



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Hodor Farms Rezoning
2. Address of Subject Property: 8615 & 7001 NW 143rd St
3. Parcel ID Number(s): 4049-0, 4049-7, 4043-0, 4044-0, 4049-4, 4049-4-2, 4049-4-1, & 4051-0
4. Existing Use of Property: Agriculture
5. Future Land Use Map Designation : Agriculture
6. Existing Zoning Designation: Alachua County Agriculture
7. Proposed Zoning Designation: City of Alachua Agriculture
8. Acreage: 199 +/-

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd St
City: Gainesville State: FL ZIP: 32606
Telephone: () 352-373-3541 FAX: () _____ e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Hodor & Southwell / Hodor Farms, LLC / Hodor, Howard Trustee / H&S Holdings, Inc.
Mailing Address: See Attached Parcel / Owner List
City: _____ State: _____ ZIP: _____

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

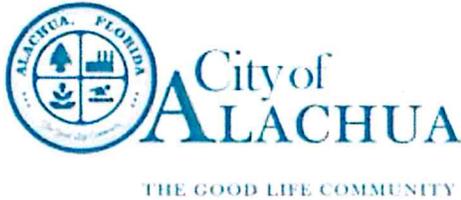
C. ADDITIONAL INFORMATION

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: Dwayne & Krystal Knight
If yes, is the contract/option contingent or absolute? Contingent Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) 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).
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 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. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13303 NW 88TH PL
Parcel ID Number(s): 04044-000-000
Acreage: 9.36 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: H&S Holdings, Inc. Title: _____
Company (if applicable): _____
Mailing Address: 12730 NW 12TH RD
City: Newberry State: FL ZIP: 32669
Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd St
City: Gainesville State: FL ZIP: 32606
Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Rezoning

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]
Signature of Applicant

Signature of Co-applicant

Andrew Hodor
Typed or printed name and title of applicant

Typed or printed name of co-applicant

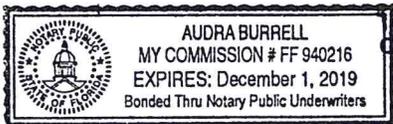
State of Florida County of Alachua

The foregoing application is acknowledged before me this 28 day of March, 2019, by Andrew Hodor

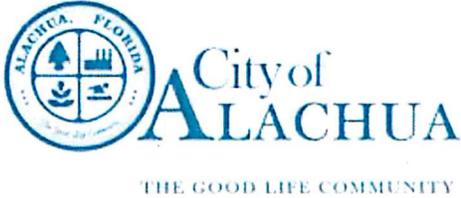
_____, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL

Audra Burrell
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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 7001 NW 143RD ST
Parcel ID Number(s): 04051-000-000
Acreage: 8.82 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Howard Hodor Title: _____
Company (if applicable): Hodor, Howard Trustee
Mailing Address: 12730 NW 12TH RD
City: Newberry State: FL ZIP: 32669
Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd St
City: Gainesville State: FL ZIP: 32606
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[Signature]

Signature of Applicant

Signature of Co-applicant

Howard Irwin Hodor

Typed or printed name and title of applicant

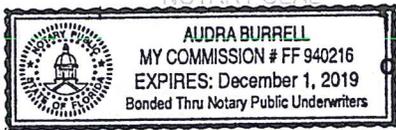
Typed or printed name of co-applicant

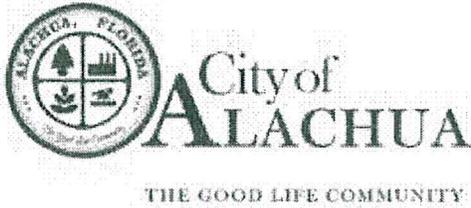
State of Florida County of Alachua

The foregoing application is acknowledged before me this _____ day of April, 2019, by Howard Irwin Hodor, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

[Signature]

Signature of Notary Public, State of Florida





Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: _____
Parcel ID Number(s): 4049-7, 4043-0, 4049-4, 4049-4-2, & 4049-4-1
Acreage: 166 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: _____ Title: _____
Company (if applicable): Hodor Farms, LLC
Mailing Address: 12730 NW 12TH RD
City: Newberry State: FL ZIP: 32669
Telephone: _____ FAX: _____ e-mail: _____

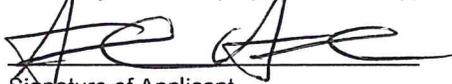
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Signature of Applicant

Signature of Co-applicant

Andrew Hodor
Typed or printed name and title of applicant

Typed or printed name of co-applicant

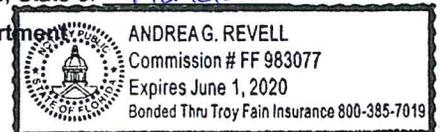
State of Florida County of Alachua

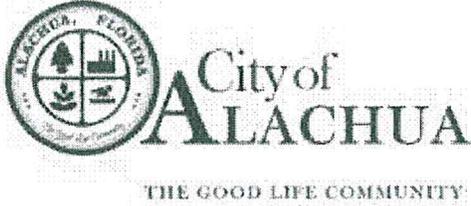
The foregoing application is acknowledged before me this 28 day of March, 2019, by Andrew Hodor, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL


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





Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 8615 NW 143rd St
Parcel ID Number(s): 04049-000-000
Acreage: 13.83 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Hodor & Southwell Title: _____
Company (if applicable): _____
Mailing Address: 8615 NW 143RD ST
City: Alachua State: FL ZIP: 32615
Telephone: _____ FAX: _____ e-mail: _____

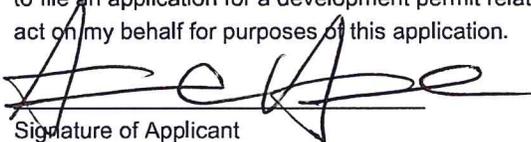
C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd St
City: Gainesville State: FL ZIP: 32606
Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafil.com

D. REQUESTED ACTION:

Rezoning

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

Andrew Grafton Hodor
Typed or printed name and title of applicant

Signature of Co-applicant

Sandra Thurston Hodor Southwell
Typed or printed name of co-applicant

State of Florida County of Alachua

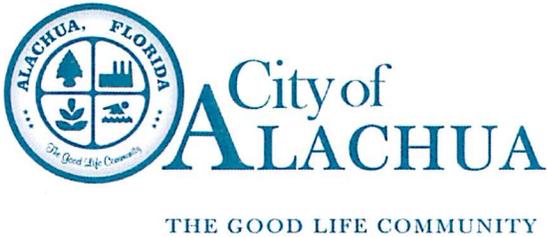
The foregoing application is acknowledged before me this 28th day of March, 2019 by Andrew Hodor, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL


Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6123
Revised 9/30/2014





FOR PLANNING USE ONLY	
Case #:	_____
Application Fee: \$	_____
Filing Date:	_____
Acceptance Date:	_____
Review Type:	Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

- Applicant's Status (check one):
 - Owner (title holder)
 - Agent
- Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
 Company (if applicable): eda engineers-surveyors-planners, inc.
 Mailing address: 2404 NW 43rd St
 City: Gaineville State: FL ZIP: 32606
 Telephone: 352-373-3541 FAX: _____ e-mail: csweger@edafl.com
- If the applicant is agent for the property owner*:
 Name of Owner (title holder): Hodor & Southwell / Hodor Farms, LLC / Hodor, Howard Trustee / H&S Holdings, Inc.
 Mailing Address: 12730 NW 12TH RD
 City: Newberry State: FL ZIP: 32669

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

B. PROJECT

- Project Name: Hodor Farms Rezoning
- Address of Subject Property: 8615 & 7001 NW 143rd St
- Parcel ID Number(s): 4049-0, 4049-7, 4043-0, 4044-0, 4049-4, 4049-4-2, 4049-4-1, & 4051-0
- Section 03 Township 09 Range 18 Grant N/A Acreage: 199 +/-
- Existing Use of Property: Agriculture
- Future Land Use Map Designation: Agriculture
- Zoning Designation: Alachua County Agriculture
- Development Data (check all that apply):
 - Single Family Residential Number of Units 39
 - Multi-Family Residential Number of Units _____
 - Exempt (see exempt developments on page 2)
- Review Type:

<i>Preliminary Development Order</i> <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Large Scale <input type="checkbox"/> Small Scale <input checked="" type="checkbox"/> Site Specific Amendment to the Official Zoning Atlas (Rezoning) <input type="checkbox"/> <u>Revised</u>	<i>Final Development Order</i> <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Site Plan
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- School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
 Elementary: Irby/Alachua
 Middle: Mebane
 High: Santa Fe

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

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	<u>39</u>	units	x	<u>0.15</u>	Elementary School Multiplier*	<u>6</u>	Student Stations**
Middle School	<u>39</u>	units	x	<u>0.07</u>	Middle School Multiplier*	<u>3</u>	Student Stations**
High School	<u>39</u>	units	x	<u>0.09</u>	High School Multiplier*	<u>4</u>	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	<u>0.08</u>	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	<u>0.03</u>	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	<u>0.03</u>	High School Multiplier*	_____	Student Stations**

* Student generation multipliers may be obtained from SBAC at:
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
 ** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

- Existing legal lots eligible for a building permit.
- Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 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.

Clay Sweger
 Signature of Applicant

 Signature of Co-applicant

Clay Sweger
 Typed or printed name and title of applicant

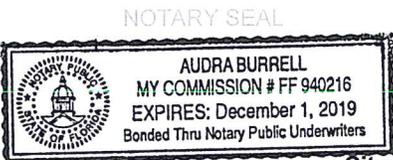
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27 day of March, 2019, by Clay Sweger

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

Audra Burrell
 Signature of Notary Public, State of Florida

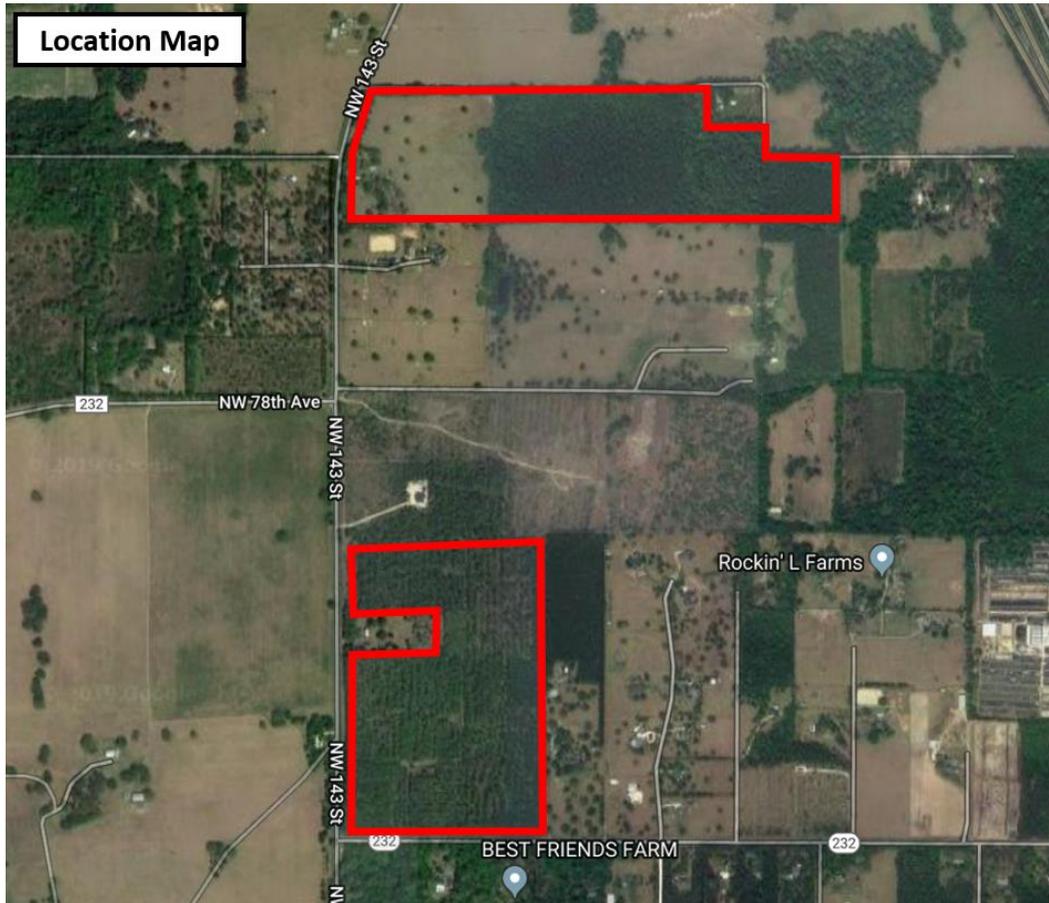


City of Alachua ♦ Planning and Community Development Department
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

HODOR REZONING PARCELS AND OWNERS LIST

PARCEL:	OWNERS:
04043-000-000	Taxpayer: Hodor Farms, LLC Mailing: 12730 NW 12TH RD NEWBERRY, FL 32669 Physical/ 9-1-1 Address:
04049-000-000	Taxpayer: HODOR & SOUTHWELL Mailing: 8615 NW 143RD ST ALACHUA, FL 32615 Physical/ 9-1-1 Address: 8615 NW 143RD ST ALACHUA
04049-004-000	Taxpayer: Hodor Farms, LLC Mailing: 12730 NW 12TH RD NEWBERRY, FL 32669 Physical/ 9-1-1 Address:
04049-004-001	Taxpayer: Hodor Farms, LLC Mailing: 12730 NW 12TH RD NEWBERRY, FL 32669 Physical/ 9-1-1 Address:
04049-004-002	Taxpayer: Hodor Farms, LLC Mailing: 12730 NW 12TH RD NEWBERRY, FL 32669 Physical/ 9-1-1 Address:
04049-007-000	Taxpayer: Hodor Farms, LLC Mailing: 12730 NW 12TH RD NEWBERRY, FL 32669 Physical/ 9-1-1 Address:
04051-000-000	Taxpayer: HODOR, HOWARD TRUSTEE Mailing: 12730 NW 12TH RD NEWBERRY, FL 32669 Physical Address: 7001 NW 143RD ST ALACHUA
04044-000-000	Taxpayer: H & S HOLDINGS INC Mailing: HODOR COMPANY 12730 NW 12TH RD NEWBERRY, FL 32669-2390 Physical Address: 13303 NW 88TH PL

Rezoning Justification Report



Project Request: Rezoning application from Alachua County Agriculture to City of Alachua Agriculture.

Location: Parcel numbers 04049-0-0; 04049-7-0; 04043-0-0; 04044-0, 04049-4-0; 04049-4-1; 04049-4-2 & 04051-0-0

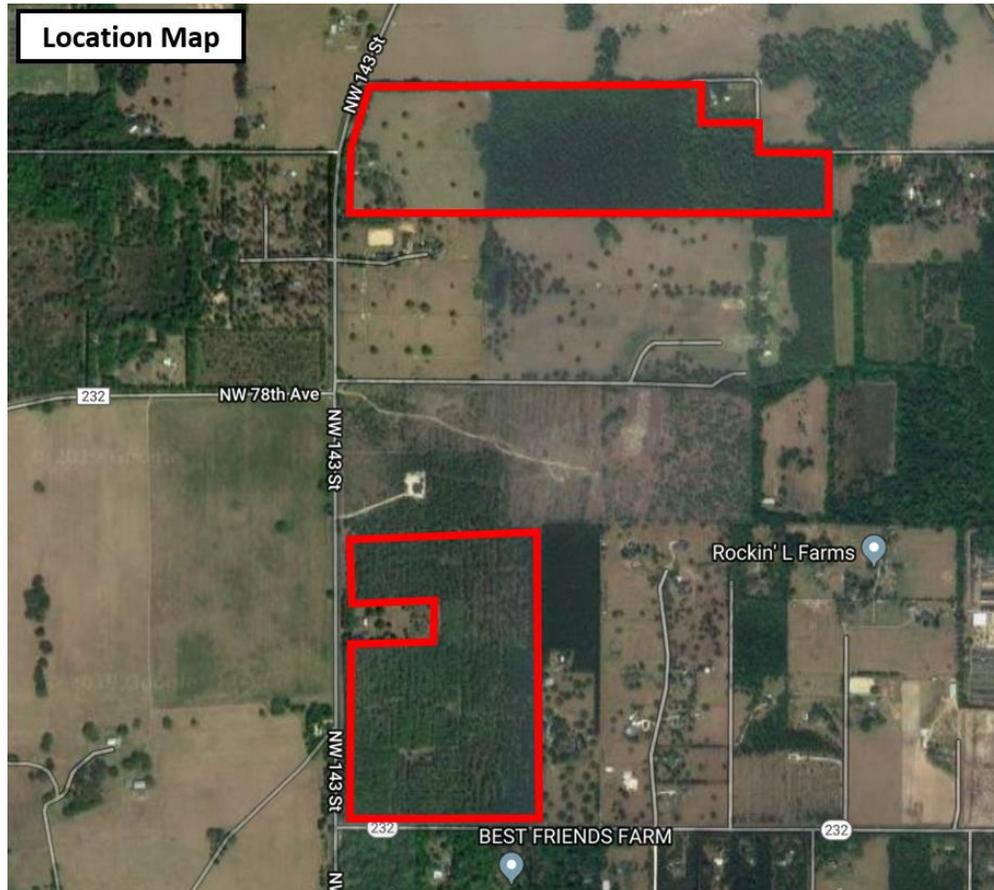
Prepared By: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.

Agents for: Hodor Farms

Date: March 28, 2019; Revised April 16, 2019

Background / Statement of Proposed Change

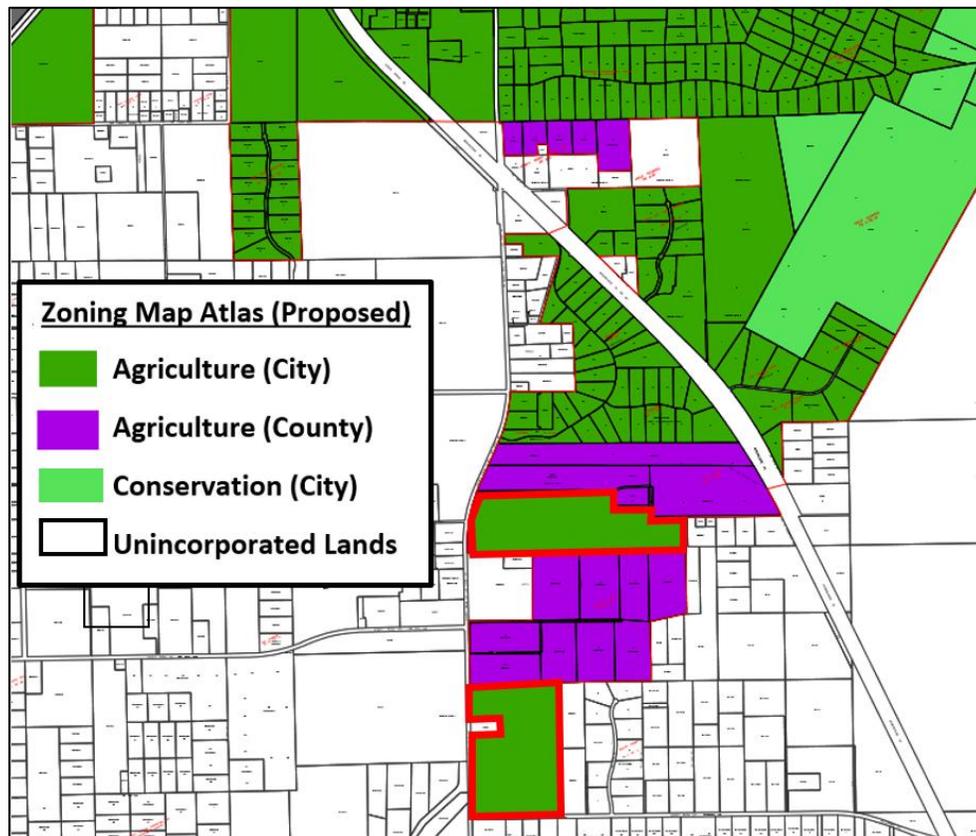
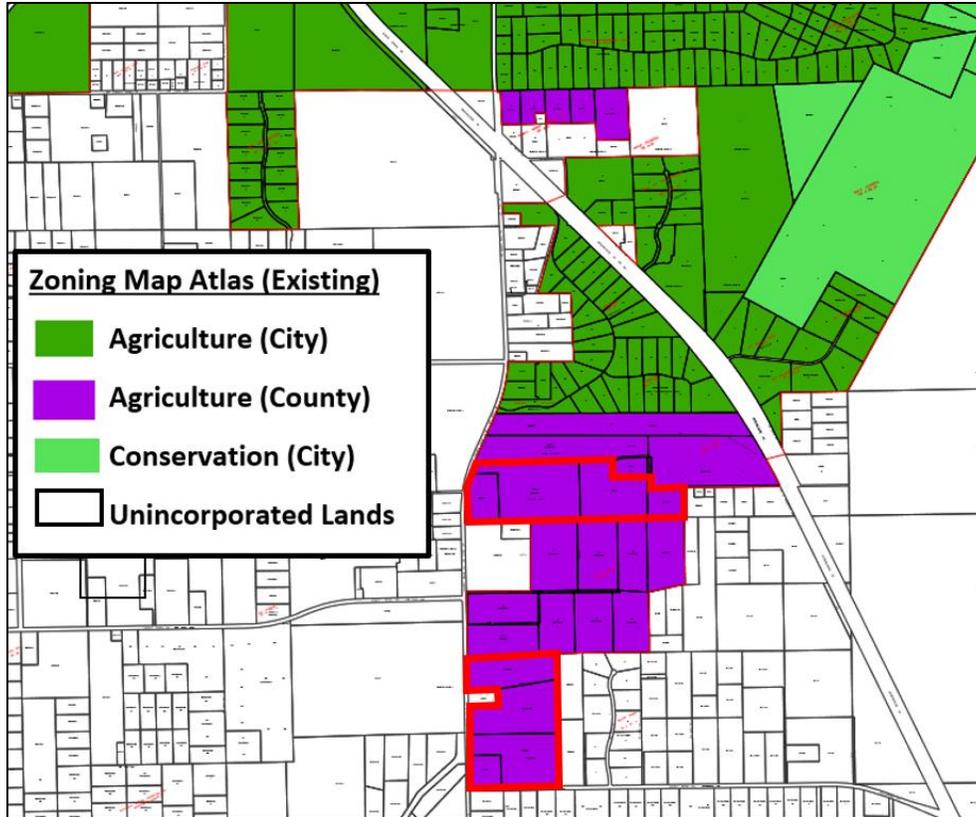
The subject properties are located to the east of CR 241/NW 143rd Street and the north of Millhopper Road on approximately 199 acres, comprising the Hodor Farms lands (see exhibit below).



The proposal includes tax parcels 04049-0-0; 04049-7-0; 04043-0-0; 04044-0, 04049-4-0; 04049-4-1; 04049-4-2 & 04051-0-0, which are located within Section 3, Township 9, Range 18. The proposed rezoning area is approximately 199 acres in size. The properties are comprised of timberland with a residential structure also located on parcel 04049-0-0.

These properties were annexed into the City of Alachua in 1999 and subsequently were given a City Agriculture future land use designation. However, the properties were never given a City Agriculture zoning designation, so the properties still have a County Agriculture zoning designation.

Therefore, the property owner currently wishes to rezone the properties from County Agriculture to City Agriculture to create consistent City land use and zoning designations. The rezoning application will not result in an increase in density / development potential or public facility impacts.



Existing Zoning District - Alachua County Agriculture

As stated in Ch. 403.03(a) of the Alachua County Land Development Code, the County Agriculture zoning district is defined as follows:

Agricultural (A) District

The Agricultural District (A) implements the Rural/Agriculture designation on the Future Land Use Map, and the policies of the Comprehensive Plan to allow rural and agricultural areas to be developed in a manner consistent with the retention of agriculture, open space, and rural character; preservation of environmentally sensitive areas; and the efficient use of public services and facilities. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

Proposed Zoning District - City of Alachua Agriculture

The Agricultural (“A”) Zone District is described as follows in Section 3.3.2 of the Land Development Regulations (LDRs):

The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)

Comprehensive Plan Consistency

This rezoning application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan.

The following Goals, Objectives and Policies are also applicable to the proposed rezoning application:

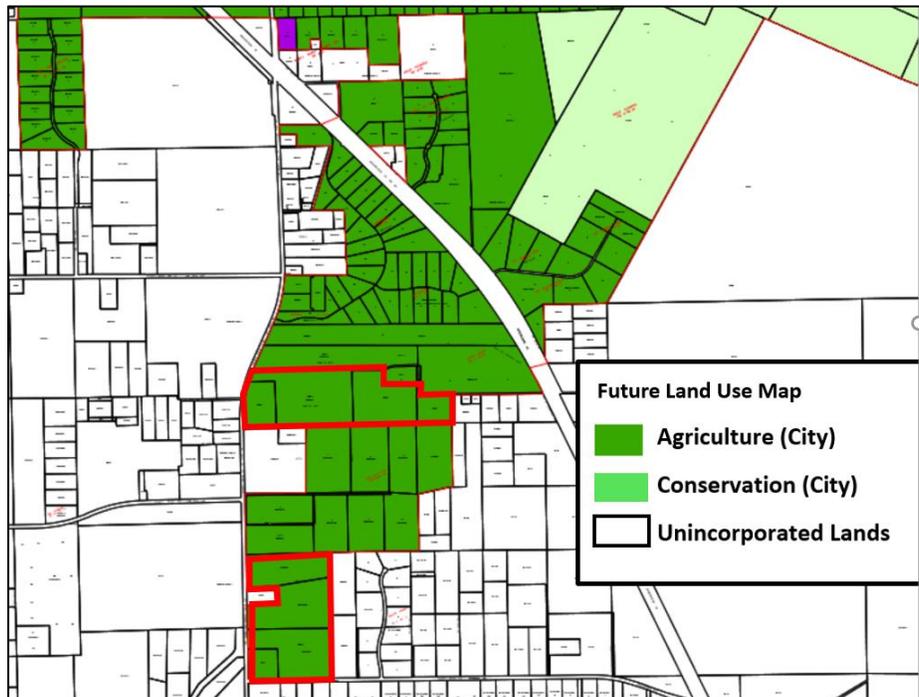
Future Land Use Element:

Consistency: As illustrated throughout this report, the proposed zoning change application is consistent with the G.O.P.’s included within the Future Land Use Element and the Future Land Use Map.

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

Consistency: The intent of this application is to demonstrate that the proposed zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan Future Land Use Map designation, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The rezoning will create compatible land use/zoning designations that are compatible with the existing development pattern in the area. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the Future Land Use Element.

The proposed zoning district is consistent with the underlying future land use category of City of Alachua Agriculture, as shown on the following Future Land Use Map:



Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

- 1. Single family, conventional dwelling units*
- 2. Manufactured, modular, and mobile homes, not to include mobile home parks.*
- 3. Accessory dwelling units*
- 4. Group Living, as provided by special exception*

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

- 1. Equestrian centers and boarding facilities;*
- 2. Agriculture;*
- 3. Animal husbandry; animal care; animal sales and services;*
- 4. Horticulture;*
- 5. Event facilities;*
- 6. Nurseries;*
- 7. Farmers markets;*
- 8. Agricultural biotechnological start-ups or incubators;*
- 9. Farm produce stands;*
- 10. Agriculture support services;*
- 11. Agri-tourism related activities;*
- 12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;*
- 13. Home Occupations consisting of home offices or homebased businesses related to agricultural pursuits.*

Consistency: The proposed amendment would not result in an increase of the maximum permitted density of the subject property, based on existing use of the property. In addition, the FLU policies above support agricultural operations, which is the predominant use of the property today and in the foreseeable future.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Consistency: A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2 Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy. No net increase in public facilities impacts are proposed.

Transportation Element:

Consistency: The proposed zoning change and the subsequent list of potential allowable uses and residential density will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations

Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Consistency: According to the reports included within this application, no native communities or significant ecosystems are located on the subject property.

Objective 1.3: Listed Species

Consistency: According to the reports included within this application, no listed species have been documented on the subject property.

Objective 1.4: Air Quality

Consistency: The subject property includes non-intensive agricultural uses and residential uses and will not create any detriment to the air quality.

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, there are 8 soil types with varying percentage slopes within the area proposed for rezoning. Soils range between 0-8 percent slopes. Most of these soil types are moderately well or well drained soils and are suitable for urban development. However, Lochloosa soil is rated as somewhat poorly drained, and Bivans and Blichton soils are rated as poorly drained. According to the Alachua County Soils Survey, Lochloosa, Bivans, and Blichton soils have severe limitations for urban uses due to wetness and high shrink-swell potential.

Objective 1.6: Mineral Resources

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources

Consistency: There are no known geological resources within the subject property.

Objective 1.8: Hazardous Materials

Consistency: There shall be no hazardous materials within the subject property.

Objective 1.9: Agriculture and Silviculture

Consistency: There are active agriculture and silvicultural operations within the subject property. The proposed rezoning to Agriculture continues to allow these operations as a permitted use and will protect their viability into the future.

Objective 1.10: Wetlands

Consistency: According to the U.S. Fish and Wildlife Service National Wetlands Inventory map, there are no wetland areas identified on the subject property. However, if any wetlands or other environmentally sensitive resources are identified on the subject property at the time of site development, these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

Consistency: If any of these properties are ever developed, all required open and green space requirements shall be met.

Intergovernmental Coordination Element:

Consistency: The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning categories.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon the maximum development scenario, any proposed development/redevelopment allowed in the proposed Agriculture zoning district will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Project Impact: The proposed Agriculture zoning on approximately 189 acres would yield a maximum residential density of 39 units. However, it should be noted that there is no net increase in residential density between the existing County Agriculture zoning and proposed Agriculture zoning districts.

Traffic:

For purposes of impacts on traffic, the maximum development scenario for impacts will be outlined, along with the level of service impacts based on trip generation.

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	39	Single Family	9.44 / Unit	368
Total Daily Trips (ADT)				368

**ITE, 10th Edition*

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
210	39	Single Family	1.0	39
Total Daily Trips (PM PEAK)				39

**ITE, 10th Edition*

Affected Roadway Segment

- CR 241 (SCL to CR 235)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 241
Maximum Service Volume	20,880
Existing Traffic and Reserved Trips	8,719
Project Trips (Net ADT)	368
Available Capacity	11,793

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to March 2019

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 241
Maximum Service Volume	1,881
Existing Traffic and Reserved Trips	828
Project Trips (Net PM Peak)	39
Available Capacity	1,014

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to March 2019

The tables above indicate that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the project site.

Sanitary Sewer:

Sanitary sewer is not readily available to the area proposed for rezoning. As a result, there will be no public facility impacts to City of Alachua sanitary sewer facilities. The property will be served by septic systems.

Potable Water:

City potable water is not readily available to the area proposed for rezoning. As a result, there will be no public facility impacts to City of Alachua potable water facilities. The property will be served by private wells.

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year per of solid waste per capita per the City of Alachua Comprehensive Plan (39 units x 2.3 residents per unit x 0.73 tons/year per capita = 65 tons for proposed zoning). The following table indicates the increase in solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Proposed Zoning ¹	65 Tons
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1. *Formula*: (0.73 tons/year per capita @ 2.3 residents per unit)*

**Source: City of Alachua Comprehensive Plan*

Recreation:

Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	0.46
Residual Recreational Capacity After Impacts	66.89

Sources:

- 1. City of Alachua March 2019 Development Monitoring Report.*
- 2. University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
- 3. US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 39 dwellings / [5 acres/1,000 persons])*

Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 Ac.
Acreage Required to Serve Demand Generated by Development ²	0.12 Ac.
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.18 Ac.
Existing Improved Passive Park Space ¹	34.82 Ac.

- 1. Source: City of Alachua March 2019 Development Monitoring Report.*
- 2. Formula: Recreation Demand Generated by Development (0.62 acres) x 20%.*
- 3. Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

As shown in Recreational Impacts table above, the proposed amendment would result in a potential demand to the recreation system of 0.62 acres. As shown in the Improved Passive Park Space Analysis table above, adequate passive park space exists to serve the development

in accordance with the provisions of the City's Comprehensive Plan. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for recreation facilities. Should a residential redevelopment of the site be proposed at a later time, concurrency and impacts to the City's recreation facilities will be reevaluated at the final development order (i.e. Site Plan) review stage.

Stormwater:

Any future redevelopment on the subject property will be required to provide on-site stormwater management for all proposed impervious areas, designed in compliance with all applicable City and Water Management District Standards. In addition, permitting with the Suwannee River Water Management District shall be required prior to any construction activity to ensure compliance with all applicable requirements.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) *Standards for Site Specific Amendments to Official Zoning Atlas*

(1) *Competent Substantial Evidence Provided*

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) *Consistent with Comprehensive Plan*

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed rezoning is consistent with the permitted residential density prescribed in the underlying Agriculture Future Land Use Designation.

(b) *Consistent with Ordinances*

Consistency: As demonstrated in this application, the rezoning request is consistent with the all applicable City Land Development Regulations and the Comprehensive Plan.

If the property is rezoned to City Agriculture, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) *Logical Development Pattern*

Consistency: The rezoning request will create a logical development pattern. It will allow the for the subject properties to have a zoning designation that is compatible with and

implements the existing underlying Agriculture future land use designation. Therefore, the rezoning promotes a logical development pattern, consisting with the existing character of the area.

(d) *Pre-Mature Development*

Consistency: This rezoning request will not result in a pre-mature development pattern. The property is presently agricultural and large lot residential, which is what the proposed zoning supports.

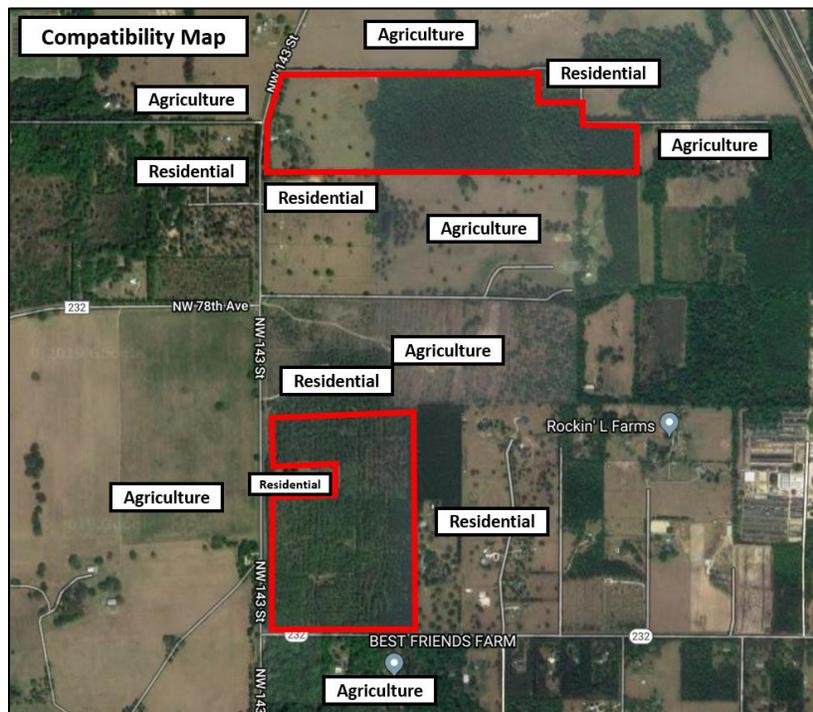
(e) *Incompatible with Adjacent Lands*

Consistency: This zoning change request will not result in any incompatibility with adjacent lands as the allowable uses (per zoning) and adjacent uses are also agricultural and residential in nature.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map below illustrates the existing land uses for the surrounding properties:

The existing land uses of the adjacent properties are as follows:

North: Agriculture / Residential East: Agriculture / Residential
West: Agriculture / Residential South: Agriculture / Residential



The subject property will function in a similar fashion to the existing agricultural and residential development pattern in the area.

(f) *Adverse Effect on Local Character*

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area as the proposed zoning allows uses that are similar with the surrounding existing land uses.

(g) *Not Deviate from Pattern of Development*

Consistency: The proposed rezoning is consistent with existing land use pattern in the area and the densities allowed in the underlying Agriculture Future Land Use Designation.

(h) *Encourage Sprawl*

Consistency: The subject property is located in the agricultural area of the City and will have an Agricultural zoning designation that promotes the use of lands for agricultural purposes and limits residential development to a very low density, thereby not encouraging sprawling development into these areas.

(i) *Spot zoning*

Consistency: The existing zoning on these properties is Alachua County Agriculture with a City of Alachua Agriculture future land use category. The parcels are in need of City of Alachua zoning. The properties are surrounded by Agricultural zoned property, therefore the proposed zoning amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts.

(j) *Public facilities*

Consistency: The subject property is proposed for Agricultural zoning. A public facilities analysis has been provided in this Rezoning Justification Report. Since the proposed zoning is for agricultural uses (and consistent with the existing Agriculture future land use category), the proposed rezoning amendment will not result in development in a location where there are no plans by the City to provide public facilities. Existing roads already serve the area.

(k) *No adverse effect on the environment*

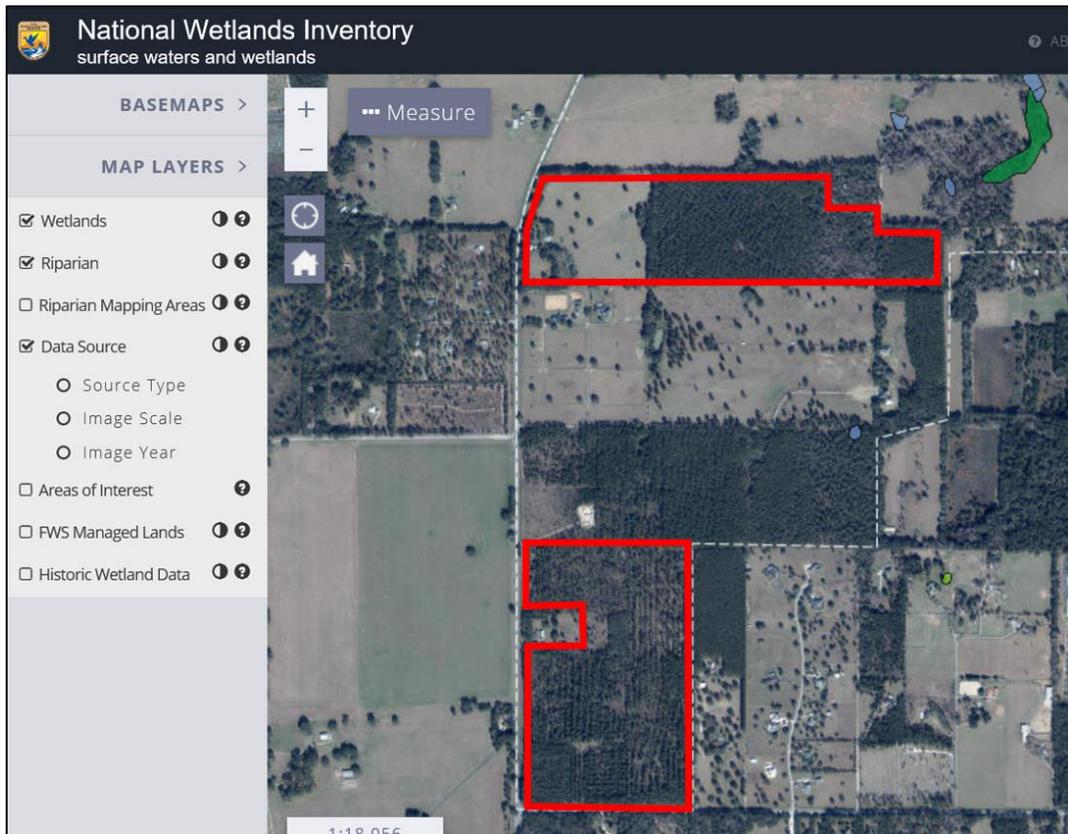
Consistency: The subject property is located in the agricultural area of the City and will have an Agricultural zoning designation that promotes the use of lands for agricultural purposes and limits residential development to a very low density, thereby minimizing environmental impacts. The Suitability Analysis in this Rezoning Justification Report addresses the issue of on-site natural resources and potential impacts caused by the requested zoning change. As indicated in the Suitability Analysis, there are no wetlands, surface waters, or creeks on the properties subject to the rezoning request. The properties are also outside of the 100-year flood zone.

Suitability Analysis

The following analysis included in the suitability analysis is provided to address the issue of on-site natural resources and potential impacts caused by the requested zoning change:

Wetlands / Surface Waters / Creeks:

According to the USFWS, there are no wetlands, surface waters or creeks that are located on site, as indicated on the map below:

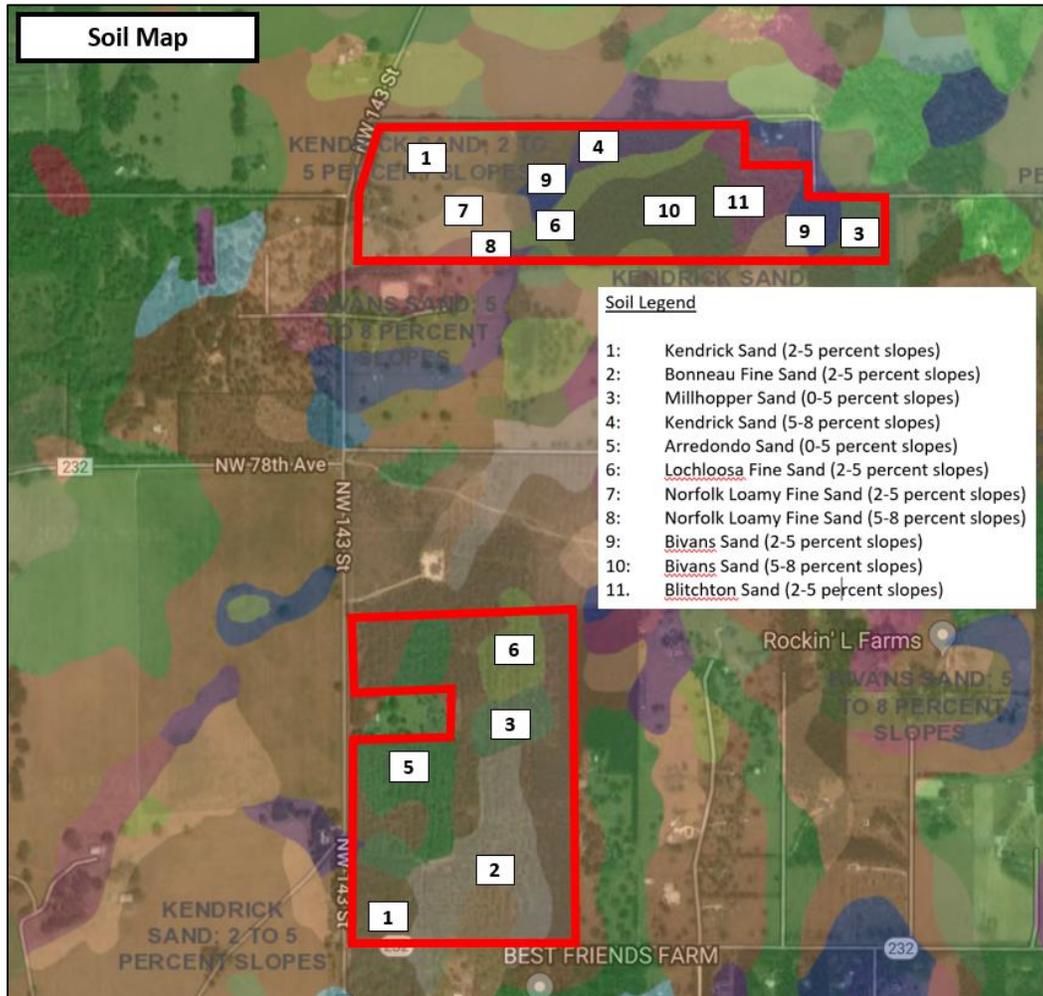


Topography:

The properties have a topographic signature that is typical of this portion of Alachua County, which is compatible for the uses of the land permitted in the Agriculture zoning district, including various agriculture uses, low density residential, etc.

Soils:

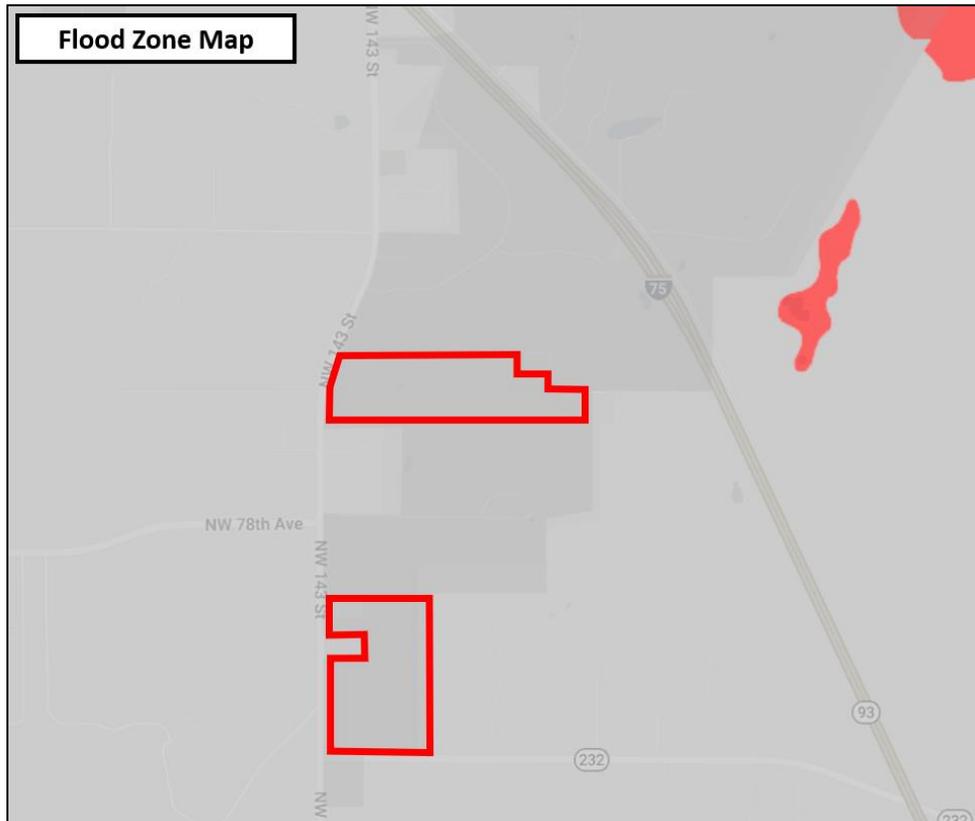
The following exhibit illustrates the soil types for the subject property and the immediate area:



There are 8 soil types with varying percentage slopes within the area proposed for rezoning. Soils range between 0-8 percent slopes. Most of these soil types are moderately well or well drained soils and are suitable for urban development. However, Lochloosa soil is rated as somewhat poorly drained, and Bivans and Blichton soils are rated as poorly drained. According to the Alachua County Soils Survey, Lochloosa, Bivans, and Blichton soils have severe limitations for urban uses due to wetness and high shrink-swell potential.

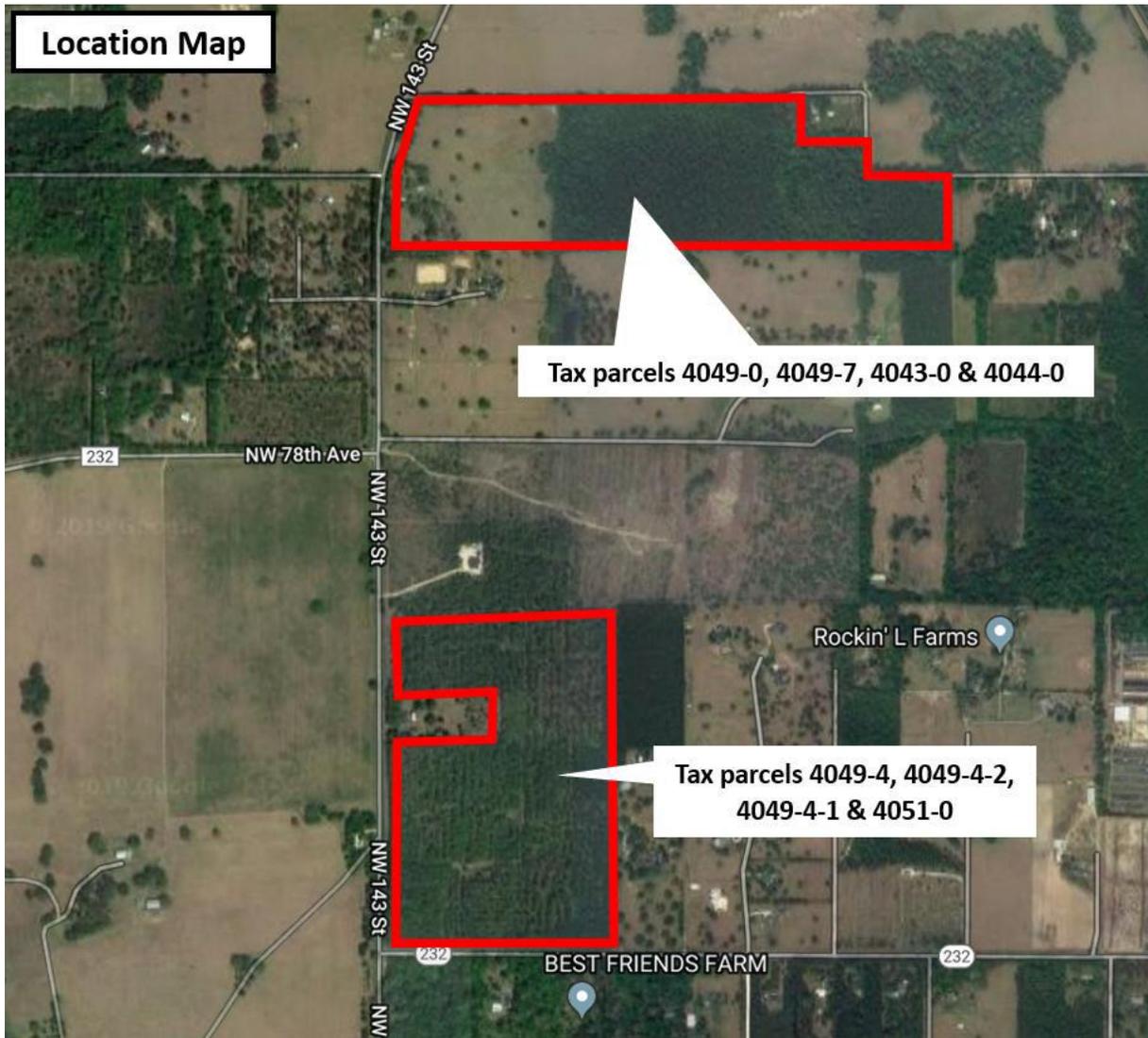
100-Year Flood Zone / Flood Potential:

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in the following exhibit. Therefore, no issues related to flood potential are associated with this property.



LOCATION MAP

For: Tax Parcels 4049-0, 4049-7, 4043-0, 4044-0, 4049-4, 4049-4-2, 4049-4-1 & 4051-0





LEGAL DESCRIPTION

For: 8615 NW 143rd St
Alachua, FL 32615
Tax Parcel 04049-000-000

THAT PART OF THE FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, LYING INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THAT PART OF THE SAID FRACTIONAL SECTION 3 LYING EAST OF THE STATE ROAD NO. 241 FOR A POINT OF REFERENCE; THENCE FROM SAID POINT OF REFERENCE RUN NORTH 88 DEG. 56 MIN. 12 SEC. EAST ALONG THE SOUTH LINE OF THE SAID FRACTIONAL SECTION 3, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 241 AND THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEG. 04 MIN. 47 SEC. WEST ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 120.67 FEET TO A POINT OF CURVATURE OF A CURVE (P.C.), CONCAVED EASTERLY, HAVING A CENTRAL ANGLE OF 17 DEG. 07 MIN. 17 SEC. AND A RADIUS OF 2824.79 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND THE SAID EAST RIGHT OF WAY LINE AN ARC DISTANCE OF 844.12 FEET TO A POINT ON THE SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 08 DEG. 28 MIN. 52 SEC. EAST, 840.00 FEET); THENCE LEAVING THE SAID CURVE AND THE SAID EAST

RIGHT OF WAY LINE, RUN NORTH 88 DEG. 56 MIN. 12 SEC. EAST
PARALLEL TO THE SAID SOUTH LINE OF THE FRACTIONAL SECTION
3, A DISTANCE OF 544.63 FEET; THENCE RUN SOUTH 01 DEG. 03
MIN. 48 SEC. EAST, A DISTANCE OF 950.00 FEET TO A POINT
ON THE SAID SOUTH LINE OF FRACTIONAL SECTION 3; THENCE
RUN SOUTH 88 DEG. 56 MIN. 12 SEC. WEST ALONG THE SAID
SOUTH LINE OF THE FRACTIONAL SECTION 3, A DISTANCE OF
686.15 FEET TO THE SAID EAST RIGHT OF WAY LINE OF STATE
ROAD NO. 241 AND THE AFOREMENTIONED POINT OF BEGINNING.

LEGAL DESCRIPTION

For: Tax Parcel 04049-004-000

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 921.31 TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING;

THENCE S 89°14'01" W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 241;

THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 677 .90 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID

FRACTIONAL SECTION 10; THENCE N 89°35'30" E, ALONG SAID NORTH LINE, A DISTANCE OF 1762.73 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 509.83 FEET; THENCE DEPARTING SAID WEST LINE S 81°35'09" W, A DISTANCE OF 1180.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 25.085 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

For: Tax Parcel 04049-004-001

AP ARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE DEPARTING SAID WEST LINE S 89°43'39" E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 241 (AN 80' R/W) AND THE POINT OF BEGINNING;

THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINES 89°43'40" E, A DISTANCE OF 1756.57 TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1036.85 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 232, (AN 80' R/W); THENCE N 89°43'39" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,132.50 FEET; THENCE RUN N 00°04'39" W, A DISTANCE OF 620.00; THENCE N 89°43'39" W, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 620.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.



LEGAL DESCRIPTION

For: Tax Parcel 04049-004-002

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 TO THE POINT OF BEGINNING: THENCE CONTINUE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 504.45 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N 81°35'09" E, A DISTANCE OF 1180.22 FEET TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGE 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A

DISTANCE OF 1060.80 FEET; THENCE DEPARTING SAID WEST LINE $89^{\circ}43'40''$ W, A

DISTANCE OF 1756.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.



LEGAL DESCRIPTION

For: Tax Parcels 04049-007-000 and 04043-000-000

A PARCEL OF LAND LOCATED IN FRACTIONAL SECTION 2 AND FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 18 EAST, OUTSIDE THE ARREDONDO GRANT FOR A POINT OF REFERENCE AND RUN SOUTH 89°16'03" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 30.91 FEET TO A P.R.M. CAP SET IN THE PAVEMENT, SAID P.R.M. CAP LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (80 FOOT RIGHT OF WAY), SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 2800.87 FEET, CENTRAL ANGLE OF 21°33'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°13'19" WEST, 1047.53 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 1053.73 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 24°59'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 915.23 FEET TO A CONCRETE MONUMENT AND A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 02°48'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 23°35'37" WEST, 138.64 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 138.65 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH

89°50'30" EAST, ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 1284, PAGE 958 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2065.72 FEET; THENCE SOUTH 89°24'32" EAST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1280, PAGE 969, A DISTANCE OF 667.62 FEET TO THE WEST LINE OF OFFICIAL RECORDS BOOK 4156, PAGE 101 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°00'10" EAST, ALONG SAID WEST LINE OF SAID LANDS, A DISTANCE OF 251.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°34'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 639.21 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF OFFICIAL RECORDS BOOK 2127, PAGE 1732 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°10'16" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID WEST LINE, A DISTANCE OF 878.39 FEET TO THE SOUTH LINE OF SAID FRACTIONAL SECTION 2, INSIDE THE ARREDONDO GRANT; THENCE NORTH 89°33'58" WEST, ALONG SAID SOUTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 1305.01 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE SOUTH 88°52'19" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1591.24 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 2125, PAGE 2955 OF SAID PUBLIC RECORDS; THENCE NORTH 01°07'41" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 950.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°52'19" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 542.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 04°57'17", AND A CHORD BEARING AND DISTANCE OF NORTH 19°42'36" EAST, 244.20 FEET RESPECTIVELY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY

LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 244.27 FEET TO THE POINT OF
BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 75.540 ACRES, MORE OR LESS.



LEGAL DESCRIPTION

For: Tax Parcel 04051-000-000

COMMENCE AT THE SOUTHWEST COMER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 18 EAST,
IN ARREDONDO GRANT, AND THENCE RUN EAST 10 CHAINS; THENCE RUN NORTH 10 CHAINS;
THENCE RUN WEST 10 CHAINS; THENCE RUN SOUTH 10 CHAINS TO THE POINT OF BEGINNING,
LESS RIGHT OF WAY FOR STATE ROAD #232, AND STATE ROAD #241.

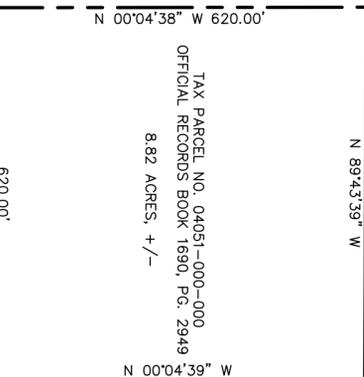
LEGAL DESCRIPTION

For: 13303 NW 88th Pl
Alachua, FL 32615
Tax Parcel 04044-000-000

THAT PART OF THE SOUTH 1/2 OF LOT 5 OF "HAILE ESTATES" AS PER PLAT RECORDED IN PLAT BOOK "A", PAGE 56 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 5 OF "HAILE ESTATES" AS PER PLAT RECORDED IN PLAT BOOK "A", PAGE 56 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°32'53.11" W ALONG THE SOUTH LINE OF SAID LOT 5 FOR 20.00 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND OFFSET 20.00 FEET WESTERLY OF THE EAST LINE OF SAID LOT 5; THENCE N 00°10'40.11" W ALONG SAID PARALLEL LINE FOR 610.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 5; THENCE S 89°35'45" E ALONG SAID NORTH LINE FOR 20.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 5; THENCE S 00°10'40" E ALONG THE EAST LINE OF SAID LOT 5 FOR 610.67 FEET TO SAID POINT OF BEGINNING.

POINT OF COMMENCEMENT
S.W. CORNER OF
FRACTIONAL SECTION 10

STATE ROAD NO. 241 (80' RIGHT OF WAY)
WEST LINE OF FRACTIONAL SECTION 10
N 00°04'39" W 660.00'



STATE ROAD NO. 232 (80' RIGHT OF WAY)

N 89°43'39" W 1132.50'

NORTH RIGHT OF WAY LINE

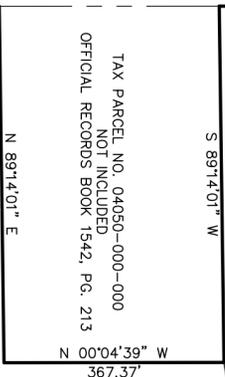
TAX PARCEL NO. 04049-004-001
OFFICIAL RECORDS BOOK 4360, PG. 565
32.938 ACRES, +/-

S 89°43'40" E 1756.57'

TAX PARCEL NO. 04049-004-002
OFFICIAL RECORDS BOOK 4360, PG. 568
32.938 ACRES, +/-

TAX PARCEL NO. 04049-004-000
OFFICIAL RECORDS BOOK 4403, PG. 168
25.085 ACRES, +/-

N 81°35'09" E 1180.22'



EAST RIGHT OF WAY LINE

N 00°04'39" W 416.85'

N 00°04'39" W 677.90'

TAX PARCEL NO. 04049-005-000
N 89°38'30" E 1762.73'

N. LINE OF S 1/2 OF FRACTIONAL SECTION 10

TAX PARCEL NO. 04049-006-006

SKETCH OF LEGAL DESCRIPTIONS

IN
FRACTIONAL SECTION 10, TOWNSHIP 9 SOUTH, RANGE 18 EAST
INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA
FOR
HODOR FARMS, LLC

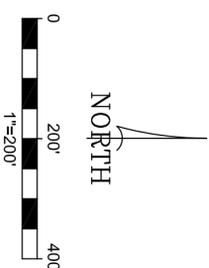
TAX PARCEL NO. 04049-002-000

S 00°08'50" W 1060.80'

S 00°08'50" W 1060.80'

S 00°08'50" W 1036.85'

TAX PARCEL NO. 04049-001-000



Feedback	Page	Survey Date	Drawing Completed	Revised
		3/28/2019		

PREPARED FOR: HODOR FARMS, LLC

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5L-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2018), FLORIDA STATUTES.

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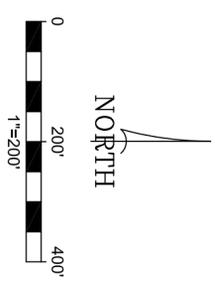
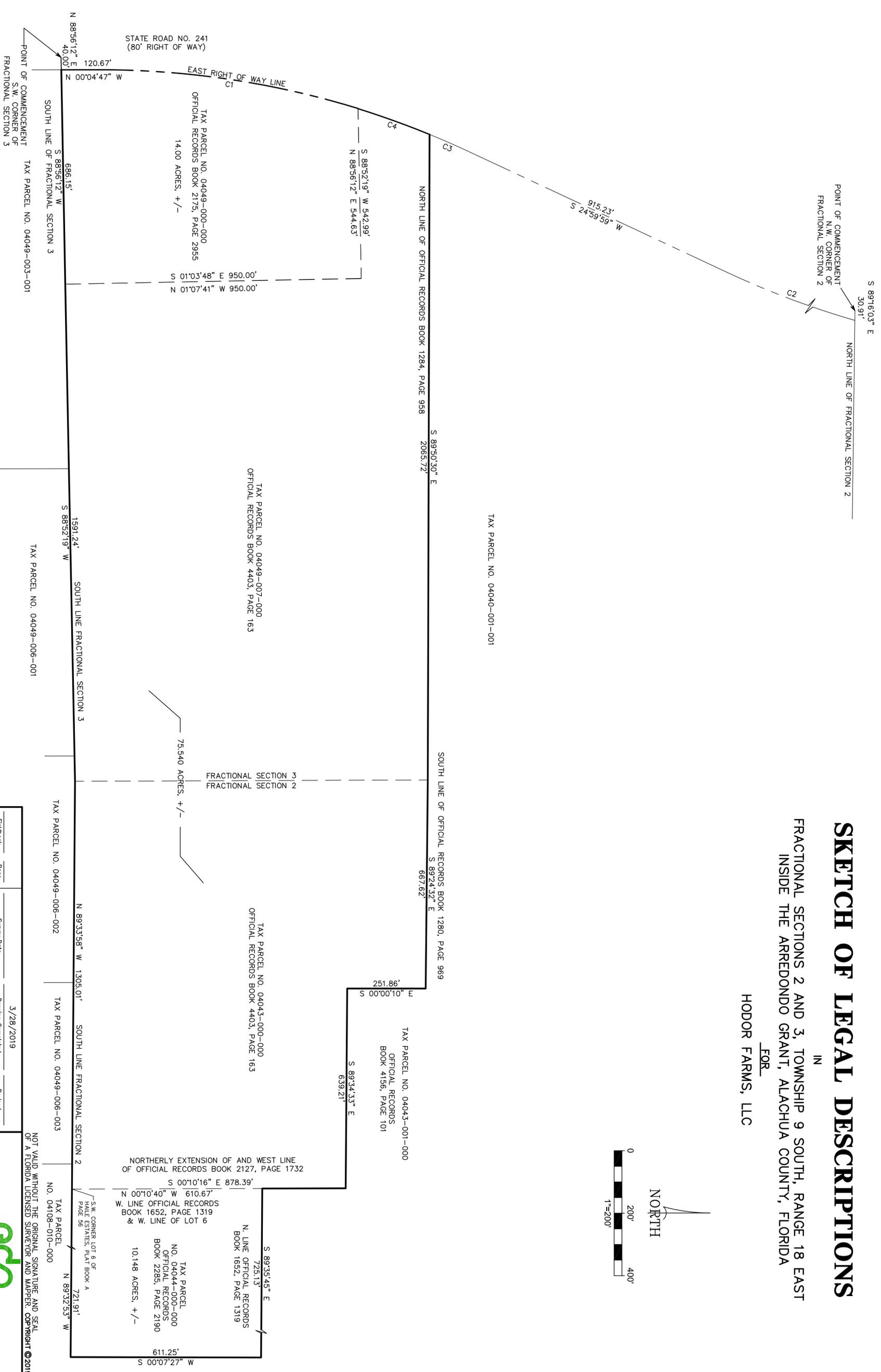
eda — engineers — surveyors — planners, inc.
CORPORATE AUTHORIZATION NO. LB 2389
ROBERT W. GRAVER P.S.M. 4239

Project No. 19-35-S01
Drawn B.G.
Check B.G.

SKETCH OF LEGAL DESCRIPTIONS

IN
 FRACTIONAL SECTIONS 2 AND 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST
 INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA

FOR
HODOR FARMS, LLC



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	17° 07' 17"	2824.79'	844.12'	840.00'	425.23'	N 08° 28' 52" E
C2	21° 33' 20"	2800.87'	1053.73'	1047.53'	533.17'	S 14° 13' 19" W
C3	02° 48' 44"	2824.79'	138.65'	138.64'	69.34'	S 23° 35' 37" W
C4	04° 57' 17"	2824.79'	244.28'	244.20'	122.21'	N 19° 42' 36" E

Feedback	Page	Survey Date	Drawing Completed	Revised
		3/28/2019		
PREPARED FOR: HODOR FARMS, LLC				

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2018), FLORIDA STATUTES.

gds
 ENGINEERS + SURVEYORS + PLANNERS
 1915 W. EAST AVENUE, SUITE 1000
 GAINESVILLE, FLORIDA 32608
 TEL: 352-389-8888
 FAX: 352-389-8889
 WWW.GDSINC.COM

Project No.	19-35-S01
Drawn	B.G.
Check	B.G.
Scale	AS SHOWN
Author	eda - engineers - surveyors - planners, inc.
Corporate Authorization No.	LB 2389
By	ROBERT W. GRAVER
P.S.M.	4239

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Property Search Results

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

Search Date: 3/25/2019 at 4:30:51 PM'

Printer Friendly Page

Parcel: 04043-000-000 [GIS Map](#)

Taxpayer:	HODOR FARMS LLC	Legal: HAILE ESTATE S/D PB A-56 LOT 5 LESS N 330 FT OF E 660 FT OR 815/91 LESS THAT PART OF W 667.95 FT LYING N OF C/L OF ACCESS RD ALSO COM 330 FT S OF NE COR LOT 5 ACCESS RD POB S 280.70 FT E 50.50 N 280.70 FT W 54.35 FT POB OR 1284/960 (LESS COM 330 FT S OF NE COR LOT 5 POB E 54.35 FT S 13 FT W 714.17 FT N 13 FT E 660 FT POB PER OR 1284/965) (LESS COMMON AREA GREEN HILL FARMS UNREC'D S/D PER OR 1977/0988) OR 4403/0163
Mailing:	12730 NW 12TH RD NEWBERRY, FL 32669	
9-1-1 Address:		
Sec-Twn-Rng:	02-09-18	
Property Use:	05500 - TMBR SI 80-89	
Tax Jurisdiction:	ALACHUA 1700	
Neighborhood/Area:	9-18	
Subdivision:	HAILE ESTATES S/D	

History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	TMBR SI 80-89	196300	10800	0	196300	0	10800	10800	0	0	10800	10800
2017	Tmbr Si 80-89	196300	6500	0	196300	0	6500	6500	0	0	6500	6500
2016	Tmbr Si 80-89	196300	6500	0	196300	0	6500	6500	0	0	6500	6500
2015	Tmbr Si 80-89	196300	6500	0	196300	0	6500	6500	0	0	6500	6500
2014	Tmbr Si 80-89	196300	6900	0	196300	0	6900	6900	0	0	6900	6900

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
5501	TIMBER 2-N	A	AGRICULTURE	1	28.87	1257577.2

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)
2016-01-06	100	No	11-Corrective Deed	4403	0163	MS	Official Public Record

[Link to TaxCollector Record](#)

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

Property Search Results

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

Search Date: 3/27/2019 at 3:30:54 PM'

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Parcel: 04044-000-000 [GIS Map](#)

Taxpayer:	H & S HOLDINGS INC	Legal: HAILE ESTATE S/D PB A-56 COM SW COR LOT 6 POB N 610.74 FT E 723.02 FT S 610 FT TO S LINE LOT 6 W 723 FT TO POB (LESS THE E 20 FT AKA PARCEL D PER OR 2127/1728) ALSO 20 FT STRIP ADJ ON W SIDE AKA PARCEL C OR 2127/1732 OR 2085/2190
Mailing:	% HODOR COMPANY 12730 NW 12TH RD NEWBERRY, FL 32669-2390	
9-1-1 Address:		
Sec-Twn-Rng:	02-09-18	
Property Use:	05400 - TMBR SI 90+	
Tax Jurisdiction:	ALACHUA 1700	
Neighborhood/Area:	9-18	
Subdivision:	N/A	

History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	TMBR SI 90+	131600	4300	0	131600	0	4300	4300	0	0	4300	4300
2017	Tmbr Si 90+	105200	2500	0	105200	0	2500	2500	0	0	2500	2500
2016	Tmbr Si 90+	105200	2500	0	105200	0	2500	2500	0	0	2500	2500
2015	Tmbr Si 90+	105200	2500	0	105200	0	2500	2500	0	0	2500	2500
2014	Tmbr Si 90+	105200	2500	0	105200	0	2500	2500	0	0	2500	2500

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
5400	TIMBER 1	A	AGRICULTURE	1	10.12	440827.2

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.

An error occurred on the server when processing the URL. Please contact the system administrator.

If you are the system administrator please click [here](#) to find out more about this error.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
1997-03-14	100	Vac	U-OLD SALE - UNQUALIFIED	2127	1732	WD	Official Public Record
1996-10-24	45700	Vac	Q-OLD SALE - QUALIFIED	2085	2190	WD	

Property Search Results

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

Search Date: 3/25/2019 at 4:30:08 PM'

Printer Friendly Page

Parcel: 04049-000-000 [GIS Map](#)

Taxpayer:	HODOR & SOUTHWELL	Legal:	COM SW COR FRAC SEC INSIDE GRT E 40 FT TO E
Mailing:	8615 NW 143RD ST ALACHUA, FL 32615		R/W LINE SR 241 POB N 120.67 FT NELY ALG CURVE
9-1-1 Address:	8615 NW 143RD ST ALACHUA		844.12 FT E 544.63 FT S 950 FT W 686.15 FT POB OR
Sec-Twn-Rng:	03-09-18		2175/2955 & OR 2628/0189 & OR 2712/0436
Property Use:	06100 - GRZGSOIL CLASS2		
Tax Jurisdiction:	ALACHUA 1700		
Neighborhood/Area:	RURAL PLUS 50		
Subdivision:	N/A		

History

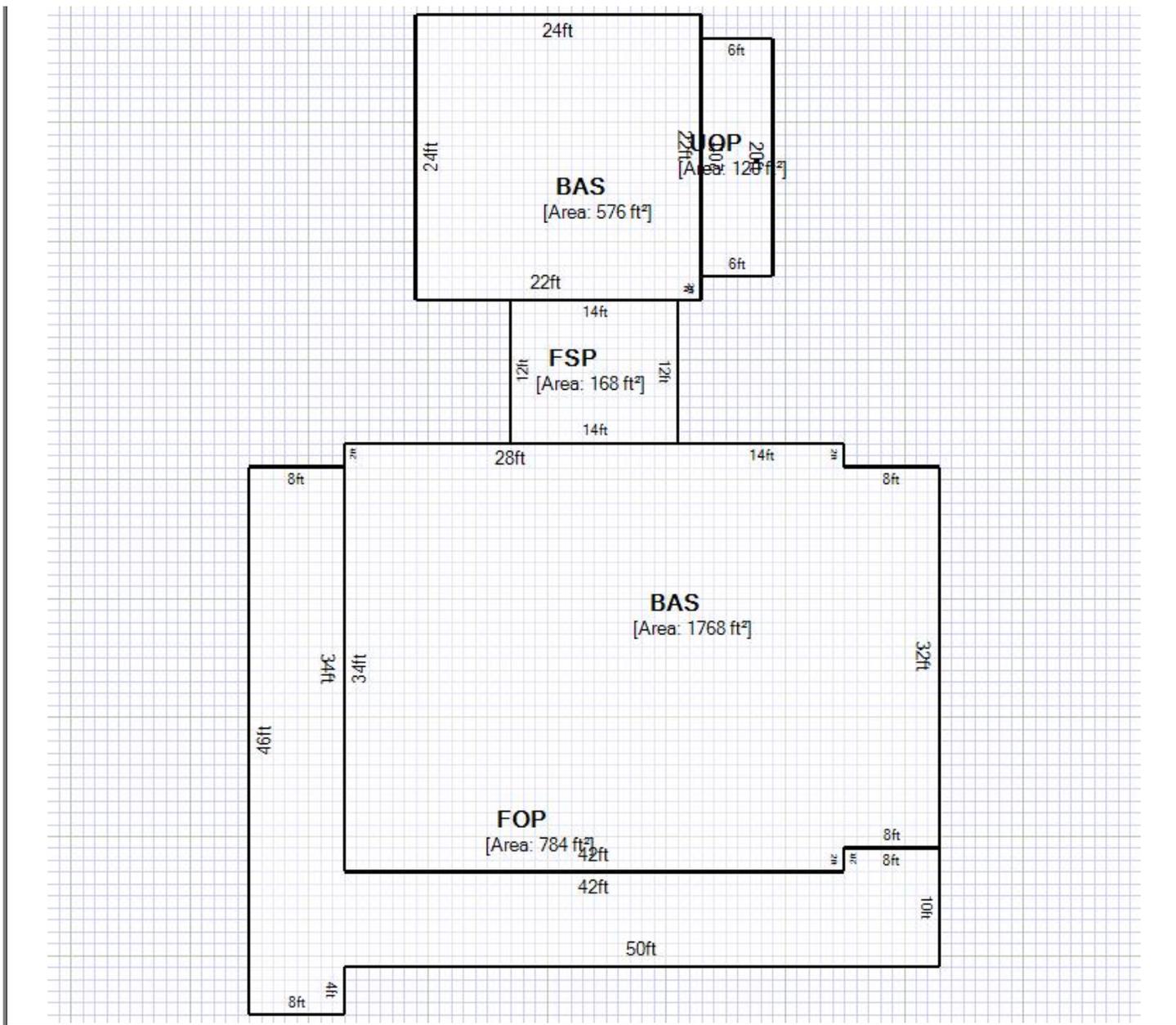
	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	GRZGSOIL CLASS2	115500	11600	88000	203500	2700	96900	96900	50000	25000	46900	71900
2017	Grzgsoil Class2	115500	10400	88000	203500	4470	93930	93930	50000	25000	43930	68930
2016	Grzgsoil Class2	115500	10400	81800	197300	0	92200	92200	50000	25000	42200	67200
2015	Grzgsoil Class2	115500	10400	81800	197300	450	91750	91750	50000	25000	41750	66750
2014	Grzgsoil Class2	115500	10400	80700	196200	0	91100	91100	50000	25000	41100	66100

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
6100	PASTURE 2	A	AGRICULTURE	1	12.59	548420.4
0115	SFR ACREAGE			1	1	43560

Improvement: 04049-000-000 / 16631 - 560247

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
0100	SINGLE FAMILY	1915	1962	2344	1



Improvement Details

Improvement Attributes

Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Imprv Use	Imprv Use Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	1768	3	Average	0100	SINGLE FAMILY	Bathrooms	2.0-Baths	1
FSP	FIN SCREENED PORCH	168	3	Average	0100	SINGLE FAMILY	Bedrooms	3-3 BEDROOMS	1
BAS	BASE AREA	576	3	Average	0100	SINGLE FAMILY	Exterior Wall	05-AVERAGE	100
UOP	UNFIN OPEN PORCH	120	3	Average	0100	SINGLE FAMILY	Floor Cov	09-PINE/SOFT WOOD	100
FOP	FINISHED OPEN PORCH	784	3	Average	0100	SINGLE FAMILY	HC&V	04-FORCED AIR	100
							Heat System	04-ELECTRIC	100
							HVAC	03-CENTRAL	100
							Interior Wall	05-DRYWALL	100
							Num Res Units	Num Res Units	1
							Roof Type	03-GABLE/HIP	100
							Roofing	12-MODULAR METAL	100

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
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SOHM	SOH MISC			
------	----------	--	--	--

Improvement Details**Improvement Attributes**

<u>Detail Type</u>	<u>Description</u>	<u>SqFt/Unit</u>	<u>Quality</u>	<u>Qual Desc</u>	<u>Imprv Use</u>	<u>Imprv Use Desc</u>	<u>Attribute</u>	<u>Attribute Desc</u>	<u>Units</u>
							-- N/A --		
1080	GRAIN BIN	1			R2	RES			
2021	SHED 1	520			R2	RES			
2021	SHED 1	520			R2	RES			
0721	DECK 1	625			R2	RES			
0958	FP 1	2			R7	RES			
0800	DRIVE/WALK	1200			R1	RES			

<u>Improvement Use Code</u>	<u>Improvement Desc</u>	<u>Actual Year Built</u>	<u>Effective Year Built</u>	<u>Htd Square Feet</u>	<u>Stories</u>
NSOHM	NSOH MISC				

Improvement Details**Improvement Attributes**

<u>Detail Type</u>	<u>Description</u>	<u>SqFt/Unit</u>	<u>Quality</u>	<u>Qual Desc</u>	<u>Imprv Use</u>	<u>Imprv Use Desc</u>	<u>Attribute</u>	<u>Attribute Desc</u>	<u>Units</u>
							-- N/A --		
0221	BARN 1	560			R2	RES			
0222	BARN 2	1440			R2	RES			

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.

<u>Date</u>	<u>Price</u>	<u>Vac/Imp</u>	<u>Qualified</u>	<u>OR Book</u>	<u>OR Page</u>	<u>Instrument</u>	<u>OR Link (Clerk)</u>
2003-05-20	100	No	U-OLD SALE - UNQUALIFIED	2712	436	QD	Official Public Record
2003-03-04	100	No	U-OLD SALE - UNQUALIFIED	2628	189	QD	

Property Search Results

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

Search Date: 3/25/2019 at 4:31:28 PM'

Printer Friendly Page

Parcel: 04049-004-000 [GIS Map](#)

Taxpayer:	HODOR FARMS LLC	Legal: COM SW COR FRACT SEC 10 INSIDE ARREDONDO GRANT N 660 FT E 40 POB N 921.30 FT E 593 FT N 367.37 FT W 593 FT N 677.90 FT E 1762.73 FT S 2607.48 FT W 1132.50 FT N 620 FT W 620 FT POB (LESS COM SW COR FRACT SEC INSIDE GRT N 660 FT E 40 FT POB N 416.85 FT E 1756.57 FT S 1036.85 FT W 1132.50 FT N 620 FT W 620 FT POB PER OR 4360/0559) (LESS COM SW COR FRACT SEC INSIDE GRT N 660 FT E 40 FT N 416.85 FT POB N 504.45 FT E 593 FT N 367.37 FT N 81 DEG E 1180.22 FT S 1060.80 FT W 1756.57 FT POB PER OR 4360/ 0562) OR 4403/0168
Mailing:	12730 NW 12TH RD NEWBERRY, FL 32669	
9-1-1 Address:		
Sec-Twn-Rng:	10-09-18	
Property Use:	05500 - TMBR SI 80-89	
Tax Jurisdiction:	ALACHUA 1700	
Neighborhood/Area:	RURAL PLUS 10	
Subdivision:	N/A	

History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	TMBR SI 80-89	225700	9800	0	225700	0	9800	9800	0	0	9800	9800
2017	Tmbr Si 80-89	225700	5600	0	225700	0	5600	5600	0	0	5600	5600
2016	Tmbr Si 80-89	225700	5600	0	225700	0	5600	5600	0	0	5600	5600
2015	Tmbr Si 80-89	314300	20200	0	314300	0	20200	20200	0	0	20200	20200
2014	Tmbr Si 80-89	314300	19800	0	314300	0	19800	19800	0	0	19800	19800

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
5500	TIMBER 2	A	AGRICULTURE	1	25.08	1092484.8

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)
2016-01-06	100	Vac	11-Corrective Deed	4403	0168	SD	Official Public Record
1994-09-09	100	Vac	U-OLD SALE - UNQUALIFIED	1980	1452	MS	Official Public Record
1991-09-27	38400	No	U-OLD SALE - UNQUALIFIED	1828	2664	WD	Official Public Record

[Link to TaxCollector Record](#)

Property Search Results

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

Search Date: 3/25/2019 at 4:32:24 PM'

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Parcel: 04049-004-001 [GIS Map](#)

Taxpayer:	HODOR FARMS LLC	Legal: COM SW COR FRAC SEC INSIDE GRT N 00 DEG 04 MIN 39 SEC W 660 FT S 89 DEG 43 MIN 39 SEC E 40 FT POB N 00 DEG 04 MIN 39 SEC W 416.85 FT S 89 DEG 43 MIN 40 SEC E 1756.57 FT S 00 DEG 08 MIN 50 SEC W 1036.85 FT N 89 DEG 43 MIN 39 SEC W 1132.50 FT N 00 DEG 04 MIN 39 SEC W 620 FT N 89 DEG 43 MIN 39 SEC W 620 FT POB OR 4360/0565
Mailing:	12730 NW 12TH RD NEWBERRY, FL 32669	
9-1-1 Address:		
Sec-Twn-Rng:	10-09-18	
Property Use:	05500 - TMBR SI 80-89	
Tax Jurisdiction:	ALACHUA 1700	
Neighborhood/Area:	RURAL PLUS 10	
Subdivision:	N/A	

History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	TMBR SI 80-89	230600	12800	0	230600	0	12800	12800	0	0	12800	12800
2017	Tmbr Si 80-89	230600	7400	0	230600	0	7400	7400	0	0	7400	7400
2016	Tmbr Si 80-89	230600	7400	0	230600	0	7400	7400	0	0	7400	7400

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
5500	TIMBER 2	A	AGRICULTURE	1	32.94	1434866.4

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)
2015-05-11	100	Vac	11-Corrective Deed	4360	565	SD	Official Public Record
2015-05-06	100	Vac	11-Corrective Deed	4360	559	SD	Official Public Record

[Link to TaxCollector Record](#)

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.

Property Search Results

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

Search Date: 3/25/2019 at 4:31:59 PM'

Printer Friendly Page

Parcel: 04049-004-002 [GIS Map](#)

Taxpayer:	HODOR FARMS LLC	Legal: COM SW COR FRAC SEC INSIDE GRT N 00 DEG 04 MIN 39 SEC W 660 FT S 89 DEG 43 MIN 39 SEC E 40 FT N 00 DEG 04 MIN 39 SEC W 416.85 FT POB N 00 DEG 04 MIN 39 SEC W 504.45 FT N 89 DEG 14 MIN 01 SEC E 593 FT N 00 DEG 04 MIN 39 SEC W 367.37 FT N 81 DEG 35 MIN 09 SEC E 1180.22 FT S 00 DEG 08 MIN 50 SEC W 1060.80 FT N 89 DEG 43 MIN 40 SEC W 1756.57 FT POB OR 4360/ 0568
Mailing:	12730 NW 12TH RD NEWBERRY, FL 32669	
9-1-1 Address:		
Sec-Twn-Rng:	10-09-18	
Property Use:	05500 - TMBR SI 80-89	
Tax Jurisdiction:	ALACHUA 1700	
Neighborhood/Area:	RURAL PLUS 10	
Subdivision:	N/A	

History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	TMBR SI 80-89	230600	12800	0	230600	0	12800	12800	0	0	12800	12800
2017	Tmbr Si 80-89	230600	7400	0	230600	0	7400	7400	0	0	7400	7400
2016	Tmbr Si 80-89	230600	7400	0	230600	0	7400	7400	0	0	7400	7400

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
5500	TIMBER 2	A	AGRICULTURE	1	32.94	1434866.4

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)
2015-05-12	100	Vac	11-Corrective Deed	4360	568	SD	Official Public Record
2015-05-06	100	Vac	11-Corrective Deed	4360	562	SD	Official Public Record

[Link to TaxCollector Record](#)

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.

Property Search Results

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

Search Date: 3/25/2019 at 4:24:58 PM'

Printer Friendly Page

Parcel: 04049-007-000 [GIS Map](#)

Taxpayer:	HODOR FARMS LLC	Legal: HAILE LAND PLATTED IN JUDG BK 9-218 LOT 2 (LESS COM SW COR OF FRAC SEC INSIDE GRT E 40 FT TO E R/W LINE SR-241 POB N 120.67 FT NELY ALG CURVE 844.12 FT E 544.63 FT S 950 FT W 686.15 FT POB PER OR 2175/2955) OR 4403/0163
Mailing:	12730 NW 12TH RD NEWBERRY, FL 32669	
9-1-1 Address:		
Sec-Twn-Rng:	03-09-18	
Property Use:	05500 - TMBR SI 80-89	
Tax Jurisdiction:	ALACHUA 1700	
Neighborhood/Area:	RURAL PLUS 50	
Subdivision:	N/A	

History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	TMBR SI 80-89	238600	10700	0	238600	0	10700	10700	0	0	10700	10700
2017	Tmbr Si 80-89	238600	6400	0	238600	0	6400	6400	0	0	6400	6400
2016	Tmbr Si 80-89	238600	6400	0	238600	0	6400	6400	0	0	6400	6400
2015	Tmbr Si 80-89	238600	6400	0	238600	0	6400	6400	0	0	6400	6400
2014	Tmbr Si 80-89	238600	6700	0	238600	0	6700	6700	0	0	6700	6700

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
5501	TIMBER 2-N	A	AGRICULTURE	1	17.09	744440.4
6100	PASTURE 2			1	17	740520

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)
2016-01-06	100	No	11-Corrective Deed	4403	0163	MS	Official Public Record
1987-07-01	100	No	U-OLD SALE - UNQUALIFIED	1679	2837	QD	Official Public Record

[Link to TaxCollector Record](#)

Property Search Results

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

Search Date: 3/25/2019 at 4:23:07 PM'

Printer Friendly Page

Parcel: 04051-000-000 [GIS Map](#)

Taxpayer:	HODOR, HOWARD TRUSTEE	Legal: PLAT IN JUDGMENT BOOK 9 PG 218 S 10 CHS OF W 10 CHS OF LOT 6 IN ARREDONDA GRT LESS R/W LYING IN SEC 10 E OF RD OR 1690 /2949
Mailing:	12730 NW 12TH RD NEWBERRY, FL 32669	
9-1-1 Address:		
Sec-Twn-Rng:	10-09-18	
Property Use:	05500 - TMBR SI 80-89	
Tax Jurisdiction:	ALACHUA 1700	
Neighborhood/Area:	RURAL 1-10	
Subdivision:	N/A	

History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	TMBR SI 80-89	74600	3400	0	74600	0	3400	3400	0	0	3400	3400
2017	Tmbr Si 80-89	74600	2000	0	74600	0	2000	2000	0	0	2000	2000
2016	Tmbr Si 80-89	74600	2000	0	74600	0	2000	2000	0	0	2000	2000
2015	Tmbr Si 80-89	74600	2000	0	74600	0	2000	2000	0	0	2000	2000
2014	Tmbr Si 80-89	74600	1900	0	74600	0	1900	1900	0	0	1900	1900

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
5500	TIMBER 2	A	AGRICULTURE	1	8.78	382456.8

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)
1988-03-01	52500	Vac	Q-OLD SALE - QUALIFIED	1690	2949	WD	Official Public Record

[Link to TaxCollector Record](#)

Rec.	\$ 44.00
Doc. Stamp	\$.70
Int. Tax	\$
Surtax	\$
Total	\$ 44.70

Doc Stamp-Deed: \$0.70



SPECIAL WARRANTY DEED

Return to →
This instrument prepared by: Charles I. Holden, Jr. ^{CO}
Holden, Carpenter & Roscow, PL
5608 NW 43rd Street
Gainesville, FL 32653
File Number: 11716.001 (15-334)

THIS SPECIAL WARRANTY DEED, Made and entered into on this 6 day of

January, 2016, by

HOWARD HODOR,

whose address is: 112 Planters Row E, Ponte Vedra, Florida 32082

hereinafter called grantor*, to

HODOR FARMS, LLC, a Florida limited liability company,

whose address is: 12730 NW 12th Road, Newberry, Florida 32669

and whose social security number is: _____

hereinafter called grantee*:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That said grantor, for and in consideration of the sum of **Ten and No/100 (\$10.00) Dollars** and other good and valuable consideration 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 heirs and assigns forever, the following described land situated, lying and being in **Alachua** County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO taxes for the year 2015 and subsequent years, and restrictions and public utilities easements, if any.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of his homestead property.

TAX PARCEL NUMBER: 04049-007-000 and 04043-000-000

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Andrea G. Revell
Witness
Andrea G. Revell
printed name of witness signing above

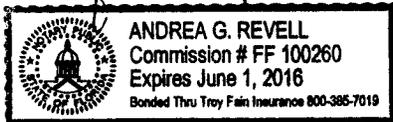
[Signature] (Seal)
HOWARD HODOR

Robert M. Clark
Witness
Robert Clark
printed name of witness signing above

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing Special Warranty Deed was acknowledged before me this 6 day of January, 2016, by **HOWARD HODOR**.



Andrea G. Revell
Notary Public
Printed Name: _____
Commission No.: _____

Personally known OR Produced Identification _____

Type of Identification Produced: _____



FL (352) 331-1976 132 NW 76th Drive, Gainesville, Florida 32607
 FL (352) 414-4621 101 NE 1st Avenue, Ocala, Florida 34470
 WWW.CHW.COM

LAND SURVEYING ENGINEERING AND CONSTRUCTION

DESCRIPTION

DATE: 12/11/2015
CLIENT: Andrew Hodor
PROJECT NAME: North Farm
PROJECT NO: 13-0473
DESCRIPTION FOR: Boundary

A PARCEL OF LAND LOCATED IN FRACTIONAL SECTION 2 AND FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 18 EAST, OUTSIDE THE ARREDONDO GRANT FOR A POINT OF REFERENCE AND RUN SOUTH 89°16'03" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 30.91 FEET TO A P.R.M. CAP SET IN THE PAVEMENT, SAID P.R.M. CAP LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (80 FOOT RIGHT OF WAY), SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 2800.87 FEET, CENTRAL ANGLE OF 21°33'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°13'19" WEST, 1047.53 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 1053.73 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 24°59'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 915.23 FEET TO A CONCRETE MONUMENT AND A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 02°48'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 23°35'37" WEST, 138.64 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 138.65 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89°50'30" EAST, ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 1284, PAGE 958 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2065.72 FEET; THENCE SOUTH 89°24'32" EAST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1280, PAGE 969, A DISTANCE OF 667.62 FEET TO THE WEST LINE OF OFFICIAL RECORDS BOOK 4156, PAGE 101 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°00'10" EAST, ALONG SAID WEST LINE OF SAID LANDS, A DISTANCE OF 251.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°34'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 639.21 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF OFFICIAL RECORDS BOOK 2127, PAGE 1732 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°10'16" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID WEST LINE, A DISTANCE OF 878.39 FEET TO THE SOUTH LINE OF SAID FRACTIONAL

EXHIBIT "A"

SECTION 2, INSIDE THE ARREDONDO GRANT; THENCE NORTH $89^{\circ}33'58''$ WEST, ALONG SAID SOUTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 1305.01 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE SOUTH $88^{\circ}52'19''$ WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1591.24 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 2125, PAGE 2955 OF SAID PUBLIC RECORDS; THENCE NORTH $01^{\circ}07'41''$ WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 950.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH $88^{\circ}52'19''$ WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 542.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF $04^{\circ}57'17''$, AND A CHORD BEARING AND DISTANCE OF NORTH $19^{\circ}42'36''$ EAST, 244.20 FEET RESPECTIVELY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 244.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 75.540 ACRES, MORE OR LESS.

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

WARRANTY DEED

(Statutory Form - §689.02 F.S.)

Rec. 10.50
Doc. Stamps .70
Int. Tax _____
Surtax _____
Total 11.20

This instrument prepared by: Charles I. Holden, Jr.
Holden, Rappenecker, Eubank and Mills, P.A.
2700 N.W. 43rd Street, Suite C
Gainesville, FL 32606
File Number: 3363-10

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 08/20/1997 14:54
Document ID 1482974
Book/Page 2127/ 1732
DTAX 0.70

↑ RETURN TO
Tax Parcel Number: a portion of 4111-014-000;
4049-005-000; 4049-000-000; 4111-000-000

THIS INDENTURE, Made and entered into on this 14th day of March, A.D. 1997, by and between

GREEN HILL FARM OWNERSHIP ASSOCIATION, INC., a Florida corporation not for profit

whose address is: 2700 N.W. 43rd Street, Suite D, Gainesville, FL 32606

hereinafter called grantor*, to

H & S HOLDINGS, INC., a Florida corporation

whose address is: 2700 N.W. 43rd Street, Suite D, Gainesville, FL 32606

hereinafter called grantee*:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration 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 heirs and assigns forever, the following described land situated, lying and being in Alachua County, Florida, to-wit:

PROPERTY SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO Taxes for 1997 and all subsequent years.

SUBJECT TO any and all easements and restrictions of record.

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

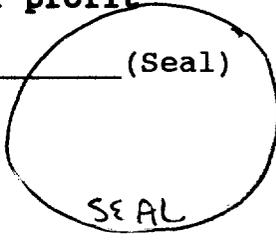
**"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

GREEN HILL FARM OWNERSHIP ASSOCIATION, INC., a Florida corporation not for profit

By: _____ (Seal)
HOWARD HODOR
its President



Rosemarie E. Quintero
Witness
Rosemarie E. Quintero
printed name of witness signing above

Deborah S. Duke
Witness
Deborah S. Duke
printed name of witness signing above

ACKNOWLEDGEMENT

State of Florida
County of Alachua

The foregoing warranty deed was acknowledged before me this 14th day of March, 1997, by Howard Hodor, President of GREEN HILL FARM OWNERSHIP ASSOCIATION, a Florida corporation not for profit [] who has produced a driver's license issued within 5 years from date as identification; OR [] who is personally known to me; OR [] who produced Other: _____.

Rosemarie E. Quintero
Notary Public
Printed Name: Rosemarie E. Quintero
Commission No.: _____

My Commission Expires:

(Affix Notary Seal)



Rosemarie E. Quintero
MY COMMISSION # CC575321 EXPIRES
August 8, 2000
BONDED THRU TROY FARM INSURANCE, INC.

EXHIBIT "A"

PARCEL "C"

That part of the south 1/2 of Lot 5 of "HAILE ESTATES" as per plat recorded in Plat Book "A", page 56 of the Public Records of Alachua County, Florida, being more particularly described as follows:

Begin at the southeast corner of Lot 5 of "HAILE ESTATES" as per plat recorded in Plat Book "A", page 56 of the Public Records of Alachua County, Florida; thence N 89°32'53" W along the south line of said Lot 5 for 20.00 feet to an intersection with a line parallel with and offset 20.00 feet westerly of the east line of said Lot 5; thence N 00°10'40" W along said parallel line for 610.65 feet to an intersection with the north line of the south 1/2 of said Lot 5; thence S 89°35'45" E along said north line for 20.00 feet to the northeast corner of the south 1/2 of said Lot 5; thence S 00°10'40" E along the east line of said Lot 5 for 610.67 feet to said point of beginning.

WORK 1997
A:\PARCEL.C

Rec #10.50 JB
Doc Stamps 0.70
11.20

RETURN TO: SFYM & H

THIS DOCUMENT PREPARED BY:
JAMES D. SALTER, ESQ.
SALTER, FEIBER, YENSER,
MURPHY & HUTSON, P.A.
P. O. Box 357399
Gainesville, FL 32635-7399

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1952352 2 PGS
2003 JUL 10 04:23 PM BK 2712 PG 436
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#147422

Doc Stamp-Deed: 0.70



QUIT CLAIM DEED

THIS QUIT CLAIM DEED, Executed this 20th day of May, 2003, by ANDREW GRAFTON HODOR, a single man, whose post office address is 8615 NW 143rd Street, Alachua, FL 32615, GRANTOR, to ANDREW GRAFTON HODOR and SANDRA THURSTON HODOR SOUTHWELL, as joint tenants with right of survivorship, whose post office address is 8615 NW 143rd Street, Alachua, FL 32615, GRANTEE:

Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said GRANTEE forever, all right, title, interest, claim and demand which the said GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in County of Alachua, State of Florida, to wit:

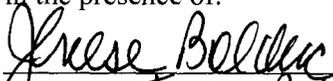
ALL THAT PARCEL OF LAND IN ALACHUA COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED BOOK 2175, PAGE 2955, ID#04049000000. BEING KNOWN AND DESIGNATED AS PART OF THE FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, METES AND BOUNDS PROPERTY.

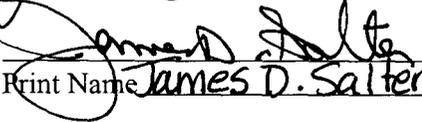
TAX PARCEL # 04049000000

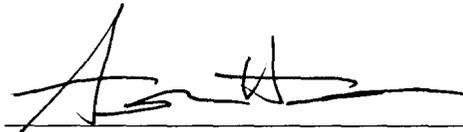
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print Name Jenese Bolduc

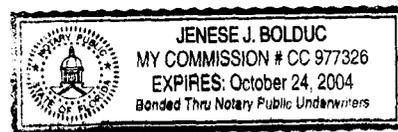

Print Name James D. Salter

 (SEAL)
ANDREW GRAFTON HODOR

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing was acknowledged before me this 20th day of May, 2003, by ANDREW GRAFTON HODOR. Such person(s) is/are personally known to me, or produced a current Florida driver's license or _____ as identification.


Print Name Jenese J. Bolduc
Notary Public, State of Florida
My Commission Expires:
Serial Number:



Rec.	\$ 27.00
Doc. Stamp	\$.70
at Year	\$
	\$
	\$ 27.70

Doc Stamp-Deed: \$0.70



SPECIAL WARRANTY DEED

Return to →

This instrument prepared by: Charles I. Holden, Jr.^{CO}
Holden, Carpenter & Roscow, PL
5608 NW 43rd Street
Gainesville, FL 32653
File Number: 11716.001 (15-334)

THIS SPECIAL WARRANTY DEED, Made and entered into on this 6 day of
January, 2016, by
HOWARD HODOR,

whose address is: 112 Planters Row E, Ponte Vedra, Florida 32082

hereinafter called grantor*, to

HODOR FARMS, LLC, a Florida limited liability company,

whose address is: 12730 NW 12th Road, Newberry, Florida 32669

and whose social security number is: _____

hereinafter called grantee*:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That said grantor, for and in consideration of the sum of **Ten and No/100 (\$10.00) Dollars** and other good and valuable consideration 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 heirs and assigns forever, the following described land situated, lying and being in **Alachua** County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO taxes for the year 2015 and subsequent years, and restrictions and public utilities easements, if any.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of his homestead property.

TAX PARCEL NUMBER: 04049-004-000 (part of)

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Andrea G Revell

[Signature] (Seal)
HOWARD HODOR

Andrea G Revell ^{Witness}
printed name of witness signing above

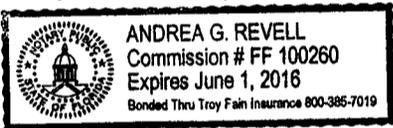
Robert W. Clark

Robert Clark ^{Witness}
printed name of witness signing above

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Ala

The foregoing Special Warranty Deed was acknowledged before me this 6 day of January, 2011, by **HOWARD HODOR**.



Andrea G Revell
Notary Public
Printed Name: _____
Commission No.: _____

Personally known OR Produced Identification _____

Type of Identification Produced: _____

25.085 ACRE PARCEL – SOUTH FARM PARCEL “C”

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 921.31 TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING;

THENCE S 89°14'01" W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 241; THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 677.90 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID FRACTIONAL SECTION 10; THENCE N 89°35'30" E, ALONG SAID NORTH LINE, A DISTANCE OF 1762.73 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 509.83 FEET; THENCE DEPARTING SAID WEST LINE S 81°35'09" W, A DISTANCE OF 1180.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 25.085 ACRES, MORE OR LESS.

EXHIBIT "A"

SPECIAL WARRANTY DEED

Doc Stamp-Deed: \$0.70



Return to: *G*
Holden, Carpenter, Roscow & Kurdziel, PL
5608 NW 43rd Street
Gainesville, FL 32653

This instrument prepared by: Charles I. Holden, Jr.
Holden, Carpenter & Roscow, PL
5608 NW 43rd Street
Gainesville, FL 32653
Phone Number: 11716.0001 (15-334)

Rec.	\$ 27.00
Doc. Stamp	\$.70
Int. Tax	\$
Surtax	\$
Total	\$ 27.70

THIS SPECIAL WARRANTY DEED, Made and entered into on this 11 day of

May, 2015, by

ELLEN BERNSTEIN,

whose address is: 12110 SW 94th Street, Miami, Florida 33186

hereinafter called grantor*, to

HODOR FARMS, LLC, a Florida limited liability company,

whose address is: 12730 NW 12th Road, Newberry, Florida 32669

and whose social security number is: _____

hereinafter called grantee*:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration 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 heirs and assigns forever, the following described land situated, lying and being in Alachua County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO taxes for the year 2015 and subsequent years, and restrictions and public utilities easements, if any.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of her homestead property.

TAX PARCEL NUMBER: 04049-004-000 (part of)

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Roberto Carrion
Witness
printed name of witness signing above

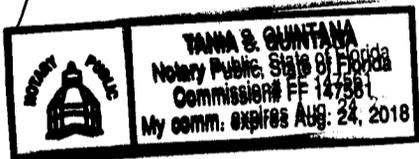
Ellen Bernstein (Seal)
ELLEN BERNSTEIN

Raul Cordora
Witness
printed name of witness signing above

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing Special Warranty Deed was acknowledged before me this 11th day of MAY, 2015, by **ELLEN BERNSTEIN**.



Tania S. Quintana
Notary Public
Printed Name: TANIA S. QUINTANA
Commission No.: FF147501

Personally known _____ OR Produced Identification FLORIDA DRIVERS LICENSE

Type of Identification Produced: FLORIDA DRIVERS LICENSE



32.938 ACRE PARCEL – PARCEL “A” SOUTH FARM

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE DEPARTING SAID WEST LINE S 89°43'39" E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 241 (AN 80' R/W) AND THE POINT OF BEGINNING;

THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S 89°43'40" E, A DISTANCE OF 1756.57 TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1036.85 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 232, (AN 80' R/W); THENCE N 89°43'39" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,132.50 FEET; THENCE RUN N 00°04'39" W, A DISTANCE OF 620.00; THENCE N 89°43'39" W, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 620.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.

EXHIBIT “A”

SPECIAL WARRANTY DEED

Doc Stamp-Deed: \$0.70



Return to:
Holden, Carpenter, Roscow & Kurdziel, PL
5608 NW 43rd Street
Gainesville, FL 32653

This instrument prepared by: Charles L. Holden, Jr.
Holden, Carpenter & Roscow, PL
5608 NW 43rd Street
Gainesville, FL 32653

File Number: 11716.0001 (15-324)	\$	27.00
Doc. Stamp	\$	70
Int. Tax	\$	
Surtax	\$	
Total	\$	27.70

THIS SPECIAL WARRANTY DEED, Made and entered into on this 12 day of May, 2015, by
KAREN MALTER,

whose address is: 200 River Vista Drive, #321, Atlanta, Georgia 30339

hereinafter called grantor*, to

HODOR FARMS, LLC, a Florida limited liability company,

whose address is: 12730 NW 12th Road, Newberry, Florida 32669

and whose social security number is: _____

hereinafter called grantee*:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That said grantor, for and in consideration of the sum of **Ten and No/100 (\$10.00) Dollars** and other good and valuable consideration 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 heirs and assigns forever, the following described land situated, lying and being in **Alachua** County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO taxes for the year 2015 and subsequent years, and restrictions and public utilities easements, if any.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of her homestead property.

TAX PARCEL NUMBER: 04049-004-000 (part of)

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

[Signature]
Natalasha Steadman ^{Witness}
printed name of witness signing above

[Signature] (Seal)
KAREN MALTER

[Signature]
William J. Perkinett ^{Witness}
printed name of witness signing above

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DeKalb

The foregoing Special Warranty Deed was acknowledged before me this 12th day of May, 2015, by KAREN MALTER.

[Signature]
Notary Public
Printed Name: Zalaha Harris
Commission No.: _____

Personally known OR Produced Identification _____

Type of Identification Produced: GA DL 058610004

32.938 ACRE PARCEL – PARCEL “B” SOUTH FARM

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 TO THE POINT OF BEGINNING:

THENCE CONTINUE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 504.45 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N 81°35'09" E, A DISTANCE OF 1180.22 FEET TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGE 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1060.80 FEET; THENCE DEPARTING SAID WEST LINE N 89°43'40"W, A DISTANCE OF 1756.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.

EXHIBIT “A”

Rec.	\$	44.00
Doc. Stamp	\$.70
Int. Tax	\$	
Surtax	\$	
Total	\$	44.70

Doc Stamp-Deed: \$0.70



SPECIAL WARRANTY DEED

Return to →
This instrument prepared by: Charles I. Holden, Jr. ^{CO}
Holden, Carpenter & Roscow, PL
5608 NW 43rd Street
Gainesville, FL 32653
File Number: 11716.001 (15-334)

THIS SPECIAL WARRANTY DEED, Made and entered into on this 6 day of

January, 2016, by

HOWARD HODOR,

whose address is: 112 Planters Row E, Ponte Vedra, Florida 32082

hereinafter called grantor*, to

HODOR FARMS, LLC, a Florida limited liability company,

whose address is: 12730 NW 12th Road, Newberry, Florida 32669

and whose social security number is: _____

hereinafter called grantee*:

(Wherever used herein the terms "grantor" and grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That said grantor, for and in consideration of the sum of **Ten and No/100 (\$10.00) Dollars** and other good and valuable consideration 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 heirs and assigns forever, the following described land situated, lying and being in **Alachua** County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO taxes for the year 2015 and subsequent years, and restrictions and public utilities easements, if any.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of his homestead property.

TAX PARCEL NUMBER: 04049-007-000 and 04043-000-000

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Andrea G. Revell
Witness
Andrea G. Revell
printed name of witness signing above

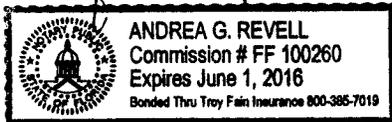
[Signature] (Seal)
HOWARD HODOR

Robert M. Clark
Witness
Robert Clark
printed name of witness signing above

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing Special Warranty Deed was acknowledged before me this 6 day of January, 2016, by **HOWARD HODOR**.



Andrea G. Revell
Notary Public
Printed Name: _____
Commission No.: _____

Personally known OR Produced Identification _____

Type of Identification Produced: _____



FL (352) 331-1976 132 NW 76th Drive, Gainesville, Florida 32607
 FL (352) 414-4621 101 NE 1st Avenue, Ocala, Florida 34470
 WWW.CHW.COM

LAND SURVEYING ENGINEERING AND CONSTRUCTION

DESCRIPTION

DATE: 12/11/2015
CLIENT: Andrew Hodor
PROJECT NAME: North Farm
PROJECT NO: 13-0473
DESCRIPTION FOR: Boundary

A PARCEL OF LAND LOCATED IN FRACTIONAL SECTION 2 AND FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 18 EAST, OUTSIDE THE ARREDONDO GRANT FOR A POINT OF REFERENCE AND RUN SOUTH 89°16'03" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 30.91 FEET TO A P.R.M. CAP SET IN THE PAVEMENT, SAID P.R.M. CAP LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (80 FOOT RIGHT OF WAY), SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 2800.87 FEET, CENTRAL ANGLE OF 21°33'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°13'19" WEST, 1047.53 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 1053.73 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 24°59'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 915.23 FEET TO A CONCRETE MONUMENT AND A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 02°48'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 23°35'37" WEST, 138.64 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 138.65 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89°50'30" EAST, ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 1284, PAGE 958 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2065.72 FEET; THENCE SOUTH 89°24'32" EAST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1280, PAGE 969, A DISTANCE OF 667.62 FEET TO THE WEST LINE OF OFFICIAL RECORDS BOOK 4156, PAGE 101 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°00'10" EAST, ALONG SAID WEST LINE OF SAID LANDS, A DISTANCE OF 251.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°34'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 639.21 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF OFFICIAL RECORDS BOOK 2127, PAGE 1732 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°10'16" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID WEST LINE, A DISTANCE OF 878.39 FEET TO THE SOUTH LINE OF SAID FRACTIONAL

EXHIBIT "A"

SECTION 2, INSIDE THE ARREDONDO GRANT; THENCE NORTH $89^{\circ}33'58''$ WEST, ALONG SAID SOUTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 1305.01 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE SOUTH $88^{\circ}52'19''$ WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1591.24 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 2125, PAGE 2955 OF SAID PUBLIC RECORDS; THENCE NORTH $01^{\circ}07'41''$ WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 950.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH $88^{\circ}52'19''$ WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 542.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF $04^{\circ}57'17''$, AND A CHORD BEARING AND DISTANCE OF NORTH $19^{\circ}42'36''$ EAST, 244.20 FEET RESPECTIVELY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 244.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 75.540 ACRES, MORE OR LESS.

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

POC
NW CORNER OF
FRACTIONAL SECTION 2
TOWNSHIP 9 SOUTH, RANGE 18 EAST
(OUTSIDE ARREDONDO GRANT)

POC
NORTH LINE OF
FRACTIONAL SECTION 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 2 & FRACTIONAL SECTION 3,
TOWNSHIP 9 SOUTH, RANGE 18 EAST,
INSIDE THE ARREDONDO GRANT
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

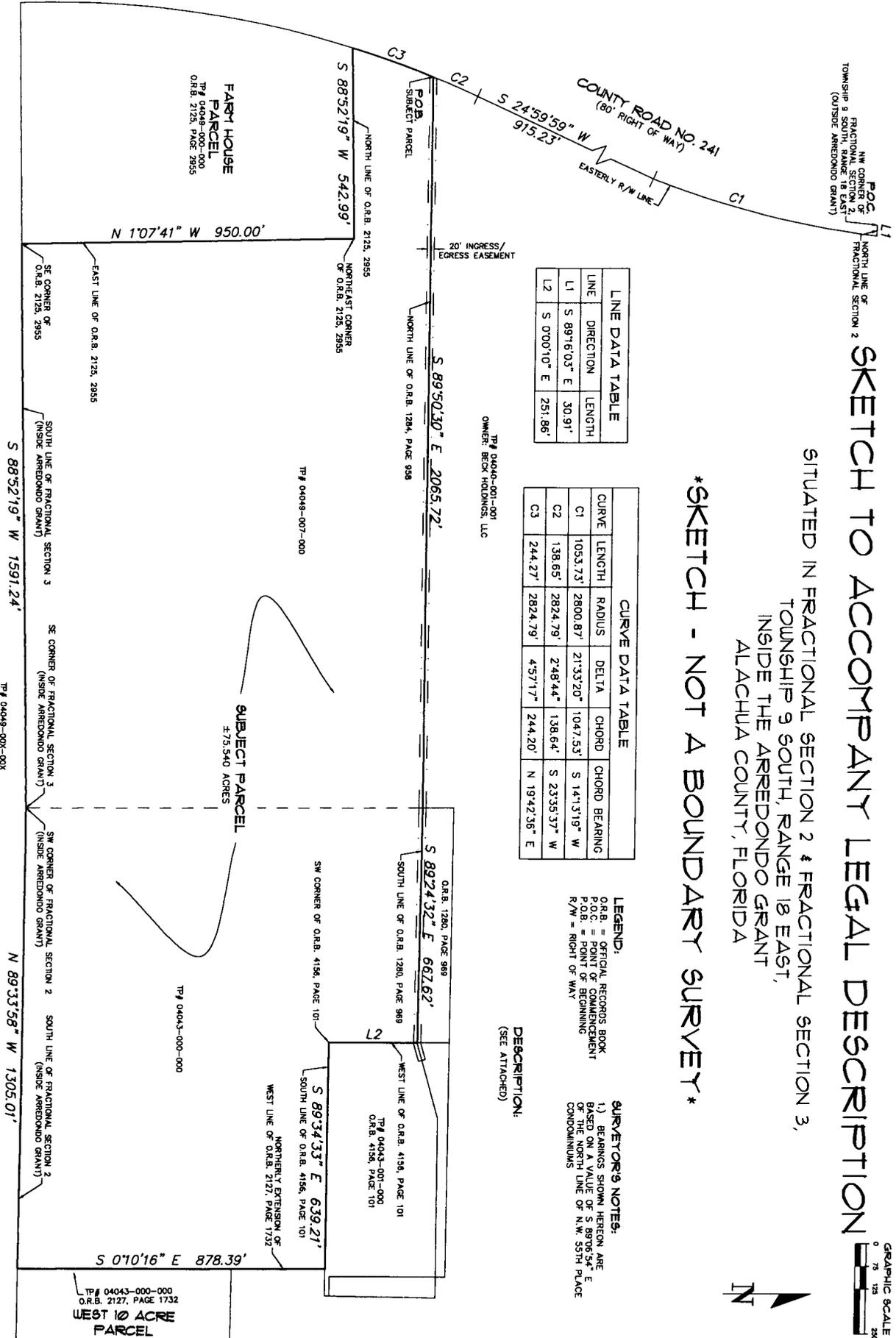
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°16'03" E	30.91'
L2	S 0°00'10" E	251.86'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	1053.73'	2800.87'	21°33'20"	1047.53'	S 14°13'19" W
C2	138.65'	2824.79'	2°48'44"	138.64'	S 23°35'37" W
C3	244.27'	2824.79'	4°57'17"	244.20'	N 19°42'36" E

LEGEND:
O.R.B. = OFFICIAL RECORDS BOOK
P.O.B. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF 80000000.00 FOR THE NORTH LINE OF N.W. 55TH PLACE CONDOMINIUMS

DESCRIPTION:
(SEE ATTACHED)



<p>This map prepared by:</p> <p>MICHAEL L. HARBERT</p> <p>Professional Surveyor & Mapper, P.L.L.C. License No. 4992</p>	<p>DATE: 12/11/2015</p> <p>PROJECT: HODOR PROPERTY</p> <p>SCALE: 1" = 200'</p>	<p>GRAPHIC SCALE</p> <p>0 75 150 225 250</p>	<p>132 NW 78th Drive Casselberry, Florida 32707 (407) 231-1576 FAX (407) 231-0475 www.cdw.com</p> <p>CHW</p> <p>Florida L.B. 9175</p>
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WARRANTY DEED

(Statutory Form - §689.02 F.S.)

Rec. 6.00
Doc. Stamps 288.75
Int. Tax _____
Surtax _____
Total 294.75

Prepared By: Charles I. Holden, Jr.
HOLDEN, MURPHY & EUBANK, P.A.
1240 N.W. 11th Avenue
Gainesville, Florida 32601

THIS INDENTURE, Made and entered into on this 1st day of March A.D. 19 88, by and between

NATHANIEL ENOCH ROBERTS, III

of the County of Alachua, State of Florida, as Grantor*

and HOWARD HODOR, Trustee
502 N.W. 75th Street, Suite 356
Gainesville, Florida 32607

of the County of Alachua, State of Florida, as Grantee*

WITNESSETH, That said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars 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 heirs and assigns forever, the following described land, situated, lying and being in Alachua County, Florida, to-wit:

Commence at the Southwest corner of Section 10, Township 9 South, Range 18 East, in Arredondo Grant, and thence run East 10 chains; thence run North 10 chains; thence run West 10 chains; thence run South 10 chains to the Point of Beginning, LESS right of way for State Road #232, and State Road #241.

SUBJECT TO Taxes for 1988 and all subsequent years.

SUBJECT TO any and all easements and restrictions of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN.

Parcel Number 4051-000-00

RECORDED
OFFICIAL RECORDS
1988 MAR - 1 P 3:45
CLERK OF CIRCUIT COURT
ALACHUA COUNTY FL

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

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Melissa Jay Murphy
Witness

Robin E. Scott
Witness

Nathaniel Enoch Roberts III (Seal)
NATHANIEL ENOCH ROBERTS, III

_____(Seal)

_____(Seal)

_____(Seal)

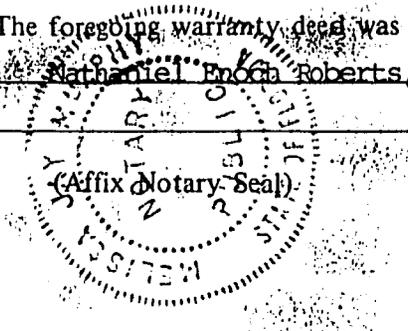
ACKNOWLEDGEMENT

State of Florida
County of Alachua

Doc. St. Amt. \$ 288.75
A. Curtis Powers, Clerk of Circuit Court
Alachua County - By Janet Collier

The foregoing warranty deed was acknowledged before me this 1st day of March, 1988, by Nathaniel Enoch Roberts, III

13713



Melissa Jay Murphy
Notary Public, State of Florida at Large
My Commission Expires: _____
Notary Public, State of Florida
My Commission Expires Nov. 20, 1991
Bonded Thru Troy Fain - Insurance Inc.

D.R. BOOK 1690 PAGE 2949

8841191



2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #04043 000 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

- 2018
PAID
- 2017
PAID
- 2016
PAID
- 2015
PAID
- ...
- 2002
PAID

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PAID 2018-11-15 \$233.92
Receipt #18-0015568

Owner: HODOR FARMS LLC
12730 NW 12TH RD
Newberry, FL 32669
Situs: Unassigned Location RE

Account number: 04043 000 000
Alternate Key: 1015420
Millage code: 1700
Millage rate: 22.5620

Assessed value: 10,800
School assessed value: 10,800
Unimproved land value: 10,800



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$243.67
Non-ad valorem: \$0.00
Total Discountable: 243.67
No Discount NAVA: 0.00
Total tax: \$243.67

Legal description

HAILE ESTATE S/D PB A-56 LOT 5 LESS N 330 FT OF E 660 FT OR 815/91 LESS THAT PART OF W 667.95 FT LYING N OF C/L OF ACCESS RD ALSO COM 330 FT S OF NE COR LOT 5 ACCESS RD POB S 280.70 FT E 50.50 N 280.70 FT W 54.35 FT POB OR 1284/960 (LESS COM 330 FT S OF NE COR LOT 5 POB E 54.35 FT S 13 FT W 714.17 FT N 13 FT E 660 FT POB PER OR 1284/965) (LESS COMMON AREA GREEN HILL FARMS UNREC'D S/D PER OR 1977/0988) OR 4403/0163

Location

Book, page, item: 4403-0163-
Geo number: 02-09-18-04043000000
Range: 18
Township: 09
Section: 02
Neighborhood: 154202.40
Use code: 05500
Total acres: 28.870





2018 Roll Details — Real Estate Account At 8615 NW 143RD ST

Print this page

Real Estate Account #04049 000 000

Parcel details

Latest bill

Full bill history

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2019 Installment Payment Plan

Get Bills by Email

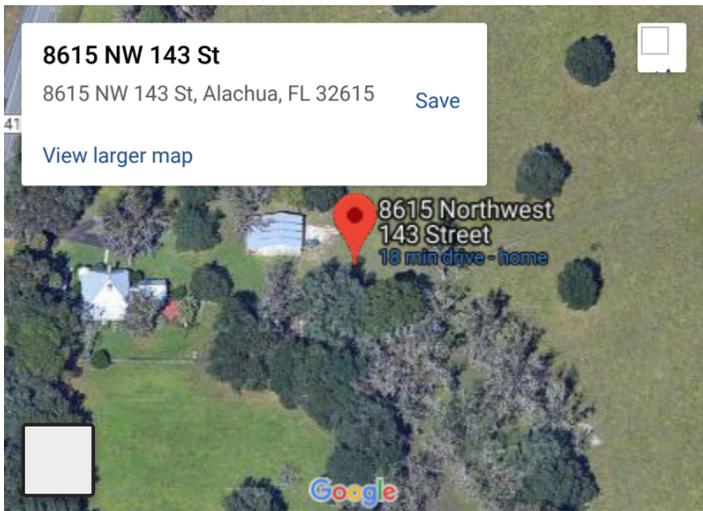
PAID 2018-11-15 \$1,410.51
Receipt #18-0015470

Owner: HODOR & SOUTHWELL
8615 NW 143RD ST
ALACHUA, FL 32615
Situs: 8615 NW 143RD ST

Account number: 04049 000 000
Alternate Key: 1015431
Millage code: 1700
Millage rate: 22.5620
Assessed value: 96,900
School assessed value: 96,900
Unimproved land value: 11,600

Exemptions

HOMESTEAD: 25,000
HOMESTEAD ADD'L 25K: 25,000



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Property Appraiser

2018 Annual bill

View

Ad valorem: \$1,239.76
Non-ad valorem: \$229.52
Total Discountable: 1469.28
No Discount NAVA: 0.00
Total tax: \$1,469.28

Legal description

COM SW COR FRAC SEC INSIDE GRT E 40 FT TO E R/W LINE SR 241 POB N 120.67 FT NELY ALG CURVE 844.12 FT E 544.63 FT S 950 FT W 686.15 FT POB OR 2175/2955 & OR 2628/0189 & OR 2712/0436

Location

Book, page, item: 2712-436-
Geo number: 03-09-18-04049000000
Range: 18
Township: 09
Section: 03
Neighborhood: 154203.49
Use code: 06100
Total acres: 13.590





2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #04049 004 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

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

[Get Bills by Email](#)

PAID 2018-11-15 \$212.27
Receipt #18-0015568

Owner: HODOR FARMS LLC
12730 NW 12TH RD
Newberry, FL 32669
Situs: Unassigned Location RE

Account number: 04049 004 000
Alternate Key: 1015436
Millage code: 1700
Millage rate: 22.5620

Assessed value: 9,800
School assessed value: 9,800
Unimproved land value: 9,800



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$221.11
Non-ad valorem: \$0.00
Total Discountable: 221.11
No Discount NAVA: 0.00
Total tax: \$221.11

Legal description

COM SW COR FRACT SEC 10 INSIDE ARREDONDO GRANT N 660 FT E 40 POB N 921.30 FT E 593 FT N 367.37 FT W 593 FT N 677.90 FT E 1762.73 FT S 2607.48 FT W 1132.50 FT N 620 FT W 620 FT POB (LESS COM SW COR FRAC SEC INSIDE GRT N 660 FT E 40 FT POB N 416.85 FT E 1756.57 FT S 1036.85 FT W 1132.50 FT N 620 FT W 620 FT POB PER OR 4360/0559) (LESS COM SW COR FRAC SEC INSIDE GRT N 660 FT E 40 FT N 416.85 FT POB N 504.45 FT E 593 FT N 367.37 FT N 81 DEG E 1180.22 FT S 1060.80 FT W 1756.57 FT POB PER OR 4360/ 0562) OR 4403/0168

Location

Book, page, item: 4403-0168-
Geo number: 10-09-18-04049004000
Range: 18
Township: 09
Section: 10
Neighborhood: 154210.46
Use code: 05500
Total acres: 25.080





2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #04049 004 001

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2018	2017	2016
PAID	PAID	PAID

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

[Get Bills by Email](#)

PAID 2018-11-15 \$277.23
Receipt #18-0015568

Owner: HODOR FARMS LLC
12730 NW 12TH RD
Newberry, FL 32669
Situs: Unassigned Location RE

Account number: 04049 004 001
Alternate Key: 1102025
Millage code: 1700
Millage rate: 22.5620

Assessed value: 12,800
School assessed value: 12,800
Unimproved land value: 12,800



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$288.78
Non-ad valorem: \$0.00
Total Discountable: 288.78
No Discount NAVA: 0.00
Total tax: \$288.78

Legal description

COM SW COR FRAC SEC INSIDE GRT N 00 DEG 04 MIN 39 SEC W 660 FT S 89 DEG 43 MIN 39 SEC E 40 FT POB N 00 DEG 04 MIN 39 SEC W 416.85 FT S 89 DEG 43 MIN 40 SEC E 1756.57 FT S 00 DEG 08 MIN 50 SEC W 1036.85 FT N 89 DEG 43 MIN 39 SEC W 1132.50 FT N 00 DEG 04 MIN 39 SEC W 620 FT N 89 DEG 43 MIN 39 SEC W 620 FT POB OR 4360/0565
Location

Book, page, item: 4360-565-
Geo number: 10-09-18-04049004001
Range: 18
Township: 09
Section: 10
Neighborhood: 154210.46
Use code: 05500
Total acres: 32.940





2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #04049 004 002

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2018	2017	2016
PAID	PAID	PAID

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

[Get Bills by Email](#)

PAID 2018-11-15 \$277.23
Receipt #18-0015568

Owner: HODOR FARMS LLC
12730 NW 12TH RD
Newberry, FL 32669
Situs: Unassigned Location RE

Account number: 04049 004 002
Alternate Key: 1102026
Millage code: 1700
Millage rate: 22.5620

Assessed value: 12,800
School assessed value: 12,800
Unimproved land value: 12,800



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$288.78
Non-ad valorem: \$0.00
Total Discountable: 288.78
No Discount NAVA: 0.00
Total tax: \$288.78

Legal description

COM SW COR FRAC SEC INSIDE GRT N 00 DEG 04 MIN 39 SEC W 660 FT S 89 DEG 43 MIN 39 SEC E 40 FT N 00 DEG 04 MIN 39 SEC W 416.85 FT POB N 00 DEG 04 MIN 39 SEC W 504.45 FT N 89 DEG 14 MIN 01 SEC E 593 FT N 00 DEG 04 MIN 39 SEC W 367.37 FT N 81 DEG 35 MIN 09 SEC E 1180.22 FT S 00 DEG 08 MIN 50 SEC W 1060.80 FT N 89 DEG 43 MIN 40 SEC W 1756.57 FT POB OR 4360/ 0568

Location

Book, page, item: 4360-568-
Geo number: 10-09-18-04049004002
Range: 18
Township: 09
Section: 10
Neighborhood: 154210.46
Use code: 05500
Total acres: 32.940





2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #04049 007 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

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

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PAID 2018-11-15 \$231.74
Receipt #18-0015568

Owner: HODOR FARMS LLC
12730 NW 12TH RD
Newberry, FL 32669
Situs: Unassigned Location RE

Account number: 04049 007 000
Alternate Key: 1015448
Millage code: 1700
Millage rate: 22.5620
Assessed value: 10,700
School assessed value: 10,700
Unimproved land value: 10,700



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$241.40
Non-ad valorem: \$0.00
Total Discountable: 241.40
No Discount NAVA: 0.00
Total tax: \$241.40

Legal description

HAILE LAND PLATTED IN JUDG BK 9-218 LOT 2 (LESS COM SW COR OF FRAC SEC INSIDE GRT E 40 FT TO E R/W LINE SR-241 POB N 120.67 FT NELY ALG CURVE 844.12 FT E 544.63 FT S 950 FT W 686.15 FT POB PER OR 2175/2955) OR 4403/0163

Location

Book, page, item: 4403-0163-
Geo number: 03-09-18-04049007000
Range: 18
Township: 09
Section: 03
Neighborhood: 154203.49
Use code: 05500
Total acres: 34.090





2018 Roll Details — Real Estate Account At 7001 NW 143RD ST

[Print this page](#)

Real Estate Account #04051 000 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

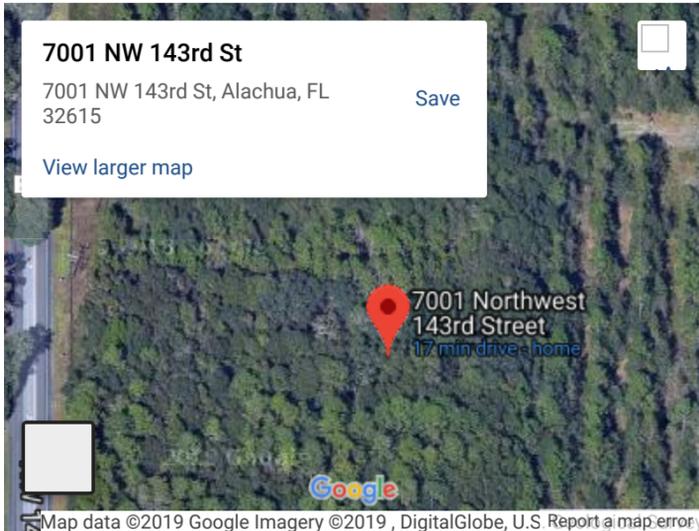
[Get Bills by Email](#)

PAID 2018-11-15 \$73.63
Receipt #18-0015568

Owner: HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669
Situs: 7001 NW 143RD ST

Account number: 04051 000 000
Alternate Key: 1015450
Millage code: 1700
Millage rate: 22.5620

Assessed value: 3,400
School assessed value: 3,400
Unimproved land value: 3,400



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$76.70
Non-ad valorem: \$0.00
Total Discountable: 76.70
No Discount NAVA: 0.00
Total tax: \$76.70

Legal description

PLAT IN JUDGMENT BOOK 9 PG 218 S 10 CHS OF W 10 CHS OF LOT 6 IN ARREDONDA GRT LESS R/W LYING IN SEC 10 E OF RD OR 1690 /2949

Location

Book, page, item: 1690-2949-
Geo number: 10-09-18-04051000000
Range: 18
Township: 09
Section: 10
Neighborhood: 154210.45
Use code: 05500
Total acres: 8.780





2018 Roll Details — Real Estate Account At 13303 NW 88TH PL

[Print this page](#)

Real Estate Account #04044 000 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

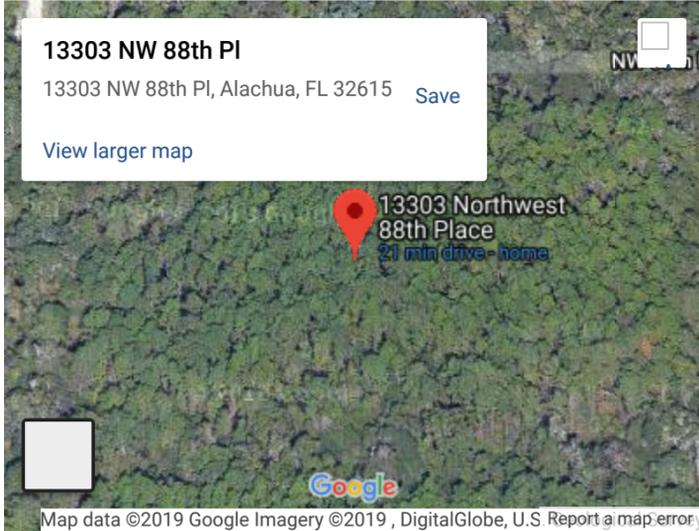
[Get Bills by Email](#)

PAID 2018-11-15 \$93.15
Receipt #18-0015568

Owner: H & S HOLDINGS INC
% HODOR COMPANY
12730 NW 12TH RD
NEWBERRY, FL 32669-2390
Situs: 13303 NW 88TH PL

Account number: 04044 000 000
Alternate Key: 1015422
Millage code: 1700
Millage rate: 22.5620

Assessed value: 4,300
School assessed value: 4,300
Unimproved land value: 4,300



Map data ©2019 Google Imagery ©2019, DigitalGlobe, U.S. Report a map error

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$97.03
Non-ad valorem: \$0.00
Total Discountable: 97.03
No Discount NAVA: 0.00
Total tax: \$97.03

Legal description

HAILE ESTATE S/D PB A-56 COM SW COR LOT 6 POB N 610.74 FT E 723.02 FT S 610 FT TO S LINE LOT 6 W 723 FT TO POB (LESS THE E 20 FT AKA PARCEL D PER OR 2127/1728) ALSO 20 FT STRIP ADJ ON W SIDE AKA PARCEL C OR 2127/1732 OR 2085/2190
Location

Book, page, item: 2127-1732-
Geo number: 02-09-18-04044000000
Range: 18
Township: 09
Section: 02
Neighborhood: 154202.40
Use code: 05400
Total acres: 10.120



TODAY IN HISTORY

In 1638, Swedish colonists settled in present-day Delaware. In 1943, World War II rationing of meat, fats and cheese began, limiting consumers to store purchases of an average of about two pounds a week for beef, pork, lamb and mutton using a coupon system. In 1962, Jack Paar hosted NBC's "Tonight" show for the final time. (Johnny Carson debuted as host the following October.) In 1971, Army Lt. William L. Calley Jr. was convicted of murdering 22 Vietnamese civilians in the 1968 My Lai massacre.

TODAY'S BIRTHDAYS

Basketball Hall of Famer **Walt Frazier** is 74. Singer **Bobby Kimball** (Toto) is 72. Actor **Bud Cort** is 71. Actor **Brendan Gleeson** is 64. Pro and College Football Hall of Famer **Earl Campbell** is 64. Actress **Marina Sirtis** is 64. Actor **Christopher Lambert** is 62. Rock singer **Perry Farrell** (Porno for Pyros; Jane's Addiction) is 60. Comedian-actress **Amy Sedaris** is 58. Model **Elle Macpherson** is 56. Sen. **Catherine Cortez Masto**, D-Nev., is 55. Actress **Annabella Sciorra** is 55.

LOTTERY

Thursday, March 28
Pick 2
Early drawing: 6-9
Night drawing: 2-7
Pick 3
Early drawing: 7-0-1
Night drawing: 8-4-7
Pick 4
Early drawing: 8-5-3-9
Night drawing: 2-6-3-8
Pick 5
Early drawing: 4-4-0-0-7
Night drawing: 7-1-8-4-7
Fantasy 5
 9-10-18-20-26
Cash4Life
4-6-21-37-58 CB: 1

Wednesday's Results
Lotto
 13-17-19-23-39-50
Match Payoff Winners
 6-of-6...\$0...0-Rollover
 5-of-6...\$3,795.50...20
 4-of-6...\$73...888
 3-of-6...\$5...18,706
Fantasy 5
 6-7-13-19-33
Match...Payoff...Winners
 5-of-5...\$74,772.93...3
 4-of-5...\$101.50...356
 3-of-5...\$9.50...10,656

Dems demand Mueller's full report

By Lisa Mascaro, Laurie Kellman and Mary Clare Jalonick
 The Associated Press

WASHINGTON — Special counsel Robert Mueller's Trump-Russia report is more than 300 pages long, it was revealed Thursday, sparking fresh criticism from Democrats arguing that Attorney General William Barr's four-page summary was gravely inadequate and the full findings must be quickly released.

House Speaker Nancy Pelosi called Barr's synopsis that cleared President Donald Trump of campaign collusion with Russia and criminal obstruction of the federal probe "condescending" and "arrogant." "Mr. Attorney General, we do not need your interpretation," Pelosi said Thursday. "Show us the report and we'll come to our own conclusions." She mocked the administration and Republicans as "scaredy-cats."

The length of Mueller's confidential report makes clear that there are substantially more details he and his team have documented in their investigation than Barr disclosed to Congress and the public in his summary. The volume of pages was described Thursday by a Justice Department official and another person familiar with the document.

The Justice Department official said Barr discussed the length of the report during a phone call Wednesday with House Judiciary Committee



House Speaker Nancy Pelosi heaps scorn on Attorney General William Barr, saying his letter about special counsel Robert Mueller's report was "condescending," after Barr concluded there was no evidence that President Donald Trump's campaign "conspired or coordinated" with the Russian government to influence the 2016 election, Thursday during a news conference on Capitol Hill in Washington. (J. SCOTT APPLEWHITE/THE ASSOCIATED PRESS)

Chairman Rep. Jerrold Nadler.

Both the department official and the other person spoke on condition of anonymity to discuss the confidential report.

Barr has been at work going through the document as the battle is intensifying over if and when he will release the complete report and its underlying evidence amid Democratic concerns that what has been made public so far was tilted in Trump's favor. Barr has said he'll release at least a partial version in April and also told Nadler he would agree to testify before his committee.

As that battle brews, House Democrats barreled ahead with their oversight of the Trump administration, and Trump resumed his attack on Rep. Adam

Schiff, D-Calif., just as the chairman of the intelligence committee was about to gavel the panel into session.

"Congressman Adam Schiff, who spent two years knowingly and unlawfully lying and leaking, should be forced to resign from Congress!" Trump tweeted early Thursday.

Republicans picking up on Trump's complaints formalized their demand that Schiff resign as chairman of the intelligence panel over his comments that there was significant evidence the president and his associates conspired with Russia.

"We have no faith in your ability to discharge your responsibilities" in line with the Constitution, the Republicans wrote to Schiff in a missive they

read aloud at the hearing.

Republicans pointed to Barr's synopsis, released Sunday, that said Mueller's probe didn't find that Trump's campaign "conspired or coordinated" with the Russian government to influence the 2016 presidential election.

Schiff stood by his remarks, listing the meetings those in Trump's circle had with Russians. He noted Trump's pursuit of a deal to build a Trump Tower in Moscow.

"There is a different word for that than collusion, and it's called compromise," Schiff said, as he opened the session. The hearing was called to provide an overview on how Russia in the past has blackmailed Americans.

Since Barr's findings were released, Schiff this week has repeated his

assertion that evidence of collusion is in "plain sight." He says Mueller's failure to find a criminal conspiracy with Russia does not absolve the Trump campaign of its actions.

Pelosi stood by Schiff, saying she was proud of him and taunted Republicans — and Trump — for fearing the chairman whom she called a "patriotic leader."

"What is the president afraid of, is he afraid of the truth?" she said. "They're just scaredy-cats."

Outside the hearing room, the main battle continued over releasing Mueller's still-confidential report. The New York Times first reported Thursday that the report was more than 300 pages.

"I would hope the attorney general would not be acting as a political operative for the president," said Rep. Jamie Raskin, D-Md., a member of the Judiciary Committee. "The Department of Justice should not be involved in a cover-up of what's actually in the report."

Rep. Elijah Cummings, D-Md., chairman of the House Oversight Committee, said Wednesday he was disappointed Barr would take weeks, not days, to release the report.

"The president has now an opportunity for weeks, it sounds like, to do these victory laps," said Cummings, noting that Trump's lawyer, Michael Cohen, is among those headed to jail as a result of the probe. "Cohen goes to jail, the president runs a victory lap."

Bump stocks turned in or destroyed as ban takes effect

By Lisa Marie Pane
 The Associated Press

BOISE, Idaho — The largest supplier of bump stocks turned in its entire remaining inventory to be destroyed — some 60,000 devices. Washington state's buyback program was so popular it ran out of money. One dealer held a "Viking funeral" for his last bump stock, pouring a can of beer on it and then melting it down with a flamethrower.

A nationwide ban took effect Tuesday on bump stocks, the attachment used by the gunman in the 2017 Las Vegas massacre to make his weapons fire rapidly like machine guns.

How many of the estimated half-million devices believed to be in circulation in the U.S. are still around is anyone's guess, but in the weeks leading up to the ban, there were signs that many were destroyed or turned in as required.

Anyone in possession of a bump stock from now on can be charged with a federal offense punishable by up to 10 years in prison.

The Bureau of Alcohol,



A device called a "bump stock" is attached to a semiautomatic rifle, at the Gun Vault store and shooting range in South Jordan, Utah. (ASSOCIATED PRESS FILE PHOTO)

Tobacco and Firearms outlawed the attachments at President Donald Trump's direction after the Las Vegas gunman raised fire from his high-rise hotel suite on concertgoers, killing 58 people in the deadliest mass shooting in modern U.S. history.

On Thursday, the Supreme Court declined to put the ban on hold.

As the prohibition drew near, RW Arms in Fort Worth, Texas, featured a countdown clock on its website and heavily promoted last chances to buy

the accessories. By the time the ban took effect, RW Arms was left with 60,000, probably worth millions, since they sell for around \$150 to \$250 each.

The company turned over crates of them to the ATF, and a video showed boxes being loaded onto a conveyor belt and fed into an industrial grinder.

Washington state set aside \$150,000 to offer owners \$150 for each device they turned in to police. Within weeks, the money had been used up. The ATF declined to say

how many people brought their bump stocks to an ATF office.

T.J. Kirgin, owner of a firearms tactical gear company in St. Peters, Missouri, said that in the weeks before the measure went into effect, he made one last sweep through his warehouse to make sure he didn't have any more devices left.

And then he took his very last one and with some friends held a mock funeral for it, reducing it to a hunk of melted plastic embedded in a rock.

While gun control activists welcomed the end of the line for a device blamed for horrifying carnage, Kirgin called it not just the day bump stocks died but the day freedom died.

"If they can do this with a piece of plastic, then they'll be able to do it with another piece of plastic and another piece of metal, another piece of plastic," he said. "And it's just systematically taking away Second Amendment rights."

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 Mon.-Fri. 10:5-3:30, Sat. 10-5

PUBLIC NOTICE

A neighborhood meeting will be held to discuss a proposed rezoning from Alachua County Agriculture to City of Alachua Agriculture on approx. 198 acres on tax parcels 4049-0, 4049-7, 4043-0, 4044-0, 4049-4, 4049-4-2, 4049-4-1, 4051-0. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek their comments. The meeting will be held at 6:00 p.m. on April 15, 2019 at First Baptist Church located at 14105 NW 39th Ave, Gainesville, FL 32606.

eda Contact: Clay Sweger, AICP, LEED AP
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NEIGHBORHOOD MEETING NOTICE

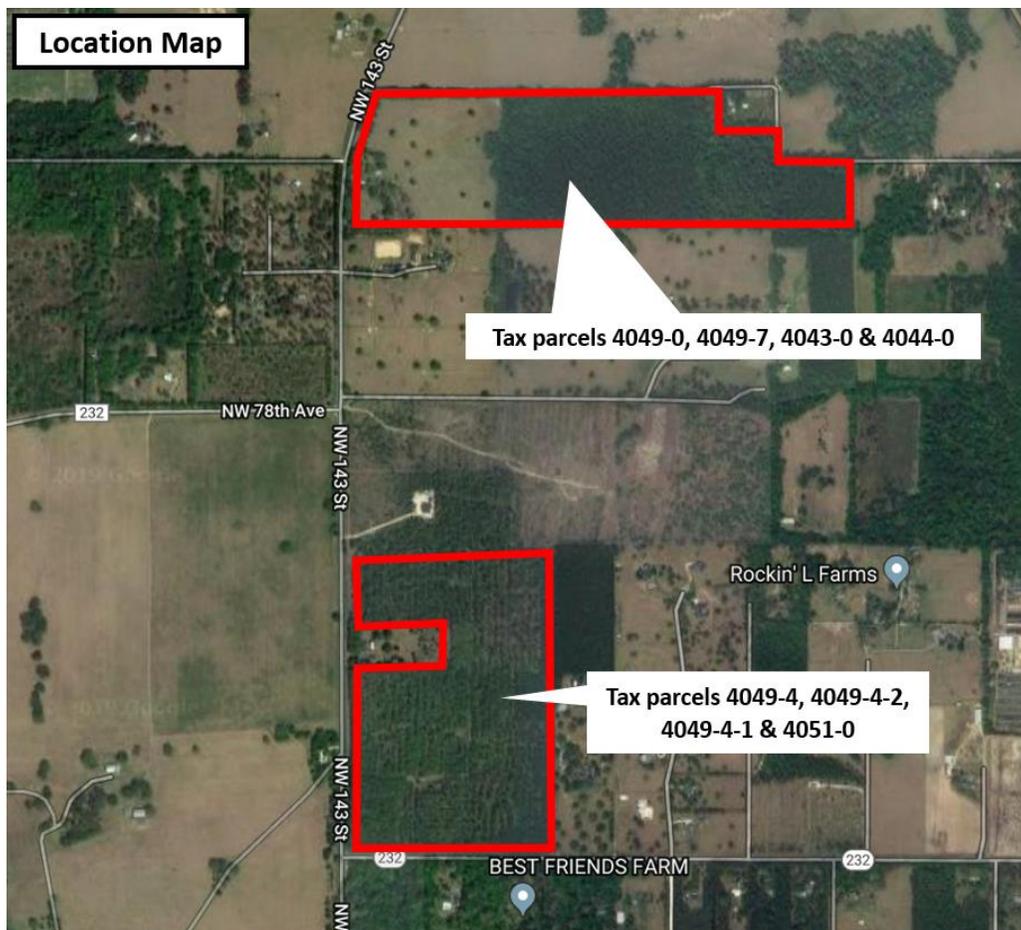
Date: April 15, 2019

Time: 6:00 PM

Place: First Baptist Church, 14105 NW 39th Avenue, Gainesville, FL 32606.

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood meeting will be held to discuss a proposed rezoning from Alachua County Agriculture to City of Alachua Agriculture on approx. 198 acres on tax parcels 4049-0, 4049-7, 4043-0, 4044-0, 4049-4, 4049-4-2, 4049-4-1 & 4051-0. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek their comments.



04043-000-000
HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

04044-000-000
H & S HOLDINGS INC
12730 NW 12TH RD
NEWBERRY, FL 32669-2390

04049-004-000
HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

04049-004-001
HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

04049-004-002
HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

04049-007-000
HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

04051-000-000
HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

04049-005-000
KIDD, DAVID M & ALLISON
13200 W NEWBERRY RD APT EE-176
NEWBERRY, FL 32669

04043-001-000
MORALES CARLOS M III & NIA A
13505 NW 88TH PL
ALACHUA, FL 32615

04049-006-001
GREEN, PRESTON T & HILARY M
13520 NW 79TH LN
ALACHUA, FL 32615

04049-006-002
GREEN, PRESTON T & HILARY M
13520 NW 79TH LN
ALACHUA, FL 32615

04049-006-003
GREEN, PRESTON T & HILARY M
13520 NW 79TH LN
ALACHUA, FL 32615

04049-006-005
GREEN, PRESTON T & HILARY M
13520 NW 79TH LN
ALACHUA, FL 32615

04108-002-000
GREEN PRESTON T & HILARY
13520 NW 79TH LN
ALACHUA, FL 32615-6600

04119-010-080
MAYS DAVID L & MARON B
CALDERWOOD
13703 MILLHOPPER RD
GAINESVILLE, FL 32653-2452

04119-010-081
WHITTY MARY ANN TRUSTEE
13815 MILLHOPPER RD
GAINESVILLE, FL 32653-2450

04049-001-000
VON CASTEL-ROBERTS, KRISTINA M
TRUSTEE
13818 NW MILLHOPPER RD
GAINESVILLE, FL 32653

04119-010-082
LEE JAMES G & FRANKIE O
13903 MILLHOPPER RD
GAINESVILLE, FL 32653-2448

04119-016-002
GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

04119-016-001
YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

04059-010-004
WILLIAMS MABLE
14405 NW 83RD LN
ALACHUA, FL 32615-6739

04059-010-002
STARK THOMAS M & MARGARET A
14410 NW 83RD LN
ALACHUA, FL 32615-6739

04059-010-001
CHEEK PATRICK & SCARLET
CARABACA
14426 NW 83RD LANE
ALACHUA, FL 32615

04053-000-000
BRYAN RICHARD A & ALICE H LIFE
ESTATE
14823 NW 94TH AVE
ALACHUA, FL 32615

04101-000-000
UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

04059-010-003
WATKINS PAULA MARIE
2405 NW 32ND ST
GAINESVILLE, FL 32605

04040-001-001
BECK HOLDINGS LLC
3746 BETHLEHEM RD
BLACKSTOCK, SC 29014

04040-001-002
BECK HOLDINGS LLC
3746 BETHLEHEM RD
BLACKSTOCK, SC 29014

04049-006-006
A TO Z ENTERPRISES LLC
6614 NW 50TH LN
GAINESVILLE, FL 32653

04050-000-000
BRYANT JAMES E & TRACY L
7329 NW 143RD ST
ALACHUA, FL 32615

04049-003-000
HARRIS, MARY A LIFE ESTATE
8303 NW 143RD ST
ALACHUA, FL 32615

04049-003-001
HARRIS MARY A LIFE ESTATE
8303 NW 143RD ST
ALACHUA, FL 32615

04049-002-000
BROUSE LARRY J TRUSTEE
845 WASHINGTON LN
RYDAL, PA 19046

04049-000-000
HODOR & SOUTHWELL
8615 NW 143RD ST
ALACHUA, FL 32615

04119-016-000
MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

04101-001-000
SHEY STEPHEN & CAROL A
PO BOX 14424
GAINESVILLE, FL 32604-2424

04101-001-001
UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

04101-001-002
UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

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

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23 Turkey Creek
Alachua, FL 32615

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Alachua, FL 32615

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4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
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Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Neighborhood Meeting Minutes

Project: Proposed Rezoning – City of Alachua

Meeting Date & Time: April 15, 2019 at 6:00 PM

Location: First Baptist Church
14105 NW 39th Ave
Gainesville, FL 32606

Attendees: As listed on attached Sign-in-Sheet
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a brief presentation explaining the proposed rezoning of the subject properties from Alachua County Agriculture to City of Alachua Agriculture. He explained the similarities of the two zoning districts and that the property owners wish to have an appropriate City zoning designation.

Q: Is there any development proposed?

A: The proposed rezoning application is not a development proposal, per se, but upon approval of zoning, a building permit for a single family home may be applied for on one of the parcels.

Q: What can be built on the property regarding residential?

A: The existing and proposed Agriculture zoning both allow for a maximum of 1 residential unit per 5 acres, provided that any similar subdivision complies with the applicable portions of the Land Development Code.

LEGAL DESCRIPTION

For: 8615 NW 143rd St
Alachua, FL 32615
Tax Parcel 04049-000-000



THAT PART OF THE FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, LYING INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THAT PART OF THE SAID FRACTIONAL SECTION 3 LYING EAST OF THE STATE ROAD NO. 241 FOR A POINT OF REFERENCE; THENCE FROM SAID POINT OF REFERENCE RUN NORTH 88 DEG. 56 MIN. 12 SEC. EAST ALONG THE SOUTH LINE OF THE SAID FRACTIONAL SECTION 3, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 241 AND THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEG. 04 MIN. 47 SEC. WEST ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 120.67 FEET TO A POINT OF CURVATURE OF A CURVE (P.C.), CONCAVED EASTERLY, HAVING A CENTRAL ANGLE OF 17 DEG. 07 MIN. 17 SEC. AND A RADIUS OF 2824.79 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND THE SAID EAST RIGHT OF WAY LINE AN ARC DISTANCE OF 844.12 FEET TO A POINT ON THE SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 08 DEG. 28 MIN. 52 SEC. EAST, 840.00 FEET); THENCE LEAVING THE SAID CURVE AND THE SAID EAST RIGHT OF WAY LINE, RUN NORTH 88 DEG. 56 MIN. 12 SEC. EAST PARALLEL TO THE SAID SOUTH LINE OF THE FRACTIONAL SECTION 3, A DISTANCE OF 544.63 FEET; THENCE RUN SOUTH 01 DEG. 03 MIN. 48 SEC. EAST, A DISTANCE OF 950.00 FEET TO A POINT ON THE SAID SOUTH LINE OF FRACTIONAL SECTION 3; THENCE RUN SOUTH 88 DEG. 56 MIN. 12 SEC. WEST ALONG THE SAID SOUTH LINE OF THE FRACTIONAL SECTION 3, A DISTANCE OF 686.15 FEET TO THE SAID EAST RIGHT OF WAY LINE OF STATE ROAD NO. 241 AND THE AFOREMENTIONED POINT OF BEGINNING.

LEGAL DESCRIPTION



For: Tax Parcel 04049-004-000

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 921.31 TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE S 89°14'01" W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 241; THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 677 .90 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID FRACTIONAL SECTION 10; THENCE N 89°35'30" E, ALONG SAID NORTH LINE, A DISTANCE OF 1762.73 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 509.83 FEET; THENCE DEPARTING SAID WEST LINE S 81°35'09" W, A DISTANCE OF 1180.22 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS CONTAIN 25.085 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

For: Tax Parcel 04049-004-001



AP ARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE DEPARTING SAID WEST LINE S 89°43'39" E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 241 (AN 80' R/W) AND THE POINT OF BEGINNING; THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINES 89°43'40" E, A DISTANCE OF 1756.57 TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1036.85 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 232, (AN 80' R/W); THENCE N 89°43'39" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,132.50 FEET; THENCE RUN N 00°04'39" W, A DISTANCE OF 620.00; THENCE N 89°43'39" W, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 620.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

For: Tax Parcel 04049-004-002



A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 504.45 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N 81°35'09" E, A DISTANCE OF 1180.22 FEET TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGE 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1060.80 FEET; THENCE DEPARTING SAID WEST LINE N 89°43'40"W, A DISTANCE OF 1756.57 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.

LEGAL DESCRIPTION



For: Tax Parcels 04049-007-000 and 04043-000-000

A PARCEL OF LAND LOCATED IN FRACTIONAL SECTION 2 AND FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 18 EAST, OUTSIDE THE ARREDONDO GRANT FOR A POINT OF REFERENCE AND RUN SOUTH 89°16'03" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 30.91 FEET TO A P.R.M. CAP SET IN THE PAVEMENT, SAID P.R.M. CAP LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (80 FOOT RIGHT OF WAY), SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 2800.87 FEET, CENTRAL ANGLE OF 21°33'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°13'19" WEST, 1047.53 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 1053.73 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 24°59'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 915.23 FEET TO A CONCRETE MONUMENT AND A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 02°48'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 23°35'37" WEST, 138.64 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 138.65 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89°50'30" EAST, ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 1284, PAGE 958 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2065.72 FEET; THENCE SOUTH 89°24'32" EAST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1280, PAGE 969, A DISTANCE OF 667.62 FEET TO THE WEST LINE OF OFFICIAL RECORDS BOOK 4156, PAGE 101 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°00'10" EAST, ALONG SAID WEST LINE OF SAID LANDS, A DISTANCE OF 251.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°34'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 639.21 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF OFFICIAL RECORDS BOOK 2127, PAGE 1732 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°10'16" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID WEST LINE, A DISTANCE OF 878.39 FEET TO THE SOUTH LINE OF SAID FRACTIONAL SECTION 2, INSIDE THE ARREDONDO GRANT; THENCE NORTH 89°33'58" WEST, ALONG SAID SOUTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 1305.01 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE SOUTH 88°52'19" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1591.24 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 2125, PAGE 2955 OF SAID PUBLIC RECORDS; THENCE NORTH 01°07'41" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 950.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°52'19" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 542.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 04°57'17", AND A CHORD BEARING AND DISTANCE OF NORTH 19°42'36" EAST, 244.20 FEET RESPECTIVELY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 244.27 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 75.540 ACRES, MORE OR LESS.

2404 NW 43rd Street, Gainesville, FL 32606 • Phone: (352) 373-3541 • www.edafl.com

LEGAL DESCRIPTION



For: Tax Parcel 04051-000-000

COMMENCE AT THE SOUTHWEST COMER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 18 EAST, IN ARREDONDO GRANT, AND THENCE RUN EAST 10 CHAINS; THENCE RUN NORTH 10 CHAINS; THENCE RUN WEST 10 CHAINS; THENCE RUN SOUTH 10 CHAINS TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR STATE ROAD #232, AND STATE ROAD #241.

LEGAL DESCRIPTION



For: 13303 NW 88th Pl
Alachua, FL 32615
Tax Parcel 04044-000-000

THAT PART OF THE SOUTH 1/2 OF LOT 5 OF "HAILE ESTATES" AS PER PLAT RECORDED IN PLAT BOOK "A", PAGE 56 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5 OF "HAILE ESTATES" AS PER PLAT RECORDED IN PLAT BOOK "A", PAGE 56 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°32'53.11 W ALONG THE SOUTH LINE OF SAID LOT 5 FOR 20.00 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND OFFSET 20.00 FEET WESTERLY OF THE EAST LINE OF SAID LOT 5; THENCE N 00°10'40.11 W ALONG SAID PARALLEL LINE FOR 610.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 5; THENCE S 89°35'45" E ALONG SAID NORTH LINE FOR 20.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 5; THENCE S 00°10'40" E ALONG THE EAST LINE OF SAID LOT 5 FOR 610.67 FEET TO SAID POINT OF BEGINNING.