

RESOLUTION Z-20-05

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO REZONE FROM AP (ADMINISTRATIVE PROFESSIONAL), BW (WHOLESALE AND WAREHOUSING) AND RP (RESIDENTIAL PROFESSIONAL) DISTRICTS TO R-2 (RESIDENTIAL/4-8 DWELLING UNITS PER ACRE), ML (LIGHT INDUSTRIAL) AND C-1 (CONSERVATION) DISTRICTS ON APPROXIMATELY 92.28 ACRES OF LAND ON TAX PARCEL NUMBERS 06233-014-006 AND PORTIONS OF 06233-014-055 AND 06233-000-000 LOCATED ON NW 98TH STREET SOUTH OF 39TH AVENUE

WHEREAS, Zoning Application ZOM-01-20, a request by eda, agent, for Yadda Property Holdings LLC, owner, to rezone from AP (Administrative Professional), BW (Wholesale and warehousing) and RP (Residential professional) districts to R-2 (Residential/4-8 dwelling units per acre), ML (Light industrial) and C-1 (Conservation) districts on approximately 92.28 acres of land on tax parcel numbers 06233-014-006 and portions of 06233-014-055 and 06233-000-000 located on NW 98th Street south of 39th Avenue has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of February 19, 2020 and;

WHEREAS, the Alachua County Board of County Commissioners considered this zoning item at its regular meeting of August 11, 2020;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application ZOM-01-20, a request by eda, agent, for Yadda Property Holdings LLC, owner, to rezone from AP (Administrative Professional), BW (Wholesale and warehousing) and RP (Residential professional) districts to R-2 (Residential/4-8

dwelling units per acre), ML (Light industrial) and C-1 (Conservation) districts on approximately 92.28 acres of land on tax parcel numbers 06233-014-006 and portions of 06233-014-055 and 06233-000-000 located on NW 98th Street south of 39th Avenue, as summarized in the attached exhibit, is hereby approved with the following bases:

Bases

1. Policy 2.1.4 (Urban Activity Center Policies) of the Future Land Use Element states that *A mixture of residential and non-residential land uses shall be provided in activity centers to reduce travel distances between different types of land uses and support pedestrian, bicycle and transit opportunities.* The proposed zoning requests provide both residential (R-2) and non-residential (ML) zoning designations within the activity center boundaries, consistent with this policy. Numerous commercial properties are located in the activity center, primary in the northeast and southeast quadrants including restaurants, grocery shopping, banking and convenience stores. The allowance for residential development within the activity center boundaries promotes proximate and easy access to these establishments. The provision for light industrial development via the ML (light industrial) zoning district also provides for employment opportunities for nearby residential development.

2. Policy 2.2.1(a)(1)a (Springhills Activity Center Policies) of the Future Land Use Element states that *the Springhills Activity Center shall be designated a High Activity Center/Retail which shall have commercial activities as its primary use and office, residential, warehouse/distribution and institutional as secondary uses providing they are compatible with primary uses. The scale of these activities may be at a regional level*

of 300,000 – 1,000,000 square feet of gross leasable area.

The proposed zoning requests implement land use designations that will allow residential and light industrial uses per this section of the Plan. These uses are similar to those already found in this quadrant of the activity center (i.e. warehouses located immediately to the north of the proposed rezoning) or that are compatible by nature of their location with these uses (multi-family residential/assisted living adjacent to NW 98th Street). The location of the proposed C-1 zoning on the south portion of the site as well as the proposed provision for a 100 wide buffer vegetative buffer along the north boundary of Haufler Estates single family subdivision to the south provides a transition area between the proposed uses and existing residential development.

3. Policy 7.1.2 of the Future Land Use Element states that: *Proposed changes in the zoning map shall consider:*

- a. consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*

The proposed rezoning is consistent with the goals, objectives, policies and adopted maps of the Comprehensive Plan. The site is located within the Springhills Activity Center and the proposed districts (R-2, ML and C-1) are consistent with the policies, goals and objectives implementing the underlying Medium-density Residential, Light Industrial and Conservation land use designations.

b. the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.

The site is located in the Urban Cluster and will be served by a centralized potable water and sanitary sewer system. This rezoning is not expected to result in significant impacts to the transportation network. The applicant will be required to provide MMTM (Multi-Model Transportation Mitigation) per ULDC requirements for all proposed development.

c. the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.

Existing development in the vicinity consists of commercial uses along 39th Avenue (including a restaurant) as well as warehousing and offices (along 98th). The proposed zoning districts will, if approved, introduce similar types of development. The R-2 district will provide either multi-family residential per the ULDC or alternate residential uses as provided for in the Code (for example an

assisted living facility). The ML district implements the Light Industrial land use designation and allows for warehousing, light manufacturing, research facilities and other uses similar to those already found in this quadrant of the Springhills Activity Center. The C-1 district implements the Conservation policies of the plan and would restrict development in those areas of the site that carry this zoning designation. The C-1 district is being used to protect designated resources that have been identified on the southwest portion of the property and to also act as a buffer to single family residential development to the south (Haufler Estates).

d. those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.

This request is to rezone to three zoning districts (R-2, ML and C-1) that implement land use designations approved as part of an associated request (CPA-01-20). The rezoning does not entitle the applicant to any particular intensity within the range of uses permitted.

4. Sec. 402.77. - Review criteria and standards for rezoning applications.

When considering any application for rezoning, the standards and criteria listed below shall apply:

- (a) *Consistency.*
- (b) *Compatibility.*
- (c) *Development patterns.*
- (d) *Suitability.*
- (e) *Adequate public services.*
- (f) *Access.*
- (g) *Public health, safety, and welfare.*

The proposed rezonings are consistent with the policies, goals and objectives found in the Future Land Use Element (FLUE) of the Plan, both for the Springhills Activity Center as well as the Plan as a whole (a). Existing development in the vicinity consists of commercial uses along 39th Avenue (including a restaurant) as well as warehousing and offices (along 98th). The proposed zoning districts will, if approved, introduce similar types of development. The R-2 district will provide either multi-family residential per the ULDC or alternate residential uses as provided for in the Code (for example an assisted living facility). The ML district implements the Light Industrial land use designation and allows for warehousing, light manufacturing, research facilities and other uses similar to those already found in this quadrant of the Springhills Activity Center. The C-1 district implements the Conservation policies of the plan and would restrict development in those areas of the site that carry this zoning designation. The C-1 district is being used to

protect designated resources that have been identified on the southwest portion of the property and to also act as a buffer to single family residential development to the south (Haufler Estates). (b/c/d)

As shown in the LOS section of the analysis, there are adequate public services for the proposed development at this site (e). Access to the parcel will be primarily located along NW 98th Street with secondary ingress/egress provided to surrounding development per the provisions of the ULDC (f). Lastly, public health, safety and welfare will not be compromised by these requests. Nothing in the requests will promote an unsafe living environment for surrounding uses. The proposed residential development (whether multi-family or assisted living) is appropriate within an activity center setting per the policies of the Plan. The light industrial uses are located in the southeast portion of the parcel, away from 98th Street and buffered (per Policies recommended by the staff in the associated application CPA-01-20) from residential development to the south. The conservation zoning will promote compatibility with surrounding uses by protecting environmentally sensitive areas and acting as a buffer between residential development to the south and proposed development within the activity center (g).

DULY ADOPTED in regular session this 11th day in August, A.D., 2020

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

Robert Hutchinson, Chair

ATTEST:

Jesse K. Irby, II, Clerk

APPROVED AS TO FORM

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL

AS TO CORRECTNESS

Department of Growth Management
Authorized Designee

EXHIBIT A

TRACT 6 (SW.1)
PARCEL 1 – FEE SIMPLE:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 29 AND 30 OF TOWNSHIP 9 SOUTH, RANGE 19 EAST DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLER BROTHER'S ESTATE, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS THE POINT OF BEGINNING; THENCE RUN SOUTH 89°20'13" WEST ALONG THE NORTH LINE OF SAID PLAT 2698.40 FEET TO THE NORTHWEST CORNER OF SAID PLAT AND THE EASTERLY RIGHT- OF-WAY LINE OF NORTHWEST 98TH STREET ACCORDING TO OFFICIAL RECORDS BOOK 303, PAGE 22 AND OFFICIAL RECORDS BOOK 308, PAGE 328 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 21°38'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 642.71 FEET TO A POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE WESTERLY; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY, RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 5520.14 FEET, A CENTRAL ANGLE OF 01°31'54", AN ARC LENGTH OF 147.57 FEET, A CHORD LENGTH OF 147.56 FEET, AND A CHORD BEARING OF NORTH 22°24'52" WEST; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, RUN NORTH 23°10'49" WEST, 935.83 FEET TO A POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE WESTERLY; THENCE, CONTINUE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 2994.21 FEET, A CENTRAL ANGLE OF 03°20'56", AN ARC LENGTH OF 175.01 FEET, A CHORD LENGTH OF 174.98 FEET AND A CHORD BEARING OF NORTH 24°51'17" WEST TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 2098; THENCE, DEPARTING THE AFORESAID RIGHT-OF-WAY, RUN NORTH 63°45'28" EAST, ALONG THE SAID SOUTH LINE, 200.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 3194.21 FEET, A CENTRAL ANGLE OF 03°19'52", AN ARC LENGTH OF 185.71 FEET, A CHORD LENGTH OF 185.68 FEET, AND A CHORD BEARING OF SOUTH 24°50'44" EAST; THENCE RUN SOUTH 23°10'49" EAST, 24.20 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2033, PAGE 2200 OF THE ABOVE REFERENCED PUBLIC RECORDS; THENCE RUN SOUTH 23°10'49" EAST, ALONG THE WESTERLY LINE OF OFFICIAL RECORDS BOOK 2033, PAGE 2200 A DISTANCE OF 368.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS ACCORDING TO OFFICIAL RECORDS BOOK 2033, PAGE 2200; THENCE RUN NORTH 44°10'13" EAST ALONG THE SOUTH LINE OF SAID LANDS, 408.17 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470 OF SAID PUBLIC RECORDS; THENCE

RUN NORTH 88°09'02" EAST ALONG THE SOUTHWESTERLY LINE OF SAID DESCRIBED LANDS, 100.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE RUN NORTH 44°09'02" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, 231.46 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF THE REFERENCED LANDS, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE ALSO BEING THE NORTHEASTERLY LINE OF THE PREVIOUSLY REFERENCED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 11°42'22", AN ARC LENGTH OF 75.59 FEET, A CHORD LENGTH OF 75.46 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2238, PAGE 1248 OF THE SAID PUBLIC RECORDS; THENCE RUN NORTH 62°33'37" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND TO A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 07°47'54", AN ARC LENGTH OF 58.53 FEET, A CHORD LENGTH OF 58.48 FEET, AND A CHORD BEARING OF SOUTH 23°32'26" EAST; THENCE, DEPARTING SAID CURVE, RUN NORTH 89°19'30" EAST, NON-TANGENT TO THE AFORESAID CURVE, 150.32 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2571, PAGE 1111; THENCE RUN SOUTH 00°40'30" EAST, ALONG SAID WEST LINE, 13.33 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 136.50 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 20.27 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°19'30" EAST, 1.10 FEET; THENCE RUN NORTH 00°40'30" WEST 108.23 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2301, PAGE 737; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 28.68 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 147.50 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1285, PAGE 763 AND OFFICIAL RECORDS BOOK 1285, PAGE 766; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH LINE, 741.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93), CURRENTLY HAVING A RIGHT- OF-WAY WIDTH OF 300 FEET; THENCE RUN SOUTH 43°32'48" EAST, ALONG SAID RIGHT-OF-WAY, 957.07 FEET; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 41°22'04" EAST, 1815.78 FEET TO THE INTERSECTION WITH THE PREVIOUSLY MENTIONED NORTH LINE OF HAUFLER BROTHER'S ESTATES UNIT NO. 1; THENCE RUN SOUTH 89°20'13" WEST ALONG SAID NORTH LINE 395.68 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID HAUFLER BROTHER'S ESTATES UNIT NO. 1; THENCE RUN ALONG THE WEST LINE OF SAID LOT 2 THE FOLLOWING COURSES: SOUTH 41°31'10" EAST, 25.22 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 40°14'02", AN ARC LENGTH OF 66.71 FEET, A CHORD LENGTH OF 65.35 FEET AND A CHORD

BEARING OF SOUTH 21°12'35" EAST; THENCE RUN SOUTH 01°08'40" EAST, 104.99 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°31'08", AN ARC LENGTH OF 39.06 FEET, AND A CHORD LENGTH OF 35.21 FEET AND A CHORD BEARING OF SOUTH 45°54'13" EAST TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE RUN SOUTH 89°20'13" WEST, 120.00 FEET TO THE SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 3, SAID CORNER LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN ALONG THE EAST LINE OF SAID LOT 3 THE FOLLOWING COURSES: RUN NORTHERLY ALONG SAID CURVE BEING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°28'52", AN ARC LENGTH OF 39.48 FEET, A CHORD LENGTH OF 35.50 FEET AND A CHORD BEARING OF NORTH 44°05'47" EAST; THENCE RUN NORTH 01°08'40" WEST, 104.05 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 40°14'02", AN ARC LENGTH OF 17.56 FEET, A CHORD LENGTH OF 17.20 FEET AND A CHORD BEARING OF NORTH 21°12'35" WEST; THENCE RUN NORTH 41°31'10" WEST, 85.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS.

PARCEL 2 – EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR INGRESS/EGRESS AS CONTAINED IN RECIPROCAL INGRESS/EGRESS EASEMENTS DATED JULY 7, 2000, AND RECORDED IN OR BOOK 2300, PAGE 2524 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TRACT 7 (SW.2)

PARCEL 1 – FEE SIMPLE:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE) AND STATE ROAD NO. 93 (INTERSTATE ROUTE 75) FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°19'30" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 222, ALSO BEING THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 986.84 FEET; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 00°40'30" EAST, 72.61 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 222; THENCE RUN SOUTH 00°40'32" EAST, 189.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID POINT LIES ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1885, PAGE 2882 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH LINE AND SAID

CURVE HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 04°50'33", AN ARC LENGTH OF 65.50 FEET, A CHORD LENGTH OF 65.48 FEET, AND A CHORD BEARING OF SOUTH 82°56'23" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 80°31'06" WEST, ALONG SAID NORTH LINE, 102.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTH LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 98°05'54", AN ARC LENGTH OF 42.80 FEET, A CHORD LENGTH OF 37.76 FEET, AND A CHORD BEARING OF NORTH 50°25'57" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, SAID POINT LIES ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 00°42'30", AN ARC LENGTH OF 4.70 FEET, A CHORD LENGTH OF 4.70 FEET, AND A CHORD BEARING OF NORTH 01°01'45" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, 180.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°31'31", AN ARC LENGTH OF 5.03 FEET, A CHORD LENGTH OF 5.02 FEET, AND A CHORD BEARING OF NORTH 05°05'15" EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 155.75 FEET; THENCE RUN SOUTH 86°51'40" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 39.20 FEET TO THE POINT OF BEGINNING.

PARCEL 2 – EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR UTILITIES AS CONTAINED IN EASEMENT DATED MARCH 26, 1991, AND RECORDED IN OR BOOK 1835, PAGE 2141, IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.