

## **RESOLUTION DR-19-36**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A REVISED PRELIMINARY DEVELOPMENT PLAN FOR CELEBRATION POINTE TRANSIT ORIENTED DEVELOPMENT TO AMEND THE APPROVED REVISED PRELIMINARY DEVELOPMENT PLAN TO UPDATE THE TRANSIT ORIENTED DEVELOPMENT BOUNDARY IN THE SINGLE-FAMILY RESIDENTIAL (R-1A AND R-1AA), MULTI-FAMILY RESIDENTIAL (R-2) AND BUSINESS, TOURIST AND ENTERTAINMENT (BR-1) ZONING DISTRICTS WITH FUTURE LAND USE DESIGNATIONS OF MIXED USE, RECREATION, AND MEDIUM DENSITY RESIDENTIAL ON APPROXIMATELY 244.70 ACRES LOCATED SOUTH OF SW 40TH BOULEVARD AND WEST OF I-75. TAX PARCEL NUMBERS IMPACTED FOR TOD UPDATED BOUNDARY ARE 06820-002-000 AND 06828-002-000*

WHEREAS, pursuant to Unified Land Development Code Chapter 402, Article 19 and Section 402.44, the Alachua County Board of County Commissioners considered this Revised Preliminary Development Plan at its regular meeting of September 10, 2019

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

Revised Preliminary Development Plan Application 2019072901, a request by NUE Urban Concepts, LLC. and eda engineers-surveyors-planners, inc, agents for 43rd Street Hotel Partners LLC, Celebration Pointe Community Development District No 1, Celebration Pointe Holdings, Celebration Pointe Holdings II LLC, Celebration Pointe Holdings LLC, City Of Gainesville, James Gray Holdings LLC, Maguire & Maguire Trustee, McRock LLC, Nextran Corporation, PHG Gainesville CP LLC, SDPS Real Estate Investments II LLC, SDPS Real Estate Investments III LLC, SDPSs Real Estate Investments IV LLC, SDPS Real Estate Investments LLC, SDPS Real Estate Investments V LLC, The Commons Guys LLC, The Shops At Celebration Pointe LLC, The Vue At

Celebration Pointe LLC, for a Transit Oriented Development to amend approved Revised Preliminary Development Plan to update the TOD boundary on approximately 244.70 acres located South of SW 40th Boulevard and West of I-75. Tax parcel numbers impacted for TOD updated boundary are 06820-002-000 and 06828-002-000 as shown on Exhibit A is hereby approved.

DULY ADOPTED in regular session this 10<sup>th</sup> Day of September, 2019.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_

Charles S. Chestnut, IV, Chair

ATTEST:

APPROVED AS TO FORM

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

(SEAL)

\_\_\_\_\_  
Alachua County Attorney

DEPARTMENT APPROVAL

AS TO CORRECTNESS



Department of Growth Management

Authorized Designee



## EXHIBIT A

### PARCEL 1

A parcel of land lying in Sections 10 and 15, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of said Section 15 for a point of reference; thence run South 89°58'56" West, along the south line of said Section 15, a distance of 923.35 feet to the intersection with the existing easterly right of way line of S.W. 45<sup>th</sup> Street; thence run the following three (3) courses along said easterly right of way line: (1) North 31°35'14" West, a distance of 327.55 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 300.00 feet; (2) northwesterly along the arc of said curve, an arc distance of 149.39 feet through a central angle of 28°31'54", said curve having a chord bearing and distance of North 17°15'19" West, 147.85 feet to the end of said curve; (3) North 02°59'19" West, a distance of 637.77 feet; thence South 86°27'14" West, 55.42 feet to the Point of Beginning; thence continue South 86°27'14" West, a distance of 183.47 feet; thence run South 89°08'40" West, a distance of 85.60 feet; thence run South 85°54'44" West, a distance of 302.44 feet; thence run South 87°38'23" West, a distance of 48.53 feet; thence run South 88°53'02" West, a distance of 44.00 feet; thence run North 01°41'11" West, a distance of 521.74 feet; thence run South 88°25'19" West, a distance of 1346.43 feet to the East line of the Lake Kanapaha Parcel; thence run the following thirteen (13) courses along said Lake Kanapaha boundary: (1) North 00°25'02" East, a distance of 940.90 feet; (2) North 21°16'05" East, a distance of 112.29 feet; (3) North 00°43'49" West, a distance of 330.00 feet; (4) South 89°16'11" West, a distance of 33.37 feet; (5) North 00°21'06" East, a distance of 580.62 feet; (6) North 76°07'00" East, a distance of 24.19 feet; (7) South 89°20'53" East, a distance of 18.48 feet; (8) North 77°51'27" East, a distance of 17.67 feet; (9) North 00°21'55" East, a distance of 610.74 feet; (10) North 09°17'01" East, a distance of 731.07 feet; (11) South 89°18'21" West, a distance of 113.36 feet; (12) North 00°21'55" East, a distance of 494.26 feet; (13) South 89°16'11" West, a distance of 2198.22 feet to the boundary of Split Rock Park; thence run North 00°32'40" West, along said boundary, a distance of 761.54 feet; thence run North 89°17'18" East, along said boundary, a distance of 2680.44 feet to the westerly right of way line of Interstate 75 (a 300 foot Limited Access Right of Way); thence run South 32°39'55" East, along said westerly right of way line, a distance of 2680.81 feet; thence run South 32°40'19" East, along said westerly right of way line, a distance of 567.74 feet; thence run South 89°20'04" West, a distance of 381.16 feet to the west right of way line of S.W. 45<sup>th</sup> Street as per deed recorded in Official Records Book 3478. Page 1017 of the Public Records of Alachua County, Florida; thence run southerly, along said west right of way line of S.W. 45<sup>th</sup> Street, through the following four (4) courses: (1) South 00°42'00" East, a distance of 664.69 feet; (2) South 89°18'47" West, a distance of 1.69 feet; (3) South 00°54'02" East, a distance of 841.51 feet; (4) North 89°18'47" East, a distance of 42.34 feet to a point on the westerly maintained right of way line of S.W. 45<sup>th</sup> Street as per Maintenance Map Book 2, pages 19-25; thence run southerly, along said westerly maintained right of way line, through the following four (4) courses: (1) South 05°35'49" East, a distance of 76.33 feet; (2) South 01°20'03" East, a distance of 200.01 feet; (3) South 02°10'27" East, a distance of 483.56 feet; (4) South 04°15'29" East, a distance of 0.43 feet to the Point of Beginning.

Containing 210.39 Acres, more or less.

LESS:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST,



ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 15 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°58'22" WEST, ALONG THE EAST LINE OF SAID SECTION 15, ALONG THE WESTERLY RIGHT OF WAY LINE OF S.W. 43<sup>RD</sup> STREET AND ALONG THE SOUTHERLY AND NORTHERLY EXTENSIONS THEREOF, A DISTANCE OF 1834.29 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93) (A 300 FOOT LIMITED ACCESS RIGHT OF WAY) AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3725.72 FEET; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE: (1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 26.64 FEET, THROUGH A CENTRAL ANGLE OF 00°24'35", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 29°06'02" WEST, 26.64 FEET TO THE END OF SAID CURVE; (2) NORTH 28°41'17" WEST, A DISTANCE OF 365.62 FEET; (3) NORTH 28°42'45" WEST, A DISTANCE OF 181.03 FEET; (4) NORTH 32°48'08" WEST, A DISTANCE OF 67.55 FEET; (5) NORTH 32°38'42" WEST, A DISTANCE OF 672.74 FEET; (6) NORTH 32°39'04" WEST, A DISTANCE OF 430.86 FEET; (7) NORTH 32°40'19" WEST, A DISTANCE OF 567.74 FEET; (8) NORTH 32°39'55" WEST, A DISTANCE OF 1,448.30 FEET TO THE SOUTHERLY LINE OF A 100 FOOT WIDE POWER LINE EASEMENT AS RECORDED IN DEED BOOK 327, PAGE 430 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTH LINE: (1) SOUTH 45°07'21" WEST, A DISTANCE OF 507.13 FEET; (2) SOUTH 45°11'50" WEST, A DISTANCE OF 479.62 FEET; (3) SOUTH 44°57'38" WEST, A DISTANCE OF 101.60 FEET; THENCE RUN SOUTH 44°51'05" EAST, A DISTANCE OF 25.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 44°51'05" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 45°08'55" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 44°51'05" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 45°08'55" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.06 ACRES, MORE OR LESS.

PARCEL 1 CONTAINS 210.33 ACRES, IN AGGREGATE, MORE OR LESS.

TOGETHER WITH:

PARCEL 2

THAT CERTAIN REAL PROPERTY LYING AND BEING IN ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST, THENCE RUN N 22.25 CHS., THENCE RUN W 19.25 CHS.; THENCE RUN S 18.75 CHS; THENCE RUN N 60° E PARALLEL TO SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY 7.85 CHS.; THENCE RUN S 30° E 6.45 CHS.; THENCE RUN N 60° E 4.24 CHS.; THENCE RUN S 30° E 4.5 CHS. TO S LINE; THENCE RUN E 3 CHS. TO THE POINT OF BEGINNING. LESS THAT CERTAIN REAL PROPERTY AS



DESCRIBED IN INSTRUMENT RECORDED IN DEED BOOK 175, PAGE 216 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND LESS:

ALSO THAT CERTAIN REAL PROPERTY AS DESCRIBED IN INSTRUMENT RECORDED IN O.R. BOOK 47, PAGE 562 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS THAT CERTAIN REAL PROPERTY AS DESCRIBED IN INSTRUMENT RECORDED IN O.R. BOOK 1232, PAGE 261 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. AND ALSO LESS THE RIGHT-OF-WAY FOR STATE ROAD 24.

AND ALSO LESS THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 241, PAGE 395, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION FIFTEEN (15), TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19) EAST, AND THENCE RUN SOUTH 00°08'43" WEST 1,165.56 FEET; THENCE RUN NORTH 89°00'00" WEST 1,200.34 FEET; THENCE RUN SOUTH 01°57'00" EAST 432.30 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01°57'00" EAST 776.16 FEET; THENCE RUN NORTH 58°10'00" EAST 490.38 FEET; THENCE RUN NORTH 12°03'03" WEST 536.11 FEET; THENCE RUN NORTH 89°00'00" WEST 310.76 FEET TO THE POINT OF BEGINNING. THE SAME LYING AND BEING IN THE EAST HALF OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION FIFTEEN (15), TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19) EAST, ALACHUA COUNTY, FLORIDA.

AND ALSO LESS THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 1933, PAGE 1662, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN THENCE SOUTH 00°51'46" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST  $\frac{1}{4}$ , A DISTANCE OF 2413.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'46" EAST, ALONG SAID EAST BOUNDARY 206.94 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 24 (ARCHER ROAD); THENCE SOUTH 57°59'54" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 30.83 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°08'58", AN ARC DISTANCE OF 33.23 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 19°55'25" EAST, 30.83 FEET, SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 210.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°44'19", AN ARC DISTANCE OF 141.98 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°13'05" EAST, 139.30



FEET, SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $21^{\circ}27'01''$ , AN ARC DISTANCE OF 56.16 FEET TO THE END OF SAID CURVE AND TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH  $09^{\circ}51'44''$  EAST, 55.83 FEET.

AND ALSO LESS THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 2124, PAGE 1245, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH  $00^{\circ}51'46''$  EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (1/4), A DISTANCE OF 1171.33 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE POINT OF BEGINNING OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN CHANCERY ORDERS BOOK Y, PAGE 22 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH  $00^{\circ}51'46''$  EAST, ALONG SAID EAST LINE, 512.47 FEET; THENCE NORTH  $89^{\circ}51'46''$  WEST, 452.85 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 718, PAGE 131 OF SAID PUBLIC RECORDS; THENCE NORTH  $15^{\circ}50'32''$  WEST, ALONG THE EASTERLY LINE OF SAID PARCEL (O.R. 718, PAGE 131), 81.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL (O.R. 718, PAGE 131); THENCE NORTH  $89^{\circ}51'46''$  WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL (O.R. 718, PAGE 131); 400.21 FEET TO THE NORTHWEST CORNER OF SAID PARCEL (O.R. 718, PAGE 131); THENCE SOUTH  $13^{\circ}01'56''$  EAST, ALONG THE WESTERLY LINE OF SAID PARCEL (O.R. 718, PAGE 131); 536.11 FEET TO THE EASTERLY MOST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1232, PAGE 261 OF SAID PUBLIC RECORDS; THENCE NORTH  $89^{\circ}58'14''$  WEST, ALONG THE NORTH LINE OF SAID PARCEL (O.R. BOOK 1232, PAGE 261), 404.22 FEET; THENCE NORTH  $02^{\circ}58'22''$  WEST ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 241, PAGE 395 OF SAID PUBLIC RECORDS, 522.90 FEET TO THE NORTHWEST CORNER OF SAID PARCEL (O.R. 241, PAGE 395); THENCE CONTINUE NORTH  $02^{\circ}58'22''$  WEST, 435.10 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN CHANCERY ORDERS BOOK Y, PAGE 22 OF SAID PUBLIC RECORDS; THENCE SOUTH  $89^{\circ}51'34''$ , EAST ALONG THE NORTH LINE OF SAID PARCEL (CHANCERY ORDERS BOOK Y, PAGE 22), 1200.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.09 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 3

COMMENCING AT THE QUARTER SECTION STAKE ON EAST LINE OF SECTION 15-10-19, RUN SOUTH ALONG EAST LINE OF SAID SECTION 15, 17.80 CHAINS; THENCE NORTH 89 DEG. W 18.11 CHAINS; THENCE SOUTH 01 DEG. E. 6.55 CHAINS TO THE POINT OF BEGINNING: FROM SAID POINT OF BEGINNING RUN SOUTH 01 DEG. E 11.75 CHAINS; THENCE NORTH 58 DEG. 10 MIN. E. 7.43 CHAINS; THENCE SOUTH 31 DEG. 30 MIN. E. 12.95 CHAINS; THENCE NORTH 60 DEG. E. 2.85 CHAINS; THEN NORTH 14 DEG. 30 MIN. W. 18.05 CHAINS; THENCE NORTH 89 DEG. W. 10.96



CHAINS TO THE POINT OF BEGINNING; CONTAINING 17.3 ACRES, MORE OR LESS, AND ALL BEING IN THE SE ¼ OF SECTION 15-10-19, AND THE NE ¼ OF SECTION 22-10-19, LESS: COMMENCE AT THE NE CORNER OF SE ¼ OF SECTION 15-10-19, AND THENCE RUN SOUTH 00 DEG. 08 MIN. 43 SEC. W., 1,165.56 FEET; THENCE RUN NORTH 89 DEG. 00 MIN. 00 SEC. W., 1,200.34 FEET; THENCE RUN SOUTH 01 DEG. 57 MIN. 00 SEC. E., 432.30 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01 DEG. 57 MIN. 00 SEC. E., 776.16 FEET; THENCE RUN NORTH 58 DEG. 10 MIN. 00 SEC. E., 490.38; THENCE RUN NORTH 12 DEG. 03 MIN. 03 SEC. W., 536.11 FEET; THENCE RUN NORTH 89 DEG. 00 MIN. 00 SEC. W., 310.76 FEET TO THE POINT OF BEGINNING. THE SAME LYING AND BEING IN THE EAST ½ OF SE ¼ OF SECTION 15-10-19 AND LESS; ROAD RIGHT OF WAY TO THE STATE OF FLORIDA AS PER RIGHT OF WAY DEED RECORDED IN DEED BOOK 188, PAGE 298 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. THE PARCEL BEING CONVEYED HEREBY IS MORE ACCURATELY AND PARTICULARLY DESCRIBED AS FOLLOWS IN ACCORDANCE WITH THAT CERTAIN SURVEY DATED JULY 18, 1971 AND PREPARED BY HARRIS H. GREEN, REGISTERED SURVEYOR: A TRACT OF LAND SITUATED IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND IN THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST AND RUN SOUTH 00 DEG. 08 MIN. 43 SEC. W., ALONG THE EAST LINE OF SAID SECTION 15, 1165.56 FEET; THENCE RUN NORTH 89 DEG. 00 MIN. 00 SEC. W., 1200.34 FEET; THENCE RUN SOUTH 01 DEG. 57 MIN. 00 SEC. E., 432.30 FEET; THENCE RUN SOUTH 89 DEG. 00 MIN. 00 SEC. E., 310.76 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88 DEG. 52 MIN. 53 SEC. E., 400.21 FEET; THENCE RUN SOUTH 14 DEG. 51 MIN. 39 SEC. E., 1167.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 24; THENCE RUN S. 59 DEG. 01 MIN. 25 SEC. W., ALONG SAID RIGHT OF WAY LINE, 193.13 FEET; THENCE RUN N. 30 DEG. 45 MIN. 28 SEC. W., 826.73 FEET; THENCE RUN NORTH 12 DEG. 03 MIN. 03 SEC. W., 536.11 FEET TO THE POINT OF BEGINNING.

LESS:

PARCEL NUMBER 112

THAT PART OF:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST AND RUN SOUTH 00 DEG. 08 MIN. 43 SEC. W., ALONG THE EAST LINE OF SAID SECTION 15, 1165.56 FEET; THENCE RUN NORTH 89 DEG. 00 MIN. 00 SEC. W., 1200.34 FEET; THENCE RUN SOUTH 01 DEG. 57 MIN. 00 SEC. E., 432.30 FEET; THENCE RUN SOUTH 89 DEG. 00 MIN. 00 SEC. E., 310.76 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88 DEG. 52 MIN. 53 SEC. E., 400.21 FEET; THENCE RUN SOUTH 14 DEG. 51 MIN. 39 SEC. E., 1167.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 24; THENCE RUN S. 59 DEG. 01 MIN. 25 SEC. W., ALONG SAID RIGHT OF WAY LINE, 192.13 FEET; THENCE RUN N. 30 DEG. 45 MIN. 28 SEC. W., 826.73 FEET; THENCE RUN NORTH 12 DEG. 03 MIN. 03 SEC. W., 536.11 FEET TO THE POINT OF BEGINNING.



LYING NORTHERLY OF AND WITHIN 70 FEET OF THE SURVEY LINE OF STATE ROAD NO. 24, SECTION 26260-2420, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE EAST LINE OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AT A POINT 8.6 FEET SOUTHERLY FROM THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTH 57 DEGREES 58 MINUTES 54 SECONDS WEST, 1,769.40 FEET TO THE END OF SAID SURVEY LINE.

CONTAINING 9.64 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 4

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST; THENCE RUN SOUTH 7.75 CHAINS, WEST 10 CHAINS, NORTH 7.75 CHAINS, EAST 10 CHAINS TO THE POINT OF BEGINNING.

AND

THAT PART OF THE SOUTH  $\frac{1}{2}$  OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST, THAT IS LOCATED WEST OF INTERSTATE I-75.

AND

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST AND THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE RUN NORTHWESTERLY 180 FEET MORE OR LESS ALONG RIGHT-OF-WAY OF INTERSTATE 75 TO SOUTH PROPERTY LINE OF LANDS OF GRANTEES; THENCE WESTERLY 15 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION PARALLEL TO INTERSTATE 75 TO EAST LINE OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST; THENCE RUN ALONG SAID EASTERLY LINE TO POINT OF BEGINNING.

CONTAINING 4.73 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 5

A portion of the Southwest  $\frac{1}{4}$  of Fractional Section 14, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of the Southwest  $\frac{1}{4}$  of Fractional Section 14, Township 10 South, Range 19 East, Alachua County, Florida, and run thence South  $00^{\circ}51'46''$  East, along the west line of said Southwest  $\frac{1}{4}$ , a distance of 1482.77 feet to the southwest corner of that certain parcel of land as described in Official Records Book 2399, page 1819 of the



Public Records of Alachua County, Florida; thence North 89°08'14" East, along the south line of said certain parcel of land, 60.00 feet to the Point of Beginning; thence continue North 89°08'14" East, along said south line, 36.10 feet to a corner on said south line, thence South 00°46'52" East, 12.00 feet to a corner on said south line; thence North 89°08'14" East, 175.44 feet to the southeast corner of said certain parcel of land and to a point on the westerly limited access right-of-way line to Interstate Highway No. I-75; thence North 20°50'15" West, along said westerly limited access right-of-way line, 124.49 feet; thence South 89°08'14" West, 168.99 feet to a point lying 60.00 feet easterly of said west line, measured perpendicular; thence South 00°51'46" East, parallel with and 60.00 feet easterly of said west line, measured perpendicular, 105.00 feet to the Point of Beginning.

Containing 0.501 of an acre (21,826 square feet), more or less.

TOGETHER WITH:

#### PARCEL 6

A portion of the Southwest 1/4 of Southeast 1/4 of Northeast 1/4 of Section 15, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Northeast 1/4 of Section 15, Township 10 South, Range 19 East, Alachua County, Florida, and run thence South 89°21'03" West, 659.16 feet to the southeast corner of the Southwest 1/4 of Southeast 1/4 of Northeast 1/4 of said Section 15; thence North 00°38'05" West, along the east line of said Southwest 1/4 of Southeast 1/4 of Northeast 1/4, a distance of 37.50 feet to the Point of Beginning; thence South 89°21'03" West, parallel with the south line of said Southwest 1/4 of Southeast 1/4 of Northeast 1/4, a distance of 579.68 feet to a point on the east line of that certain parcel of land as described in Official Records Book 3478, page 1017 of the Public Records of Alachua County, Florida; thence North 00°39'43" West, along said east line (Official Records Book 3478, page 1017), a distance of 627.10 feet to a point on the north line of said Southwest 1/4 of Southeast 1/4 of Northeast 1/4; thence North 89°21'24" East, along said north line, 351.25 feet to a point on the southwesterly right-of-way line of Interstate Highway No. 75 (300' right-of-way); thence South 32°39'30" East, along said southwesterly right-of-way line, 431.33 feet to a point on said east line of Southwest 1/4 of Southeast 1/4 of Northeast 1/4; thence South 00°38'05" East, along said east line of Southwest 1/4 of Southeast 1/4 of Northeast 1/4, a distance of 261.31 feet to the Point of Beginning. Containing 7.387 Acres (321,767 Square Feet), more or less.

TOGETHER WITH:

#### PARCEL 7

A portion of Section 15, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Northeast 1/4 of Section 15, Township 10 South, Range 19 East, Alachua County, Florida, and run thence South 89°21'03" West, 659.16 feet to the southeast corner of the Southwest 1/4 of Southeast 1/4 of Northeast 1/4 of said Section 15 and the Point of Beginning; thence continue South 89°21'03" West, along the



south line of said Southwest 1/4 of Southeast 1/4 of Northeast 1/4, a distance of 0.84 feet to a point on the east line of the West 9.25 chains of the East 19.25 chains of the North 12.75 chains of the Southeast 1/4 of said Section 15; thence South 00°51'46" East, along said east line, 37.50 feet; thence South 89°21'03" West, parallel with the north line of said Southeast 1/4 of Section 15, a distance of 580.50 feet to a point on the east line of that certain parcel of land as described in Official Records Book 3478, page 1017 of the Public Records of Alachua County, Florida; thence northerly along said east line (Official Records Book 3478, page 1017) through the following (3) courses: 1) North 00°51'46" West, 37.50 feet to a point on said north and south lines, 2) North 89°21'03" East, along said north and south lines, 1.69 feet, 3) North 00°39'43" West, 37.50 feet; thence North 89°21'03" East, parallel with said north and south lines, 579.68 feet to a point on the east line of said Southwest 1/4 of Southeast 1/4 of Northeast 1/4; thence South 00°38'05" East, along said east line of the Southwest 1/4 of Southeast 1/4 of Northeast 1/4, a distance of 37.50 feet to the Point of Beginning.

Containing 0.999 Acres (43,506 Square feet), more or less.

TOGETHER WITH:

#### PARCEL 8

A portion of the SW 1/4 of Fractional Section 14, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at a nail and disk (stamped "PRM 2228") found at the northwest corner of said SW 1/4 of Fractional Section 14, Township 10 South, Range 19 East, and run thence South 00°51'46" East, along the west line of said SW 1/4 a distance of 1494.77 feet to the POINT OF BEGINNING; thence continue South 00°51'46" East, along said west line 95.52 feet, to a point on the arc of a curve concave southwesterly and having a radius of 405.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 31°38'54" an arc distance of 223.67 feet, said arc being subtended by a chord having a bearing and distance of South 16°37'40" East, 220.84 feet; thence North 89°08'14" East, 323.49 feet to the westerly limited access right-of-way line to Interstate Highway I-75; thence North 20°50'15" West, along said limited access right-of-way line, 327.77 feet; thence South 89°08'14" West, 175.44 feet; thence North 00°46'52" West, 12.00 feet; thence South 89°08'14" West, 96.10 feet to the west line of said SW 1/4; thence South 00°51'46" East, along said west line, 12.00 feet, to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of the SW 1/4 of Fractional Section 14, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at a nail and disk (stamped "PRM 2228") found at the northwest corner of said SW 1/4 of Fractional Section 14, Township 10 South, Range 19 East, and run thence South 00°51'46" East, along the west line of said SW 1/4 a distance of 1590.29 feet to the POINT OF BEGINNING; thence continue South 00°51'46" East, along said west line 212.53 feet; thence North 89°08'14" East, 60.00 feet to a point on the arc of a curve concave southwesterly and having a radius of 405.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 31°38'34" an arc distance of 223.67 feet, to the west line of said SW 1/4 and the POINT OF BEGINNING, said arc being subtended by a chord having a bearing and distance of North 16°37'40" West, 220.84 feet.

Containing 2.336 acres, more or less.



TOGETHER WITH:

PARCEL 9

A parcel of land lying in Section 22, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the northeast corner of said Section 22 for a Point of Reference; thence run South 89°58'56" West, along the north line of said Section 22, a distance of 994.60 feet; thence run South 33°05'34" East, a distance of 51.55 feet; thence run South 31°36'51" East, a distance of 19.98 feet; thence run South 57°58'25" West, a distance of 40.65 feet to the Point of Beginning; thence run South 31°35'14" East, a distance of 383.10 feet to the northerly Right of Way line of S.W. Archer Road (State Road No. 24, Right of Way varies); thence run South 57°56'18" West, along said Northerly Right of Way line, a distance of 199.96 feet; thence run North 31°31'11" West, a distance of 192.50 feet; thence run North 58°28'49" East, a distance of 191.73 feet; thence run North 31°35'14" West, a distance of 192.43 feet; thence run North 57°58'25" East, 8.00 feet to the Point of Beginning.

Containing 0.91 Acres, more or less.

TOGETHER WITH:

PARCEL 10

A portion of the lands described in Official Records Book 3986, page 2420 of the Public Records of Alachua County, Florida, lying in Section 22, Township 10 South, Range 19 East, of said Alachua County, Florida and being more particularly described as follows:

Commence at the northeast corner of said Section 22 for a Point of Reference; thence run South 89°58'56" West, along the north line of said Section 22, a distance of 994.60 feet to the intersection with the westerly maintained Right of Way line of S.W. 45<sup>th</sup> Street (per Maintenance Map Book 2, pages 19-25) (Right of Way width varies); thence run South 33°05'34" East, along said westerly maintained Right of Way line, a distance of 51.55 feet; thence run South 31°36'51" East, along said westerly maintained Right of Way line, a distance of 19.98 feet to a ½" rebar and cap (RLS 4116) at the northeasterly corner of Block 1 of said Orange City and the Point of Beginning; thence run South 31°29'51" East, along said westerly maintained Right of Way line and the easterly line of said Block 1, a distance of 383.09 feet to a ½" rebar and cap (RLS 4116) at the southeasterly corner of said Block 1 and on the northerly Right of Way line of State Road No. 24 (SW Archer Road) (Right of Way width varies); Thence run South 57°56'18" West, along said northerly Right of Way line, a distance of 40.05 feet; thence run North 31°35'14" West, a distance of 383.10 feet to the northerly line of said Block 1 and the southerly Right of Way line of a 20 foot wide Right of Way as shown on the Plat of Orange City (not open); thence run North 57°58'25" East, along said northerly line and said southerly Right of Way line, a distance of 40.65 feet to the Point of Beginning.

Containing 15,458 Square Feet (0.35 Acres), more or less.

TOGETHER WITH:

PARCEL 11

A portion of Section 15, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Northeast 1/4 of Section 15, Township 10 South, Range 19 East, Alachua County, Florida, and run thence South 89°21'03" West, along the south line of said Northeast 1/4, a distance of 1268.82 feet to a point on the west line of that



certain parcel of land described in Official Records Book 3478, page 1017 of the Public Records of Alachua County, Florida; thence North 00°39'43" West, along said west line, 37.50 feet to the Point of Beginning; thence continue North 00°39'43" West, along said west line, 627.10 feet to a point on the north line of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section; thence North 89°21'24" East, along said north line, 30.00 feet to a point on the east line of said certain parcel of land; thence South 00°39'43" East, along said east line, 627.10 feet; thence South 89°21'03" West, 30.00 feet to the Point of Beginning.

Containing 0.432 Acres (18,813 Square Feet), more or less.

Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 contain 244.70 Acres, in aggregate, +/- .

ALL OF THE ABOVE PROPERTY LYING AND BEING IN ALACHUA COUNTY, FLORIDA.