

This Instrument Prepared by:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32627

Section 14, Township 10 South, Range 19 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of _____, 2015, by the **City of Gainesville, Florida**, a municipal corporation existing under the laws of the State of Florida, with its permanent post office address at Post Office Box 490, Gainesville, Florida 32627, GRANTOR, to **Mary Jane Fredrickson as successor trustee of the S. Clark Butler Properties Land Trust, dated December 10, 1998**, whose post office address is Post Office Box 141105, Gainesville, Florida 32614-1105, GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires)

WITNESSETH: That Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate and lying in the County of Alachua, State of Florida, to wit:

Legal Description

See Exhibit "A" attached hereto and made part thereof

The subject property is not the homestead of the Grantor nor is it contiguous thereto.

Containing 14,112.0 square feet, more or less.

SUBJECT to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2015_ and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee, except as set forth herein, that at the time of delivery of this deed the land was free from all encumbrances made by it, and that it will warrant and defend the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed & delivered
In the Presence of:

CITY OF GAINESVILLE, FLORIDA
A Florida Municipal Corporation

Sharon D. Williams
Witness
Print Name Sharon D. Williams
Shanika R. Young
Witness
Print Name Shanika R. Young

Edward B. Braddy
Edward B. Braddy, Mayor

Approved as to Form and Legality
By: Nicolle M. Shalley
Nicolle M. Shalley
City Attorney

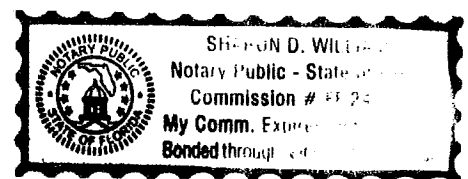
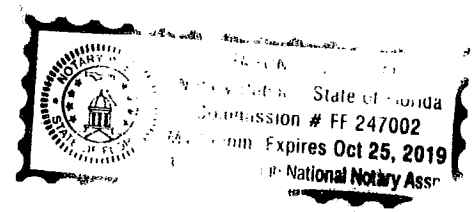
Kurt M. Lannon
Kurt M. Lannon, Clerk of the Commission

ATTEST:

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 17th day of November, 2015, by Edward B. Braddy and Kurt M. Lannon, Mayor and Clerk of the Commission, respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally known to me and duly sworn, who acknowledged that as such officers, and pursuant to authority from said corporation, they executed the foregoing instrument and affixed the corporate seal for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

Sharon D. Williams
Print Name: Sharon D. Williams
State of Florida
My Commission Expires: 10/25/19





TEL: (352) 331-1976 . 132 NW 76th Drive, Gainesville, Florida 32607
 TEL: (352) 414-4621 101 NE 1st Avenue, Ocala, Florida 34470
 WWW.CHW-INC.COM

planning.surveying.engineering.construction.

Exhibit "A"

DESCRIPTION

DATE: May 22, 2015

CLIENT: Butler Enterprises

PROJECT NAME: Butler North

PROJECT NO: 13-0445.01

DESCRIPTION FOR: SW 33 Place/SW 37th Blvd Right of Way Vacation

A PORTION OF SOUTHWEST 33RD PLACE AND SOUTHWEST 37TH BOULEVARD, SITUATED IN SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4258, PAGE 2451 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°11'38" EAST ALONG THE SOUTH LINE OF SAID LANDS AND THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 33RD PLACE (80-FOOT RIGHT OF WAY), A DISTANCE OF 852.48 FEET; THENCE DEPARTING SAID SOUTH LINE AND SAID NORTH RIGHT OF WAY LINE, SOUTH 0°51'36" EAST, A DISTANCE OF 79.61 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID SOUTHWEST 33RD PLACE AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, NORTH 89°08'55" EAST, A DISTANCE OF 148.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 390.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 80°38'23" EAST, 115.29 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°59'57", AN ARC LENGTH OF 115.71 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 70°56'40" EAST, 60.06 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°49'52", AN ARC LENGTH OF 64.43 FEET TO THE END OF SAID CURVE; THENCE SOUTH 34°01'44" EAST, A DISTANCE OF 59.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 528.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 37°38'20" EAST, 66.49 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°13'12", AN ARC LENGTH OF 66.53 FEET; THENCE SOUTH 41°14'56" EAST, A DISTANCE OF 108.96 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED SOUTHWEST 37TH BOULEVARD (80-FOOT RIGHT OF WAY) AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 658.41 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68°33'08" WEST, 499.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH RIGHT OF WAY LINE OF SAID SOUTHWEST 37TH BOULEVARD AND

AFOREMENTIONED SOUTHWEST 33RD PLACE, THROUGH A CENTRAL ANGLE OF 44°34'14", AN ARC LENGTH OF 512.18 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 14,112 SQUARE FEET MORE OR LESS.

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

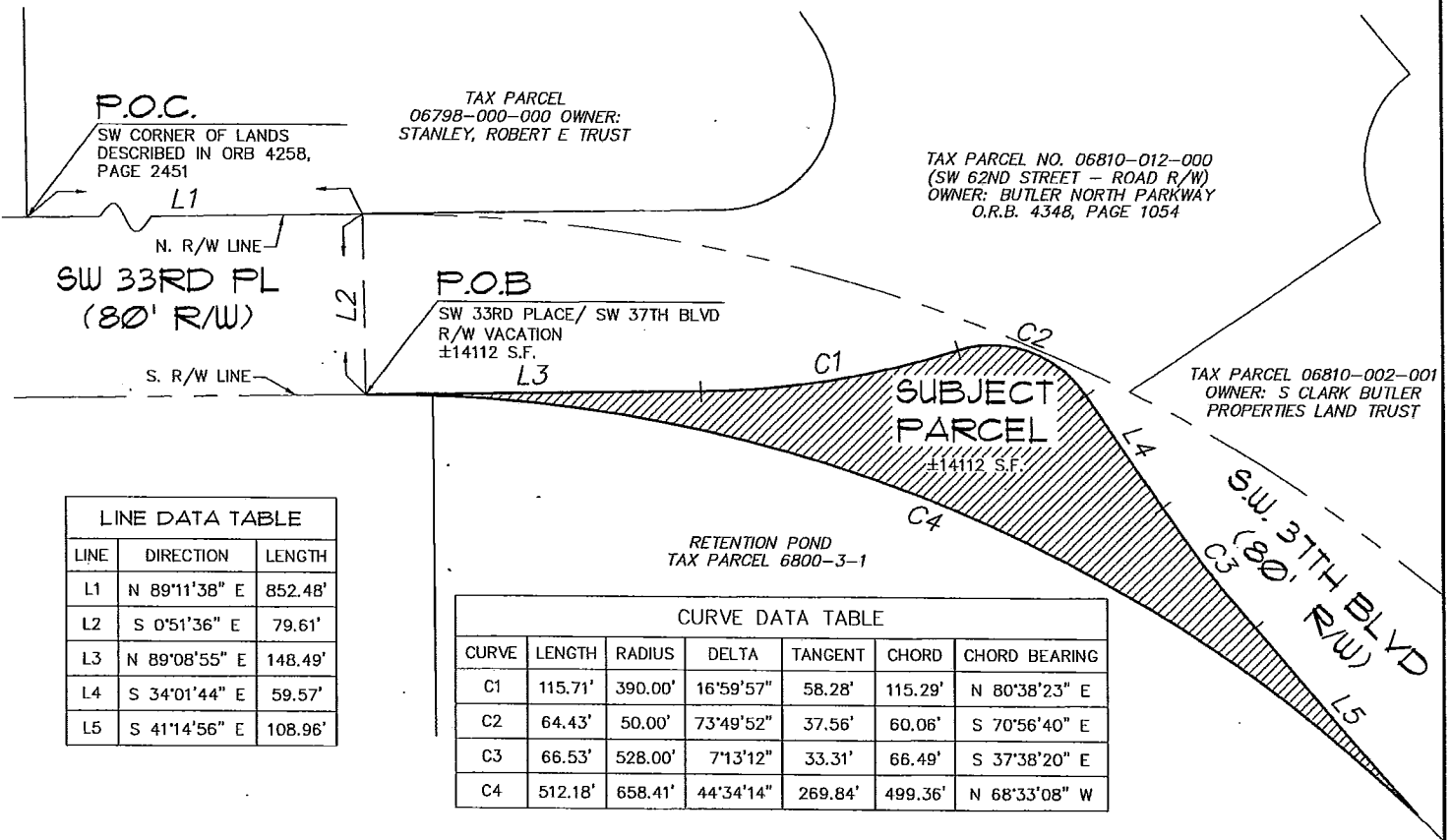
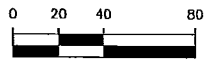
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



GRAPHIC SCALE



| LINE DATA TABLE | | |
|-----------------|---------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | N 89°11'38" E | 852.48' |
| L2 | S 0°51'36" E | 79.61' |
| L3 | N 89°08'55" E | 148.49' |
| L4 | S 34°01'44" E | 59.57' |
| L5 | S 41°14'56" E | 108.96' |

| CURVE DATA TABLE | | | | | | |
|------------------|---------|---------|-----------|---------|---------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
| C1 | 115.71' | 390.00' | 16°59'57" | 58.28' | 115.29' | N 80°38'23" E |
| C2 | 64.43' | 50.00' | 73°49'52" | 37.56' | 60.06' | S 70°56'40" E |
| C3 | 66.53' | 528.00' | 7°13'12" | 33.31' | 66.49' | S 37°38'20" E |
| C4 | 512.18' | 658.41' | 44°34'14" | 269.84' | 499.36' | N 68°33'08" W |

LEGEND:
 O.R.B. = OFFICIAL RECORDS BOOK
 S.F. = SQUARE FEET
 P.O.B. = POINT OF BEGINNING
 R/W = RIGHT OF WAY
 POC = POINT OF COMMENCEMENT

= R/W TO BE VACATED

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON NAD83(90), STATE OF FLORIDA NORTH ZONE AS ESTABLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION - DISTRICT TWO HORIZONTAL CONTROL POINTS: "2609005 C8", "2609005 C9", & "2609005 C10"

DESCRIPTION:
(SEE ATTACHED)

CERTIFIED TO:

CITY OF GAINESVILLE

1 OF 1
 This map prepared by:
 Certificate of Authorization No. L.B. 5075
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN 5/28/15

 Professional Surveyor & Mapper License No. 6791

DATE: 05/22/2015
 TECHNICIAN: JTT
 CHECKED BY: AHH
 PROJECT NUMBER: 13-0445.01

SCALE: 1" = 80'
 VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
 IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW
 Professional Consultants

132 NW 76th Drive
 Gainesville, Florida 32607
 (352) 331-1976 / (352) 331-2476
 www.chw-fo.com
 est. 1988 FLORIDA LB-5076