

Legislative #  
150112A

## ORDINANCE NO. 150112

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 498 acres of property that is generally located at 2100 NE 39<sup>th</sup> Avenue and is bordered on the north by NE 53<sup>rd</sup> Avenue, on the south by NE 39<sup>th</sup> Avenue, on the west by NE 15<sup>th</sup> Street, and Waldo Road approximately 440 feet to the east, as more specifically described in this ordinance, from Single-Family Residential district (RSF-1) (3.5 units/acre), Single-Family Residential district (RSF-4) (8 units/acre), and Limited Industrial district (I-1) to Single-Family/Multiple-Family Residential district (RMF-5) (12 units/acre), Multiple-Family Residential district (RMF-8) (8-30 units/acre), General Office district (OF), and Business Industrial district (BI); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, notice was given as required by law that the Zoning Map Atlas of the City of Gainesville, Florida, be amended by rezoning the property that is the subject of this ordinance from Single-Family Residential district (RSF-1) (3.5 units/acre), Single-Family Residential district (RSF-4) (8 units/acre), and Limited Industrial district (I-1) to Single-Family/Multiple-Family Residential district (RMF-5) (12 units/acre), Multiple-Family Residential district (RMF-8) (8-30 units/acre), General Office district (OF), and Business Industrial district (BI); and

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

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

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

4       **WHEREAS**, the City Commission finds that the rezoning of the property described  
5       herein will be consistent with the City of Gainesville Comprehensive Plan when City of  
6       Gainesville Ordinance No. 150111 becomes effective as provided therein.

7       **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
8       **CITY OF GAINESVILLE, FLORIDA:**

9       **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
10      following parcels from Single-Family Residential district (RSF-1) (3.5 units/acre), Single-Family  
11      Residential district (RSF-4) (8 units/acre), and Limited Industrial district (I-1) to the zoning  
12      districts as described below. The legal description for each parcel is attached as Exhibit "A" and  
13      made a part hereof as if set forth in full. The location of each parcel is shown on Exhibit "B" for  
14      visual reference. In the event of conflict or inconsistency, Exhibit "A" shall prevail over Exhibit  
15      "B".

16      Parcels 1 and 9: Single-Family/Multiple-Family Residential district (RMF-5) (12  
17      units/acre)

18      Parcels 5, 10, and 11: Multiple-Family Residential district (RMF-8) (8-30 units/acre)

19      Parcel 2: General Office district (OF)

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

21      **Section 2.** The City Manager or designee is authorized and directed to make the  
22      necessary changes to the Zoning Map Atlas to comply with this ordinance.

23      **Section 3.** If any word, phrase, clause, paragraph, section or provision of this ordinance

or the application hereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

**Section 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

**Section 5.** This ordinance shall become effective immediately upon adoption; however, the rezoning shall not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 150111 becomes effective as provided therein.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
EDWARD B. BRADDY  
MAYOR

Attest:

Approved as to form and legality:

By: \_\_\_\_\_  
KURT LANNON  
CLERK OF THE COMMISSION

By: \_\_\_\_\_  
NICOLLE M. SHALLEY  
CITY ATTORNEY

This ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

This ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015.



engineers - surveyors - planners, inc.

April 28, 2015

LEGAL DESCRIPTION

PARCEL 1

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

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



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

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



**April 28, 2015**

**LEGAL DESCRIPTION  
PARCEL 2**

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

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

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

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**April 28, 2015**

**LEGAL DESCRIPTION**

**PARCEL 3**

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

**COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 01°10'44"E., ALONG THE EAST BOUNDARY OF SAID SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2134, PAGE 1563 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S. 88°37'19"W., ALONG SAID SOUTH LINE, 2258.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 88°37'19"W., ALONG SAID SOUTH LINE, 387.57 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE EAST LINE OF THE WEST ½ OF SAID SECTION; THENCE N. 01°07'39"W., ALONG SAID EAST LINE, 50.00 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 22; THENCE S. 88°37'19"W., ALONG SAID NORTH BOUNDARY, 372.47 FEET; THENCE S. 01°22'38"E., 543.05 FEET; THENCE S. 81°08'56"E., 56.67 FEET; THENCE S. 77°20'07"E., 313.24 FEET; THENCE S. 88°30'43"E., 107.98 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°26'19", AN ARC DISTANCE OF 92.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF N. 74°23'48"E., 91.47 FEET; THENCE N. 28°40'35"E., 394.43 FEET; THENCE N. 00°12'51"E., 220.73 FEET TO THE POINT OF BEGINNING.**

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

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**April 28, 2015**

**LEGAL DESCRIPTION**

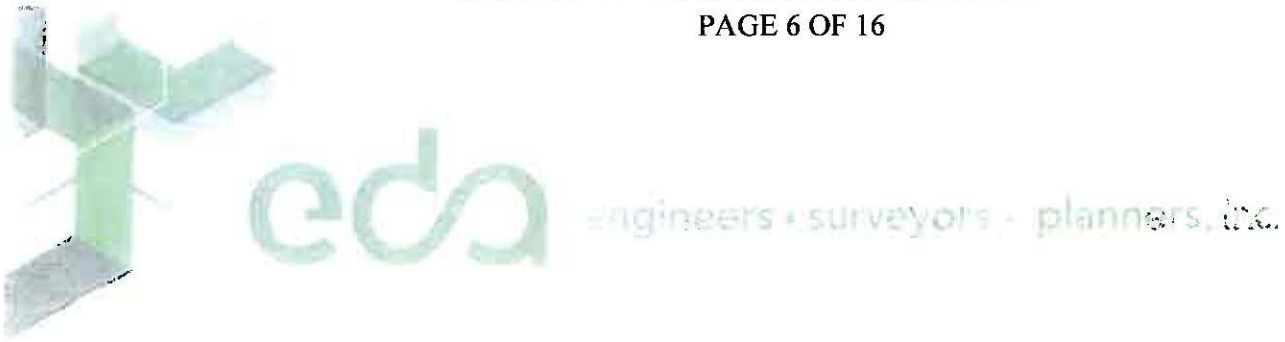
**PARCEL 4**

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

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

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

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**April 28, 2015**

**LEGAL DESCRIPTION  
PARCEL 5**

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

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

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

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April 28, 2015

LEGAL DESCRIPTION  
PARCEL 6

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

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

EXHIBIT "A" TO ORDINANCE NO. 150112  
PAGE 8 OF 16

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

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

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April 28, 2015

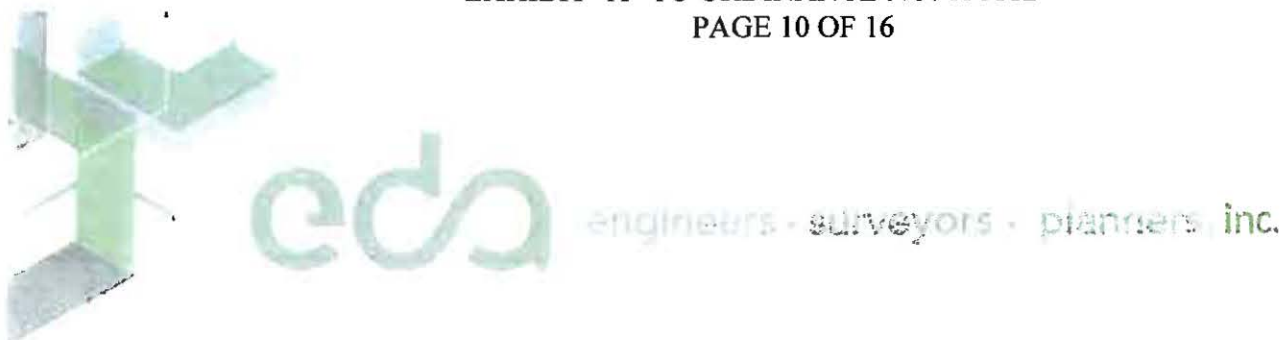
LEGAL DESCRIPTION  
PARCEL 7

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

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

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

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April 28, 2015

**LEGAL DESCRIPTION**

**PARCEL 8**

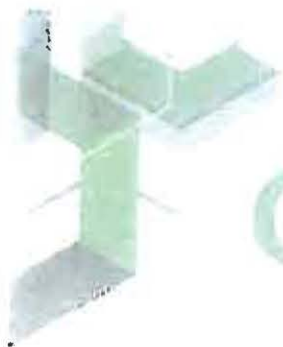
**A PORTION OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

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

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

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April 28, 2015

**LEGAL DESCRIPTION**

**PARCEL 9**

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

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

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

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April 28, 2015

**LEGAL DESCRIPTION  
PARCEL 10**

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

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

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

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**April 28, 2015**

**LEGAL DESCRIPTION**

**PARCEL 11**

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

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

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

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April 28, 2015

**LEGAL DESCRIPTION**

**PARCEL 12**

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

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

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

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

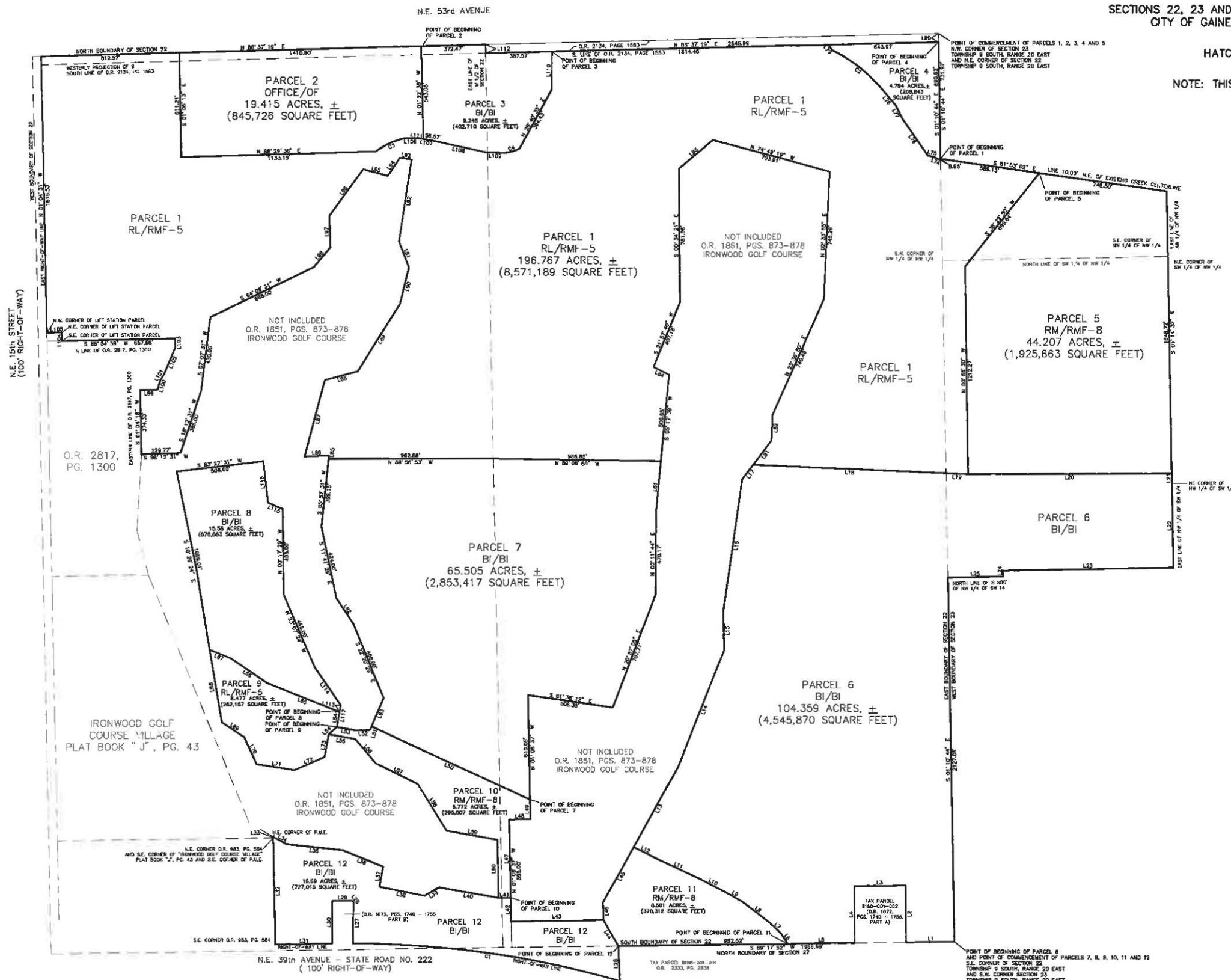
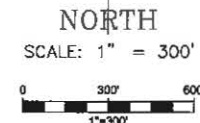


# SKETCH OF LEGAL DESCRIPTIONS

IN  
SECTIONS 22, 23 AND 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST  
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

FOR  
HATCHET CREEK DEVELOPMENT

NOTE: THIS IS NOT A BOUNDARY SURVEY



CURVE DATA		CURVE TABLE	
STATION	CHORD BEARING	CHORD BEARING	CHORD BEARING
L1	S 89° 17' 32" W	L1	S 89° 17' 32" W
L2	S 89° 17' 32" W	L2	S 89° 17' 32" W
L3	S 89° 17' 32" W	L3	S 89° 17' 32" W
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L82	S 89° 17' 32" W	L82	S 89° 17' 32" W
L83	S 89° 17' 32" W	L83	S 89° 17' 32" W
L84	S 89° 17' 32" W	L84	S 89° 17' 32" W
L85	S 89° 17' 32" W	L85	S 89° 17' 32" W
L86	S 89° 17' 32" W	L86	S 89° 17' 32" W
L87	S 89° 17' 32" W	L87	S 89° 17' 32" W
L88	S 89° 17' 32" W	L88	S 89° 17' 32" W
L89	S 89° 17' 32" W	L89	S 89° 17' 32" W
L90	S 89° 17' 32" W	L90	S 89° 17' 32" W
L91	S 89° 17' 32" W	L91	S 89° 17' 32" W
L92	S 89° 17' 32" W	L92	S 89° 17' 32" W
L93	S 89° 17' 32" W	L93	S 89° 17' 32" W
L94	S 89° 17' 32" W	L94	S 89° 17' 32" W
L95	S 89° 17' 32" W	L95	S 89° 17' 32" W
L96	S 89° 17' 32" W	L96	S 89° 17' 32" W
L97	S 89° 17' 32" W	L97	S 89° 17' 32" W
L98	S 89° 17' 32" W	L98	S 89° 17' 32" W
L99	S 89° 17' 32" W	L99	S 89° 17' 32" W
L100	S 89° 17' 32" W	L100	S 89° 17' 32" W
L101	S 89° 17' 32" W	L101	S 89° 17' 32" W
L102	S 89° 17' 32" W	L102	S 89° 17' 32" W
L103	S 89° 17' 32" W	L103	S 89° 17' 32" W
L104	S 89° 17' 32" W	L104	S 89° 17' 32" W
L105	S 89° 17' 32" W	L105	S 89° 17' 32" W
L106	S 89° 17' 32" W	L106	S 89° 17' 32" W
L107	S 89° 17' 32" W	L107	S 89° 17' 32" W
L108	S 89° 17' 32" W	L108	S 89° 17' 32" W
L109	S 89° 17' 32" W	L109	S 89° 17' 32" W
L110	S 89° 17' 32" W	L110	S 89° 17' 32" W
L111	S 89° 17' 32" W	L111	S 89° 17' 32" W
L112	S 89° 17' 32" W	L112	S 89° 17' 32" W
L113	S 89° 17' 32" W	L113	S 89° 17' 32" W
L114	S 89° 17' 32" W	L114	S 89° 17' 32" W
L115	S 89° 17' 32" W	L115	S 89° 17' 32" W
L116	S 89° 17' 32" W	L116	S 89° 17' 32" W
L117	S 89° 17' 32" W	L117	S 89° 17' 32" W

LEGEND OF SYMBOLS & ABBREVIATIONS:  
O.R. = OFFICIAL RECORDS BOOK  
P.G. (P.GS.) = PAGE (PAGES)  
P.U.E. = PUBLIC UTILITIES EASEMENT

NOTES:  
1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S. 01°10'44"E. ON THE EAST BOUNDARY OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA.  
2) THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Filebook	Page	Survey Date	4/26/2015	8/5/2015
Prepared For:	HATCHET CREEK DEVELOPMENT			
THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2015), FLORIDA STATUTES.				
Project No.	2006-223	Corporate Authorization No.	LB 2369	
Drawn	E.G.	By	ROBERT M. GRAY	P.S.M. 4339
Check	E.G.			

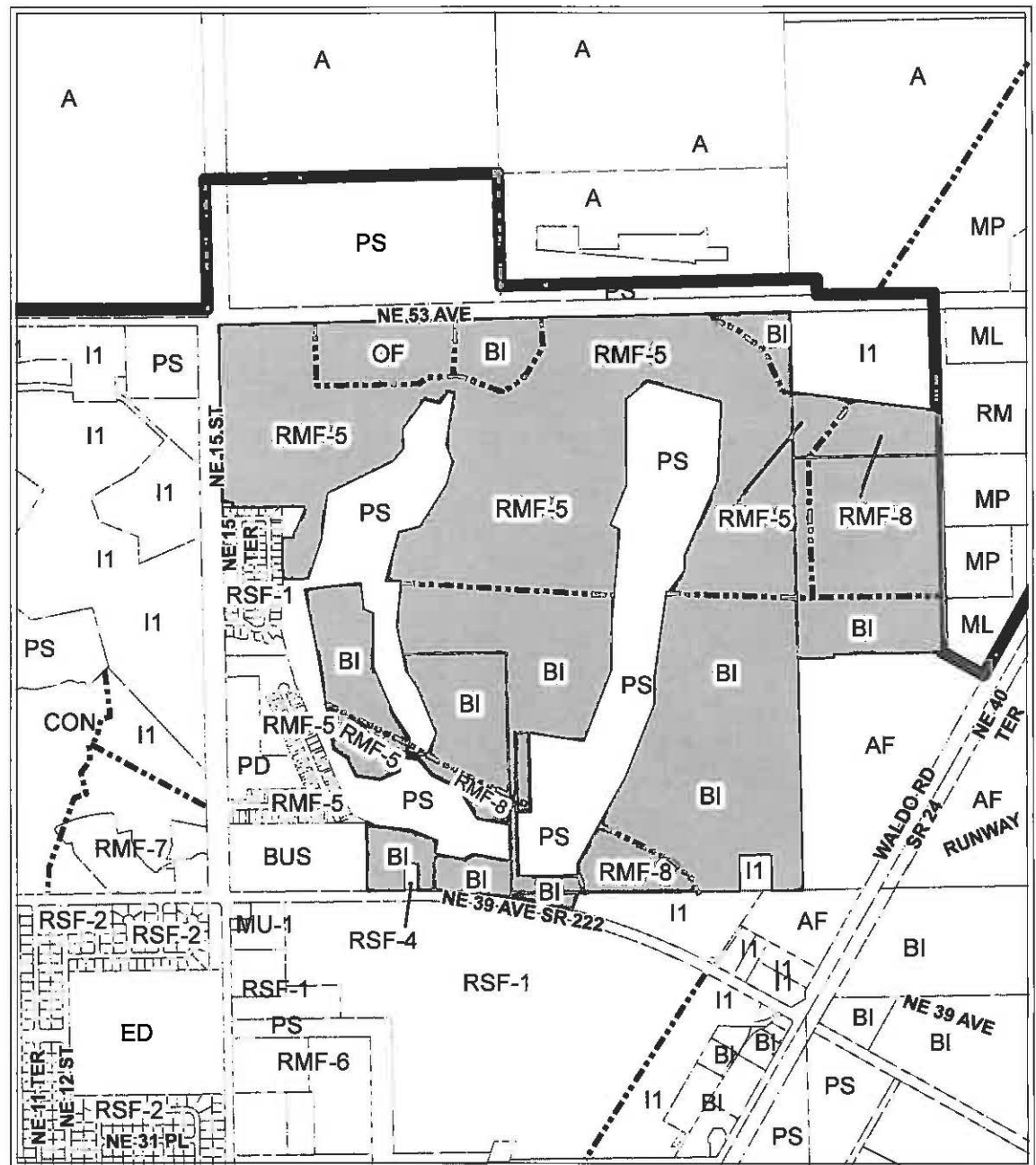


## City of Gainesville Zoning Districts


RSF-1	3.5 units/acre Single-Family Residential
RSF-2	4.6 units/acre Single-Family Residential
RSF-4	8 units/acre Single-Family Residential
RMF-5	12 units/acre Single-Family/Multiple-Family Residential
RMF-7	8-21 units/acre Multiple-Family Residential
RMF-8	8-30 units/acre Multiple-Family Residential
BUS	General Business
MU-1	8-30 units/acre Mixed Use Low Intensity
BI	Business Industrial
I-1	Limited Industrial
CON	Conservation
PS	Public Services and Operations
AF	Airport Facility
PD	Planned Development
ED	Educational Services
OF	General Office

## Alachua County Zoning Districts

A	Agriculture
RM	Manufactured/Mobile Home Park
ML	Light Industrial
MP	Industrial Services and Manufacturing



## PROPOSED ZONING

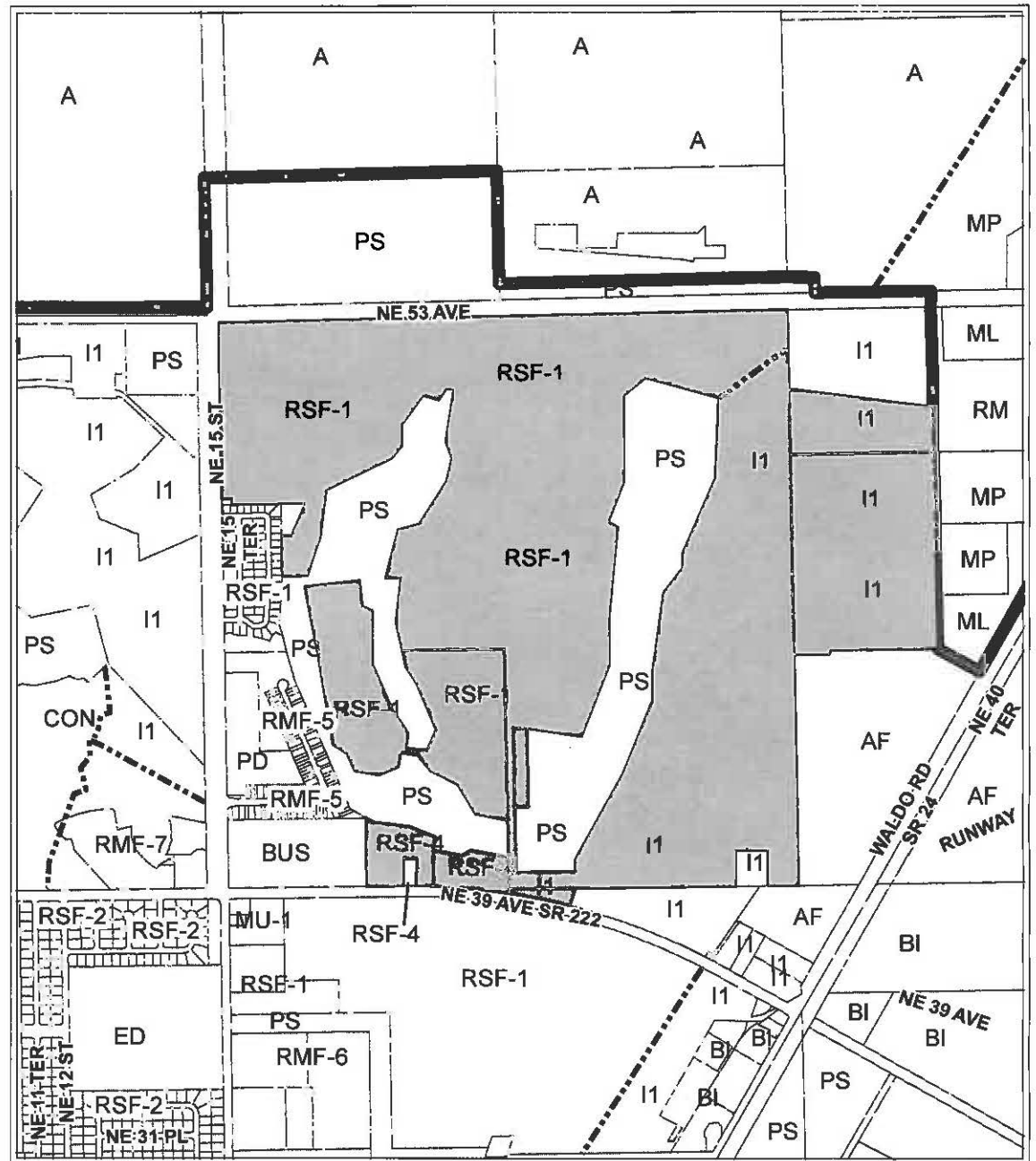
	Name	Petition Request	Petition Number
 No Scale	eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	Rezone from RSF-1, RSF-4 and I-1 to RMF-5, RMF-8, OF and BI	PB-15-43 ZON

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## EXISTING ZONING

	Name	Petition Request	Petition Number
	eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	Rezone from RSF-1, RSF-4 and I-1 to RMF-5, RMF-8, OF and BI	PB-15-43 ZON