RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3071908 8 PG(S)
7/24/2017 3:06 PM
BOOK 4533 PAGE 591
J.K.'JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 783330
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $7,189.00
Intang. Tax: $0.00

PREPARED BY
AND WHEN RECORDED MAIL TO:

Anthony P. Vernace
Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401

WARRANTY DEED

THIS WARRANTY DEED is made as of the 21st day of July, 2017, by **THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE PALM BEACHES, INC.**, a Florida not for profit corporation, formerly known as The Young Men's Christian Association of West Palm Beach, Florida (hereinafter called the "**Grantor**"), whose post office address is 2085 South Congress Avenue, West Palm Beach, Florida 33406, to **ALACHUA COUNTY**, a charter county and political subdivision of the State of Florida (hereinafter called the "**Grantee**"), whose post office address is 12 SE 1st Street, Gainesville, FL 32601.

W I T N E S S E T H:

Grantor, in consideration of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid by Grantee, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, Grantee's heirs and assigns, as appropriate, forever, the following property situate in Alachua County, Florida, to-wit (the "**Property**"):

See Exhibit A Attached hereto and made a part hereof.

Subject to real property taxes for the current and all subsequent years; comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; conditions, restrictions, covenants and easements of record, if any, but without intent to reimpose same.

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.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever subject to the exceptions set forth above.

[SIGNATURE(S) ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sign: _____

Print: Maximilian Weber

Sign: _____

Print: Anthony Vernace

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE PALM BEACHES, INC., a Florida not for profit corporation, formerly known as The Young Men's Christian Association of West Palm Beach, Florida

By: _____
Timothy G. Coffield, Ph.D.
President and CEO

STATE OF FLORIDA)
) SS:
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 21st day of July, 2017, by Timothy G. Coffield, Ph.D., as President and CEO of The Young Men's Christian Association of The Palm Beaches, Inc., a Florida not for profit corporation, formerly known as The Young Men's Christian Association of West Palm Beach, Florida, on behalf of such corporation, who personally appeared before me.

[NOTARIAL SEAL]

Notary: _____
Print Name: Christine Royce
Notary Public, State of Florida
My commission expires: 3-30-2018

☐ Personally Known **OR** ☑ Produced Identification
Type of Identification Produced Drivers License

CHRISTINE ROYCE
Notary Public - State of Florida
My Comm. Expires Mar 30, 2018
Commission # FF 093369

Exhibit A

Legal Description

PARCEL ONE:

Lot Twenty-one (21) and Lot Forty (40) of the Leitner Tract, being a subdivision of Lots Eight (8) and Nine (9), of the Moses E. Levy Grant, according to plat thereof recorded in Deed Book "J" at Page 645 of the Public Records of Alachua County, Florida, LESS that real property described in Deeds recorded in Official Records Book 72, Page 155, Official Records Book 77, Page 223, Official Records Book 1078, Page 580, Official Records Book 1084, Page 514, Official Records Book 1091, Page 162, Official Records Book 1144, Page 543, Official Records Book 1177, Page 22, Official Records Book 1328, Page 949, Official Records Book 1341, Page 221, Official Records Book 1735, Page 905 and Official Records Book 1917, Page 1780, of the Public Records of Alachua County, Florida. LESS Road Rights-of-way.

PARCEL TWO:

Begin at the Southeast Corner of Lot 22 and run West 188 feet thence run North 114 feet to State Highway No. 2, thence run Southeast 150 feet, thence run South to the point of beginning, lying in Lot 22 of the Leitner Tract, a subdivision of Lots 8 and 9 of the Moses E. Levy Grant, as per plat recorded in Deed Book "J", Page 645, of the Public Records of Alachua County, Florida, LESS Road Right-of-way as per Official Records Book 4, Page 577, of the Public Records of Alachua County, Florida.

ALSO, Lot 39 of the Leitner Tract, a Subdivision of Lots 8 and 9 of the Moses E. Levy Grant, as per plat recorded in Deed Book "J", Page 645 of the Public Records of Alachua County, Florida, LESS Road Right-of-way as per Official Records Book 4 page 577, of the Public Records of Alachua County, Florida.

PARCEL THREE:

Commence at the Southeast Corner of Lot Thirty-eight (38) of the Leitner Tract, a Subdivision of Lot eight (8) of Moses E. Levy Grant, thence North 85 degrees 15 minutes West along South line of said Lot 8.75 chains to corner, thence North 4 degrees 45 minutes East 14.97 chains to corner on South side of State Highway No. 2, thence South 51 degrees East, parallel to said Highway 15.00 chains to corner, thence South 22 degrees 30 minutes West 6.36 chains to corner, thence North 85 degrees 15 minutes West on South line of Lot Thirty-seven (37) of Subdivision of said Lot Eight (8) of Moses E. Levy Grant 1.15 chains to Point of Beginning; being in lots 37 and 38 of Subdivision of Lot 8 of Moses E. Levy Grant, Township 11 South, Range 20 East, as per Plat recorded in Deed Book "J", Page 645, of the public Records of Alachua County, Florida; EXCEPT RAIL-ROAD RIGHT-OF-WAY and LESS Road Right-of-way.

ALSO: ALL of Lots Forty-two (42), Forty-three (43), Fifty-eight (58) and all of Lot Fifty-nine (59), SAVE AND EXCEPT Sixteen and 3/8 acres on the West side of Lot fifty-nine, AND

ALSO the following described three tracts being a part of the Sixteen and 3/8 acre tract excepted above, to-wit:

Beginning on the dividing line between the lands of J. H. Emerson and L. J. Montgomery in Lot Fifty-nine (59) of the Leitner Tract at a point Fifteen feet South of the center of the Gainsville Rocky Point & Micanopy (G. R. P. & M.) Ry track where it crosses said dividing line and running thence Southward One Hundred Fifty (150) feet; thence Westward Two Hundred (200) feet; thence Northward One Hundred Ninety-eight (198) feet to a point fifteen feet South of Center of main line of railroad track; thence Eastward along a line Fifteen feet South of said Railroad Track Two Hundred Forty-one (241) feet to point of beginning.

ALSO commencing at the Southwest corner of lot known as the Packing House Lot, the said lot lying in lot Fifty-nine (59) of the Leitner Tract and being that lot formerly conveyed by J. R. Emerson to L. J. Montgomery, thence Westwardly along a line at right angles to the West Boundary line of said packing House Lot Fifty (50) feet; thence Northward along a line to parallel to said west Boundary line to the Gainsville & Gulf (G. & G.) R. R. right-of-way; thence East Fifty (50) feet to the Northwest Corner of said Packing House Lot; thence South to point of beginning; and,

ALSO beginning at the Southeast Corner of the Montgomery Packing House Lot in Lot Fifty-nine (59) of the Leitner Tract and run South Sixty-one yards to a post in center of a drainway; thence in a Northwesterly direction along or near to said drainway to Southwest Corner of land formerly purchased by Montgomery from Emerson; thence Eastward to beginning, said lot being triangular in shape, EXCEPT RAILROAD RIGHT- OF- WAY.

All of the above-described lands being in the Leitner Tract, a subdivision of Lots 8 and 9 of the M.E. Levy Grant in Township Eleven (11) South, Range Twenty (20) East as per Plat recorded in Deed Book "J", Page 645, of the public Records of Alachua County, Florida.

LESS that tract of land as per Official Records Book 92, page 557, of the Public Records of Alachua County, Florida.

LESS the rights of way of SE 134th Avenue and Interstate Highway No. 75 and any property lying South and West of said rights of way.

PARCEL FOUR:

That part of Lot Forty-four (44) of Leitner Tract of Lots Eight (8) and Nine (9) of Levy Grant as recorded in Deed Book "J", Page 645, of Public Records of Alachua County, Florida, lying west of the Atlantic Coast Line (ACL) R/W abandoned tracks.

PARCEL FIVE:

Commence at the Southwest (SW) corner of Lot Thirty-eight (38) of the Leitner Tract (track) of Lots Eight (8) and Nine (9) of the Levy Grant in Township Eleven (11) South, Range Twenty (20) East, in Alachua County, Florida, as per plat recorded in Deed Book "J", page 645 of the Public Records of Alachua County, Florida, and run thence North 4° 45' East 6.793 chains to a stake thence South 85° East, 11.74 chains to a stake, thence South 5° 7' West 6.62 chains to a stake, thence North 85° 53' West 11.712 chains to the Point of Beginning, being in the South part of said Lot Thirty-eight (38).

All railroad rights-of-ways in the land in Lots 21, 40, 22, 39, 38, 42, 43, 58, 59 and 44 of the LEITNER TRACT, a Subdivision of Lots Eight (8) and Nine (9) of the Moses E. Levy Grant, as per plat recorded in Deed Book "J", page 645 of the Public Records of Alachua County, Florida.

LESS:

PARCEL TWO:

Commence at the NW corner of Lot 21 of the Leitner Tract, Township 11 South, Range 20 East, and run S 4° 34' 11" W along the West line of said lot 323.99 feet to the P.O.B., thence continue South 4° 34' 11" W along said West line 330 feet, thence run South 86° 06' 19" E 991.13 feet, thence run N 3° 35' 46" E 263.22 feet, thence run N 37° 50' 46" E 80.48 feet, thence run N 86° 06' 19" W 1030.81 feet to the west line of said Lot 21 and the P.O.B. All lying and being in Lot 21 of the Leitner Tract in T 11 S - R 20 E, Alachua County, Florida, as per plat recorded in Deed Book "J", page 645 of the Public Records of Alachua County, Florida.

LESS:

PARCEL THIRTEEN:

Commence at the Southeast corner of Lot 21 of the Leitner Tract and run North 3 degrees 35 minutes 46 seconds East along the East line of said lot 3.57 feet, thence run North 86 degrees 06 minutes 19 seconds West 198 feet to the Point of Beginning; thence continue North 86 degrees 06 minutes 19 seconds West 792 feet; thence run North 3 degrees 35 minutes 46 seconds East 330 feet; thence run South 86 degrees 06 minutes 19 seconds East 792 feet, thence run South 3 degrees 35 minutes 46 seconds West 330 feet to the Point of Beginning. All lying and being in Lot 21 of the Leitner Tract, Township 11 South, Range 20 East, Alachua County, Florida, as per plat recorded in Deed Book "J", page 645 of the Public Records of Alachua County, Florida.

ALL OF THE FOREGOING ALSO DESCRIBED AS:

A PARCEL OF LAND LYING IN LOTS 21, 22, 37, 38, 39, 40, 42, 43, 44, 58 AND 59 OF THE LEITNER TRACT, A SUBDIVISION OF LOT 8 AND LOT 9 OF THE MOSES E. LEVY GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK "J", PAGE 645 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, IN TOWNSHIP 11 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 44 OF THE LEITNER TRACT BEING A 3"x3" CONCRETE MONUMENT (NO ID); THENCE S.86°39'49"E., 156.54 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWESTERLY BOUNDARY OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4433, PAGE 1477 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,535.48 FEET, A CENTRAL ANGLE OF 09°33'09", AND A CHORD

BEARING AND DISTANCE OF S.41°07'51"W., 255.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 256.00 FEET TO THE WESTERLY MOST CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4433, PAGE 1477; THENCE ALONG SAID WESTERLY BOUNDARY OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4433, PAGE 1477; OFFICIAL RECORDS BOOK 1889, PAGE 735; OFFICIAL RECORDS BOOK 2440, PAGE 1113; OFFICIAL RECORDS BOOK 4365, PAGE 2274; OFFICIAL RECORDS BOOK 4336, PAGE 2004; OFFICIAL RECORDS BOOK 1679, PAGE 1977; OFFICIAL RECORDS BOOK 4011, PAGE 1259; OFFICIAL RECORDS BOOK 4104, PAGE 361; AND OFFICIAL RECORDS BOOK 4179, PAGE 1402 ALL IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S.03°44'23"W., 2,076.12 FEET TO THE NORTHEASTERLY MOST CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2232, PAGE 2297 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2232, PAGE 2297 THE FOLLOWS THREE (3) COURSES: 1) N.65°24'40"W., 1,392.60 FEET; 2) THENCE N.69°36'54"W., 212.18 FEET; 3) THENCE N.73°15'13"W., 632.08 FEET TO THE WESTERLY MOST CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2232, PAGE 2297 AND NORTHERLY RIGHT OF WAY LINE OF S.W. 134 AVENUE (80' PUBLIC RIGHT OF WAY PER RIGHT OF WAY MAP SECTION 26260-2460); THENCE DEPARTING SAID NORTHERLY BOUNDARY ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.51°29'46"W., 636.07 FEET TO THE SOUTHERLY MOST CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3869, PAGE 1725 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, ALONG THE EASTERLY BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3450, PAGE 1255; OFFICIAL RECORDS BOOK 1832, PAGE 957; AND OFFICIAL RECORDS BOOK 3869, PAGE 1725 ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, N.03°22'19"E., 1,376.68 FEET TO NORTHEASTERLY CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3450, PAGE 1255; THENCE DEPARTING SAID EASTERLY BOUNDARIES, ALONG NORTHERLY BOUNDARY OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3450, PAGE 1255, N.86°07'39"W., 1,894.08 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF S.W. 134 AVENUE, SAID POINT ALSO BEING THE WESTERLY MOST CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3450, PAGE 1255; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWS (2) TWO COURSES: 1) N.50°20'33"W., 82.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,369.14 FEET, A CENTRAL ANGLE OF 00°14'06", AND A CHORD BEARING AND DISTANCE OF N.52°08'22"W., 46.63 FEET; 2.) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.63 FEET TO THE WESTERLY BOUNDARY OF LOT 40 OF SAID LEITNER TRACT; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG SAID WESTERLY BOUNDARY, N.04°04'49"E., 258.16 FEET TO THE SOUTHWESTERLY CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3328, PAGE 612 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID

WESTERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3328, PAGE 612, S.86°03'22'E., 1,007.05 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3328, PAGE 612; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3328, PAGE 612, OFFICIAL RECORDS BOOK 2884, PAGE 242, OFFICIAL RECORDS BOOK 1341, PAGE 221, OFFICIAL RECORDS BOOK 1078, PAGE 580 ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, N.03°23'05"E., 989.22 FEET TO THE SOUTHWESTERLY CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4164, PAGE 533 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARIES, ALONG THE SOUTHERLY BOUNDARY OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4164, PAGE 533, S.86°06'01"E., 791.82 FEET TO THE SOUTHEASTERLY CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4164, PAGE 533; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4164, PAGE 533, N.03°39'43"E., 329.58 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4164, PAGE 533; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1144, PAGE 543 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S.86°00'41"E., 197.85 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PALMETTO ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "D", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE WESTERLY BOUNDARY OF LOT 22 OF SAID LEITNER TRACT; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LOT 22, S.03°37'47"W., 329.73 FEET TO THE SOUTHWESTERLY CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3082, PAGE 291 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3082, PAGE 291 AND LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3877, PAGE 2127 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S.86°09'30"E., 1,009.67 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3877, PAGE 2127; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3877, PAGE 2127, N.38°06'55"E., 97.40 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (174' PUBLIC RIGHT OF WAY PER RIGHT OF WAY MAP SECTION 26010-2526); THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.52°10'30"E., 306.93 FEET TO THE NORTHERLY MOST CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2279, PAGE 2149 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE WESTERLY BOUNDARY OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2279, PAGE 2149, S.03°40'35'W., 959.12 FEET TO THE SOUTHWESTERLY CORNER OF SAID LAND AS DESCRIBED IN

OFFICIAL RECORDS BOOK 2279, PAGE 2149; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2279, PAGE 2149, S.86°29'54"E., 773.40 FEET TO THE SOUTHEASTERLY CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2279, PAGE 2149; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2279, PAGE 2149, N.03°56'50"E., 424.78 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWS (2) TWO COURSES: 1) S.52°27'11"E., 964.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,790.73 FEET, A CENTRAL ANGLE OF 02°12'28", AND A CHORD BEARING AND DISTANCE OF S.51°03'25"E., 69.00 FEET; 2.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.00 FEET TO THE NORTHERLY MOST CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4433, PAGE 1477 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,535.48 FEET, A CENTRAL ANGLE OF 11°34'52", AND A CHORD BEARING AND DISTANCE OF S.30°10'47"W., 309.84 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE WESTERLY BOUNDARY OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4433, PAGE 1477, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 310.37 TO THE POINT OF BEGINNING.