

FOR PLANNING USE ONLY

Case #: _____
 Application Fee: \$ _____
 Filing Date: _____
 Acceptance Date: _____
 Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: FOUNDATION PARK PHASE 2
2. Address of Subject Property: 14193 NW 119th TERRACE, ALACHUA, FLORIDA 326415
3. Parcel ID Number(s): 03191-010-001 & 03191-011-001
4. Existing Use of Property: INDUSTRIAL
5. Future Land Use Map Designation : _____
6. Zoning Designation: ILW (LIGHT INDUSTRIAL AND WAREHOUSE INDUSTRIAL)
7. Acreage: ±14.50

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): DANIEL YOUNG, P.E. Title: LEED A.P.
 Company (if applicable): CHW
 Mailing address: 11801 RESEARCH DRIVE
 City: ALACHUA State: FLORIDA ZIP: 32615
 Telephone: (352)538-6196 FAX: _____ e-mail: DANIELY@CHW-INC.CO
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC. & UNIVERSITY OF FLORIDA FOUNDATION, INC.
 Mailing Address: 3917 NW 97TH BLVD & P.O. BOX 14425
 City: GAINESVILLE State: FL ZIP: 32606 & 32604

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
 If yes, list names of all parties involved: _____
 If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Site Plan including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Zoning of the subject property.
 - c. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - d. Complete legal description.
 - e. Statement of Proposed Uses.
 - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
 - h. Area and dimensions of site.
 - i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
 - k. Location and dimensions of all existing and proposed parking areas and loading areas.
 - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
 - (a) Calculation of glazing of the front façade.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (d) Sufficient plan detail and calculations of each material utilized in each façade.
- q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
 - (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) If glazing alternatives are used, calculation of area of alternative materials used.
 - (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (e) Color architectural plans depicting the color of all materials used in the façade.
- r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Floor area of dwelling units.
 - vi. Number of proposed parking spaces.
 - vii. Street layout.
 - viii. Layout of mobile home stands (for mobile home parks only).
 - ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

- 2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water Management District surfacewater management Statement of proposed uses on the site plan
- 3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.
- 4. 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.
- 5. 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.)

For commercial project Applications:

- a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

- b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set 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's web site) – and all persons/organizations registered to receive notice of development applications.
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets 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's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Daniel Young, P.E.

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 2nd day of November, 2018 by Daniel

Young, who is/are personally known to me, or who has/have produced _____ as identification.

Sherry Stinson
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 14193 NW 119TH TERRACE, ALACHUA, FLORIDA

Parcel ID Number(s): 03191-011-001

Acreage: ±3.95 ACRES

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Matt Cason

Title: MANAGING MEMBER

Company (if applicable): ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC

Mailing Address: 3917 NW 97TH BLVD.

City: GAINESVILLE

State: FLORIDA

ZIP: 32606

Telephone: (352)333-3233

FAX: _____

e-mail: MATT @CONCEPTCOMPANIES.NET

C. AUTHORIZED AGENT

Name: DANIEL YOUNG

Title: PROJECT MANAGER

Company (if applicable): CHW

Mailing address: 11801 RESEARCH DRIVE

City: ALACHUA

State: FL

ZIP: 32615

Telephone: (352)538-6196

FAX: _____

e-mail: DANIELY@CHW-INC.COM

D. REQUESTED ACTION:

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.



Signature of Applicant

Signature of Co-applicant

MATTHEW CASON

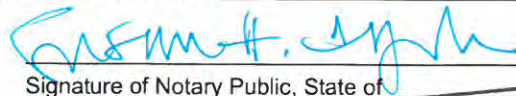
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

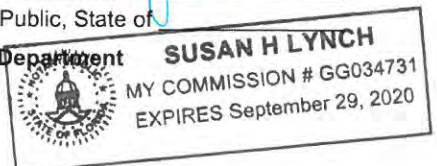
The foregoing application is acknowledged before me this 23 day of October, 2018 by Matt Cason.

_____, who is/are personally known to me, or who has/have produced _____ as identification.



Signature of Notary Public, State of _____

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014





Reviewed
Jara Boonotia
UFF Legal Counsel

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 14193 NW 119TH TERRACE, ALACHUA, FLORIDA

Parcel ID Number(s): 03191-010-001

Acreage: ±10.56 ACRES

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David M. Christie Title: Treasurer

Company (if applicable): UNIVERSITY OF FLORIDA FOUNDATION, INC.

Mailing Address: P.O. BOX 14425

City: GAINESVILLE State: FLORIDA ZIP: 32604-2425

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: DANIEL YOUNG Title: PROJECT MANAGER

Company (if applicable): CHW

Mailing address: 11801 RESEARCH DRIVE

City: ALACHUA State: FL ZIP: 32615

Telephone: (352)538-6196 FAX: _____ e-mail: DANIELY@CHW-INC.COM

D. REQUESTED ACTION:

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

David M. Christie

Signature of Applicant

Signature of Co-applicant

David M. Christie, Treasurer

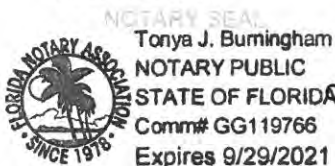
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30 day of October, 2018, by David M. Christie,

Treasurer, who is personally known to me, or who has/have produced _____
as identification.



Tonya J. Burningham
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

MEMORANDUM

Foundation Park Phase 2

16-0111



To: City of Alachua
From: Daniel H. Young, P.E.
Date: November 5, 2018
RE: Fire Flow Calculations for Foundation Park Phase 2

The Foundation Park Phase 2 site is located on the northeast corner of NW 119th Terrace and SR 441 in the City of Alachua. The project site is ± 14.53 acres and proposes the construction of a three (3) $\pm 40,000$ sf research buildings along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. The associated building types are II (222) and all buildings include an automatic sprinkler system.

The attached fire flow calculations were calculated for Foundation Park Phase 2. The ISO Guide for Determination of Needed Fire Flow states that "ISO does not determine a needed fire flow for buildings rated and coded by ISO as protected by an automatic sprinkler system meeting applicable NFPA standards." NFPA permits a 75% reduction in required flow for sprinklered buildings, however, the ISO procedure does not provide a mechanism to account for sprinkler systems. Note that for unsprinklered buildings, the ISO calculation requires a lower flow rate than the NFPA table; therefore the application of a factor similar to the NFPA 75% reduction would result in an ISO sprinklered requirement also being less than the NFPA value. For this project, the ISO calculation does not apply as it does not determine fire flow for sprinklered buildings. Therefore, the NFPA requirement is taken as the needed fire flow for each building.

NFPA Table 18.4.5.1.2

Building Type = II (222)
Building Square Footage = $\pm 40,000$ sf

Fire Flow per Building = 2,250 gpm
75% reduction to Fire Flow per approved automatic sprinkler system (18.4.5.3.3) = 563 gpm

Minimum Fire Flow per Building (18.4.5.3.3) = 1,000 gpm
Flow Duration = 2 hours

ISO Needed Fire Flow

Fire Flow per Building = 2,000 gpm

Daniel H. Young
FL PE #70780

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Table 184.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm [†] (× 3.785 for L/min)	Flow Duration (hours)
I(443), K(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8,200	0–5,900	0–3,600	1,500	2
22,701–30,200	12,701–17,000	8,201–10,900	5,901–7,900	3,601–4,800	1,750	
30,201–38,700	17,001–21,800	10,901–12,900	7,901–9,800	4,801–6,200	2,000	
38,701–48,300	21,801–24,200	12,901–17,400	9,801–12,600	6,201–7,700	2,250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7,701–9,400	2,500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9,401–11,300	2,750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3,000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3,250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3,500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3,750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4,000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4,250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4,500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4,750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5,000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5,250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5,500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5,750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6,000	
		115,801–125,500	83,701–90,600	51,501–55,700	6,250	
		125,501–135,500	90,601–97,900	55,701–60,200	6,500	
		135,501–145,800	97,901–106,800	60,201–64,800	6,750	
		145,801–156,700	106,801–113,200	64,801–69,600	7,000	
		156,701–167,900	113,201–121,300	69,601–74,600	7,250	
		167,901–179,400	121,301–129,600	74,601–79,800	7,500	
		179,401–191,400	129,601–138,300	79,801–85,100	7,750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8,000	

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

18.4.5.3 Buildings Other Than One- and Two-Family Dwellings.

18.4.5.3.1 The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.2.1.

18.4.5.3.2 Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

18.4.5.3.3 Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

18.4.5.3.4* Required fire flow for buildings protected by an approved automatic sprinkler system shall not exceed 2000 gpm (7571 L/min) for 2 hours.

18.4.5.3.5 Required fire flow for open parking structures that are not protected throughout by an approved automatic sprinkler system shall be reduced by 75 percent where all of the following conditions are met:

- (1) The structure complies with the building code.
- (2) The structure is of Type I or Type II construction.
- (3) The structure is provided with a Class I standpipe system in accordance with NFPA 14. Class I standpipe systems of the manual dry type shall be permitted.
- (4) The resulting fire flow is not less than 1000 gpm (3785 L/min).

18.4.5.4* Required Fire Flow and Automatic Sprinkler System Demand. For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:	16-0111	Date:	6/30/2016
Project:	Foundation Park Phase 2	Engineer:	D. Cueva, E.I.
		Checked By:	R. Olney, P.E.
Location:	1190 NW US 441		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Fire Resistive Construction ▼ construction coefficient (F) (p. 2): 0.6

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 42,466 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.

Effective Area (A_i) (p. 9) : 42,466 sq. ft. (Show calculations below)

$A_i = 42,466 + 0/2 = 42,466$ sf

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2225.586269

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) ▼ Occupancy Factor (O_i) (p. 11): 0.85

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Fire Resistive Construction ▼
Distance (ft.) to the exposure building: 61 - 100 ▼ Length of exposure wall: 200
Number of stories of exposure wall: 1 Length x number of stories: 200
Opening Protection in exposure wall: Unprotected ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

Back: construction of facing wall of exposure building (p. 4): ▼
Distance (ft.) to the exposure building: ▼ Length of exposure wall:
Number of stories of exposure wall: Length x number of stories: 0
Opening Protection in exposure wall: ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Left: construction of facing wall of exposure building (p. 4): Fire Resistive Construction ▼
Distance (ft.) to the exposure building: 61 - 100 ▼ Length of exposure wall: 120
Number of stories of exposure wall: 1 Length x number of stories: 120
Opening Protection in exposure wall: Unprotected ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

Right: construction of facing wall of exposure building (p. 4): ▼
Distance (ft.) to the exposure building: ▼ Length of exposure wall:
Number of stories of exposure wall: Length x number of stories: 0
Opening Protection in exposure wall: Unprotected ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B):

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$NFF = 2250 \times 0.85 \times [1 + (0.07 + 0)]$

$NFF = 2046.375$ gpm

$NFF = 2000$ gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

Hydrant Flow Test Report

Test Date 11/1/2018

Test Time 9:15 am

Location

Future Concept Site @ Foundation Park
between Rachael Blvd. & US HWY 441
Alachua, FL

Tested by

Gator Fire Equipment
1032 S. Main Street
Gainesville, FL 32601
352-373-1738
TESTED BY: L. Ashby
WITNESSED BY: B. Gourly

Notes

Flowing hydrant located on Rachael Blvd, East of NW
119th Terr.
Static/residual pressure readings taken from hydrant
located on NW 119th Terr.

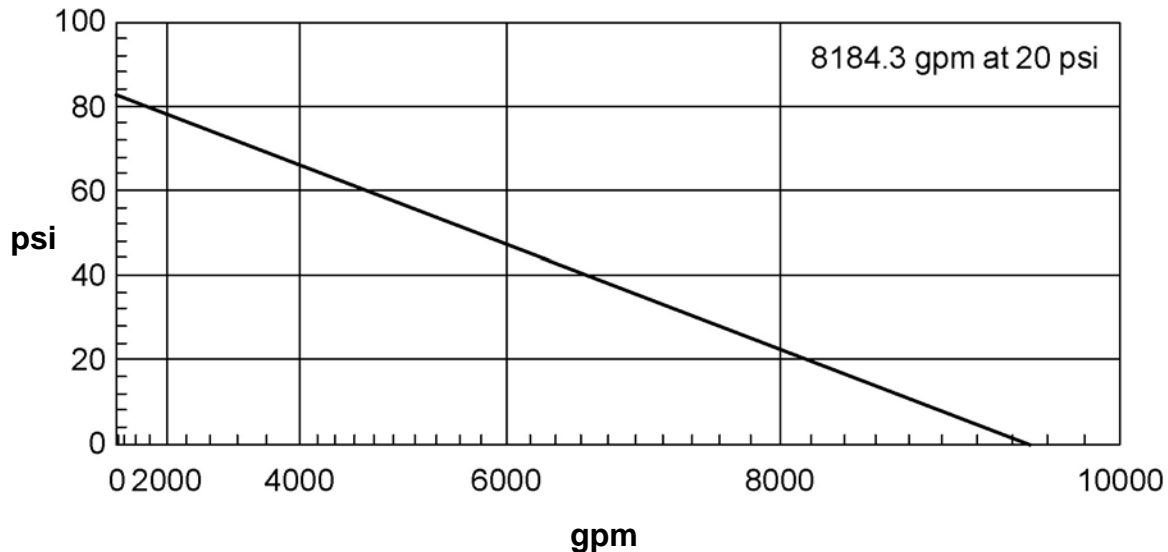
Read Hydrant

83 psi **static pressure**
58 psi **residual pressure**
1 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	5.25	.9	45	4966 gpm

Flow Graph



MEMORANDUM

To: City of Alachua Planning & Zoning
From: Craig Brashier, AICP, Planning Manager
Date: ~~June 30, 2016~~ REVISED October 9, 2018
RE: Foundation Park Development Plans
Concurrency Impact Analysis

16-0111

The Concurrency Impact Analysis calculations have been performed for the proposed ±127,400 square feet of Research and Development facilities. Public facility capacities are based on the August 2018 Development Monitoring Report supplied by the City's Planning and Zoning staff. The proposed non-residential FLU designations will not impact schools or recreation facilities.

Table 1A: Trip Generation Calculations

ITE Land Use ¹	Units (1,000 s.f.)	Daily		Peak Hour	
		Rate*	Trips	Rate*	Trips
Research and Development Center (ITE 760)	127.4	11.26	1,434.52	1.22	155.43
Total			1,435	-	155

*Source: ITE Trip Generation Manual, 10th Ed.

Table 1B below identifies the roadway segments within ½ mile of the subject parcels. Pursuant to the LDRs, for developments generating more than 1,000 AADT, a one-half mile radius defines the affected roadway envelope as well as those roadway segments on which the development's impacts are 5% or greater of the maximum service volume of the roadway. The monitored roadway segments within the ½ mile radius include U.S. 441 (from NW 126th Ave. to SR 235) and CR 2054 East (East of SR 235). The proposed project will not contribute 5% or greater of the maximum service volumes to the City's other monitored roadway segments.

It is estimated that 75% of the AADT (1,076 trips) will utilize U.S. 441 and 25% of the AADT (359 trips) will utilize CR 2054 to access the site.

Table 1B: Impacted Roadway Segments

Segment Description	Comp Plan MSV*	Existing Traffic*	Reserved Trips*	Available Capacity*
US 441 (From NW 126 th Ave to SR 235)	45,700 AADT 4,110 PHr	18,579 AADT 1,765 PHr	1,425 AADT 199 PHr	25,696 AADT 2,146 PHr
CR 2054 East (East of SR 235)	15,120 AADT 1,359 PHr	2,161 AADT 205 PHr	13 AADT 3 PHr	12,946 AADT 1,151 PHr

*Source: City of Alachua August 2018 Development Monitoring Report.

Table 1C: Roadway Capacity

Segment Description	Available Capacity	Additional Trips	Residual Capacity
US 441 (From NW 126 th Ave to SR 235)	25,696 AADT 2,146 PHr	1,076 AADT 116 PM	24,620 AADT 2,030 PHr
CR 2054 East (East of SR 235)	12,946 AADT 1,151 PHr	359 AADT 39 PM	12,587 AADT 1,112 PHr

Conclusion: As evident by the available capacities identified in Tables 1B and 1C, the trips generated by the proposed research and development center will not exceed the adopted LOS standards. Capacity exists to handle the additional trips resulting from the proposed operations center and warehouse.

Table 2: Potable Water Impact

System Category	Gallons per day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flow*	1,236,000
Reserved Capacity*	37,817
Residual Capacity*	1,026,183
Residual Capacity with Research and Development Center 127,400 s.f. x 0.15 Gal/s.f.** = 19,110 gpd	1,007,073
Percentage of Permitted Design Capacity Utilized	55.38%

*Source: City of Alachua August 2018 Development Monitoring Report.

**Source: Ch. 64E-6.008, F.A.C.

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

Table 3: Sanitary Sewer Impact

System Category	Gallons per day
Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Residual Capacity*	779,211
Residual Capacity with PD Zoning Approval 127,400 s.f. x 0.15 Gal/s.f.** = 19,110 gpd	760,101
Percentage of Permitted Design Capacity Utilized	48.05%

*Source: City of Alachua August 2018 Development Monitoring Report

**Source: Ch. 64E-6.008, F.A.C.

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

Table 4: Solid Waste Impact

System Category	Tons per year
$((12 \text{ lbs. / 1000 sq. ft. per day} \times 127,400 \text{ s.f.)} \times 365)/2,000^*$	279.01
Existing Demand	7,253.28
Reserved Capacity	530.85
Total average solid waste disposal for the facility ²	50-Year Capacity

*Source: Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

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MEMORANDUM

To: City of Alachua Planning & Zoning 16-0111
From: Craig Brashier, AICP, Planning Manager
Date: ~~June 30, 2016~~ REVISED October 9, 2018
RE: Foundation Park Development Plans
Comprehensive Plan Consistency Analysis

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the comprehensive plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Response: **The proposed development plans total ±127,400 sq. ft. of Research and Development Center uses. These uses are consistent with the allowed uses within the Industrial Future Land Use district.**

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Response: ***A 5' wide sidewalk currently exists along the east side of NW 119th Terrace. The proposed development plans provide a connection to the existing sidewalk and provide sidewalks throughout the development to enhance pedestrian connections between buildings. Vehicular access to the site is provided via NW 119th Terrace, which extends south to a major arterial, US Highway 441 and north to CR 2054 / Racheal Boulevard.***

2. Buffering from adjacent existing/potential uses;

Response: ***All adjacent parcels are also designated as Industrial on the FLUM and ILW on the zoning atlas. As required by the City's LDR a 5' Type A buffer or a 7.5' Type B buffer will be provided along the site's perimeter.***

3. Open space provisions and balance of proportion between gross floor area and site size;

- Response:** *City of Alachua LDR §6.7.3(A) states that the minimum open space set-aside shall be 10% of the development site. As shown on the Cover Sheet, approximately 36.3% of the site has been categorized as open space.*
4. Adequacy of pervious surface area in terms of drainage requirements;
- Response:** *A stormwater report has been submitted indicating that the proposed stormwater management facility has the capacity to accept runoff from the impervious surface of the entire site.*
5. Placement of signage;
- Response:** *All on-site signage will be consistent with City of Alachua's LDR §6.5 Signage requirements.*
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
- Response:** *The Photometric Site Plan shows the locations of all lights. Light placement will not adversely affect surrounding properties and are specifically directed toward building entrances.*
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
- Response:** *As detailed on the Master Site Plan, the parking area is primarily located internal to the proposed development site. Pedestrian circulation is clearly marked and is arranged such that the majority of vehicle traffic is out of the way of pedestrian walkways. Loading areas for delivery trucks are separated from the main parking areas. The loading area for the buildings to the north can be accessed off CR 2054 to further separate delivery truck traffic from other vehicles and pedestrians.*
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
- Response:** *Per Comprehensive Plan policy 2.4.1, minimum landscaped area shall be 30% of the development site. The proposed Landscape Plan designates more than 30% for landscaped area. As previously mentioned, perimeter buffers and canopy tree requirements have been met as shown on the Landscape Site Plan, as well as parking landscape requirements.*
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
- Response:** *Site topography is addressed by design. There are no wetlands on-site, nor are there any elements of historic significance present on-site.*
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design
- Response:** *There is no performance based zoning being proposed for this site.*

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Response: The site's proposed floor area is 127,400 square feet. The size of the parcel is 14.53 acres. As such, the .50 floor area ratio requirement is met. All other design standards addressed within 1-10 of this subsection will also be met.

Transportation Element (TE)

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.

Response: The proposed Research and Development Center will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 1,435 AADT and 155 PM Peak trips. Per LDR section 2.4.14(H)(2)(b), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries as well as those roadway segments on which the development's impacts are 5% or greater of the maximum service volume of the roadway. This includes a segment of US 441 and CR 2054 East.

According to the most recent Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the minor increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a substantial surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be reevaluated one year from the adoption date for the amended Plan.

Response: The proposed development will allow a net increase of ±127,400 square feet of non-residential uses, resulting in an increased demand of 19,110 gallons per day on the City's sanitary sewer system. Currently, there is a residual capacity of 779,211 gallons per day.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.

Response: The proposed development will allow a net increase of $\pm 127,400$ square feet of non-residential uses, resulting in an increased demand of 19,110 gallons per day on the City's potable water system. Currently, there is a residual capacity of 1,026,183 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Response: The proposed development will allow a net increase of $\pm 127,400$ square feet of non-residential uses, resulting in an increased demand of 279.01 tons per year on the City's solid waste system. Currently, there is a 50-year build-out capacity for the solid waste disposal facility.

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03956-010-028
PONCE INLET INVESTMENTS LLC
15105 NW 94TH AVE
ALACHUA, FL 32615

03191-010-002
DISTRICT BOARD OF TRUSTEES OF
3000 NW 83RD ST
GAINESVILLE, FL 32606

03189-004-000
COURTNEY CLIFTON
PO BOX 1454
ALACHUA, FL 32616-1454

03956-010-021
TOMPKINS, DARRY J & CINDY P
PO BOX 519
ALACHUA, FL 32616

03189-200-000
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03189-006-000
MARKHAM, BRENN A E
11707 SAGE BLVD
ALACHUA, FL 32615-5737

03191-011-001
ALACHUA FOUNDATION PARK HOLDING COMPANY LLC
3917 NW 97TH BLVD
GAINESVILLE, FL 32606

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03956-010-027
SHOPPES AT PROGRESS CENTER LLC
3600 NW 43RD ST STE E-2
GAINESVILLE, FL 32606

03956-010-038
PROGRESS CENTER PROPERTY OWNERS ASSOCIATION
PO BOX 969
ALACHUA, FL 32616

03191-001-000
BOARD OF TRUSTEES OF THE, INTE
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399-6575

03189-006-001
MARKHAM BRENN A E
11707 SAGE BLVD
ALACHUA, FL 32615-5737

03189-001-000
TEMPLE OF THE UNIVERSE INC
15808 NW 90TH ST
ALACHUA, FL 32615

03197-000-000
GARDNER & GARDNER
11660 SAGE BLVD
ALACHUA, FL 32615

03191-010-001
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

03191-010-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

03956-010-036
SNH MEDICAL OFFICE PROPERTIES
100 N TAMPA ST, STE 1850
TAMPA, FL 33602

03956-010-024
TOMPKINS, DARRYL J
PO BOX 519
ALACHUA, FL 32616

**Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653**

**Dan Rhine
288 Turkey Creek
Alachua, FL 32615**

**Tom Gorman
9210 NW 59th Street
Alachua, FL 32653**

**Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653**

**Peggy Arnold
410 Turkey Creek
Alachua, FL 32615**

**David Forest
23 Turkey Creek
Alachua, FL 32615**

**President, TCMOA
1000 Turkey Creek
Alachua, FL 32615**

**Linda Dixon
PO Box 115050
Gainesville, FL 32611**

**Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641**

**Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616**

**Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32616**

**Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615**

**Tamara Robbins
PO Box 2317
Alachua, FL 32616**

**Michele L. Lieberman
Interim County Manager
12 SE 1st Street
Gainesville, FL 32601**

**Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615**

TODAY IN HISTORY

TODAY IN HISTORY
In 1787, the Constitution of the United States was completed and signed by a majority of delegates attending the Constitutional Convention in Philadelphia.
In 1939, the Soviet Union invaded Poland during World War II, more than two weeks after Nazi Germany had launched its assault.
In 1996, former Vice President Spiro T. Agnew died in Berlin, Maryland, at age 77.
In 1999, President Bill Clinton lifted restrictions on trade, travel and banking imposed on North Korea a half-century earlier, rewarding it for agreeing to curb missile tests.
In 2001, Six days after 9/11, stock prices nose-dived but stopped short of collapse in an emotional, flag-waving reopening of Wall Street; the Dow Jones industrial average ended the day down 684.81 at 8,920.70.
In 2011, a demonstration calling itself Occupy Wall Street began in New York, prompting similar protests around the U.S. and the world.

TODAY'S BIRTHDAYS

Sen. Charles E. Grassley, R-Iowa, is 85. Retired Supreme Court Justice David H. Souter is 79.
Singer Fee Waybill is 70.
Actress Cassandra Peterson ("Elvira, Mistress of the Dark") is 67.
Comedian Rita Rudner is 65.
Muppeteer Kevin Clash (former voice of Elmo on "Sesame Street") is 58.
Actor Kyle Chandler is 53.
Director-producer Bryan Singer is 53.
Rapper Doug E. Fresh is 52.
Actor Malik Yoba is 51.
Rock singer Anastacia is 50.
Rock musician Keith Flint (Prodigy) is 49.
Actor Matthew Settle is 49.
Rapper Vinnie (Naughty By Nature) is 48.
Actor-comedian Bobby Lee is 47.
Actor Felix Solis is 47.

LOTTERY

Sunday, Sept. 16
Pick 2
Early drawing: 9-8
Night drawing: 3-0
Pick 3
Early drawing: 4-0-0
Night drawing: 2-3-5
Pick 4
Early drawing: 5-4-5-8
Night drawing: 9-9-6-1
Pick 5
Early drawing: 1-8-6-8-7
Night drawing: 0-8-6-2-4
Fantasy 5
10-14-21-26-35
SATURDAY'S RESULTS
Lotto
4-5-35-40-46-53
Match...Payoff...Winners
6-of-6...\$4.5M...0-Rollover
5-of-6...\$5,233...18
4-of-6...\$81.50...831
3-of-6...\$5.50...17,379
Fantasy 5
4-5-8-13-30
Match...Payoff...Winners
5-of-5...\$110,896.30...2
4-of-5...\$103...346
3-of-5...\$9...10,888

Lawmaker to PM: Dismiss US envoy over aide scandal

By Aron Heller
The Associated Press

JERUSALEM — An Israeli opposition lawmaker on Sunday called on Prime Minister Benjamin Netanyahu to dismiss his ambassador to the United States for failing to report sexual assault allegations against a top Netanyahu aide, ballooning an already embarrassing scandal for the Israeli leader.
Karin Elharrar of the centrist Yesh Atid party said Ron Dermer should be recalled from Washington for not reporting the warnings he received about David Keyes, Netanyahu's spokesman to foreign media. She also lashed out at Netanyahu himself for staying mum on an issue that has engulfed his close associates.
"His silence is thundering. I would expect from the prime minister a clear condemnation, if not at least a mention that the allegations were being looked into," Elharrar

told The Associated Press. "Who if not the prime minister should be an example on this matter? It's time that this issue of sexual harassment be at the top of his agenda."
Last week, Julia Salazar, a candidate for New York's state senate, accused Keyes of sexually assaulting her five years ago. Wall Street Journal reporter Shayndi Raice tweeted she too had a "terrible encounter" with Keyes before he became Netanyahu's spokesman. She described him as a "predator" and someone who had "absolutely no conception of the word 'no.'"
At least a dozen other women have since come forward with varying allegations, some of which are said to have been committed since Keyes took up his current position in early 2016. Keyes, 34, denies the allegations, saying all "are deeply misleading and many of them are categorically false." Keyes says

he has taken a leave of absence amid the uproar to try and clear his name.
But the scandal has since spread to the rest of Netanyahu's inner circle, which has previously been rocked with accusations of sexual improprieties. Natan Eshel, a former top aide, was forced to resign in 2012 after allegations emerged that he harassed and intimidated a woman in the prime minister's office, including taking pictures up her skirt. Earlier this year, Netanyahu's son Yair came under fire after a recording emerged of him joyriding at taxpayer expense to Tel Aviv strip clubs and making misogynistic comments about strippers, waitresses and other women.
Over the weekend, Dermer, who was perhaps Netanyahu's closest associate before taking office in Washington, confirmed he was warned in late 2016 by New York Times columnist Bret Stephens, then of the



In this July 23 photo, Israeli Prime Minister Benjamin Netanyahu listens to his spokesman David Keyes as he opens the weekly cabinet meeting at his Jerusalem office. [GALI TIBBON/POOL VIA ASSOCIATED PRESS FILE PHOTO]

Wall Street Journal, about Keyes' aggressive behavior toward women. The New York Times reported that Stephens, who said he had barred Keyes from visiting the Wall Street

Journal opinion section because of harassment complaints women there made against him, warned Dermer that "Keyes posed a risk to women in Israeli government offices."

Residents allowed to return to homes

The Associated Press

LAWRENCE, Mass. — Residents in communities north of Boston that were rocked by natural gas explosions were given the green light Sunday to return to their homes.
Gov. Charlie Baker and other officials announced the move at a morning news conference and said electricity was restored to nearly all affected homes and businesses in Lawrence, North Andover and Andover. Gas service will remain shut off while officials continue investigating what caused Thursday's explosions and fires, and crews inspect the gas lines and connections to homes.
Dozens of homes were destroyed or damaged, a teenager was killed and

dozens of people were injured. Thousands of residents were forced to evacuate. Crews have shut off nearly 8,600 gas meters in the area and cleared homes of any gas.
Officials said gas company technicians will turn all the meters back after safety inspections of the entire system are complete — a process expected to take several weeks. They warned residents not to turn the meters back on themselves, not to turn on gas appliances until service is restored and to call 911 and leave their homes if they smell gas.
"It's evident to me and to all of us the Merrimack Valley and the residents of our state are being as supportive as they can be and as kind as they can be to one another during this most difficult time,"

the Republican governor said. "We still have a very long way to go but we're very happy that people can return to their homes this morning."
Firefighters in Lawrence responded to a fire at an apartment complex Sunday morning after residents had returned, but officials said it wasn't related to the gas problem.
National Transportation Safety Board Chairman Robert Sumwalt said Saturday that there was no evidence to suggest the explosions were intentional.
He said investigators will be looking at how local Columbia Gas officials responded to a "pressure increase" in the Lawrence area that was detected at the company's pipeline control center in Columbus,



The house owned by Lawrence Police Officer Ivan Soto sits nearly burned to the ground on Jefferson Street, is shown Friday in Lawrence, Mass. [MARY SCHWALM/THE ASSOCIATED PRESS]

Ohio, prior to the explosions and fires.
Lawrence Mayor Dan Rivera became emotional at the news conference while thanking people for support and donations to the Lawrence Emergency Fund.
"People have been very

generous," he said. "And usually, when we have issues like this, it's really hard to come up with cash because it's mostly stuff out of people's hands. So the fact that we were able to raise \$100,000 in two days is heartwarming. It makes us very thankful."

UK leader: Talk of leadership during Brexit 'irritating'

By Gregory Katz
The Associated Press

LONDON — British Prime Minister Theresa May conceded that she gets "irritated" by the debate over her leadership during the difficult Brexit negotiations.
She told the BBC in an interview scheduled to be broadcast Monday that she is concerned for the country's future, not her own, as lks about Britain's upcoming exit from the European Union continue.

May faces a split in her Conservative Party, with some influential figures preferring a more complete break with the EU than she is advocating. Roughly 50 hard-liners met Tuesday night to discuss her possible ouster.
In the interview, May said the leadership talk can be distracting.
"I get a little bit irritated, but this debate is not about my future. This debate is about the future of the people of the U.K. and the future of the United Kingdom," she

said. "That's what I'm focused on, and that's what we should all be focused on."
The opposition Labour Party is also increasingly divided over the Brexit issue. London Mayor Sadiq Khan broke ranks on Sunday with party leader Jeremy Corbyn to publicly back a second referendum of whether Britain should go forward with plans to leave the EU.
Writing in The Observer, Khan said Britain faces either a bad deal

or no deal at all — options he said are "incredibly risky."
He said the public deserves a right to choose between any deal reached by the government or staying in the EU. He said that if no deal is reached, the public should be able to choose between the "no deal" scenario or remaining in the bloc.
The mayor's stance is expected to put more pressure on Corbyn at the Labour Party conference later this month.
In her interview, May

criticized former Foreign Secretary Boris Johnson, who resigned in July to protest her plan to keep some close ties to the EU after Brexit.
Johnson, who is seen by many analysts as positioning himself as a possible successor to the embattled prime minister, recently caused a furor by comparing May's Brexit strategy to a "suicide vest."
"I have to say that that choice of language is completely inappropriate," May said.

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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed site plan for the Foundation Park Phase II project. This project encompasses Alachua County tax parcel 03191-010-001. The overall site is approximately 14.5 acres in size and the plan is to construct three additional 40,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Saturday, September 29 at 12:15 p.m. in the Alachua Branch, Alachua County Library, at 14913 NW 140th St., Alachua, FL 32615.

Contact: Stephen Crawford
Phone Number: (352) 333-3233

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed site plan for the Copeland Park Phase I project. This project encompasses Alachua County tax parcels 03230-002-000 & 03927-000-000. The overall site is approximately 10 acres in size and the plan is to construct four 10,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. Phase I will include a single building, parking, and access.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Saturday, September 29, at 11:30 a.m. in the Alachua Branch, Alachua County Library at 14913 NW 140th St., Alachua, FL 32615.

Contact: Stephen Crawford
Phone Number: (352) 333-3233

The Gainesville Sun

Main number378-1411
Breaking News.....374-5013
To Subscribe378-1416
To Subscribe Toll Free 800-443-9493

DELIVERY PROBLEMS, CHANGES OR BILLING QUESTIONS

Customer Service.....378-1416
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GateHouse Media



To: Neighbors of tax parcel 03191-010-001
From: Concept Development, Inc.
Date: Friday September 14, 2018
RE: Neighborhood Meeting Public Notice

ATTENTION: UPDATED MEETING TIME & LOCATION

Dear Neighbor:

A Neighborhood Meeting will be held to discuss a proposed site plan for the Foundation Park Phase II project. This project encompasses Alachua County tax parcel 03191-010-001. The overall site is approximately 14.5 acres in size and the plan is to construct three additional 40,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements.

DATE: Saturday, September 29, 2018
TIME: 12:15 to 1:00 PM
PLACE: Alachua Branch, Alachua County Library
14913 NW 140th Street
Alachua, FL 32615
CONTACT: Stephen Crawford
stephen@conceptcompanies.net
(352) 333-3233

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposed development plan and to seek their comments. We look forward to seeing you at the workshop.

Sincerely,

Stephen Crawford
Project Manager

3917 NW 97th Blvd., Gainesville, Florida 32606
(352) 333-3233
conceptcompanies.net

12:15 PM

[illegible]



Project: Foundation Park Phase II
From: Concept Development, Inc.
Date: October 1, 2018
RE: Neighborhood Workshop

MEETING MINUTES

A workshop presentation was prepared for this project on Saturday, September 29, 2018 at 12:15 p.m. as shown in the advertisement. The presentation included an explanation of the review process and an explanation of the proposed project. In attendance was one (1) Concept Companies employee. No members of the public were in attendance. Please refer to the attached sign-in sheet for additional information.

The meeting began promptly at 12:15 pm and ended at 1:00 pm.

DESCRIPTION

DATE: October 6, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.01

DESCRIPTION FOR: Tax Parcel 03191-011-001

Alachua Foundation Park Holding Company, LLC property:

A PORTION OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.'S 20 AND 25 (U.S. HIGHWAY NO. 441, 200 FOOT RIGHT-OF-WAY), AND RUN THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.86 FEET, THROUGH A CENTRAL ANGLE OF 10°32'48" AN ARC DISTANCE OF 403.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 78°36'19" EAST, 402.89 FEET; THENCE NORTH 05°35'16" EAST, 286.19 FEET; THENCE NORTH 77°10'09" WEST, 50.95 FEET; THENCE NORTH 12°49'51" EAST, 168.13 FEET; THENCE NORTH 84°24'33" WEST, 394.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 119TH TERRACE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'57", AN ARC DISTANCE OF 52.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 01°49'26" WEST, 52.69 FEET; THENCE SOUTH 02°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 176.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'05" AN ARC DISTANCE OF 49.62 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°25'06" EAST, 49.60 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°55'58", AN ARC DISTANCE OF 37.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°23'21" WEST, 37.72 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A

RADIUS OF 440.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $08^{\circ}21'30''$, AN ARC DISTANCE OF 64.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH $13^{\circ}32'05''$ WEST, 64.13 FEET; THENCE SOUTH $17^{\circ}42'49''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 42.77 FEET TO THE POINT OF BEGINNING.

DESCRIPTION

DATE: October 6, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.01

DESCRIPTION FOR: Tax Parcel 03191-010-001

University of Florida Foundation Property:

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST, A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST

CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH $82^{\circ}35'58''$ EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE **POINT OF BEGINNING**.

FILE
1983 FEB 24 PM 1:26
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLA.

This instrument prepared by
W. Henry Barber, Jr.
DeSli, Graham, Wilcox, Barber,
Henderson, Monaco & Cates, P.A.
203 N.E. First Street
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 1983, between CONTEXT DEVELOPMENT CO., a Delaware corporation, Grantor, and UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation, whose post office address is Post Office Box 14425, Gainesville, Florida 32604, Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns, forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A part of Sections 13, 14, 23 and 24, Fractional Sections 25 and 26, the F. R. Sanchez Grant, and the Fernandez Grant in Township 8 South, Range 18 East, together with a part of Fractional Sections 19, 20 and 29, the J. S. Sanchez Grant, the John Sanchez Grant and the Fernandez Grant in Township 8 South, Range 19 East, all in Alachua County, Florida, being more particularly described as follows:

Commence at the northwest corner of said Fractional Section 26 and run thence North 89 deg. 11 min. 05 sec. East along the North boundary thereof, 40.11 feet to the easterly right-of-way line of County Road No. 241 (80 foot R/W) and the Point of Beginning; thence run South 01 deg. 06 min. 36 sec. East, along said right-of-way line, 333.27 feet to the beginning of a curve, concave easterly, and having a radius of 11,419.20 feet, thence southeasterly along and with the arc of said curve and along said right-of-way line, through a central angle of 03 deg. 07 min. 37 sec., an arc distance of 623.21 feet to the end of said curve, thence South 04 deg. 22 min. 27 sec. East, along said right-of-way line, 370.99 feet to the South boundary of the North one-half (N $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of said Fractional Section 26, thence North 89 deg. 21 min. 05 sec. East along said south boundary, 583.29 feet to a Permanent Reference Monument (PRM) at the northwesternmost corner of Shaw Farms of Alachua, according to a plat thereof recorded in Plat Book L, Page 64 of the public records of Alachua County, Florida, thence continue North 89 deg. 21 min. 05 sec. East along said south boundary of North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) and along the north boundary of said Shaw Farms of Alachua, 2397.15 feet to a PRM at the northeast corner of Lot 6 of said Shaw Farms of Alachua and the southeast corner of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$), thence North 01 deg. 07 min. 32 sec. West, along the east boundary of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) and along the west boundary of said Shaw Farms of Alachua, 1335.02 feet to the northwest corner of Lot 22 of said Shaw Farms of Alachua and the northeast corner of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$), said point also being the southwest corner of Government Lot 2 of said Section 23, thence North 89 deg. 11 min. 53 sec. East, along the north boundary of said Shaw Farms of Alachua and

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A. CURTIS POWERS, Clerk of Circuit Court
Alachua County, by *Opal Collins*

the south boundary of said Section 23, a distance of 1637.45 feet, to an intersection with the northerly boundary of the F. R. Sanchez Grant, thence South 65 deg. 00 min. 32 sec. East, along the northerly boundary of said Shaw Farms and the northerly boundary of the F. R. Sanchez Grant, 3132.95 feet to the northeasterly corner of said Shaw Farms of Alachua; thence continue South 65 deg. 00 min. 32 sec. East along said northerly boundary of the Sanchez Grant, 2113.89 feet to the northwest corner of Lot 1 of Haile Estates in the F. R. Sanchez Grant according to a plat thereof recorded in Plat Book A, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 29 min. 34 sec. West, along the west boundary of said Lot 1, a distance of 1638.16 feet to the northwest corner of Lot 9 of said Haile Estates, said point also being the northeasterly corner of Alachua Highlands, Unit No. 1, according to a plat thereof recorded in Plat Book K, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 22 min. 48 sec. West, along the westerly boundary of said Lot 9 and the easterly boundary of Lots 1, 2 and 3 of said Alachua Highlands, Unit No. 1, a distance of 949.80 feet to the northerly boundary of the Hammock Lands conveyed to the State of Florida and recorded in Official Records Book 908 at pages 858 through 860, thence North 81 deg. 31 min. 14 sec. East, along said northerly boundary, 4009.08 feet, thence North 86 deg. 31 min. 58 sec. East, along said northerly boundary, 3610.46 feet, thence South 81 deg. 38 min. 52 sec. East, along said northerly boundary, 1949.33 feet, thence North 06 deg. 47 min. 16 sec. East, 1404.87 feet, thence South 71 deg. 05 min. 04 sec. East, 92.64 feet, thence North 34 deg. 13 min. 59 sec. East, 1476.82 feet, thence North 88 deg. 22 sec. 53 sec. East, 1252.57 feet, thence North 00 deg. 38 min. 14 sec. East, 1301.36 feet to the southerly right-of-way line of State Road 25, U. S. 441 (200 foot R/W) thence North 72 deg. 58 min. 52 sec. West, along said southerly right-of-way line, 225.69 feet to the beginning of a curve concave northeasterly and having a radius of 11,609.20 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 06 deg. 52 min. 00 sec. an arc distance of 1391.32 feet to the end of said curve, thence North 66 deg. 03 min. 55 sec. West, along said right-of-way line, 345.63 feet, thence South 23 deg. 56 min. 05 sec. West, 607.82 feet, thence North 60 deg. 14 min. 54 sec. West, 160.83 feet, thence North 23 deg. 56 min. 05 sec. East, 591.52 feet to said southerly right-of-way line, thence North 56 deg. 03 min. 55 sec. West, along said southerly right-of-way line, 3888.56 feet to the beginning of a curve, concave northeasterly and having a radius of 5896.58 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 04 deg. 05 min. 00 sec. an arc distance of 420.24 feet to the end of said curve, thence North 61 deg. 57 min. 50 sec. West, along said southerly right-of-way line 1681.47 feet, thence South 08 deg. 50 min. 07 sec. West, 1680.29 feet, thence North 81 deg. 10 min. 24 sec. West, 944.33 feet, thence North 08 deg. 49 min. 45 sec. East, 2008.91 feet to the aforementioned southerly right-of-way line of State Road no. 25, thence North 61 deg. 59 min. 14 sec. West,

1466 PAGE 378

along said right-of-way line, 882.07 feet, thence South 00 deg. 35 min. 40 sec. East, 1523.91 feet, thence South 89 deg. 22 min. 03 sec. West, 399.61 feet to a point on the east boundary of Section 24, Township 8 South, Range 18 East, thence South 00 deg. 35 min. 54 sec. East along said east boundary, 1245.81 feet to the northeast corner of the Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of said Section 24, thence North 89 deg. 46 min. 15 sec. West, along the north boundary of said Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 1218.03 feet to the southeast corner of the South one-half (S $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of said Section 24, thence North 01 deg. 01 min. 46 sec. West, along the east boundary of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 661.14 feet to the northeast corner of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), thence North 89 deg. 43 min. 32 sec. West along the north boundary of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 1222.41 feet to the northwest corner of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) and the East boundary of Government Lot 4 of said Section 24, thence North 01 deg. 27 min. 18 sec. West, along the east boundary of Government Lots 4 and 1, a distance of 2782.53 feet to the southerly right-of-way line of State Road No. 25 (U.S. Highway 441) thence continue North 01 deg. 27 min. 18 sec. West, along the east boundary of said Government Lot 1, a distance of 201.49 feet to the North right-of-way line of said State Road No. 25, thence continue North 01 deg. 27 min. 18 sec. West, along said east boundary, 294.67 feet to the southeast corner of the Southwest quarter (SW $\frac{1}{4}$) of Section 13, Township 8 South, Range 18 East, thence North 00 deg. 53 min. 56 sec. West, along the east boundary of said Southwest quarter (SW $\frac{1}{4}$), 245.86 feet to the southerly right-of-way line of County Road No. S-340-A (66 foot R/W) thence North 81 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 2307.19 feet to the beginning of a curve, concave northeasterly and having a radius of 1178.92 feet, thence northwesterly along and with said curve and along said right-of-way line, through a central angle of 12 deg. 00 min. 00 sec., an arc distance of 246.91 feet to the end of said curve, thence North 69 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 99.39 feet to the beginning of a curve, concave southerly and having a radius of 539.96 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 30 deg. 54 min. 45 sec. an arc distance of 291.32 feet to said northerly right-of-way line of State Road No. 25, said arc being subtended by a chord having a bearing and distance of North 85 deg. 05 min. 36 sec. West, 287.80 feet, thence South 76 deg. 57 min. 08 sec. West, 254.78 feet to said southerly right-of-way line of State Road No. 25 (the right-of-way of County Road No. S-340-A becomes 50 feet at this point and remains 50 feet to the west) said point being on the arc of a curve, concave southeasterly and having a radius of 547.96 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 11 deg. 39 min. 42 sec. an arc

distance of 111.53 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 60 deg. 48 min. 38 sec. West, 111.34 feet, thence South 54 deg. 58 min. 47 sec. West, along said southerly right-of-way line of County Road S-340-A, 123.99 feet to the beginning of a curve, concave northwesterly and having a radius of 843.51 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line, through a central angle of 14 deg. 48 min. 00 sec., an arc distance of 217.88 feet to the end of said curve, thence South 69 deg. 46 min. 47 sec. West, along said southerly right-of-way line, 248.93 feet to the beginning of a curve, concave northwesterly and having a radius of 1934.86 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 05 deg. 50 min. 26 sec., an arc distance of 197.23 feet, said arc being subtended by a chord having a bearing and distance of South 72 deg. 42 min. 00 sec. West, 197.15 feet to the west boundary of the Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of Section 14, Township 8 South, Range 18 East, thence South 01 deg. 35 min. 12 sec. East, along said west boundary of Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 84.01 feet to the intersection with the easterly right-of-way line of an 80 foot right-of-way owned by the City of Alachua and recorded in Official Records Book 1279 at pages 840 through 841 of the public records of Alachua County, Florida; thence South 47 deg. 28 min. 41 sec. East, along said easterly right-of-way line 55.70 feet, thence South 01 deg. 35 min. 12 sec. East, 40.00 feet from and parallel to said west boundary of Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 121.89 feet to the north boundary of the Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$) of Section 23, Township 8 South, Range 18 East, thence North 89 deg. 31 min. 38 sec. East, along said north boundary, 191.44 feet, thence South 77 deg. 25 min. 05 sec. East, 833.14 feet, thence South 01 deg. 24 min. 55 sec. East, 465.34 feet, thence South 89 deg. 31 min. 38 sec. West, parallel to said north boundary, 1000.11 feet to said east right-of-way line, thence South 01 deg. 24 min. 04 sec. East, 40 feet from and parallel to the west boundary of said Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$), 678.82 feet to the south boundary of said Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$), thence North 89 deg. 14 min. 54 sec. East, along said south boundary, 1280.72 feet to the west boundary of the aforementioned Section 24, thence South 01 deg. 24 min. 48 sec. East, along said west boundary, 1959.51 feet to the southeast corner of property owned by the City of Alachua and recorded in Official Records Book 908 at pages 844 through 845 of the public records of Alachua County, Florida; thence South 88 deg. 57 min. 05 sec. West, along the south boundary of said City of Alachua property, 4165.85 feet; thence South 01 deg. 27 min. 01 sec. East, 659.40 feet to the north boundary of the South one-half (S $\frac{1}{2}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section 23, thence South 89 deg. 20 min. 34 sec. West, along said north boundary, 1502.00 feet to the east right-of-way line of County Road No. 241 (80 foot R/W) thence South 01 deg. 06 min. 36 sec. East, along said east right-of-way line, 1334.44 feet to the Point of Beginning. Less the rights-of-way of U. S. Highway 441 and State Road 25.

Containing 2124.36 acres more or less excluding the area lying within the right-of-way of State Road No. 25.

ALSO:

Lots 5, 6, 9, 14, and the East 1/2 of Lot 13 of Haile Estates in Fractional Section 35, Township 8 South, Range 18 East, Alachua County, Florida, according to a plat thereof recorded in Plat Book "A", Page 56, of the public records of Alachua County, Florida; less rights of way for Interstate Highway No. 1-75 (State Road 93) and a County Graded Road; and being more particularly described as follows:

Commence at the Southwest Corner of said Fractional Section 35 and run thence South 89 deg. 16 min. 33 sec. East, along the South boundary of said Fractional Section, 1984.75 feet to the Southwest Corner of said East Half (E-1/2) of Lot 13, and the Point of Beginning; thence continue South 89 deg. 16 min. 33 sec. East, along said South boundary, 1831.88 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. 1-75 (State Road No. 93), said point lying on the arc of a curve concave Southwesterly and having a radius of 14,217.94 feet; thence Northwesterly along the arc of said curve and along said right of way line through a central angle of 07 deg. 19 min. 25 sec., an arc distance of 1817.39 feet, said arc being subtended by a chord having a bearing and distance of North 41 deg. 08 min. 24 sec. West, 1816.15 feet, to the end of said curve; thence North 44 deg. 48 min. 07 sec. West, along said Southwesterly right of way line, 15.28 feet, to a point on the West boundary of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along said West boundary of Lot 9, a distance of 18.24 feet, to the Northeast Corner of said East Half (E-1/2) of Lot 13; thence North 89 deg. 40 min. 56 sec. West, along the North boundary of said East Half (E-1/2) of Lot 13, a distance of 659.66 feet, to the Northwest Corner of said East Half (E-1/2) of Lot 13; thence South 01 deg. 24 min. 44 sec. East, along the West boundary of said East Half (E-1/2) of Lot 13, a distance of 1341.28 feet to the point of beginning. Containing 39.51 acres, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35, and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section, 2654.12 feet, to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1315.86 feet, to the Southwest Corner of said Lot 5 and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along the South boundary of said Lot 5, a distance of 42.13 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. 1-75 (State Road No. 93); thence North 44 deg. 48 min. 07 sec. West, along said right of way line 61.49 feet; to a point on the West boundary of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along said West boundary 43.45 feet to the point of beginning. Containing 0.02 of an acre, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35 and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section 2654.12 feet to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1876.24 feet, to the intersection of the South boundary of said Lot 5 and the Northeasterly right of way line of said County Graded Road (66 foot right of way) and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along said South boundary of Lot 5, a distance of 755.48 feet, to the Northwest Corner of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along the West boundary of said Lot 9, a distance of 777.77 feet, to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 1563.68 feet, to the beginning of a curve concave Southwesterly and having a radius of 7855.44 feet, thence Southeasterly along the arc of said curve and along said right of way line through a central angle of 02 deg. 44 min. 52 sec., an arc distance of 376.73 feet, said arc being subtended by a chord having a bearing and distance of South 43 deg. 25 min. 41 sec. East, 376.69 feet, to a point on the East boundary of said Lot 14; thence North 01 deg. 30 min. 45 sec. West, along the East boundary of said Lots 14, 9 and 6, a distance of 3515.19 feet, to the Northeast Corner of said Lot 6; thence North 89 deg. 59 min. 25 sec. West, along the North boundary of said Lots 6 and 5, a distance of 2641.10 feet to the Northwest Corner of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along the West boundary of said Lot 5, a distance of 770.34 feet to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 817.76 feet to the Point of Beginning. Containing 122.72 acres, more or less.

SUBJECT TO THE FOLLOWING:

That certain oil and gas lease dated 29 March 1923, and recorded 24 April 1923, in Miscellaneous Records Book 11, Page 125, to Florida Mineral Oil and Sulphur Company.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation to construct, operate and maintain a single pole H-Frame tower line for the transmission and distribution of electricity, etc., over Lot 18 of L. L. Dell Estates, dated 3 February 1959, and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Special Warranty Deed from H. C. Edwards and wife, Susie S. Edwards, to the State of Florida for road right-of-way SE-93, over Lots 9, 14 and E-1/2 of Lot 13 of John Haile Estates Subdivision varying in width from 106 feet to 216 feet dated 23 February 1962, and recorded in Official Records Book 180, Page 594, together with a drainage easement covering the same lands recorded in Official Records Book 180, Page 596, of the public records of Alachua County, Florida.

1455 PAGE 382

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation as in Easement recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 27 December 1962, and recorded in Official Records Book 219, Page 565, of the public records of Alachua County, Florida.

Easement from Donald M. Hough and his wife, Susie Mae Hough, to Florida Power Corporation as in Easement given by H. C. Edwards and his wife, Susie S. Edwards and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 3 February 1959, covering Lot 18 of L. L. Dell Estates Subdivision and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Easement and right-of-way for construction, operation and maintenance of a pole line for transmission and distribution of electricity dated 4 October 1926, and recorded in Deed Book 226, Page 131, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 27 January 1927, and recorded in Deed Book 226, Page 201, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 6 November 1926, and recorded in Deed Book 226, at Page 280, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 2 November 1926, and recorded in Deed Book 226, at Page 281, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 4 March 1963, and recorded in Official Records Book 221, Page 219, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 11 April 1963, and recorded in Official Records Book 227, Page 391, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 156, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 1 December 1926, and recorded 25 July 1946, in Deed Book 226, Page 222, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 155, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 5 October 1959, and recorded in Official Records Book 73, Page 517, of the public records of Alachua County, Florida.

Reservation of an undivided one-half (1/2) interest of all petroleum and petroleum products and title to an undivided three-fourths (3/4) of all other minerals as to the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 24, Township 8 South, Range 18 East, reserved to State of Florida in Deed recorded in Deed Book 320, at Page 186, of the public records of Alachua County, Florida.

Easement to City of Alachua dated 12 March 1974, and filed 16 October 1979, in Official Records Book 1241, Page 113, of the public records of Alachua County, Florida.

Easement condemned by the City of Gainesville in Case Number 82-1735-CA in the Circuit Court of Alachua County, Florida.

An outstanding one-half (1/2) interest in oil, gas and minerals on the East Half (E-1/2) of Lot 16, of L. L. Dell Estates according to plat thereof recorded in Plat Book "A", Page 47, of the public records of Alachua County, Florida.

Easement to City of Alachua dated the 30th day of March 1979, filed for record 12 April 1979, in Official Records Book 1201, at Page 430, of the public records of Alachua County, Florida.

Taxes for the year 1983 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its name by its duly authorized officers and its corporate seal to be affixed, the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

J. B. Lewis
W. H. Bell
As to Grantor

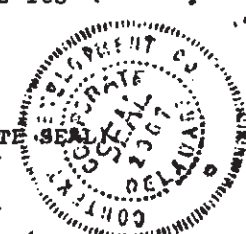
CONTEXT DEVELOPMENT CO.

By Wallace M. Dill
Wallace M. Dill, As its
President

ATTEST:

By: R. Diane Arch
R. Diane Arch, As its
Secretary

(WITH CORPORATE SEAL)



D.R. 1466 PAGE 384

STATE OF FLORIDA
COUNTY OF ALACHUA

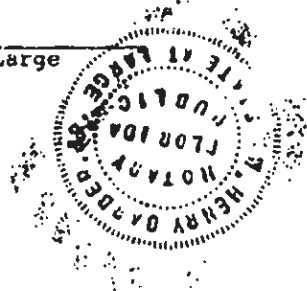
BEFORE ME, the undersigned authority, personally appeared WALLACE M. DILL, and R. DIANE ARCH, as President and Secretary respectively, of CONTEXT DEVELOPMENT CO., a Delaware corporation, who, being first identified and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation they executed the foregoing Warranty Deed and affixed the corporate seal, all for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

WITNESS my hand and official seal this 24th day of February, 1983, at Gainesville, Alachua County, Florida.

W. L. [Signature]
Notary Public, State of Florida at Large

My Commission expires:

6-30-1985



PREPARED BY & RETURN TO:

Name: Lynn Sullivan
Providence Title Company, LLC
Address: 3917 NW 97th Boulevard
Gainesville, FL 32606
File No. 2014-128

4/20/2015 12:46 PM
BOOK 4343 PAGE 2222
J. K. IRBY

Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 649565
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$4,137.00
Intang. Tax: \$0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This SPECIAL WARRANTY DEED, made the 15th day of April, 2015, by UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida non-profit corporation, having its principal place of business at P.O. Box 14425, Gainesville, FL 32604-2425, hereinafter called the "Grantor", to ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC, a Florida limited liability company, having its principal place of business at 3917 NW 97th Blvd, Gainesville, FL 32606, hereinafter called the "Grantee":

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in City of Alachua, County of Alachua, State of Florida, viz:

See attached Exhibit "A"

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

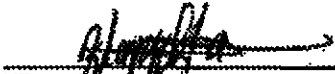
TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with Grantee that Grantor is well seized of the Property, has good right, title, and lawful authority to sell and convey the Property, 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 and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other. Grantor further warrants that said land is free of all encumbrances, except as noted in Exhibit B attached hereto and made a part hereof, and except taxes accruing subsequent to December 31, 2014.

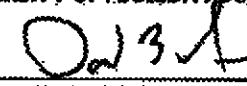
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Susan G. Goffman


Witness Signature
Printed Name: Kimberly A. Feigen

UNIVERSITY OF FLORIDA FOUNDATION, INC.

By:  L.S.
Name: David M. Christie
Title: Assistant Treasurer

Address (Principal Place of Business):

Approved


UFF Legal Counsel

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of April, 2015, by David M. Christie, as Assistant Treasurer for the University of Florida Foundation, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



SUSAN G. GOFFMAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE161218
Expires 4/18/2016


Signature of Notary
Printed Name: _____
My commission expires: _____

Exhibit "A"

A PORTION OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.'S 20 AND 25 (U.S. HIGHWAY NO. 441, 200 FOOT RIGHT-OF-WAY), AND RUN THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.86 FEET, THROUGH A CENTRAL ANGLE OF 10°32'48", AN ARC DISTANCE OF 403.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 78°36'19" EAST, 402.89 FEET; THENCE NORTH 05°35'16" EAST, 286.19 FEET; THENCE NORTH 77°10'09" WEST, 50.85 FEET; THENCE NORTH 12°49'51" EAST, 168.13 FEET; THENCE NORTH 84°24'33" WEST, 394.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 119TH TERRACE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'57", AN ARC DISTANCE OF 52.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 01°49'26" WEST, 52.69 FEET; THENCE SOUTH 02°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 176.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'05", AN ARC DISTANCE OF 49.62 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°25'06" EAST, 49.60 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°53'58", AN ARC DISTANCE OF 37.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°23'21" WEST, 37.72 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°21'30", AN ARC DISTANCE OF 64.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 13°32'05" WEST, 64.13 FEET; THENCE SOUTH 17°42'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 42.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.94 ACRES (171,820 SQUARE FEET), MORE OR LESS.



Search Criteria

Parcel From: 03191-010-001
 Parcel Thru: 03191-010-001

Search Date: 8/8/2016 at 2:55:10 PM

Parcel: [03191-010-001](#) [GIS Map](#)

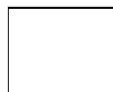
Taxpayer: U OF F FOUNDATION INC Mailing: PO BOX 14425 GAINESVILLE, FL 32604-2425 Location: Sec-Twn-Rng: 13-08-18 Property Use: 05400 - Tmbr Si 90+ Tax Jurisdiction: Alachua 1700 Area: Alachua Industrial Subdivision: Progress Technology Park	Legal: PROGRESS TECHNOLOGY PARK PB 28 PG 86 LOT 1 (LESS COM SW COR OF LOT 1 POB SELY ALG CURVE 402.89 FT N 05 DEG E 286.19 FT - N 77 DEG W 50.95 FT N 12 DEG E 168.13 FT N 84 DEG W 394.02 FT SLY ALG CURVE 52.69 FT S 02 DEG E 176.16 FT SLY ALG CURVE - 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG W 42.77 FT POB PER OR 4343/2222)
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There was 1 parcel found in this search.

Create download file of selected parcels

Property Owner Lookup

Search Any Property By Address. Find Owner, Value, Taxes, and More.



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278



Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 7/27/2016 at 4:22:03 PM'

Printer Friendly Page

Parcel: 03191-011-001 [GIS Map](#)

Taxpayer: ALACHUA FOUNDATION PARK, HOLDI Mailing: 3917 NW 97TH BLVD Gainesville, FL 32606 Location: Sec-Twn-Rng: 13-08-18 Property Use: 04000 - Vacant Industrial Tax Jurisdiction: Alachua 1700 Area: Alachua Industrial Subdivision: Progress Technology Park	Legal: PROGRESS TECHNOLOGY PARK PB 28 PG 86 COM SW COR LOT 1 POB SELY ALG CURVE 402.89 FT N 05 DEG 35 MIN 16 SEC E 286.19 FT N - 77 DEG 10 MIN 09 SEC W 50.95 FT N 12 DEG 49 MIN 51 SEC E 168.13 FT N 84 DEG 24 MIN 33 SEC W 394.02 FT SLY ALG CURVE - 52.69 FT S 02 DEG 15 MIN 33 SEC E 176.16 FT SLY ALG CURVE 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG - 42 MIN 49 SEC W 42.77 FT POB OR 4343/ 2222 PROGRESS TECHNOLOGY PARK PB 28 PG 86 COM SW COR LOT 1 POB SELY ALG CURVE 402.89 FT N 05 DEG 35 MIN 16 SEC E 286.19 FT N - 77 DEG 10 MIN 09 SEC W 50.95 FT N 12 DEG 49 MIN 51 SEC E 168.13 FT N 84 DEG 24 MIN 33 SEC W 394.02 FT SLY ALG CURVE - 52.69 FT S 02 DEG 15 MIN 33 SEC E 176.16 FT SLY ALG CURVE 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG - 42 MIN 49 SEC W 42.77 FT POB OR 4343/ 2222
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There are no Certified Values

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Industrial	ILW		Square Feet	171626.4
Vacant Industrial	ILW		Square Feet	171626.4

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
04/15/2015	591000	V	Q	4343	2222	SD	Official Public Record

[Link to TaxCollector Record](#)

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The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230
(FAX) 352-374-5278



2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #03191 011 001



Parcel details



Latest bill



Full bill history

Print this page

Pay All: \$128,999.19

2018

2017

2016

\$128,999.19
due

PAID

PAID

[Apply for the 2019 Installment Payment Plan](#)


Get Bills by Email

PAID 2019-01-10 \$150,001.96

Receipt #18-0082874

Owner: ALACHUA FOUNDATION PARK HOLDING COMPANY LLC

3917 NW 97TH BLVD

Gainesville, FL 32606

Situs: Unassigned Location RE

Account number: 03191 011 001Alternate Key: 1102022

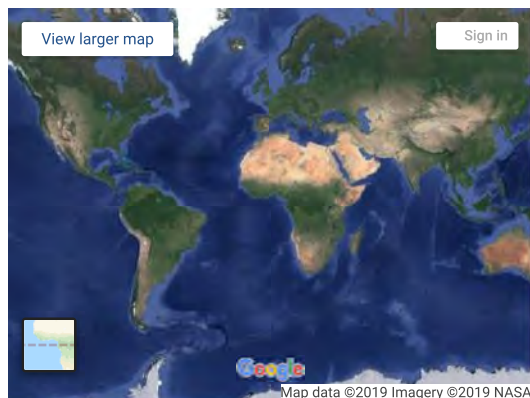
Millage code: 1700

Millage rate: 23.1480

Assessed value: 5,299,000

School assessed value: 5,299,000

Unimproved land value: 429,100



Location is not guaranteed to be accurate.

Property Appraiser

2017 Annual bill



View

Ad valorem: \$122,661.25

Non-ad valorem: \$7,507.33

Total Discountable: 130,168.58

No Discount NAVA: 0.00

Total tax: \$130,168.58

Legal description

PROGRESS TECHNOLOGY PARK PB 28 PG 86 COM SW COR LOT 1 POB SELY ALG CURVE 402.89 FT N 05 DEG 35 MIN 16 SEC E 286.19 FT N 77 DEG 10 MIN 09 SEC W 50.95 FT N 12 DEG 49 MIN 51 SEC E 168.13 FT N 84 DEG 24 MIN 33 SEC W 394.02 FT SLY ALG CURVE 52.69 FT S 02 DEG 15 MIN 33 SEC E 176.16 FT SLY ALG CURVE 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG 42 MIN 49 SEC W 42.77 FT POB OR 4343 / 2222 (LOT 1 PROGRESS TECHNOLOGY PARK PB 28 PG 86 WAS VACATED PER RES 17-01 OR 4468/0361)

Location

Book, page, item: 4343-2222

Geo number: 13-08-18-03191011001

Range: 18

Township: 08

Section: 13

Neighborhood: 233223.50

Use code: 04100

Total acres: 3.940

Certificate #789

This parcel has a redeemed certificate for 2017.

Advertised number: 931

Face amount: \$142,853.06

Issued date: 06/01/2018

Expiration date: 06/01/2025

Buyer: Bidder number 2711314

TLOA OF FLORIDA LLC

TLOA SERVICING LLC AS CUST FOR SECURED PARTY

11 TALCOTT NOTCH RD

FARMINGTON, CT 06032

Interest rate: 0.25%



ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03191 010 001		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

14209 NW 119TH TER

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

PROGRESS TECHNOLOGY PARK PB 28 PG
86 LOT 1 (LESS COM SW C
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4648	2,700	0	2,700	22.85
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	2,700	0	2,700	3.42
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	2,700	0	2,700	4.05
SCHL DISCRNRY & CN (S01)	0.7480	2,700	0	2,700	2.02
SCHL GENERAL	4.3770	2,700	0	2,700	11.82
SCHOOL VOTED (S01)	1.0000	2,700	0	2,700	2.70
SUWANNEE RIVER WATER MGT DIST	0.4027	2,700	0	2,700	1.09
17 CITY OF ALACHUA	5.3900	2,700	0	2,700	14.55

TOTAL MILLAGE 23.1480

AD VALOREM TAXES

\$62.50

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS \$62.50

If Paid By
Please Pay **Nov 30, 2017**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2017 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1012110

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
03191 010 001	14209 NW 119TH TER	

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

IF PAID BY

PLEASE PAY

<input type="checkbox"/> Nov 30, 2017	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Mitchell Mason

From: Diaz, Mary <Mary.Diaz@srwmd.org>
Sent: Friday, October 26, 2018 3:21 PM
To: Mitchell Mason
Cc: Marshall, Leroy
Subject: RE: Copeland Park and Foundation Park - Alachua, FL - Exemption Validations

Mr. Mason,

The exemptions are still valid as long as the project is constructed in accordance with the permitted documents.

Thank you,

Mary Diaz, E.I.
Engineer II, Resource Management Division
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.362.1001
386.647.3133 (Direct)
800.226.1066 (FL Toll Free)
www.mysuwanneeriver.com
Let us know how we're doing: [Contact Us](#)



From: Mitchell Mason <mitchellm@chw-inc.com>
Sent: Wednesday, October 24, 2018 4:16 PM
To: Diaz, Mary <Mary.Diaz@srwmd.org>
Subject: Copeland Park and Foundation Park - Alachua, FL - Exemption Validations

Good afternoon Mary,

We received exemption (No Permit Required) letters for the Copeland Park Phase I project (ERP No. 228724-1), and the Foundation Park Phase II project (ERP No. 212192-4) in December and August of 2016, respectively. No changes have been proposed to either project since the letters were issued. Can you please confirm that these exemptions are still valid for each project, or provide updated letters if necessary? The original exemption letters are attached for your convenience.

Thank you,

MITCHELL MASON | Project Engineer

t: (386) 518-5141

e: mittchellm@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.

All E-mail sent to and from this address may be public records. The Suwannee River Water Management District does not allow use of the District E-mail system and other equipment for non-business related purposes.



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 5, 2016

Brian Crawford
Alachua Foundation Park Holding Company, LLC
3917 NW 97th Boulevard
Gainesville, FL 32606

Subject: Environmental Resource Permit (ERP): No Permit Required (NPR), ERP-001-212192-4, Foundation Park Phase II, Alachua County

Dear Mr. Crawford:

The above referenced proposed project does not require a new ERP from the Suwannee River Water Management District (District). This decision was based on the fact that this project is part of the master system permitted under ERP-001-212192-1, and according to the documentation submitted on or before July 6, 2016. It has been determined that the proposed activity provides reasonable assurance that:

1. The existing stormwater system is functioning as permitted.
2. The master system will not change as a result of the connection.
3. The project will not exceed any thresholds established by the existing permit.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

DON QUINCEY, Chairman
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

VACANT
At Large

NOAH VALENSTEIN
Executive Director

- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

If you have any questions, you may contact me by phone at 386.362.1001 or by email at BJB@srwmd.org.

Sincerely,



Brian Brooker, E.I.
Division of Resource Management

BB/tm

cc: Randall Olney, CHW, Inc.



Alachua County Public Works Department

Ramon D. Gavarrete, P. E.
County Engineer

Engineering & Operations
Ramon D. Gavarrete, P.E.
rgavarrete@alachuacounty.us
Tel: (352) 374-5245
Fax: (352) 337-6243

Fleet Management
Gerald Bailey
Fleet Manager
gbailey@alachuacounty.us
Tel: (386) 462-1975
Fax: (386) 418-0331

**Solid Waste and
Resource Recovery
Department**
Sally Palmi
*Solid Waste and Resource
Recovery Director*
scp@alachuacounty.us
Tel: (352) 374-5213
Fax: (352) 337-6244

Administration
Kenneth Fair
*Sr. Administrative Support
Manager*
kfair@alachuacounty.us
Tel: (352) 374-5245
Fax: (352) 337-6244

September 9, 2016

Randy Olney, P. E.
Causseaux, Hewett and Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Class II Driveway Connection Permit- Connection to CR2054

Dear Mr. Olney:

By copy of this letter, a Class II Driveway Permit is hereby issued to Alachua Foundation Park Holding Company, LLC for the driveway connection to CR2054. Enclosed is a copy of the approved plan.

Please notify the Construction Inspections Office of this department 48 hours prior to the commencement of construction so that an on-site meeting can be scheduled. If you have any questions, please contact this office.

Sincerely,

Lalit Lalwani, P.E.
Civil Engineer III

xc: Alachua Foundation Park Holding Company, LLC
Gregory A. Ferrone - Codes Enforcement w/Enclosures
Tim McKenzie w/Enclosures
Transportation Division

5620 NW 120th Lane ■ Gainesville, Florida 32653

Tel: (352) 374-5245

<http://www.alachuacounty.us>

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

An Equal Opportunity Employer M.F.V.D.





Alachua County
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
<http://growth-management.alachuacounty.us>

Submit Application to: Building Division

Tel. 352.374.5243
Fax. 352.491.4510

RIGHT-OF-WAY CONNECTION PERMIT

Alachua County Public Works Department; 5620 NW 120th Lane, Gainesville, FL 32653; (352) 374-5245

Public Works Permit No: DW-16-301 Application Date: 9/9/16 Road No: _____ Segment No: _____
Fee Information: Amount Paid: \$225.00 Receipt #: 83103 Posted By: CF Date: 9/12/16

TYPE OF CONNECTION

☐ Curb & Gutter Apron ☒ Driveway & Sidewalk ☐ Rural Driveway ☐ Sidewalk ☐ Drainage ☐ Bike path
☐ Easement Road (multiple lots) ☐ Reconstruct or pave existing driveway ☐ Common Drive (2 Lots) ☐ Temporary
☐ Common Drive (via ☐ Lot Split ☐ BOA or ☐ Variance - Please check one) PETITION # _____

OWNER AND CONTRACTOR INFORMATION

Owner/Permittee: Alachua Foundation Park Holding Company, LLC Signature: _____
Mailing Address: 3917 NW 97th Blvd.
City: Gainesville State: Florida Zip: 32606 Phone: (352) 333-3233
Contractor: TBD Contractor's Phone: (_____) _____

PROPERTY DESCRIPTION

Building Permit No.: _____ E-911 Address: _____
Tax Parcel #: 03191 - 010 - 001 Section: _____ Township: _____ Range: _____ Grant: _____
Subdivision: _____ Lot No.: _____
Specific Directions (from nearest major road intersection):
Headed west on US 441 turn right onto NW 119th Terrace, project site is located on the northeast corner of US 441 and NW 119th Terrace.

TYPE OF BUILDING CONSTRUCTION AND VEHICLE

☐ Site Built Home ☐ Mobile Home ☐ Duplex ☐ Subdivision, number of lots: _____
☐ Multi-Family, number of units: _____
Estimated Number of Vehicle Trips Per Day: _____
Normal Vehicle Usage: ☐ Auto ☐ Truck ☐ Farm Trailers ☐ Semi-Trucks
Requested Date for Location Approval: _____

FOR BUILDING DIVISION USE ONLY

Location Inspected By: _____ Date: _____ ☐ Accepted ☐ Rejected
Specified Construction or reason for Permit Rejection: _____

Final Approval Date: _____ By: _____
Building Department Notified (Date): _____ By: _____
☐ Class I ☐ Class I (with sidewalk) ☐ Class II ☐ Class III ☐ Class IV
☐ Class III with Auxiliary Lanes ☐ Class IV with Auxiliary Lanes

Completion of this permit binds applicant to specific rights and privileges of the permittee as described in the Access Construction Standards and Procedures, available upon request.

ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC WORKS DEPARTMENT
CUSTOMER NAME & ADDRESS

CONCEPT CONSTRUCTION & NFL, INC.
3917 NW 97 BLVD.
GULF, FL 32606
352-333-3233

Receipt # PW
Date: 9/12/16
M 83103

Cash / Check# 52398
VISA MC DISCOVER

Fees and Charges For: DW-16-301 FOUNDATION PK - PH-2

CODE	DESCRIPTION	AMOUNT
RB	SFH Water Charges Receivable	
DS	SFH Water Deposit	
RF	SFH Reconnection Fee	
RH	WC Cart Exchange	
RI	WC Additional Refuse Fee	
L3	RCC Permit Fees	
W1	Freedom Comm Center Rental Fee	
W04	Soccer Field Lighting Fee	
W09	Soccer Field Lighting Application Fee	
W5	Park Use Commercial Revenue Share	
W4	Freedom Comm Center Concession	
W3	Freedom Comm Center Rental Tax Exempt	
W2	Freedom Comm Center Damage Deposit	
RK	AC Fairgrounds Rental Fee	
RN	AC Fairgrounds Rental Fee Tax Exempt	
RM	AC Fairgrounds Fire Inspection Fee	
RL	AC Fairgrounds Damage Deposit	
W00	Poe Springs Lodge Rental Fee	
W0	Poe Springs Damage Deposit	
W000	Poe Springs Lodge Rental Fee Tax Exempt	

TOTAL AMOUNT RECEIVED: \$ 225.00

CODE	DESCRIPTION	AMOUNT
WB	Curb & Culvert Inspections (Driveway)	
W02	Final Site Inspection Fee	
W02D*	Prepaid Final Site Inspection	\$ 225.00
WA	Paving/Draining Inspection Fee (Subdivision)	
W01	Right of Way Utilization Fee	
WX	Record Plat Review Fee	
WV	Plat & Road Vacating	
LT	Franchise Application Fee	
WJ	Copying and Records Research	
FL	Flood Zone Information	
WK	Scrap Metal Sales PW	
WG	Traffic Sign Fees	
WQ	A/R Invoiced: Fleet Charges (Parts, Labor, Comm)	
ST	FL Sales Tax Collected	
MR*	Misc Revenue	
VZ	A/R Invoiced Traffic Signs	

RECEIVED BY: [Signature]

WHITE - Customer Canary - F&A PINK - Administration SCANNED COPY - Division

MEMORANDUM

To: Justin Tabor, AICP
From: Randall S. Olney, PE
Date: October 5, 2016
RE: Foundation Park, Phase II – Flood Elevation Certification

The City of Alachua requires a certification from the Engineer of Record for projects located within FEMA Flood Zone A per Section 6.9.4(C)(7)(a) of the City of Alachua's Land Development Regulations. This Section states:

"No encroachment, including fill material or structures, shall be located within areas of special flood hazard unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles;"

The Foundation Park, Phase II project site is served by an existing master stormwater management facility. This master stormwater management facility was designed for the Foundation Park, Phase II development, modified the existing flood plain, and was permitted through both The City of Alachua and the SRWMD. Mr. Justin Tabor with the City of Alachua provided city approved plans from EDA for the master stormwater management facility serving the Foundation Park project. EDA plan sheet C2.01 indicates the limits and elevation of the modified flood plain, which was signed and sealed by Sergio J. Reyes FL PE 47311. The SRWMD permitted stormwater report for the master stormwater management facility was obtained from the SRWMD, and this report, signed and sealed by Claudia S. Vega FL PE 51532, provides calculations for the 100 year critical storm events for the existing master stormwater management facility. As indicated by the City and SRWMD information, the existing master stormwater management facility modified the existing flood plain. As a result of this modification, the Foundation Park site is no longer within flood plain. The modified flood plain limits can be seen on the Existing Condition Map, sheet C0.01, within the Foundation Park, Phase II development plan set.

In accordance with Section 6.9.4(C)(7)(a), I certify that any proposed fill and the proposed structures for Foundation Park, Phase II will not increase the water surface elevation of the base flood plain by more than one foot at any point within the City based on review of the City approved plans and the SRWMD permitted stormwater report.



MEMORANDUM

To: Justin Tabor, AICP
From: Caeli Tolar, PLA
Date: 10/10/16
RE: Foundation Park Phase 2 – Tree Mitigation Payment

Good morning Justin,

As discussed during our recent phone conversation, I have done some research to determine a mitigation cost per replacement tree for Foundation Park Phase 2. As outlined in City of Alachua Code Sec. 6.2.1(D)(7):

- (a) *The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings.*
- (b) *The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.*
- (c) *The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of trees to be planted. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.*
- (d) *Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit for new construction with an approved site plan or plat. Receipts for payment will be specifically marked for the off-site mitigation account.*

The following information provided outlines the process by which we have determined our mitigation payment calculations.

Description of Project Mitigation

Within this project, there are several trees proposed to be removed along County Road 2054 along the northern perimeter of the site. The majority of the trees to be removed are undesirable species such as Laurel Oaks and Water Oaks. These trees present potential long-term safety and maintenance issues as they mature. Additionally, these trees present conflicts with proposed utilities along the northern portion of the site that are necessary to serve the proposed buildings. Therefore, all existing trees along the northern perimeter of the site are proposed for removal.

Thirty-one replacement trees have been proposed within Pod B and fourteen replacement trees have been provided within Pod C. After the placement of these mitigation trees, there is still a deficit of mitigation trees required for both Pods B & C totaling 178 trees. Due to the locations of proposed structures, parking, and code-required tree plantings, there is inadequate space on the site at the completion of Pod C's construction to provide all 178 additional replacement trees for mitigation. Therefore, we are proposing a mitigation payment in lieu of on-site planting.

Determination of Replacement Tree Cost

At least 50% of the replacement trees must be shade trees, according to Sec.6.2.1(D)(4). According to Sec. 6.2.2(D)(8)(b)(ii), "Canopy trees shall be a minimum of eight feet in height with the caliper based on the tree type per Florida Nursery and Grade Standard." The remaining 50% of the replacement trees shall be

ornamental/understory trees, which, as outlined in Sec. 6.2.2(D)(8)(b)(iii), should be a minimum of 1 ½" caliper. Based on Florida Grades and Standards, we determined that a 15 gallon replacement tree can satisfy both the 8' minimum height and 1 ½" minimum caliper requirements.

To establish this number, we have taken the average, installed cost for 15 gallon trees provided to us on each of three recent and comparable projects:

Project #1:
15 gal. \$65

Project #2:
15 gal. \$74

Project #3:
15 gal. \$80

Overall Average:
15 gal. \$73

Establishment/maintenance costs vary across projects, so we have done some research to estimate a standard cost. For the purposes of this project we will utilize the Florida Department of Transportation's standard, which is an additional 24% in establishment/maintenance costs (see Attachment 'A').

Therefore: \$73 + and additional 24% = \$90.52 per tree (installed + establishment/maintenance cost). The City of Alachua also requires an additional 10% fund administration as per Sec. 6.2.1(D)(7)(c), so our estimation of the cost per replacement tree is **\$99.58 per tree**.

Mitigation Calculations

Heritage Trees (>30", at Inch-For Inch Replacement)

Pod B

Total Mitigation Inches Required = 223"

223" ÷ 1 ½" caliper per tree = 149 trees

Pod C

Total Mitigation Inches Required = 27"

27" / 1 ½" caliper per tree = 18 trees

Regulated Trees (<30", >10", at 1:1 Replacement)

Pod B

Total Regulated Trees Removed = 40 trees

Pod C

Total Regulated Trees Removed = 16 trees

Total Mitigation Payment

Pod B

149 trees + 40 trees = 189 trees – 31 proposed mitigation trees = 158 trees

Pod C

18 trees + 16 trees = 34 trees – 14 proposed mitigation trees = 20 trees

Pod B = 158 replacement trees x \$99.58 per tree = \$15,733.64

Pod C = 22 replacement trees x \$99.58 per tree = \$ 1,991.60

Total Mitigation Payment Required = \$17,725.24



Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JIM BOXOLD
SECRETARY

PROGRAM MANAGEMENT MEMORANDUM 15-01
PROJECT MANAGEMENT MEMORANDUM NO. 15-01
DCE MEMORANDUM NO. 04-15
DME MEMORANDUM NO. 15-01

DATE: February 13, 2015

TO: Directors of Transportation Development, Directors of Transportation Operations, District Design Engineers, District Construction Engineers, District Maintenance Engineers, and District Program Management Engineers/Administrators

FROM: David A. Sadler, P.E., Director, Office of Construction
Tim Lattner, P.E., Director, Office of Maintenance
Trey Tillander, P.E., Manager, Office of Program Management
Bob Crim, P.E., Manager, Production Support Office
Kendra Sheffield, Manager, Work Program Development

COPIES: Brian Blanchard, Tom Byron, Duane Brautigam, Greg Davis, Daniel Scheer, Rudy Powell, Jeff Caster

SUBJECT: Implementation of Landscape Contracts

BACKGROUND

In 2013, the Executive Team established a new policy through Engineer and Operations (E&O) Memo 13-1 to program stand alone landscape projects using maintenance contract language and Phase 52 funds. This will allow landscape contracts to remain open throughout the plant establishment period and is expected to improve the Department's ability to enforce contract deliverables throughout the entire establishment period. All costs during the establishment period are incorporated as part of the capital cost of the plant material and will function as a warranty against loss.

REQUIREMENTS

Landscaping Included as Part of the Roadway Construction Project:

Landscape installations totaling the lesser of \$100,000 or 10% of the preliminary cost estimate may continue to be included in a roadway construction project (including Design-Build roadway construction projects), as incidental landscape work.

There is no establishment period included in the specifications governing these roadway construction projects. Districts should determine who will be responsible for establishment and maintenance. If the party responsible for the landscape maintenance is someone other than the Department (i.e., Local Agency, etc.) a Maintenance Memorandum of Agreement must be fully executed during the project design and no later than the project letting.

Stand-alone Landscaping Projects:

The stand-alone landscaping projects will be programmed as either dependent or independent stand-alone projects for all fiscal years. Stand-alone landscaping projects will be advertised as Maintenance contracts and include Maintenance specifications which contain contract terms establishing an installation period and defined milestones for an establishment period of two years. No more than seventy-six percent of the contract amount will be paid prior to the start of the establishment period after which monthly payments to the contractor will be issued only upon satisfactory performance. The landscape installation Maintenance specification has been created to support this change (see Specification at: <http://www.dot.state.fl.us/specificationsoffice/Maintenance/Jan15/default.shtm>).

Dependent Stand-alone Landscaping Projects:

Landscaping associated with a roadway construction project will be programmed as a stand-alone landscape project in **the year in which roadway construction is anticipated for completion** and will be scheduled immediately following roadway construction. If the roadway construction project is federally funded, the landscaping work may also be eligible for the same federal funds.

Independent Stand-alone Landscaping Projects:

Landscaping not associated with a roadway construction project will be programmed as stand-alone landscape project in the year in which the landscape project is ready for production. Independent stand-alone landscaping projects will be state funded and let in the District Office.

Performance Bond:

The performance bond required in the Maintenance specifications, SP0030500 Award of Contract, is an annual renewable bond so that the contractor does not have to obtain a bond for 2+ years for the full contract value. The performance bond covers the installation period and the establishment period or the total contract time allowed.

Example: If the contract time is 930 days (2.55 years) with a hypothetical value of \$5 million, take the \$5 million and divide by the 2.55 years to arrive at the annual bond amount of \$1,960,784. Therefore, the first 12 months of the contract will require a performance bond for \$1,960,784; for the second 12 months, a performance bond for \$1,960,784; and for the final 7 months a performance bond for \$1,078,431 (which is the remaining contract amount $\$1,960,784 \times 2 = \$3,921,568$ minus $\$5,000,000 = \$1,078,431$).

Pay Items:

These contracts will be lump sum, and therefore there would only be one pay item (999-2). Seventy-six percent (76%) of the total contract value is payable upon completion of the planting, with the other twenty four-percent (24%) being paid monthly over the two year establishment period. The contractor is required to submit a schedule of values just as they would on a lump sum contract. Failure to perform will be a reduction in payment and not treated as retainage.

Contract Time:

Stand-alone landscaping contracts are to be designated in the AASHTO Projects (formerly Trns•port) Preconstruction system as Calendar Day Contracts. A Calendar Day Contract can be designated by selecting the “Time” tab on the “Proposal Summary” page and then selecting “CD-Calendar Days” on the “Type of Days” drop-down menu.

Incidental Work:

The intent is that these are landscape contracts, and will only include items of work that are necessary for the installation of the landscaping. Any items incidental to the landscaping would be exactly that, “incidental,” and included in the lump sum landscape pay item. It is important to minimize the amount of work required which is not directly related to the installation of landscape plantings. For dependent landscape projects, all of the site work and any associated hardscape should be included in the highway construction contract. For independent landscape projects, it may be necessary to include some incidental items of work, but if this work amounts to a large portion of the contract work, consideration should be given to letting a separate construction project to accomplish the site work and non-landscape planting work necessary for the project.

Funding:

A Federal funding process for stand-alone landscaping has not been developed. Independent landscaping work by itself is no longer eligible for federal funds. For landscaping to be federally funded, it has to be part of the overall highway construction work authorized by FHWA. Going forward, FHWA has agreed to fund landscaping work that is a component of a highway construction project as a separate contract following the completion of the highway construction contract; with both contracts fulfilling the overall construction of the federally funded project. These are referred to as dependent stand-alone landscape projects.

Coordination:

The District Landscape Architects should be a common participant in all of these projects. For the stand-alone landscape packages, the preparer of the specifications package will need to coordinate closely with Maintenance staff and District contracting staff.

The District Landscape Architect is to be involved throughout all phases of landscape projects. Involvement of the District Landscape Architect during roadway and landscape design, construction and maintenance is necessary to fully comply with the Department Environmental Policy and Highway Beautification Policy.

Contract Administration:

The contract administration of the stand-alone landscape projects needs to be determined by each Director of Transportation Operations. The administration of stand-alone landscape projects can be performed by District Maintenance staff, District Construction staff, or a combination of these.

IMPLEMENTATION

This joint bulletin/memo is effective immediately and supersedes Estimates Bulletin 13-10, Project Management Memo 13-02, DCE Memorandum 13-21 and DMDH Memorandum 13-03.

The stand-alone Landscaping Specification is currently on Specs-on-the-Web as a Maintenance Specification (SS5800000) for use by the District Offices to execute a contract for all landscaping projects that meet the criteria described above.

The appropriate (Federal Aid or Non-Federal Aid) Construction landscaping Special Provision (SP5800000 Landscaping) will be used for any landscaping work that is to remain in the roadway construction contract starting with July 2015 lettings.

CONTACT

Jeff Caster, R.L.A.
State Transportation Landscape Architect
Florida Department of Transportation
605 Suwannee Street, MS 40
Tallahassee, FL 32399-0450
Phone (850)-414-5267
jeff.caster@dot.state.fl.us

PROGRAM MANAGEMENT MEMORANDUM 15-01
PROJECT MANAGEMENT MEMORANDUM NO. 15-01
DCE MEMORANDUM NO. 04-15
DME MEMORANDUM NO. 15-01
Page 5 of 5

Daniel Scheer, P.E.
State Specifications Engineer
Florida Department of Transportation
605 Suwannee Street, MS 75
Tallahassee, FL 32399-0450
Phone (850)-414-4130
daniel.scheer@dot.state.fl.us

Rudy Powell, P.E.
State Construction Engineer
Florida Department of Transportation
605 Suwannee Street, MS 31
Tallahassee, FL 32399-0450
Phone (850)-414-4280
rudy.powell@dot.state.fl.us

Melissa Hollis
Basis of Estimates Coordinator
Florida Department of Transportation
605 Suwannee Street, MS 75
Tallahassee, FL 32399-0450
Phone (850)-414-4182
melissa.hollis@dot.state.fl.us

Michael E. Sprayberry, P.E.
State Administrator for Maintenance - Contracting
Florida Department of Transportation
605 Suwannee Street, MS 52
Tallahassee, FL 32399-0450
Phone (850)-414-5757
mike.sprayberry@dot.state.fl.us

Kendra H. Sheffield.
Manager, Work Program Development
Florida Department of Transportation
605 Suwannee Street, MS 21
Tallahassee, FL 32399-0450
Phone (850)-414-4627
kendra.sheffield@dot.state.fl.us

DFB/DAS/TRL/VYT/KHS/dls

This instrument prepared by or under the
direction of and to be returned to:

Marian Rush
P.O. Box 9
Alachua, Florida, 32616

Tax Parcel No: 03191-010-001
Section 13, Township 8 South, Range 18

EASEMENT

THIS EASEMENT, made this 9th day of November, 2016, by
UNIVERSITY OF FLORIDA FOUNDATION, INC., GRANTORS, whose mailing address is P.O.
Box 14425, Gainesville, Florida 32604, and the City of Alachua, GRANTEE, whose post office
address is P.O. Box 9, Alachua, Florida 32616.

WITNESSETH:

That the said GRANTOR, pursuant to and in accordance with Section 38-32 of the City of
Alachua Code and other good and valuable consideration, has given and granted, and by these
presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual easement
for the purpose of constructing, operating and maintaining municipal public utility facilities including,
but not limited to, electric, water, wastewater, reclaimed water utility facilities and related
appurtenances over, under, upon and through the following described property in Alachua County,
Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to
construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate and remove said
facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right
to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it
cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE,
endanger or interfere with the safe and efficient installation, operation or maintenance of said
facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on
GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE,
endanger or interfere with the safe and efficient installation, operation or maintenance of said
facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and
efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR assumes all risk of loss to any object placed in the easement area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

Signed and delivered
in our presence as witnesses:

UNIVERSITY OF FLORIDA
FOUNDATION, INC.

Tony J. Burningham
Witness Signature

By: D. Christie

Print Name: Tony J. Burningham

Print Name: David M. Christie

Elizabeth Duckenough
Witness Signature

Title: Treasurer

Print Name: Elizabeth Duckenough

Reviewed
Juan A. Delgado
UFF Legal Counsel

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9th day of November,
2016, by David M. Christie, Treasurer, who is/are personally known to me or
produced _____ as identification.

Tony J. Burningham
Signature of Notary
Print Name: Tony J. Burningham
Notary Public, State of Florida
My Commission Expires: 9/29/2017



TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058316
Expires 9/29/2017



DESCRIPTION

DATE: October 06, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR #1

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 239.57 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH $07^{\circ}24'02''$ WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH $82^{\circ}35'58''$ EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH $07^{\circ}24'02''$ EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

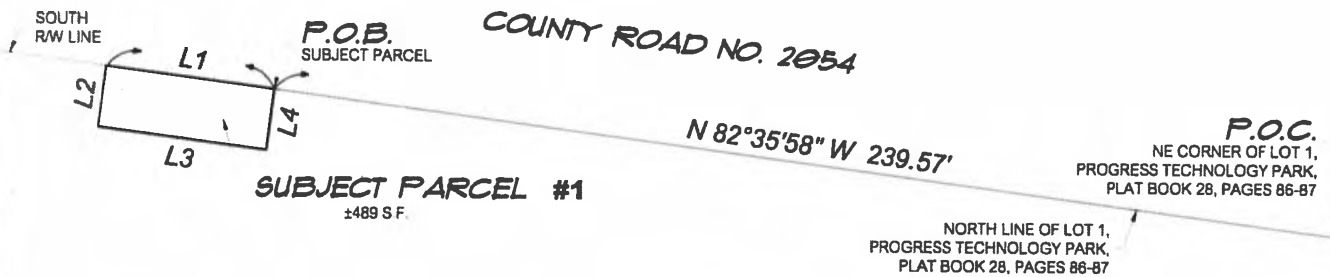
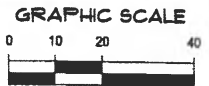
**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

EXHIBIT A
PAGE 2 of 8

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



SUBJECT PARCEL #1

±489 S.F.

TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA FOUNDATION, INC

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

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

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

10 of 1

This map prepared by

THOMAS R. BON

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. 6547

DATE
10/06/2016
TECHNICIAN
CS

CHECKED BY
TRB

PROJECT NUMBER
16-0111.01

SCALE
1" = 40'

NEPP SCALE
BARS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, SUBJECT
SCALED AS SHOWN

CHW
Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com

1988 FLORIDA
LB-5075



DESCRIPTION

DATE: October 06, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR #2

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 438.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 07°24'02" WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH 82°35'58" EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH 07°24'02" EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

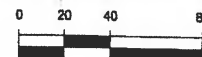
**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE



SOUTH
R/W LINE

L1

P.O.B.

SUBJECT PARCEL

L2

L3

L4

SUBJECT PARCEL # 2

±489 S.F.

COUNTY ROAD NO. 2054

N 82°35'58" W 438.02'

P.O.C.

NE CORNER OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGES 86-87

NORTH LINE OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGES 86-87

TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA FOUNDATION, INC

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

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

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

1 OF 1

This map prepared by

THOMAS R. BON

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. 8547

DATE:
10/06/2016

TECHNICIAN:
CS

CHECKED BY:
TRB

PROJECT NUMBER:
16-0111.01

SCALE:
1" = 80'

VERIFIED BY:
BAR (ORIGINAL DRAWING)
OR ORIGINAL DRAWING

IF FACT ONE HALF INCH
ON THIS SHEET, ADJUST
SIZES ACCORDINGLY

CHW
Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1978 / (352) 331-2476
www.chw-inc.com

REL. 11/05 FLORIDA
LB-5075



JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.03

DESCRIPTION FOR #3

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 298.65 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 7°24'02" WEST, A DISTANCE OF 43.75 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 12°29'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°30'58" WEST, A DISTANCE OF 45.58 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 13.31 FEET; THENCE SOUTH 5°35'22" WEST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'33" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 5°35'22" EAST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 12.90 FEET; THENCE SOUTH 88°41'30" WEST, A DISTANCE OF 45.59 FEET; THENCE NORTH 1°18'30" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°41'30" EAST, A DISTANCE OF 46.79 FEET; THENCE SOUTH 84°24'38" EAST, A DISTANCE OF 43.61 FEET; THENCE SOUTH 77°30'58" EAST, A DISTANCE OF 46.78 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,153 SQUARE FEET, MORE OR LESS.

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

planning.design.surveying.engineering.construction.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 12°29'02" W	20.00'
L2	N 77°30'58" W	45.58'
L3	N 84°24'38" W	13.31'
L4	N 84°24'33" W	15.00'
L5	N 84°24'38" W	12.90'
L6	S 88°41'30" W	45.59'
L7	N 1°18'30" W	20.00'
L8	N 88°41'30" E	46.79'
L9	S 84°24'38" E	43.61'
L10	S 77°30'58" E	46.78'

GRAPHIC SCALE



POINT OF COMMENCEMENT

NE CORNER OF LOT 1, PROGRESS
TECHNOLOGY PARK, PLAT BOOK
28, PAGE 86-87

COUNTY ROAD NO. 2054

S. R/W LINE

N LINE OF LOT 1, PROGRESS
TECHNOLOGY PARK, PLAT
BOOK 28, PAGE 86-87

SUBJECT PARCEL #3

± 7,153 S.F.

N 82°35'58" W 298.65'

S 7°24'02" W 43.75'

POINT OF BEGINNING

PUE #4 - ± 7,153 S.F.

LOT 1

PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGE 86-87

TAX PARCEL 03191-001-000
OWNER: BOARD OF TRUSTEES OF
THE INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

TAX PARCEL 03191-011-001
OWNER: ALACHUA FOUNDATION
PARK HOLDING COMPANY, LLC

SECTION 13-8-18

SECTION 24-8-18

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK

S.F. = SQUARE FEET

P.U.E. = PUBLIC UTILITIES EASEMENT

R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

1 OF 1

This map prepared by

THOMAS R. BON 10/17/16

Certificate of Authorization No. L.S. 5075

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

Thomas R. Bon
Professional Surveyor & Mapper For License No. 6547

DATE
10/12/2016
TECHNICIAN
JTT
CHECKED BY
TRB
PROJECT NUMBER
16-0111.03

SCALE
1" = 120'
NEUTRAL SCALE
BUT A ONE HALF INCH
ON CLOSING, DRAWING
IF NOT LATE THAN INCH
ON THE SHEET, SCALE
REALLY ACCORDANCE

CHW
Professional Consultants

132 NW 7th Ave
Gainesville, Florida 32607
(352) 331-1576 / (352) 331-2478
www.chw-inc.com
INC. 1988 FLORIDA
LB 5075



JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #4

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 119TH TERRACE (RIGHT OF WAY WIDTH VARIES) AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 2054; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF AFOREMENTIONED LOT 1: (1) SOUTH 7°24'02" WEST, A DISTANCE OF 103.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°15'59" WEST, 72.95 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (3) THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 6.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1, SOUTH 72°52'04" EAST, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT AS SHOWN ON THE SAID PLAT OF PROGRESS TECHNOLOGY PARK AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 72°52'04" EAST, A DISTANCE OF 27.58 FEET; THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 72°52'04" WEST, A DISTANCE OF 27.58 FEET TO THE AFOREMENTIONED EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT; THENCE NORTH 17°07'56" EAST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 552 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 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	103.96'
L2	S 17°07'56" W	6.83'
L3	S 72°52'04" E	5.00'
L4	S 72°52'04" E	27.58'
L5	S 17°07'56" W	20.00'
L6	N 72°52'04" W	27.58'
L7	N 17°07'56" E	20.00'



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	73.03'	430.00'	9°43'54"	36.61'	72.95'	S 12°15'59" W

POINT OF COMMENCEMENT

NW CORNER OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGE 86-87

COUNTY ROAD NO. 2054

POINT OF BEGINNING

P.U.E. #5
552 S.F.

TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA
FOUNDATION, INC.

SUBJECT PARCEL

#4

5552 S.F.

W. LINE OF LOT 1

5' P.U.E. AS SHOWN ON
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGES 86-87

TAX PARCEL: 03191-011-001
OWNER: ALACHUA FOUNDATION
PARK HOLDING COMPANY, LLC

LOT 1
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGE 86-87

SECTION 13-8-18

SECTION 24-8-18

LEGEND:

O R B = OFFICIAL RECORDS BOOK
S F = SQUARE FEET
P U E = PUBLIC UTILITIES EASEMENT
R W = RIGHT OF WAY

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

10 of 1

This map prepared by

THOMAS R. BON

10/17/16

DATE

10/12/2016

TECHNICIAN

JTT

CHECKED BY

TRB

PROJECT NUMBER

16-0111.03

SCALE

1" = 120'

VERIFY SCALE

DATE 3-01-2017 INC.

ON ORIGINAL DRAWING

IF NOT ONE HALF IN.

ON THIS SHEET, RESIST

SCALE ACCORDING

CHW

Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2478
www.chw-inc.com

FLORIDA

LB 0075



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

G.B. WILSON, J.D.
COMPLIANCE & RISK MANAGEMENT DIRECTOR

Name: Rodolfo Valladares, Public Services Director
Department: Public Services

☒ Approved ☐ Returned

University of Florida Foundation PUE (4 separate legal description in one document).
This document has been drafted, reviewed and approved as to form by C&RM on
10-25-16.

COMMENT: None

G. Wilson

Compliance & Risk Management Director

October 25, 2016

Date

This instrument prepared by or under the
direction of and to be returned to:

Marian Rush
P.O. Box 9
Alachua, Florida, 32616

Tax Parcel No: 03191-010-001
Section 13, Township 8 South, Range 18

RECORDED ELECTRONICALLY

County Alachua
Instrument # 3028473
Date 11/22/16 Time 3:10
OR Book 4477 Page 190

EASEMENT

THIS EASEMENT, made this 9th day of November, 2016, by
UNIVERSITY OF FLORIDA FOUNDATION, INC., GRANTORS, whose mailing address is P.O.
Box 14425, Gainesville, Florida 32604, and the City of Alachua, GRANTEE, whose post office
address is P.O. Box 9, Alachua, Florida 32616.

WITNESSETH:

That the said GRANTOR, pursuant to and in accordance with Section 38-32 of the City of
Alachua Code and other good and valuable consideration, has given and granted, and by these
presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual easement
for the purpose of constructing, operating and maintaining municipal public utility facilities including,
but not limited to, electric, water, wastewater, reclaimed water utility facilities and related
appurtenances over, under, upon and through the following described property in Alachua County,
Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to
construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate and remove said
facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right
to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it
cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE,
endanger or interfere with the safe and efficient installation, operation or maintenance of said
facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on
GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE,
endanger or interfere with the safe and efficient installation, operation or maintenance of said
facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and
efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR assumes all risk of loss to any object placed in the easement area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

Signed and delivered
in our presence as witnesses:

UNIVERSITY OF FLORIDA
FOUNDATION, INC.

Tonya Burningham
Witness Signature

By: D-122

Print Name: Tonya Burningham

Print Name: David M. Christie

Elizabeth Duxkenow
Witness Signature

Title: Treasurer

Print Name: Elizabeth Duxkenow

Reviewed
Alexis Johnson
UFF Legal Counsel

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9th day of November,
2016, by David M. Christie, Treasurer, who is/are personally known to me or
produced _____ as identification.

Tonya Burningham
Signature of Notary
Print Name: Tonya J. Burningham
Notary Public, State of Florida
My Commission Expires: 9/29/2017



TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058316
Expires 9/29/2017



DESCRIPTION

DATE: October 06, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR #1

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 239.57 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH $07^{\circ}24'02''$ WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH $82^{\circ}35'58''$ EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH $07^{\circ}24'02''$ EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

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

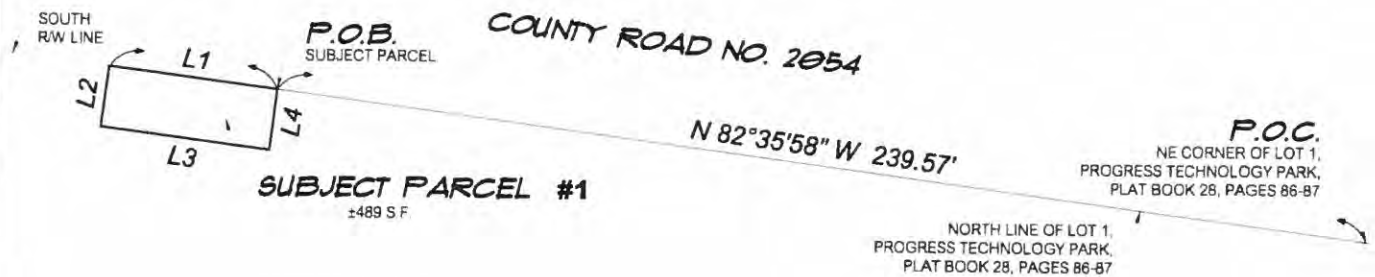
EXHIBIT A
PAGE 2 of 8

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE



TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA FOUNDATION, INC

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

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

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

1 OF 1

This map prepared by

THOMAS R. BON

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. 6547

DATE
10/08/2016

TECHNICIAN
CS

CHECKED BY
TRB

PROJECT NUMBER
16-0111.01

1" = 40'

CHW
Professional Consulting, Inc.

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1975 / (352) 331-2476
www.chw-inc.com

FLORIDA
L.B. 5075

DESCRIPTION

DATE: October 06, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR #2

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH $82^{\circ}35'58''$ WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 438.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH $07^{\circ}24'02''$ WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH $82^{\circ}35'58''$ EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH $07^{\circ}24'02''$ EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

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

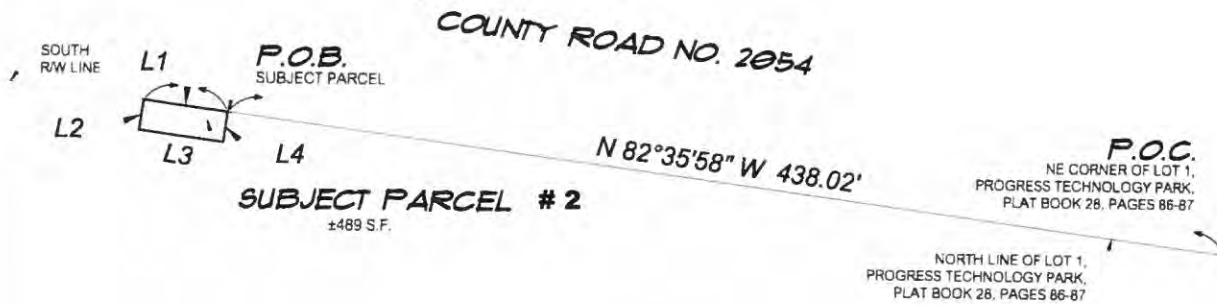
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE

0 20 40 80



TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA FOUNDATION, INC

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

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

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:	CITY OF ALACHUA
---------------	-----------------

1 OF 1 This map prepared by: THOMAS R. BON Certificate of Authorization No. L.B. 3075 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER Professional Surveyor & Mapper Fla. License No. 8547	DATE 10/05/2016 TECHNICIAN CS CHECKED BY TRB PROJECT NUMBER 16-0111.01	1" = 80' CHW Professional Consultants 132 NW 75th Drive Gainesville, Florida 32607 (352) 331-1976 / (352) 331-2476 www.chw-inc.com 1908 FLORIDA LB-5075
--	---	---



JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #3

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 298.65 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 7°24'02" WEST, A DISTANCE OF 43.75 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 12°29'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°30'58" WEST, A DISTANCE OF 45.58 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 13.31 FEET; THENCE SOUTH 5°35'22" WEST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'33" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 5°35'22" EAST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 12.90 FEET; THENCE SOUTH 88°41'30" WEST, A DISTANCE OF 45.59 FEET; THENCE NORTH 1°18'30" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°41'30" EAST, A DISTANCE OF 46.79 FEET; THENCE SOUTH 84°24'38" EAST, A DISTANCE OF 43.61 FEET; THENCE SOUTH 77°30'58" EAST, A DISTANCE OF 46.78 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,153 SQUARE FEET, MORE OR LESS.

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

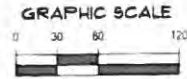
EXHIBIT A
Page 6 of 8

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

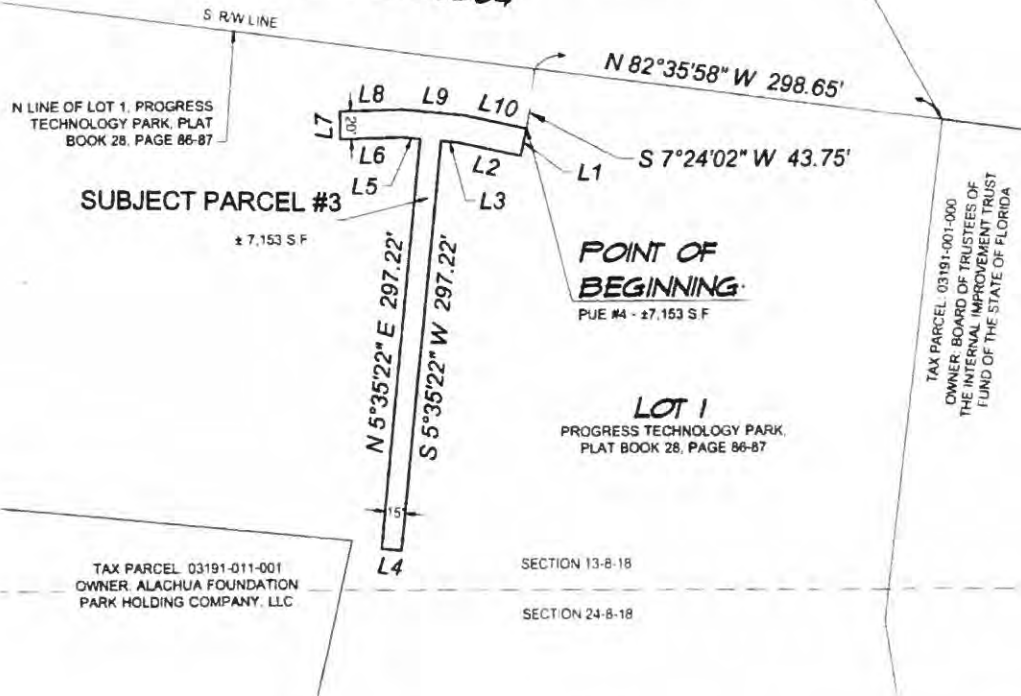
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 12°29'02" W	20.00'
L2	N 77°30'58" W	45.58'
L3	N 84°24'38" W	13.31'
L4	N 84°24'33" W	15.00'
L5	N 84°24'38" W	12.90'
L6	S 88°41'30" W	45.59'
L7	N 1°18'30" W	20.00'
L8	N 88°41'30" E	46.79'
L9	S 84°24'38" E	43.61'
L10	S 77°30'58" E	46.78'



POINT OF
COMMENCEMENT

NE CORNER OF LOT 1, PROGRESS
TECHNOLOGY PARK, PLAT BOOK
28, PAGE 86-87

COUNTY ROAD NO. 2054



LEGEND:

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

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

CITY OF ALACHUA

This map prepared by
THOMAS R. BON
10/17/16
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 License No. 6547

DATE: 10/12/2016
TECHNICIAN: JTT
CHECKED BY: TRB
PROJECT NUMBER: 16-0111.03

CHW
Professional Consultants

132 NW 78th Ave
Gainesville, Florida 32607
(352) 331-1978 / (352) 331-2478
www.chw-inc.com

FLORIDA
L.B. 5075



JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #4

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 119TH TERRACE (RIGHT OF WAY WIDTH VARIES) AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 2054; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF AFOREMENTIONED LOT 1: (1) SOUTH 7°24'02" WEST, A DISTANCE OF 103.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°15'59" WEST, 72.95 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (3) THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 6.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1, SOUTH 72°52'04" EAST, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT AS SHOWN ON THE SAID PLAT OF PROGRESS TECHNOLOGY PARK AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 72°52'04" EAST, A DISTANCE OF 27.58 FEET; THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 72°52'04" WEST, A DISTANCE OF 27.58 FEET TO THE AFOREMENTIONED EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT; THENCE NORTH 17°07'56" EAST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 552 SQUARE FEET, MORE OR LESS.

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

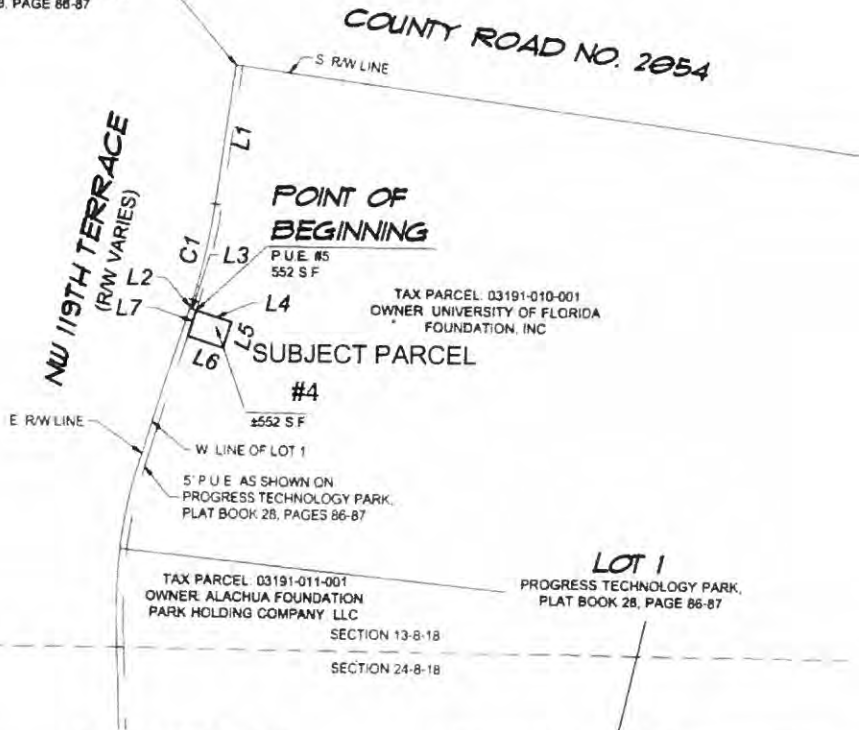
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	103.96'
L2	S 17°07'56" W	6.83'
L3	S 72°52'04" E	5.00'
L4	S 72°52'04" E	27.58'
L5	S 17°07'56" W	20.00'
L6	N 72°52'04" W	27.58'
L7	N 17°07'56" E	20.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	73.03'	430.00'	9°43'54"	36.61'	S 12°15'59" W



POINT OF COMMENCEMENT
NW CORNER OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGE 86-87



LEGEND:

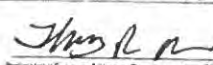
O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R.W. = RIGHT OF WAY

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK 28, PAGES 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

SHEET 1 OF 1	This map prepared by THOMAS R. BOW 10/17/16	DATE 10/12/2015	SCALE 1" = 120'
	Certificate of Authorization No. L.B. 5673  Professional Surveyor & Mapper License No. 6547	TECHNICIAN JTT CHECKED BY TRB PROJECT NUMBER 16-0111.03	CHW Professional Consultants 132 NW 76th Drive Gainesville, Florida 32607 (352) 331-1976 / (352) 331-2478 www.chw-inc.com REG. 1588 FLORIDA L.B. 5673

Prepared by and return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, Florida 32616



Tax Parcel No.: 03191-010-002

NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT

THIS NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT, made this 15th day of November, 2016, by and between **THE DISTRICT BOARD OF TRUSTEES OF SANTA FE COLLEGE, FLORIDA**, whose address is 3000 NW 83rd Street, Gainesville, Florida 32606 (the "Grantor"), and **UNIVERSITY OF FLORIDA FOUNDATION, INC.**, a Florida not for profit corporation, whose address is 1938 W. University Avenue, Gainesville, Florida 32603 (the "Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, a non-exclusive drainage easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, below the surface of the ground, facilities and associated equipment for stormwater drainage facilities in order to connect to a stormwater management facility owned by the City of Alachua and located west of Grantor's property, no above ground structures shall be permitted (collectively the "Improvements"), under the following described land situate in Alachua County, Florida, to wit (the "Easement Property"):

See EXHIBIT "A" attached hereto and incorporated herein.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said Easement Property, and for doing anything necessary or useful or convenient, or removing at any time any and all of said Improvements under or in said Easement Property, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted. Grantee shall provide Grantor with a complete set of plans at least fourteen (14) days prior to commencing any construction within the Easement Property which plans are subject to Grantor's prior approval which shall not be unreasonably withheld. In addition, Grantee agrees to provide Grantor with at least five (5) days written notice prior to commencing any construction within the Easement Property other than routine maintenance.

The lands which this Easement is intended to benefit (the dominant estate) is described in EXHIBIT "B" attached hereto. The land which this Easement is intended to burden (the servient estate) is presently owned by Grantor.

The Easement granted herein is an Easement appurtenant to and shall run with the land in favor of Grantee and Grantees' heirs, successors and assigns, and it shall be binding upon Grantor and Grantor's heirs, successors and assigns. The Easement is perpetual and will inure to the benefit of all present and future owners of the dominant estate unless and until terminated by mutual agreement by the then owners of the fee simple of both the servient and dominant estates by an instrument in writing and recorded in the Official Records of Alachua County, Florida.

GRANTOR represents and warrants that it is the true owner of record of the Easement Property and that it has full power and authority to grant to Grantee the rights granted hereunder.

GRANTOR and its successors, heirs and/or assigns retain the right and may continue to use the Easement Property for any lawful purposes that do not directly interfere with Grantee's rights granted hereunder.

MANNER OF PERFORMING WORK Whenever Grantee shall enter upon the Easement Property pursuant to this Easement for the purposes of performing any construction, maintenance, repairs or replacements, such work shall be performed expeditiously and in a good and workmanlike manner and in accordance with all applicable laws, codes, statutes, permits and regulations of governmental authorities having jurisdiction thereof. Upon any event at any time Grantee enters upon the Easement Property to construct, install, maintain or repair any of the Improvements, the area affected thereby shall be promptly returned to the same condition as it existed prior to such work. If Grantee fails for any reason to restore said area in accordance herewith, then Grantor shall have the right to perform any and all work necessary to restore the areas to their prior condition and Grantee shall reimburse the Grantor for all costs associated with such restoration. Such work shall be carried out in such manner so as to (i) minimize interference with the normal business operations conducted on the Grantor's property; (ii) not block vehicular or pedestrian ingress and/or egress to parking, pedestrian walkways and other improvements located on the Grantor's Property; (iii) not render any portion of the Grantor's property necessary for the operation of the business conducted thereon unusable; and (iv) all work performed by Grantee shall be contained within the Easement Property, or within any temporary construction easement as may exist from time to time.

INDEMNITY Grantee shall defend, indemnify, and hold Grantor harmless of and from any and all losses, damages, claims, or expenses, including reasonable attorneys' fees, arising out of any claim asserted by any person for loss of, or damage or injury to, person or property caused by any act, fault or omission of Grantee or its officers, employees, agents, contractors or invitees in connection with its use or activities on or about the Easement Property.

MAINTENANCE OF EASEMENT PROPERTY At all times, Grantee and its successors and assigns forever shall maintain and otherwise keep the Easement Property in a first class condition, free from trash and debris and make any and all repairs to the Improvements as the same may require.

[Signatures on following Pages]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

**Signed and Sealed in Our
Presence as Witnesses:**

GRANTOR:

**The District Board of Trustees of
Santa Fe College, Florida**

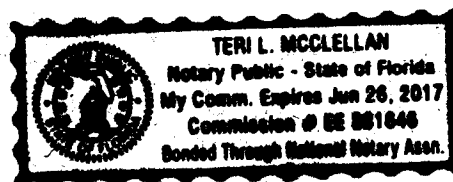
Sign *Patti Locascio*
Print PATTI LOCASCIO
Sign *Tina Crosby*
Print TINA CROSBY

By: *Caridad E. Lee*
Print: Caridad E. Lee
Title: Board Chair

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 15 day of November 2016 by Caridad E. Lee, the Board Chair of The District Board of Trustees of Santa Fe College, Florida, on behalf of the Board. He/She is (check one) ☒ personally known to me or _____ has produced _____ as identification.

Teri L. McClellan
Print Teri L. McClellan
Notary Public, State and County aforesaid
Commission No.: EE 881646
My commission expires: 6/26/2017



Signed and Sealed in Our
Presence as Witnesses:

GRANTEE:

University of Florida Foundation, Inc., a
Florida corporation not for profit

Sign Tonya J. Burningham
Print Tonya J. Burningham

By: David M. Christie
Print: David M. Christie
Title: Treasurer

Sign Elizabeth Quackenbush
Print Elizabeth Quackenbush

Reviewed

David M. Christie
UFF Legal Counsel

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 9th day of Nov., 2016 by David M. Christie as Treasurer of the University of Florida Foundation, Inc., a Florida corporation not for profit, on behalf of the Corporation. He is (check one) ☒ personally known to me or _____ has produced _____ as identification.



TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058318
Expires 9/29/2017

Sign Tonya J. Burningham
Print Tonya J. Burningham
Notary Public, State and County aforesaid
Commission No.: FF058318
My commission expires: 9/29/2017

EXHIBIT "A"

DATE: September 30, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR: 20'-Wide Drainage Easement

A 20-FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 2, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 2, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY) AND THE WEST RIGHT OF WAY LINE OF NORTHWEST 119TH TERRACE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 7°24'02" WEST ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 22.86 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 7°24'02" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE OF LOT 2, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EAST LINE OF LOT 2 AND SAID WEST RIGHT OF WAY LINE, NORTH 82°50'31" WEST, A DISTANCE OF 234.98 FEET TO THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF THE STORM WATER MANAGEMENT FACILITY AS SHOWN ON AFOREMENTIONED PLAT OF PROGRESS TECHNOLOGY PARK; THENCE NORTH 34°23'07" EAST ALONG SAID WEST LINE AND SAID EAST LINE, A DISTANCE OF 22.49 FEET; THENCE DEPARTING SAID WEST LINE AND SAID EAST LINE, SOUTH 82°50'31" EAST, A DISTANCE OF 224.78 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,598 SQUARE FEET, MORE OR LESS.

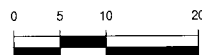
**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

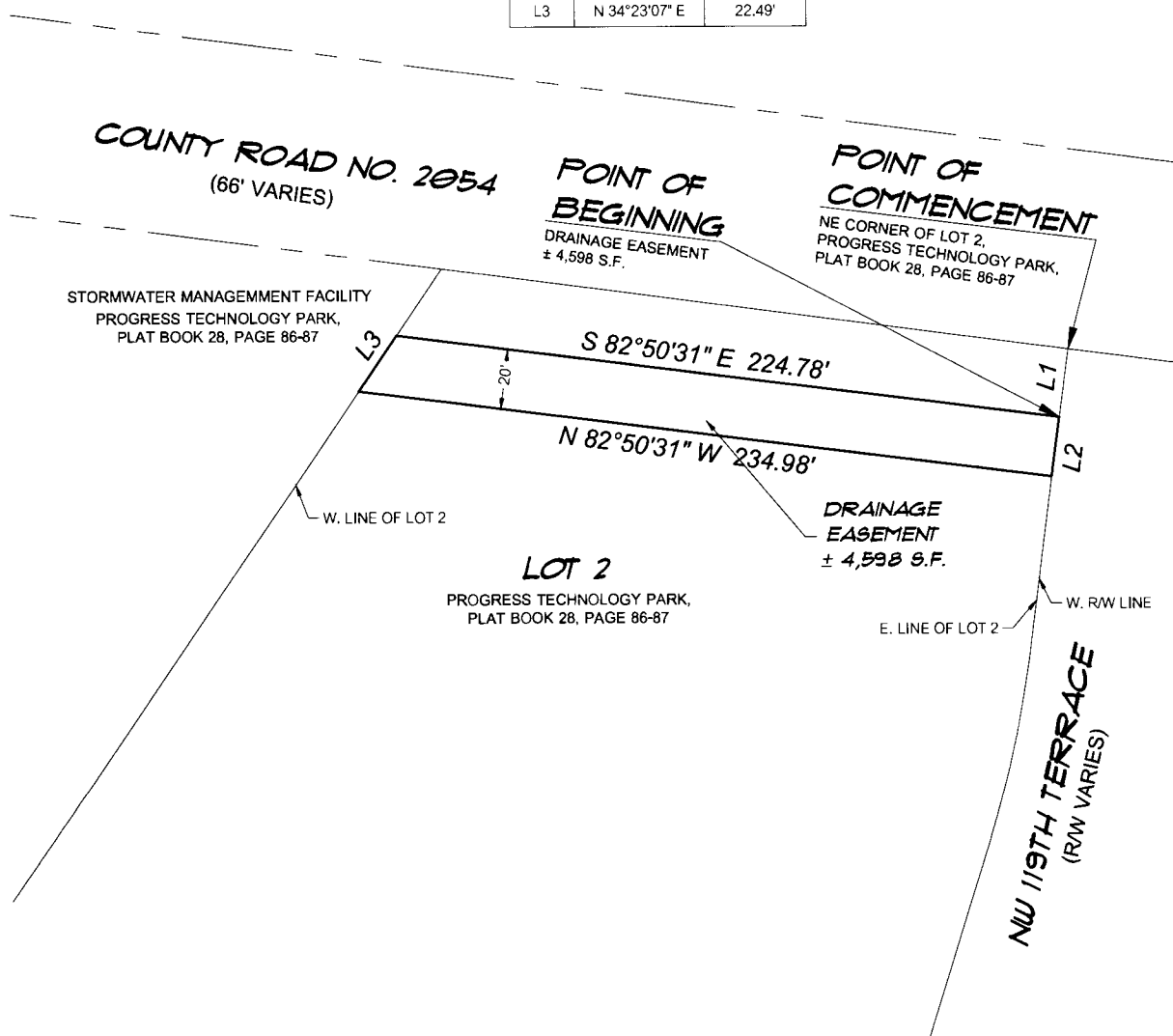
SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE



LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	22.86'
L2	S 7°24'02" W	20.00'
L3	N 34°23'07" E	22.49'



LEGEND:

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

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

CITY OF ALACHUA

SHEET NO.
1 OF 1

This map prepared by:

AARON H. HICKMAN

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. 6791

DATE:

9-30-2016

TECHNICIAN:

JTT

CHECKED BY:

AHH

PROJECT NUMBER:

16-0111.01

SCALE

1" = 20'

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 79th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-lac.com

est. 1988 **FLORIDA**
LB-5075

EXHIBIT "B"**DATE:** October 6, 2016**PROJECT NAME:** Foundation Park**PROJECT NO:** 16-0111.01**DESCRIPTION FOR:** Tax Parcel 03191-010-001

University of Florida Foundation Property:

A PORTION OF A PARCEL OF LAND BEING FORMERLY KNOWN AS LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST, A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH 82°35'58" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO **THE POINT OF BEGINNING.**

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Not For Profit Corporation

UNIVERSITY OF FLORIDA FOUNDATION, INC.

Filing Information

Document Number	706676
FEI/EIN Number	59-0974739
Date Filed	01/09/1964
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/02/2016
Event Effective Date	NONE

Principal Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Changed: 01/18/2005

Mailing Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
P O BOX 14425
GAINESVILLE, FL 32604

Changed: 02/06/2001

Registered Agent Name & Address

GOFFMAN, SUSAN G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Name Changed: 02/20/2014

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title Secretary

Rice, Karen
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Executive Vice President

MITCHELL, THOMAS J
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Vice Chair

McCague, Beth
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Chair

Hawkins, Scott G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Treasurer

Christie, David M
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Associate Vice President

Nias, Danita
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Annual Reports

Report Year	Filed Date
2015	03/24/2015
2015	10/23/2015
2016	01/06/2016

Document Images

[05/02/2016 -- Amended and Restated Articles](#)

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[10/23/2015 -- AMENDED ANNUAL REPORT](#)

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Detail by Entity Name

Florida Limited Liability Company

ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC

Filing Information

Document Number	L14000166879
FEI/EIN Number	<u>47-3462545</u>
Date Filed	10/27/2014
Effective Date	10/20/2014
State	FL
Status	ACTIVE

Principal Address

3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Mailing Address

3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Registered Agent Name & Address

CASON, MATT
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Name Changed: 04/26/2018

Authorized Person(s) Detail

Name & Address

Title MGR

CRAWFORD, BRIAN
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Annual Reports

Report Year	Filed Date
2016	04/15/2016
2017	04/27/2017
2018	04/26/2018

Document Images

04/26/2018 -- ANNUAL REPORT	View image in PDF format
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04/15/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
10/27/2014 -- Florida Limited Liability	View image in PDF format



COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

Instructions: Submit this form to self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements outlined in [Chapter 77, Article II](#) of the Alachua County Code, or is exempt under Sec. 77.21. If you are unsure if your activity is in compliance or exempt, please fill out a [Verification Request Form](#) or contact staff at wetlands@alachuacounty.us for more information. Please note, you do not need to submit this form for bona-fide farm operations consistent with the provisions of F.S. 163.3162 or F.S. 823.14(6).

PART 1. APPLICANT INFORMATION	
Owner Name:	Applicant/Agent Name:
Phone:	Company:
Email:	Phone:
	Email:
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers:	Address:
City:	Zip:
PART 3. SELF-CERTIFICATION	
<p>I, _____ owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):</p>	
<p>1. <input type="checkbox"/> There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)</p>	
<p>2. <input type="checkbox"/> There are wetlands, other surface waters, or buffers present on or adjacent to the property, but <u>the proposed activity is outside</u> of protected wetlands, surface waters and buffers (complete <u>Part 4, Project Information</u>)</p>	
<p>3. <input type="checkbox"/> There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete <u>Part 4, Project Information</u>)</p>	
<p>4. <input type="checkbox"/> There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete <u>Part 5, Urban Redevelopment Projects</u>).</p>	

PART 4. PROJECT INFORMATION

If you selected Self-certification [2] or [3] above, in addition to the information described in this form, your self-certification must also include:

- One set of plans, drawings, or sketches and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work complies with protection requirements (buffer distances) or qualifies for the exemption.

Please answer the following:

Were wetlands and surface waters delineated by a qualified professional according to standards outlined in Florida Administrative Code Rule 62-340.300 for wetlands, and Rule 62-340.600 for surface waters?

☐ Yes☐ No

Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.

Exemptions: Please list the exemption(s) you are requesting to use (refer to Sec. 77.21(a))

Describe in detail how the proposed work will comply with the terms and conditions of the above exemption:

Date Activity is proposed to commence _____ to be completed _____

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOWLEDGMENT

I understand this notice is provided as self-certification of compliance with Chapter 77, Article II, Alachua County Code, or qualification to use exemption(s) found in Section 77.21.

Daniel Young

Typed/Printed Name

Signature

11/2/2018

Date

IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an **Application Form**. Final Alachua County BOCC approval of the proposed impacts and Mitigation and Monitoring Plan must be secured prior to initiating the activity within wetlands or buffers.