

This instrument prepared by:
Public Works Department
5620 NW 120 Lane
Gainesville, FL 32653

Portion of Tax Parcel No. 06680-001-000
ALACHUA COUNTY, FLORIDA

PUBLIC ACCESS EASEMENT

THIS PUBLIC ACCESS EASEMENT, made this _____ day of _____, 20__, between **WP GAINESVILLE MF-FL OWNER, LLC**, a Delaware limited liability company, whose mailing address is 150 E. Palmetto Park Road, Suite 600, Boca Raton, Florida 33432 (hereinafter referred to as "Grantor"), and **ALACHUA COUNTY**, a political subdivision of the state of Florida, by and through its **BOARD OF COUNTY COMMISSIONERS**, whose mailing address is c/o Alachua County Public Works Department, 5620 NW 120th Lane, Gainesville, Florida, 32653, (hereinafter referred to as "Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of ONE DOLLAR and other valuable considerations as outlined below, receipt of which is hereby acknowledged, and by these presents, does hereby give and grant unto the Grantee, its licensees, agents, successors and assigns a perpetual, non-exclusive public access easement ("Easement") for the purpose of providing legal access over, across and through the following described property, to-wit:

A parcel of land being more particularly described in **Exhibit "A"**, as attached hereto and by reference made a part hereof (the "Easement Area" or sometimes the "Property")

Subject to all previously recorded easements, restrictions, encroachments and rights-of-way.

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

This grant of easement does not preclude the Grantor, its successors or assigns, from using the above described property in any way which is compatible with the rights granted to the Grantee by this Easement. The Grantee, however, will not be responsible for any damages to the Grantor's use resulting from the exercise of the Grantee's rights under this Easement.

1. The Grantor shall continue to be responsible for maintaining the Easement.
2. The Grantor covenants not to interfere with the Grantee's activities within this Easement, and further covenants to indemnify and hold Grantee harmless from any and all damages and injuries, whether to person or property, resulting from interference with Grantee's activities in said Easement Area by the Grantor or the Grantor's agents or employees.
3. The Grantor or its successors or assigns shall have the right, at any time, to convey the fee simple title to their Property, subject to this Easement and any other easements heretofore and hereinafter granted.
4. Each party shall be solely responsible for the negligent or wrongful acts of their employees and agents, which relate to, or arise out of this Easement, or for the use of the Property. This Easement shall not be construed as a waiver of the Grantee's sovereign immunity, the limits of liability, or other provisions of §768.28, Florida Statutes, and Grantee's liability hereunder shall be interpreted as limited to only such traditional liabilities for which the Grantee could be liable under the

common law interpreting the limited waiver of sovereign immunity. Any claims against the Grantee must comply with the procedures found in §786.28, Florida Statutes.

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

Signed, sealed and delivered
In the presence of:

GRANTOR:
WP GAINESVILLE MF-FL-OWNER, LLC
a Delaware limited liability company
its Sole Fee Owner

[Signature]
Witness

MARK BRADFORD
Print Name

150 E. PALMETO RD SIMI FL
Address

BOCA RATON FL 33432
Address

[Signature]
Witness

John Ford
Print Name

150 E. Palmetto Park Rd, Letha, Fla
Address

Boca Raton, FL 33432
Address

By: WP Gainesville MF-FL Holdings, LLC
a Delaware limited liability company
as its Sole Member

By: WP Gainesville MF-FL Sub, LLC
a Delaware limited liability company,
as its Managing Member

By: WREI 2021 Development Fund, LLC
a Delaware limited liability company
as its Co-Managing Member and Administrative Member

By: WREI 2021 Development Manager, LLC
a Delaware limited liability company
as its Manager and Member

By: WREI Development GP Holdings, LLC
a Delaware limited liability company
as its Managing Member

By: Waypoint Residential, LLC
a Delaware limited liability company
as its Managing Member

[Signature]
Jonathan M. Brundige
Its Authorized Signatory

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged and subscribed before me by means of physical presence or online notarization this before me this 12th day of March, 2024 by Jonathan Brundige, as Authorized Signatory of **WP GAINESVILLE MF-FL OWNER, LLC**, a Delaware limited liability company, on behalf of said company, who is personally known to me, or who has produced _____ as identification.

[Signature]
Notary Public
Print name Danielle Mahoney
Commission No: HH061131
Commission Expires: 11/29/24



At a meeting on the ____ day of _____, 2024,
the Board of County Commissioners authorized the
acceptance of this instrument of conveyance and
authorized the Chair to execute this acceptance.

**BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA**

Mary C. Alford, CHAIR
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM:

Alachua County Attorney's Office

Executed on this ____ day of _____, 2024,

ATTEST:

J. K. "JESS" IRBY, ESQ., CLERK

**SKETCH OF DESCRIPTION FOR:
WP GAINESVILLE MF-FL OWNER, LLC**

DESCRIPTION: (PUBLIC ACCESS EASEMENT)

A PORTION OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID SECTION 10; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 10, N.00°47'37"W., A DISTANCE OF 2171.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF S.W. 20TH AVENUE (BEING A 100 FOOT PUBLIC RIGHT OF WAY); THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 10, ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.55°08'34"W., A DISTANCE OF 161.70 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY LINE OF S.W. 20TH AVENUE, N.55°08'34"W., A DISTANCE OF 11.90 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, N.63°09'16"E., A DISTANCE OF 20.32 FEET; THENCE S.55°20'27"E., A DISTANCE OF 2.21 FEET; THENCE S.34°39'33"W., A DISTANCE OF 17.90 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 126.00 SQUARE FEET, MORE OR LESS.

**SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

**SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION**

NOTES:

1. DATE OF SKETCH: NOVEMBER 21, 2023.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH GRID, NAD-83 (CORS96)(EPOCH:2002.0000); BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

11/22/2023

SIGNATURE DATE



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

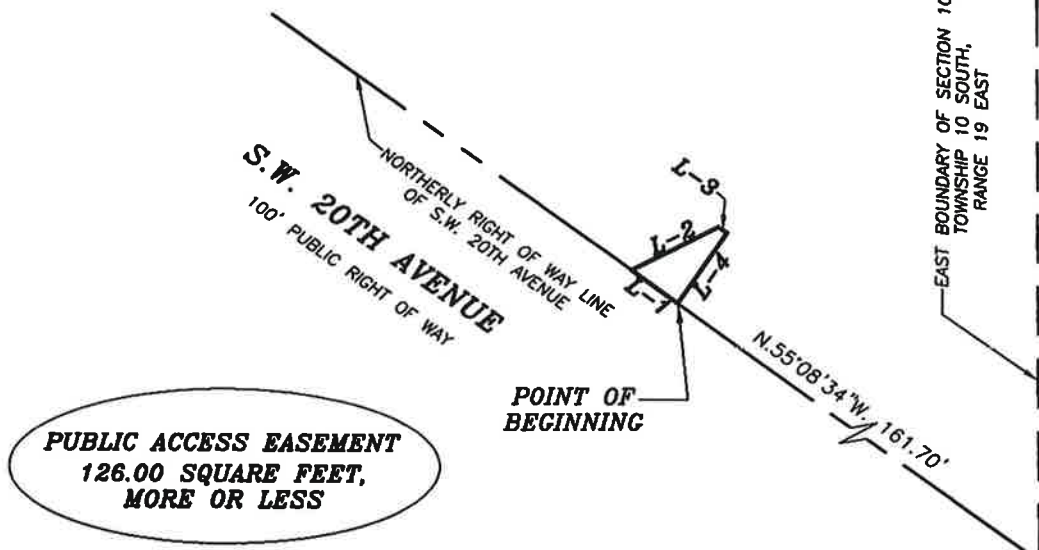


R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 19113
REVISED:		DWG.# 19113_R
CHECKED:	T.P.B.	PUBLIC ACCESS B
APPROVED:	T.P.B.	
SCALE: 1" = 40'		COPYRIGHT © NOVEMBER, 2023

**SKETCH OF DESCRIPTION FOR:
WP GAINESVILLE MF-FL OWNER, LLC**

PARCEL NO. 06680-001-000
LANDS DESCRIBED IN O.R. BOOK 3832, PAGE 2935



**PUBLIC ACCESS EASEMENT
126.00 SQUARE FEET,
MORE OR LESS**

LINE TABLE	
LINE	BEARING & DISTANCE
LINE-1	N.55°08'34" W. 11.90'
LINE-2	N.63°09'16" E. 20.32'
LINE-3	S.55°20'27" E. 2.21'
LINE-4	S.34°39'33" W. 17.90'

**SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION**

***NOTE* ~ THIS IS NOT A SURVEY!**

**POINT OF
COMMENCEMENT**
S.E. CORNER OF
SECTION 10,
TOWNSHIP 10 SOUTH,
RANGE 19 EAST

R.M. BARRINEAU

AND ASSOCIATES

PROFESSIONAL SURVEYORS & MAPPERS

Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

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SCALE: 1" = 40'		

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SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST