

ORDINANCE NO. 121108

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2
3 **An ordinance of the City of Gainesville, Florida, amending the Zoning Map**
4 **Atlas by rezoning certain property known as the Butler Development that is**
5 **generally located north of Archer Road, west of SW 34th Street, east of I-75,**
6 **and south of SW 24th Avenue as more specifically described in this**
7 **ordinance, from Planned Development District (PD), Business Industrial**
8 **District (BI) and General Business District (BUS) to Planned Development**
9 **District (PD); adopting a PD report; providing for enforcement; providing**
10 **a severability clause; providing a repealing clause; and providing an**
11 **effective date.**
12

13 **WHEREAS,** Planned Development District (PD) zoning is an entirely voluntary method
14 for landowners or developers to submit unique proposals that are not provided for or otherwise
15 allowed in the zoning districts established by the City of Gainesville Land Development Code;
16 and

17 **WHEREAS,** on January 5, 2012, the City Commission adopted Ordinance No. 090538,
18 which rezoned the subject property (excluding six small parcels that are the subject of a small-
19 scale land use change in Ordinance No. 121106) to Planned Development District (PD) and
20 included certain PD maps, a PD report, and land development regulations; and

21 **WHEREAS,** Section 30-224(a) of the City of Gainesville Land Development Code
22 provides that, with certain exceptions, an amendment to a previously approved Planned
23 Development (PD) may only be accomplished by a rezoning ordinance accompanied by a new
24 proposed Planned Development (PD); and

25 **WHEREAS,** by initiation of a petition by the owners of the subject property, notice was
26 given as required by law that the subject property's Planned Development District (PD) zoning
27 be amended; and

1 **WHEREAS**, notice was given as required by law and a public hearing regarding the
2 petition was held by the City Plan Board on February 19, 2013; and

3 **WHEREAS**, notice was given as required by law and a public hearing regarding the
4 petition was held by the City Commission on May 29, 2013; and

5 **WHEREAS**, at least ten (10) days' notice has been given once by publication in a
6 newspaper of general circulation notifying the public of this proposed ordinance and of public
7 hearings in the City Hall Auditorium located on the first floor of City Hall in the City of
8 Gainesville; and

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

12 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be
13 consistent with City of Gainesville Comprehensive Plan when City of Gainesville Ordinance
14 Nos. 121106 and 121107 become effective as provided therein.

15 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
16 **CITY OF GAINESVILLE, FLORIDA:**

17 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
18 following described property from Planned Development District (PD), Business Industrial
19 District (BI), and General Business District (BUS) to Planned Development District (PD):

20 See legal description attached as Exhibit "A" and made a part hereof as if set forth
21 in full. The location of the property is shown on Exhibit "B" for visual reference.
22 In the event of conflict or inconsistency, Exhibit "A" shall prevail over Exhibit
23 "B."
24

25 **Section 2.** The use and development of the property described in Section 1 of this

1 ordinance shall be regulated by this ordinance and shall be consistent with the Butler
2 Development Planned Use District (PUD) policies as set forth in the Future Land Use Element of
3 the City of Gainesville Comprehensive Plan. The Butler Development PD Report, which
4 includes the PD layout plan, is attached to this ordinance as Exhibit "C" and made a part hereof
5 as if set forth in full. In the event of conflict or inconsistency, the order of precedence shall be as
6 follows, with number 1 taking precedence over number 2 and so on: 1) the City's Comprehensive
7 Plan; 2) Exhibit "C"; and 3) The City's Land Development Code.

8 **Section 3.** The PD zoning adopted by this ordinance shall be valid for 20 years from the
9 effective date of this ordinance, provided the development meets the minimum development
10 thresholds set forth herein and further provided that within any 3-year period, at least one
11 building permit for construction of a new building must be obtained and that construction must
12 be completed (as evidenced by issuance of a certificate of occupancy or a certificate of
13 completion). The City Commission may grant an extension upon good cause shown if a request
14 is filed in writing to the Clerk of the Commission prior to the expiration date. Failure to meet
15 such requirements shall render the PD zoning adopted by this ordinance null and void and the
16 City may designate other appropriate zoning consistent with the Comprehensive Plan.

17 **Section 4.** Any person who violates any provision of this ordinance shall be deemed guilty
18 of a municipal ordinance violation and shall be subject to fine or imprisonment as provided by
19 Section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,
20 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate
21 offense.

22 **Section 5.** If it is determined by the City Manager that a violation of this ordinance exists,
23 the City Manager may issue and deliver an order to cease and desist from such violation in order to

1 correct a violation, to preclude occupancy of the affected building or area, or to vacate the premises.
2 The City Manager, through the City Attorney, may seek an injunction in a court of competent
3 jurisdiction and seek any other remedy available at law.

4 **Section 6.** The City Manager or designee is authorized and directed to make the necessary
5 changes to the Zoning Map Atlas to comply with this ordinance.

6 **Section 7.** If any word, phrase, clause, paragraph, section or provision of this ordinance
7 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
8 finding shall not affect the other provisions or applications of this ordinance that can be given
9 effect without the invalid or unconstitutional provision or application, and to this end the
10 provisions of this ordinance are declared severable.

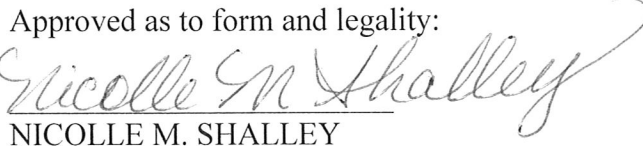
11 **Section 8.** Ordinance No. 090538 is hereby superseded in its entirety and is hereby
12 repealed effective on the effective date of this ordinance. All other ordinances or parts of
13 ordinances in conflict herewith are to the extent of such conflict hereby repealed.

14 **Section 9.** This ordinance shall become effective upon the amendment to the City of
15 Gainesville Comprehensive Plan becoming effective as provided by Ordinance No. 121107.

16 **PASSED AND ADOPTED** this 21st day of November, 2013.

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22 Attest: 
23
24
25 KURT M. LANNON
26 CLERK OF THE COMMISSION


EDWARD B. BRADDY
MAYOR

Approved as to form and legality:

NICOLLE M. SHALLEY
CITY ATTORNEY

27 This ordinance passed on first reading this 19th day of September, 2013.
28 This ordinance passed on second reading this 21st day of November, 2013.

Legal Description

ALL THAT CERTAIN, PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 14 AND SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE TALLAHASSEE BASE MERIDIAN, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT; COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE, BEARING NORTH 89°18'59" EAST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 3970.77 FEET TO A POINT;

THENCE, LEAVING SAID NORTH LINE, BEARING SOUTH 00°46'11" EAST, A DISTANCE OF 95.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°46' 11" EAST, A DISTANCE OF 237.58 FEET TO A POINT;

THENCE SOUTH 85°03'37" WEST, A DISTANCE OF 439.90 FEET A POINT;

THENCE SOUTH 65°38'38" WEST, A DISTANCE OF 253.93 FEET TO A POINT;

THENCE SOUTH 30°52'25" WEST, A DISTANCE OF 280.45 FEET TO A POINT;

THENCE SOUTH 87°21'28" WEST, A DISTANCE OF 64.98 FEET TO A POINT;

THENCE NORTH 02°38'41" WEST, A DISTANCE OF 12.00 FEET TO A POINT;

THENCE SOUTH 87°21'28" WEST, A DISTANCE OF 545.14 FEET TO A POINT;

THENCE SOUTH 02°39'31" EAST, A DISTANCE OF 42.09 FEET TO A POINT;

THENCE SOUTH 87°19'53" WEST, A DISTANCE OF 96.51 FEET TO A POINT;

THENCE SOUTH 00°37'13" EAST, A DISTANCE OF 266.80 FEET TO A POINT;

THENCE NORTH 89°22'49" EAST, A DISTANCE OF 6.50 FEET TO A POINT;

THENCE SOUTH 00°37'16" EAST, A DISTANCE OF 223.00 FEET TO A POINT;

THENCE SOUTH 89°22'44" WEST, A DISTANCE OF 15.00 FEET TO A POINT;

THENCE SOUTH 00°37'16" EAST, A DISTANCE OF 60.00 FEET TO A POINT;

THENCE NORTH 89°22'44" EAST, A DISTANCE OF 15.00 FEET TO A POINT;

THENCE, SOUTH 00°37'16" EAST, A DISTANCE OF 10.00 FEET A POINT;

THENCE, NORTH 89°19'10" EAST, A DISTANCE OF 125.08 FEET TO A POINT;

THENCE, SOUTH 74°07'07" EAST, A DISTANCE OF 149.34 FEET TO A POINT;

THENCE, SOUTH 55°00'59" EAST, A DISTANCE OF 36.41 FEET TO A POINT;

THENCE, SOUTH 45°34'18" EAST, A DISTANCE OF 92.17 FEET TO A POINT;

THENCE, SOUTH 71°04'16" EAST, A DISTANCE OF 155.36 FEET TO A POINT;

THENCE, NORTH 88°09'11" EAST, A DISTANCE OF 171.38 FEET TO A POINT;

THENCE, SOUTH 83°32'04" EAST, A DISTANCE OF 64.61 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WINDMEADOWS BOULEVARD;

THENCE, BEARING NORTH 33°06'23" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 799.28 FEET TO A POINT OF CURVATURE;

THENCE, ALONG A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 56°17'13", A CHORD LENGTH OF 325.46 FEET BEARING NORTH 61°15'57" EAST;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 338.93 FEET TO A POINT;

THENCE, BEARING NORTH 89°27'30" EAST, A DISTANCE OF 41.24 FEET TO A POINT OF CURVATURE;

THENCE, ALONG A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 00°38'25" EAST, A RADIAL DISTANCE OF 5,525.10 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°27'28", A DISTANCE OF 333.43 FEET TO A POINT OF CURVATURE;

THENCE, ALONG A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 5,450.10 FEET, A CENTRAL ANGLE OF 03°27'53", A CHORD LENGTH OF 329.51 FEET BEARING SOUTH 88°53'41" EAST; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 329.56 FEET TO A POINT OF CURVATURE;

THENCE, ALONG A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,263.20 FEET, A CENTRAL ANGLE OF 02°28'19", A CHORD LENGTH OF 97.65 FEET BEARING NORTH 88°06'21" EAST; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.65 FEET TO A POINT;

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF WINDMEADOWS BOULEVARD, BEARING NORTH 00°06'35" EAST, A DISTANCE OF 30.83 FEET TO A POINT;

THENCE, BEARING NORTH 87°37'10" EAST, A DISTANCE OF 491.07 FEET TO A POINT OF CURVATURE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SOUTHWEST 34TH STREET (STATE ROAD 121);

THENCE, ALONG A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 88°43'37" EAST, A RADIAL DISTANCE OF 11,531.16 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°24'34", A DISTANCE OF 82.40 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE, ALONG A NON TANGENT CURVE CONCAVE SOUTHERLY AND ALONG THE SOUTH RIGHT OF WAY LINE OF WINDMEADOWS BOULEVARD, HAVING A RADIUS OF 2,263.20 FEET, A CENTRAL ANGLE OF 07°06'23", A CHORD LENGTH OF 280.53 FEET BEARING SOUTH 85°14'55" WEST; THENCE, WESTERLY ALONG THE THE ARC OF SAID CURVE, A DISTANCE OF 280.71 FEET TO A POINT OF CURVATURE; THENCE, ALONG A NON TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,338.20 FEET, A CENTRAL ANGLE OF 01°53'11", A CHORD LENGTH OF 76.98 FEET BEARING SOUTH 82°40'18" WEST; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.98 FEET TO A POINT; THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, BEARING SOUTH 03°44'53" EAST, A DISTANCE OF 104.06 FEET TO A POINT; THENCE, BEARING SOUTH 47°34'21" EAST, A DISTANCE OF 182.73 FEET TO A POINT; THENCE, BEARING SOUTH 47°28'11" EAST, A DISTANCE OF 77.03 FEET TO A POINT; THENCE, BEARING NORTH 81°54'47" EAST, A DISTANCE OF 171.24 FEET TO A POINT OF CURVATURE ON THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTHWEST 34TH STREET (STATE ROAD 121); THENCE ALONG A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 11,531.16 FEET, A CENTRAL ANGLE OF 00°34'58", A CHORD LENGTH OF 117.31 FEET BEARING SOUTH 03°24'25" EAST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.31 FEET TO A POINT OF CURVATURE; THENCE, ALONG A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 116.25 FEET, A CENTRAL ANGLE OF 36°56'34", A CHORD LENGTH OF 73.66 FEET BEARING SOUTH 14°51'17" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.95 FEET TO A POINT OF CURVATURE ON THE NORTH RIGHT OF WAY LINE OF SOUTHWEST ARCHER ROAD (STATE ROAD No. 24); THENCE, ALONG A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5,807.58 FEET, A CENTRAL ANGLE OF 05°12'20", A CHORD LENGTH OF 527.45 FEET BEARING SOUTH 46°08'50" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 527.63 FEET TO A POINT; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH 47°39'11" WEST, A DISTANCE OF 259.91 FEET TO A POINT OF CURVATURE; THENCE, ALONG A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 449.91 FEET, A CENTRAL ANGLE OF 07°26'33", A CHORD LENGTH OF 58.40 FEET, BEARING SOUTH 43°19'52" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.44 FEET TO A POINT; THENCE, BEARING SOUTH 39°36'37" WEST, A DISTANCE OF 141.76 FEET TO A POINT; THENCE, BEARING SOUTH 47°39'11" EAST, A DISTANCE OF 253.41 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SOUTHWEST ARCHER ROAD; THENCE, RUNNING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SOUTHWEST ARCHER ROAD (STATE ROAD No. 24), THE FOLLOWING THREE (3) COURSES:
 1. THENCE, ALONG A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5,807.58 FEET, A CENTRAL ANGLE OF 01°39'20", A CHORD LENGTH OF 167.81 FEET BEARING SOUTH 40°44'36" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 167.82 FEET TO A POINT OF CURVATURE;
 2. THENCE, ALONG A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5,301.68 FEET, A CENTRAL ANGLE OF 04°11'27", A CHORD LENGTH OF 387.70 FEET, BEARING SOUTH 37°49'13" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 387.79 FEET TO A POINT;
 3. THENCE, ALONG A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,170.68 FEET, A CENTRAL ANGLE OF 02°02'26", A CHORD LENGTH OF 184.13 FEET, BEARING SOUTH 36°49'36" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 184.14 FEET TO A POINT; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH 50°23'23" WEST, A DISTANCE OF 257.05 FEET TO A POINT; THENCE, BEARING SOUTH 39°40'19" WEST, A DISTANCE OF 153.99 FEET TO A POINT; THENCE, BEARING SOUTH 50°16'53" EAST, A DISTANCE OF 259.66 FEET TO A POINT OF NON-TANGENT CURVATURE AND BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTHWEST ARCHER ROAD; THENCE, RUNNING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTHWEST ARCHER ROAD (STATE ROAD No. 24), AND ALONG A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 01°57'53", A CHORD LENGTH OF 194.74 FEET, BEARING SOUTH 40°30'58" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.75 FEET TO A POINT; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH 50°35'35" WEST, A DISTANCE OF 152.46 FEET TO A POINT; THENCE, BEARING SOUTH 41°31'51" WEST, A DISTANCE OF 194.61 FEET TO A POINT; THENCE, BEARING SOUTH 60°05'24" EAST, A DISTANCE OF 153.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTHWEST ARCHER ROAD;

THENCE, SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTHWEST ARCHER ROAD (STATE ROAD No. 24)
 THENCE, ALONG A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 03°42'19", A CHORD LENGTH OF 367.24 FEET BEARING SOUTH 45°04'47" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 367.30 FEET TO A POINT;
 THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH 43°28'20" WEST, A DISTANCE OF 110.15 FEET TO A POINT;
 THENCE, BEARING SOUTH 55°55'38" WEST, A DISTANCE OF 65.00 FEET TO A POINT;
 THENCE, BEARING SOUTH 46°31'40" WEST, A DISTANCE OF 30.86 FEET TO A POINT;
 THENCE, BEARING SOUTH 43°28'20" EAST, A DISTANCE OF 119.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTHWEST ARCHER ROAD;
 THENCE, ALONG A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 03°23'09", A CHORD LENGTH OF 335.58 FEET BEARING SOUTH 49°35'01" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 335.63 FEET TO A POINT;
 THENCE, LEAVING SAID RIGHT OF WAY LINE, BEARING NORTH 25°36'36" WEST, A DISTANCE OF 294.09 FEET TO A POINT;
 THENCE, BEARING SOUTH 89°14'28" WEST, A DISTANCE OF 73.00 FEET TO A POINT;
 THENCE, BEARING SOUTH 07°56'34" EAST, A DISTANCE OF 158.67 FEET TO A POINT;
 THENCE, BEARING SOUTH 57°39'11" WEST, A DISTANCE OF 219.24 FEET TO A POINT;
 THENCE, BEARING SOUTH 32°20'49" EAST, A DISTANCE OF 212.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTHWEST ARCHER ROAD;
 THENCE, ALONG A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 01°33'13", A CHORD LENGTH OF 154.00 FEET BEARING SOUTH 55°13'02" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 154.00 FEET TO A POINT OF CURVATURE;
 THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, ALONG A NON TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD LENGTH OF 35.36 FEET BEARING NORTH 79°00'00" WEST; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT;
 THENCE, BEARING NORTH 34°00'00" WEST, A DISTANCE OF 217.69 FEET TO A POINT;
 THENCE, BEARING SOUTH 56°38'25" WEST, A DISTANCE OF 85.01 FEET TO A POINT;
 THENCE, BEARING SOUTH 03°35'48" EAST, A DISTANCE OF 276.27 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTHWEST ARCHER ROAD;
 THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEARING SOUTH 57°58'54" WEST, A DISTANCE OF 1,020.22 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. 40TH BOULEVARD;
 THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH 32°01'03" WEST, A DISTANCE OF 324.00 FEET TO A POINT;
 THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH 57°58'54" EAST, A DISTANCE OF 545.50 FEET TO A POINT;
 THENCE, BEARING NORTH 32°01'06" WEST, A DISTANCE OF 207.00 FEET TO A POINT;
 THENCE, BEARING SOUTH 57°58'54" WEST, A DISTANCE OF 31.50 FEET TO A POINT;
 THENCE, BEARING NORTH 32°01'06" WEST, A DISTANCE OF 156.50 FEET TO A POINT;
 THENCE, BEARING SOUTH 57°58'54" WEST, A DISTANCE OF 60.92 FEET TO A POINT;
 THENCE, BEARING NORTH 32°01'06" WEST, A DISTANCE OF 41.92 FEET TO A POINT;
 THENCE, BEARING NORTH 57°58'54" EAST, A DISTANCE OF 6.42 FEET TO A POINT;
 THENCE, BEARING NORTH 32°01'06" WEST, A DISTANCE OF 10.00 FEET TO A POINT;
 THENCE, BEARING SOUTH 57°58'54" WEST, A DISTANCE OF 4.92 FEET TO A POINT;
 THENCE, BEARING NORTH 32°01'06" WEST, A DISTANCE OF 175.58 FEET TO A POINT;
 THENCE, BEARING NORTH 57°58'54" EAST, A DISTANCE OF 13.40 FEET TO A POINT;
 THENCE, BEARING NORTH 32°01'06" WEST, A DISTANCE OF 90.00 FEET TO A POINT;
 THENCE, BEARING NORTH 57°58'54" EAST, A DISTANCE OF 55.00 FEET TO A POINT;
 THENCE, BEARING SOUTH 32°01'06" EAST, A DISTANCE OF 80.00 FEET TO A POINT OF CURVATURE;
 THENCE, ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°00'00"; A CHORD LENGTH OF 63.64 FEET BEARING SOUTH 77°01'06" EAST; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.69 FEET TO A POINT;
 THENCE, BEARING NORTH 57°58'54" EAST, A DISTANCE OF 82.70 FEET TO A POINT;
 THENCE, BEARING NORTH 00°25'02" WEST, A DISTANCE OF 379.11 FEET TO A POINT OF CURVATURE ON THE SOUTH RIGHT OF WAY LINE OF S.W. 39TH PLACE;
 THENCE, ALONG A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 02°36'48", A CHORD LENGTH OF 30.10 FEET BEARING NORTH 89°30'16" WEST; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 30.10 FEET TO A POINT;

THENCE, BEARING NORTH 00°48'40" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 33RD PLACE;
 THENCE, BEARING SOUTH 89°11'03" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 581.50 FEET TO A POINT;
 THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, BEARING NORTH 00°45'12" WEST, A DISTANCE OF 293.31 FEET TO A POINT;
 THENCE, BEARING SOUTH 89°11'03" WEST, A DISTANCE OF 270.22 FEET TO A POINT;
 THENCE, BEARING NORTH 00°45'12" WEST, A DISTANCE OF 333.01 FEET TO A POINT;
 THENCE, BEARING SOUTH 89°07'56" WEST, A DISTANCE OF 759.98 FEET TO A POINT;
 THENCE, BEARING NORTH 00°38'26" WEST, A DISTANCE OF 281.64 FEET TO A POINT;
 THENCE, BEARING SOUTH 89°10'24" WEST, A DISTANCE OF 294.44 FEET TO A POINT;
 THENCE, BEARING SOUTH 89°32'35" WEST, A DISTANCE OF 557.43 FEET TO A POINT OF CURVATURE;
 THENCE, SOUTHWESTERLY, WITH A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 34.26 FEET, THROUGH A CENTRAL ANGLE OF 122°14'03", AN ARC LENGTH OF 73.09 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 28°25'45" WEST, 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTHWEST 40TH BOULEVARD;
 THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH 32°41'44" WEST, A DISTANCE OF 121.19 FEET TO A POINT;
 THENCE, BEARING NORTH 32°40'44" WEST, A DISTANCE OF 246.37 FEET TO A POINT;
 THENCE, BEARING NORTH 32°42'29" WEST, A DISTANCE OF 149.89 FEET TO A POINT;
 THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH 89°34'20" EAST, A DISTANCE OF 861.90 FEET TO A POINT;
 THENCE, BEARING NORTH 00°40'37" WEST, A DISTANCE OF 662.98 FEET TO A POINT;
 THENCE, BEARING SOUTH 89°30'54" WEST, A DISTANCE OF 94.00 FEET TO A POINT;
 THENCE, BEARING NORTH 00°40'37" WEST, A DISTANCE OF 300.62 FEET TO A POINT;
 THENCE, BEARING NORTH 87°39'32" WEST, A DISTANCE OF 229.86 FEET TO A POINT;
 THENCE, BEARING NORTH 00°34'40" WEST, A DISTANCE OF 50.06 FEET TO A POINT;
 THENCE, BEARING NORTH 02°57'14" EAST, A DISTANCE OF 199.88 FEET TO A POINT;
 THENCE, BEARING NORTH 89°20'25" EAST, A DISTANCE OF 310.04 FEET TO A POINT;
 THENCE, BEARING NORTH 00°37'01" EAST, A DISTANCE OF 98.97 FEET TO A POINT;
 THENCE, BEARING SOUTH 20°27'52" EAST, A DISTANCE OF 105.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 24TH AVENUE;
 THENCE, BEARING NORTH 86°08'15" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 183.64 FEET TO A POINT;
 THENCE, BEARING NORTH 89°19'16" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1482.32 FEET TO A POINT OF CURVATURE;
 THENCE, EASTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 24TH AVENUE, ALONG A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 17,228.73 FEET, THROUGH A CENTRAL ANGLE OF 00°15'07", AN ARC LENGTH OF 75.76 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 89°25'25" EAST, 75.76 FEET TO A POINT;
 THENCE, BEARING SOUTH 89°29'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 679.34 FEET TO A POINT;
 THENCE, BEARING SOUTH 75°08'20" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 135.36 FEET TO A POINT;
 THENCE, BEARING NORTH 89°18'56" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT;
 THENCE, BEARING NORTH 73°48'38" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 175.30 FEET TO A POINT;
 THENCE, BEARING NORTH 89°18'56" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 487.58 FEET TO A POINT OF CURVATURE;
 THENCE, EASTERLY ALONG SAID RIGHT OF WAY LINE WITH A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 4337.18 FEET, THROUGH A CENTRAL ANGLE OF 05°15'24", AN ARC LENGTH OF 397.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 86°42'42" EAST, 397.77 FEET TO A POINT;
 THENCE, BEARING NORTH 84°03'22" EAST, A DISTANCE OF 69.33 FEET TO A POINT;
 THENCE, SOUTH 00°46'11" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 24.52 FEET TO A POINT;
 THENCE, NORTH 89°18'59" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 202.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 11,482,561 SQUARE FEET OR 263.60 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

Together with:

Tax Parcel 06801-006-000

Commence at the Southeast corner of the Southwest quarter of the Northwest Quarter (SW ¼ of NW ¼) of Section 14, Township 10 South, Range 19 East, Alachua County, Florida; thence run West 270.57 feet; thence run North 166.65 feet; thence run East 270.46 feet; thence run South 166.65 feet to the point of beginning. The same being parcel number four (4) of an unrecorded survey made by the Perry C. McGriff Company, Inc., Surveyors of Gainesville, Florida, and dated January 6, 1965.

LESS AND EXCEPT a parcel of land situated in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Northwest corner of the Southwest quarter of said Section 14; thence run along the North line of the South half of said Section 14 North 89°11'20" East, a distance of 1,055.32 feet to the POINT OF BEGINNING; thence run North 01°16'40" West, a distance of 40.00 feet; then run North 89°11'20" East, a distance of 270.39 feet; thence run South 01°16'40" East, a distance of 40.00 feet to the aforesaid North line of the South half of said Section 14; thence run along said North line South 89°11'20" West, a distance of 270.39 feet to the POINT OF BEGINNING. Containing 0.248 acres, (or 10,802.21 square feet), more or less.

(Source: Official Records Book 4051 Page 1415)

Tax Parcel 06801-007-000

Commence at the Southeast corner of the Southeast One-Quarter of the Southwest One-Quarter (SE ¼ of the SW ¼) of the Northwest One-Quarter (NW ¼) of Section 14, Township 10 South, Range 19 East, and run North a distance of 166.65 feet to the Point of Beginning; thence run North 166.65 feet; thence run West 270.34 feet; then run South 166.65 feet; thence run East 270.46 feet to the Point of Beginning, said tract of land also known as Parcel #3 of unrecorded survey prepared by Perry C. McGriff on January 6, 1965.

(Source: Official Records Book 4079 Page 1520)

Tax Parcels 06803-001-000 and 06803-001-001

Commence at the Northwest corner of the Southeast Quarter of Section 14, Township 10 South, Range 19 East, and run South 305 feet; thence run East 427 feet to the Point of Beginning; thence run South 6 degrees 52 minutes East 381.2 feet to the North right-of-way line of State Highway Number 24; thence run Northeasterly along said Highway 185 feet; thence run North 24 degrees 35 minutes West 294.2 feet; thence run West 73 feet to the Point of Beginning, being more accurately described as follows:

Commence at the Northwest corner of the Southeast quarter of Section 14, Township 10 South, Range 19 East and run South 305 feet; thence East 427 feet to the Point of Beginning; thence run South 06° 52' 00" East, 381.20 feet to the North right-of-way line of State Road No. 24; thence run Northeasterly along said right-of-way line with a curve concave Northwesterly, said curve having central angle of 01° 52' 50", a radius of 5679.58 feet, an arc length of 186.42 feet and a chord bearing and distance of North 53° 28' 53" East 186.42 feet to the Southwest corner of that parcel as described in Deed Book 261, Page 469, at the Public Records of Alachua County, Florida, thence run North 24° 35' 00" West, along the West line of said parcel 294.20 feet to the Northwest corner thereof; thence run West 73.00 feet to the Point of Beginning.

ALSO DESCRIBED AS FOLLOWS:

PARCEL A:

A parcel of land lying in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

For a point of reference commence at the Northwest corner of the Southeast Quarter (SE ¼) of said Section 14 and run South 305.00 feet; thence run East 427.00 feet, thence run South 06° 52' 00" East, a distance of 141.89 feet to the Point of Beginning; thence continue South 06° 52' 00" East, a distance of 240.00 feet to a point on the North right of way line of State Road No. 24 and lying on a curve concave Northwesterly and having a radius of 5679.58 feet; thence run Northeasterly, along said right of way line and along the arc of said curve, through a central angle of 01° 52' 50", an arc distance of 186.42 feet and a chord bearing and distance of North 53° 16' 13" East, 186.41 feet; thence run North 24° 32' 41" West, departing from said right of way line, a distance of 212.93 feet; thence run South 53° 16' 13" West, a distance of 111.85 feet to the Point of Beginning.

PARCEL B:

A parcel of land lying in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

For a point of reference commence at the Northwest corner of the Southeast Quarter (SE ¼) of said Section 14 and run South 305.00 feet; thence run East 427.00 feet to the Point of Beginning; thence run South 06° 52' 00" East, a distance of 141.89 feet; thence run North 53° 16' 13" East, a distance of 111.85 feet; thence run North 24° 32' 41" West, a distance of 80.90 feet; thence run North 89° 41' 27" West, a distance of 73.00 feet to the Point of Beginning.

(Source: Official Records Book 4023 Page 1231)

Tax Parcel 06803-004-000

A parcel of land situated in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

For a point of reference commence at the Northwest corner of the Southwest ¼ of said Section 14; thence run along the North line of the South ½ of said Section 14, North 89°11'20" East, a distance of 2231.17 feet; thence run South 03°05'27" East, a distance of 309.08 feet; thence run North 89°01'23" East, a distance of 430.87 feet; thence run South 03°35'46" East, a distance of 397.97 feet to the Point of Beginning; thence run South 34°00'00" East, a distance of 216.99 feet to a Point of Curvature of a curve concave Northwesterly having a radius of 25 feet; thence run Southwesterly along the arc of said curve through a central angle of 91°22'02", an arc distance of 39.87 feet and a chord bearing and distance of South 11°41'01" West, 35.77 feet to a point of a compound curvature of a curve concave Northwesterly and having a radius of 5,679.58 feet, said point being situated on the Northwesterly right of way line of Archer Road (State Road No. 24); thence run Southwest along said right of way line along the arc of said curve through a central angle of 00°36'52", an arc distance of 60.90 feet and a chord bearing and distance of South 57°40'28" West, 60.90 feet; thence continue along said right of way South 57°58'54" West, a distance of 53.45 feet; thence run North 03°35'46" West, a distance of 276.37 feet to the Point of Beginning.

(Source: Official Records Book 4127 Page 596)

