

GENERAL MANAGER CONSENT AGENDA ITEM #061132  
April 9, 2007

This Instrument Prepared By:  
Kristie A. Brewer, Land Rights Coordinator  
Real Estate Division  
Gainesville Regional Utilities  
P.O. Box 147117, Sta. A130  
Gainesville, FL 32614-7117

A Portion of Tax Parcel No. 07240-000-000  
Located in Gary Grant, Township 10 South, Range 19 East  
Page 1 of 4

PARTIAL RELEASE OF EASEMENT

This Partial Release of Easement executed this \_\_\_\_ day of \_\_\_\_\_, 2007, by the CITY OF GAINESVILLE, Florida, a municipal corporation of the State of Florida, whose post office address is P. O. Box 490, Gainesville, Florida 32602, GRANTOR:

WHEREAS, the purpose of this Partial Release of Easement is to release a portion of the City of Gainesville's interests in a certain public utilities easement reserved in that certain Easement, dated March 14, 2001, and filed in Official Records Book 2347, Page 161, of the Public Records of Alachua County, Florida.

WITNESSETH, That the City of Gainesville, for and in consideration of the benefits flowing to the City from improvement of the referenced property, does hereby remise and release forever, all the right, title, interest, claim and demand which the City has by virtue of the above-described easement in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Alachua, State of Florida, to wit:

AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, affixed its seal the day and year first above written.

Signed, sealed and delivered:  
in the presence of:

CITY OF GAINESVILLE, FLORIDA

\_\_\_\_\_  
Print Name: \_\_\_\_\_

BY:

\_\_\_\_\_  
Pegeen Hanrahan, Mayor

\_\_\_\_\_  
Print Name: \_\_\_\_\_

ATTEST:

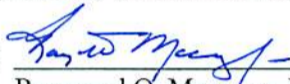
\_\_\_\_\_  
Kurt M. Lannon  
Clerk of the Commission

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2007, by Pegeen Hanrahan, and Kurt M. Lannon, the 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, acknowledged that as such officers, and pursuant to authority from said corporation, they executed the foregoing instrument and affixed the corporate seal all 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.

\_\_\_\_\_  
Print Name:  
Notary Public, State of Florida  
Commission No. and Expiration:

Approved as to Form and Legality:

By:   
\_\_\_\_\_  
Raymond O. Manasco, Jr.  
Utilities Attorney  
City of Gainesville, Florida



February 14, 2007

**Legal Description**

For: Henderson Engineering  
(Legal Description to vacate a portion of the  
Easement for Public Utilities recorded in  
Official Records Book 2347, page 161)

A portion of that certain tract of land as described in Official Records Book 2347, page 161 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Commence at a 4"x 4" concrete monument (no ID.) at the southwest corner of 'Replat of a Part of Southwest 34<sup>th</sup> Street Industrial Park', as per plat thereof, recorded in Plat Book "H", page 48 of the Public Records of Alachua County, Florida, and run thence South 04°48'12" East, along a southerly projection of the west line of said 'Replat of a Part of Southwest 34<sup>th</sup> Street Industrial Park', a distance of 833.37 feet to a 3"x 3" concrete monument (J.W. Myers, P.L.S. 3447) on the northwesterly right-of-way line of S.W. 47<sup>th</sup> Avenue (100' R/W); thence South 21°21'49" East, 100.00 feet to a point on the southeasterly right-of-way line of said S.W. 47<sup>th</sup> Avenue; thence North 68°38'11" East, along said southeasterly right-of-way line, 340.19 feet to the northeast corner of that certain parcel of land described in Official Records Book 2327, page 2600 of said Public Records and the Point of Beginning; thence continue North 68°38'11" East, along said southeasterly right-of-way line, a distance of 37.92 feet to the beginning of a curve, concave southeasterly, having a radius of 2222.78 feet; thence northeasterly, along the southerly right-of-way line of said S.W. 47<sup>th</sup> Avenue and along the arc of said curve, through a central angle of 00°57'21", an arc distance of 37.08 feet, said arc being subtended by a chord, having a bearing and distance of North 69°06'52" East, 37.08 feet to a point on the easterly line of a Public Utilities Easement as described in Official Records Book 2347, page 161 of the Public Records of Alachua County, Florida; thence southerly along the easterly line of said Public Utilities Easement, through the following five courses: 1) South 21°21'49" East, 33.68 feet to the beginning of a curve, concave southwesterly, having a radius of 345.00 feet; 2) thence southeasterly along the arc of said curve, through a central angle of 05°42'38", an arc distance of 34.39 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 18°30'30" East, 34.37 feet; 3) thence South 15°39'11" East, 70.57 feet to the beginning of a curve, concave northeasterly, having a radius of 255.00 feet; 4) thence southeasterly, along the arc of said curve, through a central angle of 05°42'38", an arc distance of 25.42 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 18°30'30" East, 25.41 feet; 5) thence South 21°21'49" East, 71.59 feet; thence South 70°32'04" West, 75.05 feet to a point on the easterly line of said certain parcel of land as described in Official Records Book 2327, page 2600; thence North 21°21'49" West, along the easterly line of said certain parcel of land (Official Records Book 2327, page 2600), a distance of 69.11 feet to the beginning of a curve, concave northeasterly, having a radius of 330.00 feet; thence northwesterly, along said easterly line of said certain parcel of land (Official Records Book 2327, page 2600) and along the arc of said curve, through a central angle of 05°42'38", an arc distance of 32.89 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 18°30'30" West, 32.88 feet; thence North 15°39'11" West, along said easterly line of said certain parcel of land (Official Records Book 2327, page 2600) a distance of 70.57 feet to the beginning of a curve, concave southwesterly, having a radius of 270.00 feet; thence northwesterly, along said easterly line of said certain parcel of land (Official Records Book 2327, page 2600) and along the arc of said curve, through a central angle of 05°42'38", an arc distance of 26.91 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North 18°30'30" West, 26.90 feet; thence North 21°21'49" West, along said easterly line of said certain parcel of land (Official Records Book 2327, page 2600) a distance of 33.99 feet to the Point of Beginning.

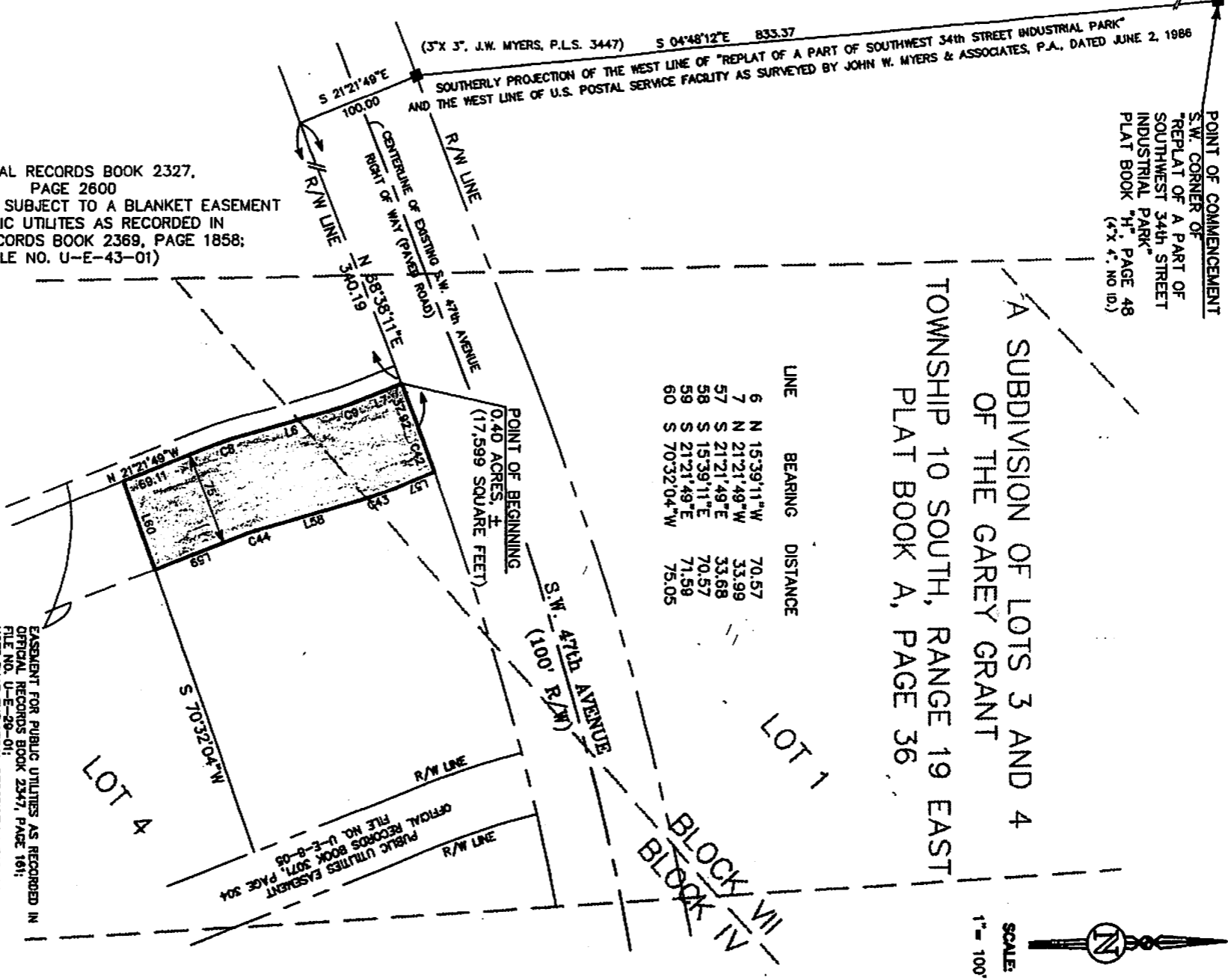
Containing 0.40 of an acre (17, 599 square feet), more or less.

POINT OF COMMENCEMENT  
 S.W. CORNER OF  
 "REPLAT OF A PART OF  
 SOUTHWEST 34th STREET  
 INDUSTRIAL PARK"  
 PLAT BOOK "H", PAGE 48  
 (4x4; NO ID.)

A SUBDIVISION OF LOTS 3 AND 4  
 OF THE GAREY GRANT  
 TOWNSHIP 10 SOUTH, RANGE 19 EAST  
 PLAT BOOK A, PAGE 36



LINE	BEARING	DISTANCE
6	N 15°39'11"W	70.57
7	N 21°21'49"W	33.99
57	S 21°21'49"E	33.68
58	S 15°39'11"E	70.57
59	S 21°21'49"E	71.58
60	S 70°32'04"W	75.05



OFFICIAL RECORDS BOOK 2327,  
 PAGE 2600  
 (THIS PARCEL IS SUBJECT TO A BLANKET EASEMENT  
 FOR PUBLIC UTILITIES AS RECORDED IN  
 OFFICIAL RECORDS BOOK 2369, PAGE 1858;  
 FILE NO. U-E-43-01)

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
8	5°42'38"	330.00	32.89	32.88	16.48	N 18°30'30"W
9	5°42'38"	270.00	28.91	26.90	13.47	N 18°30'30"W
42	0°57'21"	2222.78	37.08	37.08	18.54	N 69°06'52"E
43	5°42'38"	345.00	34.39	34.37	17.21	S 18°30'30"E
44	5°42'48"	255.00	25.42	25.41	12.72	S 18°30'30"E

EASEMENT FOR PUBLIC UTILITIES AS RECORDED IN  
 OFFICIAL RECORDS BOOK 2347, PAGE 161;  
 FILE NO. U-E-29-01;  
 NOTE THAT THE LEGAL DESCRIPTION FOR THIS EASEMENT  
 APPEARS IN ERROR - (IT DOES NOT CLOSE)

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF AN EASEMENT FOR PUBLIC UTILITIES  
 AS RECORDED IN OFFICIAL RECORDS BOOK 2347, PAGE 161  
 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA  
 (PORTION TO BE VACATED)

**THIS IS NOT A BOUNDARY SURVEY**

**FOR:** HENDERSON ENGINEERING

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS  
 AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
 MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
 SECTION 472.027 (2009), FLORIDA STATUTES.

ENG. DENMAN & ASSOC., INC. BY ROBERT W. CRAVER, P.S.W. 4239  
 Corporate Authorization  
 No. 1B 2369

ENG. DENMAN & ASSOCIATES, INC.  
 ENGINEERS-SURVEYORS-PLANNERS  
 www.engdenman.com  
 2404 N.W. 43rd Street  
 Gainesville, FL 32606-6602  
 Tel: (352) 573-3541 Fax: (352) 573-7248

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.