

080350

LEGAL DESCRIPTIONS OF PARCELS FOR LANDUSE CHANGE TO PUBLIC FACILITIES (PF)
LEGAL DESCRIPTIONS OF PARCELS FOR REZONING TO PUBLIC SERVICE (PS)

PARCEL "A" (PORTION OF TAX PARCEL #14396-000-000):

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RAILROAD RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF N.W. 8TH AVENUE AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 2620-2507, SHEET 2, DATED NOV. 17, 1969 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 36° 48' 22" WEST, ALONG THE WESTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 324.74 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 53° 11' 38" EAST, A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF SAID RAILROAD AND TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 69.00 FEET AND A RADIAL BEARING OF SOUTH 11° 51' 37" EAST; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.55 FEET THROUGH A CENTRAL ANGLE OF 23° 42' 16" AND A CHORD BEARING AND DISTANCE OF NORTH 89° 59' 29" EAST 28.34 FEET; THENCE RUN SOUTH 78° 09' 22" EAST A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 61.60 FEET; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.73 FEET THROUGH A CENTRAL ANGLE OF 30° 26' 42" AND CHORD BEARING AND DISTANCE OF SOUTH 62° 56' 01" EAST, 32.35 FEET; THENCE RUN SOUTH 47° 42' 40" EAST, A DISTANCE OF 24.89 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 92.01 FEET; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.21 FEET THROUGH A CENTRAL ANGLE OF 17° 33' 57" AND A CHORD BEARING AND DISTANCE OF SOUTH 56° 29' 38" EAST, 28.10 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 114.01 FEET; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.37 FEET THROUGH A CENTRAL ANGLE OF 24° 18' 39" AND CHORD BEARING AND DISTANCE OF SOUTH 77° 25' 56" EAST, 48.01 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 43.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.91 FEET THROUGH A CENTRAL ANGLE OF 90° 29' 32" AND CHORD BEARING AND DISTANCE OF NORTH 45° 09' 39" EAST, 61.07 FEET; THENCE RUN NORTH 00° 05' 03" WEST A DISTANCE OF 124.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 33.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.99 FEET THROUGH A CENTRAL ANGLE OF 90° 15' 31" AND CHORD BEARING AND DISTANCE OF NORTH 45° 02' 42" EAST, 46.72; THENCE RUN SOUTH 89° 49' 32" EAST A DISTANCE OF 93.68 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 8.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.76 FEET THROUGH A CENTRAL ANGLE OF 91° 22' 16" AND CHORD BEARING AND DISTANCE OF NORTH 44° 29' 20" EAST, 11.45 FEET; THENCE RUN NORTH 01° 11' 48" WEST A DISTANCE OF 125.63 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A TRIANGULAR STRIP OF ADDITIONAL RIGHT-OF-WAY FOR N.W. 8TH AVE. AND N.W. 4TH STREET AS SHOWN ON THE AFOREMENTIONED STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 2620-2507, SHEET 2, ALSO BEING RECORDED IN OFFICIAL RECORDS BOOK 634, PAGE 140 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID STRIP NORTH 27° 28' 52" W A DISTANCE OF 1.25 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID N.W. 8TH AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE A RUN NORTH 89° 48' 52" WEST A DISTANCE OF 155.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 60,017 SQUARE FEET OR 1.378 ACRES, MORE OR LESS.

PARCEL "B" (PORTION OF TAX PARCEL #14396-000-000):

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RAILROAD RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF N.W. 8TH AVENUE AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 2620-2507, SHEET 2, DATED NOV. 17, 1969; THENCE RUN SOUTH 89° 48' 52" EAST, A DISTANCE OF 155.47 FEET TO A POINT MARKING THE NORTHWEST CORNER OF A TRIANGULAR STRIP OF ADDITIONAL RIGHT-OF-WAY FOR N.W. 8TH AVE. AND N.W. 4TH STREET AS SHOWN ON THE AFOREMENTIONED STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 2620-2507, SHEET 2, ALSO BEING RECORDED IN OFFICIAL RECORDS BOOK 634, PAGE 140 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 27° 28' 52" EAST, ALONG THE WESTERLY LINE OF SAID STRIP A DISTANCE OF 2.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 27° 28' 52" EAST, ALONG THE WESTERLY LINE OF SAID STRIP A DISTANCE OF 31.62 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED N.W. 4TH STREET; THENCE RUN SOUTH 01° 11' 48" EAST, A DISTANCE OF 119.81 FEET TO A POINT ON THE NORTH LINE OF LOT 16 OF BRUSH'S ADDITION TO THE CITY OF GAINESVILLE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 88 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 89° 49' 32" WEST, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 125.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE RUN SOUTH 00° 00' 47" EAST, A DISTANCE OF 50.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE RUN NORTH 89° 49' 54" WEST, A DISTANCE OF 9.90 FEET; THENCE RUN SOUTH 00° 05' 03" EAST, A DISTANCE OF 150.17 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 26 OF THE AFOREMENTIONED BRUSH'S ADDITION AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 05' 03" EAST, A DISTANCE OF 150.17 FEET TO A POINT ON THE SOUTH LINE OF LOT 26, A DISTANCE OF 69.58 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 128.00 FEET AND A RADIAL BEARING OF NORTH 05° 49' 37" EAST; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.15 FEET THROUGH A CENTRAL ANGLE OF 18° 51' 52" AND A CHORD BEARING AND DISTANCE OF NORTH 74° 42' 32" WEST, 41.56 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 106.01 FEET; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.50 FEET THROUGH A CENTRAL ANGLE OF 17° 33' 57" AND CHORD BEARING AND DISTANCE OF NORTH 56° 29' 38" WEST, 32.37 FEET; THENCE RUN NORTH 47° 42' 40" WEST, A DISTANCE OF 24.89 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 47.60 FEET; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 25.29 FEET THROUGH A CENTRAL ANGLE OF 30° 26' 42" AND A CHORD BEARING AND DISTANCE OF NORTH 62° 56' 01" WEST, 25.00 FEET; THENCE RUN NORTH 78° 09' 22" WEST A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 55.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.61 FEET THROUGH A CENTRAL ANGLE OF 45° 25' 46" AND CHORD BEARING AND DISTANCE OF SOUTH 79° 07' 45" WEST, 43.61 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE ALONG THE NORTH LINE OF SAID BRUSH'S ADDITION TO THE CITY OF GAINESVILLE S 89° 49' 54" E A DISTANCE OF 45.15 TO THE NORTHEAST CORNER OF SAID LOT 27; THENCE SOUTH 00° 03' 17" EAST, ALONG THE EAST LINE OF SAID LOT 27, A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89° 47' 52" EAST, A DISTANCE OF 20.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF LOT 26 OF SAID BRUSH'S ADDITION TO THE CITY OF GAINESVILLE; THENCE ALONG SAID WEST LINE AND THE PROLONGATION THEREOF, SOUTH 00° 04' 37" EAST, A DISTANCE OF 57.88 FEET TO THE NORTHWEST CORNER OF LOT 33 OF SAID BRUSH'S ADDITION TO THE CITY OF GAINESVILLE; THENCE NORTH 89° 45' 02" EAST, ALONG THE NORTH LINE OF SAID LOT 33 AND ALONG THE NORTH LINE OF LOT 34, A DISTANCE OF 75.46 FEET; THENCE SOUTH 00° 13' 09" W, A DISTANCE OF 65.90 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 34 OF SAID BRUSH'S ADDITION TO THE CITY OF GAINESVILLE; THENCE NORTH 89° 45' 02" EAST ALONG SAID SOUTH LINE OF LOT 34, A DISTANCE OF 85.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 34 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1910, PAGE 1897 OF SAID PUBLIC RECORDS; THENCE NORTH 00° 01' 20" WEST ALONG THE EAST LINE OF SAID LAND AND PROLONGATION THEREOF, A DISTANCE OF 73.78 FEET; THENCE NORTH 89° 49' 54" WEST, A DISTANCE OF 4.91 FEET; THENCE NORTH 00° 05' 03" EAST, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,576 SQUARE FEET OR 0.245 ACRES, MORE OR LESS.

PARCEL "C" (PORTION OF TAX PARCEL #14396-000-000):

THAT PART OF LOTS TWO (2), SEVEN (7), TEN (10) & FIFTEEN (15) LYING WEST OF THE ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, THE EAST 73 FEET OF LOTS THREE (3), SIX (6) & ELEVEN (11), OF BLOCK TWENTY-FIVE (25) OF, BRUSH'S ADDITION TO THE CITY OF GAINESVILLE, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 88 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; AND ALL OF NORTHWEST 5TH STREET SOUTH OF NORTHWEST 8TH AVENUE AND NORTH OF THE ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY.

PARCEL "D" (TAX PARCEL #14438-002-000):

PARCEL I:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 26 OF BRUSH ADDITION TO GAINESVILLE, FLORIDA, AS PER PLAT BOOK "A", PAGE 88, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN EAST 160 FEET, THENCE RUN SOUTH 66 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 66 FEET, THENCE RUN EAST 90 FEET, THENCE RUN NORTH 66 FEET, THENCE RUN WEST 90 FEET TO THE POINT OF BEGINNING.

PARCEL II:
COMMENCE 230 FEET EAST OF NORTHWEST CORNER OF BLOCK 26 OF BRUSH'S ADDITION TO GAINESVILLE, AS PER PLAT RECORDED IN DEED BOOK "O", PAGE 218 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN SOUTH 66 FEET, EAST 90 FEET, NORTH 66 FEET, WEST 90 FEET TO THE POINT OF BEGINNING.

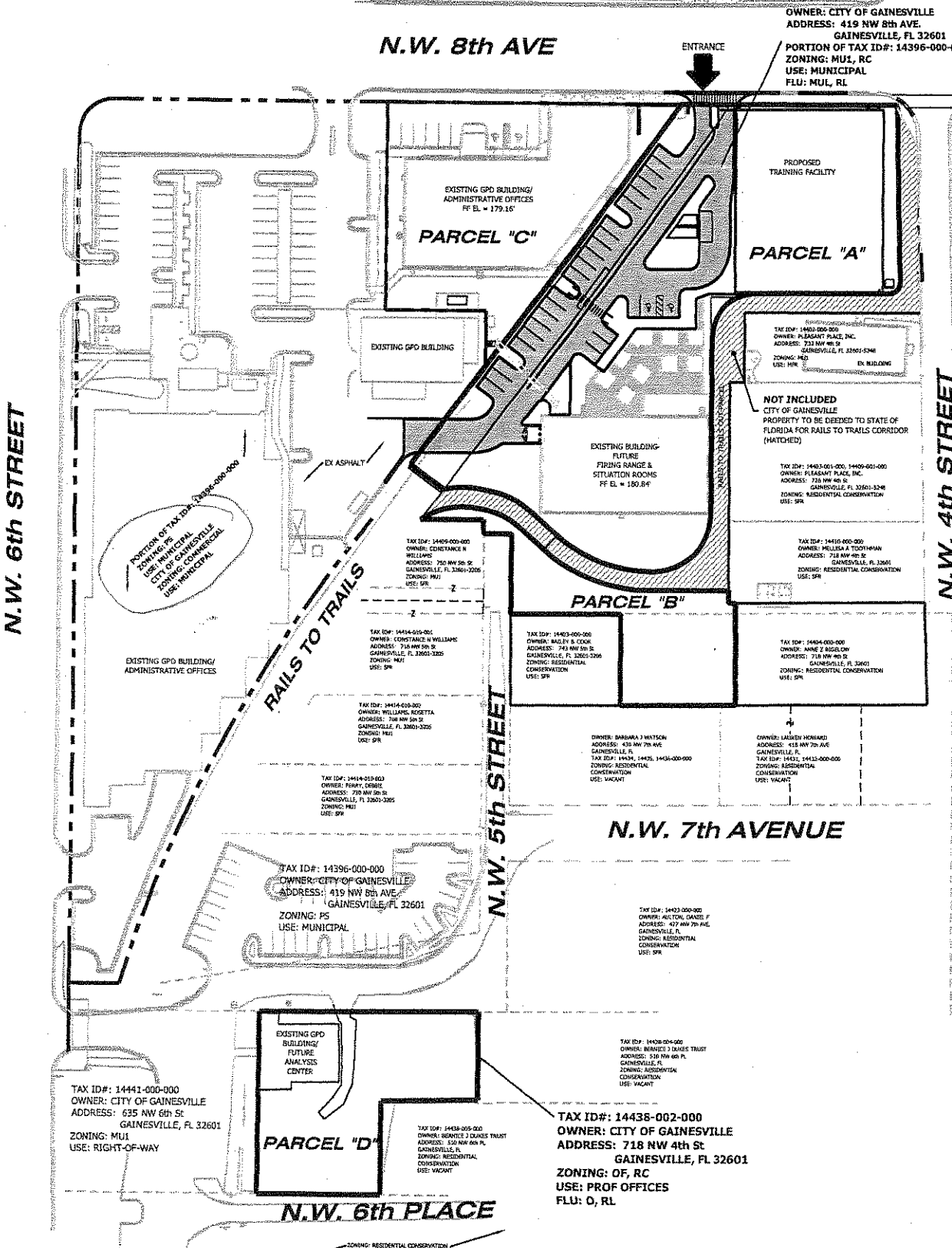
PARCEL III:
COMMENCE AT A POINT ON THE NORTH AND SOUTH HALF SECTION LINE OF SECTION FIVE (5), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY (20) EAST, WHERE SAME INTERSECTS THE NORTH BOUNDARY OF BLOCK TWENTY-SIX (26) OF BRUSH'S ADDITION TO THE CITY OF GAINESVILLE, AS PER PLAT RECORDED IN DEED BOOK "A" AT PAGE 88 OF PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND FROM SAID POINT OF BEGINNING RUN THENCE EAST ALONG THE SOUTH BOUNDARY OF NORTHWEST 7TH AVENUE 160 FEET TO THE NORTHWEST CORNER OF THE LOT HEREIN DESCRIBED; THENCE RUN SOUTH 66 FEET, THENCE RUN EAST 70 FEET, THENCE RUN NORTH 66 FEET, THENCE RUN WEST ALONG THE SOUTH RIGHT-OF-WAY OF NORTHWEST 7TH AVENUE 70 FEET TO POINT OF CLOSING.

PS ZONING DISTRICT DEVELOPMENT STANDARDS

- (1) Dimensional requirements. All buildings shall comply with the following minimum yard setbacks.
1. Front: Ten feet.
2. Side, street: Ten feet.
3. Side, interior: Ten feet.
4. Rear: Ten feet.
5. Where buildings are adjacent to the State of Florida Rails to Trails Parcel, no building setback is required.
(2) Landscaping. Development shall comply with the landscaping requirements as set forth in Article VIII and the Gainesville land development code for landscaping, in regards to street buffers, parking lot standards, interior landscaping, and retention basins based particularly on the building setback requirement as set forth above. A type "C" buffer is required adjacent to residential uses. No buffer is required where the development abuts the rails to trails property.
(3) Noise. The site shall comply with the City of Gainesville Noise Regulations.

PS ZONING DISTRICT PERMITTED USES LIST

- (1) Public administration (Div. J).
(2) Public service vehicles, in accordance with the conditions and requirements of Article VI.
(3) Any use customarily incidental to any permitted principal use.
(4) Transmitter towers in accordance with Article VI.
(5) Outdoor Storage in accordance with Article VI.
(6) Indoor firing range.
(7) Indoor situation rooms.
(8) Analysis center



ARCHITECTS DESIGN GROUP, INC. 333 N KNOWLES AVENUE WINTER PARK, FL 32789 407-645-5525



SCALE VERIFICATION 0 BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: 1" = 50'

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

Table with columns: NO., DESCRIPTION, DATE. Includes a REVISIONS section.

APPROVALS: PROJ. MANAGER, PROPERTY OWNER.

DESIGNED: JIR, DRAWN: JIR / RCW, CHECKED: GAM, DATE: 7/11/08, JOB NUMBER: 103-024-09, CAD FILE: MISC\103-024-09\DWG

GERALD A. MULDOWNEY FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO.: 43385

JOB INFORMATION: GPD HEADQUARTERS CAMPUS

SHEET TITLE: PS ZONING MASTER PLAN & LAND USE MAP

SHEET NUMBER: Z1.00

