

ALACHUA COUNTY MULTI-MODAL TRANSPORTATION MITIGATION AGREEMENT

This Multi-Modal Transportation Mitigation Agreement (hereinafter "Agreement") is made and entered into this ____ day of _____, 20 ____ ("Effective Date") by and between Alachua County, a charter county and political subdivision of the State of Florida (hereinafter "County"), and G.W. Robinson Builders, Inc. (hereinafter "Developer").

WITNESSETH

WHEREAS, the applicant is the developer of an approximately 121.86 acre parcel of land identified as Tax Parcel Number(s) 04346-001-000, 04346-002-000, 04350-003-000, 04346-006-000, 04346-007-000, 04346-008-000, 04346-009-000, 04346-010-000, 04346-014-000 and a portion of 04349-005-000 and located at the 500 block of SW 143rd Street as set forth in the legal description attached hereto as Exhibit "A" ("Property"); and

WHEREAS, the Developer has applied for final development plan approval to develop a Traditional Neighborhood Development, to be known as Laureate Village ("Development") on the Property; and

WHEREAS, the Board of County Commissioners has established by ordinance a multimodal transportation mitigation program in Section 407.125.3, Alachua County Unified Land Development Code ("ULDC"), as required by and in a manner consistent with Section 163.3180, Florida Statutes; and

WHEREAS, the Developer has made proper application for use of multi-modal transportation mitigation to address transportation impacts in accordance with Section 407.125.3, ULDC, the Project is consistent with the Comprehensive Plan and ULDC, and the Developer has demonstrated that all conditions contained in Chapter 407, Article XII, ULDC, have been met in order for Developer and County to enter into this multi-modal transportation mitigation agreement; and

WHEREAS, the Developer has voluntarily chosen to satisfy transportation concurrency requirements through contribution of multimodal transportation mitigation consistent with the methodology found in Ordinance 11-03 adopted by the Board of County Commissioners; and

WHEREAS, the County has agreed to accept the mitigation the Developer has proposed to offset the impacts on the transportation system caused by the Developer's proposed development; and

WHEREAS, the implementation of the agreement is authorized by Chapter 163, Florida Statutes, the County's Comprehensive Plan (as amended by the Mobility Plan), and Chapter 407 Article XII, ULDC.

NOW, THEREFORE, in consideration of the promises, mutual covenants, and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties to this Agreement agree as follows:

Section 1. Recitals. The above recitals are true and correct and form a part of this Agreement.

Section 2. Purpose. The Purpose of this Agreement is:

- a. To grant to any owner of the Property transportation concurrency as provided for a Final Certificate of Level of Service Compliance (CLSC) as required for the construction of the Project, subject to compliance by Developer with the terms and conditions of this Agreement and the CLSC; and
- b. To recognize payment of the multimodal transportation mitigation by Developer as providing significant benefit to the impacted transportation system in the area of the Property.
- c. To fulfill the Developer's obligation to pay multimodal transportation mitigation.

Section 3. Development Identification. The proposed Development is known as the Laureate Village Traditional Neighborhood Development and is located at the 500 block of SW 143rd Street, which is identified as Alachua County Tax Parcel number(s) 04346-001-000, 04346-002-000, 04350-003-000, 04346-006-000, 04346-007-000, 04346-008-000, 04346-009-000, 04346-010-000, 04346-014-000 and a portion of 04349-005-000.

The Development is a Traditional Neighborhood Development.

Section 4. Multimodal Transportation Mitigation. The methodology used to calculate an Applicant's Multi-Modal Transportation Mitigation shall be as follows:

The target funding level divided by the growth in vehicle miles of travel times the vehicle miles of travel for the proposed use.

OR

$$VMT_g = VMT_f - VMT_b$$

$$Tcfl = Cc - Cr$$

$$Ttofl = Toc - Cr$$

$$VMT_r = \left(\frac{Tcfl + Ttofl}{VMT_g} \right)$$

$$VMT_p = (Tg \times Atl \times 0.5) \times (1 - \%CC) \times (\%NT)$$

$$\text{Multi-modal Transportation Mitigation} = VMT_r \times VMT_p$$

Where:

Vehicle Miles of Travel Growth (VMT_g) = The projected total of vehicle miles traveled in the horizon year (VMT_f) minus the base year (VMT_b) vehicle miles of travel.

Target Capital Funding Level ($Tcfl$) = The total cost of transportation capital (Cc) for projects consistent with the Capital Improvements Element. Cost shall include all capital infrastructure construction costs, along with cost for design, right-of-way, planning, engineering, maintenance of traffic, utility relocation, inspection, contingencies, project management, stormwater facilities, turn lanes, traffic control devices, bicycle and pedestrian facilities, transit vehicles, and physical development costs directly associated with construction at the anticipated cost in the year it will be incurred.

Target Transit Operations Funding Level ($Ttofl$) = The total cost of transit operations (Toc) consistent with the Capital Improvements Element.

Committed Revenue (Cr) = The total committed revenue to fund transportation capital and transit operations.

Vehicle Miles of Travel Rate ($VMTr$) = Target Funding Level for transportation capital and transit operations divided by Vehicle Miles of Travel Growth

Vehicle Miles of Travel Proposed ($VMTp$) = The projected vehicle miles of travel for a specific land use

(Tg) = Trip Generation Rate
 (AtL) = Average Trip Length
 (CC) = Community Capture
 (NT) = New Trips

For the purposes of determining Multi-Modal Transportation Mitigation obligations, Alachua County shall determine mobility improvement costs, including transit, based upon the actual cost of the improvement utilizing the latest available data. Mobility improvements, including transit should be consistent with projects identified in the Capital Improvements Element.

Section 5. Certificate of Level of Service Compliance. In consideration for payment of the Multimodal Transportation Mitigation, Developer shall receive a Final Certificate of Level of Service Compliance (“CLSC”), subject to the following condition:

- a. Developer has elected to either utilize the Multimodal Transportation Mitigation schedule to determine the payment due or the applicant has completed an alternative Multimodal Transportation Mitigation study and the

findings of the alternative study have been accepted and approved by Alachua County.

- b. Developer, if applicable, has requested Multi-Modal Transportation Mitigation credit, has provided all required documentation and has agreed to either a value of the credit or the process to be utilized to determine the value of the credit. The details for any proposed dedication or infrastructure project for which credit is requested shall be provided in this agreement.
- c. Developer agrees that any requested change to a development order may be subject to additional Multimodal Transportation Mitigation to the extent the change generates additional traffic that would require mitigation.

Section 6. Multimodal Transportation Mitigation Payment. Alachua County shall maintain a multimodal transportation mitigation contribution schedule in its building division office's and on the County website consistent with Ordinance 11-03.

- a. Recognizing the "time value of money," Alachua County offers the following reductions in payment amount:
 - 1. Payment concurrent with Development Plan Approval = 15% reduction
 - 2. Payment concurrent with Building Permit Application = 7.5% reduction
 - 3. Payment concurrent with Final Building Inspection = 0% reduction
- b. Developer is responsible for payment of the multi-modal transportation mitigation. Developer may receive credit for the payment of all or a portion of the MMTM by a person who applies for and pays all or a portion of the Developer's MMTM calculated pursuant to Section 4 herein.
- c. Developer expressly agrees to pay the multimodal transportation mitigation payment set forth in Section 4.0, above within 10 days of the County's request for payment. County shall not request payment until after a request for final inspection has been submitted, or at such a time concurrent with the appropriate approval when a discount is requested per Section 6(a)1 and 6(a)2 above.
- d. This agreement does not constitute Final Development Plan approval or any intent by Alachua County to guarantee approval of the Final Development Plan application. If County denies the application for Final Development Plan, this agreement shall be null and void.

Section 7. Impact of Development. The Developer agrees that the conveyances and commitments pursuant to this Agreement are necessary to reduce the impacts of the Development and meet the "essential nexus" and "rough proportionality"

requirements established by the United States Supreme Court in the cases of *Nollan v. California Coastal Commission* and *Dolan v. City of Tigard*.

- Section 8. Vesting for Concurrency Purposes.** Upon completion of the payment described in Section 6, the Project shall be deemed vested for concurrency purposes as defined in Chapter 163, F.S. and Chapter 407, Article XII of the ULDC.
- Section 9. Governing Law.** The Agreement and the rights and obligations created hereunder shall be interpreted, construed and enforced in accordance with the laws the State of Florida. If any litigation should be brought in connection with this Agreement, venue shall lie in Alachua County, Florida. The parties waive trial by jury.
- Section 10. Attorneys' Fees and Costs.** The parties hereto agree that in the event it becomes necessary for either party to defend or institute legal proceedings as a result of the failure of either party to comply with the terms and provisions of this Agreement, each party in such litigation shall bear its own costs and expenses incurred and expended in connection therewith including, but not limited to, reasonable attorneys' fees and court costs through all trial and appellate levels.
- Section 11. Severability.** If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
- Section 12. Agreement.** This Agreement contains the entire agreement between the parties. No rights, duties or obligations of the parties shall be created unless specifically set forth in this Agreement.
- Section 13. Amendment.** No modification or amendment of this Agreement shall be of any legal force or effect unless it is in writing and executed by both parties, and meets the requirements of the Comprehensive Plan, ULDC, and County Code.
- Section 14. Assignment.** This Agreement may not be assigned without the prior written consent of the other party, and all the terms and conditions set forth herein shall inure to the benefit of and shall bind all future assignees and successors.
- Section 15. Annexation.** This Agreement is not intended to be, and indeed is not, a "development agreement" within the meaning of Sections 163.3220-163.3242, Florida Statutes. The parties shall not be deprived of their rights and obligations, and this agreement shall not be terminated, modified, or affected by operation of a municipal annexation of any portion of the Property.

- Section 16. Waiver.** Failure to enforce any provision of this Agreement by either party shall not be considered a waiver of the right to later enforce that or any provision of this Agreement.
- Section 17. Further Documentation.** The parties agree that at any time following a request therefore by the other party, each shall execute and deliver to the other party such further documents and instruments in form and substance reasonably necessary to confirm or effectuate the obligations of either party hereunder and the consummation of the transactions contemplated hereby.
- Section 18. Notices.** Any notice, request, demand, instruction or other communication to be given to either party under this Agreement shall be in writing and shall be hand delivered, sent by Federal Express or a comparable overnight mail service, or by U.S. Registered or Certified Mail, return receipt requested, postage prepaid, to County and to Developer at their respective addresses below:

As to County:

Ramon Gavarrete, P.E.
Director, Public Works
5620 NW 120th Lane
Gainesville, FL 32653

And with a copy to:

Missy Daniels, AICP
Director, Growth Management
10 S.W. 2nd Avenue
Gainesville, FL 32601

As to Developer:

G.W. Robinson, President
G.W. Robinson Builders, Inc.
6208 NW 43rd Street
Gainesville, FL 32653

- Section 19. Construction of Agreement.** Captions of the Sections and Subsections of this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Agreement.
- Section 20. Effective Date.** The effective date of this Agreement (the "Effective Date") shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures.

Section 21. Counterparts. This Agreement may be executed by the parties in any number of counterparts, each of which shall be deemed to be an original, and all of which shall be deemed to be one and the same Agreement.

(signatures start on next page)

DEVELOPER:

G.W. Robinson Builders, Inc.

By: _____

G.W. Robinson, President

Witness #1 for the Developer:

Witness #2 for the Developer:

[Signature]
Signature

[Signature]
Signature

John R. Schmitt
Printed Name

JONATHAN ENRIQUET
Printed Name

STATE OF FLORIDA

COUNTY OF Alachua

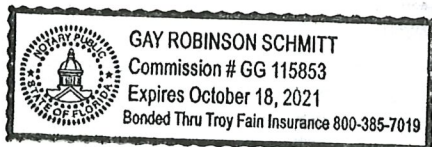
The foregoing document was acknowledged before me this 10th day of July, 2019, by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida

Gay Robinson Schmitt
Printed Name

Commission Number: GG 115 853

Commission expires: 10/18/2021



(signatures continued on next page)

ALACHUA COUNTY:

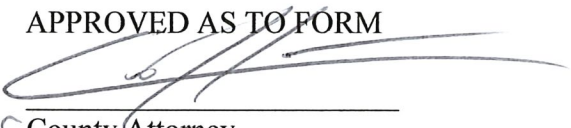
**BOARD OF COUNTY COMMISSIONERS
ALACHUA COUNTY, FLORIDA**

By: _____
Charles S. Chestnut, IV, Chair

ATTEST

J.K. "Jess" Irby, Esq., Clerk

APPROVED AS TO FORM



for County Attorney

(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION PARCEL 1 (AS FURNISHED)

A TRACT OF LAND BEING KNOWN AS PARCEL NO. 1 OF AN UNRECORDED SUBDIVISION PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC. AND SITUATED IN FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE S.W. CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 3 FOR A POINT OF REFERENCE AND RUN NORTH 89° 48' 47" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00° 14' 27" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1000.03 FEET; THENCE RUN SOUTH 89° 48' 47" WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO AN IRON PIPE LOCATED ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 19-C; THENCE RUN NORTH 00° 14' 27" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1283.19 FEET TO AN IRON PIPE; THENCE RUN NORTH 00° 15' 38" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1068.40 FEET TO AN IRON PIPE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 15' 38" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 630.87 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89° 42' 02" WEST, A DISTANCE OF 721.23 FEET TO AN IRON PIPE; THENCE RUN SOUTH 00° 15' 38" EAST, A DISTANCE OF 629.45 FEET TO AN IRON PIPE; THENCE RUN NORTH 89° 48' 47" EAST, A DISTANCE OF 721.23 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF COUNTY ROAD SW 19-C ALSO KNOWN AS SW 143RD STREET, IF ANY.

LEGAL DESCRIPTION PARCEL 2 (AS FURNISHED)

A TRACT OF LAND BEING KNOWN AS PARCEL NO. 2 OF AN UNRECORDED SUBDIVISION PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC. AND SITUATED IN FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE S.W. CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 3 FOR A POINT OF REFERENCE AND RUN NORTH 89° 48' 47" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00° 14' 27" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1000.03 FEET; THENCE RUN SOUTH 89° 48' 47" WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO AN IRON PIPE LOCATED ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 19-C; THENCE RUN NORTH 00° 14' 27" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1283.19 FEET TO AN IRON PIPE; THENCE RUN NORTH 00° 15' 38" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1068.40 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89° 48' 47" WEST, A DISTANCE OF 721.23 FEET TO AN IRON PIPE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 48' 47" WEST, A DISTANCE OF 700.00 FEET TO AN IRON PIPE; THENCE RUN NORTH 00° 15' 38" WEST, A DISTANCE OF 628.08 FEET TO AN IRON PIPE; THENCE RUN NORTH 89° 42' 02" EAST, A DISTANCE OF 700.00 FEET TO AN IRON PIPE; THENCE RUN SOUTH 00° 15' 38" EAST, A DISTANCE OF 629.45 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS A 30 FOOT WIDE STRIP OF LAND LOCATED WITHIN 15 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED S.W. CORNER OF FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, FOR THE POINT OF REFERENCE AND RUN NORTH 89° 48' 47" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00° 14' 27" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2283.07 FEET TO A CONCRETE MONUMENT AT THE S.W. CORNER OF FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE RUN NORTH 00° 15' 38" WEST, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 3, INSIDE THE ARREDONDO GRANT AND ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 3 OUTSIDE THE ARREDONDO GRANT, A DISTANCE OF 1068.55 FEET; THENCE RUN SOUTH 89° 48' 47" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 19-C AND THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST RIGHT OF WAY LINE; THENCE CONTINUE SOUTH 89° 48' 47" WEST, A DISTANCE OF 1462.46 FEET TO THE TERMINUS OF SAID CENTERLINE.

LEGAL DESCRIPTION PARCEL 3 (AS FURNISHED)

PARCELS 2 AND 3, AND THE LANDS IN BETWEEN, AS SHOWN BY SURVEY OF HARRIS H. GREEN DATED AUGUST 16, 1962, AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, (ALSO BEING GOVERNMENT LOT 2) ALACHUA COUNTY, FLORIDA, ALSO DESCRIBED AS:

COMMENCE AT THE NW CORNER OF FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, AND RUN N 89° 36' 16" E, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 3, 1320.00 FEET; THENCE RUN S 03° 10' 55" W, 40.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 26; THENCE RUN N 89° 55' 27" E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NO. 26, 339.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89° 55' 27" E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NO. 26, 662.47 FEET; THENCE RUN S 03° 10' 55" W, 648.79 FEET; THENCE RUN S 89° 41' 47" W, 662.61 FEET; THENCE RUN N 03° 10' 55" E, 651.42 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ANY PART LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 26.

AND

THE WEST 10 ACRES AND THE SOUTH ONE-HALF (S 1/2) OF THE EAST 10 ACRES OF THE WEST 20 ACRES, ALL OF SAID PROPERTY BEING IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; LESS AND EXCEPT ANY PART LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 26.

AND

THE SOUTH ONE-HALF (S 1/2) OF THE WEST 10 ACRES OF THE EAST 20 ACRES, SAID PROPERTY BEING IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; LESS AND EXCEPT ANY PART LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 26.

SCHEDULE B-II EXCEPTIONS (AS FURNISHED)

ITEM NO. 5: PARCELS 1 AND 2 ARE SUBJECT TO THE EASEMENTS CONTAINED IN DEED RECORDED IN O.R. BOOK 1282, PAGE 162, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. NOTE: THE EASEMENT DESCRIBED AS "20 FOOT EASEMENT FOR AT&T BURIED CABLE" MAY OR MAY NOT BE THE SAME EASEMENT DESCRIBED IN O.R. BOOK 368, PAGE 226, WHICH WAS RELEASED IN O.R. BOOK 2005, PAGE 2828. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 6: PARCEL 3 IS SUBJECT TO THE EASEMENT CONTAINED IN INSTRUMENT RECORDED UNDER DEED BOOK 235, PAGE 145, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 7: PARCEL 3 IS SUBJECT TO AN UNRECORDED EASEMENT TO CLAY ELECTRIC COOPERATIVE, INC., AS EVIDENCED BY INSTRUMENT RECORDED IN O.R. BOOK 2167, PAGE 2873, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. NOTE: PAGE 28 OF SAID DOCUMENT LISTS AN UNRECORDED EASEMENT DATED APRIL 20, 1964 FROM MAXWELL J. WALLACE AND RUTH M. WALLACE, WHO WERE PREDECESSORS IN TITLE TO PARCEL 3 OF THE SUBJECT PROPERTY. (UNABLE TO GRAPHICALLY DEPICT - SUBJECTIVITY BASED ON CHAIN OF TITLE)

ITEM NO. 8: PARCEL 3 IS SUBJECT TO THE EASEMENT CONTAINED IN INSTRUMENT RECORDED AUGUST 29, 2002, UNDER O.R. BOOK 2508, PAGE 1284, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (SHOWN GRAPHICALLY HEREON)

LEGAL DESCRIPTION PARCEL 7 (AS FURNISHED)

A TRACT OF LAND BEING KNOWN AS PARCEL NO. 7 OF AN UNRECORDED SUBDIVISION PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC. AND SITUATED IN FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE S.W. CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 3 FOR A POINT OF REFERENCE AND RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1000.03 FEET; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO AN IRON PIPE LOCATED ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 19-C; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1283.19 FEET TO AN IRON PIPE; THENCE RUN NORTH 00 DEG. 15 MIN. 38 SEC. WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1068.40 FEET TO AN IRON PIPE AND THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 721.23 FEET TO AN IRON PIPE; THENCE RUN SOUTH 00 DEG. 15 MIN. 38 SEC. EAST, A DISTANCE OF 604.03 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, A DISTANCE OF 360.61 FEET TO AN IRON PIPE; THENCE RUN NORTH 00 DEG. 15 MIN. 38 SEC. WEST, A DISTANCE OF 302.02 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, A DISTANCE OF 360.62 FEET TO AN IRON PIPE LOCATED ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 19-C; THENCE RUN NORTH 00 DEG. 15 MIN. 38 SEC. WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 302.01 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A 10 FOOT UTILITIES EASEMENT WITHIN AND ABUTTING ALL BOUNDARY LINES DESCRIBED HEREON. ALSO SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS A 30 FOOT WIDE STRIP OF LAND LOCATED WITHIN 15 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

EASEMENT DESCRIPTION

COMMENCE AT THE AFOREMENTIONED S.W. CORNER OF FRACTIONAL SECTION 3 FOR THE POINT OF REFERENCE AND RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2283.07 FEET TO A CONCRETE MONUMENT AT THE S.W. CORNER OF FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE RUN NORTH 00 DEG. 15 MIN. 38 SEC. WEST, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 3, INSIDE THE ARREDONDO GRANT AND ALONG THE EAST LINE OF SAID FRACTIONAL SECTION OUTSIDE THE ARREDONDO GRANT, A DISTANCE OF 1068.55 FEET; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 19-C AND THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE. EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST RIGHT OF WAY LINE; THENCE CONTINUE SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 1462.46 FEET TO THE TERMINUS OF SAID CENTERLINE.

LEGAL DESCRIPTION: PARCEL 8 (AS FURNISHED)

A TRACT OF LAND BEING KNOWN AS PARCEL NO. 8 OF AN UNRECORDED SUBDIVISION PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC. AND SITUATED IN FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE S.W. CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 3 FOR A POINT OF REFERENCE AND RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1000.03 FEET; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO AN IRON PIPE LOCATED ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 19-C; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1283.19 FEET TO AN IRON PIPE; THENCE RUN NORTH 00 DEG. 15 MIN. 38 SEC. WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 464.37 FEET TO AN IRON PIPE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 15 MIN. 38 SEC. WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 302.02 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 360.62 FEET TO AN IRON PIPE; THENCE RUN SOUTH 00 DEG. 15 MIN. 38 SEC. EAST, A DISTANCE OF 302.02 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, A DISTANCE OF 360.62 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO A 10 FOOT UTILITIES EASEMENT WITHIN AND ABUTTING ALL BOUNDARY LINES DESCRIBED HEREON.

SCHEDULE B-II EXCEPTIONS: (AS FURNISHED)

ITEM NO. 6: PARCEL 7 IS SUBJECT TO THE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN BOOK 1281, PAGE 347, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 7: PARCEL 8 IS SUBJECT TO THE EASEMENT FOR UTILITIES, RECORDED IN BOOK 1281, PAGE 321 (PARCEL 8), PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

LEGAL DESCRIPTION: PARCEL 9 (AS FURNISHED)

A TRACT OF LAND BEING KNOWN AS PARCEL NO. 9 OF AN UNRECORDED SUBDIVISION PREPARED BY ALACHUA COUNTY LAND SURVEYORS, INC. AND SITUATED IN FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE S.W. CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 3 FOR A POINT OF REFERENCE AND RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1000.03 FEET; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO AN IRON PIPE LOCATED ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 19-C; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1153.20 FEET TO AN IRON PIPE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 129.99 FEET TO AN IRON PIPE; THENCE RUN NORTH 00 DEG. 15 MIN. 38 SEC. WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 464.37 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 733.09 FEET TO AN IRON PIPE; THENCE RUN SOUTH 00 DEG. 15 MIN. 38 SEC. EAST, A DISTANCE OF 594.36 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, A DISTANCE OF 731.95 FEET TO THE TRUE POINT OF BEGINNING

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS A 30 FOOT WIDE STRIP OF LAND LOCATED WITHIN 15 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE AFOREMENTIONED S.W. CORNER OF FRACTIONAL SECTION 3 FOR THE POINT OF REFERENCE AND RUN NORTH 89 DEGREES 48' 47" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00 DEGREES 14' 27" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2153.23 FEET; THENCE RUN SOUTH 89 DEGREES 48' 47" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTRY ROAD SW 19-C AND THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE. EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID RIGHT OF WAY LINE; THENCE CONTINUE SOUTH 89 DEGREES 48' 47" WEST, A DISTANCE OF 2230.29 FEET; THENCE RUN NORTH 03 DEGREES 06' 02" EAST, A DISTANCE OF 40.57 FEET TO THE TERMINUS OF SAID CENTERLINE. EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO TERMINATE ON A LINE BEARING NORTH 89 DEGREES 48' 47" EAST AND EXTENDING BOTH EAST AND WEST FROM SAID TERMINUS OF EASEMENT CENTERLINE.

LEGAL DESCRIPTION: PARCEL 10 (AS FURNISHED)

AS PER OFFICIAL RECORD BOOK 1589, PAGE 1412-1413, OF THE PUBLIC RECORD OF ALACHUA COUNTY, FLORIDA:

A TRACT OF LAND BEING KNOWN AS PARCEL 10 OF AN UNRECORDED SUBDIVISION PREPARED BY ALACHUA COUNTY LAND SURVEYOR'S INC. AND SITUATED IN FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE S.W. CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 3 FOR A POINT OF REFERENCE AND RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1000.03 FEET; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO AN IRON PIPE LOCATED ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD SW 19-C; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 864.90 FEET TO AN IRON PIPE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 288.30 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 755.64 FEET TO AN IRON PIPE; THENCE RUN SOUTH 00 DEG. 14 MIN. 27 SEC. WEST, PARALLEL WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 288.30 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, A DISTANCE OF 755.64 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A 10 FEET UTILITIES EASEMENT WITHIN AND ABUTTING ALL BOUNDARY LINES DESCRIBED HEREON.

ALSO SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS A 30 FEET WIDE STRIP OF LAND LOCATED WITHIN 15 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED S.W. CORNER OF FRACTIONAL SECTION 3 FOR THE POINT OF REFERENCE AND RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2153.23 FEET; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD SW 19-C AND THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID RIGHT WAY OF LINE; THENCE CONTINUE SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 2230.29 FEET; THENCE RUN NORTH 03 DEG. 06 MIN. 02. SEC. EAST, A DISTANCE OF 40.57 FEET TO THE TERMINUS OF SAID CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO TERMINATE ON A LINE BEARING NORTH 89 DEG. 48 MIN. 47 SEC. EAST AND EXTENDING BOTH EAST AND WEST FROM SAID TERMINUS OF EASEMENT CENTERLINE.

LEGAL DESCRIPTION: A PORTION OF PARCEL 14 (AS FURNISHED)

AS PER OFFICIAL RECORD BOOK 1572, PAGE 746-747, OF THE PUBLIC RECORD OF ALACHUA COUNTY, FLORIDA:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 3, THENCE RUN S 03°06'02"W., 3485.68 FEET TO A CONCRETE MONUMENT; THENCE RUN N. 89°48'47" E., A DISTANCE OF 1190.00 FEET TO A CONCRETE MONUMENT; THENCE RUN S. 03°06'02"W., 838.38 FEET; THENCE RUN N. 89°48'47" E., 531.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N. 89°48'47" E., 1017.03 FEET; THENCE RUN N. 00°14'27"E., 1153.20 FEET; THENCE RUN S. 89°48'47"W., 1016.97 FEET; THENCE RUN S. 00°14'39"W., 1153.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS A 30 FEET WIDE STRIP OF LAND LOCATED WITHIN 15 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED S.W. CORNER OF FRACTIONAL SECTION 3 FOR THE POINT OF REFERENCE AND RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2153.23 FEET; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD SW 19-C AND THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE. EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID RIGHT OF WAY LINE; THENCE CONTINUE SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 2230.29 FEET; THENCE RUN NORTH 03 DEG. 06 MIN. 02 SEC. EAST, A DISTANCE OF 40.57 FEET TO THE TERMINUS OF SAID CENTERLINE EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO TERMINATE ON A LINE BEARING NORTH 89 DEG. 48 MIN. 47 SEC. EAST AND EXTENDING BOTH EAST AND WEST FROM SAID TERMINUS OF EASEMENT CENTERLINE.

SCHEDULE B-II EXCEPTIONS: (AS FURNISHED)

ITEM NO. 5: PARCELS 9, 10 & A PORTION OF 14 ARE SUBJECT TO THE EASEMENTS AS CONTAINED IN THAT WARRANTY DEED RECORDED IN O.R. BOOK 1281, PAGE 350, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 6: PARCELS 9, 10 & A PORTION OF 14 ARE SUBJECT TO THE EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN O.R. BOOK 368, PAGE 226, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (BLANKET IN NATURE - UNABLE TO DEPICT GRAPHICALLY)

LEGAL DESCRIPTION: PARCEL 6

AS PER OFFICIAL RECORD BOOK 4522, PAGE 186, OF THE PUBLIC RECORD OF ALACHUA COUNTY, FLORIDA:

A TRACT OF LAND BEING KNOWN AS PARCEL NO. 6 OF AN UNRECORDED SUBDIVISION PREPARED BY ALACHUA COUNTY LAND SURVEYOR'S, INC. AND SITUATED IN FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 3 FOR A POINT OF REFERENCE AND RUN NORTH 89 DEG. 48'47" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE RUN NORTH 00 DEG. 14'27" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1000.03 FEET; THENCE RUN SOUTH 89 DEG. 48'47" WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO AN IRON PIPE LOCATED AT THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 19-C; THENCE RUN NORTH 00 DEG. 14'27" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1153.20 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89 DEG. 48'47" WEST, A DISTANCE OF 731.95 FEET TO AN IRON PIPE AND THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 00 DEG. 15'38" WEST, A DISTANCE OF 594.36 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEG. 48'47" EAST, A DISTANCE OF 11.86 FEET TO AN IRON PIPE; THENCE RUN NORTH 00 DEG. 15'38" WEST, A DISTANCE OF 604.03 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89 DEG. 48'47" WEST, A DISTANCE OF 721.23 FEET TO AN IRON PIPE; THENCE RUN SOUTH 00 DEG. 15'38" EAST, A DISTANCE OF 604.03 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89 DEG. 48'47" WEST, A DISTANCE OF 23.56 FEET TO AN IRON PIPE; THENCE RUN SOUTH 00 DEG. 15'38" EAST, A DISTANCE OF 594.36 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEG. 48'47" EAST, A DISTANCE OF 732.93 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A 10-FOOT UTILITIES WITHIN AND ABUTTING ALL BOUNDARY LINE DESCRIBED HEREON.

ALSO SUBJECT TO THE 20-FOOT EASEMENT FOR A.T. & T. BURIED CABLE.

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS A 30 FEET WIDE STRIP OF LAND LOCATED WITHIN 15 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED S.W. CORNER OF FRACTIONAL SECTION 3 FOR THE POINT OF REFERENCE AND RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2153.23 FEET; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD SW 19-C AND THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID RIGHT WAY OF LINE; THENCE CONTINUE SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 2230.29 FEET; THENCE RUN NORTH 03 DEG. 06 MIN. 02. SEC. EAST, A DISTANCE OF 40.57 FEET TO THE TERMINUS OF SAID CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO TERMINATE ON A LINE BEARING NORTH 89 DEG. 48 MIN. 47 SEC. EAST AND EXTENDING BOTH EAST AND WEST FROM SAID TERMINUS OF EASEMENT CENTERLINE.

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS A 30 FOOT WIDE STRIP OF LAND LOCATED WITHIN 15 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED S.W. CORNER OF FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, FOR THE POINT OF REFERENCE AND RUN NORTH 89° 48' 47" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00° 14' 27" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2283.07 FEET TO A CONCRETE MONUMENT AT THE S.W. CORNER OF FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE RUN NORTH 00° 15' 38" WEST, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 3, INSIDE THE ARREDONDO GRANT AND ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 3 OUTSIDE THE ARREDONDO GRANT, A DISTANCE OF 1068.55 FEET; THENCE RUN SOUTH 89° 48' 47" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S.W. 19-C AND THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST RIGHT OF WAY LINE; THENCE CONTINUE SOUTH 89° 48' 47" WEST, A DISTANCE OF 1462.46 FEET TO THE TERMINUS OF SAID CENTERLINE.

LEGAL DESCRIPTION A PORTION OF PARCEL 14

AS PER OFFICIAL RECORD BOOK 4509, PAGE 1993, OF THE PUBLIC RECORD OF ALACHUA COUNTY, FLORIDA:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 3 FOR A POINT OF REFERENCE AND RUN NORTH 89 DEG. 48'47" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1190.00 FEET TO THE S.E. CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1111, PAGE 750, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE NORTH 03 DEG. 06'02" EAST ALONG THE EAST LINE OF SAID CERTAIN PARCEL OF LAND A DISTANCE OF 1450.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID PARCEL OF LAND NORTH 03 DEG. 06'02" EAST A DISTANCE OF 390.00 FEET TO THE N.E. CORNER OF SAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 1111, PAGE 750; THENCE NORTH 89 DEG. 48'47" EAST, A DISTANCE OF 31.26 FEET; THENCE NORTH 03 DEG. 06'03" EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 316.70 FEET TO THE CENTERLINE OF EGRESS AND PUBLIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1670, PAGE 162, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89 DEG. 48'47" EAST, ALONG THE CENTERLINE OF SAID EGRESS OF PUBLIC EASEMENT A DISTANCE OF 435.97 FEET; THENCE SOUTH 00 DEG. 05'47" EAST, A DISTANCE OF 705.64 FEET; THENCE SOUTH 89 DEG. 48'47" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 506.64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS A 30 FEET WIDE STRIP OF LAND LOCATED WITHIN 15 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED S.W. CORNER OF FRACTIONAL SECTION 3 FOR THE POINT OF REFERENCE AND RUN NORTH 89 DEG. 48 MIN. 47 SEC. EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE S.E. CORNER OF SAID SECTION 3; THENCE RUN NORTH 00 DEG. 14 MIN. 27 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2153.23 FEET; THENCE RUN SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD SW 19-C AND THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID RIGHT OF WAY LINE; THENCE CONTINUE SOUTH 89 DEG. 48 MIN. 47 SEC. WEST, A DISTANCE OF 2230.29 FEET; THENCE RUN NORTH 03 DEG. 06 MIN. 02 SEC. EAST, A DISTANCE OF 40.57 FEET TO THE TERMINUS OF SAID CENTERLINE EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO TERMINATE ON A LINE BEARING NORTH 89 DEG. 48 MIN. 47 SEC. EAST AND EXTENDING BOTH EAST AND WEST FROM SAID TERMINUS OF EASEMENT CENTERLINE.