

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

Doc Stamp-Deed: \$0.70  


Tax Parcel 15504-000-000  
Section 7, Township 10 South, Range 20 East

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### INGRESS EGRESS EASEMENT

THIS EASEMENT, made this 20<sup>th</sup> day of OCTOBER, 2015, by **Sanmukh L. Patel and Savita S. Patel, husband and wife**, whose mailing address is % Americas Best Value Inn, 1900 Southwest 13<sup>th</sup> Street, Gainesville, Florida 32608-1531, GRANTOR, and the **City of Gainesville**, Florida, a municipal corporation, whose post office box address is P.O. Box 490, Gainesville, Florida 32627, GRANTEE,

### WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) 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, a perpetual easement for the purpose of ingress and egress over, under, upon and through the following described property in Alachua County, Florida, to wit:

### LAND DESCRIPTION

See Exhibit "A" attached hereto and made part thereof.

Said Easement containing 0.22 acres more or less.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities, unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE for the new area, an acceptable and

recordable easement, prepared by the GRANTEE, to cover the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE will maintain the easement area in a clean and presentable order.

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.

*Signed, sealed and delivered  
in the presence of:*

[Signature]  
Witness Signature  
Printed Name: ESTELLE LENS

[Signature]  
Sanmukh L. Patel

[Signature]  
Witness Signature  
Printed Name: San Bridges

[Signature]  
Witness Signature  
Printed Name: ESTELLE LENS

[Signature]  
Savita S. Patel

[Signature]  
Witness Signature  
Printed Name: San Bridges



STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of OCTOBER, 2015, by Sanmukh L. Patel and Savita S. Patel, husband and wife, who are personally known to me or who have produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary  
My Commission Expires:

- LEGEND:
- (D) DEED DATA
  - (F) FIELD MEASURED DATA
  - R/W RIGHT-OF-WAY
  - C/L CENTERLINE
  - L LENGTH
  - Δ CENTRAL ANGLE (DELTA)
  - R RADIUS
  - CH CHORD DATA
  - +1+21.62 FDOT R/W MAP STATIONS
  - O.R.B. OFFICIAL RECORDS BOOK/PAGE
  - ☐ CONCRETE MONUMENT
  - ⊗ DRILL HOLE

PARENT PARCEL  
POINT OF BEGINNING  
ORB 2096, PAGE 867

EAST LINE PARCEL  
FOUND IN OFFICIAL RECORDS  
BOOK 2096, PAGE 867  
AND WEST RIGHT-OF-WAY  
LINE STATE ROAD NO 25  
ALSO KNOWN AS  
SOUTHWEST 13TH STREET

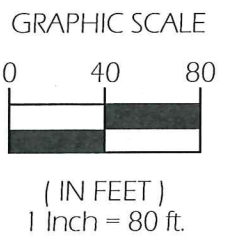
GENERAL NOTE:  
ALL BEARINGS AND DISTANCES NOT LABELED (D)  
OR (F) WERE PREPARED BY THIS SURVEYOR.

DRILL HOLE IN CONCRETE  
FOUND AND ACCEPTED  
AS POINT ON EAST LINE PARCEL  
DESCRIBED IN OFFICIAL RECORDS  
BOOK 2096, PAGE 867

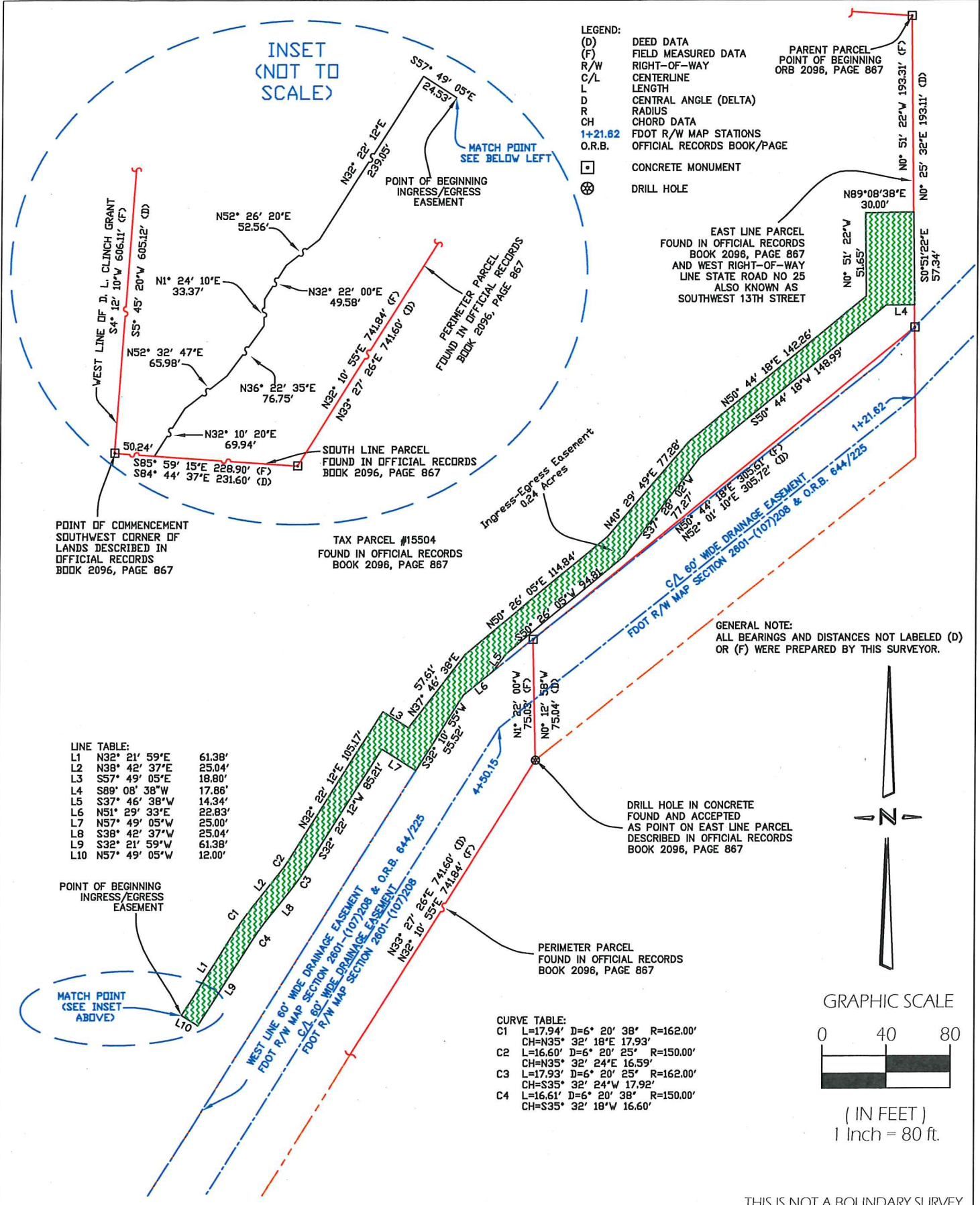
PERIMETER PARCEL  
FOUND IN OFFICIAL RECORDS  
BOOK 2096, PAGE 867

CURVE TABLE:

C1	L=17.94'	D=6° 20' 38"	R=162.00'
	CH=N35° 32' 18"E	17.93'	
C2	L=16.60'	D=6° 20' 25"	R=150.00'
	CH=N35° 32' 24"E	16.59'	
C3	L=17.93'	D=6° 20' 25"	R=162.00'
	CH=S35° 32' 24"W	17.92'	
C4	L=16.61'	D=6° 20' 38"	R=150.00'
	CH=S35° 32' 18"W	16.60'	



THIS IS NOT A BOUNDARY SURVEY



INSET  
(NOT TO SCALE)

MATCH POINT  
SEE BELOW LEFT

POINT OF BEGINNING  
INGRESS/EGRESS  
EASEMENT

PERIMETER PARCEL  
FOUND IN OFFICIAL RECORDS  
BOOK 2096, PAGE 867

SOUTH LINE PARCEL  
FOUND IN OFFICIAL RECORDS  
BOOK 2096, PAGE 867

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF  
LANDS DESCRIBED IN  
OFFICIAL RECORDS  
BOOK 2096, PAGE 867

TAX PARCEL #15504  
FOUND IN OFFICIAL RECORDS  
BOOK 2096, PAGE 867

LINE TABLE:

L1	N32° 21' 59"E	61.38'
L2	N38° 42' 37"E	25.04'
L3	S57° 49' 05"E	18.80'
L4	S89° 08' 38"W	17.86'
L5	S37° 46' 38"W	14.34'
L6	N51° 29' 33"E	22.83'
L7	N57° 49' 05"W	25.00'
L8	S38° 42' 37"W	25.04'
L9	S32° 21' 59"W	61.38'
L10	N57° 49' 05"W	12.00'

POINT OF BEGINNING  
INGRESS/EGRESS  
EASEMENT

MATCH POINT  
(SEE INSET  
ABOVE)

**PARENT PARCEL DEED DESCRIPTION FOUND IN OFFICIAL RECORDS BOOK 2096, PAGE 867 ET SEQ:**

COMMENCE AT THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 SOUTH, AND RUN NORTH 89° 35' 25" WEST, 27.08 FEET; THENCE RUN SOUTH 00° 24' 35" WEST, 3751.51 FEET; THENCE RUN NORTH 85° 01' 25" WEST, 94.67 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF- WAY OF SOUTHWEST 18TH PLACE AND THE WEST RIGHT-OF-WAY LINE OF STATE RD. NO 25 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 85° 01' 25" WEST, ALONG SAID SOUTH RIGHT-OF-WAY, 494.9 FEET; THENCE RUN SOUTH 52° 14' 02" WEST, 73.54 FEET TO THE EAST LINE OF HOLIDAY GARDENS PROPERTY; THENCE RUN SOUTH 8° 25' 24" WEST, 162.89 FEET; THENCE RUN SOUTH 21° 56' 18" WEST, 331.72 FEET; THENCE RUN NORTH 80° 40' 44" WEST, 123.31 FEET; THENCE RUN SOUTH 5° 45' 20" WEST, 605.12 FEET; THENCE RUN SOUTH 84° 44' 37" EAST, 231.6 FEET; THENCE RUN NORTH 33° 27' 26" EAST, 741.60 FEET TO THE NORTHWEST CORNER OF LOT FOUR, BLOCK "B" CASA LOMA REPLAT, THENCE RUN NORTH 00° 12' 58" WEST, ALONG AN EXTENSION OF THE WEST LINE OF SAID LOT, 75.04 FEET; THENCE RUN NORTH 52° 01' 10" EAST, 305.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE RD., NO. 25; THENCE RUN NORTH 00° 25' 32" EAST, ALONG SAID RIGHT-OF-WAY 193.11 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN THE D. L. CLINCH GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA.

**INGRESS AND EGRESS EASEMENT:**

A PARCEL OF LAND BEING AND LYING IN THE D. L. CLINCH GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT A CONCRETE MONUMENT (NO IDENTIFICATION) FOUND AND ACCEPTED AS MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2096, PAGE 867 ET SEQ OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID MONUMENT ALSO BEING ON THE WEST LINE OF THE D. L. CLINCH GRANT; THENCE SOUTH 85° 59' 15" EAST ON LINE WITH A CONCRETE MONUMENT (NO IDENTIFICATION), FOUND 228.90 FEET FROM SAID SOUTHWEST CORNER ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 50.24 FEET; THENCE NORTH 32° 10' 20" EAST A DISTANCE OF 69.94 FEET; THENCE NORTH 52° 32' 47" EAST A DISTANCE OF 65.98 FEET; THENCE NORTH 36° 22' 35" EAST A DISTANCE OF 76.75 FEET; THENCE NORTH 01° 24' 10" EAST A DISTANCE OF 33.37 FEET; THENCE NORTH 32° 22' 00" EAST A DISTANCE OF 49.58 FEET; THENCE NORTH 52° 26' 20" EAST A DISTANCE OF 52.56 FEET; THENCE NORTH 32° 22' 12" EAST A DISTANCE OF 239.05 FEET; THENCE SOUTH 57° 49' 05" EAST A DISTANCE OF 24.53 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED EASEMENT; THENCE NORTH 32° 21' 59" EAST A DISTANCE OF 61.38 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 162.00 FEET, A CENTRAL ANGLE OF 06° 20' 38", AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35° 32' 18" EAST, 17.93 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.94 FEET; THENCE NORTH 38° 42' 37" EAST A DISTANCE OF 25.04 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 06° 20' 25", AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35° 32' 24" EAST, 16.59 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.60 FEET; THENCE NORTH 32° 22' 12" EAST A DISTANCE OF 105.17 FEET; SOUTH 57° 49' 05" EAST A DISTANCE OF 18.80 FEET; THENCE NORTH 37° 46' 38" EAST A DISTANCE OF 57.61 FEET; THENCE NORTH 50° 26' 05" EAST A DISTANCE OF 114.84 FEET; THENCE NORTH 40° 29' 49" EAST A DISTANCE OF 77.28 FEET; THENCE NORTH 50° 44' 18" EAST A DISTANCE OF 142.26 FEET; THENCE NORTH 00° 51' 22" WEST PARALLEL TO THE EAST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2096, PAGE 867 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 ALSO KNOWN AS SOUTHWEST 13TH STREET, A DISTANCE OF 51.65 FEET; THENCE NORTH 89° 08' 38" EAST PERPENDICULAR TO SAID EAST PROPERTY LINE AND WEST RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO A POINT ON SAID EAST PROPERTY LINE AND WEST RIGHT-OF-WAY; THENCE SOUTH 00° 51' 22" EAST ALONG SAID EAST PROPERTY LINE AND WEST RIGHT-OF-WAY LINE A DISTANCE OF 57.34 FEET; THENCE RUN SOUTH 89°08' 38" WEST PERPENDICULAR TO SAID EAST PROPERTY LINE AND WEST RIGHT-OF-WAY LINE A DISTANCE OF 17.86 FEET; THENCE RUN SOUTH 50° 44' 18" WEST PARALLEL TO THE SOUTHERLY LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2096, PAGE 867, A DISTANCE OF 148.99 FEET; THENCE RUN SOUTH 37° 28' 02" WEST, A DISTANCE OF 77.27 FEET; THENCE RUN SOUTH 50° 26' 05" WEST A DISTANCE OF 94.81 FEET; THENCE SOUTH 37° 46' 38" WEST A DISTANCE OF 14.34 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FEET WIDE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DRAINAGE EASEMENT AS SHOWN ON FDOT RIGHT-OF-WAY MAP SECTION 2601-(107)208 AND IN OFFICIAL RECORDS BOOK 644, PAGE 225, SAID LINE BEING PARALLEL TO THE EASTERLY LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2096, PAGE 867; THENCE ALONG SAID WESTERLY LINE SOUTH 51° 29' 33" WEST A DISTANCE OF 22.83 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE SOUTH 32° 10' 55" WEST A DISTANCE OF 55.52 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 57° 49' 05" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 32° 22' 12" WEST A DISTANCE OF 85.21 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 162.00 FEET, A CENTRAL ANGLE OF 06° 20' 25", AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35° 32' 24" WEST, 17.92 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.93 FEET; THENCE SOUTH 38° 42' 37" WEST A DISTANCE OF 25.04 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 06° 20' 38", AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35° 32' 18" WEST, 16.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.61 FEET; THENCE SOUTH 32° 21' 59" WEST A DISTANCE OF 61.38 FEET; THENCE NORTH 57° 49' 05" WEST A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING 0.24 ACRES MORE OR LESS.

THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS SURVEYED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FOR REFERENCE ONLY - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

PATRICK R. DURBIN,  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATION NUMBER 5368

*Patrick R. Durbin*  
No. 5368  
STATE OF FLORIDA  
DATE: 6/30/15

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT  
ENGINEERING SUPPORT SERVICES  
4051 NW 39TH AVENUE P.O. BOX 490 GAINESVILLE, FL 32627  
OFFICE (352) 393-8194 FAX (352) 394-2093

TUMBLING CREEK EASEMENTS - INGRESS AND EGRESS EASEMENT LEGAL DESCRIPTION  
THIS SKETCH AND LEGAL DESCRIPTION NOT COMPLETE WITHOUT BOTH SHEETS

DRAWN BY TH	CHECKED BY PD	DATE JUNE 23, 2015
ACAD FILE NAME TUMBLING CREEK EASEMENTS		SHEET 2 OF 2