

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

A portion of Tax Parcel 8198-000-000
Section 27, Township 9 South, Range 20 East

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of _____, 2018, 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, William Laroque Installers, Inc., a Florida corporation, whose address is 5820 Sheridan Street, Hollywood, Florida 33021, 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 square 6010.0 feet or 0.138 acres, 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 200__ 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

Witness
Print Name _____

Lauren Poe, Mayor

Witness
Print Name _____

ATTEST:

Omichele Gainey, Clerk of the Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Lauren Poe and Omichele Gainey, 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.

Print Name: _____
State of Florida
My Commission Expires: _____

DESCRIPTION FOR PROPOSED SURPLUS PROPERTY FROM CITY TAX PARCEL 8198 BASED ON DEED FROM PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4207, PAGE 1015.

A PARCEL OF LAND IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF A STATE ROAD DEPARTMENT DITCH EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 527, PAGE 104 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE WEST LINE OF LOT 12, AS SHOWN ON THE PLAT OF "SEABOARD INDUSTRIAL PARK" AS PER PLAT RECORDED IN PLAT BOOK "G", PAGES 73 & 74 OF SAID PUBLIC RECORDS ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4207, PAGE 1015 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N30°57'12"E ALONG THE WEST LINE OF SAID PARCEL AND LOT 12 A DISTANCE OF 25.14' TO A POINT ON THE NORTH LINE OF SAID EASEMENT, THENCE CONTINUE N30°57'12"E ALONG WEST LINE OF SAID PARCEL AND LOT 12 A DISTANCE OF 110.66' TO A NAIL & DISK MARKED LS#4665, THENCE S88°56'28"E ALONG THE NORTH LINE OF SAID PARCEL AND LOT 12 A DISTANCE OF 267.94' TO AN IRON REBAR MARKED LB 3789, THENCE N08°10'34"E ON LINE TO A 1/2" REBAR & CAP STAMPED #LB021 FOUND AND ACCEPTED AS MARKING THE SOUTHEAST CORNER OF LOT 13 OF SAID PLAT OF "SEABOARD INDUSTRIAL PARK" A DISTANCE OF 17.13'; THENCE N88°56'28"W PARALLEL TO THE NORTH LINE OF SAID PARCEL AND LOT 12 A DISTANCE OF 271.82'; THENCE S30°57'12"W PARALLEL TO THE WEST LINE OF SAID PARCEL AND LOT 12 A DISTANCE OF 148.61' TO A POINT ON THE CENTERLINE OF SAID STATE ROAD DEPARTMENT DITCH EASEMENT ALSO BEING A WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4207, PAGE 1015; THENCE S53°01'41"E ALONG SAID EXTENSION AND CENTERLINE OF SAID DITCH A DISTANCE OF 10.06' TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. CONTAINING 6010 SQUARE FEET OR 0.138 ACRES MORE OR LESS.

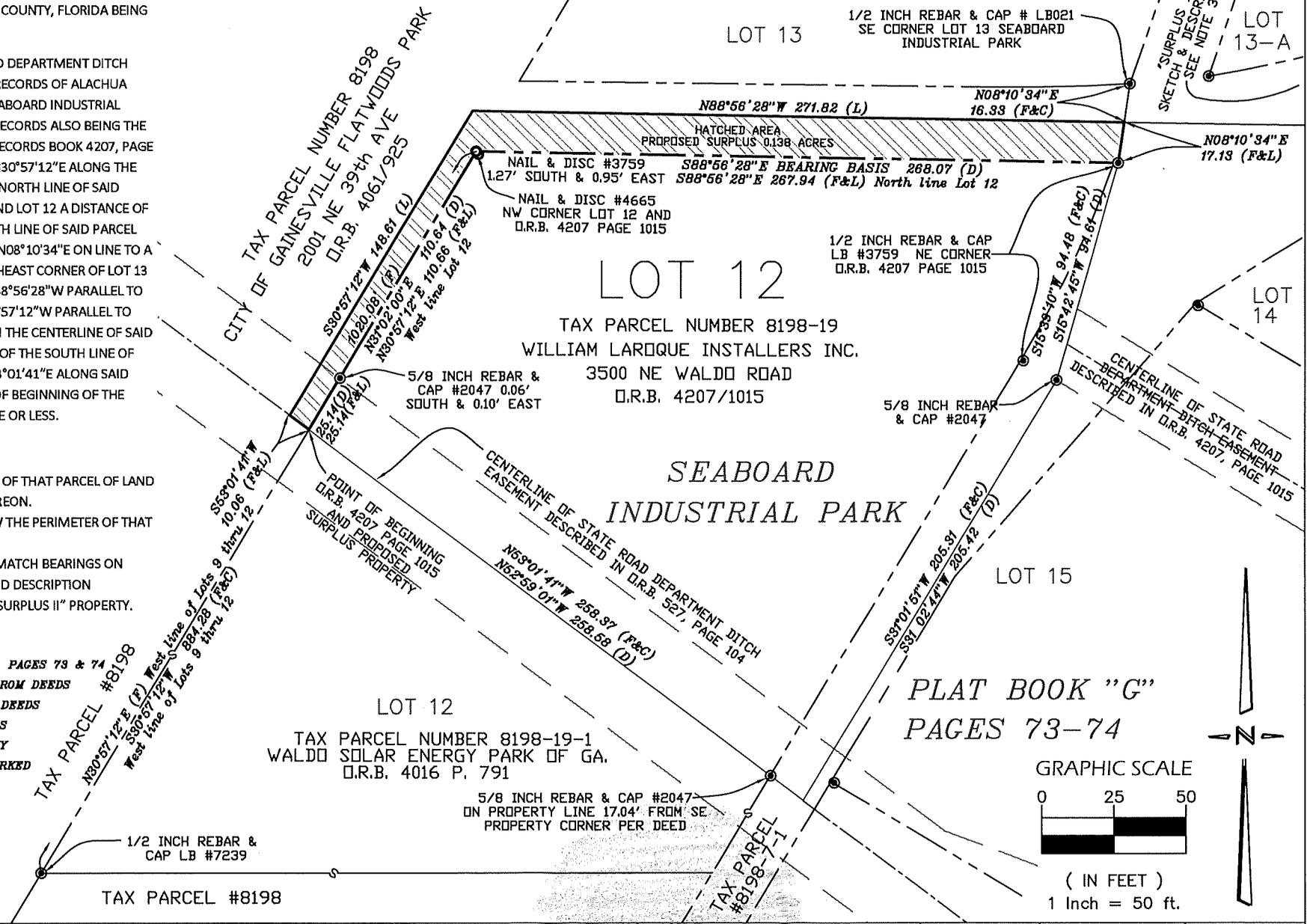
SURVEYOR'S NOTES:

- 1.) THE BEARING BASIS FOR THIS SKETCH AND DESCRIPTION IS THE NORTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4207, PAGE 1015 AS SHOWN HEREON.
- 2.) THE MOST RECENT DEED FOR TAX PARCEL NO. 8198-19 WAS USED TO SHOW THE PERIMETER OF THAT PROPERTY. THERE IS CONFLICTING DATA IN PREVIOUS DEEDS.
- 3.) ROTATE THIS SKETCH AND DESCRIPTION 0°13'41" COUNTERCLOCKWISE TO MATCH BEARINGS ON PREVIOUSLY ISSUED SKETCH AND DESCRIPTION FOR "SURPLUS I" SKETCH AND DESCRIPTION IMMEDIATELY TO THE NORTHEAST AND ABUTTING THE EAST LINE OF THIS "SURPLUS II" PROPERTY.

LEGEND:

- LOT LINES PER PLAT BOOK "G", PAGES 73 & 74
- PERIMETER EASEMENT LINES FROM DEEDS
- CENTERLINE EASEMENTS FROM DEEDS
- BOUNDARY AND PROPERTY LINES
- LIMITS OF DESCRIBED PROPERTY
- FOUND IRON ROD & CAP AS MARKED
- FOUND NAIL AND DISK
- (L) LEGAL DESCRIPTION DATA
- (D) RECORDED (DEED) DATA
- (F) FIELD MEASURED DATA
- (C) CALCULATED DATA
- O.R.B. OFFICIAL RECORDS BOOK

THIS IS NOT A BOUNDARY SURVEY



CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT
ENGINEERING SUPPORT SERVICES
405 NW 39TH AVENUE, P.O. BOX 490 GAINESVILLE, FL 32609
ADMIN (352) 334 5070 SURVEY OFFICE (352) 393-8194

SKETCH & DESCRIPTION
FOR SURPLUS PROPERTY
PORTION OF CITY TAX PARCEL 8198

I HEREBY CERTIFY THIS SKETCH AND DESCRIPTION MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.072, FLORIDA STATUTES.
Patrick R. Durbin
PATRICK R. DURBIN, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NUMBER 6368

DRAWN BY: PD	ACAD FILENAME: 8198-SURPLUS II	DATE: AUG. 27, 2018
CHECKED BY: TH	PROJECT #: FLATWOODS PARK	SHEET 1 OF 1

