

CIRCUIT COURT CLERK
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ALACHUA COUNTY, FL
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Book/Page 2229/ 2947

This Instrument Prepared By:
Kristie A. Brewer, Right-of-Way Agent
Real Estate Division
Gainesville Regional Utilities
P.O. Box 147117, Sta. A130
Gainesville, FL 32614-7117

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

PARTIAL RELEASE OF EASEMENT

This Partial Release of Easement executed this 15th day of January, 1998, 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, to STONERIDGE 3900 CORP., a Florida corporation, whose post office address is 2801 SW Archer Road, Gainesville, FL 32608, GRANTEE:

WHEREAS, the purpose of this Partial Release of Easement is to release the City of Gainesville's interests in a portion of a certain public utilities easement granted by R. L. Henderson, to the City of Gainesville dated June 28th, 1976, filed in Official Record Book 1014, Pages 254 thru 255, 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 partially 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:

See Exhibits "A" and "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

Sharon D. Watson
Print Name: Sharon D. Watson

BY: Paula M. DeLaney
Paula M. DeLaney, Mayor

Antoinette L. M'Vay
Print Name: Antoinette L. M'Vay

ATTEST: [Signature]
Kurt M. Lannon
Clerk of the Commission

Pick-up



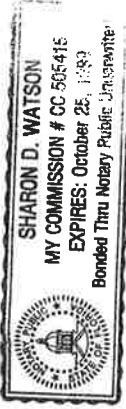
Partial Release of Easement
Page 2 of 4

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of January, 1999, by Paula M. DeLaney 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.

Sharon D. Watson
Print Name: Sharon D. Watson

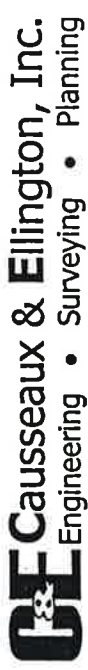
Notary Public, State of Florida
Commission No. and Expiration:



Approved as to Form and Legality
By: *Raymond C. Manasco, Jr.*

Raymond C. Manasco, Jr.
Utilities Attorney
City of Gainesville, Florida

EXHIBIT "A"



CLIENT: *Emmer Development Corporation*

PROJECT NAME: *Stoneridge Phase III*

PROJECT NO.: *98-244s*

DESCRIPTION FOR: *Proposed Easement Vacation (covers vacation of a portion of a 15' utility easement recorded in official record book 1014, page 254 of the Public Records of Alachua County, Florida, occupied by building.)*

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE GARY GRANT, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID GARY GRANT, THENCE RUN SOUTH 47 DEGREES 44 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAID GARY GRANT 3432.60 FEET TO THE NORTHEASTERLY CORNER LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2158, PAGE 364 (LAND OF STONERIDGE APARTMENT COMPLEX PHASE III) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE ALONG THE NORTH LINE THE GARY GRANT, AND ALONG THE NORTH LINE OF SAID LAND, SOUTH 47 DEGREES 44 MINUTES 17 SECONDS WEST, 126.45 FEET TO THE NORTHWESTERLY CORNER OF SAID LAND; THENCE ALONG THE WESTERLY LINE OF SAID LAND SOUTH 25 DEGREES 28 MINUTES 21 SECONDS EAST, 47.36 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A 15 FOOT UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1014, PAGE 254 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE NORTH 44 DEGREES 33 MINUTES 55 SECONDS EAST, 21.82 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTHERLY LINE NORTH 44 DEGREES 33 MINUTES 55 SECONDS EAST, 29.87 FEET;

THENCE SOUTH 58 DEGREES 50 MINUTES 10 SECONDS WEST, 35.01 FEET;

THENCE SOUTH 31 DEGREES 09 MINUTES 50 SECONDS EAST, 7.77 FEET;

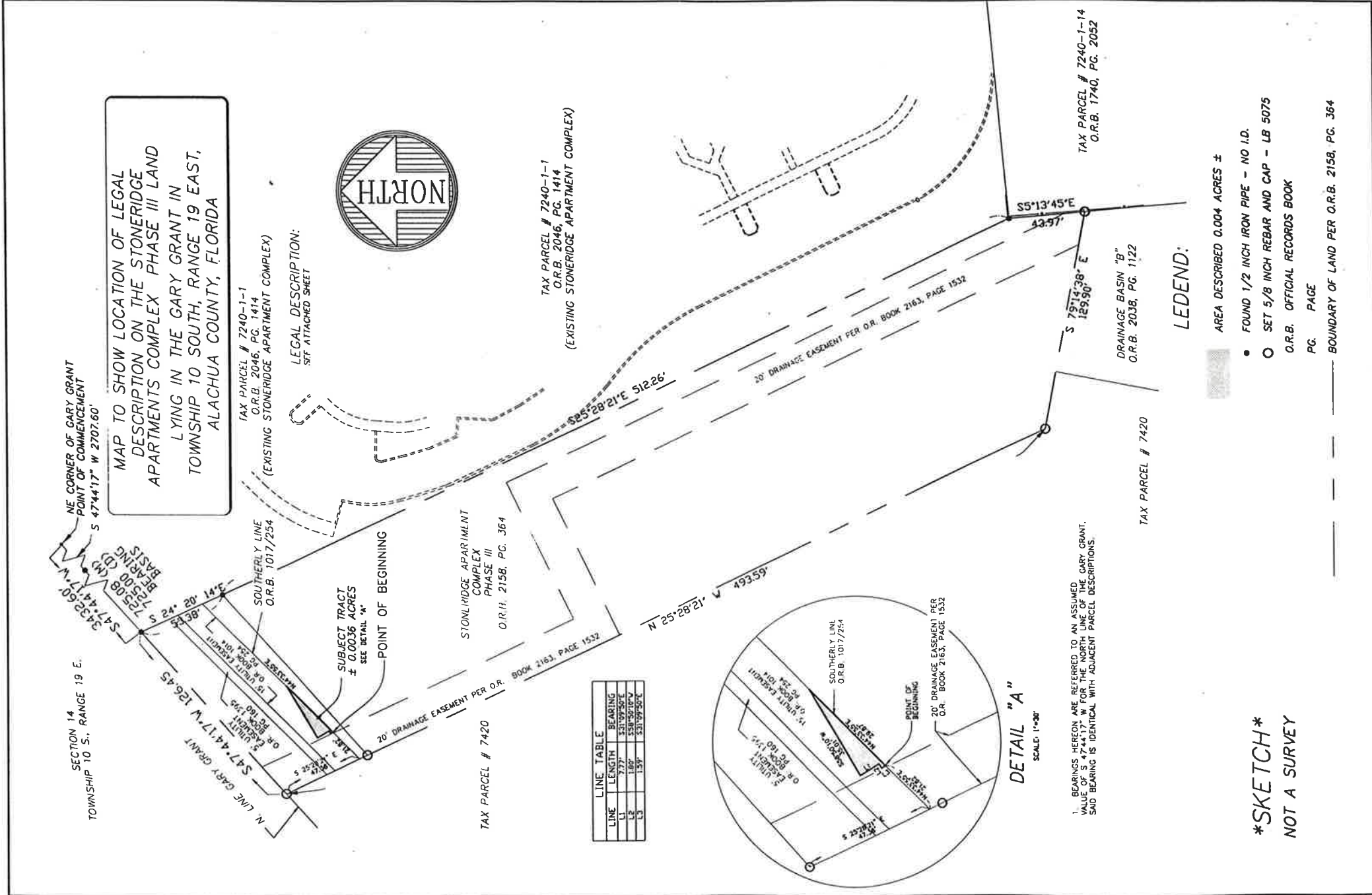
THENCE SOUTH 58 DEGREES 50 MINUTES 10 SECONDS WEST, 1.80 FEET;

THENCE SOUTH 31 DEGREES 09 MINUTES 50 SECONDS EAST, 1.59 FEET; TO

THE SOUTHERLY LINE OF SAID EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1014, PAGE 254 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 0.004 ACRES, MORE OR LESS.

All as shown on the map
attached herewith and made
a part hereof



SECTION 14
TOWNSHIP 10 S., RANGE 19 E.

MAP TO SHOW LOCATION OF LEGAL DESCRIPTION ON THE STONERIDGE APARTMENTS COMPLEX PHASE III LAND LYING IN THE GARY GRANT IN TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

TAX PARCEL # 7240-1-1
O.R.B. 2046, PG. 1414
(EXISTING STONERIDGE APARTMENT COMPLEX)

LEGAL DESCRIPTION:
SEE ATTACHED SHEET

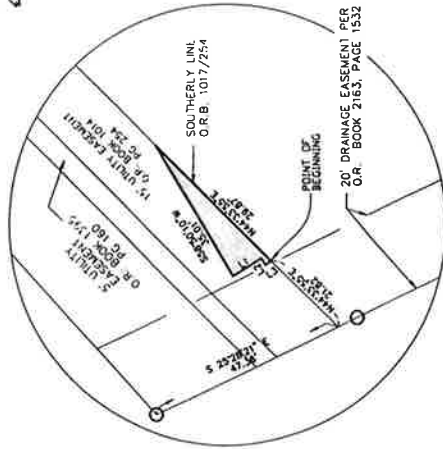


TAX PARCEL # 7240-1-1
O.R.B. 2046, PG. 1414
(EXISTING STONERIDGE APARTMENT COMPLEX)

STONERIDGE APARTMENT COMPLEX PHASE III
O.R.B. 2158, PG. 364

TAX PARCEL # 7420

LINE	LENGTH	BEARING
L1	7.777	S31°09'50\"/>
L2	1.867	S58°20'10\"/>
L3	1.597	S31°09'50\"/>



DETAIL "A"
SCALE: 1"=30'

1. BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF S 47°44'17\"/>

TAX PARCEL # 7420

TAX PARCEL # 7240-1-14
O.R.B. 1740, PG. 2052

LEGEND:

- AREA DESCRIBED 0.004 ACRES ±
- FOUND 1/2 INCH IRON PIPE - NO I.D.
- SET 5/8 INCH REBAR AND CAP - LB 5075
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- BOUNDARY OF LAND PER O.R.B. 2158, PG. 364

SKETCH
NOT A SURVEY

This map prepared by: **SCOTT J. FLAUGMAN**
 Certified Professional Surveyor, State of Florida
 License No. 13598
 10000 W. US Highway 1, Suite 100, Gainesville, FL 32608
 Phone: (352) 333-5556 Fax: (352) 333-5556
 Email: scott@scottjflaugman.com

CERTIFIED TO: **OF CAUSSEBAUX & ELLINGTON, Inc.**
 Surveying & Mapping
 10000 W. US Highway 1, Suite 100, Gainesville, FL 32608
 Phone: (352) 333-5556 Fax: (352) 333-5556
 Email: scott@scottjflaugman.com

Map No. **98-244S**
 Date **11-27-2014**
 Scale **AS SHOWN**
 Project **10000 W. US HWY 1, SUITE 100, GAINESVILLE, FL 32608**