

NOTICE OF REGISTRATION

City of Gainesville Registry of Protected Public Places Ordinance #080567

Phase II-B Property Listing

The purpose of this document is to provide registration notification to the citizens of Gainesville. City of Gainesville Ordinance #080567, which pertains to the protection of City-owned lands acquired or used for conservation, recreation, or cultural purposes, states that a registry will be created for the purpose of identifying fee-simple properties owned by the City of Gainesville that are deemed to be worthy of the highest level of protection. When listed on the registry, said properties may not be sold or converted to a use that will result in a loss of value for which the property was placed on the registry, except by a majority vote of the electors in a city-wide election. Staff evaluated city-owned properties and deemed the following conservation and/or recreation lands to be worthy of this level of protection. A location map and acquisition plans for the properties can be found in the Appendix A and B, respectively.

Name: NW 34th Street Property
 Location: 2200 NW 34th Street
 Acreage: 11.54 acres
 Parcel Number(s): 06431-047-000
 City LU/ZON: CON/CON
 Management Plan: Individual (pending)
 Description: Located in northwest Gainesville within the central Hogtown Creek basin, this property features floodplain wetland habitat and provides flood control functions for Possum Creek. This property is proposed for registry listing because of deed restrictions and flood control functionality.
 Legal Description: A tract of land situated in the Northwest Quarter (NW ¼) of Section 36, township 9 South, Range 19 East, City of Gainesville, Alachua County, Florida, said tract of land being more particularly described as follows: Commence at a D.O.T. flash disk at the northwest corner of the aforementioned Section 36, Township 9 South, Range 19 East, for the point of reference and run South 89 degrees 32 minutes 04 seconds East, along the North line of said Section 36, a distance of 60.00 feet to a concrete monument on the East right of way line of N.W. 34th Street (120 foot right of way) and the True Point of Beginning; thence continue South 89 degrees 32 minutes 04 seconds East, along said North line, a distance of 1258.71 feet to the northeast corner of the Northwest Quarter (NW ¼) of said Northwest Quarter (NW ¼) of Section 36 and the northwest corner of "The Meadows", a subdivision as per Plat Book "G", page 64 of the public records of Alachua County, Florida; thence run South 00 degrees 31 minutes 19 seconds West, along the West line of "The Meadows" and along the West line of "Lazonby Acres" a subdivision as per Plat Book "H", page 78 of said Public Records, a distance of 619.48 feet to a concrete monument at the northeast corner of "Masonwood" a subdivision as per Plat Book "H", page 22 of said Public Records; thence run North 69

degrees 58 minutes 31 seconds West, along the North line of said "Masonwood" a distance of 1335.30 feet to a concrete monument at the northwest corner of said "Masonwood", said concrete monument located on the aforementioned East right of way line of N.W. 34th Street; thence run North 00 degrees 30 minutes 50 seconds East, along said East line, a distance of 172.45 feet to the True Point of Beginning, LESS and EXCEPT a 100 foot square parcel of land designated as Parcel "A" in that certain Final Judgment as per Case No. 78-2260-CA of the Public Records of Alachua County, Florida. Containing a total of 11.21 acres more or less.

Name: Colclough Pond Nature Park
Location: 2315 S Main Street
Acreage: 4.97 acres
Parcel Number(s): 15701-015-000
City LU/ZON: CON/CON
Management Plan: Individual
Description: Located in south Gainesville within the Tumblin' Creek basin, this park features mixed hardwood and cypress swamp habitats bordering a clastic upland lake which creates the headwaters of East Tumblin' Creek and drains directly into Bivens Arm Nature Park followed by Paynes Prairie Preserve State Park and then ultimately into Alachua Sink. This park is proposed for registry listing because of the hydrologic connection to a stream-to-sink aquifer recharge area.
Legal Description: A tract of land situated in the D. L. Clinch Grant in Township 10 South, Range 20 East, Alachua County, Florida, said tract of land being more particularly described as follows: Commence at a railroad spike at the intersection of the North line of the D.L. Clinch Grant in Township 10 South, Range 20 East, and the centerline of State Road No. 329, and run South 06 degrees 53 minutes 31 seconds West, 256.86 feet to the Easterly right of way line of said State Road No. 329; thence run South 18 degrees 07 minutes 00 seconds West, along the Easterly right of way line of said State Road No. 329, 594.71 feet; thence run Southwesterly, along the Easterly right of way line of said State road No. 329, with a curve concave Easterly, said curve having a central angle of 01 degrees 08 minutes 00 seconds, a radius of 34,327.50 feet, a length of 679.01 feet and chord of South 17 degrees 33 minutes 00 seconds West, 679.00 feet; thence run South 16 degrees 59 minutes 00 seconds West, along the Easterly right of way line of said State Road No. 329, 1173.49 feet to the Point of Beginning; thence continue South 16 degrees 59 minutes 00 seconds West, along the Easterly right of way line of said State Road No. 329, 437.00 feet; thence run Southwesterly, along the Easterly right of way line of said State Road No. 329, with a curve concave Easterly, said curve having a central angle of 01 degrees 30 minutes 24 seconds, a radius of 11,409.20 feet, a length of 300.02 feet and a chord of South 16 degrees 13 minutes 48 seconds West 300.01 feet to the Northwest corner of Lot 41 of Colclough Hill Unit No. 1, a subdivision as recorded in Official Record Book 35, Page 156, of the public records of Alachua County, Florida; thence run South 67 degrees 03 minutes 12 seconds East along the North line of Lot 41 of said Colclough Hill Unit No.1, 400.00 feet; thence run North 13 degrees 55 minutes 21 seconds West, 256.56 feet; thence run North 16 degrees 59 minutes 00 seconds East, 558.41 feet; thence run North 73 degrees 01 minutes 00 seconds West, 270 feet to the Point of Beginning.

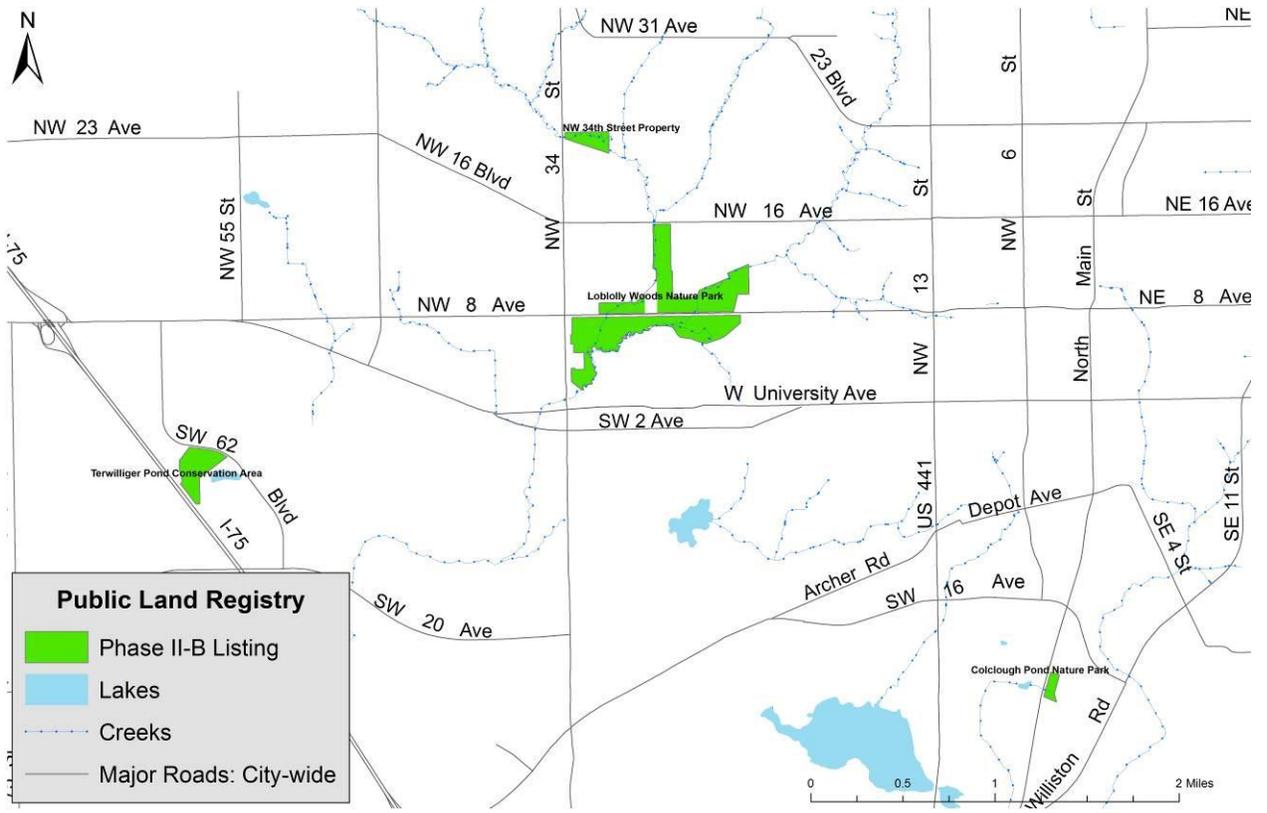
Name: Loblolly Woods Nature Park
Location: 3315 NW 5th Avenue
Acreage: 154 acres
Parcel Number(s): 06435-000-000, 06436-003-001, 06467-000-000, 06471-001-004*
City LU/ZON: CON/CON and ROW/ROAD*
Management Plan: Greenway Master Plan and Individual
Description: Located in northwest Gainesville in the central Hogtown Creek basin, this park features upland mixed forest, numerous wetlands and the convergence of Hogtown Creek, Possum Creek and Elizabeth Creek. This park is proposed for registry listing because it was partially acquired through donations and with state grant funding that limits the use of the property to conservation, outdoor recreation, and other related activities. This park also contains the major developed portions of the Hogtown Creek Greenway, is critical to the City for flood control and contains exemplary examples of aforementioned habitats.
Legal Description: See Appendix C

Name: Terwilliger Pond Conservation Area
Location: 460 SW 62nd Boulevard
Acreage: 24.82 acres
Parcel Number(s): 06539-000-000
City LU/ZON: CON/PD
Management Plan: Greenway Master Plan
Description: Located in southwest Gainesville within the Hogtown Creek basin, this park features a depressional wetland. This park is proposed for registry listing because of the sensitive nature and flood control functionality of the habitat.
Legal Description: A tract of land situated in the West half of Section 3, Township 10 South, Range 19 East, and more particularly described as follows: Commence at the Southwest corner of Section 3, Township 10 South, Range 19 East, thence run North 00 deg 02 min 58 sec West 749.15 feet to the point of beginning; thence run North 53 deg 38 min 53 sec East 1001.61 feet to the Southwesterly right of way of SW 62 Street; thence run Northwesterly along the Southwesterly side of said right of way 906.00 feet, more or less, to the intersection of the West line of said Section 3; thence run South 00 deg 02 min 58 sec East, along said Section line, a distance of 852.70 feet to the point of beginning. Containing 8.00 acres of land, more or less.
ALSO:
A tract of land situated in the East half of Section 4, Township 10 South, Range 19 East, said tract of land being more particularly described as follows: Begin at the Southeast corner of Section 4, Township 10 south, Range 19 East and run North 00 deg 02 min 58 sec West along the East line of said Section 4, a distance of 1601.85 feet to the Southwesterly Right-of-Way line of SW 62 Street; thence run North 81 deg 02 min 06 sec West along said Southwesterly Right-of-Way line 269.16 feet; thence run South 37 deg 15 min 19 sec West 470.26 feet; thence run South 01 deg 37 min 45 sec West 299.08 feet; thence run South 17 deg 02 min 43 sec East 164.47 feet; thence run South 03 deg 14 min 04 sec East 185.55 feet; thence run South 53 deg 25 min 05 sec West 58.00 feet to the Northeasterly Right-of-Way line of Interstate Highway No. 75; thence

run South 36 deg 38 min 14 sec East, along said Northeasterly Right-of-Way line 740.00 feet to the South line of Section 4, Township 10 South, Range 19 East; thence run North 89 deg 52 min 03 sec East 106.70 feet to the Southeast corner of said Section 4 and the point of beginning, said tract of land containing 16.15 acres, more or less. Subject to the certain Drainage Easement date August 27, 1985, to Fairmont Oaks Limited Partnership, as recorded in O.R. Book 1604, page 735 of the public records of Alachua County, Florida.

APPENDIX A

Location Map of Phase II-B Property Listing



APPENDIX B

Acquisition Plans for Phase II-B Property Listing

Acquisition Plan

NW 34th Street Property

Introduction

The NW 34th Street property is an approximately 12-acre parcel located in the vicinity of 2200 NW 34th St. in Gainesville. It was acquired through a donation to the City in 1982.

Significant features

Possum Creek passes through the property, which consists almost entirely of floodplain natural communities associated with the creek. The natural vegetation of this floodplain area buffers the Possum/Hogtown Creek system and serves a role in removing nutrients and pollutants from the creek. It is not known whether listed or rare plants or animals are present on the property.

Acquisition Purpose

The circumstances surrounding the acquisition are not well documented. It is presumed that flood control and protection of the creek were considerations in the donation of the property.

Allowable uses

Uses and activities that are consistent with the the property's intended use include:

- Environmental education programs
- Restoration of native upland and wetland natural communities
- Hydrological modifications intended to restore or enhance the ecological function of the creek and associated plant communities
- Natural resource management, including but not limited to removal/treatment of invasive non-native plants and animals
- Development of nature trails and/or boardwalks and parking or access areas as needed to allow public access to any such amenities
- Subject to approval by the Parks, Recreation and Cultural Affairs Department, utilities as needed for park or other city-owned property development or to serve another utilities customer outside the park or the city-owned property

Acquisition Plan

Colclough Pond Nature Park

Introduction

Colclough Pond Nature Park is a 4.87-acre park located at 2315 South Main Street in Gainesville, Florida. It was acquired by the City on October 29, 1990.

Acquisition Purpose

The property was acquired to be used as a passive recreation and conservation area. The primary land management objective for Colclough Pond Nature Park is protection, maintenance, and restoration of its natural communities and ecological processes.

Significant Features

Colclough Pond Nature Park protects a portion of the shoreline of Colclough Pond, one of a small number of natural lakes within the City of Gainesville (COG). The park is one of only a handful of publically accessible bank fishing locations in the area and one of only two in COG parks. The park is contiguous with Colclough Pond Sanctuary, 37 acres of conservation land owned by Audubon of Florida.

Allowable Uses

Uses and activities consistent with the City's purpose for acquiring this property include:

- Public non-motorized resource-based outdoor recreation, to the extent that the property's natural resources are not adversely affected
- Environmental education programs
- Restoration of natural resources, including enhancement planting of native upland plant species
- Natural resource management, including but not limited to removal/treatment of invasive non-native plants and animals
- Maintenance, renovation, or other improvements to existing trails and facilities
- Construction of additional nature trails, fencing, boardwalks, and overlooks.
- Development of facilities necessary to provide the public reasonable access to learn about and enjoy the natural features of the site.
- Subject to approval by the Parks, Recreation and Cultural Affairs Department, utilities as needed for park or other city-owned property development or to serve another utilities customer outside the park or the city-owned property.

Acquisition Plan

Loblolly Woods Nature Park

Introduction

Loblolly Woods is approximately 154 acres located along both sides of NW 8th Avenue in the center of Gainesville. The park contains the convergence of two of Gainesville's main creeks and the major developed portions of the Hogtown Creek Greenway. The City of Gainesville (COG) acquired Loblolly Woods through a series of land acquisitions from 1980 to 2003. Approximately 85 acres were acquired through donations or Florida Communities Trust grants. The City seeks to place this land on the Registry of Protected Public Lands to protect the property's environmental values and nature-based recreational and educational opportunities. An approximately 6-acre undeveloped in-holding on the north side of 8th Avenue is used by the public but is owned by Alachua Conservation Trust; this parcel is therefore not proposed for listing on the Registry.

Acquisition Purpose

Portions of Loblolly Woods were originally purchased by or donated to COG as flood control areas. Additional acreages were acquired as part of the Hogtown Creek Greenway project, in order to provide passive recreation and protect natural resources. Portions of the park were donated to the City with the requirement that the land be preserved in a natural state. Loblolly Woods is managed for passive outdoor recreation and for the protection and restoration of natural resources.

Significant Features

Loblolly Woods contains two major seepage streams, Hogtown Creek and Possum Creek, as well as a smaller tributary called Elizabeth Creek, and wetland and upland forests associated with these streams. Several intermittent channels that fill with water during flood conditions function as isolated ponds during dry periods. In addition, there is a series of three ponds in the northwest corner of the property; one appears to be natural, while the others may have resulted from the excavation of fill for the construction of 8th Avenue. These ponds receive stormwater inputs, as well as floodwaters when the creek levels are elevated. Two open marsh areas are also found in the southeastern part of the property near NW 7th Road. Recreational facilities in the park include a picnic area, the Phase 1a and Phase 1b trails of the Hogtown Creek Greenway, including approximately 2000 feet of boardwalks, as well as the Mason Manor trail boardwalk and several other official and unofficial trails. Several listed plant species occur on the property, and the park provides habitat for a wide variety of wildlife. The property also contains a building known as the "Loblolly Environmental Education Center" which is currently used by the Gainesville Police Department and contains a public restroom and water fountain for park users.

Allowable Uses

Use of the entire property is guided by the Hogtown Creek Greenway Master Development and Management Plan Report. Uses in certain areas are also limited by conditions and requirements attached to the deeds of the properties at the time of acquisition, or by grant agreements related to the acquisition or development of specific parcels or amenities. Specific limitations are listed below:

A deed recorded in Book 2778, Page 1147 of the Official Records of Alachua County, Florida stipulates that: "The use of the real property described herein shall be limited to purposes which conserve and preserve the land predominantly in its natural, scenic, open, agricultural, or wooded condition. The construction or placing of buildings or other structures above ground is prohibited except the construction of an earthen berm, spillway, or other earthen structure as needed to raise the normal water level and restore the hydro period [sic] of the wetland. This restriction shall not preclude the creation or construction of walkways and trails."

Two deeds filed in the Official Records of Alachua County, Florida, Book 1800, page 0301 and in Book 1800, page 296 stipulate that: “the herein described property will be maintained in its natural state, except that walking/ bicycling paths, nature studies or similar activities will be permitted as long as such activities do not unreasonably alter the floodplain of Hogtown Creek.”

A deed filed in the Official Records of Alachua County, Florida, Book 1387, Page 865, grants a parcel of land to the City “[f]or so long as the City of Gainesville preserves [the] property in its natural state subject only to the construction of walkways for the purpose of nature observation.”

Restrictive covenants filed in OR book 1800 page 291 of the Official Records of Alachua County, Florida, make several stipulations regarding the use of the building on the property. These include that the building shall be used “for public purposes”; that the building shall not be used “primarily as an office building; however offices are permitted for staff members participating in environmental education or community affairs programs”; that the hours of operation of the building shall be consistent with the residential character of the surrounding neighborhood; and that in the event of sale or lease of the building, the lessee or grantee will continue to be bound by the restrictions.

City Commission Resolution 070986, filed in the Public Records of Alachua County, Book 3759, Page 1054, dedicates portions of the property “to the public in perpetuity as an outdoor recreation area for the use and benefit of the general public”, in order to satisfy state grant requirements resulting from the construction of Phase 1b of the Greenway.

The Grant Award Agreement (GAA) between the City and the Florida Communities Trust, recorded in Book 1997, Page 0322 of the Official Records of Alachua County, Florida, applies specifically to parcels described OR book 2020 page 1325 and OR book 1985 page 1083. The GAA states that the property “shall be managed only for the conservation, protection, and enhancement of natural and historical resources and for passive, natural resource-based public outdoor recreation which is compatible with the conservation, protection and enhancement of the Project Site, along with other related uses necessary for the accomplishment of this purpose.” The GAA further requires that buildings, structures, improvements, signs, tree removal other than non-native species, and major land alterations require prior written approval from FCT.

Except where limited by the restrictions above, the following uses and activities, when initiated and authorized by the City of Gainesville, may be consistent with the City’s goals in acquiring and managing this property:

- Public non-motorized resource-based outdoor recreation, to the extent that the property’s natural resources are not adversely affected
- Maintenance, renovation, or other improvements to existing trails, buildings, and facilities
- Construction of additional boardwalks, bridges, or trails, and associated accessory structures such as benches, signage, and trash receptacles
- Environmental education programs
- Installation or maintenance of fencing, signage, and gates as needed to maintain the integrity of the park boundary
- Management and preservation of natural communities, including but not limited to removal of non-native plants and animals
- Restoration of natural resources, including enhancement planting of native upland or wetland plant species
- Hydrological modifications intended to restore ecological function of the creeks and associated plant communities

- Changing the zoning and future land use designations of the undeveloped portions of the property, provided that such changes are made in order to be consistent with the intended use of the land for conservation and passive recreation.
- Changing the zoning and future land use designations of the portion of the property containing the building, provided that any new zoning and/or land use designation is consistent with the use of the building for public purposes in accordance with the deed restrictions
- Subject to approval by the Parks, Recreation and Cultural Affairs Department, utilities as needed for park or other city-owned property development or to serve another utilities customer outside the park or the city-owned property.
- Subject to approval by the City Commission, utilization of portions of the property as right-of-way to accommodate adjacent roadway and/or utility expansion is allowed.

Acquisition Plan

Terwilliger Pond Conservation Area

Introduction

Terwilliger Pond Conservation Area is an approximately 24-acre conservation area within the Hogtown Creek Greenway in southwest Gainesville. The City of Gainesville acquired the property by donation from Alachua County in 1992. The City seeks to place the property on the Registry of Protected Public Lands to protect the natural resources and ecological functions for which the property was acquired.

Acquisition Purpose

The property was purchased with the goal of protecting the natural features and hydrological function of the site and to provide nature-based outdoor recreation.

Significant Features

This property is part of the Hogtown Creek Greenway, and contains upland and floodplain forests and a portion of Terwilliger Pond, a water body connected to the Hogtown Creek system. Depending on water levels, this property provides habitat for a number of wetland wildlife species, and a wading bird rookery formerly occurred on this site. Listed or rare plants may also be present, but extensive surveys have not been done. Protection of this property helps to prevent the spread of pollutants into the Floridan Aquifer and reduces the risk of flooding in areas surrounding lower Hogtown Creek. There is currently no public access to this property.

Allowable Uses

This property was purchased as part of the Hogtown Creek Greenway, and its management is guided by the Hogtown Creek Greenway Master Development Plan Report. However, it was not acquired using grant funds, and is therefore not governed by the Grant Award Agreement between the City of Gainesville and the Florida Communities Trust.

Activities and uses that are consistent with the purpose for acquiring this property and that are allowed or required under the Greenway management plan include:

- Public non-motorized resource-based outdoor recreation, to the extent that the property's natural resources are not adversely affected
- Development of nature trails and boardwalks
- Environmental education programs
- Restoration of disturbed wetlands to a natural condition in terms of biological composition and ecological function
- Restoration of disturbed uplands to a natural condition in terms of biological composition and function
- Management and preservation of natural communities, including but not limited to removal of non-native plants and animals
- Subject to approval by the Parks, Recreation and Cultural Affairs Department, utilities as needed for park or other city-owned property development or to serve another utilities customer outside the park or the city-owned property.
- Subject to approval by the City Commission, utilization of portions of the property as right-of-way to accommodate adjacent roadway and/or utility expansion is allowed.

APPENDIX C

Legal Description for Loblolly Woods Nature Park

Loblolly Woods Nature Park Legal Description

A parcel of land situated in the Southeast ¼ of Section 36, Township 9 South, Range 19 East, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at the Southeast corner of Section 36, Township 9 South, Range 19 East, and run North 0 degrees 4 minutes 54 seconds East, along the East line of said Section 36, 550.00 feet to the Point of Beginning; thence run North 89 degrees 55 minutes 6 seconds West, 320.00 feet; thence run South 14 degrees 40 minutes 34 seconds West, 515.92 feet to the North right- of-way line of NW 8th Avenue; thence run North 89 degrees 49 minutes 33 seconds West along said right-of-way line 1049.59 feet; thence run the following bearings and distances:

North 0 degrees 2 minutes 26 seconds East, 425.43 feet; North 21 degrees 15 minutes 50 seconds East, 220.00 feet; North 68 degrees 10 minutes 8 seconds East, 932.62 feet; North 21 degrees 49 minutes 52 seconds West, 140.72 feet; North 68 degrees 10 minutes 8 seconds East, 655.00 feet to the East line of said Section 36; thence run South 0 degrees 4 minutes 54 seconds West along said East line, 856.02 feet to the Point of Beginning; said parcel of land containing 28.489 acres more or less.

AND

A tract of land situated in the Southeast Quarter (SE ¼) of Section 36, Township 9 South, Range 19 East, City of Gainesville, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of the aforementioned Southeast Quarter (SE 1/4) of Section 36, Township 9 South, Range 19 East, for a point of reference and run North 00° 08' 10" East, along the West line of said Southeast Quarter, a distance of 50.00 feet to a concrete monument on the North right of way line of NW 8th Avenue (100 foot right of way) and the True Point of Beginning; thence continue North 00° 08' 10" East, along said west line, a distance of 1341.67 feet to a concrete monument, lying 65.81 feet North of a concrete monument at the Northeast Corner of Ridgewood Park, a subdivision as per Plat Book "J", Page 60, Public Records of Alachua County, Florida; thence run South 89° 54' 13" East, a distance of 409.60 feet to a concrete monument at the Northwest corner of Lot 23 of Mason Manor Unit No. 1, a subdivision as per Plat Book "D" , Page 30, of said Public Records; thence run South 00° 01' 36" West, along the West line of said Mason Manor Unit No. 1, a distance of 184.93 feet to an iron pipe on the South right of way line of NW 12th Avenue (50 foot right of way); thence run south 89° 44' 45" East, along said South right of way line, a distance of 38.54 feet to an iron pipe at the Northwest corner of Lot 34 of said Mason Manor Unit No. 1; thence run South 00° 01' 58" West, along said West line of Mason Manor Unit No. 1, a distance of 725.01 feet to an iron pipe at the Southwest corner of Lot 60 of said Mason Manor Unit No.1; thence run South 89° 58' 45" East, along the South Line of said Mason Manor Unit No. 1, a distance of 509.82 feet to a concrete monument on the West right of way line of NW 25th Terrace (50 foot right of way); thence run south 00° 05' 54" East, along said West right of way line, a distance of 10.27 feet to a concrete monument; thence run South 89° 58' 45" East, along said South line of Mason Manor Unit No. 1, a distance of 168.84 feet to a concrete monument on the East line of the West 17.25 chains of said Southeast Quarter (SE ¼); thence run South 00° 08' 10" West, along said East line, a distance of 423.79 feet to a concrete monument on the aforementioned North right of way line of NW 8th Avenue; thence run North 89° 49' 33" West, along said North right of way line a distance of 1138.50 feet (17.25 chains) to the True point of Beginning, containing 20.69 acres more or less.

AND

A tract of land situated in Section 36, Township 9 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southeast corner of Section 36, Township 9 South, Range 19 East and run North 89° 49' 33" West along the South line of said Section 36, 2989.63 feet; thence run North 00° 11' 55" East, 50.00 feet to the North right-of-way line of Northwest 8th Avenue and the Point of Beginning; thence continue North 00 degrees 11 minutes 55 seconds East 166.20 feet; thence run North 89° 49' 33" West, 1310.99 feet to the East right of way line of Northwest 31st Drive; thence run South 00° 12' 27" West, along said East right-of-way line 166.20 feet to the North right-of-way line of Northwest 8th Avenue; thence run South 89° 49' 33" East, along said North right of way line, 1311.02 feet to the Point of beginning said tract of land containing 5.002 acres more or less.

AND

That portion of property lying in Section 36, Township 9 South, range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 36, Township 9 South, Range 19 East, thence run south 89 degrees, 56 minutes 43 seconds East along the North line of said Southwest 1/4, a distance of 2562.79 feet; thence run South 00 degrees, 03 minutes, 17 seconds West, a distance of 50.00 feet to the Northeast corner of RIDGEWOOD SUBDIVISION UNIT NO. 3 as recorded in Plat Book G, Page 62 or the Public Records of Alachua County, Florida and the POINT OF BEGINNING. Thence run South 89 degrees 56 minutes 43 seconds East, parallel to said North line of the Southwest 1/4, along the South Right-of-Way line of Northwest 16th Avenue (100 foot Right-of-Way), a distance of 497.00 feet to the Northwest corner of TANGLEWOOD, a subdivision as recorded in Plat Book G, Page 41 of the Public Records of Alachua County, Florida. Thence run South 00 degrees, 09 minutes, 29 seconds West, along the West line of said TANGLEWOOD, a distance of 1210.69 feet to a concrete monument marking the Southwest corner of said TANGLEWOOD; thence run North 89 degrees 58 minutes 23 seconds West along a Westerly projection of the South line of said TANGLEWOOD, a distance of 472.71 feet; thence run South 00 degrees 09 minutes 29 seconds West, a distance of 64.68 feet to a point lying 500 feet East of the Southwest corner of Lot 86 of RIDGEWOOD SUBDIVISION UNIT NO. 3, as recorded in Plat Book G, Page 62 of the Public Records of Alachua County, Florida. Thence run North 89 degrees 53 minutes 44 seconds West, along said Easterly projection of the South line of said RIDGEWOOD SUBDIVISION, a distance of 46.28 feet to the Southeast corner of said RIDGEWOOD SUBDIVISION; thence run North 00 degrees 09 minutes 29 seconds East, along the East line of said RIDGEWOOD SUBDIVISION, a distance of 78.73 feet; thence run North 08 degrees 40 minutes 30 seconds East along the East line of said RIDGEWOOD SUBDIVISION, a distance of 148.50 feet; thence run North 00degrees 09 minutes, 29 seconds East, along said East line of RIDGEWOOD SUBDIVISION, a distance of 1050.00 feet to said Northeast corner of RIDGEWOOD SUBDIVISION and the POINT OF BEGINNING.

Containing 13.93 acres more or less.

AND

A tract of land situated in Section 36, Township 9 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southeast corner of Section 36, Township 9 South, Range 19 East, and run North 89 degrees 49 minutes 33 seconds West along the South line of said Section 36, 2989.63 feet; thence run North 00 degrees 11 minutes 55 seconds East, 216.20 feet to the Point of Beginning; thence continue

North 00 degrees 11 minutes 55 seconds east, 396.11 feet to the southerly line of Ridgewood Park as recorded in Plat Book J, Page 60 of the Public Records of Alachua County, Florida' thence run South 45 degrees 11 minutes 11 seconds West, along said southerly line; 356.90 feet; thence run North 89 degrees 49 minutes 33 seconds West, along said southerly line 1058.66 feet to the East right-of-way line of N.W. 31st Drive; thence run South 00 degrees 12 minutes 27 seconds West, along said East right-of-way line 143.80 feet; thence run South 89 degrees 49 minutes 33 seconds East, 1310.99 feet to the Point of Beginning, said tract of land containing 5.059 acres, more or less.

AND

A parcel of land lying within Lot 1 of LOBLOLLY WOODLANDS, a subdivision as per plat thereof recorded in Plat Book "J" at page 52 of the public records of Alachua County, Florida, being more particularly described as follows:

Commence at an existing concrete monument (#2228) that marks the northeast corner of said Lot 1 and the most northerly corner of lot 2 of said LOBLOLLY WOODLANDS for the POINT OF BEGINNING; thence south 38 degrees 42 minutes 12 seconds West along the southeasterly line of said Lot 1 (said line separates Lot 1 from Lot 2), a distance of 453.53 feet to a placed ½ inch rebar (LB 4665); thence North 00 degrees 24 minutes 59 seconds East parallel with the west line of said Lot 1, a distance of 111.45 feet to a placed concrete monument (LB 4665); thence south 89 degrees 56 minutes 8 seconds West parallel with the north line of said Lot 1, a distance of 295.00 feet to a placed concrete monument (LB 4665); thence North 00 degrees 24 minutes 59 seconds East parallel with the said west line of Lot 1, a distance of 242.00 feet to a placed concrete monument (LB 4665) that marks an intersection with the said north line of Lot 1; thence North 89 degrees 56 minutes 8 seconds East along the said north line of Lot 1, a distance of 576.10 feet to the said northeast corner of Lot 1 and the POINT OF BEGINNING.

AND

Lot 4 of Loblolly woodlands, a subdivision as per plat thereof, recorded in Plat Book "J", page 52 of the Public Records of Alachua County, Florida.

AND

A parcel of land lying within Lot 2 of LOBLOLLY WOODLANDS, a subdivision as per plat thereof recorded in Plat Book "J" at page 52 of the public records of Alachua County, Florida, being more particularly described as follows:

Commence at an existing concrete monument (#2228) that marks the most northerly corner of said Lot 2 and that marks the northeast corner of Lot 1 of said LOBLOLLY WOODLANDS for the POINT OF BEGINNING; thence South 00 degrees 24 minutes 59 seconds West along the east line of said Lot 2, a distance of 150.11 feet (in accordance with the LAND SURVEYOR'S AFFIDAVIT prepared by Robert B. Henderson, P.L.S. No. 2678, as recorded in Official Records Book 1788 at page 1030 of said public records) to a placed concrete monument (LB 4665); thence return to the POINT OF BEGINNING; thence South 38 degrees 42 minutes 12 seconds West along the northwesterly line of said Lot 2 (said line separates Lot 1 from lot 2), a distance of 453.53 feet to a placed rebar (LB 4665); thence South 00 degrees 24 minutes 59 seconds West parallel with the said east line of Lot 2, a distance of 88.55 feet to a placed concrete monument (LB 4665); thence North 89 degrees 56 minutes 08 seconds East parallel with the north line of said Lot 1 a distance of 150.00 feet to a placed concrete monument (LB 4665); thence south 00 degrees 24 minutes 59 seconds West parallel with the said east line of Lot 2, a distance of 419.06 feet to a placed concrete monument (LB 4665) that marks an intersection with the southwesterly line of said Lot 2 (said line separates Lot 2 from Lot 3); thence south 54 degrees 30 minutes 00 seconds East along

the said southwesterly line of Lot 2, a distance of 116.04 to a placed concrete monument (LB 4665); thence continue South 54 degrees 30 minutes 00 seconds East along the said southwesterly line of Lot 2, a distance of 50.0 feet, more or less, to the centerline of Hogtown Creek; thence northerly and easterly along the said centerline of Hogtown Creek, a distance of 1325 feet, more or less, to a point that lies along a bearing of South 00 degrees 24 minutes 59 seconds West from the POINT OF BEGINNING.

AND

Lot Three (3) of LOBLOLLY WOODLANDS, a subdivision as per plat thereof recorded in Plat Book "J", page 52 of the public records of Alachua County, Florida

LESS and EXCEPT:

The North 12.50 feet of Lot 3 of LOBLOLLY WOODLANDS, a subdivision as per plat thereof recorded in Plat Book "J," at page 52 of the public records of Alachua County, Florida, being more particularly described as follows:

Commence at the northwest corner of said Lot 3 for the POINT OF BEGINNING; thence North 90 degrees 0 minutes 0 seconds East along the north line of said Lot 3, a distance of 253.26 feet to the northeast corner of said Lot 3; thence South 54 degrees 30 minutes 0 seconds East along the northeasterly line of said Lot 3, a distance of 21.53 feet; thence South 90 degrees 0 minutes 0 seconds West parallel with and 12.50 feet south of the said north line of Lot 3, a distance of 270.92 feet to an intersection with the west line of said Lot 3; thence North 0 degrees 18 minutes 29 seconds East along the said west line of Lot 3, a distance of 12.50 feet to the POINT OF BEGINNING.

AND

A tract of land situated in the NW ¼ of Section 1, Township 10 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the NW corner of said Section 1, Township 10 South, Range 19 East, and run East along the North line of said Section 1, a distance of 1603 feet; thence run South 50 feet to the South right-of-way line of NW 8th Avenue and the Point of Beginning; thence continue South perpendicular to said South right-of-way line, 530 feet more or less to the centerline of Hogtown Creek; thence run easterly along the centerline of said Creek, 1200 feet more or less to the East line of the NW ¼ of Section 1; thence run North along said East line 270 feet more or less to the South right-of-way line of said NW 8th Avenue; thence run West along said South right-of-way line, 1037 feet to the Point of Beginning.

AND

A tract of land situated in the NW ¼ of Section 1, Township 10 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the NW corner of said Section 1, Township 10 South, Range 19 East, and run East along the North line of said Section 1, a distance of 953 feet; thence run South 50 feet to the South right-of-way line of NW 8th Avenue and the Point of Beginning; thence continue South perpendicular to said South right-of-way line, 820 feet more or less to the centerline of Hogtown Creek; thence run easterly along the centerline of said Creek, 800 feet more or less; thence run North perpendicular to NW 8th Avenue, 530 feet more or less to the South right-of-way line of said NW 8th Avenue; thence run West along said South right-of-way line, 650 feet to the Point of Beginning.

AND

A tract of land situated in the NW ¼ of Section 1, Township 10 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the NW corner of said Section 1, Township 10 South, Range 19 East, and run East along the North line of said Section 1, a distance of 303.00 feet; thence South 50.00 feet to the South right-of-way line of NW 8th Avenue and the Point of Beginning; thence run South parallel to the East line of Woodland Terrace Unit No. 3 a distance of 525.00 feet; thence run West 150.00 feet to the centerline of NW 7th Avenue; thence run South along the East line of said Woodland Terrace Unit No. 3, a distance of 242.00 feet to the NW corner of Lot 1 of Loblolly Woodlands; thence run East along the North line of said Lot 1, 650.30 feet to the NE corner thereof; thence run South along the East line of said Loblolly Woodlands, 58.29 feet to the centerline of Hogtown Creek; thence run easterly along said centerline 230 feet more or less; thence run North 820 feet more or less to the South right-of-way line of said NW 8th Avenue; thence run West along said South right-of-way line, 650 feet to the Point of beginning.

AND

A parcel of land in Section 1, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the northeasterly corner of Lot 1 of WOODLAND TERRACE, UNIT NO. 3, as per plat recorded in Plat Book "E", page 47 of the public records of Alachua County, Florida, said point being on the southerly right of way line of NW 8th Avenue (100' wide right of way) and the northwesterly corner of the "Hodge tract" as per description recorded in Official Record Book 1085, page 148 of said public records; thence North 90° 00' 00" East along the north line of said "Hodge tract" and along said southerly right of way line for 49.41 feet to the POINT OF BEGINNING; thence continue North 90° 00' 00" East along said southerly right of way line and along the north line of said "Hodge tract" for 100.59 feet to the northeast corner of said "Hodge tract"; thence South 00° 24' 00" West along the easterly line of said "Hodge tract" for 525.22 feet to the southeast corner of said "Hodge tract"; thence South 90° 00' 00" West along the south line of said "Hodge tract" for 150.00 feet to the southwest corner of said "Hodge tract", said southwest corner being at the termination of the centerline of NW 7th Avenue on the east line of said WOODLAND TERRACE, UNIT NO. 3; thence North 00° 24' 00" East along said east line and along the westerly line of said "Hodge tract" for 25.00 feet to the southeast corner of Lot 5 of said WOODLAND TERRACE, UNIT NO. 3, thence South 89° 53' 50" East along the easterly extension of the south line of said Lot 5 for 32.70 feet; thence North 02° 18' 45" East for 500.67 feet to said POINT OF BEGINNING.

AND

That part of Lot 2 of LOBLOLLY WOODLANDS, a subdivision as per plat thereof recorded in Plat Book "J," at page 52 of the public records of Alachua County, Florida, being more particularly described as follows:

Commence at the northwest corner of said Lot 2 for a point of reference; thence south 00 degrees 18 minutes 29 seconds west along the west line of said Lot 2, a distance of 36.80 feet to the POINT OF BEGINNING; thence north 90 degrees 00 minutes 00 seconds east parallel with and 12.50 north of the south line of said Lot 2, a distance of 269.92 feet; thence north 00 degrees 24 minutes 59 seconds east parallel with the west line of Lot 1 of said LOBLOLLY WOODLANDS, a distance of 288.20 feet; thence north 89 degrees 56 minutes 08 seconds east parallel with the north line of said Lot 1, a distance of 150.00 feet; thence south 00 degrees 24 minutes 59 seconds west parallel with the said west line of Lot 1, a distance of 419.06 feet to an intersection with the southwesterly line of said Lot 2; thence north 54 degrees 30 minutes 00 seconds west along the said southwesterly line of Lot 2, a distance of 203.53 feet

to an intersection with the said south line of Lot 2; thence south 90 degrees 00 minutes 00 seconds west along the said south line of Lot 2, a distance of 253.26 feet to the southwest corner of said Lot 2; thence north 00 degrees 18 minutes 29 seconds east along the said west line of Lot 2, a distance of 12.50 feet to the POINT OF BEGINNING.

TOGETHER WITH the north 12.50 feet of Lot 3 of said LOBLOLLY WOODLANDS, being more particularly described as follows:

Commence at the northwest corner of said Lot 3 for the POINT OF BEGINNING; thence north 90 degrees 00 minutes 00 seconds east along the north line of said Lot 3, a distance of 253.26 feet to the northeast corner of said Lot 3; thence south 54 degrees 30 minutes 00 seconds east along the northeasterly line of said Lot 3, a distance of 21.53 feet; thence south 90 degrees 00 minutes 00 seconds west parallel with and 12.50 feet south of the said north line of Lot 3, a distance of 270.92 feet to an intersection with the west line of said Lot 3; thence north 00 degrees 18 minutes 29 seconds east along the said west line of Lot 3, a distance of 12.50 feet to the POINT OF BEGINNING.

AND

That part of the Northeast quarter (NE ¼) of Section 1, Township 10 South, Range 19 East, Alachua County, Florida, lying South of the South right of way line of N.W. 8th Avenue, West of the West right of way line of N.W. 23rd Street, North of the North right of way line of N.W. 7th Road and North of Lot 3 of Shands Wood as per plat thereof recorded in Plat Book "H" page 59 of the public records of Alachua County, Florida.