

This Instrument Prepared By:  
Sam Bridges, Land Rights Coordinator  
Public Works Department – MS#58  
City of Gainesville  
PO Box 490  
Gainesville, FL 32627

Tax Parcel 06727-001-000  
Section 11, Township 10 South, Range 19 East

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## PERMANENT ACCESS EASEMENT

**THIS EASEMENT**, made this \_\_\_\_\_ day of February, 2019, by, **CITY OF GAINESVILLE**, Florida, a municipal corporation, whose permanent address is P.O. Box 490, Gainesville, Florida, 32627, **GRANTOR**, and **INTEGRA TWENTY FOUR, LLC**, a Florida limited liability company, whose mailing address is 1525 International Parkway, Suite 2001, Lake Mary, Florida 32746, **GRANTEE**,

### W I T N E S S E T H:

That the said **GRANTOR**, for and in consideration of the sum of ONE dollar to it in hand paid by **GRANTEE**, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the **GRANTEE**, its successors and assigns, for the benefit of the property described in Exhibit “A” attached here and made a part hereof (the “**Grantee Property**”), a permanent, non-exclusive easement for the purposes of pedestrian ingress and egress by **GRANTEE**, its agents, affiliates, employees, tenants and their guests over, upon, across and through the following described property in Alachua County, Florida, to wit:

### Legal Description

*See Exhibit “B” attached hereto and made a part hereof (the “**Easement Area**”).*

The rights herein granted to **GRANTEE** by **GRANTOR** specifically include: (i) the right of bicycle and pedestrian use of and access upon such Easement Area and the improvements within the Easement Area by **GRANTEE**, its agents, affiliates, employees, tenants and their guests; (ii) the right for **GRANTEE** to maintain, repair and reconstruct the improvements within the Easement Area as are deemed by **GRANTEE** to be in the best interest of **GRANTEE**; (iii) the right to clear and keep all trees, undergrowth and other obstructions that may interfere with the normal use or maintenance of the improvements within the Easement Area; and (iv) all other rights and privileges reasonably necessary or convenient for **GRANTEE**’s safe and efficient maintenance, repair and reconstruction of the improvements within the Easement Area and for the enjoyment and use of said easement for the purposes described above.

**GRANTEE** hereby indemnifies and holds **GRANTOR** harmless from and against any and all liability, loss, claim or damage, including attorneys' fees and court costs, which may be incurred by or asserted against **GRANTOR** for injuries to persons or damage to property which is caused in whole or in part by **GRANTEE** arising out of the use of this easement by **GRANTEE**, and its agents, affiliates, employees, tenants and/or their guests. Notwithstanding the foregoing, if the US Dept. of Housing and Urban Development ("**HUD**") is ever deemed the owner of all or part of the Grantee Property, HUD shall not be an indemnitor and shall not be subject to the indemnification provisions contained in this section of the Agreement.

**UPON** the designation or opening of the Easement Area for public use, this Easement shall terminate. In such event, the parties shall execute and record a termination of this Easement.

**TO HAVE AND TO HOLD** the same unto the said **GRANTEE**, its successors and assigns, forever.

**IN WITNESS WHEREOF**, the said **GRANTOR** has caused these presents to be executed under seal on the day and year aforesaid.

ATTEST:

**"GRANTOR"**

**CITY OF GAINESVILLE, FLORIDA**, a  
municipal corporation

\_\_\_\_\_  
\_\_\_\_\_, City Clerk

By: \_\_\_\_\_

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

Title: \_\_\_\_\_

**Exhibit "A"**

**Grantee Property**

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

PARCEL 1:

A PARCEL OF LAND SITUATED IN LOT 5 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA, COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT (NO IDENTIFICATION) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11 AND RUN NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 69.98 FEET TO A CONCRETE MONUMENT (L.B. #021); THENCE NORTH 89 DEGREES 56 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 127.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 56 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 463.60 FEET TO A CONCRETE MONUMENT (L.B. #021) AND THE EAST LINE OF LOT 6 IN SAID SECTION 11; THENCE RUN NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 296.01 FEET; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 10 SECONDS EAST A DISTANCE OF 452.72 FEET; THENCE RUN NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST A DISTANCE OF 113.98 FEET; THENCE RUN SOUTH 89 DEGREES 55 MINUTES 47 SECONDS EAST A DISTANCE OF 140.00 FEET; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 47 SECONDS WEST A DISTANCE OF 334.97 FEET; THENCE RUN SOUTH 45 DEGREES 18 MINUTES 48 SECONDS WEST A DISTANCE OF 70.53 FEET; THENCE RUN SOUTH 71 DEGREES 59 MINUTES 18 SECONDS WEST A DISTANCE OF 81.62 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

THE EAST 210 FEET OF THE SOUTH 520 FEET OF LOT SIX (6), SECTION ELEVEN (11), TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19) EAST, ALACHUA COUNTY, FLORIDA. ALSO DESCRIBED AS:

LEGAL DESCRIPTION (BY THIS SURVEYOR)

A PARCEL OF LAND SITUATED IN LOTS 5 AND 6 OF THE UNRECORDED CEASER SWEAT SUBDIVISION WITHIN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11 AND RUN S.89°17'29"W., ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 69.98 FEET; THENCE S.89°18'49"W., ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 127.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S89°18'49"W., ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE 463.84 FEET TO THE SOUTH EAST CORNER OF LOT 6 OF THE NRECORDED CEASER SWEAT SUBDIVISION; THENCE RUN S.89°18'29"W., ALONG THE SOUTH LINE OF SAID LOT 6, A

DISTANCE OF 210.34 FEET TO THE SOUTHWEST CORNER OF THE EAST 210 FEET OF THE SOUTH 520 FEET OF SAID LOT 6; THENCE RUN N.00°51'57"W., ALONG THE WEST LINE OF SAID EAST 210 FEET OF THE SOUTH 520 FEET; A DISTANCE OF 210.44 FEET; THENCE CONTINUE ALONG SAID WEST LINE N.00°52'30"W., A DISTANCE OF 309.67 FEET TO THE NORTHWEST CORNER OF SAID EAST 210 FEET OF THE SOUTH 520 FEET; THENCE RUN N.89°09'35"E., ALONG THE NORTH LINE OF THE SOUTH 520 FEET OF SAID LOT 6 OF CEASER SWEAT SUBDIVISION A DISTANCE OF 209.71 FEET TO THE EAST LINE OF SAID LOT 6; THENCE RUN S.00°55'32"E., ALONG SAID EAST LINE, A DISTANCE OF 195.83 FEET; THENCE RUN S.00°54'03"E., ALONG SAID EAST LINE, A DISTANCE OF 28.04 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4273, PAGE 1135 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LANDS DESCRIBED THE FOLLOWING THREE (3) CALLS; (1)N.89°15'09"E., 452.81 FEET; (2)N.00°39'27"W., 113.83 FEET; (3)N.89°14'32"E., 140.36 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTHWEST 38TH TERRACE; THENCE RUN S.00°37'03"E., ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 336.29 FEET; THENCE RUN S.44°28'56"W., A DISTANCE OF 70.48 FEET; THENCE RUN S.71°16'18"W., A DISTANCE OF 81.63 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11 AND RUN S.89°17'29"W., ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 69.98 FEET; THENCE S.89°18'49"W., ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 127.59 FEET; THENCE RUN N.71°16'18"E., A DISTANCE OF 81.63 FEET; THENCE RUN N.44°28'56"W., A DISTANCE OF 70.48 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE, OF SOUTHWEST 38TH TERRACE; THENCE RUN N.00°37'03"W., ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 376.39 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4153, PAGE 1610 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE N.00°37'03"W., ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 210.11 FEET TO THE A POINT ON THE SOUTH LINE OF LINCOLN SUBDIVISION AS RECORDED IN PLAT BOOK "A" PAGE 154, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN S.89°15'09"W., ALONG SAID SOUTH LINE, A DISTANCE OF 140.61 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED; THENCE RUN S.00°40'31"E., ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 210.13 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN N.89°14'32"E., ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 140.40 FEET TO THE TRUE POINT OF BEGINNING.

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**EXHIBIT "B"**

**Legal Description of Easement Area**  
(see attached)

