

LEGAL DESCRIPTIONS

PARCEL A (Proposed Commercial FLU)

A PORTION OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 89°08'12" WEST, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 3410.84 FEET; THENCE SOUTH 01°04'46" EAST, 63.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 222, BEING THE NORTHWEST CORNER OF LOT 1 OF A MINOR SUBDIVISION AS RECORDED IN MINOR SUBDIVISION BOOK 2, PAGE 35 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°04'46" EAST, ALONG THE WEST LINE OF SAID MINOR SUBDIVISION, ALONG THE EAST LINE OF A MINOR SUBDIVISION AS RECORDED IN MINOR SUBDIVISION BOOK 22, PAGE 23 OF SAID PUBLIC RECORDS, AND ALONG THE EAST LINE OF "NORTH MAIN STREET COMMERCIAL PARK", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "H", PAGE 96 OF SAID PUBLIC RECORDS, AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 2442.08 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.E. 31st AVENUE; THENCE NORTH 89°24'01" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, 598.43 FEET; THENCE NORTH 00°54'24" WEST, 205.00 FEET; THENCE NORTH 89°24'01" EAST, 167.62 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID MINOR SUBDIVISION RECORDED IN MINOR SUBDIVISION BOOK 2, PAGE 35 OF SAID PUBLIC RECORDS; THENCE NORTH 01°04'46" WEST, ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE OF SAID MINOR SUBDIVISION RECORDED IN MINOR SUBDIVISION BOOK 2, PAGE 35, A DISTANCE OF 2240.60 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 222; THENCE SOUTH 89°08'12" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 766.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.22 ACRES (1,839,130 SQUARE FEET), MORE OR LESS.

PARCEL B (Proposed Urban Mixed Use FLU)

A PORTION OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 89°08'12" WEST, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 3410.84 FEET; THENCE SOUTH 01°04'46" EAST, 63.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 222, BEING THE NORTHWEST CORNER OF LOT 1 OF A MINOR SUBDIVISION AS RECORDED IN MINOR SUBDIVISION BOOK 2, PAGE 35 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°08'12" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 766.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°08'12" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 676.65 FEET; THENCE SOUTH 00°54'24" EAST, 1214.61 FEET; THENCE SOUTH 89°08'12" WEST, 672.99 FEET TO THE SOUTHEAST CORNER OF SAID MINOR SUBDIVISION; THENCE NORTH 01°04'46" WEST, ALONG THE EAST LINE OF SAID MINOR SUBDIVISION, 1214.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.82 ACRES (819,644 SQUARE FEET), MORE OR LESS.

PARCEL C (Proposed Residential Low FLU)

A PORTION OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 89°08'12" WEST, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 3410.84 FEET; THENCE SOUTH 01°04'46" EAST, 63.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 222, BEING THE NORTHWEST CORNER OF LOT 1 OF A MINOR SUBDIVISION AS RECORDED IN MINOR SUBDIVISION BOOK 2, PAGE 35 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°08'12" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1443.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°08'12" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 90.00 FEET TO THE NORTHWEST CORNER OF "HIGHLAND COURT MANOR UNIT NO. 5". A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "H", PAGE 44 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°54'24" EAST, 1808.54 FEET TO THE SOUTHWEST CORNER OF SAID "HIGHLAND COURT MANOR UNIT NO. 5" AND THE NORTHWEST CORNER OF "HIGHLAND COURT MANOR UNIT NO. 4", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "F", PAGE 77 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 00°54'24" EAST, ALONG THE WEST LINE OF SAID "HIGHLAND COURT MANOR UNIT NO. 4" A DISTANCE OF 523.03 FEET TO A POINT ON THE NORTHERLY LINE OF SAID "HIGHLAND COURT MANOR UNIT NO. 4"; THENCE SOUTH 89°13'01" WEST, ALONG SAID NORTHERLY LINE OF "HIGHLAND COURT MANOR UNIT NO. 4" A DISTANCE OF 784.29 FEET TO THE NORTHWEST CORNER OF LOT 105 OF SAID "HIGHLAND COURT MANOR UNIT NO. 4"; THENCE SOUTH 00°54'24" EAST, 115.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 105 AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.E. 31st AVENUE; THENCE SOUTH 89°24'01" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 143.23 FEET; THENCE NORTH 00°54'24" WEST, 205.00 FEET; THENCE NORTH 89°24'01" EAST, 167.62 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID MINOR SUBDIVISION AS RECORDED IN MINOR SUBDIVISION BOOK 2, PAGE 35; THENCE NORTH 01°04'46" WEST, 1025.98 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID MINOR SUBDIVISION; THENCE NORTH 89°08'12" EAST, 672.99 FEET; THENCE NORTH 00°54'24" WEST, 1214.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.75 ACRES (990,825 SQUARE FEET), MORE OR LESS.