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APPENDIX 'C'

**LEGAL DESCRIPTION
TOTAL PD PARCEL AS AMENDED**

EXHIBIT "A"

'WEST PARCEL' LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 1668.5 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW 11TH AVENUE; THENCE RUN EAST ALONG SAID RIGHT -OF -WAY LINE 666.35 FEET; THENCE RUN SOUTH 32°55'30" EAST, 176.47 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SW 11TH STREET, SAID POINT BEING THE NORTHWEST CORNER OF LOT 35 OF AUDUBON PARK REPLAT, AS PER PLAT AS RECORDED IN PLAT BOOK "D", PAGE 78 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 01°24' WEST, ALONG THE WEST LINE OF SAID LOT 35, 203.15 FEET; THENCE RUN SOUTH 06° 58' WEST, 11.5 FEET TO THE CENTERLINE OF A CREEK AND THE POINT OF BEGINNING; THENCE RUN SOUTH 06°58'WEST, 318.14 FEET; THENCE RUN SOUTH 08°44' WEST , 201.95 FEET; THENCE RUN NORTH 88°24' WEST , 407.73FEET THE CENTERLINE OF A CREEK; THENCE RUN NORTH 20°40' EAST, ALONG THE SAID CENTERLINE 116.36 FEET; THENCE RUN NORTH 9°06'30" EAST, ALONG SAID CENTERLINE 172.7 FEET; THENCE RUN NORTH 12°40'30" EAST, ALONG SAID CENTERLINE 93.96 FEET; THENCE RUN NORTH 55°15' EAST, ALONG SAID CENTERLINE 106.93 FEET; THENCE RUN NORTH 66°24'30" EAST, ALONG SAID CENTERLINE 105.71 FEET; THENCE RUN SOUTH 74°51'30" EAST , ALONG SAID CENTERLINE 86.91 FEET; THENCE RUN NORTH 77°16' EAST, ALONG SAID CENTERLINE 78.67 FEET; THENCE RUN NORTH 50°09'EAST , ALONG SAID CENTERLINE 55.29 FEET TO THE POINT OF BEGINNING, ALL LYING IN FRACTIONAL SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST, AND THE D.L. CLINCH GRANT GAINESVILLE, ALACHUA COUNTY, FLORIDA. CONTAINING 4.00 ACRES, MORE OR LESS.

'EAST PARCEL' LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SECTION EIGHT (8), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY (20) EAST, AND RUN SOUTH ALONG THE WEST LINE OF SAID FRACTIONAL SECTION EIGHT (8) TWENTY-TWO HUNDRED FORTY-SIX (2246) FEET TO THE NORTH LINE OF THE D.L. CLINCH GRANT, THENCE RUN EAST ELEVEN HUNDRED NINETY-EIGHT (1198) FEET ALONG THE NORTH LINE OF THE SAID D.L. CLINCH GRANT TO A STAKE AND THE POINT OF BEGINNING, THENCE RUN NORTH SIX HUNDRED (600) FEET, MORE OR LESS, TO THE MIDDLE OF THE RUN OF THE BRANCH, THENCE RUN SOUTHWESTERLY DOWN THE MIDDLE OF THE RUN OF THE BRANCH FIVE HUNDRED (500) FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE M.D. BOYD LAND, THENCE RUN SOUTH ALONG THE EAST BOUNDARY OF THE SAID M.D. BOYD LAND TO THE NORTH LINE OF THE D.L. CLINCH GRANT, THENCE RUN EAST ALONG THE NORTH LINE OF THE SAID D.L. CLINCH GRANT TO THE POINT OF BEGINNING.

AND:

COMMENCE AT THE CONCRETE MONUMENT ON THE NORTH LINE OF THE D.L. CLINCH GRANT AT THE EAST EDGE OF THE RIGHT -OF- WAY OF STATE ROAD NO. 2, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF THE CLINCH GRANT 717.7 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 6 DEGREES 45MINUTES WEST 231.5 FEET; THENCE RUN EAST 158 FEET; THENCE RUN NORTH 5 DEGREES 15 MINUTES EAST 221 FEET; THENCE RUN NORTH 86 DEGREES 30 MINUTES WEST 157 FEET TO THE POINT OF BEGINNING; LYING WITHIN SAID D.L. CLINCH GRANT AND CONTAINING 0.82 ACRES, MORE OR LESS. ALL FOUR CORNERS OF THIS PROPERTY ARE MARKED WITH IRON PIPES.

BEING MORE PARTICULARLY AND ACCURATELY DESCRIBED AS FOLLOWS:

A PORTION OF FRACTIONAL SECTION 8 AND A PORTION OF THE D.L. CLINCH GRANT, ALL LYING IN TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 8 OF "BROOKWOOD" AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 88°24'00" EAST, ALONG THE EASTERLY PROJECTION OF THE SOUTH BOUNDARY OF SAID "BROOKWOOD", A DISTANCE OF 120.14 FEET TO A FOUND IRON PIPE AND THE POINT OF BEGINNING; THENCE NORTH 08°44'00" EAST 129.92 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 5 OF SAID "BROOKWOOD"; THENCE CONTINUE NORTH 08°44'00" EAST, ALONG THE EAST BOUNDARY OF SAID "BROOKWOOD", 72.03 FEET TO AN IRON PIPE FOUND ON THE NORTH LINE OF SAID D.L. CLINCH GRANT; THENCE NORTH 06°57'40" EAST, ALONG SAID EAST BOUNDARY, 298.19 FEET; THENCE NORTH 06°52'52" EAST, ALONG SAID EAST BOUNDARY 20.38 FEET TO THE CENTERLINE OF A CREEK; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID CREEK THROUGH THE FOLLOWING 22 COURSES: 1) NORTH 66°43'21" EAST 11.98 FEET; 2) NORTH 60°20'31" EAST 26.70 FEET; 3) NORTH 57°30'58" EAST 34.88 FEET; 4) NORTH 53°38'20" EAST 28.09 FEET; 5) NORTH 57°25'37" EAST 28.51 FEET; 6) NORTH 48°30'11" EAST 24.05 FEET; 7) NORTH 74°38'51" EAST 48.44 FEET; 8) NORTH 89°27'17" EAST 5.84 FEET; 9) SOUTH 81°17'00" EAST 13.57 FEET; 10) NORTH 86°44'44" EAST 21.93; 11) NORTH 78°01'52" EAST 33.45 FEET; 12) NORTH 85°13'20" EAST 27.68 FEET; 13) SOUTH 85°58'03" EAST 16.36 FEET; 14) NORTH 59°56'59" EAST 25.76 FEET; 15) NORTH 58°49'56" EAST 24.95 FEET; 16) NORTH 73°59'22" EAST 23.47 FEET; 17) NORTH 46°54'04" EAST 37.15 FEET; 18) NORTH 46°26'27" EAST 36.93 FEET; 19) NORTH 32°55'41" EAST 24.72 FEET; 20) NORTH 14°39'44" EAST 17.97 FEET; 21) NORTH 38°21'37" EAST 12.87 FEET; 22) NORTH 57°04'39" EAST 16.65 FEET; THENCE SOUTH 01°55'29" WEST 607.51 FEET TO A CONCRETE MONUMENT FOUND ON SAID NORTH LINE OF THE D.L. CLINCH GRANT; THENCE NORTH 84°44'22" WEST, ALONG SAID NORTH LINE 315.80 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 08°52'39" WEST 218.87 FEET; THENCE NORTH 88°34'24" WEST 158.00 FEET TO A FOUND IRON PIPE, THENCE NORTH 08°44'00" EAST 29.87 FEET TO THE POINT OF BEGINNING, CONTAINING 5.45 ACRES, MORE OR LESS

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PLANNED DEVELOPMENT REPORT

Oakbrook Walk
SW 14th Avenue
Gainesville, Florida

Property Owner: Harry E. Saxton
1331-A S.W. 13th Street
Gainesville, Florida 32608

Prepared by: Causseaux, Hewett, & Walpole, Inc.
6011 NW 1st Place
Gainesville, Florida 32607
(352) 331-1976

Date: October 8, 2007

132PDA-07PB

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Purpose and Intent of Development

The purpose of the PD rezoning amendment includes:

1. Removal of tax parcel 15617-000-000 from the PD Report and PD Layout Plan;
2. Amend the Oakbrook Walk PD as approved by Ordinance No. 3248 and amended by Ordinances No. 3378 and 000618 to remove tax parcel 15617-000-000 and to continue to permit a bike path on a portion of the PD located in the extreme northeastern limits of the site for the subsequent transfer of this area to the P.K. Yonge parcel; and
3. Permit a management office located within the original limits of the PD zoned project boundary as an accessory use, subject to future development plan approval.

The removal of tax parcel 15617-000-000 will consist of the removal of three (3) multi-family residential units (one of which is currently used as the management office) located within an existing building. This will remove the area shown as Phase VI on the most recently approved PD Layout Plan. The project will be under a single association. A separate application will establish a new City of Gainesville zoning designation for parcel 15617-000-000.

Appendix 'A' provides a legal description of tax parcel 15617-000-000 which will be removed from the Oakbrook Walk PD.

The existing PD (Oakbrook Walk Phases IV and V), allows a bike path, to permit P.K. Yonge to construct a continuous bike path from the P.K. Yonge Campus south to SW 16th Avenue and north to other public access and the P.K. Yonge Campus. The on-site area of the bike path is defined in Appendix 'B'. The area defined may be transferred to the P.K. Yonge parcel and deleted from the Oakbrook Walk project site.

The amended boundary of the Oakbrook Walk PD is defined in Appendix 'C' (phases I – V) and excludes tax parcel 15617-000-000 and less the bike path parcel. This amendment also allows for a potential future management office, which was not permitted by the original ordinances approving the PD, within the above defined boundary as an accessory use, subject to future development plan approval.

Statistical Information

Description	Revised PD Total Area
Total acreage of Site	9.4
Maximum building coverage expressed as a percentage of the site area	14.5%
Maximum impervious ground coverage expressed as a percentage of the total site area	50%
The maximum and minimum number of dwelling units and residential density	85 minimum or 8 UPA 168 maximum or 16 UPA
A listing of non-residential land uses by type and size to be allowed	Management office - (688 s.f. minimum size) Recreation space – 0.83 ac/8% Maintenance/Gate House Building – 400 s.f./< 1%
The maximum acreage of each use area	residential, 100% with accessory uses
The area of land devoted to:	
▪ Publicly owned usable open space	0%
▪ Publicly owned recreational areas	0%
▪ Publicly owned plazas	0%
▪ Common Area Usable Open Space	50%
▪ Common Area recreational areas	5%
▪ Common Area plazas	0%

(▪All expressed as percentages of the total site area.)

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Stormwater Management Plan

The stormwater management plan for the existing PD will not change from existing conditions or as defined in Ordinance Numbers 3248 and 3378.

Parking facilities (existing semi-impervious surface and/or partially paved surface up to 323 SF) will be permitted within the 10-year and 100-year flood plain limits.

No development, other than stormwater management facilities, will be permitted within 50' of the top of bank of Tumblin' Creek (eastern parcel limits area).

Infrastructure Design Standards

Parking areas may be unpaved utilizing grassed, gravel, or equivalent surfaces or may be asphaltic or concrete pavement surfaces.

Pedestrian use facilities may be asphaltic or concrete paved surfaces. There are no required loading/unloading facilities for the proposed/permitted use, and there are no public facilities located on-site.

Schedule of Development

Since the building and parking facilities exist on the additional site, no schedule of development is required. The buildings and infrastructure maybe modified or renovated without duration or restrictions to schedule. Modifications or renovations must comply with the PD Ordinance and applicable governing rules and regulations.

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APPENDIX 'A'

**LEGAL DESCRIPTION
TAX PARCEL 15617-000-000**

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

Commence at the Northwest corner of Section 8, Township 10 South, Range 20 East, for a point of reference; thence run South, a distance of 2363.50 feet to a point on the East right of way line of U.S. Highway No. 441, Section 2601-107 (SW 13th Street), for a point of beginning; from the said point of beginning, thence run East, perpendicular to the East right of way line, a distance of 325 feet, more or less, to an intersection with a creek centerline; thence run Southwesterly along said creek centerline, a distance of 152 feet, more or less, to an intersection with a line that runs South, a distance of 144.80 feet and East perpendicular to the said East right of way line, from the said point of beginning; thence run West perpendicular to the said East right of way line, a distance of 280 feet, more or less, to an intersection with the said East right of way line; thence run North, along the said East right of way line, a distance of 144.80 feet to the point of beginning.

Parcel Identification Number: 15617-000-000

APPENDIX 'B'
LEGAL DESCRIPTION
BIKE PATH AREA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1686, PAGE 0724 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 1668.5 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW 11TH AVENUE; THENCE RUN EAST ALONG SAID RIGHT -OF -WAY LINE 666.35 FEET; THENCE RUN SOUTH 32°55'30" EAST, 176.47 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SW 11TH STREET, SAID POINT BEING THE NORTHWEST CORNER OF LOT 35 OF AUDUBON PARK REPLAT, AS PER PLAT AS RECORDED IN PLAT BOOK "D", PAGE 78 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 01°24' WEST, ALONG THE WEST LINE OF SAID LOT 35, 203.15 FEET; THENCE RUN SOUTH 06° 58' WEST, 11.50 FEET TO THE CENTERLINE OF A CREEK AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1686, PAGE 0724 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA; THENCE (THE FOLLOWING 18 COURSES ALONG THE CENTERLINE OF SAID CREEK AND ALONG THE NORTHERLY BOUNDARY OF SAID LANDS) 1) NORTH 66°43'21" EAST 11.98 FEET; 2) NORTH 60°20'31" EAST 26.70 FEET; 3) NORTH 57°30'58" EAST 34.88 FEET; 4) NORTH 53°38'20" EAST 28.09 FEET; 5) NORTH 57°25'37" EAST 28.51 FEET; 6) NORTH 48°30'11" EAST 24.05 FEET; 7) NORTH 74°38'51" EAST 48.44 FEET; 8) NORTH 89°27'17" EAST 5.84 FEET; 9) SOUTH 81°17'00" EAST 13.57 FEET; 10) NORTH 86°44'44" EAST 21.93; 11) NORTH 78°01'52" EAST 33.45 FEET; 12) NORTH 85°13'20" EAST 27.68 FEET; 13) SOUTH 85°58'03" EAST 16.36 FEET; 14) NORTH 59°56'59" EAST 25.76 FEET; 15) NORTH 58°49'56" EAST 24.95 FEET; 16) NORTH 73°59'22" EAST 23.47 FEET; 17) NORTH 46°54'04" EAST 37.15 FEET; 18) NORTH 46°26'27" EAST 7.32 FEET TO **THE POINT OF BEGINNING**; THENCE (THE FOLLOWING 5 COURSES CONTINUING ALONG THE CENTERLINE OF SAID CREEK AND ALONG THE NORTHERLY BOUNDARY OF SAID LANDS) 1) NORTH 46°26'27" EAST 29.61 FEET 2) NORTH 32°55'41" EAST 24.72 FEET; 3) NORTH 14°39'44" EAST 17.97 FEET; 4) NORTH 38°21'37" EAST 12.87 FEET; 5) NORTH 57°04'39" EAST 16.65 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 01°55'26" WEST, ALONG THE EAST LINE OF SAID LANDS, 141.00 FEET; THENCE DEPARTING SAID EAST LINE NORTH 23°10'39" WEST, 33.00 FEET; THENCE NORTH 53°00'45" WEST, 54.69 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.085 ACRES, MORE OR LESS.

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APPENDIX 'C'
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TOTAL PD PARCEL AS AMENDED

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AND:

COMMENCE AT THE CONCRETE MONUMENT ON THE NORTH LINE OF THE D.L. CLINCH GRANT AT THE EAST EDGE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 2, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF THE CLINCH GRANT 717.7 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 6 DEGREES 45MINUTES WEST 231.5 FEET; THENCE RUN EAST 158 FEET; THENCE RUN NORTH 5 DEGREES 15 MINUTES EAST 221 FEET; THENCE RUN NORTH 86 DEGREES 30 MINUTES WEST 157 FEET TO THE POINT OF BEGINNING; LYING WITHIN SAID D.L. CLINCH GRANT AND CONTAINING 0.82 ACRES, MORE OR LESS. ALL FOUR CORNERS OF THIS PROPERTY ARE MARKED WITH IRON PIPES.

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