

# DECLARATION OF UNITY OF TITLE AGREEMENT

The undersigned, Jennifer N. Scott, as the Manager of Placebo Grove LLC, being the fee simple owners of the following described real property lying, being and situated in ALACHUA COUNTY, FLORIDA, a political subdivision of the State of Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

do hereby make the following declaration of conditions, limitations and restrictions of said lands, hereafter referred to as Declaration of Unity of Title Agreement covering the above described lands.

1. The Property is platted as a portion of Lots 5, 6, 7 and 8 of F. H. THOMPSON'S SUBDIVISION, as recorded in Plat Book "A", Page 113 of the Public Records of Alachua County, Florida, in Section 04, Township 09 South, Range 22 East, Alachua County, Florida.

2. The aforesaid plot, parcel, or combinations of separate lots be considered unified as an undivided parcel of land for zoning and development purposes.

3. This Declaration of Unity of Title Agreement shall constitute a covenant running with the land, as provided by law, shall be binding upon the undersigned, their heirs, successors, assigns of the owner, all parties claiming thereunder and no portion shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel until such time as the same may be released, or amended, pursuant to applicable government regulations.

4. The undersigned do further agree that this instrument shall be filed for record in the Public Records of Alachua County, Florida.

5. The undersigned do further acknowledge and affirm that there are no taxes owed to the Alachua County Tax Collector's Office for the above referenced properties. A document from the Alachua County Tax Collector's Office, submitted to the Alachua County Public Works Department, states that no taxes are owed prior to recording this document.


6. The undersigned do further affirm that there is/are no mortgage(s) on the above referenced properties. If a mortgage(s) does exist on any of the above referenced properties, a signed letter has been submitted from the mortgage company(ies) on their letterhead and has been accepted by the Alachua County Property Appraiser's Office before recording this document.

7. We affirm that the above items are true, correct, and executed. If any of the provisions are not completed, this Declaration of Unity of Title Agreement is null and void.

IN WITNESS, WHEREOF, the undersigned has caused this Declaration of Unity of Title Agreement to be executed in appropriate manner and its seal to be affixed this 14<sup>th</sup> day of July, 2023.

Signed, Sealed and Delivered in the presence of:

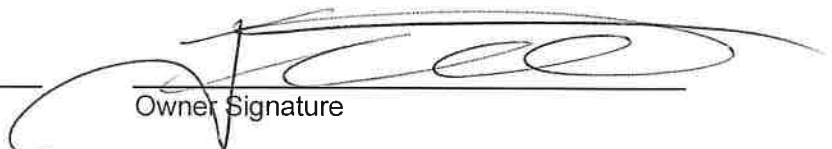
PLACEBO GROVE LLC,

  
\_\_\_\_\_  
Witness Signature

Michelle Topham  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Witness Signature

JEFFREY DOLLINGER  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Owner Signature

Jennifer N. Scott, as Manager  
\_\_\_\_\_  
Printed Name

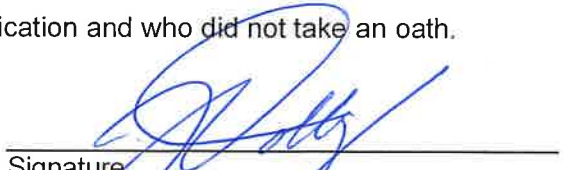
\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [ x ] physical presence or [ ] online notarization, this 14<sup>th</sup> day of July, 2023, by JENNIFER N. SCOTT, AS MANAGER OF PLACEBO GROVE LLC,  who is personally known to me or  who has produced a Valid Florida Driver's License as identification and who did not take an oath.



  
\_\_\_\_\_  
Signature  
JEFFREY DOLLINGER  
\_\_\_\_\_  
Print Name

State of Florida  
My Commission Expires: 12/22/2023

## EXHIBIT A

A parcel of land being a part of Lots 5, 6, 7 and 8 of F. H. THOMPSON'S SUBDIVISION, as recorded in Plat Book "A", Page 113, of the public records of Alachua County, Florida and lying in Section 04, Township 09 South, Range 22 East of said county. Said parcel being more particularly described as follows:

Commence at a concrete monument located at the intersection of the Southerly boundary of Lot 13 of said F.H. THOMPSON'S SUBDIVISION, with the Easterly boundary of the right-of-way of County Road #1469 and run North 08 degrees, 15 minutes and 00 seconds East, along said Easterly boundary, 735.66 feet to a concrete monument on said Easterly boundary and the Westerly boundary of Parcel "E" described in O.R. Book 1857, Page 31, of said public records and the Point of Beginning. From Point of Beginning thus described continue North 08 degrees, 15 minutes and 00 seconds East, along said Easterly and the Westerly boundary of said Parcel "E" (O.R. Book 1857, Page 31) and the Westerly boundary of Parcel "F" (O.R. Book 1857, Page 32) a distance of 312.69 feet to a concrete monument; thence South 89 degrees, 36 minutes and 22 seconds East, 1511.68 feet to a concrete monument at the ordinary high water line of SANTA FE LAKE; thence South 02 degrees, 27 minutes and 28 seconds East, along said ordinary high water line, 68.08 feet to a concrete monument; thence South 02 degrees, 27 minutes and 28 seconds East, along said ordinary high water line, 29.50 feet to an iron rod; thence South 40 degrees, 42 minutes and 20 seconds East, along said ordinary high water line, 89.10 feet to an iron rod; thence South 12 degrees, 11 minutes and 24 seconds East, along said ordinary high water line, 17.57 feet to a concrete monument; thence South 85 degrees, 53 minutes and 22 seconds West, 1626.67 feet to the Point of Beginning.

## ALSO DESCRIBED AS:

A parcel of land being a part of Lots 5, 6, 7 and 8 of F. H. THOMPSON'S SUBDIVISION, as recorded in Plat Book "A", Page 113 of the public records of Alachua County, Florida and lying in Section 04, Township 09 South, Range 22 East of said county. Said parcel being more particularly described as follows:

Commence at a concrete monument located at the intersection of the Southerly boundary of Lot 13 of said F. H. THOMPSON'S SUBDIVISION, with the Easterly boundary of the right-of-way of County Road #1469 and run North 08 degrees, 15 minutes and 00 seconds East, along said Easterly boundary, 735.62 feet to a concrete monument on said Easterly boundary and the Westerly boundary of Parcel "E" described in O.R. Book 1857, Page 31 of said public records and the Point of Beginning. From Point of Beginning thus described, continue North 08 degrees, 15 minutes and 00 seconds East, along said Easterly boundary and the Westerly boundary of said Parcel "E" (O.R. Book 1857, Page 31) and the Westerly boundary of Parcel "F" (O.R. Book 1857, Page 32), a distance of 312.69 feet to a concrete monument; thence South 89 degrees, 36 minutes, 22 seconds East, 1511.68 feet to a concrete monument at the former high water line of Santa Fe Lake. Thence continue South 89 degrees, 36 minutes, 22 seconds East, 100 feet, more or less, to the present water edge of Santa Fe Lake. Thence Southerly and following the meanderings thereof to a point, which point lies South 85 degrees, 53 minutes 22 seconds West 1701.67 feet, more or less, of the Point of Beginning. Thence North 85 degrees, 53 minutes 22 seconds East, 75 feet, more or less, to a concrete monument located at the former ordinary high water line of Santa Fe Lake. Thence continue North 85 degrees, 53 minutes 22 seconds East, 1626.67 feet to the Point of Beginning.