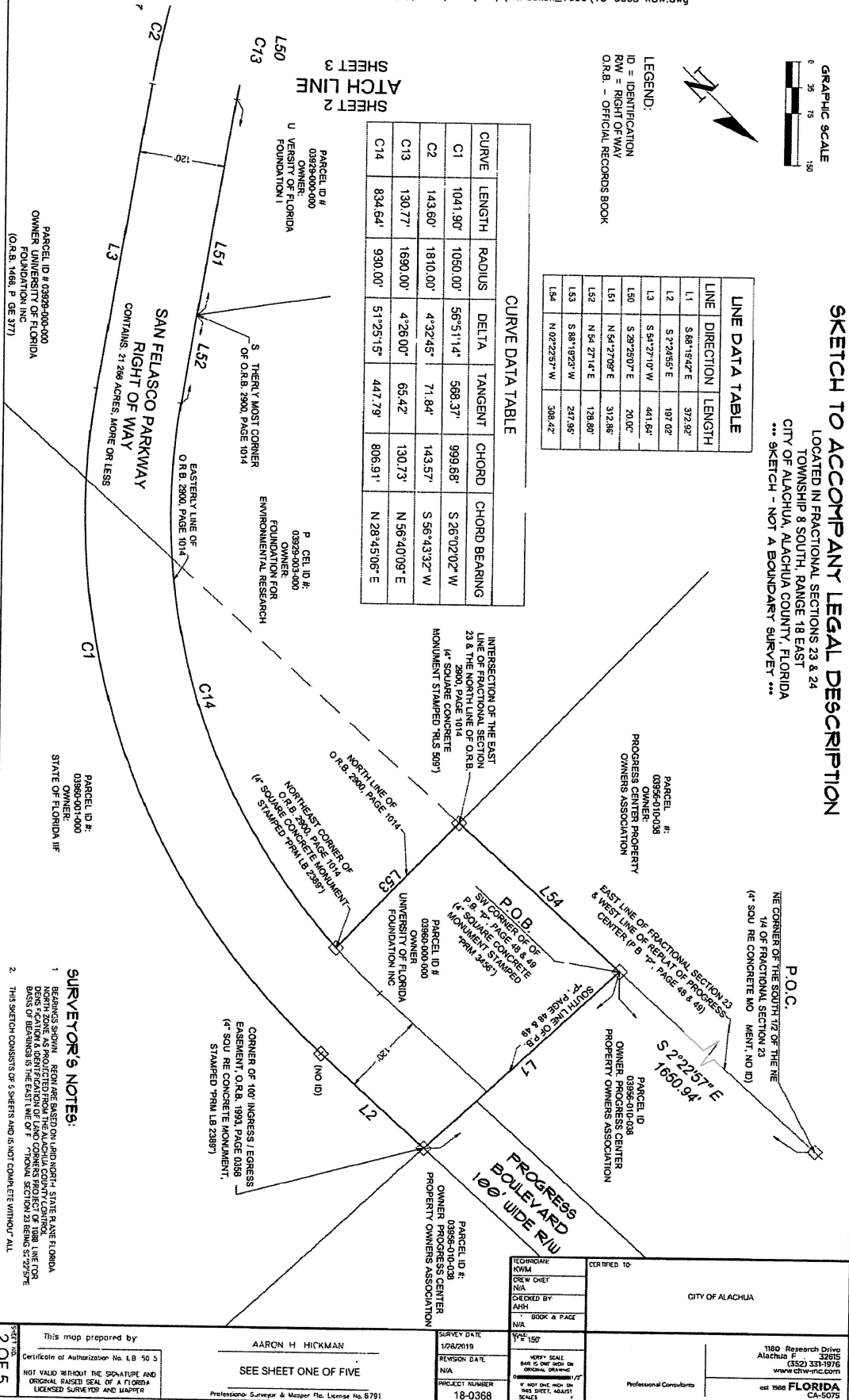
LINE	DIRECTION	LENGTH
L1	S 88°18'42" E	372.92'
L2	S 72°45' E	197.02'
L3	S 54°27'10" W	441.65'
L50	S 28°25'07" E	20.00'
L51	N 54°27'09" E	312.86'
L52	N 54°27'14" E	128.80'
L53	S 88°19'23" W	247.95'
L54	N 07°22'57" W	308.42'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1041.90'	1050.00'	56°51'14"	568.37'	999.68'	S 26°02'02" W
C2	143.60'	1810.00'	4°32'45"	71.84'	143.57'	S 56°43'32" W
C13	130.77'	1690.00'	4°26'00"	65.42'	130.73'	N 56°40'09" E
C14	834.64'	930.00'	51°25'15"	447.79'	806.91'	N 28°45'06" E

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN FRACTIONAL SECTIONS 23 & 24  
TOWNSHIP 3 SOUTH, RANGE 18 EAST  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA  
\*\*\* SKETCH - NOT A BOUNDARY SURVEY \*\*\*



## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HERE ARE BASED ON LAND NORTH, STATE & ANGLE FLORIDA NORTH ZONE, AS PROJECTED FROM THE ALACHUA COUNTY CONTROL. BASIS OF BEARINGS IS THE EAST LINE OF SECTION 23 BEING S 72°57'07" E.
2. THIS SKETCH CONSISTS OF 5 SHEETS AND IS NOT COMPLETE WITHOUT ALL.

This map prepared by  
Certificate of Authorization No. LB 50 5  
NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN  
SEE SHEET ONE OF FIVE

Professional Surveyor & Mapper No. License No. 6791

Survey Date  
1/26/2019  
Revision Date  
N/A  
Project Number  
18-0368

TECHNICAL  
N/A  
DRAWN BY  
N/A  
CHECKED BY  
N/A  
BOOK & PAGE  
N/A  
SHEET  
1 OF 5

CERTIFIED TO:  
CITY OF ALACHUA  
Professional Consultants  
1180 Research Drive  
Alachua, FL 32309  
(352) 331-1976  
www.cdw-inc.com  
est. 1968 FLORIDA  
CA-5076



SHEET 4  
MATCH LINE  
SHEET 3

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN FRACTIONAL SECTIONS 23 & 24  
TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA  
\*\*\* SKETCH - NOT A BOUNDARY SURVEY \*\*\*

LEGEND:  
ID = IDENTIFICATION  
RW = RIGHT OF WAY  
O.R.B. = OFFICIAL RECORDS BOOK

## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GROUND NORTH, STATE PLANE FLORIDA NORTH ZONE, AS PROJECTED FROM THE ALACHUA COUNTY CONTROL.
2. THIS SKETCH CONSISTS OF 5 SHEETS AND IS NOT COMPLETE WITHOUT ALL.

LINE	DIRECTION	LENGTH
L4	S 29°25'07" E	20.00'
L5	S 67°34'53" W	100.00'
L6	N 28°25'07" W	20.00'
L7	S 9°19'39" E	20.00'
L8	S 80°40'21" W	100.00'
L9	N 9°19'39" W	20.00'
L10	S 88°18'04" W	551.14'
L11	S 1°41'56" E	20.00'
L12	S 88°18'04" W	100.00'
L13	N 1°41'56" W	20.00'
L14	N 1°41'56" W	20.00'
L15	N 88°18'04" E	100.00'
L16	S 1°41'56" E	20.00'
L17	N 88°18'04" E	551.14'
L18	N 28°25'07" W	20.00'
L19	N 60°34'53" E	100.00'
L20	S 29°25'07" E	20.00'

PARCEL ID # 0022400-000  
OWNER: UNIVERSITY OF FLORIDA FOUNDATION INC  
(O.R.B. 1466, PAGE 377)

PARCEL ID # 00868400-000  
OWNER: UNIVERSITY OF FLORIDA FOUNDATION INC  
(O.R.B. 1466, PAGE 377)

SAN FELASCO PARKWAY  
RIGHT OF WAY  
CONTAINS: 21.266 ACRES, MORE OR LESS

C4  
L9  
L8  
L7

## CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	143.60'	1810.00'	4°32'45"	71.84'	143.57'	S 56°43'32" W
C3	534.68'	1810.00'	16°55'31"	289.30'	532.74'	S 70°37'37" W
C4	190.99'	1810.00'	6°02'45"	95.58'	190.90'	S 85°18'42" W
C12	767.62'	1690.00'	26°01'28"	390.55'	761.04'	N 75°17'20" E
C13	130.77'	1690.00'	4°28'00"	65.42'	130.73'	N 56°40'09" E



SHEET 2  
MATCH LINE  
SHEET 3  
PARCEL ID #:  
0022400-000  
OWNER:  
UNIVERSITY OF FLORIDA  
FOUNDATION INC

RECORDMAN  
KWM  
CHECKED BY:  
AHM  
FIELD BOOK & PAGE  
N/A

CITY OF ALACHUA

CHW  
Professional Consultants

11801 Research Drive  
Alachua, Florida 32616  
352.331-1976  
www.chw-inc.com  
est. 1988 FLORIDA  
CA-5075

This map prepared by:  
AARON H. HICKMAN  
Certificate of Authorization No. LB 5075  
NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SEE SHEET ONE OF FIVE  
Professional Surveyor & Mapper Fla. License No. 6791

SURVEY DATE  
1/26/2019  
REVISION DATE  
N/A  
PROJECT NUMBER  
18-0368

SHEET 5  
MATCH LINE  
SHEET 4

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

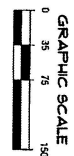
LOCATED IN FRACTIONAL SECTIONS 23 & 24  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
CITY OF ALACHUA, A CHUA COUNTY, FLORIDA  
\*\*\* SKETCH - NOT A BOUNDARY SURVEY \*\*\*

LEGEND:  
ID = IDENTIFICATION  
RW = RIGHT OF WAY  
O.R.B. = OFFICIAL RECORDS BOOK

**SURVEYOR'S NOTES:**  
1. BEARINGS SHOWN HEREIN ARE BASED ON GRID NORTH, STATE PLANE FLORIDA  
2. THIS SKETCH CONSISTS OF 5 SHEETS AND IS NOT COMPLETE WITHOUT ALL

PARCEL ID # 03829-000-000  
OWNER UNIVERSITY OF FLORIDA FOUNDATION INC  
(O.R.B. 1466, PAGE 377)  
  
SAN FELASCO PARKWAY  
RIGHT OF WAY  
CONTAINS: 21.266 ACRES, MORE OR LESS

PARCEL ID # 038  
OWNER UNIVERSITY OF FLORIDA FOUNDATION INC  
(O.R.B. 1466, PAGE 377)



LINE DATA TABLE			LINE DATA TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L12	S 88°18'04" W	100.00'	L37	N 88°18'04" E	100.00'
L13	N 1°41'56" W	20.00'	L38	S 1°41'56" E	20.00'
L14	S 88°18'04" W	1324.31'	L39	N 88°18'04" E	628.24'
L15	S 1°41'56" E	20.00'	L40	N 1°41'56" W	20.00'
L16	S 88°18'04" W	100.00'	L41	N 88°18'04" E	100.00'
L17	N 1°41'56" W	20.00'	L42	S 1°41'56" E	20.00'
L18	S 88°18'04" W	432.20'	L43	N 88°18'04" E	555.07'
L35	N 88°18'04" E	20.00'	L44	N 1°41'56" W	20.00'
L36	N 1°41'56" W	20.00'	L45	N 88°18'04" E	100.00'

SHEET 4  
MATCH LINE  
SHEET 3

TECHNICIAN:  
KENNETH M. HICKMAN  
CHECKED BY:  
ASHLEY H. HICKMAN  
FIELD BOOK & PAGE:  
N/A

CITY OF ALACHUA

SURVEY DATE:  
1/26/2019  
REVISION DATE:  
N/A  
PROJECT NUMBER:  
18-0368

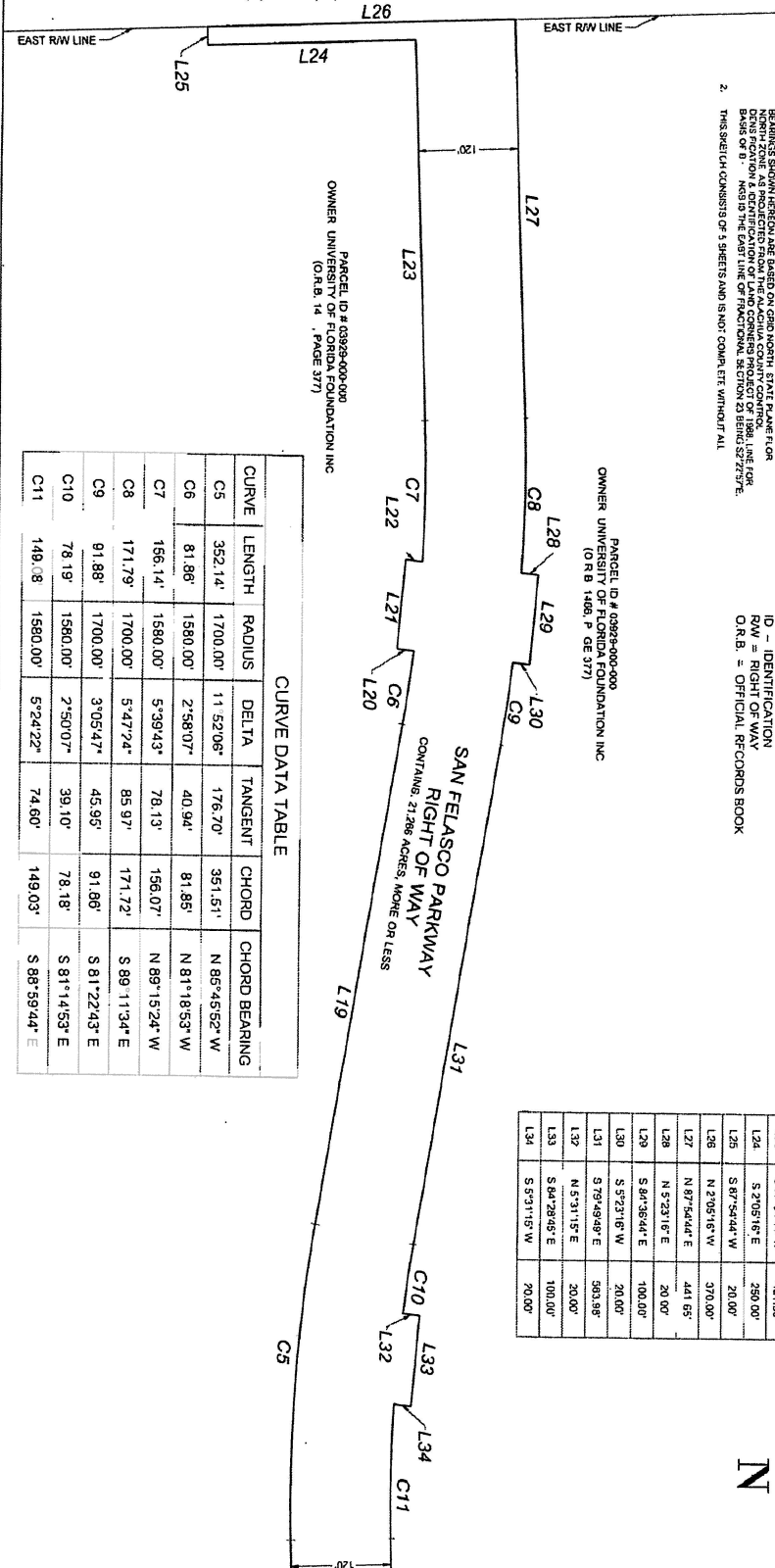
SCALE: 1"=150'  
VERIFY SCALE  
BUT DO NOT RELY ON  
ORIGINALLY DRAWN  
IF NOT ONE INCH IN  
THIS SCALE, ADJUST  
SCALES ACCORDINGLY

11801 Research Drive  
Alachua, Florida 32615  
(850) 331-1976  
www.cdh-inc.com  
est. 1988 **FLORIDA**  
CA-5075

This map prepared by  
Aaron H. Hickman  
Certificate of Authorization No. LB 5075  
NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN  
SEE SHEET ONE OF FIVE  
Professional Surveyor & Mapper Fla. License No. 6791

N.W. COUNTY ROAD 241 (N.W. 140TH STREET)  
80' WIDE RW



**SURVEYOR'S NOTES:**

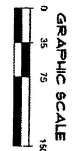
BEARING SURVEYING AND BOUNDARY SURVEYING, 1000 P.M. FOR  
NORTH 2000' AS PROJECTED FROM THE ALACHUA COUNTY CORNER  
POINT OF 1881. THIS IS THE CORNER OF SECTION 23, TOWNSHIP 8 SOUTH,  
RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.  
THIS SURVEY CONSISTS OF 5 SHEETS AND IS NOT COMPLETE WITHOUT ALL

**LEGEND:**

ID - IDENTIFICATION  
RW - RIGHT OF WAY  
O.R.B. - OFFICIAL RECORDS BOOK

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

LOCATED IN FRACTIONAL SECTIONS 23 & 24  
TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA  
\*\*\* SKETCH - NOT A BOUNDARY SURVEY \*\*\*



N

LINE	DIRECTION	LENGTH
L18	N 78°49'40" W	563.98'
L20	S 5°23'18" W	20.00'
L21	N 84°36'44" W	100.00'
L22	N 5°23'18" E	20.00'
L23	S 87°56'44" W	421.85'
L24	S 2°05'16" E	250.00'
L25	S 87°56'44" W	20.00'
L26	N 2°05'16" E	370.00'
L27	N 87°56'44" E	441.65'
L28	N 5°23'18" E	20.00'
L29	S 84°36'44" E	100.00'
L30	S 5°23'18" W	20.00'
L31	S 79°49'40" E	563.98'
L32	N 5°23'18" E	20.00'
L33	S 84°36'44" E	100.00'
L34	S 5°23'18" W	20.00'

SHEET 5  
MATCH LINE  
SHEET 4

TECHNICIAN:  
KENNEDY  
CREW CHIEF:  
HIA  
CHECKED BY:  
HIA  
FIELD BOOK & PAGE:  
HIA

CERTIFIED TO:

CITY OF ALACHUA

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

AARON H. HICKMAN

SEE SHEET ONE OF FIVE

Professional Surveyor & Mapper, No. License No. 6791

SURVEY DATE:  
1/26/2019  
REVISION DATE:  
N/A  
PROJECT NUMBER:  
18-0368

SCALE:  
AS SHOWN ON  
ORIGINAL DRAWING  
IF NOT ONE INCH BY  
ONE FOOT, SCALE  
SHALL ACCORDINGLY

Professional Computer

11801 Rd. rdh Drive  
Al. Rd. Florida 3205  
(352) 331-1976  
www.dhw-inc.com  
FLORIDA  
CA 5075