

ORDINANCE NO. 150111

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of approximately 498 acres of property that is generally located at 2100 NE 39th Avenue and is bordered on the north by NE 53rd Avenue, on the south by NE 39th Avenue, on the west by NE 15th Street, and Waldo Road approximately 440 feet to the east, as more specifically described in this ordinance, from Planned Use District (PUD) to Residential Low-Density (RL), Residential Medium-Density (RM), Office (O) and Business Industrial (BI); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, notice was given as required by law that the Future Land Use Map of the City of Gainesville Comprehensive Plan be amended by changing the land use category of certain property from Planned Use District (PUD) to Residential Low-Density (RL), Residential Medium-Density (RM), Office (O) and Business Industrial (BI); and

WHEREAS, the City Plan Board, which acts as the Local Planning Agency pursuant to Section 163.3174, Florida Statutes, held a public hearing on June 25, 2015, and voted to recommend that the City Commission approve this Future Land Use Map amendment; and

WHEREAS, an advertisement no less than two columns wide by ten (10) inches long was placed in a newspaper of general circulation and provided the public with at least seven (7) days' advance notice of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City Commission in the City Hall Auditorium, located on the first floor of City Hall in the City of Gainesville; and

WHEREAS, after the first public hearing, the City of Gainesville transmitted copies of this proposed amendment to the reviewing agencies and any other local government unit or state agency that requested same; and

WHEREAS, a second advertisement no less than two columns wide by ten (10) inches

1 long was placed in the aforesaid newspaper and provided the public with at least five (5) days'
2 advance notice of this ordinance's second public hearing (i.e., adoption hearing) to be held by the
3 City Commission; and

4 **WHEREAS**, public hearings were held pursuant to the notice described above at which
5 hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;
6 and

7 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered
8 any written comments received concerning this Future Land Use Map amendment.

9 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
10 **CITY OF GAINESVILLE, FLORIDA:**

11 **Section 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
12 amended by changing the land use category of the following parcels from Planned Use District
13 (PUD) to the land use categories as described below. The legal description for each parcel is
14 attached as Exhibit "A" and made a part hereof as if set forth in full. The location of each parcel
15 is shown on Exhibit "B" for visual reference. In the event of conflict or inconsistency, Exhibit
16 "A" shall prevail over Exhibit "B".

17 Parcels 1 and 9: Residential Low-Density (RL)

18 Parcel 2: Office (O)

19 Parcels 3, 4, 6, 7, 8, and 12: Business Industrial (BI)

20 Parcels 5, 10, and 11: Residential Medium-Density (RM)

21
22 **Section 2.** Within ten (10) working days of the transmittal (first) hearing, the City
23 Manager or designee is authorized and directed to transmit this Future Land Use Map

1 amendment and appropriate supporting data and analyses to the reviewing agencies and to any
2 other local government or governmental agency that has filed a written request for same with the
3 City. Within ten (10) working days of the adoption (second) hearing, the City Manager or
4 designee is authorized and directed to transmit this amendment to the state land planning agency
5 and any other agency or local government that provided comments to the City regarding the
6 amendment.

7 **Section 3.** The City Manager or designee is authorized and directed to make the
8 necessary changes to maps and other data in the City of Gainesville Comprehensive Plan in
9 order to comply with this ordinance.

10 **Section 4.** If any word, phrase, clause, paragraph, section or provision of this ordinance
11 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
12 finding shall not affect the other provisions or applications of this ordinance that can be given
13 effect without the invalid or unconstitutional provision or application, and to this end the
14 provisions of this ordinance are declared severable.

15 **Section 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of
16 such conflict hereby repealed.

17 **Section 6.** This ordinance shall become effective immediately upon adoption; however,
18 the effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
19 amendment is not timely challenged, shall be 31 days after the state land planning agency notifies
20 the City that the plan amendment package is complete in accordance with Section 163.3184,
21 Florida Statutes. If timely challenged, this Comprehensive Plan amendment shall become
22 effective on the date the state land planning agency or the Administration Commission enters a

- 1 final order determining the amendment to be in compliance with Chapter 163, Florida Statutes.
2 No development orders, development permits, or land uses dependent on this Comprehensive
3 Plan amendment may be issued or commenced before this amendment has become effective.

4 **PASSED AND ADOPTED** this 19th day of November, 2015.

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EDWARD B. BRADDY
MAYOR

10 Attest:

Approved as to form and legality:

11
12
13



KURT LANNON
CLERK OF THE COMMISSION



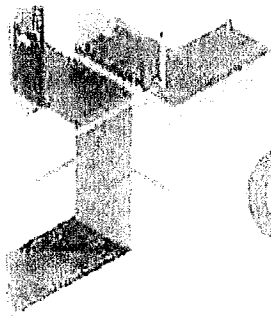
NICOLLE M. SHALLEY
CITY ATTORNEY

16

17 This ordinance passed on (first) transmittal hearing this 3rd day of September, 2015.

18

19 This ordinance passed on (second) adoption hearing this 19th day of November, 2015.



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April 28, 2015

LEGAL DESCRIPTION

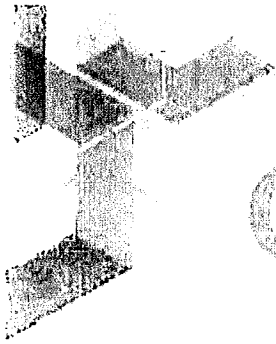
PARCEL 1

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. $01^{\circ}10'44''$ E., ALONG THE WEST BOUNDARY OF SAID SECTION 23, A DISTANCE OF 731.97 FEET TO A POINT ON A LINE LYING 10.00 FEET NORTH OF AN EXISTING CREEK CENTERLINE AND TO THE POINT OF BEGINNING; THENCE S. $81^{\circ}53'02''$ E., ALONG SAID LINE, 589.13 FEET; THENCE S. $38^{\circ}29'50''$ W., 699.64 FEET; THENCE S. $00^{\circ}58'30''$ E., 1212.27 FEET; THENCE N. $87^{\circ}31'11''$ W., 130.67 FEET TO A POINT ON SAID WEST BOUNDARY OF SECTION 23; THENCE CONTINUE N. $87^{\circ}31'11''$ W., 1129.17 FEET TO A POINT ON THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE BOUNDARY LINES OF "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 10 COURSES: 1) N. $36^{\circ}59'51''$ E., 178.31 FEET, 2) N. $02^{\circ}13'41''$ E., 148.24 FEET, 3) N. $23^{\circ}36'50''$ E., 740.48 FEET, 4) N. $02^{\circ}33'55''$ E., 745.29 FEET, 5) N. $74^{\circ}49'19''$ W., 703.91 FEET, 6) S. $49^{\circ}52'55''$ W., 258.74 FEET, 7) S. $00^{\circ}34'21''$ E., 781.96 FEET, 8) S. $21^{\circ}57'40''$ W., 407.18 FEET, 9) S. $63^{\circ}01'29''$ E., 100.77 FEET, 10) S. $05^{\circ}17'39''$ W., 506.65 FEET; THENCE N. $89^{\circ}05'59''$ W., 986.85 FEET; THENCE N. $89^{\circ}56'53''$ W., 962.89 FEET TO A POINT ON A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE NORTHEASTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 18 COURSES: 1) N. $05^{\circ}57'31''$ E., 19.85 FEET, 2) S. $87^{\circ}32'31''$ W., 142.36 FEET, 3) N. $14^{\circ}52'31''$ E., 462.00 FEET, 4) N. $75^{\circ}22'31''$ E., 200.00 FEET, 5) N. $32^{\circ}17'31''$ E., 465.00 FEET, 6) N. $13^{\circ}42'31''$ E., 220.00 FEET, 7) N. $20^{\circ}52'29''$ W., 162.00 FEET, 8) N. $08^{\circ}32'31''$ E., 485.00 FEET, 9) N. $81^{\circ}27'29''$ W., 69.00 FEET, 10) S. $33^{\circ}27'31''$ W., 128.00 FEET, 11) N. $74^{\circ}57'29''$ W., 150.00 FEET, 12) S. $36^{\circ}14'31''$ W., 336.00 FEET, 13) S. $01^{\circ}47'29''$ E., 185.10 FEET, 14) S. $40^{\circ}07'31''$ W., 150.00 FEET, 15) S. $64^{\circ}09'31''$ W., 668.00 FEET, 16) S. $07^{\circ}07'31''$ W., 430.00 FEET, 17) S. $18^{\circ}12'31''$ W., 385.00 FEET, 18) S. $88^{\circ}12'31''$ W., 229.77 FEET TO A POINT ON THE EASTERN LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2817, PAGE 1300 OF SAID PUBLIC RECORDS; THENCE N. $01^{\circ}04'16''$ W., ALONG SAID EASTERN LINE, 374.33 FEET; THENCE N. $88^{\circ}55'44''$ E., ALONG SAID EASTERN LINE, 101.65 FEET; THENCE N. $16^{\circ}13'29''$ E., ALONG SAID EASTERN LINE, 58.54 FEET; THENCE N. $32^{\circ}02'17''$ E., ALONG SAID EASTERN LINE, 38.77 FEET; THENCE N. $22^{\circ}58'34''$ E., ALONG SAID EASTERN LINE, 174.51 FEET; THENCE N. $01^{\circ}03'17''$ W., 49.09 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND (OFFICIAL RECORDS BOOK 2817, PAGE

1300); THENCE S. 88°54'59"W., ALONG THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND (OFFICIAL RECORDS BOOK 2817, PAGE 1300), A DISTANCE OF 667.66 FEET TO THE SOUTHEAST CORNER OF THE LIFT STATION PARCEL AS DESCRIBED IN WARRANTY DEED TO THE CITY OF GAINESVILLE, SIGNED IN JULY OF 2005; THENCE N. 01°04'31"W., 50.00 FEET TO THE NORTHEAST CORNER OF SAID LIFT STATION PARCEL; THENCE S. 88°54'59"W., 89.02 FEET TO THE NORTHWEST CORNER OF SAID LIFT STATION PARCEL AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.E. 15th STREET (100 FOOT RIGHT OF WAY); THENCE N. 01°04'31"W., ALONG SAID EAST RIGHT OF WAY LINE, 1616.53 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST; THENCE N. 88°37'19" E., ALONG SAID NORTH BOUNDARY, 812.57 FEET; THENCE S. 01°06'13"E., 611.21 FEET; THENCE N. 88°29'36"E., 1133.19 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 420.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°50'16", AN ARC DISTANCE OF 196.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF N. 66°14'15"E., 194.94 FEET; THENCE S. 89°04'58"E., 67.65 FEET; THENCE S. 81°08'56"E., 89.99 FEET; THENCE S. 77°20'07"E., 313.24 FEET; THENCE S. 88°30'43"E., 107.98 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°26'19", AN ARC DISTANCE OF 92.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF N. 74°23'48"E., 91.47 FEET; THENCE N. 28°40'35"E., 394.43 FEET; THENCE N. 00°12'51"E., 220.73 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2134, PAGE 1563 OF SAID PUBLIC RECORDS; THENCE N. 88°37'19"E., ALONG SAID SOUTH LINE, 1614.45 FEET; THENCE S. 39°07'38"E., 38.81 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 965.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°56'35", AN ARC DISTANCE OF 386.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF S. 51°06'38"E., 383.84 FEET; THENCE S. 40°02'34"E., 107.15 FEET; THENCE S. 26°41'05"E., 90.46 FEET; THENCE S. 35°05'23"E., 261.51 FEET; THENCE S. 78°23'20"E., 34.82 FEET; THENCE S. 63°47'14"E., 45.40 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 22; THENCE N. 01°10'44"W., ALONG SAID EAST BOUNDARY OF SECTION 22, A DISTANCE OF 8.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 196.767 ACRES (8,571,189 SQUARE FEET), MORE OR LESS.



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April 28, 2015

LEGAL DESCRIPTION

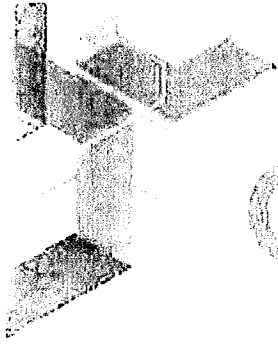
PARCEL 2

A PORTION OF SECTION 22 , TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 01°10'44"E., ALONG THE EAST BOUNDARY OF SAID SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2134, PAGE 1563 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S. 88°37'19"W., ALONG SAID SOUTH LINE, 2645.99 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE EAST LINE OF THE WEST ½ OF SAID SECTION; THENCE N. 01°07'39"W., ALONG SAID EAST LINE, 50.00 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 22; THENCE S. 88°37'19"W., ALONG SAID NORTH BOUNDARY, 372.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 88°37'19"W., ALONG SAID NORTH BOUNDARY, 1410.90 FEET; THENCE S. 01°06'13"E., 611.21 FEET; THENCE N. 88°29'36"E., 1133.19 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 420.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°50'16", AN ARC DISTANCE OF 196.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF N. 66°14'15"E., 194.94 FEET; THENCE S. 89°04'58"E., 67.65 FEET; THENCE S. 81°08'56"E., 33.32 FEET; THENCE N. 01°22'38"W., 543.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.415 ACRES (845,726 SQUARE FEET), MORE OR LESS.

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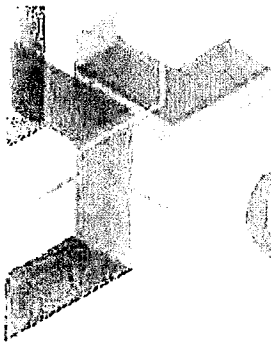
PARCEL 3

A PORTION OF SECTION 22 , TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. $01^{\circ}10'44''$ E., ALONG THE EAST BOUNDARY OF SAID SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2134, PAGE 1563 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S. $88^{\circ}37'19''$ W., ALONG SAID SOUTH LINE, 2258.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. $88^{\circ}37'19''$ W., ALONG SAID SOUTH LINE, 387.57 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE EAST LINE OF THE WEST $\frac{1}{2}$ OF SAID SECTION; THENCE N. $01^{\circ}07'39''$ W., ALONG SAID EAST LINE, 50.00 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 22; THENCE S. $88^{\circ}37'19''$ W., ALONG SAID NORTH BOUNDARY, 372.47 FEET; THENCE S. $01^{\circ}22'38''$ E., 543.05 FEET; THENCE S. $81^{\circ}08'56''$ E., 56.67 FEET; THENCE S. $77^{\circ}20'07''$ E., 313.24 FEET; THENCE S. $88^{\circ}30'43''$ E., 107.98 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $26^{\circ}26'19''$, AN ARC DISTANCE OF 92.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF N. $74^{\circ}23'48''$ E., 91.47 FEET; THENCE N. $28^{\circ}40'35''$ E., 394.43 FEET; THENCE N. $00^{\circ}12'51''$ E., 220.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.245 ACRES (402,710 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

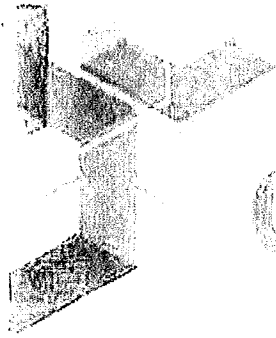
PARCEL 4

A PORTION OF SECTION 22 , TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. $01^{\circ}10'44''$ E., ALONG THE EAST BOUNDARY OF SAID SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2134, PAGE 1563 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE S. $01^{\circ}10'44''$ E., ALONG SAID EAST BOUNDARY, 690.62 FEET; THENCE N. $63^{\circ}47'14''$ W., 45.40 FEET; THENCE N. $78^{\circ}23'20''$ W., 34.82 FEET; THENCE N. $35^{\circ}05'23''$ W., 261.51 FEET; THENCE N. $26^{\circ}41'05''$ W., 90.46 FEET; THENCE N. $40^{\circ}02'34''$ W., 107.15 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 965.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $22^{\circ}56'35''$, AN ARC DISTANCE OF 386.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF N. $51^{\circ}06'38''$ W., 383.84 FEET; THENCE N. $39^{\circ}07'38''$ W., 38.81 FEET TO A POINT ON SAID SOUTH LINE; THENCE N. $88^{\circ}37'19''$ E., ALONG SAID SOUTH LINE, 643.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.794 ACRES (208,843 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

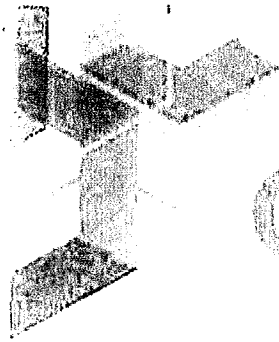
PARCEL 5

A PORTION OF SECTION 23 , TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 01°10'44"E., ALONG THE WEST BOUNDARY OF SAID SECTION 23, A DISTANCE OF 731.97 FEET TO A POINT 10.00 FEET NORTH OF AN EXISTING CREEK CENTERLINE; THENCE S. 81°53'02"E., ALONG A LINE LYING 10.00 FEET NORTHEASTERLY OF SAID CREEK CENTERLINE, 589.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 81°53'02"E., ALONG A LINE LYING 10.00 FEET NORTHEASTERLY OF SAID CREEK CENTERLINE, 748.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF SAID SECTION 23; THENCE S. 01°14'32"E., ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF NORTHWEST ¼ OF SAID SECTION 23, A DISTANCE OF 1648.72 FEET; THENCE S. 89°43'41"W., 1191.64 FEET; THENCE N. 00°58'30"W., 1212.27 FEET; THENCE N. 38°29'50"E., 699.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.207 ACRES (1,925,663 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

PARCEL 6

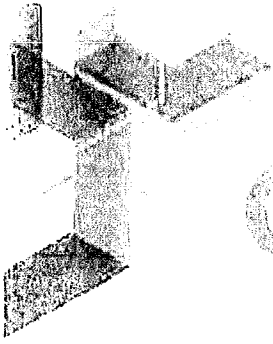
A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 285.86 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS "PART A" AND RECORDED IN OFFICIAL RECORDS BOOK 1672, PAGES 1740 THROUGH 1755 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, HEREINAFTER REFERRED TO AS "PART A"; THENCE N. 00°36'44"W., 332.07 FEET TO THE NORTHEAST CORNER OF SAID "PART A"; THENCE S. 89°23'16"W., 300.00 FEET TO THE NORTHWEST CORNER OF SAID "PART A"; THENCE S. 00°36'44"E., 332.54 FEET TO THE SOUTHWEST CORNER OF SAID "PART A" AND TO A POINT ON SAID SOUTH BOUNDARY; THENCE S. 89°17'52"W., ALONG SAID SOUTH BOUNDARY, 391.31 FEET; THENCE N. 33°18'14"W., 74.32 FEET; THENCE N. 47°16'06"W., 88.48 FEET; THENCE N. 52°29'21"W., 205.95 FEET; THENCE N. 60°29'15"W., 114.93 FEET; THENCE N. 62°20'17"W., 168.38 FEET; THENCE N. 65°00'43"W., 287.03 FEET; THENCE N. 63°17'02"W., 138.00 FEET TO A POINT ON A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE NORTHEASTERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 5 COURSES: 1) N. 29°13'27"E., 536.49 FEET, 2) N. 21°26'37"E., 730.15 FEET, 3) N. 01°23'18"W., 230.35 FEET, 4) N. 07°59'20"E., 777.35 FEET, 5) N. 36°59'51"E., 104.89 FEET; THENCE S. 87°31'11"E., 1129.17 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 22; THENCE CONTINUE S. 87°31'11"E., 130.67 FEET; THENCE N. 89°43'41"E., 1191.64 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ¼ OF NORTHWEST ¼ OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST; THENCE S. 01°14'32"E., 59.20 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SOUTHWEST ¼ OF SAID SECTION 23; THENCE S. 01°14'32"E., ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF SOUTHWEST ¼, A DISTANCE OF 490.88 FEET; THENCE S. 88°55'16"W., 994.50 FEET; THENCE S. 01°10'44"E., 35.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 800 FEET OF SAID NORTHWEST ¼ OF SOUTHWEST ¼; THENCE S. 88°55'16"W., 328.00 FEET TO A POINT ON THE WEST

BOUNDARY OF SAID SECTION 23; THENCE S. 01°10'44"E., ALONG SAID WEST BOUNDARY, 2127.08 FEET
TO THE POINT OF BEGINNING.

CONTAINING 104.359 ACRES (4,545,870 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

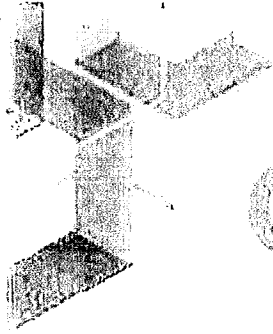
PARCEL 7

A PORTION OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1969.69 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 29°50'13"W., 173.22 FEET TO A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE S. 89°16'42"W., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 547.11 FEET; THENCE N. 01°08'37"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 595.00 FEET; THENCE N. 88°51'23"E., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 125.00 FEET; THENCE N. 01°08'37"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 114.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY, SOUTHEASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 5 COURSES: 1) N. 01°08'37"W., 610.05 FEET, 2) S. 81°38'12"E., 506.35 FEET, 3) N. 20°57'05"E., 707.71 FEET, 4) N. 00°11'44"E., 470.17 FEET, 5) N. 05°17'39"E., 309.14 FEET; THENCE N. 89°05'59"W., 986.85 FEET; THENCE N. 89°56'53"W., 962.89 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE SOUTHERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE", THROUGH THE FOLLOWING 5 COURSES: 1) S. 05°57'31"W., 399.15 FEET, 2) S. 11°41'29"E., 424.00 FEET, 3) S. 33°47'29"E., 184.00 FEET, 4) S. 22°20'29"E., 468.00 FEET, 5) S. 23°11'31"W., 179.83 FEET; THENCE S. 65°07'32"E., 1018.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 65.505 ACRES (2,853,417 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

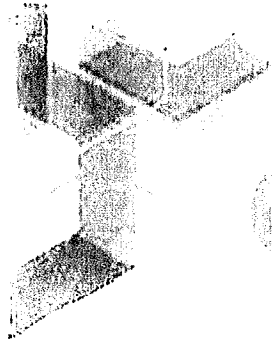
PARCEL 8

A PORTION OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1969.69 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 29°50'13"W., 173.22 FEET TO A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE WESTERLY, NORTHERLY, EASTERLY AND NORTHERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 4 COURSES: 1) S. 89°16'42"W., 547.11 FEET; 2) N. 01°08'37"W., 595.00 FEET; 3) N. 88°51'23"E., 125.00 FEET; 4) N. 01°08'37"W., 114.95 FEET; THENCE N. 65°07'32"W., 1018.20 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE SOUTHWESTERLY, WESTERLY AND NORTHERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 4 COURSES: 1) S. 23°11'31"W., 22.17 FEET; 2) S. 88°13'31"W., 85.00 FEET; 3) N. 79°57'29"W., 114.00 FEET; 4) N. 10°02'31"E., 88.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY, NORTHWESTERLY, WESTERLY AND SOUTHEASTERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE", THROUGH THE FOLLOWING 8 COURSES: 1) N. 10°02'31"E., 40.89 FEET, 2) N. 34°14'29"W., 270.00 FEET, 3) N. 23°07'29"W., 465.00 FEET, 4) N. 00°17'29"W., 495.00 FEET, 5) N. 66°32'29"W., 93.50 FEET, 6) N. 06°32'29"W., 244.00 FEET, 7) S. 83°27'31"W., 508.00 FEET, 8) S. 10°26'24"E., 1059.01 FEET; THENCE S. 67°39'53"E., 132.55 FEET; THENCE S. 55°40'38"E., 260.81 FEET; THENCE S. 68°00'22"E., 451.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.58 ACRES (678,663 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

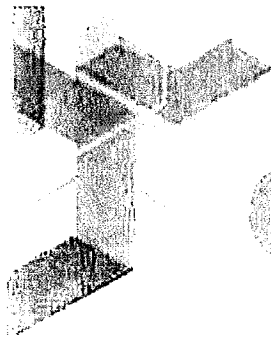
PARCEL 9

A PORTION OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1969.69 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 29°50'13"W., 173.22 FEET TO A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE WESTERLY, NORTHERLY, EASTERLY AND NORTHERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 4 COURSES: 1) S. 89°16'42"W., 547.11 FEET; 2) N. 01°08'37"W., 595.00 FEET; 3) N. 88°51'23"E., 125.00 FEET; 4) N. 01°08'37"W., 114.95 FEET; THENCE N. 65°07'32"W., 1018.20 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 3 COURSES: 1) S. 23°11'31"W., 22.17 FEET; 2) S. 88°13'31"W., 85.00 FEET; 3) N. 79°57'29"W., 114.00 FEET TO THE POINT OF BEGINNING; THENCE N. 10°02'31"E., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 88.61 FEET; THENCE N. 68°00'22"W., 451.12 FEET; THENCE N. 55°40'38"W., 260.81 FEET; THENCE N. 67°39'53"W., 132.55 FEET TO A POINT ON A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE", THROUGH THE FOLLOWING 6 COURSES: 1) S. 09°17'29"E., 429.82 FEET, 2) S. 56°22'29"E., 156.00 FEET, 3) S. 24°42'29"E., 175.00 FEET, 4) S. 81°07'29"E., 224.00 FEET, 5) N. 66°37'31"E., 191.00 FEET, 6) N. 10°02'31"E., 134.53 FEET; THENCE N. 48°50'26"E., 64.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.477 ACRES (282,157 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

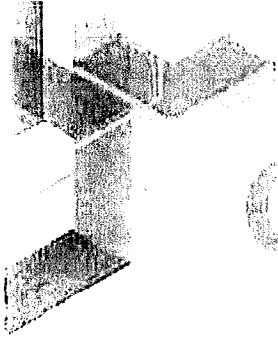
PARCEL 10

A PORTION OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1969.69 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 29°50'13"W., 173.22 FEET TO A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE S. 89°16'42"W., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 547.11 FEET; THENCE N. 01°08'37"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 139.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 01°08'37"W., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 455.87 FEET; THENCE N. 88°51'23"E., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 125.00 FEET; THENCE N. 01°08'37"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 114.95 FEET; THENCE N. 65°07'32"W., 1018.20 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE; THENCE S. 23°11'31"W., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 22.17 FEET; THENCE S. 88°13'31"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 85.00 FEET; THENCE N. 79°57'29"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 114.00 FEET; THENCE S. 48°50'26"W., 64.15 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE", THROUGH THE FOLLOWING 6 COURSES: 1) S. 79°57'29"E., 159.04 FEET, 2) S. 40°42'29"E., 186.87 FEET, 3) S. 63°42'29"E., 275.00 FEET, 4) S. 31°32'29"E., 320.00 FEET, 5) S. 79°41'16"E., 300.08 FEET, 6) S. 01°08'25"E., 339.71 FEET; THENCE N. 89°03'50"E., 69.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.772 ACRES (295,007 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

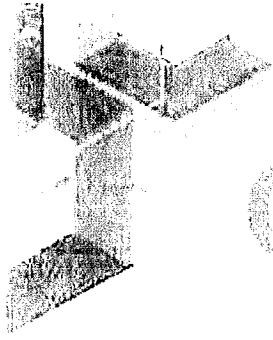
PARCEL 11

A PORTION OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 977.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89°17'52"W., ALONG SAID SOUTH BOUNDARY, 992.52 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 29°50'13"W., 173.22 FEET TO A POINT ON A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE N. 02°14'16"W., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 104.21 FEET; THENCE N. 29°13'27"E., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 370.59 FEET; THENCE S. 63°17'02"E., 138.00 FEET; THENCE S. 65°00'43"E., 287.03 FEET; THENCE S. 62°20'17"E., 168.38 FEET; THENCE S. 60°29'15"E., 114.93 FEET; THENCE S. 52°29'21"E., 205.95 FEET; THENCE S. 47°16'06"E., 88.48 FEET; THENCE S. 33°18'14"E., 74.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.501 ACRES (370,312 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

PARCEL 12

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

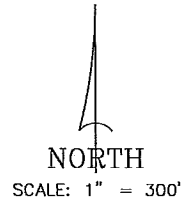
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1969.69 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING; THENCE S. 02°12'58" E., 204.48 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.E. 39th AVENUE (STATE ROAD NO. 222, 100' RIGHT OF WAY) AND TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5779.58 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°42'44", AN ARC DISTANCE OF 1584.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N. 81°57'35"W., 1579.98 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS "PART B" AND RECORDED IN OFFICIAL RECORDS BOOK 1672, PAGES 1740 THROUGH 1755 OF SAID PUBLIC RECORDS; THENCE N. 00°21'34"E., 242.84 FEET TO A BOUNDARY CORNER OF SAID "PART B"; THENCE N. 38°24'26"W., 7.24 FEET TO A BOUNDARY CORNER OF SAID "PART B"; THENCE N. 89°38'26"W., 120.46 FEET TO THE NORTHWEST CORNER OF SAID "PART B"; THENCE S. 00°21'34"W., 250.10 FEET TO THE SOUTHWEST CORNER OF SAID "PART B" AND TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE S. 89°19'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 331.13 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 983, PAGE 584 OF SAID PUBLIC RECORDS; THENCE N. 01°04'47"W., 623.41 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND (OFFICIAL RECORDS BOOK 983, PAGE 584) AND THE SOUTHEAST CORNER OF "IRONWOOD GOLF COURSE VILLAGE" A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "J", PAGE 43 OF SAID PUBLIC RECORDS, SAID SOUTHEAST CORNER BEING THE SOUTHEAST CORNER OF THE PUBLIC UTILITIES EASEMENT AS SHOWN ON SAID PLAT; THENCE N. 01°04'16"W., ALONG THE EAST LINE OF SAID PUBLIC UTILITIES EASEMENT, 6.05 FEET TO THE NORTHEAST CORNER OF SAID PUBLIC UTILITIES EASEMENT, SAID NORTHEAST CORNER LYING ON A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE SOUTHEASTERLY ALONG THE BOUNDARY LINES

OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 7 COURSES: 1) S. $60^{\circ}57'29''$ E., 88.29 FEET, 2) S. $83^{\circ}47'29''$ E., 330.00 FEET, 3) S. $67^{\circ}49'29''$ E., 260.00 FEET, 4) S. $11^{\circ}07'31''$ W., 120.00 FEET, 5) S. $78^{\circ}52'29''$ E., 269.00 FEET, 6) N. $60^{\circ}47'31''$ E., 100.00 FEET, 7) S. $79^{\circ}44'03''$ E., 350.01 FEET; THENCE N. $89^{\circ}03'50''$ E., 69.99 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE S. $01^{\circ}08'37''$ E., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 139.12 FEET; THENCE N. $89^{\circ}16'42''$ E., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 547.11 FEET; THENCE S. $29^{\circ}50'13''$ E., 173.22 FEET TO THE POINT OF BEGINNING.

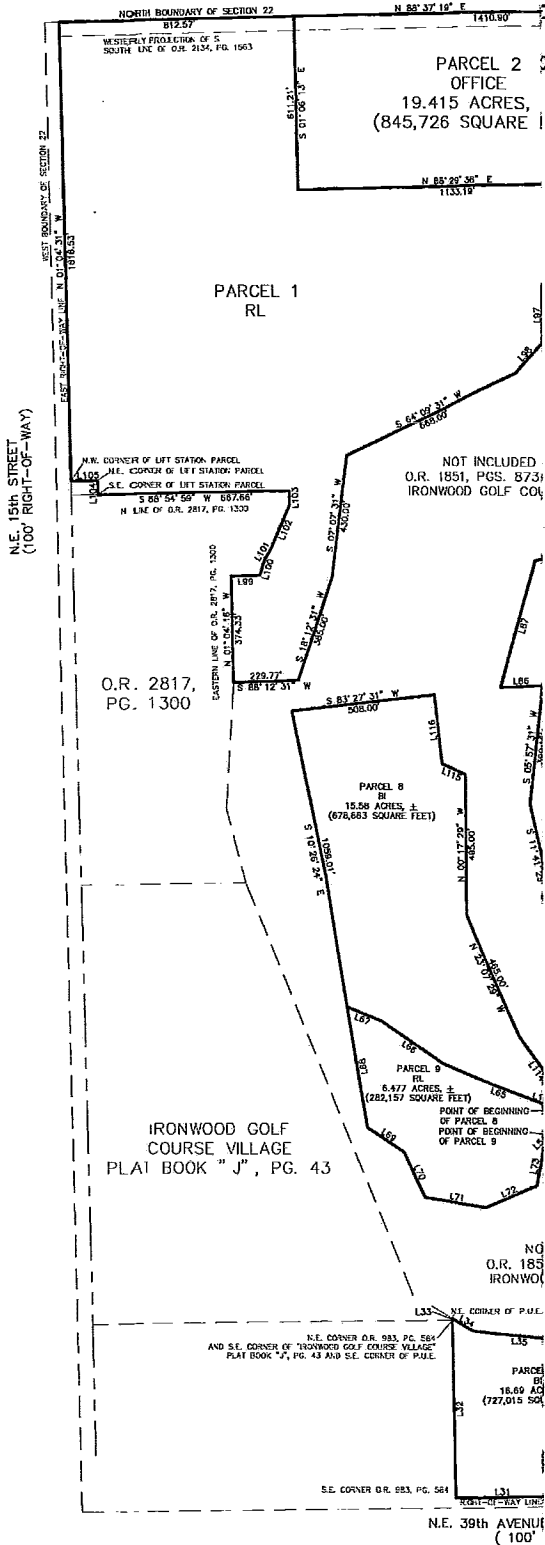
CONTAINING 16.69 ACRES (727,015 SQUARE FEET), MORE OR LESS.

DESCRIPTIONS

P 9 SOUTH, RANGE 20 EAST
 IUA COUNTY, FLORIDA



J:\Bsp\HATCHETTEDBY.DWG - Model



LINE	BEARING	DISTANCE
L1	S 87° 17' 29" W	352.00
L2	N 00° 30' 44" W	332.07
L3	S 89° 23' 16" W	306.00
L4	S 00° 30' 44" E	332.54
L5	S 89° 17' 52" W	391.31
L6	N 33° 18' 14" W	74.32
L7	N 47° 10' 06" W	68.48
L8	N 82° 29' 21" W	205.95
L9	N 60° 22' 15" W	114.93
L10	N 62° 20' 17" W	188.38
L11	N 60° 04' 43" W	267.03
L12	N 53° 17' 02" W	138.00
L13	N 29° 15' 27" E	536.48
L14	N 21° 20' 27" E	720.18
L15	N 01° 23' 18" W	230.35
L16	N 07° 50' 20" E	777.25
L17	N 35° 59' 51" E	104.89
L18	S 87° 31' 11" E	1128.17
L19	S 87° 31' 11" E	120.87
L20	S 89° 43' 41" E	1191.84
L21	S 01° 14' 30" E	59.20
L22	S 01° 14' 32" E	493.88
L23	S 82° 55' 16" W	894.50
L24	S 01° 10' 44" E	35.00
L25	S 88° 25' 16" W	328.00
L26	S 02° 12' 56" E	204.48
L27	N 00° 21' 34" E	242.84
L28	N 38° 24' 28" W	7.24
L29	N 88° 38' 24" W	124.48
L30	N 00° 21' 34" W	250.10
L31	S 88° 10' 00" W	331.18
L32	N 01° 04' 47" W	623.41
L33	N 01° 04' 18" W	6.00
L34	N 00° 07' 29" E	86.29
L35	S 83° 47' 29" E	330.00
L36	S 85° 40' 29" E	260.00
L37	S 41° 07' 31" W	126.00
L38	S 78° 52' 29" E	269.00
L39	N 69° 27' 11" E	100.00
L40	S 79° 44' 03" E	350.01
L41	N 89° 03' 30" E	69.89
L42	S 01° 08' 37" E	138.12
L43	N 89° 16' 42" E	547.11
L44	S 28° 06' 13" E	173.22
L45	S 28° 13' 27" W	370.59
L46	S 02° 14' 16" E	104.21
L47	N 01° 08' 37" E	455.87
L48	N 89° 51' 23" E	122.00
L49	N 01° 06' 24" W	114.85
L50	N 85° 07' 32" W	1018.20
L51	S 23° 11' 31" W	22.17
L52	S 85° 13' 31" W	65.00
L53	N 79° 27' 29" W	114.00
L54	N 88° 06' 28" W	64.15
L55	S 79° 07' 29" E	109.04
L56	S 40° 42' 29" E	186.87
L57	S 43° 42' 29" E	278.00
L58	S 31° 32' 29" E	320.00
L59	S 70° 41' 16" E	300.00
L60	N 01° 08' 37" E	339.71
L61	N 05° 17' 39" E	309.14
L62	S 43° 42' 29" E	184.00
L63	S 23° 11' 31" W	179.83
L64	N 10° 02' 31" E	88.81
L65	N 68° 03' 22" E	451.12
L66	N 55° 40' 38" W	260.81
L67	N 67° 39' 33" W	132.58
L68	S 09° 17' 29" E	422.82
L69	S 56° 22' 29" E	156.00
L70	S 24° 42' 29" E	178.00
L71	S 81° 07' 29" E	224.00
L72	N 68° 03' 22" E	191.00
L73	N 10° 02' 31" E	134.53
L74	N 63° 47' 14" W	45.40
L75	N 78° 23' 01" E	34.82
L76	N 30° 05' 23" W	281.51
L77	N 28° 41' 05" W	80.48
L78	N 49° 02' 31" W	107.18
L79	N 39° 07' 38" W	38.81
L80	S 01° 10' 44" E	60.00
L81	N 35° 38' 51" E	178.31
L82	N 02° 15' 41" E	148.24
L83	S 89° 02' 55" W	283.74
L84	S 63° 01' 29" E	100.77
L85	N 05° 57' 31" E	18.05
L86	S 87° 32' 31" W	147.36
L87	N 14° 52' 31" E	462.00
L88	N 78° 22' 31" E	290.00
L89	N 32° 17' 31" E	465.00
L90	N 13° 46' 31" E	220.00
L91	N 20° 52' 29" W	192.00
L92	N 08° 52' 31" E	465.00
L93	N 81° 27' 29" W	839.00
L94	S 33° 27' 31" W	128.00
L95	N 74° 57' 28" W	150.00
L96	S 38° 14' 31" W	338.00
L97	S 01° 47' 29" E	185.10
L98	S 40° 07' 31" W	150.00
L99	N 88° 55' 44" E	101.85
L100	N 16° 13' 29" E	28.54
L101	N 32° 02' 17" E	283.77
L102	N 22° 58' 34" E	174.51
L103	N 01° 03' 17" W	49.98
L104	N 01° 04' 31" W	50.00
L105	S 88° 54' 56" W	80.02
L106	S 89° 04' 58" E	87.65
L107	S 81° 08' 58" E	89.99
L108	S 77° 00' 07" E	313.24
L109	S 86° 30' 43" E	107.68
L110	N 00° 12' 51" E	220.73
L111	S 81° 08' 56" E	33.32
L112	N 01° 07' 39" W	50.00
L113	N 10° 02' 31" E	40.89
L114	N 54° 14' 29" W	270.00
L115	N 86° 32' 29" W	93.50
L116	N 06° 52' 29" W	244.08
L117	S 10° 02' 31" W	128.50

CURVE	DATA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	15° 42' 24"	5779.58	1584.84	1579.28	797.47	N 81° 57' 30" W
C2	22° 55' 36"	985.00	366.42	363.84	185.83	N 91° 06' 38" W
C3	26° 50' 19"	620.00	186.13	184.84	100.00	N 80° 14' 15" E
C4	26° 26' 19"	200.00	62.28	61.47	48.88	N 74° 23' 48" E

Printed Apr 30, 2015 - 05:27:48 - igrower

Survey Date: 4/30/2015
 Drawing Completed: []
 Revised: []

CCS
 engineers, planners & surveyors, inc.
 2404 N.W. 69th ST, GAINESVILLE, FLORIDA 32605-6602
 TEL: (352) 792-8541 FAX: (352) 792-7419
 E-MAIL: mair@ccseng.com

THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA NATIONAL SURVEYORS AND MAPPERS IN CHAPTER 63-17, FLORIDA, PURSUANT TO SECTION 472.027 (2014), FLORIDA STATUTES.

Project No.: 2008-223
 Corporate Authorization No. LB 2389
 Drawn: B.C.
 Checked: B.C.
 Date: 02
 By: ROBERT W. GRAVER
 P.S.W. 4239
 COPYRIGHT © 2015

City of Gainesville Land Use Designations

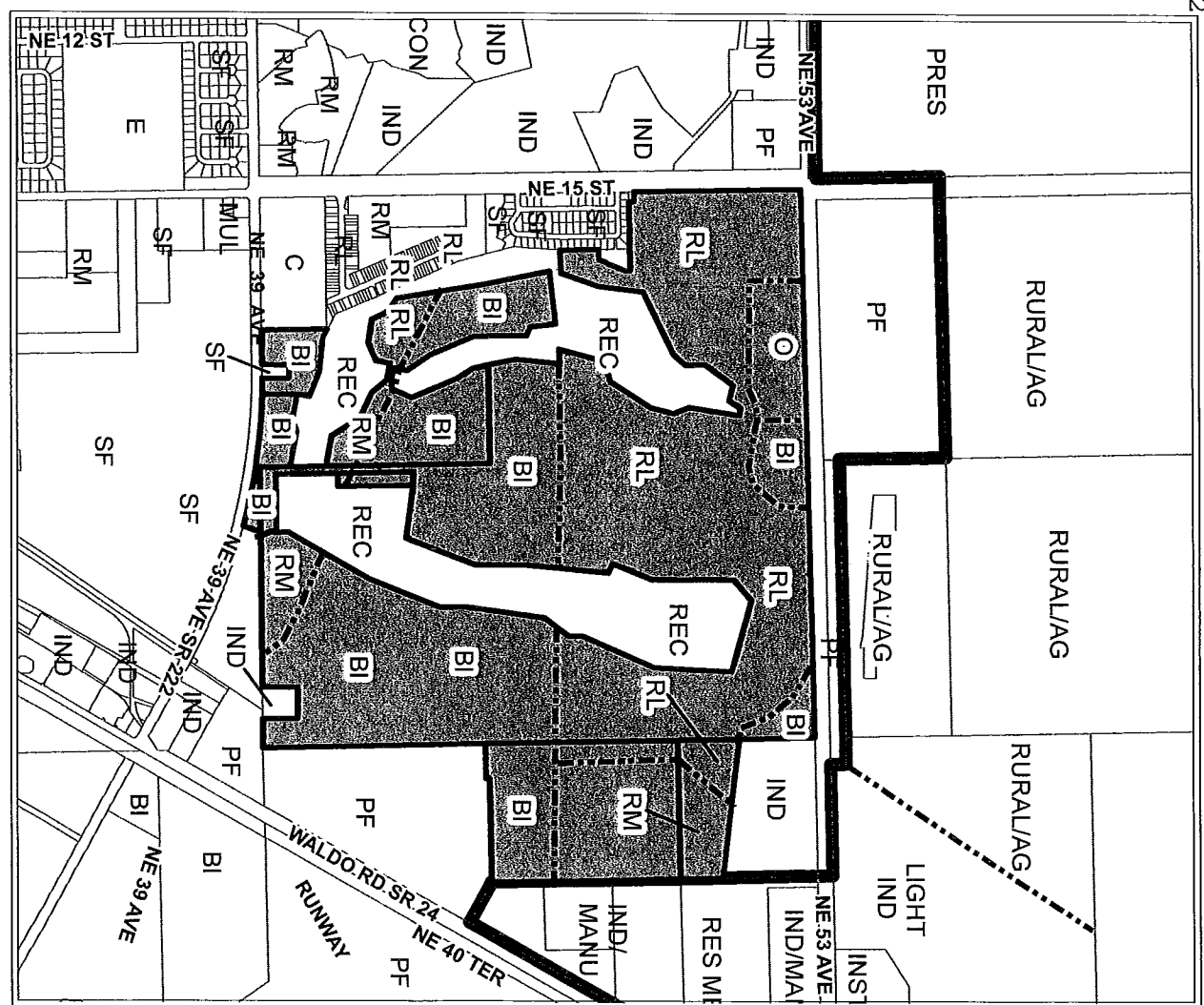
- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- O Office
- C Commercial
- BI Business Industrial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- PF Public Facilities

Alachua County Land Use Designations

- Rural/Ag Rural/Agriculture
- Pres Preservation
- Res Med Residential Medium Density
- Inst Institutional
- Light Ind Light Industrial
- Ind/Manu Industrial and Manufacturing

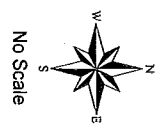
----- Division line between two land use categories
 ————— City Limits

Area under petition consideration



PROPOSED LAND USE

Name	Petition Request	Petition Number
eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	Amend the City of Gainesville FLUM from PUD to RL, RM, O and BI	PB-15-44 LUC

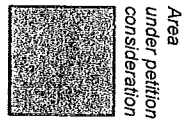
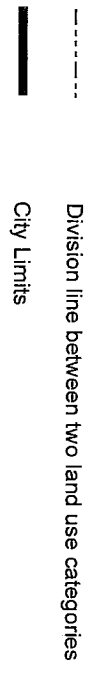


City of Gainesville Land Use Designations

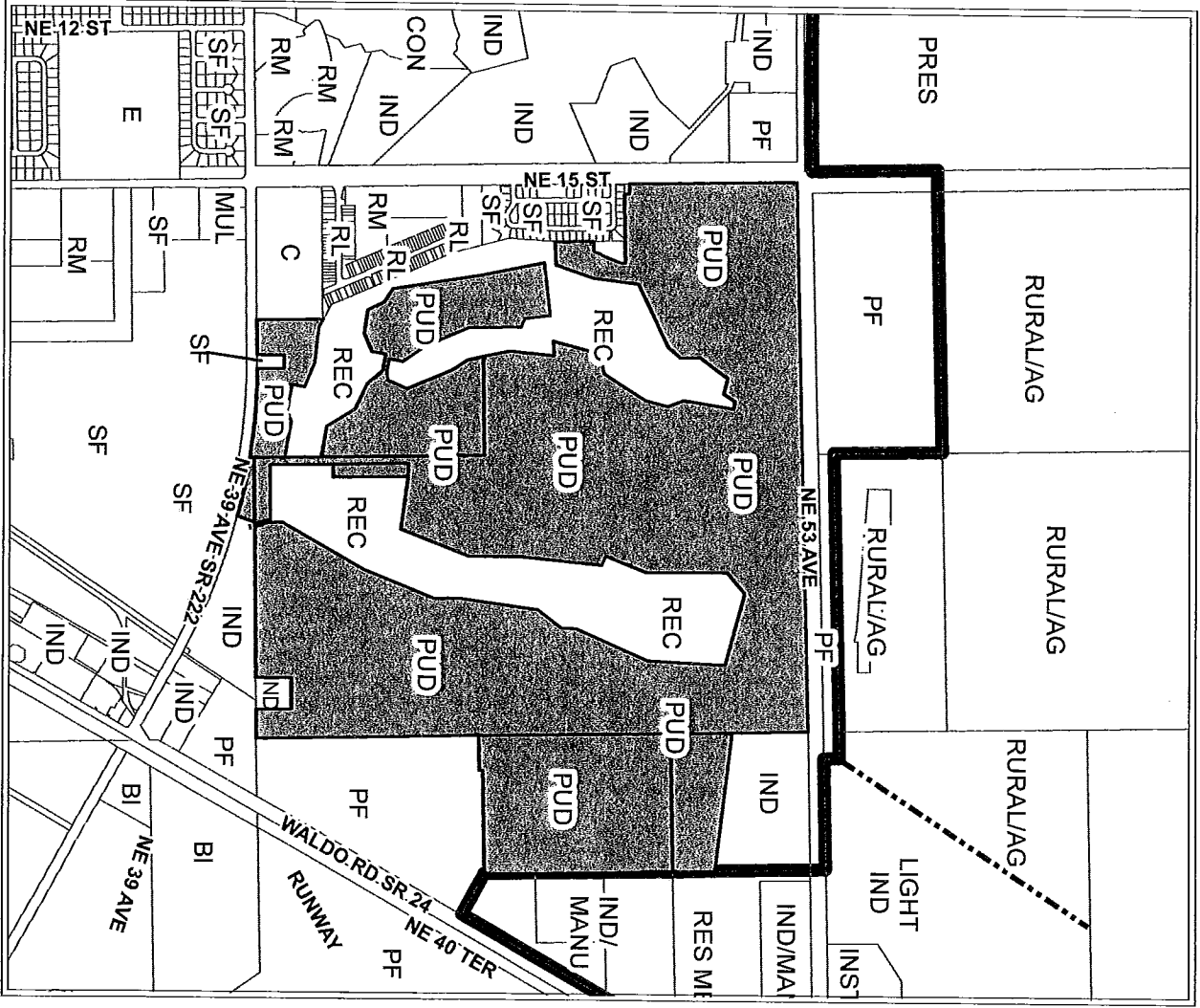
- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- C Commercial
- BI Business Industrial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- PF Public Facilities
- PUD Planned Use District

Alachua County Land Use Designations

- Rural/Ag Rural/Agriculture
- Pres Preservation
- Res Med Residential Medium Density
- Inst Institutional
- Light Ind Light Industrial
- Ind/Mannu Industrial and Manufacturing



EXISTING LAND USE



 No Scale		
Name	Petition Request	Petition Number
eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	Amend the City of Gainesville FLUM from PUD to RL, RM, O and BI	PB-15-44 LUC