



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

Submit Application to:
 Development Services Division
[Development Review Email](mailto:development@alachua.org)

Date: March 4, 2024

DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: Flint Rock Phase 2A & 2B

APPROXIMATE PROJECT ADDRESS: 5002 SW 125th Circle

TAX PARCEL NUMBER(S): 04490-000-000 TOTAL ACREAGE: 95.90

EXISTING ZONING: A Agriculture

FUTURE LAND USE: Rural/Agriculture

BRIEF DESCRIPTION OF PROPOSED PROJECT:

The plat for Phase 2 is being split into two phases. Phase 2A will include 14
total lots. Phase 2B will include 13 total lots.

DEVELOPMENT DATA:

LEVEL OF REVIEW: Replat

Check all that apply and fill out:

- TND/TOD Number of Lots: _____ Square Footage: _____
- Single Family Residential Number of Lots: 27
- Multi-Family Residential Number of Lots: _____
- Non-Residential Square Footage: _____
- Boat Dock Square Footage: _____
- Other: _____

CONTACT INFORMATION:

AUTHORIZED AGENT:

Name: CHW c/o Austin Blazs

Mailing Address: 11801 Research Drive, Alachua, Florida 32615

Email: austinb@chw-inc.com & jessicaj@chw-inc.com

Phone: (352) 331-1976

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.



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

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

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Flint Rock Phase 2A & 2B

OWNER: Flint Rock Agrihood, LLC
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: CHW

PARCEL NUMBER(s): 04490-000-000

APPROXIMATE PROJECT ADDRESS: 5002 SW 125th Circle

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.

Tara Beauchamp Owner Signature Tara Beauchamp Owner Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this
29th Day of February, 2024, by Tara Beauchamp who is
 personally known or has provided satisfactory identification -

STATE OF FLORIDA
 COUNTY OF Dixie

Becky Bussard Signature of Notary Public
Becky Bussard Printed Name of Notary Public
HH 462446 Commission Number



BECKY BUSSARD
 Commission # HH 462446
 Expires February 5, 2028

(Notarial Stamp above)

28,896- doc:
44 rec:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3309173 5 PG(S)
January 08, 2021 01:53:47 PM
Book 4648 Page 1323
J. K. JESS IRBY, ESQ. Clerk of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$28,896.00


Prepared by and return to:
JOHN F. ROSCOW, IV
HOLDEN, CARPENTER & ROSCOW, PL
5608 NW 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: 19-1060.sb
\$4,128,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of January, 2021, between **WILLIAM B. DEAS and MARILYN M. DEAS**, individually and as Trustees of the **DEAS FAMILY TRUST** dated March 15, 2018 whose post office address is **98 Brays Island Drive, Sheldon, SC 29941**, grantor, and **FLINT ROCK AGRIHOOD, LLC**, a Florida limited liability company whose post office address is **624 NE Highway 349, Old Town, Florida, 32680**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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

Parcel Identification Numbers: Portion of 04494-000-000, 04490-000-000 and 04494-001-000

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.

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:

✓ Witness sign: Tara Berta Demis
✓ Witness print name: Tara Berta Demis

✓ Witness sign: Jessica Barnes
✓ Witness print name: JESSICA BARNES

William B. Deas
WILLIAM B. DEAS

Marilyn M. Deas
MARILYN M. DEAS

State of SOUTH CAROLINA

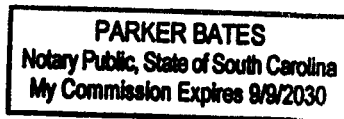
County of BEAUFORT

✓ The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of January, 2021, by WILLIAM B. DEAS and MARILYN M. DEAS, individually and as Trustees, who are personally known or have produced a driver's license as identification.

[Notary Seal] ✓

Parker Anne Bates

Notary Public



✓ Printed Name: Parker Anne Bates

✓ My Commission Expires: 9/9/2030

LEGAL DESCRIPTION

19-0063

**DATE:** October 09, 2020**PROJECT NAME:** FLINT ROCK 256.06 Acre Conveyance**PROJECT NO:** 19-0063

A PARCEL OF LAND SITUATE IN SECTIONS 23 & 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

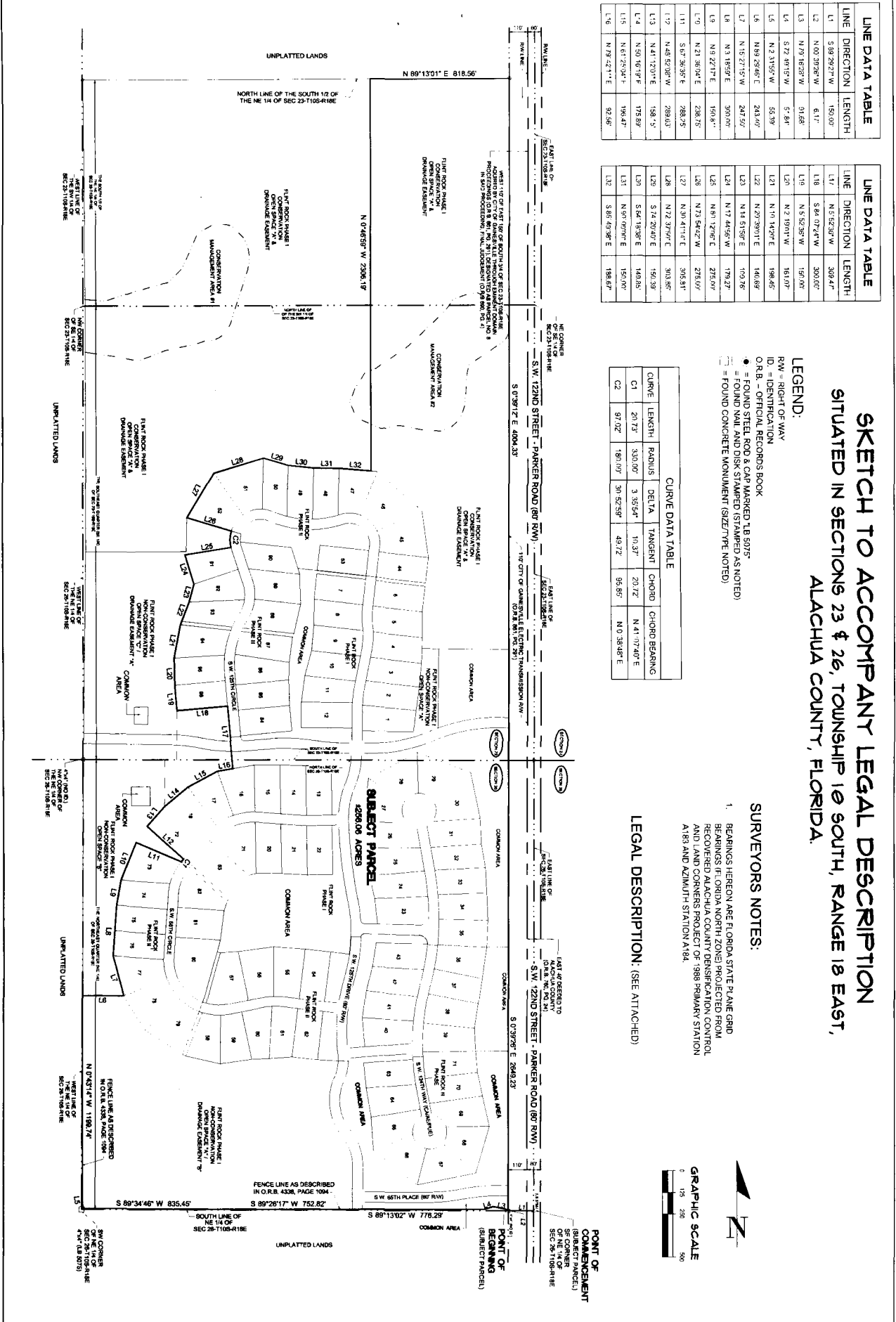
COMMENCE AT A NAIL & DISK STAMPED LS 3765 MARKING THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 89°29'27" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 150.00 FEET TO A 4" x 4" CONCRETE MONUMENT ON THE WEST LINE OF A 110 FOOT WIDE CITY OF GAINESVILLE ELECTRIC TRANSMISSION RIGHT OF WAY; THENCE NORTH 00°39'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 6.17 FEET TO AN INTERSECTION WITH A FENCE LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 4338, PAGE 1094 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID FENCE LINE; (1) THENCE NORTH 79°16'28" WEST, A DISTANCE OF 91.68 FEET; (2) THENCE SOUTH 72°49'15" WEST, A DISTANCE OF 51.84 FEET; (3) THENCE SOUTH 89°13'02" WEST, A DISTANCE OF 776.29 FEET; (4) THENCE SOUTH 89°26'17" WEST, A DISTANCE OF 752.82 FEET; (5) THENCE SOUTH 89°34'46" WEST, A DISTANCE OF 835.45 FEET; (6) THENCE NORTH 02°31'55" WEST, A DISTANCE OF 55.39 FEET; (7) THENCE NORTH 00°43'14" WEST, A DISTANCE OF 1199.74 FEET; THENCE DEPARTING SAID FENCE LINE, NORTH 89°29'46" EAST, A DISTANCE OF 243.40 FEET; THENCE NORTH 15°27'15" WEST, A DISTANCE OF 247.50 FEET; THENCE NORTH 3°18'59" EAST, A DISTANCE OF 300.00 FEET; THENCE NORTH 9°22'17" EAST, A DISTANCE OF 150.81 FEET; THENCE NORTH 21°36'04" EAST, A DISTANCE OF 238.75 FEET; THENCE SOUTH 67°36'35" EAST, A DISTANCE OF 288.25 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 41°07'40" EAST, 20.72 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'54", 20.73 FEET TO THE END OF SAID CURVE; THENCE NORTH 48°52'08" WEST, A DISTANCE OF 289.63 FEET; THENCE NORTH 41°12'01" EAST, A DISTANCE OF 158.15 FEET; THENCE NORTH 50°16'19" EAST, A DISTANCE OF 175.89 FEET; THENCE NORTH 61°25'04" EAST, A DISTANCE OF 196.47 FEET; THENCE NORTH 79°42'11" EAST, A DISTANCE OF 92.56 FEET; THENCE NORTH 5°52'36" WEST, A DISTANCE OF 369.47 FEET; THENCE SOUTH 84°07'24" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 5°52'36" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 2°19'01" WEST, A DISTANCE OF 161.07 FEET; THENCE NORTH 10°14'20" EAST, A DISTANCE OF 198.45 FEET; THENCE NORTH 20°39'01" EAST, A DISTANCE OF 140.69 FEET; THENCE NORTH 14°51'59" EAST, A DISTANCE OF 109.76 FEET; THENCE NORTH 17°44'56" WEST, A DISTANCE OF 179.27 FEET; THENCE NORTH 80°12'06" EAST, A DISTANCE OF 275.00 FEET; TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 00°38'48" EAST, 95.85 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°52'59", 97.02 FEET TO THE END OF SAID CURVE; THENCE NORTH 73°54'42" WEST, A DISTANCE OF 275.00 FEET; THENCE NORTH 30°41'14" EAST, A DISTANCE OF 305.81 FEET; THENCE NORTH 72°37'50" EAST, A DISTANCE OF 303.85 FEET; THENCE SOUTH 74°20'40" EAST, A DISTANCE OF 150.39 FEET; THENCE SOUTH 84°18'38" EAST, A DISTANCE OF 149.85 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 85°49'38" EAST, A DISTANCE OF 188.67 FEET; THENCE NORTH

0°46'59" WEST, A DISTANCE OF 2306.19 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 23; THENCE NORTH 89°13'01" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 818.56 FEET TO A 5/8" REBAR & CAP STAMPED CHW INC. LB 5075, LYING ON THE AFOREMENTIONED WEST LINE OF A 110 FOOT WIDE CITY OF GAINESVILLE ELECTRIC TRANSMISSION RIGHT OF WAY; THENCE SOUTH 0°39'12" EAST, ALONG SAID WEST LINE, A DISTANCE OF 4004.33 FEET; THENCE SOUTH 0°39'26" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2649.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 256.06 ACRES, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND
MADE A PART HEREOF**

Tech: AaronH Plot Date: Oct 12, 2020 8:50am Filename: N:\2019\19-0063\Survey\DWG\19-0063_FLINT ROCK I.L.C. CONVEYANCE.dwg



| LINE | DIRECTION | LENGTH |
|------|--------------|---------|
| L1 | S 89°29'27\" | 150.00' |
| L2 | N 00°29'58\" | 6.17' |
| L3 | N 19°18'55\" | 91.88' |
| L4 | S 72°30'15\" | 57.84' |
| L5 | N 2°19'55\" | 55.39' |
| L6 | N 89°29'46\" | 234.00' |
| L7 | N 15°27'15\" | 247.50' |
| L8 | N 81°28'59\" | 300.00' |
| L9 | N 9°22'17\" | 190.00' |
| L10 | N 21°36'04\" | 238.75' |
| L11 | S 47°36'56\" | 288.75' |
| L12 | N 48°52'58\" | 289.00' |
| L13 | N 41°12'01\" | 198.5' |
| L14 | N 50°16'18\" | 175.89' |
| L15 | N 81°23'54\" | 198.47' |
| L16 | N 79°24'11\" | 92.56' |

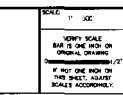
| LINE | DIRECTION | LENGTH |
|------|--------------|---------|
| L17 | N 5°52'30\" | 308.44' |
| L18 | S 84°07'41\" | 300.00' |
| L19 | N 5°52'35\" | 195.00' |
| L20 | N 2°19'51\" | 161.07' |
| L21 | N 1°14'07\" | 198.46' |
| L22 | N 29°39'11\" | 144.69' |
| L23 | N 14°51'59\" | 109.27' |
| L24 | N 17°44'56\" | 179.27' |
| L25 | N 81°28'59\" | 275.00' |
| L26 | N 73°54'42\" | 275.00' |
| L27 | N 30°41'14\" | 305.91' |
| L28 | N 72°37'59\" | 303.89' |
| L29 | S 74°20'40\" | 150.39' |
| L30 | S 64°18'38\" | 148.85' |
| L31 | N 50°09'59\" | 150.00' |
| L32 | S 65°40'38\" | 188.67' |

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|--------|---------|----------|---------|--------|---------------|
| C1 | 20.73 | 320.00' | 3.5564° | 10.37' | 20.22' | N 41°07'40\" |
| C2 | 97.02' | 180.00' | 30.5259° | 49.72' | 95.65' | N 0°38'48\" |

LEGEND:
 RW = RIGHT OF WAY
 ID = IDENTIFICATION
 O.R.B. = OFFICIAL RECORDS BOOK
 ● = FOUND STEEL ROD & CAP MARKED "18 5075"
 ○ = FOUND NAIL AND DISK STAMPED (STAMPED AS NOTED)
 □ = FOUND CONCRETE MONUMENT (SIZE/TYPE NOTED)

SURVEYORS NOTES:
 1. BEARINGS HEREON ARE FLORIDA STATE PLANE GRID BEARINGS (FLORIDA NORTH ZONE) PROJECTED FROM RECOVERED ALACHUA COUNTY DENIFICATION CONTROL AND LAND CORNERS PROJECT OF 1988 PRIMARY STATION A 183 AND AZIMUTH STATION A 184.

LEGAL DESCRIPTION: (SEE ATTACHED)



This map prepared by:
 AARON H. HICKMAN
 Professional Surveyor & Mapper Fla. License No. 6791

| | |
|---------------|----------|
| DATE | 10/12/20 |
| BY | AH |
| REVISION DATE | |
| DATE | |
| BY | |
| PROJECT NAME | 19-0063 |
| DATE | |
| BY | |

FLINT ROCK I.L.C.
 POINT OF COMMENCEMENT (SUBJECT PARCEL)
 S.W. CORNER SEC 26-108-N-18E

10 OF 1

NO RECORDS
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Sign Up for Property Watch

Parcel Summary

Parcel ID 04490-000-000
Prop ID 23362
Location Address UNASSIGNED LOCATION RE
 ARCHER, FL 32618
Neighborhood/Area 215200.00
Subdivision
Legal Description COM SE COR OF NE1/4 SEC W 150 FT N 6.17 FT POB N 79
 DEG W 91.68 FT S 72 DEG W 51.84 FT W 776.29 FT W 752.82
 FT W 835.45 FT N 02 DEG W 55.39 FT N 1199.74 FT E 243.40
 FT N 15 DEG W 247.50 FT N 03 DEG E 300 FT N 09 DEG E
 150.81 FT N 21 DEG E 238.75 FT N 67 D
 (Note: *The Description above is not to be used on legal
 documents.)
Property Use Code VACANT (00000)
Sec/Twp/Rng 23-10-18
Tax Area SUWANNEE (0300)
Acres 95.9
Homesteaded False

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

[View Map](#)

Millage Rate Value

Millage Rate: 19.4476

Owner Information

[FLINT ROCK AGRIFOOD LLC](#)
 624 NE HIGHWAY 349
 OLD TOWN, FL 32680

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 | \$134,260 | \$134,260 | \$0 | \$0 | \$0 |
| Land Agricultural Value | \$0 | \$0 | \$54,700 | \$54,700 | \$54,700 |
| Agricultural (Market) Value | \$0 | \$0 | \$306,054 | \$306,054 | \$306,054 |
| Just (Market) Value | \$134,260 | \$134,260 | \$306,054 | \$306,054 | \$306,054 |
| Assessed Value | \$134,260 | \$134,260 | \$54,700 | \$54,700 | \$54,700 |
| Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Taxable Value | \$134,260 | \$134,260 | \$54,700 | \$54,700 | \$54,700 |
| 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.

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|----------|--------------------|-------|-------------|---------------|-------|--------|
| 0000 | VACANT RESIDENTIAL | 95.90 | 4177404 | 0 | 0 | A |

Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|-----------|-------------|------------|------|------|-----------------|-----------------|--------------------------------|--------------------------------|------------------------------|
| 1/7/2021 | \$4,128,000 | WD | 4848 | 1323 | Qualified (Q) | Improved | DEAS MARILYN M, DEAS WILLIAM B | FLINT ROCK AGRIFOOD LLC | Link (Clerk) |
| 3/15/2018 | \$100 | MS | 4583 | 0928 | Unqualified (U) | Improved | | DEAS MARILYN M, DEAS WILLIAM B | Link (Clerk) |
| 9/15/1992 | \$100 | MS | 1875 | 2911 | Unqualified (U) | Improved | * DEAS THERON B NADINE B | * DEAS, WILLIAM B | Link (Clerk) |
| 9/15/1992 | \$100 | MS | 1874 | 1727 | Unqualified (U) | Improved | * DEAS & DEAS | * DEAS THERON B NADINE B | Link (Clerk) |
| 9/24/1990 | \$100 | MS | 1786 | 2103 | Unqualified (U) | Improved | | * DEAS & DEAS | Link (Clerk) |

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.

Permits

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---------------|----------------------|---------|--------|------------|-------|
| 95110156 | MANUFACTURED HOUSING | Yes | No | 11/20/1995 | \$0 |

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



Photos



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

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: 2/28/2024, 2:47:45 AM](#)

Contact Us





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
FLINT ROCK AGRIHOOD, LLC

Filing Information

Document Number L19000238183
FEI/EIN Number 84-3458149
Date Filed 09/20/2019
State FL
Status ACTIVE

Principal Address

624 NE Hwy 349
Old Town, FL 32680

Changed: 05/20/2020

Mailing Address

624 NE Hwy 349
Old Town, FL 32680

Changed: 05/20/2020

Registered Agent Name & Address

CHESHIRE, ZEB
8528 Millhopper Rd.
Gainesville, FL 32653

Address Changed: 02/05/2024

Authorized Person(s) Detail

Name & Address

Title MGR

DEAS, MARILYN
98 Brays Island Drive
Sheldon, SC 29941

Title MGR

BEAUCHAMP, TARA
P.O. BOX 38
OLD TOWN, FL 32680

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2022 | 01/26/2022 |
| 2023 | 01/31/2023 |
| 2024 | 02/05/2024 |

Document Images

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|---|--|
| 02/05/2024 -- ANNUAL REPORT | View image in PDF format |
| 01/31/2023 -- ANNUAL REPORT | View image in PDF format |
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**HOLDEN, ROSCOW
& CAEDINGTON, PL**
ATTORNEYS AT LAW

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CHARLES I. HOLDEN, JR.
charles@gnv-law.com

JOHN F. ROSCOW, IV
john@gnv-law.com

February 5, 2024

Mr. Austin Blazs, PSM
Survey Project Manager
CHW-INC.
11801 Research Drive
Alachua, Florida 32615

**RE: Proposed Plat –Flint Rock Agrihood
Phase 2A, Alachua County, Florida**

Dear Mr. Blazs:

Pursuant to the proposed plat of the above referenced real property described as Phase 2A of Flint Rock Agrihood, please be advised as follows:

Record title to the lands, which are the subject hereof, is vested in FLINT ROCK AGRIFOOD, LLC, a Florida limited liability company.

The real property is more particularly described on Exhibit "A" attached hereto.

The real property is subject to that certain Mortgage to William B. Deas and Marilyn M. Deas, as Trustees of the Deas Family Trust dated March 15, 2018, mortgagee, as recorded in Official Records Book 4848, page 1328, Public Records of Alachua County, Florida.

The real property will be subject to the covenants, conditions and restrictions simultaneous with the recording of the plat. Enclosed is the proposed Supplemental Declaration and Annexation of Additional Property Into the FLINT ROCK AGRIFOOD Declaration of Covenants and Restrictions.

The real property is also subject to the following:

Easement to Clay Electric Cooperative, Inc., recorded in Official Records Book 2819, page 588, Public Records of Alachua County, Florida.

Also of record is a Notice of Environmental Resource Permit recorded in Official Records Book 4813, page 240, Public Records of Alachua County, Florida.

Should you require additional information from my office, please do not hesitate to contact me.

Sincerely,



John F. Roscow, IV

Copy to: Tara Beauchamp, Manager
Enclosures

LEGAL DESCRIPTION

19-0063



DATE: JANUARY 18, 2024
PROJECT NAME: FLINT ROCK SUBDIVISION
PROJECT NO: 19-0063
DESCRIPTION FOR: PHASE 2A

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4583, PAGE 928 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 18 EAST AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, THENCE SOUTH 89°29'27" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF AN ELECTRIC TRANSMISSION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 861, PAGE 291 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, NORTH 0°39'26" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1187.13 FEET TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 79°35'31" WEST, A DISTANCE OF 481.45 FEET; THENCE SOUTH 74°45'47" WEST, A DISTANCE OF 66.69 FEET; THENCE NORTH 84°18'40" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 12°50'22" EAST, A DISTANCE OF 146.14 FEET; THENCE NORTH 07°59'32" EAST, A DISTANCE OF 199.78 FEET; THENCE SOUTH 89°27'20" EAST, A DISTANCE OF 275.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°51'11" EAST, 29.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°12'18", AN ARC LENGTH OF 32.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1570.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 04°20'52" WEST, 32.79 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°11'48", AN ARC LENGTH OF 32.79 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85°23'18" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 04°51'17" EAST, A DISTANCE OF 4.49 FEET; THENCE SOUTH 87°35'03" EAST, A DISTANCE OF 290.00 FEET; THENCE NORTH 89°20'34" EAST, A DISTANCE OF 129.17 FEET TO AFOREMENTIONED WEST

RIGHT OF WAY LINE OF SAID ELECTRIC TRANSMISSION EASEMENT; THENCE SOUTH 00°39'26" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 371.82 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, THENCE SOUTH 89°29'27" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF AN ELECTRIC TRANSMISSION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 861, PAGE 291 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE, DEPARTING SAID SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, NORTH 0°39'22" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 3696.58 FEET; THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 89°20'48" WEST, A DISTANCE OF 492.60 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 84°11'24" WEST, A DISTANCE OF 754.09 FEET; THENCE NORTH 18°02'33" WEST, A DISTANCE OF 127.90 FEET; THENCE NORTH 84°23'11" WEST, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 120.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 4°48'42" EAST, 46.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'11", AN ARC LENGTH OF 47.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 73°54'42" WEST, A DISTANCE OF 335.00 FEET; THENCE NORTH 30°41'14" EAST, A DISTANCE OF 305.81 FEET; THENCE NORTH 72°37'50" EAST, A DISTANCE OF 303.85 FEET; THENCE SOUTH 74°20'40" EAST, A DISTANCE OF 150.39 FEET; THENCE SOUTH 84°18'38" EAST, A DISTANCE OF 149.85 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 85°49'38" EAST, A DISTANCE OF 227.24 FEET; THENCE SOUTH 49°42'45" EAST, A DISTANCE OF 346.77 FEET; THENCE SOUTH 8°20'20" EAST, A DISTANCE OF 278.09 FEET; THENCE SOUTH 5°47'24" WEST, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE TRACT OF LAND CONTAINING 21.81 ACRES, MORE OR LESS.

THIS INSTRUMENT PREPARED BY:
John F. Roscow, IV
HOLDEN, ROSCOW & CAEDINGTON, PL
5608 N.W. 43rd Street
Gainesville, Florida 32653
Return to: Same as above
File No. 24-0062.sb

**SUPPLEMENTAL AND AMENDED DECLARATION AND ANNEXATION OF ADDITIONAL PROPERTY
INTO THE FLINT ROCK AGRIHOOD DECLARATION OF COVENANTS AND RESTRICTIONS**

On March 16, 2023, FLINT ROCK AGRIHOOD, LLC, a Florida limited liability company, (“Declarant”) recorded the Declaration of Covenants and Restrictions for Flint Rock Agrihood at Official Records Book 4869, page 485; and First Amendment at Official Records Book 4897, page 878; Second Amendment at Official Records Book 4933, page 748, and Third Amendment at Official Records Book 5044, page 1324, all of the Public Records of Alachua County, Florida, (hereinafter “Declaration”).

Flint Rock Agrihood, LLC, now desires to subject a portion of the lands to the Declaration.

Declarant hereby assigns its rights and obligations under the Declaration of Covenants and Restrictions for Flint Rock Agrihood, to Flint Rock Agrihood, LLC, a Florida limited liability company, as to the property described in Official Records Book 4848, page 1323, of the Public Records of Alachua County, Florida.

In accordance with Article 2 of the Declaration, Flint Rock Agrihood, LLC, hereby subjects the property known as **Flint Rock Agrihood, Phase 2A**, as recorded in Plat Book _____, page(s) _____, Public Records of Alachua County, Florida, to the Flint Rock Agrihood Declaration of Covenants and Restrictions recorded at Official Records Book 4869, page 485, Public Records of Alachua County, Florida, and the First Amendment recorded at Official Records Book 4897, page 878; Second Amendment recorded at Official Records Book 4933, page 748, and Third Amendment recorded at Official Records Book 5044, page 324, all of the Public Records of Alachua County, Florida.

Dated at Gainesville, Alachua County, Florida, on this ____ day of _____, 2024.

Witnesses:

FLINT ROCK AGRIFOOD, LLC,
A Florida limited liability company

Print Name: _____

Print Name: _____

By: _____
Tara A. Beauchamp, Manager

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization on this _____ day of _____, 2024, by TARA A. BEAUCHAMP, as Manager of FLINT ROCK AGRIFOOD, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification and certifies that he is authorized to bind this Company.

(Notary seal)

Notary Public in and for State of Florida

Printed name: _____

My Commission expires: _____

My Commission No.: _____



**HOLDEN, ROSCOW
& CAEDINGTON, PL**
ATTORNEYS AT LAW

JESSE CAEDINGTON
jesse@gnv-law.com

TARA R. LANGFORD
tara@gnv-law.com

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www.gnv-law.com

CHARLES I. HOLDEN, JR.
charles@gnv-law.com

JOHN F. ROSCOW, IV
john@gnv-law.com

February 5, 2024

Mr. Austin Blazs, PSM
Survey Project Manager
CHW-INC.
11801 Research Drive
Alachua, Florida 32615

**RE: Proposed Plat –Flint Rock Agrihood
Phase 2B, Alachua County, Florida**

Dear Mr. Blazs:

Pursuant to the proposed plat of the above referenced real property described as Phase 2B of Flint Rock Agrihood, please be advised as follows:

Record title to the lands, which are the subject hereof, is vested in FLINT ROCK AGRIFOOD, LLC, a Florida limited liability company.

The real property is more particularly described on Exhibit "A" attached hereto.

The real property is subject to that certain Mortgage to William B. Deas and Marilyn M. Deas, as Trustees of the Deas Family Trust dated March 15, 2018, mortgagee; as recorded in Official Records Book 4848, page 1328, Public Records of Alachua County, Florida.

The real property will be subject to the covenants, conditions and restrictions simultaneous with the recording of the plat. Enclosed is the proposed Supplemental Declaration and Annexation of Additional Property into the Flint Rock Agrihood Declaration of Covenants and Restrictions.

The real property is also subject to the following:

Easement to Clay Electric Cooperative, Inc., recorded in Official Records Book 2819, page 588, Public Records of Alachua County, Florida.

Also of record is a Notice of Environmental Resource Permit recorded in Official Records Book 4813, page 240, Public Records of Alachua County, Florida.

Should you require additional information from my office, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Roscow, IV". The signature is stylized and cursive.

John F. Roscow, IV

Copy to: Tara Beauchamp, Manager
Enclosures

LEGAL DESCRIPTION

19-0063



DATE: JANUARY 18, 2024
PROJECT NAME: FLINT ROCK SUBDIVISION
PROJECT NO: 19-0063
DESCRIPTION FOR: PHASE 2B

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4583, PAGE 928 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, THENCE SOUTH 89°29'27" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF AN ELECTRIC TRANSMISSION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 861, PAGE 291 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, NORTH 0°39'26" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 937.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°20'34" WEST, A DISTANCE OF 193.26 FEET; THENCE SOUTH 88°24'12" WEST, A DISTANCE OF 310.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1470.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 1°01'51" EAST, 26.45 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°55'46", AN ARC LENGTH OF 26.45 FEET TO THE END OF SAID CURVE; THENCE SOUTH 86°33'26" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°17'53" WEST, 28.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°42'38", AN ARC LENGTH OF 32.01 FEET TO THE END OF SAID CURVE; THENCE SOUTH 84°50'48" WEST, A DISTANCE OF 338.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°59'22" WEST, 26.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°42'52", AN ARC LENGTH OF 29.22 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°52'04" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 87°15'26" WEST, A DISTANCE OF 122.23 FEET; THENCE NORTH 84°03'10" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 84°51'55" WEST, A DISTANCE OF 132.10 FEET; THENCE SOUTH 86°36'58" WEST, A DISTANCE OF 104.40 FEET; THENCE SOUTH 81°20'53" WEST, A DISTANCE OF 187.61 FEET; THENCE NORTH 77°15'52" WEST, A DISTANCE OF 208.64 FEET; THENCE NORTH 71°25'49" WEST, A DISTANCE OF 20.01 FEET; THENCE NORTH 20°18'26" EAST, A DISTANCE OF 335.00 FEET; THENCE NORTH 14°37'45" EAST, A DISTANCE OF 313.76 FEET; THENCE SOUTH 75°22'15" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 85°06'44" EAST, A DISTANCE OF 104.45 FEET; THENCE NORTH 81°38'17" EAST, A DISTANCE OF 210.40 FEET; THENCE SOUTH 86°18'34" EAST, A DISTANCE OF 184.37 FEET; THENCE SOUTH 84°03'10" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 83°06'30" EAST, A DISTANCE OF 111.40 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 970.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 3°50'25" EAST, 103.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF

SAID CURVE, THROUGH A CENTRAL ANGLE OF $6^{\circ}06'10''$, AN ARC LENGTH OF 103.32 FEET TO THE END OF SAID CURVE; THENCE SOUTH $89^{\circ}12'40''$ EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $45^{\circ}40'00''$ EAST, 28.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $89^{\circ}45'20''$, AN ARC LENGTH OF 31.33 FEET TO THE END OF SAID CURVE; THENCE SOUTH $89^{\circ}27'20''$ EAST, A DISTANCE OF 77.00 FEET; THENCE SOUTH $07^{\circ}59'32''$ WEST, A DISTANCE OF 199.78 FEET; THENCE SOUTH $12^{\circ}50'22''$ WEST, A DISTANCE OF 146.14 FEET; THENCE SOUTH $84^{\circ}18'40''$ EAST, A DISTANCE OF 300.00 FEET; THENCE NORTH $74^{\circ}45'47''$ EAST, A DISTANCE OF 66.69 FEET; THENCE SOUTH $79^{\circ}35'31''$ EAST, A DISTANCE OF 481.45 FEET TO AFOREMENTIONED WEST RIGHT OF WAY LINE OF SAID ELECTRIC TRANSMISSION EASEMENT; THENCE SOUTH $00^{\circ}39'26''$ EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 249.78 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 21.34 ACRES, MORE OR LESS.

THIS INSTRUMENT PREPARED BY:
John F. Roscow, IV
HOLDEN, ROSCOW & CAEDINGTON, PL
5608 N.W. 43rd Street
Gainesville, Florida 32653
Return to: Same as above
File No. 24-0062.sb

**SUPPLEMENTAL AND AMENDED DECLARATION AND ANNEXATION OF ADDITIONAL PROPERTY
INTO THE FLINT ROCK AGRIHOOD DECLARATION OF COVENANTS AND RESTRICTIONS**

On March 16, 2023, FLINT ROCK AGRIHOOD, LLC, a Florida limited liability company, (“Declarant”) recorded the Declaration of Covenants and Restrictions for Flint Rock Agrihood at Official Records Book 4869, page 485; and First Amendment at Official Records Book 4897, page 878; Second Amendment at Official Records Book 4933, page 748, and Third Amendment at Official Records Book 5044, page 1324, all of the Public Records of Alachua County, Florida, (hereinafter “Declaration”).

Flint Rock Agrihood, LLC, now desires to subject a portion of the lands to the Declaration.

Declarant hereby assigns its rights and obligations under the Declaration of Covenants and Restrictions for Flint Rock Agrihood, to Flint Rock Agrihood, LLC, a Florida limited liability company, as to the property described in Official Records Book 4848, page 1323, of the Public Records of Alachua County, Florida.

In accordance with Article 2 of the Declaration, Flint Rock Agrihood, LLC, hereby subjects the property known as **Flint Rock Agrihood, Phase 2B**, as recorded in Plat Book _____, page(s) _____, Public Records of Alachua County, Florida, to the Flint Rock Agrihood Declaration of Covenants and Restrictions recorded at Official Records Book 4869, page 485, Public Records of Alachua County, Florida, and the First Amendment recorded at Official Records Book 4897, page 878; Second Amendment recorded at Official Records Book 4933, page 748, and Third Amendment recorded at Official Records Book 5044, page 324, all of the Public Records of Alachua County, Florida.

Dated at Gainesville, Alachua County, Florida, on this ____ day of _____, 2024.

Witnesses:

FLINT ROCK AGRIFOOD, LLC,
A Florida limited liability company

Print Name: _____

Print Name: _____

By: _____
Tara A. Beauchamp, Manager

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization on this _____ day of _____, 2024, by TARA A. BEAUCHAMP, as Manager of FLINT ROCK AGRIFOOD, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification and certifies that he is authorized to bind this Company.

(Notary seal)

Notary Public in and for State of Florida

Printed name: _____

My Commission expires: _____

My Commission No.: _____



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

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

POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Flint Rock Phase 2A & 2B

OWNER(s): Flint Rock Agrihood, LLC

APPOINTED AGENT: CHW

PARCEL NUMBER(s): 04490-000-000

APPROXIMATE PROJECT ADDRESS: 5002 SW 125th Circle

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

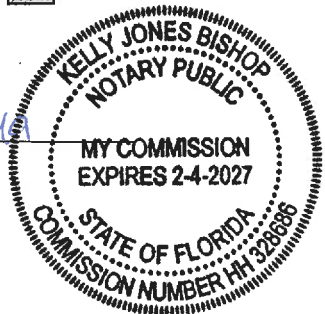
1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers 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.

[Signature] Agent or Owner Jessica Junkin Agent or Owner
 Signature Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 7 Day of March, 2024, by Jessica Junkin who is personally known or has provided satisfactory identification _____.

STATE OF FLORIDA

COUNTY OF Alachua



Kelly Jones Bishop Signature of Notary Public
Kelly Jones Bishop Printed Name of Notary Public
HH 328686 Notary Commission Number

(Notarial Stamp above)