

This Instrument Prepared By:
Sam Bridges, Land Rights Coordinator
Public Works Department – MS# 58
City of Gainesville
P.O. Box 490
Gainesville, Florida 32627

Tax Parcel 15504-000-000
Section 7, Township 10 South, Range 20 East

INGRESS EGRESS EASEMENT

THIS EASEMENT, made this _____ day of _____, 2018, by **Sanmukh L. Patel and Savita S. Patel, husband and wife**, whose mailing address is % Americas Best Value Inn, 1900 Southwest 13th Street, Gainesville, Florida 32608-1531, GRANTOR, and the **City of Gainesville**, Florida, a municipal corporation, whose post office box address is P.O. Box 490, Gainesville, Florida 32627, GRANTEE,

WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by GRANTEE, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual easement for the purpose of ingress and egress over, under, upon and through the following described property in Alachua County, Florida, to wit:

LAND DESCRIPTION

See Exhibit "A" attached hereto and made part thereof.

Said Easement containing 0.22 acres more or less.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities, unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE for the new area, an acceptable and

recordable easement, prepared by the GRANTEE, to cover the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE will maintain the easement area in a clean and presentable order.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed under seal on the day and year aforesaid.

*Signed, sealed and delivered
in the presence of:*

Witness Signature
Printed Name: _____

Sanmukh L. Patel

Witness Signature
Printed Name: _____

Witness Signature
Printed Name: _____

Savita S. Patel

Witness Signature
Printed Name: _____

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Sanmukh L. Patel and Savita S. Patel, husband and wife, who are personally known to me or who have produced _____ as identification.

Signature of Notary
My Commission Expires:

LEGAL DESCRIPTION



DATE: 06/28/2018

CLIENT: CAMPUS ADVANTAGE HOUSING CAPITAL LP

PROJECT NO: 16-0170

DESCRIPTION FOR: INGRESS/EGRESS EASEMENT

A PARCEL OF LAND BEING AND LYING IN THE D.L. CLINCH GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT A CONCRETE MONUMENT (NO IDENTIFICATION) FOUND AND ACCEPTED AS MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2096, PAGE 867 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID MONUMENT ALSO BEING ON THE WEST LINE OF THE D.L. CLINCH GRANT; THENCE SOUTH 85°59'15" EAST ON THE SOUTH LINE OF SAID LANDS A DISTANCE OF 50.24 FEET; THENCE DEPARTING FROM SAID SOUTH LINE, NORTH 32°10'20" EAST A DISTANCE OF 69.94 FEET; THENCE NORTH 52°32'47" EAST A DISTANCE OF 65.98 FEET; THENCE NORTH 36°22'35" EAST A DISTANCE OF 76.75 FEET; THENCE NORTH 01°24'10" EAST A DISTANCE OF 33.37 FEET; THENCE NORTH 32°22'00" EAST A DISTANCE OF 49.58 FEET; THENCE NORTH 52°26'20" EAST A DISTANCE OF 52.56 FEET; THENCE NORTH 32°22'12" EAST A DISTANCE OF 239.05 FEET; THENCE SOUTH 57°49'01" EAST A DISTANCE OF 22.76 FEET TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED EASEMENT; THENCE NORTH 32°11'24" EAST A DISTANCE OF 66.49 FEET; THENCE NORTH 37°34'44" EAST A DISTANCE OF 46.42 FEET; THENCE NORTH 34°07'03" EAST A DISTANCE OF 88.76 FEET; THENCE NORTH 49°41'07" EAST, A DISTANCE OF 200.14 FEET; THENCE NORTH 40°29'49" EAST, A DISTANCE OF 48.66 FEET; THENCE NORTH 16°18'47" EAST, A DISTANCE OF 6.07 FEET; THENCE NORTH 15°35'54" WEST, A DISTANCE OF 15.94 FEET; THENCE NORTH 50°46'47" EAST, A DISTANCE OF 144.99 FEET; THENCE NORTH 59°39'42" EAST, A DISTANCE OF 33.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 44.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 73°30'43" EAST, 21.07 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°42'00", AN ARC LENGTH OF 21.27 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD NO.25 ALSO KNOWN AS SOUTHWEST 13TH STREET; THENCE SOUTH 00°48'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 24.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 73°55'08" WEST, 7.80 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°29'13", AN ARC LENGTH OF 7.85 FEET; THENCE SOUTH 62°40'32" WEST, A DISTANCE OF 34.18 FEET; THENCE SOUTH 50°46'39" WEST, A DISTANCE OF 121.55 FEET; THENCE SOUTH 29°51'36" WEST, A DISTANCE OF 33.71 FEET; THENCE SOUTH 40°29'49" WEST, A DISTANCE OF 48.66 FEET; THENCE SOUTH 50°05'54" WEST 200.60 FEET; THENCE SOUTH 34°54'12" WEST A DISTANCE OF 84.38 FEET; THENCE SOUTH 38°00'50" WEST A DISTANCE OF 41.40 FEET; THENCE SOUTH 32°27'26" WEST A DISTANCE OF 70.95 FEET; THENCE NORTH 57°49'01" WEST A DISTANCE OF 12.50 FEET TO **THE POINT OF BEGINNING**.

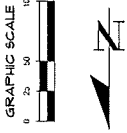
CONTAINS: 0.252 ACRES, MORE OR LESS

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN THE D.L. CLINCH GRANT,
 TOWNSHIP 10 SOUTH, RANGE 20 EAST,
 CITY OF GAINESVILLE,
 ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE	DIRECTION	LENGTH
L1	S 85°58'15" E	50.24'
L2	N 32°10'20" E	69.94'
L3	N 52°32'47" E	65.98'
L4	N 36°22'35" E	76.75'
L5	N 1°24'10" E	33.37'
L6	N 32°22'00" E	49.58'
L7	N 52°26'20" E	52.56'
L8	N 32°22'12" E	239.05'
L9	S 57°49'01" E	22.76'
L10	N 32°11'24" E	66.48'
L11	N 37°34'44" E	46.42'
L12	N 34°07'03" E	86.76'
L13	N 49°41'07" E	200.14'
L14	N 40°29'49" E	48.66'
L15	N 16°18'47" E	6.07'
L16	N 15°35'54" W	15.94'
L17	N 50°46'47" E	144.99'
L18	N 59°39'42" E	33.28'
L19	S 0°48'27" E	24.03'
L20	S 62°40'32" W	34.18'
L21	S 50°46'38" W	121.55'
L22	S 29°51'36" W	33.71'
L23	S 40°29'49" W	48.66'
L24	S 50°05'54" W	200.60'
L25	S 34°54'12" W	64.38'
L26	S 38°00'50" W	41.40'
L27	S 32°27'26" W	70.95'
L28	N 57°49'01" W	12.50'

SUBJECT PARCEL
 INGRESS & EGRESS EASEMENT
 CONTAINS: 0.028 ACRES, MORE OR LESS

LEGEND:
 □ = FOUND "4x4" CONCRETE MONUMENT NO IDENTIFICATION
 O.R.B. = OFFICIAL RECORDS BOOK
 NW = RIGHT OF WAY

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	21.27'	44.00'	27°42'00"	10.65'	21.07'	N 73°30'43" E
C2	7.65'	20.00'	22°29'13"	3.98'	7.80'	S 73°55'08" W

S.R. NO. 25
 ALSO KNOWN AS SW 137TH STREET
 (RIGHT OF WAY WIDTH VARIES)

PARCEL #15504-000-000
 (O.R.B. 2086, PAGE 867)

PARCEL #15504-000-000
 (O.R.B. 2086, PAGE 867)

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 (O.R.B. 2086, PAGE 867)

PARCEL #15504-000-000
 (O.R.B. 2086, PAGE 867)

STATE OF FLORIDA, IIF
 PARCEL #15505-003-000

POINT OF COMMENCEMENT
 FOUND "4x4" CONCRETE MONUMENT NO
 IDENTIFICATION MARKING THE SOUTHWEST
 CORNER OF O.R.B. 2086, PAGE 867

WEST LINE OF THE D.L. CLINCH GRANT

SCALE: 1"=100' DATE: 10/15/2018 DRAWN BY: [Redacted] CHECKED BY: [Redacted] APPR'D BY: [Redacted]	CITY OF GAINESVILLE PARCEL #15587-000-000	SOUTH LINE OF O.R.B. #15687-000-000 2086, PAGE 867	CITY OF GAINESVILLE PARCEL #15587-000-000	POINT OF COMMENCEMENT FOUND "4x4" CONCRETE MONUMENT NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF O.R.B. 2086, PAGE 867	WEST LINE OF THE D.L. CLINCH GRANT STATE OF FLORIDA, IIF PARCEL #15505-003-000
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TECH: KENN Plot Date: Jul 19, 2018 8:20am Filename: L:\2018\16-0170\Survey\DWG\16-0170\INGRESS-EGRESS EASEMENT SKETCH REVISED.dwg

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