

This instrument prepared by or under the
direction of and to be returned to:

Marian Rush
P.O. Box 9
Alachua, Florida, 32616

Tax Parcel No: **03055-001-000**
Section 09, Township 08, Range 18

E A S E M E N T

THIS EASEMENT, made this _____ day of _____, 2023, by
Alachua County, GRANTOR, whose mailing address is P.O. Box 2877, Gainesville, Florida
32602, and the City of Alachua, GRANTEE, whose post office address is P.O. Box 9, Alachua,
Florida 32616.

W I T N E S S E T H:

That the said GRANTOR, pursuant to and in accordance with Section 38-32 of the City of
Alachua Code, has given and granted, and by these presents does give and grant unto the GRANTEE,
its successors and assigns, a perpetual easement for the purpose of constructing, operating and
maintaining municipal public utility facilities including, but not limited to, electric, water, wastewater,
reclaimed water utility facilities and related appurtenances under, upon and through the following
described property in Alachua County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

**THIS EASEMENT SHALL BE LIMITED TO UNDERGROUND
UTILITIES AND FOR SURFACE SUPPORT FACILITIES RELATED TO
THOSE DESCRIBED IN THIS EASEMENT. NO OVERHEAD UTILITIES
SHALL BE PERMITTED.**

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to
construct, locate, operate, inspect, monitor, read, patrol, alter, improve, repair, rebuild, relocate and
remove said facilities; (b) the right of ingress and egress to and from the Easement Area at all times;
(c) the right to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and
keep it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of
GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance
of said facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth
on GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of
GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance

of said facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR assumes all risk of loss to any object placed in the easement area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed on the day and year aforesaid.

ALACHUA COUNTY, FLORIDA

(SEAL)

By: Mary E. Alford, Chair
Board of County Commissioners

ATTEST:

J. K. "Jess" Irby, Esq.
Clerk of Circuit Court

APPROVED AS TO FORM

County Attorney's Office

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

POINT OF COMMENCEMENT

SW CORNER OF LOT 1, ALACHUA OAKS -
P.B. T, PG. 53 & NW CORNER OF LANDS
DESCRIBED IN O.R.B. 5027, PG. 1898)

TAX PARCEL: 03055-010-001

OWNER: TOMOKA HILLS FARMS INC
(LOT 1 OF P.B. "T", PG. 53)

EASTERLY R/W LINE
S 0°34'00" E 108.42'

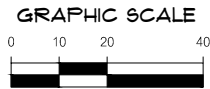
COUNTY ROAD 235-A
(STATE ROAD 235-A)(D)
(100' R/W)

POINT OF BEGINNING

P.U.E. - ±100 S.F.

L1
L2
L3
L4

TAX PARCEL: 03055-001-000
OWNER: ALACHUA COUNTY
(O.R.B. 5027, PG. 1898)



LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 0°34'00" E	10.00'
L2	N 89°48'45" E	10.00'
L3	N 0°34'00" W	10.00'
L4	S 89°48'45" W	10.00'

DESCRIPTION:
(SEE SHEET 2 OF 2)

TAX PARCEL: 03055-001-001
OWNER: TOMOKA HILLS FARMS INC
(PORTION OF O.R.B. 2219, PG 1139)

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.B. = PLAT BOOK
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE NORTH ZONE (903), NAD83 (NORTH AMERICAN DATUM 1983) 2011 ADJUSTMENT.

CERTIFIED TO:

ALACHUA COUNTY
CITY OF ALACHUA

1 OF 2

This map prepared by:

AARON H. HICKMAN

CERTIFICATE OF AUTHORIZATION NO. L.B. 5075

NOT VALID WITHOUT THE ORIGINAL SIGNATURE
AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF
A FLORIDA LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 6791

DATE:
01/30/2024

TECHNICIAN:
AHH

CHECKED BY:
AHH

PROJECT NUMBER:

22-0120

SCALE: 1" = 40'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

CHW
Professional Consultants

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com


est. 1988 **FLORIDA**
CA-5075

EASEMENT DESCRIPTION

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5027, PAGE 1898 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5027, PAGE 1898, AND LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 235-A (100' WIDE R/W); THENCE SOUTH 00°34'00" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 108.42 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°34'00" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°48'45" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°34'00" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°48'45" WEST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 100 SQUARE FEET, MORE OR LESS.

CERTIFIED TO:	
ALACHUA COUNTY CITY OF ALACHUA	
 Professional Consultants	DATE: 01/30/2024
	TECHNICIAN: AHH
	CHECKED BY: AHH
	PROJECT NUMBER: 22-0120

11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com
est. 1988 FLORIDA CA-5075

SHEET NO.
2 OF 2

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SEE SHEET ONE OF TWO

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