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ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS
ORDINANCE 16- 20

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY FLORIDA AMENDING THE ALACHUA COUNTY CODE OF ORDINANCES CHAPTER 37.3 EXPANDING THE BOUNDARIES OF THE ESTABLISHED CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO.1 PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2016); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE EXPANDED DISTRICT'S BOARD OF SUPERVISORS; ADDRESSING ORDINANCE CONFLICTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Celebration Pointe Community Development District #1 ("District") was established by Ordinance No. 2012-17 and subsequently expanded by Ordinance No. 2014-03 for the express purpose of financing infrastructure improvements relating to a development in Alachua County commonly known as Celebration Pointe; and

WHEREAS, pursuant to Section 190.011(11), Fla. Stat., the District, requested and received from the County of Alachua, as adopted in Ordinance No. 15-126, the right of the District to exercise eminent domain power outside of the District for district roads;

WHEREAS, having obtained written consent to the expansion of the District by the owners of the real property to be included in the District, including written consent of those landowners whose land is to be added, the District petitioned the Alachua County Board of Commissioners (the "County") to adopt an ordinance expanding the Celebration Pointe Community Development District No. 1 by a total of 25.08 acres pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Petitioner is a Florida Limited Liability Partnership, authorized to conduct

1 business in the State of Florida; and

2 **WHEREAS**, all interested persons and affected units of general-purpose local
3 government were afforded an opportunity to present oral and written comments on the
4 Petition at a duly noticed public hearing conducted by the County on October 25th, 2016; and

5 **WHEREAS**, upon consideration of the record established at that hearing, the County
6 determined that the statements within the Petition were true and correct, that the expansion of
7 the District is not inconsistent with any applicable element or portion of the state
8 comprehensive plan or the local government comprehensive plan, that the land within the
9 expanded District is of sufficient size, is sufficiently compact, and sufficiently contiguous to
10 be developable as a functionally interrelated community, that the District is the best
11 alternative available for delivering community development services and facilities to the area
12 served by the District, that the services and facilities of the District will not be incompatible
13 with the capacity and uses of existing local and regional community development services
14 and facilities, and that the area to be served by the District is amenable to separate special-
15 district governance; and

16 **WHEREAS**, the expansion of the District will constitute a timely, efficient, effective,
17 responsive and economic way to deliver community development services in the area described
18 in the Petition.

19
20 **NOW, THEREFORE, BE IT, RESOLVED BY THE BOARD OF COUNTY**
21 **COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:**

1 **Section 1. Legislative Findings of Fact.** The Board of County Commissioners of
2 Alachua County, Florida, finds and declares that all the statements set forth in the preamble of
3 this ordinance are true and correct.

4 **Section 2. Authority.** This ordinance is adopted in compliance with and pursuant to the
5 Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes
6 (2016).

7 **Section 3. Administrative Code.** Chapter 37.3, Alachua County Code, is hereby
8 amended as follows:
9

10 CHAPTER 37.3

11 **CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT No. 1**

12 13 **Sec. 37.3.1. District name.**

14 There is hereby established a community development district situated entirely within
15 Alachua County, Florida, which district shall be known as the "Celebration Pointe Community
16 Development District No. 1."

17 18 **Sec. 37.3.2. External boundaries of the district.**

19 The external boundaries of the district are described in Exhibit A attached hereto and
20 incorporated by reference, the overall parcel containing ~~165.38~~ 237.52 acres, more or less.

21 22 **Sec. 37.3.3. Powers.**

23 The powers of the district are as described in F.S. § 190.011 and 190.012(1) and (3).
24

25 **Sec. 37.3.4. Board of supervisors.**

26 The five persons designated to serve as initial members of the district's board of
27 supervisors are as follows: Heather Williams Dyrkolbotn, Troy Ely, Charles Olinger, Will

1 Olinger, Jonathan Paul. All of the above-named persons are residents of the State of Florida and
2 citizens of the United States.

3 **Section 4. Conflict.** The terms of this Ordinance shall govern to the extent of any
4 conflict with any other County ordinance.

5 **Section 5. Repealing Clause.** All ordinances or parts of ordinances in conflict herewith
6 are, to the extent of the conflict, hereby repealed.

7 **Section 6. Inclusion in the Code, Scrivener's Error.** It is the intention of the Board of
8 County Commissioners of Alachua County, Florida, and it is hereby provided that, at such time
9 as the Regulations of Alachua County are codified, the provisions of this ordinance shall become
10 and be made part of the Administrative Code of Alachua County, Florida; that the sections of
11 this ordinance may be renumbered or re-lettered to accomplish such intention, and the word
12 "ordinance" may be changed to "section," "article," or other appropriate designation. The
13 correction of typographical errors that do not affect the intent of the ordinance may be authorized
14 by the County Manager or designee, without public hearing, by filing a corrected or re-codified
15 copy of the same with the Clerk of the Circuit Court.

16 **Section 7. Modification.** It is the intent of the Board of County Commissioners that the
17 provisions of this ordinance may be modified as a result of considerations that may arise during
18 public hearings. Such modifications shall be incorporated into the final version of the ordinance
19 adopted by the Board and filed by the Clerk to the Board.

20 **Section 8. Ordinance to be Liberally Construed.** This ordinance shall be liberally
21 construed in order to effectively carry out the purposes hereof which are deemed not to adversely
22 affect public health, safety, or welfare.

23 **Section 9. Severability.** If any section, phrase, sentence or portion of this ordinance is
24 for any reason held invalid or unconstitutional by any court of competent jurisdiction, such

1 portion shall be deemed a separate, distinct and independent provision, and such holding shall
2 not affect the validity of the remaining portions thereof.

3 **Section 10. Effective Date.** A certified copy of this ordinance shall be filed with the
4 Department of State by the Clerk of the Board of County Commissioners within ten (10) days
5 after enactment by Board of County Commissioners, and shall take effect upon filing with the
6 Department of State.

7

8

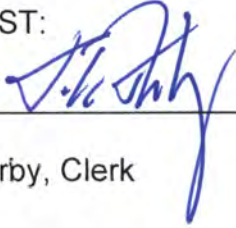
1 DULY ADOPTED in regular session this 25th day of October, A.D., 2016.
2
3

4 BOARD OF COUNTY COMMISSIONERS OF
5 ALACHUA COUNTY, FLORIDA

6
7 By: 

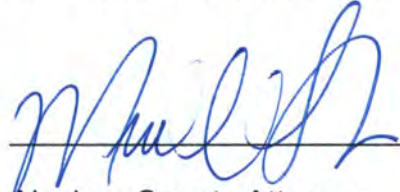
8 Robert Hutchinson, Chair

9 ATTEST:

10 
11 J. K. Irby, Clerk

12
13 (SEAL)

14 APPROVED AS TO FORM

15 
16 Alachua County Attorney

17 DEPARTMENT APPROVAL

18 AS TO CORRECTNESS

19 
20
21 Department of Growth Management

22 Authorized Designee
23

Exhibit A

Legal Description

For: Celebration Pointe Holdings, LLC
Community Development District

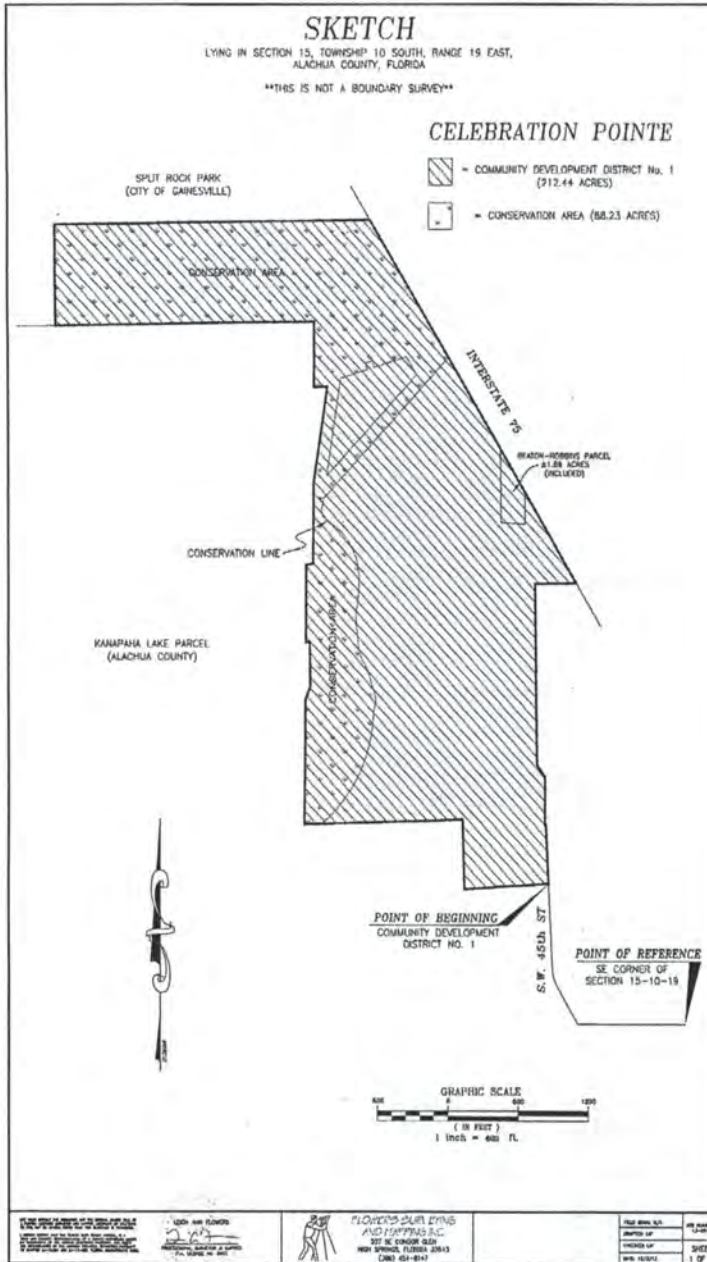
PARCEL 1

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 $89^{\circ}58'56''$ West, along the south line of said Section 15, a distance of 923.35 feet to the intersection with the easterly maintained right of way line of S.W. 45th Street (per Maintenance Map Book 2, pages 19-25) (right of way width varies); thence run the following three (3) courses along said easterly maintained right of way line: (1) North $31^{\circ}35'14''$ 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 $28^{\circ}31'54''$, said curve having a chord bearing and distance of North $17^{\circ}15'19''$ West, 147.85 feet to the end of said curve; (3) North $02^{\circ}59'19''$ West, a distance of 637.77 feet to the Point of Beginning; thence run South $86^{\circ}27'14''$ West, a distance of 238.89 feet; thence run South $89^{\circ}08'40''$ West, a distance of 85.60 feet; thence run South $85^{\circ}54'44''$ West, a distance of 302.44 feet; thence run South $87^{\circ}38'23''$ West, a distance of 48.53 feet; thence run South $88^{\circ}53'02''$ West, a distance of 44.00 feet; thence run North $01^{\circ}41'11''$ West, a distance of 521.74 feet; thence run South $88^{\circ}25'19''$ 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 $00^{\circ}25'02''$ East, a distance of 940.90 feet; (2) North $21^{\circ}16'05''$ East, a distance of 112.29 feet; (3) North $00^{\circ}43'49''$ West, a distance of 330.00 feet; (4) South $89^{\circ}16'11''$ West, a distance of 33.37 feet; (5) North $00^{\circ}21'06''$ East, a distance of 580.62 feet; (6) North $76^{\circ}07'00''$ East, a distance of 24.19 feet; (7) South $89^{\circ}20'53''$ East, a distance of 18.48 feet; (8) North $77^{\circ}51'27''$ East, a distance of 17.67 feet; (9) North $00^{\circ}21'55''$ East, a distance of 610.74 feet; (10) North $09^{\circ}17'01''$ East, a distance of 731.07 feet; (11) South $89^{\circ}18'21''$ West, a distance of 113.36 feet; (12) North $00^{\circ}21'55''$ East, a distance of 494.26 feet; (13) South $89^{\circ}16'11''$ West, a distance of 2198.22 feet to the boundary of Split Rock Park; thence run North $00^{\circ}32'40''$ West, along said boundary, a distance of 761.70 feet; thence run North $89^{\circ}17'18''$ East, along said boundary, a distance of 2680.57 feet to the westerly right of way line of Interstate 75 (a 300 foot Limited Access Right of Way); thence run South $32^{\circ}39'55''$ East, along said westerly right of way line, a distance of 2680.85 feet; thence run South $32^{\circ}40'19''$ East, along said westerly right of way line, a distance of 567.74 feet; thence run South $89^{\circ}20'04''$ West, a distance of 351.16 feet to the aforementioned easterly maintained right of way line of S.W. 45th Street; thence run the following eight (8) courses along said easterly maintained right of way line: (1) South $00^{\circ}41'38''$ East, a distance of 664.45 feet; (2) South $88^{\circ}49'40''$ West, a distance of 1.69 feet; (3) South $00^{\circ}53'53''$ East, a distance of 704.25 feet; (4) South $38^{\circ}40'43''$ East, a distance of 109.72 feet; (5) South $00^{\circ}53'53''$ East, a distance of 50.82 feet; (6) South

1 00°09'49" West, a distance of 313.71 feet; (7) South 89°46'35" East, a distance of 8.63
 2 feet; (8) South 02°59'19" East, a distance of 443.72 feet to the Point of Beginning.
 3 Containing 212.44 Acres, more or less.

7 Delete the following map:



8
 9
 10

1
2 ***New legal and map for adoption:***
3

4 PARCEL 1
5

6 A PARCEL OF LAND LYING IN SECTIONS 10, 15 AND 22, TOWNSHIP 10 SOUTH,
7 RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY
8 DESCRIBED AS FOLLOWS:
9

10 COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 15 FOR A POINT
11 OF REFERENCE; THENCE RUN SOUTH 89°58'56" WEST, ALONG THE SOUTH
12 LINE OF SAID SECTION 15, A DISTANCE OF 923.35 FEET TO THE INTERSECTION
13 WITH THE EASTERLY RIGHT OF WAY LINE OF SW 45TH STREET (RIGHT OF WAY
14 WIDTH VARIES); AND TO THE POINT OF BEGINNING; THENCE RUN SOUTH
15 31°35'14" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF
16 417.29 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF
17 STATE ROAD NO. 24 (RIGHT OF WAY WIDTH VARIES); THENCE RUN SOUTH
18 57°56'18" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A
19 DISTANCE OF 299.32 FEET; THENCE RUN NORTH 31°31'11" WEST, A DISTANCE
20 OF 192.49 FEET; THENCE RUN NORTH 58°28'49" EAST, A DISTANCE OF 199.73
21 FEET; THENCE RUN NORTH 31°35'14" WEST, A DISTANCE OF 192.50 FEET;
22 THENCE RUN SOUTH 57°58'13" WEST, A DISTANCE OF 0.64 FEET; THENCE RUN
23 NORTH 31°35'14" WEST, A DISTANCE OF 189.97 FEET TO THE BEGINNING OF A
24 CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 750.00 FEET;
25 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE , AN ARC
26 DISTANCE OF 191.68 FEET THROUGH A CENTRAL ANGLE OF 14°38'35", SAID
27 CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 24°15'56" WEST,
28 191.16 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY LINE
29 OF SW 45TH STREET (PER MAINTENANCE MAP BOOK 2, PAGES 19-25) (RIGHT
30 OF WAY WIDTH VARIES); THENCE RUN THE FOLLOWING SEVEN (7) COURSES
31 ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE: 1) NORTH 37°48'05"
32 WEST, A DISTANCE OF 36.15 FEET; 2) NORTH 17°34'50" WEST, A DISTANCE OF
33 41.57 FEET; 3) NORTH 00°30'10" EAST, A DISTANCE OF 214.02 FEET; 4) NORTH
34 05°22'55" WEST, A DISTANCE OF 55.98 FEET; 5) NORTH 04°23'57" EAST, A
35 DISTANCE OF 105.44 FEET; 6) NORTH 05°42'10" WEST, A DISTANCE OF 112.94
36 FEET; 7) NORTH 04°14'10" WEST, A DISTANCE OF 245.02 FEET; THENCE RUN
37 SOUTH 86°27'14" WEST, A DISTANCE OF 183.24 FEET; THENCE RUN SOUTH
38 89°08'40" WEST, A DISTANCE OF 85.60 FEET; THENCE RUN SOUTH 85°54'44"
39 WEST, A DISTANCE OF 302.44 FEET; THENCE RUN SOUTH 87°38'23" WEST, A
40 DISTANCE OF 48.53 FEET; THENCE RUN SOUTH 88°53'02" WEST, A DISTANCE
41 OF 44.00 FEET; THENCE RUN NORTH 01°41'11" WEST, A DISTANCE OF 521.74
42 FEET; THENCE RUN SOUTH 88°25'19" WEST, A DISTANCE OF 1346.43 FEET TO
43 THE EAST LINE OF THE LAKE KANAPAHA PARCEL; THENCE RUN THE
44 FOLLOWING THIRTEEN (13) COURSES ALONG SAID LAKE KANAPAHA PARCEL
45 BOUNDARY: (1) NORTH 00°25'02" EAST, A DISTANCE OF 940.90 FEET; (2) NORTH
46 21°16'05" EAST, A DISTANCE OF 112.29 FEET; (3) NORTH 00°43'49" WEST, A
47 DISTANCE OF 330.00 FEET; (4) SOUTH 89°16'11" WEST, A DISTANCE OF 33.37

1 FEET; (5) NORTH 00°21'06" EAST, A DISTANCE OF 580.62 FEET; (6) NORTH
2 76°07'00" EAST, A DISTANCE OF 24.19 FEET; (7) SOUTH 89°20'53" EAST, A
3 DISTANCE OF 18.48 FEET; (8) NORTH 77°51'27" EAST, A DISTANCE OF 17.67
4 FEET; (9) NORTH 00°21'55" EAST, A DISTANCE OF 610.74 FEET; (10) NORTH
5 09°17'01" EAST, A DISTANCE OF 731.07 FEET; (11) SOUTH 89°18'21" WEST, A
6 DISTANCE OF 113.36 FEET; (12) NORTH 00°21'55" EAST, A DISTANCE OF 494.26
7 FEET; (13) SOUTH 89°16'11" WEST, A DISTANCE OF 2198.22 FEET TO THE
8 BOUNDARY OF SPLIT ROCK PARK; THENCE RUN NORTH 00°32'40" WEST,
9 ALONG SAID BOUNDARY, A DISTANCE OF 761.70 FEET; THENCE RUN NORTH
10 89°17'18" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 2680.57 FEET TO THE
11 WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (A 300 FOOT LIMITED
12 ACCESS RIGHT OF WAY); THENCE RUN SOUTH 32°39'55" EAST, ALONG SAID
13 WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2680.85 FEET; THENCE RUN
14 SOUTH 32°40'19" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A
15 DISTANCE OF 567.74 FEET; THENCE RUN SOUTH 89°20'04" WEST, A DISTANCE
16 OF 351.16 FEET TO THE EXISTING EASTERLY RIGHT OF WAY LINE OF SW 45TH
17 STREET; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID
18 EASTERLY RIGHT OF WAY LINE: (1) SOUTH 00°41'38" EAST, A DISTANCE OF
19 664.45 FEET; (2) SOUTH 88°49'40" WEST, A DISTANCE OF 1.69 FEET; (3) SOUTH
20 00°53'53" EAST, A DISTANCE OF 592.48 FEET TO THE BEGINNING OF A CURVE,
21 CONCAVE TO THE EAST, HAVING A RADIUS OF 650.00 FEET; THENCE
22 SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 129.10
23 FEET THROUGH A CENTRAL ANGLE OF 11°22'49", SAID CURVE HAVING A
24 CHORD BEARING AND DISTANCE OF SOUTH 06°35'18" EAST, 128.89 FEET TO A
25 POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE RUN THE FOLLOWING
26 THREE (3) COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE: 1) SOUTH
27 38°40'43" EAST, A DISTANCE 88.86 FEET; 2) SOUTH 00°53'53" EAST, A DISTANCE
28 OF 50.82 FEET; 3) SOUTH 00°09'49" WEST, A DISTANCE OF 156.94 FEET;
29 THENCE RUN SOUTH 02°59'19" EAST, A DISTANCE OF 157.02 FEET TO A POINT
30 ON SAID EASTERLY RIGHT OF WAY LINE; THENCE RUN THE FOLLOWING
31 THREE (3) COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE: 1) SOUTH
32 02°59'19" EAST, A DISTANCE OF 1081.73 FEET TO THE BEGINNING OF A NON-
33 TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 300.00
34 FEET; 2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC
35 DISTANCE OF 149.39 FEET THROUGH A CENTRAL ANGLE OF 28°31'54", SAID
36 CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 17°15'19" EAST,
37 147.85 FEET TO THE END OF SAID CURVE; 3) SOUTH 31°35'14" EAST, A
38 DISTANCE OF 327.55 FEET TO THE POINT OF BEGINNING.

39
40 LESS:

41
42 A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19
43 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
44 AS FOLLOWS:

45
46 COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 15 FOR A POINT
47 OF REFERENCE; THENCE RUN NORTH 00°58'22" WEST, ALONG THE EAST LINE

1 OF SAID SECTION 15, ALONG THE WESTERLY RIGHT OF WAY LINE OF S.W. 43RD
2 STREET AND ALONG THE SOUTHERLY AND NORTHERLY EXTENSIONS
3 THEREOF, A DISTANCE OF 1834.29 FEET TO THE SOUTHWESTERLY RIGHT OF
4 WAY LINE OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93) (A 300 FOOT
5 LIMITED ACCESS RIGHT OF WAY) AND THE BEGINNING OF A NON-TANGENT
6 CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3725.72 FEET;
7 THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG SAID
8 SOUTHWESTERLY RIGHT OF WAY LINE: (1) NORTHWESTERLY ALONG THE ARC
9 OF SAID CURVE, AN ARC DISTANCE OF 26.64 FEET, THROUGH A CENTRAL
10 ANGLE OF 00°24'35", SAID CURVE HAVING A CHORD BEARING AND DISTANCE
11 OF NORTH 29°06'02" WEST, 26.64 FEET TO THE END OF SAID CURVE; (2) NORTH
12 28°41'17" WEST, A DISTANCE OF 365.62 FEET; (3) NORTH 28°42'45" WEST, A
13 DISTANCE OF 181.03 FEET; (4) NORTH 32°48'08" WEST, A DISTANCE OF 67.55
14 FEET; (5) NORTH 32°38'42" WEST, A DISTANCE OF 672.74 FEET; (6) NORTH
15 32°39'04" WEST, A DISTANCE OF 430.86 FEET; (7) NORTH 32°40'19" WEST, A
16 DISTANCE OF 567.74 FEET; (8) NORTH 32°39'55" WEST, A DISTANCE OF 1,448.30
17 FEET TO THE SOUTHERLY LINE OF A 100 FOOT WIDE POWER LINE EASEMENT
18 AS RECORDED IN DEED BOOK 327, PAGE 430 OF THE PUBLIC RECORDS OF
19 ALACHUA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3)
20 COURSES ALONG SAID SOUTH LINE: (1) SOUTH 45°07'21" WEST, A DISTANCE
21 OF 507.13 FEET; (2) SOUTH 45°11'50" WEST, A DISTANCE OF 479.62 FEET; (3)
22 SOUTH 44°57'38" WEST, A DISTANCE OF 101.60 FEET; THENCE RUN SOUTH
23 44°51'05" EAST, A DISTANCE OF 25.15 FEET TO THE POINT OF BEGINNING;
24 THENCE CONTINUE SOUTH 44°51'05" EAST, A DISTANCE OF 50.00 FEET;
25 THENCE RUN SOUTH 45°08'55" WEST, A DISTANCE OF 50.00 FEET; THENCE
26 RUN NORTH 44°51'05" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH
27 45°08'55" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

28
29 CONTAINING 216.06 ACRES, MORE OR LESS.

30
31 TOGETHER WITH:

32
33 PARCEL 2

34
35 THAT CERTAIN REAL PROPERTY LYING AND BEING IN ALACHUA COUNTY,
36 FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

37
38 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 10
39 SOUTH, RANGE 19 EAST, THENCE RUN N 22.25 CHS., THENCE RUN W 19.25
40 CHS.; THENCE RUN S 18.75 CHS; THENCE RUN N 60° E PARALLEL TO
41 SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY 7.85 CHS.; THENCE RUN S 30° E
42 6.45 CHS.; THENCE RUN N 60° E 4.24 CHS.; THENCE RUN S 30° E 4.5 CHS. TO S
43 LINE; THENCE RUN E 3 CHS. TO THE POINT OF BEGINNING. LESS THAT
44 CERTAIN REAL PROPERTY AS DESCRIBED IN INSTRUMENT RECORDED IN
45 DEED BOOK 175, PAGE 216 OF THE PUBLIC RECORDS OF ALACHUA COUNTY,
46 FLORIDA.

1 AND LESS:

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

8
9 AND ALSO LESS THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 241,
10 PAGE 395, DESCRIBED AS FOLLOWS:

11
12 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
13 (SE¼) OF SECTION FIFTEEN (15), TOWNSHIP TEN (10) SOUTH, RANGE
14 NINETEEN (19) EAST, AND THENCE RUN SOUTH 00°08'43" WEST 1,165.56 FEET;
15 THENCE RUN NORTH 89°00'00" WEST 1,200.34 FEET; THENCE RUN SOUTH
16 01°57'00" EAST 432.30 FEET TO THE POINT OF BEGINNING; THENCE RUN
17 SOUTH 01°57'00" EAST 776.16 FEET; THENCE RUN NORTH 58°10'00" EAST 490.38
18 FEET; THENCE RUN NORTH 12°03'03" WEST 536.11 FEET; THENCE RUN NORTH
19 89°00'00" WEST 310.76 FEET TO THE POINT OF BEGINNING. THE SAME LYING
20 AND BEING IN THE EAST HALF OF THE SOUTHEAST QUARTER (SE¼) OF
21 SECTION FIFTEEN (15), TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19)
22 EAST, ALACHUA COUNTY, FLORIDA.

23
24 AND ALSO LESS THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK
25 1933, PAGE 1662, DESCRIBED AS FOLLOWS:

26
27 A PORTION OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 10 SOUTH,
28 RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY
29 DESCRIBED AS FOLLOWS:

30
31 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION
32 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN THENCE SOUTH 00°51'46"
33 EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST ¼, A DISTANCE OF
34 2413.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH
35 00°51'46" EAST, ALONG SAID EAST BOUNDARY 206.94 FEET TO A POINT ON THE
36 NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 24 (ARCHER
37 ROAD); THENCE SOUTH 57°59'54" WEST, ALONG SAID NORTHWESTERLY
38 RIGHT-OF-WAY LINE, 30.83 FEET TO THE BEGINNING OF A CURVE CONCAVE
39 WESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY AND
40 NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE
41 OF 76°08'58", AN ARC DISTANCE OF 33.23 FEET TO THE END OF SAID CURVE,
42 SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE
43 OF NORTH 19°55'25" EAST, 30.83 FEET, SAID END OF CURVE BEING THE
44 BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 210.00
45 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A
46 CENTRAL ANGLE OF 38°44'19", AN ARC DISTANCE OF 141.98 FEET TO THE END
47 OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A

1 BEARING AND DISTANCE OF NORTH 01°13'05" EAST, 139.30 FEET, SAID END OF
2 CURVE BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A
3 RADIUS OF 150.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID
4 CURVE, THROUGH A CENTRAL ANGLE OF 21°27'01", AN ARC DISTANCE OF
5 56.16 FEET TO THE END OF SAID CURVE AND TO THE POINT OF BEGINNING,
6 SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE
7 OF NORTH 09°51'44" EAST, 55.83 FEET.

8
9 AND ALSO LESS THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK
10 2124, PAGE 1245, DESCRIBED AS FOLLOWS:

11 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (1/4)
12 OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY,
13 FLORIDA, AND RUN THENCE SOUTH 00°51'46" EAST, ALONG THE EAST LINE OF
14 SAID SOUTHEAST QUARTER (1/4), A DISTANCE OF 1171.33 FEET TO THE POINT
15 OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE POINT OF
16 BEGINNING OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN CHANCERY
17 ORDERS BOOK Y, PAGE 22 OF SAID PUBLIC RECORDS; THENCE CONTINUE
18 SOUTH 00°51'46" EAST, ALONG SAID EAST LINE, 512.47 FEET; THENCE NORTH
19 89°51'46" WEST, 452.85 FEET TO A POINT ON THE EASTERLY LINE OF THAT
20 CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 718,
21 PAGE 131 OF SAID PUBLIC RECORDS; THENCE NORTH 15°50'32" WEST, ALONG
22 THE EASTERLY LINE OF SAID PARCEL (O.R. 718, PAGE 131), 81.80 FEET TO THE
23 NORTHEAST CORNER OF SAID PARCEL (O.R. 718, PAGE 131); THENCE NORTH
24 89°51'46" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL (O.R. 718,
25 PAGE 131); 400.21 FEET TO THE NORTHWEST CORNER OF SAID PARCEL (O.R.
26 718, PAGE 131); THENCE SOUTH 13°01'56" EAST, ALONG THE WESTERLY LINE
27 OF SAID PARCEL (O.R. 718, PAGE 131); 536.11 FEET TO THE EASTERLY MOST
28 CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL
29 RECORDS BOOK 1232, PAGE 261 OF SAID PUBLIC RECORDS; THENCE NORTH
30 89°58'14" WEST, ALONG THE NORTH LINE OF SAID PARCEL (O.R. BOOK 1232,
31 PAGE 261), 404.22 FEET; THENCE NORTH 02°58'22" WEST ALONG THE WEST
32 LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL
33 RECORDS BOOK 241, PAGE 395 OF SAID PUBLIC RECORDS, 522.90 FEET TO
34 THE NORTHWEST CORNER OF SAID PARCEL (O.R. 241, PAGE 395); THENCE
35 CONTINUE NORTH 02°58'22" WEST, 435.10 FEET TO THE NORTH LINE OF THAT
36 CERTAIN PARCEL OF LAND AS DESCRIBED IN CHANCERY ORDERS BOOK Y,
37 PAGE 22 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°51'34", EAST ALONG
38 THE NORTH LINE OF SAID PARCEL (CHANCERY ORDERS BOOK Y, PAGE 22),
39 1200.69 FEET TO THE POINT OF BEGINNING.

40
41 CONTAINING 7.09 ACRES, MORE OR LESS.

42
43 TOGETHER WITH:

44 PARCEL 3

45 COMMENCING AT THE QUARTER SECTION STAKE ON EAST LINE OF SECTION
46 15-10-19, RUN SOUTH ALONG EAST LINE OF SAID SECTION 15, 17.80 CHAINS;
47 THENCE NORTH 89 DEG. W 18.11 CHAINS; THENCE SOUTH 01 DEG. E. 6.55

1 CHAINS TO THE POINT OF BEGINNING: FROM SAID POINT OF BEGINNING RUN
2 SOUTH 01 DEG. E 11.75 CHAINS; THENCE NORTH 58 DEG. 10 MIN. E. 7.43
3 CHAINS; THENCE SOUTH 31 DEG. 30 MIN. E. 12.95 CHAINS; THENCE NORTH 60
4 DEG. E. 2.85 CHAINS; THEN NORTH 14 DEG. 30 MIN. W. 18.05 CHAINS; THENCE
5 NORTH 89 DEG. W. 10.96 CHAINS TO THE POINT OF BEGINNING; CONTAINING
6 17.3 ACRES, MORE OR LESS, AND ALL BEING IN THE SE ¼ OF SECTION 15-10-
7 19, AND THE NE ¼ OF SECTION 22-10-19, LESS: COMMENCE AT THE NE
8 CORNER OF SE ¼ OF SECTION 15-10-19, AND THENCE RUN SOUTH 00 DEG. 08
9 MIN. 43 SEC. W., 1,165.56 FEET; THENCE RUN NORTH 89 DEG. 00 MIN. 00 FEET
10 W. 1,200.34 FEET; THENCE RUN SOUTH 01 DEG. 57 MIN. 00 SEC. E. 432.30 FEET
11 TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01 DEG. 57 MIN. 00 SEC. E
12 776.16 FEET; THENCE RUN NORTH 58 DEG. 10 MIN. 00 SEC. E. 490.38; THENCE
13 RUN NORTH 12 DEG. 03 MIN. 03 SEC. W., 536.11 FEET; THENCE RUN NORTH 89
14 DEG. 00 MIN. 00 SEC. W., 310.76 FEET TO THE POINT OF BEGINNING. THE SAME
15 LYING AND BEING IN THE EAST ½ OF SE ¼ OF SECTION 15-10-19 AND LESS;
16 ROAD RIGHT OF WAY TO THE STATE OF FLORIDA AS PER RIGHT OF WAY DEED
17 RECORDED IN DEED BOOK 188, PAGE 298 OF THE PUBLIC RECORDS OF
18 ALACHUA COUNTY, FLORIDA. THE PARCEL BEING CONVEYED HEREBY IS
19 MORE ACCURATELY AND PARTICULARLY DESCRIBED AS FOLLOWS IN
20 ACCORDANCE WITH THAT CERTAIN SURVEY DATED JULY 18, 1971 AND
21 PREPARED BY HARRIS H. GREEN, REGISTERED SURVEYOR: A TRACT OF LAND
22 SITUATED IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 10 SOUTH,
23 RANGE 19 EAST, AND IN THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 10
24 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND
25 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE
26 NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 10
27 SOUTH, RANGE 19 EAST AND RUN SOUTH 00 DEG. 08 MIN. 43 SEC. W., ALONG
28 THE EAST LINE OF SAID SECTION 15, 1165.56 FEET; THENCE RUN NORTH 89
29 DEG. 00 MIN. 00 SEC. W., 1200.34 FEET; THENCE RUN SOUTH 01 DEG. 57 MIN. 00
30 SEC. E., 432.30 FEET; THENCE RUN SOUTH 89 DEG. 00 MIN. 00 SEC. E., 310.76
31 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88 DEG. 52 MIN. 53
32 SEC. E., 400.21 FEET; THENCE RUN SOUTH 14 DEG. 51 MIN. 39 SEC. E., 1167.08
33 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO.24;
34 THENCE RUN S. 59 DEG. 01 MIN. 25 SEC. W., ALONG SAID RIGHT OF WAY LINE,
35 193.13 FEET; THENCE RUN N. 30 DEG. 45 MIN. 28 SEC. W., 826.73 FEET; THENCE
36 RUN NORTH 12 DEG. 03 MIN. 03 SEC. W., 536.11 FEET TO THE POINT OF
37 BEGINNING.

38 LESS:

39
40 PARCEL NUMBER 112

41
42 THAT PART OF:

43
44 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION
45 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST AND RUN SOUTH 00 DEG. 08 MIN. 43
46 SEC. W., ALONG THE EAST LINE OF SAID SECTION 15, 1165.56 FEET; THENCE
47 RUN NORTH 89 DEG. 00 MIN. 00 SEC. W., 1200.34 FEET; THENCE RUN SOUTH 01

1 DEG. 57 MIN. 00 SEC. E., 432.30 FEET; THENCE RUN SOUTH 89 DEG. 00 MIN. 00
2 SEC. E., 310.76 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88
3 DEG. 52 MIN. 53 SEC. E., 400.21 FEET; THENCE RUN SOUTH 14 DEG. 51 MIN. 39
4 SEC. E., 1167.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE
5 ROAD NO. 24; THENCE RUN S. 59 DEG. 01 MIN. 25 SEC. W., ALONG SAID RIGHT
6 OF WAY LINE, 192.13 FEET; THENCE RUN N. 30 DEG. 45 MIN. 28 SEC. W., 826.73
7 FEET; THENCE RUN NORTH 12 DEG. 03 MIN. 03 SEC. W., 536.11 FEET TO THE
8 POINT OF BEGINNING.

9
10 LYING NORTHERLY OF AND WITHIN 70 FEET OF THE SURVEY LINE OF STATE
11 ROAD NO. 24, SECTION 26260-2420, SAID SURVEY LINE BEING DESCRIBED AS
12 FOLLOWS:

13
14 BEGIN ON THE EAST LINE OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19
15 EAST, AT A POINT 8.6 FEET SOUTHERLY FROM THE NORTHEAST CORNER
16 THEREOF; RUN THENCE SOUTH 57 DEGREES 58 MINUTES 54 SECONDS WEST,
17 1,769.40 FEET TO THE END OF SAID SURVEY LINE.

18
19 CONTAINING 9.64 ACRES, MORE OR LESS.

20
21 TOGETHER WITH:

22
23 PARCEL 4

24 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
25 (SE ¼) OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST; THENCE RUN
26 SOUTH 7.75 CHAINS, WEST 10 CHAINS, NORTH 7.75 CHAINS, EAST 10 CHAINS
27 TO THE POINT OF BEGINNING.

28
29 AND

30
31 THAT PART OF THE SOUTH ½ OF SOUTHEAST QUARTER OF SOUTHEAST
32 QUARTER OF NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH,
33 RANGE 19 EAST, THAT IS LOCATED WEST OF INTERSTATE I-75.

34
35 AND

36
37 COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 15,
38 TOWNSHIP 10 SOUTH, RANGE 19 EAST AND THE WESTERLY RIGHT-OF-WAY
39 LINE OF INTERSTATE 75; THENCE RUN NORTHWESTERLY 180 FEET MORE OR
40 LESS ALONG RIGHT-OF-WAY OF INTERSTATE 75 TO SOUTH PROPERTY LINE
41 OF LANDS OF GRANTEEES; THENCE WESTERLY 15 FEET; THENCE RUN IN A
42 SOUTHEASTERLY DIRECTION PARALLEL TO INTERSTATE 75 TO EAST LINE OF
43 SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST; THENCE RUN ALONG SAID
44 EASTERLY LINE TO POINT OF BEGINNING.

45
46 CONTAINING 4.73 ACRES, MORE OR LESS.

1 ALL OF THE ABOVE PROPERTY LYING AND BEING IN ALACHUA COUNTY,
2 FLORIDA.
3

