



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 5, 2022

Honorable J.K. "Jess" Irby, Esq.
Clerk of the Circuit Court
Alachua County
201 East University Avenue
Post Office Box 939
Gainesville, Florida 32602

Attention: Steve Donahey

Dear Mr. Irby:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of the Alachua County Ordinance No. 22-11, which was filed in this office on July 5, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh

ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS
ORDINANCE 22- 11

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY FLORIDA AMENDING THE ALACHUA COUNTY CODE OF ORDINANCES ADDING CHAPTER 37.4 ESTABLISHING THE SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2021); 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, Yadda Property Holdings I, LLC, petitioned the Alachua County Board of Commissioners (the "County") to adopt an ordinance establishing the Springhills North Development District pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Petitioner is a Florida Limited Liability Partnership, authorized to conduct business in the State of Florida; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on May 24th, 2022; and

WHEREAS, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative

1 available for delivering community development services and facilities to the area served by
2 the District, that the services and facilities of the District will not be incompatible with the
3 capacity and uses of existing local and regional community development services and facilities,
4 and that the area to be served by the District is amenable to separate special-district
5 governance; and

6 **WHEREAS**, the establishment of the District will constitute a timely, efficient, effective,
7 responsive and economic way to deliver community development services in the area described in
8 the Petition.

9
10 NOW, THEREFORE, BE IT, RESOLVED BY THE BOARD OF COUNTY
11 COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

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

15 **Section 2. Authority.** This ordinance is adopted in compliance with and pursuant to the
16 Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2021).

17 **Section 3. Administrative Code.** Chapter 37.4, Alachua County Code, is hereby
18 established as follows:

19
20 **CHAPTER 37.4**

21 **SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT**

22
23 **Sec. 37.4.1. District name.**

24 There is hereby established a community development district situated entirely within
25 Alachua County, Florida, which district shall be known as the “SPRINGHILLS NORTH
26 COMMUNITY DEVELOPMENT DISTRICT.”

1
2 **Sec. 37.4.2. External boundaries of the district.**

3 The external boundaries of the district are described in Exhibit A attached hereto and
4 incorporated by reference, the overall parcel containing 361.02 acres, more or less.

5
6 **Sec. 37.4.3. Powers.**

7 The powers of the district are as described in F.S. § 190.011, 190.012(1), and 190.012(3). The
8 District shall not be authorized to collect or impose public improvement fee(s) (“PIF”), which for
9 purposes of this Ordinance are defined to mean “fees collected on sales transactions to pay for on-
10 site improvements and pursuant to a recorded real estate covenant;” provided, however, that
11 nothing herein shall be construed to limit the authority of the District to levy and collect non-ad
12 valorem special assessments, or other fees or costs other than PIFs, pursuant to Chapter 190,
13 Florida Statutes.

14
15 **Sec. 37.4.4. Board of supervisors.**

16 The five persons designated to serve as initial members of the district’s board of
17 supervisors are as follows: Arthur Canter, Leonard Ireland, Clay Sweger, Clifton Fisher and Jake
18 Essman. All of the above-named persons are residents of the State of Florida and citizens of the
19 United States.

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

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

24 **Section 6. Inclusion in the Code, Scrivener's Error.** It is the intention of the Board of
25 County Commissioners of Alachua County, Florida, and it is hereby provided that, at such time
26 as the Regulations of Alachua County are codified, the provisions of this ordinance shall become

1 and be made part of the Administrative Code of Alachua County, Florida; that the sections of
2 this ordinance may be renumbered or re-lettered to accomplish such intention, and the word
3 "ordinance" may be changed to "section," "article," or other appropriate designation. The
4 correction of typographical errors that do not affect the intent of the ordinance may be authorized
5 by the County Manager or designee, without public hearing, by filing a corrected or re-codified
6 copy of the same with the Clerk of the Circuit Court.

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

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

14 **Section 9. Severability.** If any section, phrase, sentence or portion of this ordinance is
15 for any reason held invalid or unconstitutional by any court of competent jurisdiction, such
16 portion shall be deemed a separate, distinct and independent provision, and such holding shall
17 not affect the validity of the remaining portions thereof.

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

1 DULY ADOPTED in regular session this 24th day of May, A.D., 2022.
2
3

4 BOARD OF COUNTY COMMISSIONERS OF
5 ALACHUA COUNTY, FLORIDA

6
7 By: Marihelen Wheeler

8 Marihelen Wheeler, Chair

9 ATTEST:

10 Jim J. Irby

APPROVED AS TO FORM

11 J. K. Irby, Clerk

12 Sylvia E. Torres

13 (SEAL)

Alachua County Attorney

14
15
16
17 DEPARTMENT APPROVAL

18 AS TO CORRECTNESS

19
20 Jeff Hays
Jeff Hays (June 1, 2022 10:47 EDT)

21 Department of Growth Management

22 Authorized Designee

Exhibit A: Legal Description and Location Map

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE
RUN NORTH 00°41'04" WEST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 1205.00 FEET
TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTHEAST CORNER OF THOSE CERTAIN LANDS
DESCRIBED IN OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF THE PUBLIC RECORDS OF ALACHUA
COUNTY, FLORIDA, AS NORTHWEST 91ST STREET EXTENSION PARCEL; THENCE RUN SOUTH 89°19'30"
WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2321, PAGE
2858, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST
CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 OF SAID PUBLIC
RECORDS; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS
BOOK 2242, PAGE 1746 THE FOLLOWING COURSES: SOUTH 89°19'30" WEST, 442.56 FEET; THENCE RUN
SOUTH 34°07'34" WEST, 146.14 FEET; THENCE RUN SOUTH 89°19'30" WEST, 120.96 FEET; THENCE RUN
SOUTH 00°40'30" EAST, 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00
FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, A CHORD LENGTH OF 28.28 FEET
AND A CHORD BEARING OF SOUTH 44°19'30" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH
89°19'30" WEST, 110.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY;
THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL
ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, A CHORD LENGTH OF 21.21 FEET AND A CHORD
BEARING OF NORTH 45°40'30" WEST TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST
92ND COURT, ACCORDING TO OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF SAID PUBLIC RECORDS
AND THE POINT OF TANGENCY; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY
LINE OF SAID NORTHWEST 92ND COURT, 10.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST
92ND COURT; THENCE RUN SOUTH 89°19'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID
NORTHWEST 92ND COURT, 100.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN SOUTH
00°40'30" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND COURT, 320.00 FEET
TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1779, PAGE
2846 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°19'30" WEST, ALONG SAID NORTH LINE, 399.83
FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE RUN SOUTH 00°40'30" EAST,
ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1779, PAGE 2846, A
DISTANCE OF 507.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AN ACCESS ROAD
(A.K.A. NORTHWEST 96TH BOULEVARD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP, SECTION 26260-2442 AND SECTION 26260-2401; THENCE RUN, ALONG THE
NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID ACCESS ROAD, THE FOLLOWING COURSES:
THENCE RUN NORTH 86°10'28" WEST, 290.67 FEET TO THE POINT OF CURVATURE OF A CURVE
CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF
270.00 FEET, A CENTRAL ANGLE OF 31°33'42", AN ARC LENGTH OF 148.73 FEET, A CHORD LENGTH OF
146.86 FEET AND A CHORD BEARING OF NORTH 70°23'37" WEST TO THE POINT OF TANGENCY; THENCE
RUN NORTH 54°36'46" WEST, 1155.53 FEET TO A REBAR AND CAP NUMBER LB-3556 MARKING THE
SOUTHERNMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND
BOUNDARY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2624, PAGE 1094 OF SAID PUBLIC
RECORDS; THENCE RUN NORTH 28°36'55" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS AS
DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND OFFICIAL RECORDS BOOK 2624, PAGE
1094, A DISTANCE OF 371.45 FEET TO THE EASTERLY MOST CORNER THEREOF AS MONUMENTED BY A
4" X 4" CONCRETE MONUMENT AND DISC, STAMPED LB #2389; THENCE RUN NORTH 61°23'05" WEST,
ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE
1855 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 227.06 FEET TO THE NORTHERLY

1 MOST CORNER THEREOF AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED
2 LB# 2389; THENCE RUN SOUTH 28°36'55" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS
3 DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND OFFICIAL RECORDS BOOK 2624, PAGE
4 1094, A DISTANCE OF 25.00 FEET TO THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED IN
5 OFFICIAL RECORDS BOOK 585, PAGE 216 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094 OF SAID
6 PUBLIC RECORDS, AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED PERRY C.
7 McGRIFF, P.L.S. #509; THENCE RUN NORTH 49°21'06" WEST, ALONG THE NORTHEASTERLY LINE OF SAID
8 LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 216 AND OFFICIAL RECORDS BOOK 2624,
9 PAGE 1094, A DISTANCE OF 250.12 FEET TO A REBAR AND CAP NUMBER LB-3556 MARKING THE
10 NORTHERLY MOST CORNER THEREOF; THENCE RUN SOUTH 52°32'42" WEST, ALONG THE
11 NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 216 AND
12 OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 299.34 FEET TO THE WESTERLY MOST
13 CORNER THEREOF AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED PERRY
14 C. McGRIFF, P.L.S. #509, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE
15 AFORESAID ACCESS ROAD (NORTHWEST 96TH BOULEVARD); THENCE RUN NORTH 49°18'23" WEST,
16 ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 346.98 FEET; THENCE RUN NORTH 41°21'53" WEST, ALONG
17 SAID EASTERLY RIGHT-OF-WAY LINE, 697.22 FEET; THENCE RUN NORTH 35°39'14" WEST, ALONG SAID
18 EASTERLY RIGHT-OF-WAY LINE, 12.16 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS
19 DESCRIBED IN OFFICIAL RECORDS BOOK 620, PAGE 258 OF SAID PUBLIC RECORDS; THENCE RUN NORTH
20 59°24'58" EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 620, PAGE 258, A
21 DISTANCE OF 557.55 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL
22 RECORDS BOOK 444, PAGE 54 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 05°47'04" WEST, ALONG
23 THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 444, PAGE 54, A DISTANCE OF 300.00 FEET TO A POINT
24 ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH
25 89°05'58" EAST, ALONG SAID NORTH LINE, 854.93 FEET TO THE SOUTHWEST CORNER OF THE
26 NORTHEAST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 00°40'16" WEST, ALONG THE WEST
27 LINE OF SAID NORTHEAST QUARTER, 2659.55 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST
28 QUARTER; THENCE RUN NORTH 89°13'25" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST
29 QUARTER, 2619.17 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE RUN SOUTH
30 00°40'58" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 2653.88 FEET TO THE
31 SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE RUN SOUTH 00°41'04" EAST, ALONG THE
32 EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1448.58 FEET TO THE
33 POINT OF BEGINNING.

34 AND

35 A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS
36 FOLLOWS:

37 COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE
38 RUN SOUTH 89°19'30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 891.96 FEET
39 TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF
40 NORTHWEST 92ND COURT, ACCORDING TO OFFICIAL RECORDS BOOK 1769, PAGE 1313 OF THE PUBLIC
41 RECORDS OF ALACHUA COUNTY, FLORIDA, WITH SAID SOUTH SECTION LINE; THENCE RUN NORTH
42 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE EXTENSION AND SAID RIGHT-OF-WAY LINE,
43 464.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°40'30" WEST, ALONG SAID
44 EAST RIGHT-OF-WAY LINE, 186.00 FEET; THENCE RUN SOUTH 89°19'30" WEST, ALONG SAID EAST
45 RIGHT-
46 WAY LINE, 0.17 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND
47 STREET, ACCORDING TO OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF SAID PUBLIC RECORDS; THENCE
48 CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°40'30" WEST AND ALONG THE WESTERLY

1 LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 OF SAID PUBLIC
2 RECORDS, 225.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE
3 RUN ALONG SAID WESTERLY AND SOUTHERLY LINE OF SAID LANDS THE FOLLOWING COURSES:
4 NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF
5 90°00'00", AN ARC LENGTH OF 23.56 FEET, A CHORD LENGTH OF 21.21 FEET, AND A CHORD BEARING OF
6 NORTH 44°19'30" EAST; THENCE RUN NORTH 89°19'30" EAST, 109.75 FEET; THENCE RUN SOUTH
7 00°40'30" EAST, 171.00 FEET; THENCE RUN NORTH 89°19'30" EAST, 168.75 FEET; THENCE RUN SOUTH
8 00°40'30" EAST, 160.02 FEET; THENCE RUN NORTH 89°19'30" EAST, 16.99 FEET; THENCE RUN NORTH
9 59°19'30" EAST, 22.90 FEET; THENCE RUN NORTH 89°19'30" EAST, 22.34 FEET; THENCE RUN SOUTH
10 60°40'30" EAST, 40.02 FEET; THENCE RUN NORTH 89°19'30" EAST, 23.34 FEET; THENCE RUN NORTH
11 59°19'30" EAST, 22.90 FEET; THENCE RUN NORTH 89°19'30" EAST, 10.00 FEET; THENCE RUN SOUTH
12 00°40'30" EAST, 112.87 FEET; THENCE RUN SOUTH 89°19'30" WEST, 425.32 FEET TO THE POINT OF
13 CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID
14 CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56
15 FEET, A CHORD LENGTH OF 21.21 FEET, AND A CHORD BEARING OF NORTH 45°40'30" WEST TO THE
16 POINT OF BEGINNING.

17 TOTAL AREA : 310.63± ACRES

18
19 NW Quad

20 A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS
21 FOLLOWS:

22 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, FOR A
23 POINT OF COMMENCEMENT; THENCE RUN NORTH 00°37'51" WEST, ALONG THE WEST LINE OF SAID
24 SECTION 9, A DISTANCE OF 59.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222,
25 ALSO KNOWN AS NORTHWEST 39TH AVENUE AND THE POINT OF BEGINNING OF THE HEREIN
26 DESCRIBED PARCEL; THENCE, CONTINUE ALONG SAID WEST SECTION LINE, NORTH 00°37'51" WEST,
27 2573.90 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID
28 SECTION 19; THENCE RUN NORTH 89°05'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST
29 QUARTER, 365.77 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE
30 ROAD NO. 93, ALSO BEING INTERSTATE ROUTE NO. 75, PER STATE OF FLORIDA, STATE ROAD
31 DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 26260-2401, SAID POINT LYING ON A CURVE CONCAVE
32 EASTERLY, NON-TANGENT TO THE PRIOR COURSE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE,
33 ALONG SAID CURVE HAVING A RADIUS OF 11609.16 FEET, A CENTRAL ANGLE OF 00°02'33", AN ARC
34 LENGTH OF 8.62 FEET, A CHORD LENGTH OF 8.62 FEET, AND A CHORD BEARING OF SOUTH 41°20'36"
35 EAST TO A POINT; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 41°21'53" EAST, 30.81
36 FEET TO A POINT ON THE NORTH LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
37 WATER STORAGE AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 2012, PAGE 2149 OF THE PUBLIC
38 RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°05'58" WEST, ALONG SAID NORTH
39 LINE, PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFORESAID NORTH LINE OF SAID SOUTHWEST
40 QUARTER, 361.50 FEET TO A POINT BEING 30.00 FEET EAST OF THE SAID WEST LINE OF SECTION 19 AND
41 THE NORTHWEST CORNER OF THE AFORESAID FDOT WATER STORAGE AREA; THENCE RUN SOUTH
42 00°37'51" EAST, ALONG THE WEST LINE OF SAID FDOT WATER STORAGE AREA, PARALLEL WITH AND
43 30.00 FEET EAST OF SAID WEST SECTION LINE, 709.96 FEET TO THE SOUTHWEST CORNER OF SAID FDOT
44 WATER STORAGE AREA; THENCE RUN NORTH 89°05'58" EAST, ALONG THE SOUTH LINE OF SAID FDOT
45 WATER STORAGE AREA, 440.14 FEET TO THE SOUTHEAST CORNER OF SAID WATER STORAGE AREA;
46 THENCE RUN NORTH 00°37'51" WEST, ALONG THE WEST LINE OF SAID FDOT WATER STORAGE AREA,
47 618.27 FEET TO A POINT ON THE AFORESAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE
48 ROAD NO. 93/INTERSTATE ROUTE NO. 75; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE,

1 SOUTH 41°21'53" EAST, 1360.26 FEET TO A POINT BEING THE MOST NORTHERLY CORNER OF THOSE
2 LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 765, PAGE 50 OF THE PUBLIC RECORDS OF ALACHUA
3 COUNTY; THENCE RUN, SOUTH 00°36'46" EAST, ALONG THE WEST LINE OF THAT CERTAIN PERPETUAL
4 EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1680, PAGE 2647 OF THE PUBLIC RECORDS OF
5 ALACHUA COUNTY, 10.61 FEET; THENCE, DEPARTING SAID WEST LINE, RUN SOUTH 89°23'14" WEST,
6 627.44 FEET TO A POINT ON A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID
7 CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 58°39'59", AN ARC LENGTH OF 716.75
8 FEET, A CHORD LENGTH OF 685.84 FEET AND A CHORD BEARING OF SOUTH 07°18'25" WEST TO THE
9 POINT OF TANGENCY; THENCE RUN SOUTH 22°01'35" EAST, 35.05 FEET; THENCE RUN NORTH 89°23'14"
10 EAST, 702.95 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND NON-TANGENT TO THE PRIOR
11 COURSE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD
12 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA
13 COUNTY; THENCE, RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 430.00
14 FEET, A CENTRAL ANGLE OF 06°01'15", AN ARC LENGTH OF 45.19 FEET, A CHORD LENGTH OF 45.16
15 FEET, AND A CHORD BEARING OF SOUTH 32°35'37" EAST TO THE POINT OF TANGENCY; THENCE,
16 CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 35°36'14" EAST, 251.14 FEET TO A
17 POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE, CONTINUING ALONG SAID WESTERLY
18 RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD, RUN SOUTHERLY ALONG SAID CURVE HAVING
19 A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 34°56'22", AN ARC LENGTH OF 225.63 FEET, A CHORD
20 LENGTH OF 222.15 FEET, AND A CHORD BEARING OF SOUTH 18°08'03" EAST TO THE POINT OF
21 TANGENCY; THENCE RUN SOUTH 00°39'52" EAST, ALONG SAID RIGHT-OF-WAY LINE, 228.01 FEET TO A
22 POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY,
23 ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL
24 ANGLE OF 34°02'43", AN ARC LENGTH OF 14.86 FEET, A CHORD LENGTH OF 14.64 FEET, AND A CHORD
25 BEARING OF SOUTH 16°21'29" WEST TO THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID STATE
26 ROAD NO. 222, AND NORTHWEST 39TH AVENUE; THENCE RUN, ALONG SAID NORTH RIGHT-OF-WAY
27 LINE, SOUTH 89°19'30" WEST, 551.11 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL
28 RECORDS BOOK 1715, PAGE 1133 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE RUN NORTH
29 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 9.00 FEET TO THE NORTHEAST CORNER OF SAID
30 LANDS; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS AND ALONG SAID NORTH RIGHT-OF-WAY
31 LINE, SOUTH 89°19'30" WEST, 253.54 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL
32 RECORDS BOOK 2140, PAGE 773; THENCE RUN, ALONG SAID EAST LINE, NORTH 00°40'30" WEST, 50.00
33 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LANDS; THENCE RUN SOUTH 89°19'30" WEST,
34 ALONG THE NORTH LINE OF SAID LANDS, 76.00 FEET TO THE NORTHWEST CORNER; THENCE RUN,
35 ALONG THE WEST LINE OF SAID LANDS, SOUTH 00°40'30" EAST, 20.00 FEET TO THE NORTH LINE OF
36 THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 722 OF SAID OFFICIAL RECORDS;
37 THENCE RUN, ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89°19'30" WEST, 50.00 FEET; THENCE,
38 ALONG THE WEST LINE OF SAID PARCEL, RUN SOUTH 00°40'30" EAST, 24.55 FEET TO THE AFORESAID
39 NORTH RIGHT-OF-WAY LINE; THENCE RUN, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°19'30" WEST,
40 590.33 FEET; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00°24'28" WEST, 16.40
41 FEET; THENCE RUN SOUTH 89°19'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, 60.59 FEET; THENCE,
42 ALONG THE WEST LINE OF SAID PARCEL TO THE POINT OF BEGINNING.
43 TOTAL AREA : 50.39± ACRES
44

