



MEMORANDUM

Office of the City Attorney

Legistar No. 050716

Phone: 334-5011/Fax 334-2229
Box 46

TO: Mayor and City Commission

DATE: December 19, 2005
SECOND READING

FROM: City Attorney

SUBJECT: Ordinance No. 0-06-13

An Ordinance of the City of Gainesville, Florida, annexing a portion of the City of Gainesville Reserve Area Pursuant to Chapter 90-496, as amended, Special Acts, Laws of Florida, known as the Alachua County Boundary Adjustment Act; making certain findings; including within the corporate limits of the City of Gainesville, Florida, that certain compact and contiguous area generally described as follows: generally located South of State Road 222 (NW 39th Avenue), with an Eastern boundary at the western side of section 33, township 09, range 19 and section 28, township 09, range 19 and the City limits; North of the City Limits and East of Fort Clarke Boulevard and Interstate 75, as more specifically described in this ordinance; providing for inclusion of the area in Appendix I of the City Charter; providing for a referendum election; providing directions to the City Manager and Clerk of the Commission; providing ballot language; providing for land use plan and zoning regulations; providing for persons engaged in any occupation, business, trade or profession; providing a severability clause; and providing effective dates.

Recommendation: The City Commission adopt the proposed ordinance.

ANNEXATION ORDINANCE

The annexation ordinance proposes to annex a contiguous, compact, unincorporated portion of the reserve area. The Boundary Adjustment Act requires the ordinance to be adopted as a nonemergency ordinance and to include one reasonably compact area. The ordinance will be submitted to a vote of the registered electors for their approval.

In the Ordinance the City Commission makes certain findings of fact related to the area proposed for annexation. The area must meet certain standards as required by the Boundary Adjustment Act. In this regard, your attention is drawn to Section 1 of this Ordinance and the presentation by the City Manager.

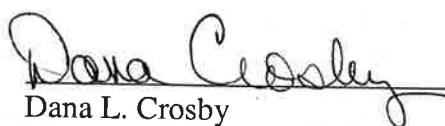
The annexation is effective on June 1, 2006 unless there is a tie vote or majority vote against the annexation. Sections 4, 5 and 6 of the Ordinance provide for the special referendum election which will be held on April 25, 2006.

Sections 7 and 8 of the Ordinance relate to special matters which may be of interest to the owners and residents and those persons engaged in any business or occupation. The Alachua County land use plan and zoning or subdivision regulations will remain in effect until the City

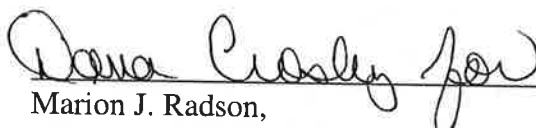
adopts a comprehensive plan amendment that includes the annexed area. Those persons engaged in any occupation, business, trade or profession in the area proposed for annexation will have the right to continue their occupations, businesses, trades or professions and shall obtain an occupational license from the City of Gainesville for the term commencing on October 1, 2006. Those persons engaged in the construction industry within the annexation area will be required to register with the City on or before 4:00 p.m. June 1, 2006 in order to maintain their certificate of competency issued by Alachua County.

This ordinance requires two readings. If approved on first reading, the second and final reading will be December 19, 2005.

Prepared by:


Dana L. Crosby
Assistant City Attorney

Approved and
Submitted by:


Marion J. Radson,
City Attorney

PASSED ON SECOND READING BY A VOTE OF 6-0.

DRAFT

12-13-05

ORDINANCE NO. _____
0-06-13

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4 **An Ordinance of the City of Gainesville, Florida, annexing a portion of**
5 **the City of Gainesville Reserve Area Pursuant to Chapter 90-496, as**
6 **amended, Special Acts, Laws of Florida, known as the Alachua County**
7 **Boundary Adjustment Act; making certain findings; including within**
8 **the corporate limits of the City of Gainesville, Florida, that certain**
9 **compact and contiguous area generally described as follows: generally**
10 **located South of State Road 222 (NW 39th Avenue), with an Eastern**
11 **boundary at the western side of section 33, township 09, range 19 and**
12 **section 28, township 09, range 19 and the City limits; North of the City**
13 **Limits and East of Fort Clarke Boulevard and Interstate 75, as more**
14 **specifically described in this ordinance; providing for inclusion of the**
15 **area in Appendix I of the City Charter; providing for a referendum**
16 **election; providing directions to the City Manager and Clerk of the**
17 **Commission; providing ballot language; providing for land use plan**
18 **and zoning regulations; providing for persons engaged in any**
19 **occupation, business, trade or profession; providing a severability**
20 **clause; and providing effective dates.**
21

22 **WHEREAS**, Chapter 90-496, Special Acts, Laws of Florida, as amended by Chapter 91-
23 382 and Chapter 93-347, Special Acts, Laws of Florida, created the "Alachua County Boundary
24 Adjustment Act" (hereinafter collectively referred to as "the Act") which sets forth procedures for
25 the annexation of contiguous, compact, unincorporated territory within a municipality's reserve
26 area; and

27 **WHEREAS**, on January 13, 1998, the Board of County Commissioners of Alachua County
28 designated the Reserve Area for the City of Gainesville pursuant to the Act; and

29 **WHEREAS**, on December 5, 2005, the City Commission of the City of Gainesville, on
30 second reading, adopted Ordinance No. 041214 which adopted the Urban Services Report setting

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the ordinance on December 12, 2005.

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1 forth the plans to provide urban services to that portion of the Reserve Area proposed to be annexed
2 in accordance with the procedures provided in the Act; and

3 **WHEREAS**, a copy of the Urban Services Report was filed with the Alachua County
4 Board of County Commissioners following its adoption; and

5 **WHEREAS**, the City of Gainesville desires to annex a certain portion of its Reserve Area
6 which is compact and contiguous to the present corporate limits of the City; and

7 **WHEREAS**, pursuant to law, at least 7 days notice has been given by publication in a
8 newspaper of general circulation notifying the public of the first Public Hearing of this proposed
9 Ordinance to be held in the City Commission meeting room, First Floor, City Hall, in the City of
10 Gainesville; and

11 **WHEREAS**, pursuant to law, at least 10 days notice has been given by publication in a
12 newspaper of general circulation notifying the public of the second Public Hearing of this proposed
13 Ordinance to be held in the City Commission meeting room, First Floor, City Hall, in the City of
14 Gainesville; and

15 **WHEREAS**, Public Hearings were held pursuant to the published notice described above
16 during which the parties in interest and all others had an opportunity to be and were, in fact, heard.

17 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
18 **CITY OF GAINESVILLE, FLORIDA:**

19 **Section 1.** The City Commission finds that the Area described in Section 2 of this
20 Ordinance (hereinafter referred to as the "Area") is reasonably compact and contiguous to the
21 present corporate limits of the City of Gainesville, and that no part of the Area is within the

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1 boundary of another municipality or county. The City Commission finds the Area to be within its
2 Reserve Area and the annexation does not create an enclave. The City Commission finds the Area
3 is developed for urban purposes because it has a total resident population of at least two persons per
4 acre of land included within its boundaries.

5 **Section 2.** The following described Area is annexed and incorporated within the corporate
6 limits of the City of Gainesville, Florida:

7 See Legal Description attached hereto as Exhibit "A", and
8 made a part hereof as if set forth in full.
9

10 **Section 3.** Subject to the provisions of Section 4 of this Ordinance, the corporate limits of
11 the City of Gainesville, Florida, as set forth in Article 1, Charter Laws of the City of Gainesville,
12 are amended and revised to include the Area described in Section 2 within the corporate limits of
13 the City of Gainesville, Florida.

14 **Section 4.** Pursuant to Section 8 of the Act, this Ordinance shall be submitted to a vote of
15 the registered electors of the Area described in Section 2 of this Ordinance at a special election
16 called for the purpose of holding the referendum. The referendum election shall be held on
17 Tuesday, April 25~~18~~, 2006. The referendum shall be conducted by the Alachua County Supervisor
18 of Elections ("Supervisor") in accordance with the provisions of the Act and Chapter 9, Gainesville
19 Code of Ordinances, as applicable. The City Manager is authorized and directed to pay all lawful
20 expenses associated with this election.

21 **Section 5.** The Clerk of the Commission is authorized to publish notice of the referendum
22 on annexation as prescribed by law.

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the ordinance on December 12, 2005.

1 **Section 6.** Pursuant to Section 8 of the Act, the language to appear on the ballot of the
2 referendum election so called shall be:

3 "For annexation of property described in Ordinance Number
4 _____ of the City of Gainesville"

5
6 "Against annexation of property described in Ordinance Number
7 _____ of the City of Gainesville"

8
9 **Section 7.** In accordance with Section 171.062, Florida Statutes, the Alachua County land
10 use plan and zoning or subdivision regulations shall remain in full force and effect in the Area
11 described in Section 2 of this Ordinance until the City adopts a comprehensive plan amendment to
12 include the annexed area. The Gainesville Code Enforcement Board and code enforcement officers
13 shall have jurisdiction to enforce these regulations during the interim period through the Gainesville
14 Code Enforcement Board process as described in Division 8 of Chapter 2 of the Code of
15 Ordinances of the City of Gainesville. During the interim period, the City may rezone properties in
16 the annexed area to an Alachua County Zoning classification/category that conforms with the
17 Alachua County Comprehensive Plan.

18 **Section 8.** (a) Except as provided in subsection (b) below, all persons who are lawfully
19 engaged in any occupation, business, trade or profession within the area described in Section 2 of
20 this Ordinance, as of June 1, 2006, shall have the right to continue such occupation, business, trade
21 or profession.

22 (b) Except as provided in subsection (c) below, all persons who are lawfully
23 engaged in any construction trade, occupation or business within the Area described in Section 2 of
24 this Ordinance, as of June 1, 2006, and who possess a valid certificate of competency issued by

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1 Alachua County shall have the right to continue the construction trade, occupation, or business
2 within the entire corporate limits of the City of Gainesville, including the Area described in Section
3 2 of this Ordinance, subject to the terms, conditions and limitations imposed on the certificate by
4 Alachua County, and provided that such persons register the certificate with the Building
5 Inspections Department of the City of Gainesville and the Department of Business and Professional
6 Regulation of the State of Florida, if applicable, on or before 4:00 p.m. on June 1, 2006.

7 (c) All persons lawfully engaged in any occupation, business, trade or
8 profession within the Area described in Section 2 of this Ordinance on or after October 1, 2006,
9 shall obtain an occupational license from the City of Gainesville for the term commencing on
10 October 1, 2006, which license shall be issued upon payment of the appropriate fee in accordance
11 with the Gainesville Code of Ordinances in effect on October 1, 2006.

12 **Section 9.** If any portion of this Ordinance is declared by a court of competent jurisdiction
13 to be invalid or unenforceable, such declaration shall not be deemed to affect the remaining
14 portions of this Ordinance.

15 **Section 10.** The Clerk of the Commission is directed to submit a certified copy of this
16 Ordinance to: 1) the Executive Office of the Governor; 2) the Florida Department of State; and 3)
17 the Clerk of the Circuit Court of the Eighth Judicial Circuit in and for Alachua County, Florida.

18 **Section 11.** Sections 1, 4, 5, 6, 9, and 11 of this Ordinance shall become effective
19 immediately upon adoption. Sections 2, 3, 7, 8 and 10 shall become effective at 12:01 a.m. on June
20 1, 2006, unless there is a tie vote or majority vote against the annexation at the special election
21 called in Section 4 of this Ordinance.

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12-13-05

1 **PASSED AND ADOPTED** this ____ day of December, 2005.

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PEGEEN HANRAHAN,
MAYOR

7 ATTEST: Approved as to form and legality

8
9

10 _____
KURT LANNON,
11 CLERK OF THE COMMISSION

MARION J. RADSON,
CITY ATTORNEY

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This Ordinance passed on first reading this 12th day of December, 2005.
This Ordinance passed on second reading this ____ day of _____, 2005.

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EXHIBIT A

A PARCEL OF LAND SITUATED IN SECTIONS 4 & 5, TOWNSHIP 10 SOUTH, RANGE 19 EAST AND SECTIONS 29, 30, 32 & 33, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE EXISTING CITY OF GAINESVILLE LIMIT AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF N.W. 69TH TERRACE AND A POINT ON THE WEST LINE OF TAX PARCEL NO. 6340-13 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2353, PAGE 2426; THENCE RUN SOUTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE WEST LINE OF LOT 13 OF NORTH FLORIDA REGIONAL DOCTORS OFFICE PARK AS RECORDED IN PLAT BOOK "H", PAGE 81 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 AND LOT 12 TO THE NORTHEAST CORNER OF LOT 12; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 12 AND ITS SOUTHWESTERLY EXTENSION TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 11TH PLACE SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 15 OF SAID NORTH FLORIDA REGIONAL DOCTORS OFFICE PARK; THENCE ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT 16; THENCE SOUTHWESTERLY, EAST AND NORTHEAST AROUND THE PERIMETER OF SAID LOT 16 AND A NORTHEASTERLY EXTENSION OF THE EAST LINE OF LOT 16 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID N.W. 11TH PLACE, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 10; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 10 TO THE NORTH LINE OF SAID NORTH FLORIDA REGIONAL DOCTORS OFFICE PARK; THENCE RUN ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF LOT 4; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 4 AND ITS SOUTHWESTERLY EXTENSION TO A POINT ON THE NORTH LINE OF LOT 25 OF SAID NORTH FLORIDA REGIONAL DOCTORS OFFICE PARK, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF NW 9TH BLVD; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 20; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 20 TO THE SOUTHWEST CORNER OF LOT 20; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH FLORIDA REGIONAL DOCTORS OFFICE PARK TO A POINT ON THE SOUTH LINE OF LOT 21, SAID POINT ALSO BEING IDENTIFIED AS THE POINT OF BEGINNING OF SAID NORTH FLORIDA REGIONAL DOCTORS OFFICE PARK AND THE NORTHEAST CORNER OF TAX PARCEL NO. 6340-8 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 2998; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL AND A SOUTHERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF TAX PARCEL NO. 6340-7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2684, PAGE 780; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL ALSO BEING A POINT ON THE WEST LINE OF TAX PARCEL NO. 6340-11 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1776, PAGE 2613; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL TO ITS SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 26 ALSO KNOWN AS NEWBERRY ROAD; THENCE LEAVING THE EXISTING CITY OF GAINESVILLE LIMIT LINE, WEST ALONG SAID NORTH RIGHT OF WAY LINE TO A

POINT ON THE SOUTH LINE OF TAX PARCEL 6331-2-2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1364, PAGE 190 ALSO BEING ON A NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF TAX PARCEL NO 6655-9 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2447 , SAID LINE ALSO BEING A NORTHWESTERLY EXTENSION OF THE SOUTHBOUND RIGHT OF WAY ACCESS RAMP FOR INTERSTATE 75; THENCE SOUTHEASTERLY ALONG SAID EXTENSION AND SAID RIGHT OF WAY ACCESS RAMP TO THE WEST RIGHT OF WAY LINE OF INTERSTATE 75; THENCE SOUTH-EASTERLY ALONG SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF TAX PARCEL NO 6655-15 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1726, PAGE 2449; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL TO ITS SOUTHMOST CORNER; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF TAX PARCEL 6655-1-6 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3115, PAGE 1099 ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST UNIVERSITY AVENUE; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 75TH STREET ALSO KNOWN AS SW COUNTY ROAD NO. 29; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF TAX PARCEL NO 6656-65 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3117, PAGE 1235 ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SW 1ST PLACE; THENCE WEST ALONG SOUTH LINE OF SAID PARCEL AND THE NORTH RIGHT OF WAY LINE OF SAID SW 1ST PLACE TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO ITS NORTHWEST CORNER; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF TOWER HILL PROFESSIONAL PARK AN UNRECORDED SUBDIVISION AS SURVEYED BY J. W. BROWN; THENCE NORTH ALONG THE WEST LINE OF SAID TOWER HILL PROFESSIONAL PARK TO THE NORTHWEST CORNER OF SAID TOWER HILL PROFESSIONAL PARK, SAID POINT ALSO BEING ON THE SOUTH LINE OF TAX PARCEL NO. 6656-3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1326 PAGE 972; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL TO ITS SOUTHWEST CORNER; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF NEWBERRY HILL PHASE II AS RECORDED IN CONDOMINIUM BOOK 3, PAGE 5 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND A NORTHERLY EXTENSION THEREOF, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED STATE ROAD NO. 26 ALSO KNOWN AS WEST NEWBERRY ROAD; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF FORT CLARK BOULEVARD; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SAID FORT CLARK BOULEVARD TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF NW 23RD AVENUE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF NW 23RD AVENUE TO A POINT ON A SOUTHERLY EXTENSION OF THE WEST LINE OF TAX PARCEL NO. 6231-6 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2043 PAGE 2859, SAID LINE ALSO BEING THE EAST LINE OF HAUFLER BROTHERS ESTATES UNIT NO. 1 AS RECORDED IN PLAT BOOK "G", PAGE 69 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND SAID WEST LINE TO THE NORTHWEST CORNER OF SAID PARCEL ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 1 OF SAID HAUFLER BROTHERS ESTATES UNIT NO. 1 AND A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ALSO KNOWN AS STATE ROAD NO. 93; THENCE NORTHWESTERLY ALONG NORTHERLY LINE OF SAID LOT 1 AND SOUTHWESTERLY LINE OF INTERSTATE 75 TO THE SOUTHEAST CORNER OF TAX PARCEL NO. 6233-14 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2612, PAGE 1193;

THENCE CONTINUE NORTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL AND SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 TO ITS INTERSECTION WITH THE WEST LINE OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 19 EAST; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ALSO BEING A POINT ON THE WEST LINE OF SANTA FE COMMUNITY COLLEGE AND BEING TAX PARCEL NO. 6231-5 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1223, PAGE 386; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 TO THE WEST MOST CORNER OF TAX PARCEL NO. 6233-20 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2056, PAGE 2300; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 AND ALONG THE NORTHERLY BOUNDARY OF SAID TAX PARCEL NO. 6233-20 RUN NORTHEASTERLY TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 91ST STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TAX PARCEL NO. 6233-7 AND A CITY OF GAINESVILLE LIFT STATION; THENCE RUN NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 36TH PLACE; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID N.W. 36TH PLACE TO A POINT ON A SOUTHERLY EXTENSION OF THE WEST LINE OF TAX PARCEL NO. 6233-10-6 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2226, PAGE 2054; THENCE RUN NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF SAID TAX PARCEL NO. 6233-10-6 TO ITS NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF TAX PARCEL NO. 6233-30 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1648, PAGE 2199; THENCE RUN WEST, NORTH, AND NORTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID TAX PARCEL NO. 6233-30 TO ITS NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF TAX PARCEL NO. 6233-10-2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 716; THENCE RUN NORTH ALONG THE WEST LINE OF SAID PARCEL TO ITS NORTHWEST CORNER; THENCE RUN EAST ALONG THE NORTH LINE OF SAID PARCEL TO ITS NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 91ST STREET; THENCE RUN NORTH ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 222 ALSO KNOWN AS NW 39TH AVENUE; THENCE RUN EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF NW 39TH AVENUE TO THE NORTHEAST CORNER OF TAX PARCEL NO. 6231-1 AS DESCRIBED IN OFFICIAL RECORD BOOK 1836, PAGE 213 ALSO BEING THE NORTHWEST CORNER OF SUMMIT OAKS UNIT 2, AS DESCRIBED IN PLAT BOOK "O", PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID TAX PARCEL AND THE WEST LINE OF SAID SUMMIT OAKS UNIT 2 TO THE SOUTHEAST CORNER OF SAID TAX PARCEL 6231-1 ALSO BEING THE NORTHEAST CORNER OF LOT 26 OF SAID SUMMIT OAKS UNIT 2; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID TAX PARCEL TO THE SOUTHWEST CORNER OF SAID TAX PARCEL ALSO BEING THE NORTHWEST CORNER OF SUMMIT OAKS UNIT 3 AS DESCRIBED IN PLAT BOOK "P", PAGE 38 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN ALONG THE PERIMETER OF SAID SUMMIT OAKS UNIT 3 THE FOLLOWING FOUR COURSES: S 00° 42' 29" E, 270.00 FEET; N 90° 00' 00" E, 132.5 FEET; S 53° 17' 38" E, 650.89 FEET; N 89° 54' 50" E, 1,000 FEET TO THE SOUTHEAST CORNER OF SAID SUMMIT OAKS UNIT 3, SAID CORNER ALSO BEING A POINT ON THE EAST LINE OF SAID SECTION 29, TOWNSHIP 9 SOUTH, RANGE 19 EAST; THENCE RUN SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID SECTION 29 ALSO BEING THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 19 EAST; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SECTION 33 TO THE SOUTHWEST CORNER OF TAX

PARCEL NO. 6337-16 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2079, PAGE 280 ALSO BEING A POINT ON A WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF NW 14TH AVE; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL AND WESTERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF SAID NW 14TH AVENUE ALSO BEING A POINT ON A NORTHERLY EXTENSION OF THE WEST LINE OF TAX PARCEL NO. 6337-18-1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1283, PAGE 943 THENCE RUN SOUTH ALONG SAID EXTENSION AND THE WEST LINE OF SAID TAX PARCEL TO THE SOUTHWEST CORNER OF SAID TAX PARCEL, SAID CORNER ALSO BEING A POINT ON THE NORTH LINE OF TAX PARCEL NO. 6336-16 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2174, PAGE 917; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TAX PARCEL AND THE NORTH LINE OF THE FOLLOWING TAX PARCEL NO.'S: TAX PARCEL NO. 6336 AS DESCRIBED IN OFFICIAL RECORD BOOK 2098 PAGE 2806; TAX PARCEL NO. 6336-15 AS DESCRIBED IN OFFICIAL RECORD BOOK 2178, PAGE 1140; TAX PARCEL NO. 6336-11-1 AS DESCRIBED IN OFFICIAL RECORD BOOK 3169, PAGE 1029; TAX PARCEL NO. 6336-11-2 AS DESCRIBED IN OFFICIAL RECORD BOOK 2555, PAGE 1147; TAX PARCEL NO. 6336-8 AS DESCRIBED IN OFFICIAL RECORD BOOK 2121, PAGE 625; TAX PARCEL NO. 6336-7 AS DESCRIBED IN OFFICIAL RECORD BOOK 2596, PAGE 935 TO THE NORTHEAST CORNER OF TAX PARCEL NO. 6336-5 ALSO KNOWN AS 1204 PROFESSIONAL OFFICE CENTER SAID CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NW 69TH TERRACE; THENCE RUN NORTHEASTERLY PERPENDICULAR TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 69TH TERRACE TO A POINT ON THE WEST LINE OF TAX PARCEL NO. 6340-13 AND THE POINT OF BEGINNING.

