



Alachua County  
Department of Growth Management  
10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
Telephone (352) 374-5249  
[Alachua County Growth Management Website](#)

Submit Application to:  
Development Services Division  
[Development Review Email](#)

Date: \_\_\_\_\_

## DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: \_\_\_\_\_

APPROXIMATE PROJECT ADDRESS: \_\_\_\_\_

TAX PARCEL NUMBER(S): \_\_\_\_\_ TOTAL ACREAGE: \_\_\_\_\_

EXISTING ZONING: \_\_\_\_\_

FUTURE LAND USE: \_\_\_\_\_

### BRIEF DESCRIPTION OF PROPOSED PROJECT:

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### DEVELOPMENT DATA:

LEVEL OF REVIEW: \_\_\_\_\_

Check all that apply and fill out:

- |  |                       |                       |
|--|-----------------------|-----------------------|
| <input type="checkbox"/> TND/TOD                   | Number of Lots: _____ | Square Footage: _____ |
| <input type="checkbox"/> Single Family Residential | Number of Lots: _____ |                       |
| <input type="checkbox"/> Multi-Family Residential  | Number of Lots: _____ |                       |
| <input type="checkbox"/> Non-Residential           | Square Footage: _____ |                       |
| <input type="checkbox"/> Boat Dock                 | Square Footage: _____ |                       |
| <input type="checkbox"/> Other: _____              |                       |                       |

### CONTACT INFORMATION:

#### AUTHORIZED AGENT:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Florida has very broad public records laws. It is the policy of Alachua County that all County records shall be open for personal inspection, examination and/or copying unless otherwise exempted by Florida Statute.



October 30, 2023

Alachua County Growth Management  
10 SW 2<sup>nd</sup> Avenue  
Gainesville, FL 32601  
(352) 384-3165

**Re: GRU Southwest Nature Park  
Combined Preliminary/Final Development Plan Application**

Please accept this application for a Combined Preliminary and Final Development Plan for the proposed GRU Southwest Nature Park located at 3488 SW 122<sup>nd</sup> St on approximately 76.41 +/- acres (on Alachua County Tax Parcel Numbers 04433-000-000 and 04433-003-001).

This application project proposes the construction of testing ponds and a temporary potable water main to feed the ponds. The purpose of the testing ponds is to obtain data for the final design and construction of a wetlands recharge facility.

Included with this letter is the following supporting information required for a development plan application and civil plans showing the proposed facilities.

- Environmental Resource Assessment
- Baseline Groundwater Sampling and Analysis Plan
- Sinkhole Susceptibility study and Near Surface Geotechnical Exploration
- Site Hydraulic Study Plan
- Tree Impact Table

If you have any questions, please feel free to contact our office at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sergio Reyes', with a stylized flourish at the end.

Sergio Reyes, P.E.  
President



Alachua County  
Department of Growth Management  
10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
Telephone (352) 374-5249  
[Alachua County Growth Management Website](http://www.alachua.fl.gov/growthmanagement)

Submit Affidavit to:  
Development Services Division  
[Development Review Email](mailto:DevelopmentReview@alachua.fl.gov)

## PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: GRU Southwest Nature Park

OWNER: City of Gainesville, Florida d/b/a Gainesville Regional Utilities  
(if additional owners provide a separate affidavit)

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 04433-000-000 and 04433-003-001

APPROXIMATE PROJECT ADDRESS: 3488 SW 122nd Street

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Owner Signature Anthony L. Cunningham Owner Printed Name  
General Manager of Utilities

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this

10<sup>th</sup> Day of October, 2023, by Anthony L. Cunningham, GM who is

☒ personally known or ☐ has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA

COUNTY OF ALACHUA

  
Tiffany A. Davis

Signature of Notary Public

Printed Name of Notary Public

HH 177216 Commission Number

(Notarial Stamp above)

Sign Up for Property Watch

## Parcel Summary

**Parcel ID** 04433-000-000  
**Prop ID** 22950  
**Location Address** 3488 SW 122ND ST  
GAINESVILLE, FL 32618  
**Neighborhood/Area** 215200.00  
**Subdivision**  
**Legal Description** SE1/4 LESS N1/4 OF NE1/4 OF SE1/4 LESS R/W COUNTY RD SW 23 OR 760/21) & LESS R/W PER 73-1672-CA) LESS COM NW COR OF SE1/4 POB S 374.85 FT E 2509.87 FT N 44.85 FT W 1179.86 FT N 329.64 FT W 1330.11 FT POB PER OR 2298/1371) LESS THAT PT OF THE FOLLOWING DES  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** VACANT (00000)  
**Sec/Twp/Rng** 14-10-18  
**Tax Area** SUWANNEE (0300)  
**Acres** 63.38  
**Homesteaded** False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

[View Map](#)

## Millage Rate Value

**Millage Rate:** 19.4476

## Owner Information

[CITY OF GAINESVILLE FLORIDA](#)  
301 SE 4TH AVE MS A-130  
GAINESVILLE, FL 32601

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$158,450	\$158,450	\$0	\$0	\$0
Land Agricultural Value	\$0	\$0	\$15,800	\$15,800	\$15,800
Agricultural (Market) Value	\$0	\$0	\$158,450	\$158,450	\$158,450
Just (Market) Value	<b>\$158,450</b>	<b>\$158,450</b>	<b>\$158,450</b>	<b>\$158,450</b>	<b>\$158,450</b>
Assessed Value	\$158,450	\$158,450	\$15,800	\$15,800	\$15,800
Exempt Value	\$158,450	\$158,450	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$15,800	\$15,800	\$15,800
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0000	VACANT RESIDENTIAL	63.38	2760832.8	0	0	A

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/28/2021	\$1,310,000	WD	4854	1572	Unqualified (U)	Vacant	MITCHEM-RIVERS LLC	CITY OF GAINESVILLE FLORIDA	<a href="#">Link (Clerk)</a>
3/6/2003	\$100	QD	2623	824	Unqualified (U)	Vacant	* MITCHEM-RIVERS GLORIA DAE: N	MITCHEM-RIVERS LLC	<a href="#">Link (Clerk)</a>
4/14/1998	\$627,000	WD	2162	2991	Unqualified (U)	Vacant	* CAMEO HOMES OF FL INC	* MITCHEM-RIVERS GLORIA DAE: N	<a href="#">Link (Clerk)</a>
4/15/1996	\$153,000	DD	2058	2889	Qualified (Q)	Vacant	* SUNG Z T TRUST	* CAMEO HOMES OF FL INC	<a href="#">Link (Clerk)</a>
4/1/1987	\$100	QD	1659	1081	Unqualified (U)	Vacant		* SUNG Z T TRUST	<a href="#">Link (Clerk)</a>

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Map



No data available for the following modules: TRIM Notice, Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 10/30/2023, 5:41:31 AM

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**Schneider**  
GEOSPATIAL



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## Real Estate Account #04433 000 000

Owner:

CITY OF GAINESVILLE FLORIDA

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)

Corrected











[Get bills by email](#)

## Amount Due

Your account has **no balance due** at this time.

## Account History

BILL	AMOUNT DUE	STATUS			ACTION
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00	No Balance Due			<a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00	Paid \$306.76	11/19/2021	Receipt #21-0030654	<a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00	Paid \$315.49	01/28/2021	Receipt #20-0095852	<a href="#">Print (PDF)</a>
<a href="#">2019</a> ⓘ					
<a href="#">2019 Annual Bill</a>	\$0.00	Paid \$419.37	08/04/2020	Receipt #19-0213042	<a href="#">Print (PDF)</a>
<a href="#">Certificate #1139</a>		Redeemed	08/04/2020	Face \$393.45, Rate 0.25%	
		Paid \$419.37			
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00	Paid \$330.16	03/15/2019	Receipt #18-0129441	<a href="#">Print (PDF)</a>
<a href="#">2017</a> ⓘ					
<a href="#">2017 Annual Bill</a>	\$0.00	Paid \$268.24	03/15/2019	Receipt #18-0129441	<a href="#">Print (PDF)</a>
<a href="#">Certificate #1168</a>		Redeemed	03/15/2019	Face \$249.51, Rate 0.25%	
		Paid \$268.24			
<a href="#">2016</a> ⓘ					
<a href="#">2016 Annual Bill</a>	\$0.00	Paid \$290.59	03/15/2019	Receipt #18-0129441	<a href="#">Print (PDF)</a>
<a href="#">Certificate #1269</a>		Redeemed	03/15/2019	Face \$270.80, Rate 0.25%	
		Paid \$290.59			
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00	Paid \$252.09	05/11/2016	Receipt #15-0151217	<a href="#">Print (PDF)</a>
<a href="#">2014</a> ⓘ					
<a href="#">2014 Annual Bill</a>	\$0.00	Paid \$280.18	05/11/2016	Receipt #15-0151217	<a href="#">Print (PDF)</a>
<a href="#">Certificate #1411</a>		Redeemed	05/11/2016	Face \$260.89, Rate 2.75%	
		Paid \$280.18			
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00	Paid \$217.67	01/08/2014	Receipt #13-0069690	<a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00	Paid \$237.79	05/15/2013	Receipt #12-0139146	<a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00	Paid \$228.17	05/18/2012	Receipt #2011-1078474	<a href="#">Print (PDF)</a>
<a href="#">2010</a> ⓘ					
<a href="#">2010 Annual Bill</a>	\$0.00	Paid \$272.50	08/15/2011	Receipt #2010-1108962	<a href="#">Print (PDF)</a>
Total Amount Due	\$0.00				

BILL	AMOUNT DUE		STATUS		ACTION	
<a href="#">Certificate #1658</a>		Redeemed	08/15/2011	Face \$253.57, Rate 7.5%		
		Paid \$272.50				
<a href="#">2009</a> ⓘ						
<a href="#">2009 Annual Bill</a>	\$0.00	Paid \$253.85	10/27/2010	Receipt #2009-9138398		<a href="#">Print (PDF)</a>
<a href="#">Certificate #1790</a>		Redeemed	10/27/2010	Face \$235.81, Rate 7%		
		Paid \$253.85				
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00	Paid \$179.16	11/26/2008	Receipt #2008-9012512		<a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00	Paid \$193.57	04/22/2008	Receipt #2007-7032946		<a href="#">Print (PDF)</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00	Paid \$206.74	03/08/2007	Receipt #2006-6014611		<a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00	Paid \$210.04	02/15/2006	Receipt #2005-5013869		<a href="#">Print (PDF)</a>
<a href="#">2004</a> ⓘ						
<a href="#">2004 Annual Bill</a>	\$0.00	Paid \$13,625.84	02/28/2005	Receipt #2004-4023083		<a href="#">Print (PDF)</a>
Refund		Processed \$13,413.56	03/22/2005	To GLORIA ANN MITCHEM		
		Paid \$13,625.84				
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00	Paid \$172.96	03/02/2004	Receipt #2003-3064963		<a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00	Paid \$172.13	01/31/2003	Receipt #2002-0259049		<a href="#">Print (PDF)</a>
Total Amount Due	\$0.00					

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

**Prepared By and Return To:**  
**Kimberly G. Bosshardt, Esq.**  
**Bosshardt Title Insurance Agency, LLC**  
5532 NW 43rd Street  
Gainesville, FL 32653

For the issuance of title insurance, file #: 20-160A

**RECORDED IN OFFICIAL RECORDS**  
**INSTRUMENT # 3313575      3      PG(S)**  
1/29/2021 11:59 AM  
BOOK 4854      PAGE 1575  
J.K. JESS IRBY, ESQ.  
Clerk of the Court, Alachua County, Florida  
ERECORDED      Receipt # 993394  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$1,960.00  
Intang. Tax: \$0.00

[ Space Above This Line For Recording Data ]

## **CORPORATE WARRANTY DEED**

This Corporate Warranty Deed made this January 28, 2021 between

**Grantor:** Mitchem-Rivers, LLC, a Florida Limited Liability  
Company LLC

mailing 14116 Hampshire Bay  
address: Circle, Winter Garden, FL  
34787

**Grantee:** City of Gainesville, Florida, d/b/a Gainesville  
Regional Utilities, a municipal corporation

mailing 301 Southeast 4th Avenue,  
address: MS A-130, Gainesville, FL  
32607

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

**See EXHIBIT A attached hereto**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

**Subject** to easements, restrictions, reservations and limitations of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

*This property was acquired with funds provided by the Department of Environmental Protection and will be managed in accordance with the applicable federal and State law. This property may not be disposed of in any manner without the prior written approval of the Director of Office of Water Policy, Florida Department of Environmental Protection. This property must be used for groundwater recharge wetland purposes as its primary purpose. Secondary purposes of water resource development, alternative water supplies, public access, passive recreation, and water resource and natural system education are permitted as long as the primary purpose is maintained. The property may not be used for any purposes other than the primary or secondary purposes described above, without the prior written approval of the Division Director of Office of Water Policy, Florida Department of Environmental Protection and the Division Director for the Division of State Lands. If any provision, in whole or in part, of this deed restriction should be found to be invalid or unenforceable, it shall not affect the validity of any other provisions within this section which shall continue to bind the parties. These deed restrictions on disposal of the property and the use of the property are perpetual.*



Page 2 of 3  
File 20-160A

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

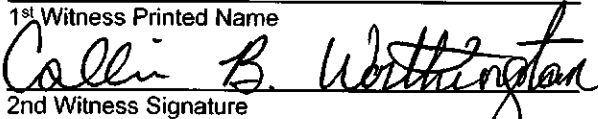
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
1<sup>st</sup> Witness Signature

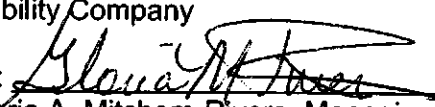
**MARVIN W. BINGHAM, JR.**

1<sup>st</sup> Witness Printed Name

  
2<sup>nd</sup> Witness Signature

**Callie B. Worthington**  
2<sup>nd</sup> Witness Printed Name

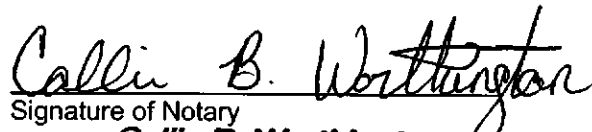
Mitchem-Rivers, LLC, a Florida Limited Liability Company

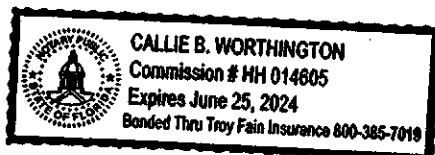
By:   
Gloria A. Mitchem-Rivers, Managing Member

State of FL  
County of ALACHUA

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ( X ) physical presence or ( ) online notarization, on this January 28, 2021 by **Gloria A. Mitchem-Rivers, as Managing Member of Mitchem-Rivers, LLC, a Florida Limited Liability Company**, ( X ) who is personally known to me or ( ) who produced a driver's license as identification.

(Notary Stamp)

  
Signature of Notary  
**Callie B. Worthington**



Page 3 of 3  
File 20-160A

# **EXHIBIT A**

**A portion of the Southeast 1/4 of Section 14, Township 10 South, Range 18 East inside of the Arredondo Grant, Alachua County, Florida; being more particularly described as follows:**

**Begin at a concrete monument (No I.D.) found at the Northwest corner of the Southeast 1/4 of Section 14, Township 10 South, Range 18 East, inside of the Arredondo Grant and run thence South 00°38'42" East, along the West Boundary of the Northwest 1/4 of said Southeast 1/4, a distance of 374.85 feet; thence North 89°23'46" East, a distance of 2509.87 feet to a point on the West right of way line of a 110' City of Gainesville right of way as described in Official Records Book 890, page 34 et seq. of the public records of Alachua County, Florida; thence North 00°38'07" West, along said West right of way line. 44.85 feet. to a concrete monument (LB 2389) found on the South line of the North 1/4 of the Northeast 1/4 of said Southeast 1/4, also known as the South line of that certain parcel of land as described in Official Records Book 701, page 45 of said public records; thence South 89°24'13" West, along said South line, 1179.86 feet to a concrete monument (LB 2389) found at the Southwest corner of said parcel(O.R. 701, pg. 45); thence North 00°37'45" West 329.64 feet, to a concrete monument (LB 2389) found at the Northwest corner of said parcel (O.R. 701, pg.45) lying on the North boundary of said Southeast 1/4; thence South 89°24'18" West, along said North boundary, 1330.00 feet to the POINT OF BEGINNING.**

**LESS AND EXCEPT THAT PART DEEDED TO ALACHUA COUNTY IN OFFICIAL RECORDS BOOK 760, PAGE 21, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.**

**LESS AND EXCEPT ANY PART OF CAPTION PREMISES SHOWN IN FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2331, PAGE 312, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA**

**FURTHER LESS AND EXCEPT THE FOLLOWING:**

**A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT A CONCRETE MONUMENT (NO I.D.) FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE OF THE ARREDONDO GRANT, AND RUN THENCE SOUTH 00 DEGREES 38'42" EAST, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 374.85 FEET; THENCE NORTH 89 DEGREES 23'46" EAST, A DISTANCE OF 2509.87 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF A 110' CITY OF GAINESVILLE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 890, PAGE 34 ET SEQ. OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 38'07" WEST, ALONG SAID WEST RIGHT OF WAY LINE, 28.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 89 DEGREES 24'13" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 00 DEGREES 38'07" WEST, 16.00 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4, ALSO KNOWN AS THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 701, PAGE 45 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES 24'13" EAST, ALONG SAID SOUTH LINE, 225.00 FEET, TO A CONCRETE MONUMENT (LB 2389) ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 38'07" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 16.00 FEET TO THE POINT OF BEGINNING.**

[Sign Up for Property Watch](#)

## Parcel Summary

**Parcel ID** 04433-003-001  
**Prop ID** 503391  
**Location Address** UNASSIGNED LOCATION RE  
**Neighborhood/Area** 215200.00  
**Subdivision**  
**Legal Description** COM NW COR OF SE1/4 POB S 00 DEG 38 MIN 42 SEC E 374.85 FT N 89 DEG 23 MIN 26 SEC E 2509.87 FT N 00 DEG 38 MIN 07 SEC W 44.85 FT S 89 DEG 24 MIN 13 SEC W 1179.86 FT N 00 DEG 37 MIN 45 SEC W 329.64 FT S 89 DEG 24 MIN 18 SEC W 1330.11 FT POB (LESS THAT PT O  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** VACANT (00000)  
**Sec/Twp/Rng** 14-10-18  
**Tax Area** SUWANNEE (0300)  
**Acres** 12.56  
**Homesteaded** False

No Image Available

[View Map](#)

## Millage Rate Value

**Millage Rate:** 19.4476

## Owner Information

[CITY OF GAINESVILLE FLORIDA](#)  
301 SE 4TH AVE MS A-130  
GAINESVILLE, FL 32601

## Valuation

	2023 Certified Values	2022 Certified Values
Improvement Value	\$0	\$0
Land Value	\$75,360	\$75,360
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value	<b>\$75,360</b>	<b>\$75,360</b>
Assessed Value	\$75,360	\$75,360
Exempt Value	\$75,360	\$75,360
Taxable Value	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0000	VACANT RESIDENTIAL	12.56	547113.6	0	0	A

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/28/2021	\$280,000	WD	4854	1575	Unqualified (U)	Vacant	MITCHEM-RIVERS LLC	CITY OF GAINESVILLE FLORIDA	<a href="#">Link (Clerk)</a>
10/1/2020	\$100	QD	4818	431	Unqualified (U)	Improved	MITCHEM-RIVERS LLC		<a href="#">Link (Clerk)</a>
4/15/2013	\$100	WD	4190	218	Unqualified (U)	Vacant	* LEGAL DESCRIPTION ON THIS DE	MITCHEM-RIVERS LLC	<a href="#">Link (Clerk)</a>
4/20/2006	\$100	QD	3465	514	Unqualified (U)	Vacant	* MITCHEM-RIVERS GLORIA ANN	* LEGAL DESCRIPTION ON THIS DE	<a href="#">Link (Clerk)</a>
7/25/2003	\$87,400	QD	2740	1218	Unqualified (U)	Vacant	* DOWLING ST ELMO BESSIE M	* MITCHEM-RIVERS GLORIA ANN	<a href="#">Link (Clerk)</a>
1/27/2000	\$114,000	WD	2298	1371	Qualified (Q)	Vacant	* MITCHEM-RIVERS GLORIA ANN	* DOWLING ST ELMO BESSIE M	<a href="#">Link (Clerk)</a>

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Map



No data available for the following modules: TRIM Notice, Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 10/30/2023, 5:41:31 AM

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# Real Estate Account #04433 003 001

**Owner:**  
CITY OF GAINESVILLE FLORIDA

**Situs:**  
UNASSIGNED LOCATION RE

[Parcel details](#)  
[Property Appraiser](#)

Corrected



[Get bills by email](#)

## Amount Due

Your account has **no balance due** at this time.

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2022 Annual Bill</a>	\$0.00	No Balance Due	<a href="#">Print (PDF)</a>
Total Amount Due	\$0.00		

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

1/29/2021 11:58 AM  
BOOK 4854 PAGE 1572  
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 993393

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$9,170.00

Intang. Tax: \$0.00

**Prepared By and Return To:**  
**Kimberly G. Bosshardt, Esq.**  
**Bosshardt Title Insurance Agency, LLC**  
5532 NW 43rd Street  
Gainesville, FL 32653

For the issuance of title insurance, file #: 20-160

[ Space Above This Line For Recording Data ]

## CORPORATE WARRANTY DEED

This Corporate Warranty Deed made this January 28, 2021 between

**Grantor:** Mitchem-Rivers, LLC, a Florida Limited Liability  
Company

mailing 14116 Hampshire Bay  
address: Circle, Winter Garden, FL  
34787

**Grantee:** City of Gainesville, Florida, d/b/a Gainesville  
Regional Utilities, a municipal corporation

mailing 301 Southeast 4th Avenue.  
address: MS A-130, Gainesville, FL  
32601

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

### See EXHIBIT A attached hereto

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

**Subject** to easements, restrictions, reservations and limitations of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

*This property was acquired with funds provided by the Department of Environmental Protection and will be managed in accordance with the applicable federal and State law. This property may not be disposed of in any manner without the prior written approval of the Director of Office of Water Policy, Florida Department of Environmental Protection. This property must be used for groundwater recharge wetland purposes as its primary purpose. Secondary purposes of water resource development, alternative water supplies, public access, passive recreation, and water resource and natural system education are permitted as long as the primary purpose is maintained. The property may not be used for any purposes other than the primary or secondary purposes described above, without the prior written approval of the Division Director of Office of Water Policy, Florida Department of Environmental Protection and the Division Director for the Division of State Lands. If any provision, in whole or in part, of this deed*

Page 2 of 3  
File 20-160

*restriction should be found to be invalid or unenforceable, it shall not affect the validity of any other provisions within this section which shall continue to bind the parties. These deed restrictions on disposal of the property and the use of the property are perpetual.*

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

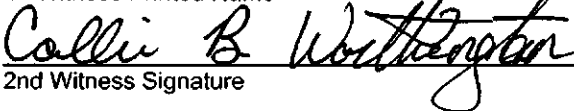
Signed, sealed and delivered in our presence:



1<sup>st</sup> Witness Signature

**MARVIN W. BINGHAM, JR.**

1<sup>st</sup> Witness Printed Name



2<sup>nd</sup> Witness Signature

2<sup>nd</sup> Witness Printed Name **Callie B. Worthington**

Mitchem-Rivers, LLC, a Florida Limited Liability Company

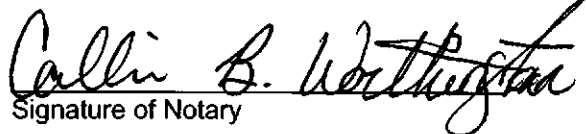
By:   
Gloria A. Mitchem-Rivers, Managing Member

State of FL  
County of ALACHUA

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of  
( ☒ ) physical presence or ( ☐ ) online notarization, on this January 28, 2021 by **Gloria A. Mitchem-Rivers, as Managing Member of Mitchem-Rivers, LLC, a Florida Limited Liability Company**, ( ☒ ) who is personally known to me or ( ☐ ) who produced a driver's license as identification.

(Notary Stamp)



  
Signature of Notary

## EXHIBIT A

A portion of the Southeast 1/4 of Section 14, Township 10 South, Range 18 East, inside the Arredondo Grant, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of Section 14, Township 10 South, Range 18 East, inside the Arredondo Grant, Alachua County, Florida, and run thence South 89 degrees, 26 minutes 37 seconds West, along the South boundary of the Southeast 1/4 of said Section, 150.00 feet to a point on the West right-of-way line of a 110 foot City of Gainesville right-of-way, as described in official Records Book 890, pages 34-36, of the Public Records of Alachua County, Florida; thence North 00 degrees, 38 minutes, 15 seconds West, along said West right-of-way line, 1155.00 feet to the Northeast corner of that certain tract of land, as described in Official Records Book 1794, Page 198 of the Public Records and the POINT OF BEGINNING; thence continue North 00 degrees 38 minutes 15 seconds West, along said West right-of-way line, 1153.35 feet to a point on the South line of that certain tract of land as described in Official Records Book 701, Page 45 of said Public Records, said point lying on the South boundary of the North 1/2 of the North 1/2 of the Northeast 1/4 of said Southeast 1/4; thence South 89 degrees 24 minutes 07 seconds West, 1179.85 feet to the Southwest corner of said certain tract of land as described in Official Records Book 701, Page 45, and the Southwest corner of said North 1/2 of the North 1/2 of the Northeast 1/4 of said Southeast 1/4; thence North 00 degrees 38 minutes 18 seconds West, 329.64 feet to the Northwest corner of said certain tract of land as described in Official Records Book 701, Page 45, and the Northwest corner of said North 1/2 of the North 1/2 of the Northeast 1/4 of said Southeast 1/4; thence South 89 degrees 23 minutes 46 seconds West, 1329.86 feet to the Northwest corner of said Southeast 1/4; thence South 00 degrees 38 minutes 21 seconds East, along the West boundary of said Southeast 1/4, a distance of 1481.03 feet to the Northwest corner of said certain tract of land as described in Official Records Book 1794, Page 198; thence North 89 degrees 26 minutes 37 seconds East, along the North line of said certain tract of land as described in Official Records Book 1794, page 198 a distance of 2509.67 feet to the POINT OF BEGINNING. LESS AND EXCEPT road right of way.

Less and Except that lands as conveyed in Official Records Book 2298, page 1371 of the public records of Alachua County, Florida, more particularly described as follows:

A portion of the Southeast 1/4 of Section 14, Township 10 South, Range 18 East, inside of the Arredondo Grant, Alachua County, Florida; being more particularly described as follows:

Begin at a concrete monument (No I.D.) found at the Northwest corner of the Southeast 1/4 of Section 14, Township 10 South, Range 18 East, inside of the Arredondo Grant, and run thence South 00 degrees 38'42" East, along the West boundary of the Northwest 1/4 of said Southeast 1/4, a distance of 374.85 feet; thence North 89 degrees 23'46" East, a distance of 2509.87 feet, to a point on the West right of way line of a 110' City of Gainesville right of way as described In Official Records Book 890, page 34 et seq. of the public records of Alachua County, Florida; thence North 00 degrees 38'07" West, along said West right of way line, 44.85 feet, to a concrete monument (LB 2389) found on the South line of the North 1/4 of the Northeast 1/4 of said Southeast 1/4, also known as the South line of that certain parcel of land as described in Official Records Book 701, page 45 of said public records; thence South 89 degrees 24'13" West, along said South line, 1179.86 feet, to a concrete monument (LB 2389) found at the Southwest corner of said parcel (O.R. 701, pg. 45); thence North 00 degrees 37'45" West, 329.64 feet, to a concrete monument (LB 2389) found at the Northwest corner of said parcel (O.R. 701, pg. 45) lying on the North boundary of said Southeast 1/4; thence South 89 degrees 24'18" West, along said North boundary, 1330.00 feet, to the POINT OF BEGINNING.

LESS AND EXCEPT those lands contained in that certain Final Judgment recorded in Official Records Book 2331, page 312 of the public records of Alachua County, Florida, more particularly described as follows:

Commence at a concrete monument at the Northwest Corner of the Southeast 1/4 of the aforementioned Section 14, Township 10 South, Range 18 East, for the Point of Beginning, and run S.00 degrees 38'59"E, along the West line of said Southeast 1/4 of Section 14, a distance of 1481.25 feet to a concrete monument at the Northwest corner of that certain Parcel of Land as described in Official Records Book 1794, Page 198, of the Public Records of Alachua County, Florida; THENCE run N.89 degrees 26'39"E, along the North line of said Parcel of Land described in Official Records Book 1794, Page 198, a distance of 1.7 feet, more or less, to a fence line running North and South; Thence run Northerly, along said fence line and a Northerly projection thereof, a distance of 1481 feet, more or less, to the North line of the aforementioned Southeast 1/4 of Section 14; THENCE run S.89 degrees 24'21"W, along said North line, a distance of 18.8 feet, more or less, to the Point of Beginning.





Alachua County  
Department of Growth Management  
10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
Telephone (352) 374-5249  
[Alachua County Growth Management Website](http://Alachua County Growth Management Website)

Submit Affidavit to:  
Development Services Division  
[Development Review Email](mailto:Development Review Email)

## POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: GRU SW Nature Park of Alachua County

OWNER(s): City of Gainesville Florida

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 04433-0-0 & 04433-003-001

APPROXIMATE PROJECT ADDRESS: 3488 SW 122nd St

I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Melissa Watson Agent or Owner Melissa Watson Agent or Owner  
Signature Printed Name

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this

31<sup>st</sup> Day of October, 2023, by Melissa Watson who is

☒ personally known or ☐ has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA

COUNTY OF Alachua



Heather A. Hartman  
Comm.: # HH 320137  
Expires: October 10, 2026  
Notary Public - State of Florida

(Notarial Stamp above)

Heather A. Hartman Signature of Notary Public

Heather A. Hartman Printed Name of Notary Public

HH 320137 Notary Commission Number