

## **RESOLUTION NO. 210547**

**A resolution of the City of Gainesville, Florida, vacating portions of the Green Ridge Subdivision Unit No. 1, recorded at Official Records Book 98, Page 590, Public Records of Alachua County, Florida, generally located between NW 8<sup>th</sup> Avenue and W University Avenue, east of NW 39<sup>th</sup> Road, and west of NW 36<sup>th</sup> Drive, as further described herein, upon the petition of the property owner(s); providing directions to the City Clerk; providing for the recording of this resolution; and providing an effective date.**

**WHEREAS**, Section 177.101, Florida Statutes, vests the governing bodies of counties with the authority to adopt resolutions vacating plats, in whole or in part, and returning the vacated property to acreage; and

**WHEREAS**, Section 177.101(4), Florida Statutes, states that if the subject property is within the corporate limits of the City, the governing body of the County shall be furnished with a certified copy of a resolution of the City Commission showing that it has already by suitable resolution vacated such plat or subdivision or such part thereof sought to be vacated; and

**WHEREAS**, James D. Henderson, II, as Successor Trustee under the provisions of that certain Trust Agreement dated July 27, 1988, submitted a petition requesting that the City of Gainesville vacate certain portions of the Green Ridge Subdivision Unit No. 1 plat, as further described herein, and which is recorded at Official Records Book 98, Page 590, Public Records of Alachua County, Florida; and

**WHEREAS**, it appears that James D. Henderson, II, as Successor Trustee under the provisions of that certain Trust Agreement dated July 27, 1988, is the fee simple owner(s) of the property that is the subject of this resolution and the vacation of said plat will not affect the ownership or right of convenient access of persons owning property abutting the property that is the subject of this resolution; and

**WHEREAS**, it appears that all ad valorem taxes due and owing on said property have been paid, that due and proper notice of petitioner's intention to apply to vacate said portion of the plat has been given as required by law, and proof of publication of said notice has been received by the City; and

**WHEREAS**, the vacation of the subject portion of said plat is proper and conforms to the requirements of Section 177.101, Florida Statutes; and

**WHEREAS**, the vacation of the subject portion of said plat is not inconsistent with the City's Comprehensive Plan or Land Development Code; and

**WHEREAS**, the City of Gainesville is vested with home rule authority pursuant to Article VII, Section 2 of the Constitution of the State of Florida and Chapter 166, Florida Statutes, as well as the provisions of the City Charter and other law, and together with the provisions of Section 177.101(4), Florida Statutes, has authority to vacate plats.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:**

**Section 1. Recitals.** The above recitals are true and accurate and are incorporated herein.

**Section 2. Plat Vacation.** The plat of Green Ridge Subdivision Unit No. 1, recorded at Official Records Book 98, Page 590, Public Records of Alachua County, Florida, and legally described in Exhibit "A" attached hereto, is hereby vacated and annulled and the same is hereby returned to non-platted acreage.


**Section 3. Existing Easements.** This resolution does not release nor is it intended to release any easements or conveyances that exist and are duly recorded in the Public Records of Alachua County. The City Commission expressly retains and reserves all rights to recorded easements and conveyances that were granted to the City.

**Section 4. Notice to County.** The City Clerk shall provide a certified copy of this resolution to the Board of County Commissioners of Alachua County, Florida.

**Section 5. Recording.** A certified copy of this resolution shall be recorded in the Public Records of Alachua County, Florida.

**Section 6. Effective Date.** This resolution shall take effect immediately upon adoption.

Passed and adopted this 2<sup>nd</sup> day of December, 2021.

  
\_\_\_\_\_  
LAUREN POE  
MAYOR

Attest:

Approved as to form and legality:

  
\_\_\_\_\_  
OMICHELE D. GAINES  
CITY CLERK

  
\_\_\_\_\_  
DANIEL M. NEE  
INTERIM CITY ATTORNEY

## EXHIBIT "A"

### LEGAL DESCRIPTION FOR THE PORTION OF GREEN RIDGE SUBDIVISION UNIT NO. 1 RECORDED IN OFFICIAL RECORDS BOOK 98, PAGE 590, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS LOCATED WITHIN THE PROPOSED ROYAL PARK PROJECT:

A PARCEL OF LAND SITUATED IN GREEN RIDGE SUBDIVISION UNIT NO. 1, A SUBDIVISION AS RECORDED IN OFFICIAL RECORD BOOK 88, PAGE 590 OF PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN NORTH 89°54' EAST ALONG THE NORTH LINE OF SAID SECTION 2, 1860 FEET; THENCE RUN SOUTH 00°33'45" EAST 792 FEET; THENCE RUN NORTH 89°54' EAST 400 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°54' EAST 401.3 FEET; THENCE RUN SOUTH 00°33'45" EAST 100 FEET; THENCE RUN NORTH 89°54' EAST 80 FEET; THENCE RUN SOUTH 00°33'45" EAST 35 FEET; THENCE RUN NORTH 89°54' EAST 788.3 FEET TO THE WEST LINE OF GOLF CLUB MANOR, A SUBDIVISION AS RECORDED IN PLAT BOOK E, PAGE 12 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°29'54" EAST ALONG SAID WEST LINE, 686 FEET; THENCE RUN SOUTH 89°54' WEST 1184.8 FEET; THENCE RUN NORTH 38°5' WEST 335.3 FEET TO THE SOUTHWEST CORNER OF LOT 32 OF SAID GREEN RIDGE SUBDIVISION UNIT NO. 1; THENCE RUN NORTH 89°54' EAST ALONG THE SOUTH LINE OF SAID LOT 32, 117.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32; THENCE RUN NORTH 00°29'45" WEST ALONG THE EAST LINE OF SAID LOT 32 AND ALSO ALONG THE EAST LINE OF LOTS 30, AND 12 OF SAID GREEN RIDGE SUBDIVISION UNIT NO. 1, 424.5 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 4 OF SAID GREEN RIDGE SUBDIVISION UNIT NO. 1, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST 6TH AVENUE; THENCE RUN NORTH 89°54" EAST ALONG NORTHERLY RIGHT OF WAY LINE AND SAID SOUTHERLY BOUNDARY LINE, 5.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE RUN NORTH 00°29'45" WEST ALONG THE WESTERLY LINE OF SAID LOT 4, 135 FEET TO THE POINT OF BEGINNING.

### LESS AND ACCEPT THE FOLLOWING:

### LEGAL DESCRIPTION OF GREEN RIDGE SUBDIVISION UNIT NO. 2 RECORDED IN OFFICIAL RECORDS BOOK 98, PAGE 596, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

COMMENCE AT THE N.W. CORNER OF SEC. 2 – T10S – R19E AND RUN N.89°54'E. ALONG THE NORTH LINE OF SAID SECTION 1640', THENCE RUN S.0°33'45"E. 792', THENCE RUN N.89°54'E. 801.3', THENCE RUN S.0°33'45"E. 100', THENCE RUN N.89°54'E. 60', THENCE RUN S.0°33'45"E. 35' TO THE P.O.B., THENCE RUN N.89°54'E. 788.3' TO THE WEST LINE OF GOLF CLUB MANOR AS PER PLAT AS RECORDED IN PLAT BOOK "E", PAGE 12 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN S.0°29'45"E. ALONG SAID WEST LINE 100', THENCE RUN S.89°54'W. 115', THENCE RUN S.0°29'45"E. 61.5', THENCE RUN S.89°54'W. 630', THENCE RUN N.0°29'45"W. 101.5', THENCE RUN S.89°54'W. 43.3', THENCE RUN N.0°29'45"W. 60' TO THE P.O.B. ALL BEING AND LYING IN THE NORTH 1/2 OF SEC. 2 – T10S – R19E, ALACHUA COUNTY, FLORIDA.