

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

Tax Parcel No.: A portion of 15691-000-000
D. L. Clinch Grant, Township 10 South, Range 20 East

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this _____ day of _____, 2002, by the CITY OF GAINESVILLE, a municipal corporation of the State of Florida, Grantor, to H. C. JEFFCOAT and MARY JEFFCOAT, husband and wife, whose post office address is 3225 NW 4th Street, Gainesville, Florida 32609, Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of one (\$1.00) dollar and other good and valuable consideration to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has 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.

THE GRANTOR reserves unto itself, its successors and assigns, an easement for public utilities and an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same.

THE GRANTOR further reserves an easement for ingress and egress to the abutting land owners, their successors and assigns, of Tax Parcel Identification No. 15701-008-000 as described in Exhibit "B", 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: _____
Thomas D. Bussing, Mayor

Print Name: _____

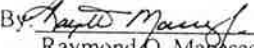
ATTEST: _____
Kurt M. Lannon
Clerk of the Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ____ day of _____, 2002, by Thomas D. Bussing 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

March 12, 2002

Quit Claim Deed to Jeffcoat
Page 3 of 5
Exhibit "A" (Page 1 of 2)

Legal Description

For: Gainesville Regional Utilities
(Area to be deeded to Jeffcoat)

A portion of the D. L. Clinch Grant in Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the centerline intersection of Rocky Point Road (State Road No. 329) and the north line of said D. L. Clinch Grant in Township 10 South, Range 20 East, Alachua County, Florida, and run thence South 18°07'00" West, along said centerline of Rocky Point Road (State Road No. 329), a distance of 621.66 feet; thence South 71°53'00" East, 50.00 feet to the easterly right-of-way line of said Rocky Point Road (State Road No. 329) and to the southwesterly corner of that certain parcel of land as described in Official Records Book 2199, page 2619 et seq. of the Public Records of Alachua County, Florida; thence South 57°33'56" East, 200.00 feet to the southeast corner of said certain parcel of land and to the POINT OF BEGINNING, said point lying on the westerly line of that certain parcel of land as described in Official Records Book 491, page 363 of said Public Records; thence continue South 57°33'56" East, along an easterly extension of the southerly line of said certain parcel of land described in Official Records Book 2199, page 2619 et seq., a distance of 51.60 feet to a point on the easterly line of said certain parcel of land as described in Official Records Book 491, page 363; thence North 18°07'00" East, 50.00 feet to the northeast corner of said certain parcel of land as described in Official Records Book 491, page 363; thence North 57°33'56" West, 51.60 feet to the northwest corner of said certain parcel of land as described in Official Records Book 491, page 363; thence South 18°07'00" West, along said westerly line of said certain parcel of land as described in Official Records Book 491, page 363 and along the easterly line of said certain parcel of land as described in Official Records Book 2199, page 2619 et seq., a distance of 50.00 feet to the POINT OF BEGINNING.

Containing 2,500 square feet, more or less.

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Quit Claim Deed to Jeffcoat
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Exhibit "A" (Page 2 of 2)

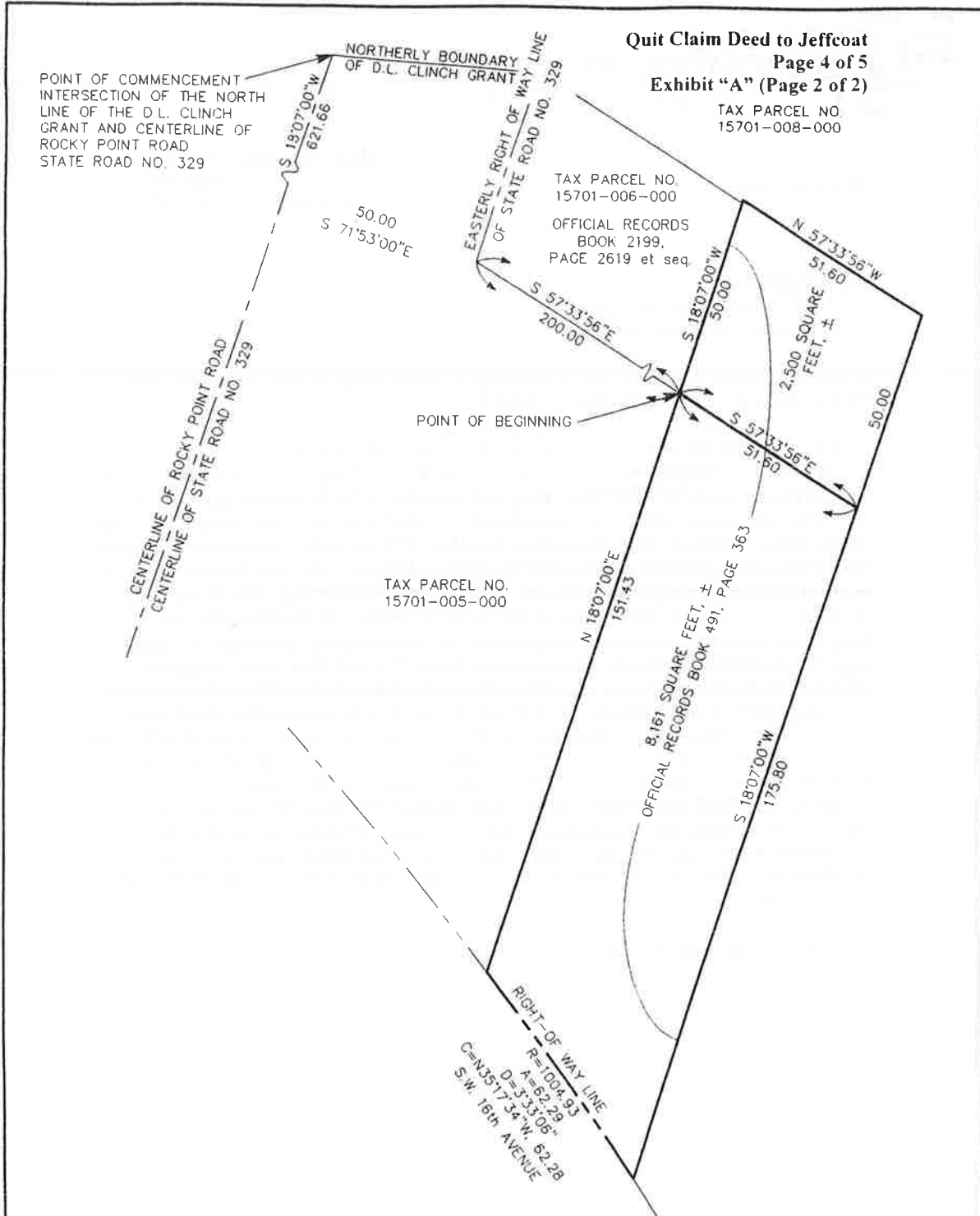
TAX PARCEL NO.
15701-008-000

TAX PARCEL NO.
15701-006-000
OFFICIAL RECORDS
BOOK 2199,
PAGE 2619 et seq.

TAX PARCEL NO.
15701-005-000

POINT OF COMMENCEMENT
INTERSECTION OF THE NORTH
LINE OF THE D.L. CLINCH
GRANT AND CENTERLINE OF
ROCKY POINT ROAD
STATE ROAD NO. 329

POINT OF BEGINNING



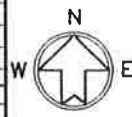
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGAL DESCRIPTION SKETCH OF

A PORTION OF THE D.L. CLINCH GRANT
TOWNSHIP 10 SOUTH, RANGE 20 EAST
ALACHUA COUNTY, FLORIDA

SEE ATTACHED LEGAL DESCRIPTIONS
FOR: GAINESVILLE REGIONAL UTILITIES

THIS IS NOT A BOUNDARY SURVEY



SCALE: 1" = 30'

DRN. B.G.	CHKD. B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
		3/12/2002	02-154			

PREPARED FOR: 1) GAINESVILLE REGIONAL UTILITIES
2) _____
3) _____
4) _____

THIS LEGAL DESCRIPTION SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPERS IN CHAPTER 81G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027 (2001), FLORIDA STATUTES.
AS OF 3/12/2002

Robert W. Graver
ROBERT W. GRAVER P.L.S. 4239

EDA **ENG, DENMAN & ASSOC. INC.**
• ENGINEERS • SURVEYORS • PLANNERS
2404 N.W. 43rd ST.
GAINESVILLE, FLORIDA 32606
TEL. (352) 373-3541
FAX (352) 373-7240

10/12/2002 15:44:49 - BG
 10/12/2002 15:44:49 - BG

Quit Claim Deed to Jeffcoat
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EXHIBIT "B"

Tax Parcel Identification No. 15701-008-000 as described in Official Records Book, 1569, Page 1903:

Commence at the Centerline intersection of Rocky Point Road (State Road 329) and the North line of said D. L. Clinch Grant and run South 18 degrees 07 minutes 00 seconds West along the Centerline of said Rocky Point Road (State Road No. 329) 471.66 feet; thence run South 71 degrees 53 minutes 00 seconds East 50.0 feet to the Easterly Right of Way line of said Rocky Point Road (State Road 329) and the Point of Beginning; thence run South 57 degrees, 33 minutes 55 seconds East 268.30 feet to the Westerly Right of Way line of the old T & J Railroad; thence run Southeasterly along the Westerly Right of Way line of said old T & J Railroad with a curve concave Southwesterly, said curve having a central angle of 04 degrees 59 minutes 43 seconds, a radius of 1698.29 feet an arc length of 148.06 feet and a chord bearing and length of South 16 degrees 40 minutes 34 seconds East 148.0 feet, thence run North 57 degrees 33 minutes 56 seconds West 155.47 feet; thence run North 18 degrees 07 minutes 00 seconds East 75.0 feet; thence run North 57 degrees 33 minutes 56 seconds West 200.0 feet to the Easterly Right of Way line of said Rocky Point Road (State Road 329) thence run North 18 degrees 07 minutes 00 seconds East 25.0 feet along the Easterly Right of Way line of said Rocky Point Road (State Road 329) to the Point of Beginning. All lying and being in Alachua County, Florida.

