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

Tax Parcel 16496-004-000 & 16496-004-001

COUNTY DEED

THIS DEED, made this ___ day of _____, A.D., 2024, by **ALACHUA COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, by its Board of County Commissioners, party of the first part, and by **TOWN OF MICANOPY, FLORIDA** a municipal corporation of the State of Florida, by its Town Commissioners, party of the second part.

WITNESSETH that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its heirs and assigns forever, the following described land lying and being in Alachua County, Florida, to wit:

A parcel of land being more particularly described in **Attachment "A"**, as attached hereto and by reference made a part hereof.

TOGETHER with tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO a conservation easement of record, executed by the party of the second part granted to the party of the first part, dated _____, 2024.

TO HAVE AND TO HOLD the premises, and all the estate, right, title, lien, interest and claim whatsoever of the party of the first part, either in law or equity, including all phosphate, minerals, metals and petroleum rights held by the party of the first part, if any, and any rights to mine and develop the same held by the party of the first part, if any, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of the party of the second part, its heirs and assigns or successors and assigns, forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the

day and year aforesaid.

ALACHUA COUNTY, FLORIDA

(SEAL)

By: Mary C. Alford, Chair
Board of County Commissioners
Date: _____

ATTEST:

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

APPROVED AS TO FORM:

Alachua County Attorney's Office

ATTACHMENT "A" TO COUNTY DEED

(Legal Description of the Property)

A TRACT OF LAND, SITUATED IN SECTION 25, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 (as per OR 4547, Page 128):

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 1518.00 FEET; THENCE S.01 DEG. 14'18"E., A DISTANCE OF 3119.32 FEET TO A POINT ON THE CENTERLINE OF HUNTER AVENUE; THENCE S.01 DEG. 14'28"E., A DISTANCE OF 969.51 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S.01 DEG. 14'28"E., A DISTANCE OF 73.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 25-A/S.E. 165TH AVENUE (OLD STATE ROAD NO. 25); THENCE S.82 DEG. 39'48"E., ALONG SAID NORTH RIGHT-OF-WAY LINE, 613.90 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT 1533.05 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE EAST ALONG THE ARC OF SAID CURVE, AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10 DEG. 31'44", A DISTANCE OF 281.72 FEET, AND A CHORD BEARING AND DISTANCE OF S.76 DEG. 55'08"E., 281.33 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180 DEG. 00'00", A DISTANCE OF 157.18 FEET, AND A CHORD BEARING AND DISTANCE OF N.29 DEG. 28'49"E., 100.06 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25), SAID POINT ALSO BEING ON A 17,188.74 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEG. 33'33", A DISTANCE OF 467.75 FEET, AND A CHORD BEARING AND DISTANCE OF N.40 DEG. 44'42"W., 467.74 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE. N.40 DEG. 03'42"W., A DISTANCE OF 81.56 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S.49 DEG. 56'57"W., A DISTANCE OF 290.43 FEET; THENCE N.40 DEG. 03'54"W., A DISTANCE OF 150.08 FEET; THENCE S.49 DEG. 57'36"W., A DISTANCE OF 335.75 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT EXISTING ROAD RIGHT OF WAY.

LESS AND EXCEPT ANY LANDS CONTAINED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2800, PAGE 410 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL 2 (as per OR 4547, P 128):

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 1,518.00 FEET; THENCE S.01 DEG. 14'18"E, A DISTANCE OF 3,119.32 FEET TO A POINT ON THE CENTERLINE OF HUNTER AVENUE, THENCE CONTINUE S.01 DEG. 14'28"E. A DISTANCE OF 969.51 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S. 01 DEG. 14'28"E., A DISTANCE OF 73.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 25-A/S.E. 165TH AVENUE (OLD STATE ROAD NO. 25), BEING A 66 FOOT RIGHT-OF-WAY; THENCE S.82 DEG. 39'48"E., ALONG SAID NORTH RIGHT-OF-WAY LINE, 613.90 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT 1,533.05 FOOT RADIUS CURVE,

CONCAVE TO THE SOUTH, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 10 DEG. 31'44", A DISTANCE OF 281.72 FEET, AND A CHORD BEARING AND DISTANCE OF S.76 DEG. 55'08"E., 281.33 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180 DEG. 00'00", A DISTANCE OF 157.18 FEET, AND A CHORD BEARING AND DISTANCE OF N.29 DEG. 28'49"E., 100.06 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO 441 (STATE ROAD NO 25), BEING A 184 FOOT RIGHT-OF-WAY; SAID POINT ALSO BEING ON A 17,188.74 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEG. 33'33", A DISTANCE OF 467.75 FEET, AND A CHORD BEARING AND DISTANCE OF N 40 DEG. 44'42"W., 467.74 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N. 40 DEG. 03'42"W., A DISTANCE OF 81.56 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S.49 DEG. 56'57"W., A DISTANCE OF 290.43 FEET; THENCE N 40 DEG. 03'34" W. A DISTANCE OF 150.08 FEET; THENCE N.12 DEG. 52'38"W., A DISTANCE OF 249.05 FEET; THENCE N.03 DEG. 57'15"W., A DISTANCE OF 107.85 FEET; THENCE S.86 DEG. 20'09"W., A DISTANCE OF 48.87 FEET; THENCE S. 03 DEG. 39'51" W., A DISTANCE OF 17.70 FEET; THENCE S. 86 DEG. 20'09" W., A DISTANCE OF 64.15 FEET; THENCE S. 03 DEG. 39'51"E., A DISTANCE OF 90.15 FEET; THENCE N. 86 DEG. 20'09"E., A DISTANCE OF 83.18 FEET; THENCE S 12 DEG. 52'38"E., A DISTANCE OF 261.17 FEET, THENCE S. 40 DEG. 03'54"E., A DISTANCE OF 137.24 FEET; THENCE S.72 DEG. 59' 27"W., A DISTANCE OF 332.29 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT EXISTING ROAD RIGHT OF WAY.

LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4270, PAGE 2500 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; THENCE EAST ALONG THE NORTH

LINE OF SAID SECTION, 1,518.00 FEET; THENCE S.01 DEG. 14'18"E., A DISTANCE OF 3,119.32 FEET TO A POINT ON THE CENTERLINE OF HUNTER AVENUE; THENCE S.01 DEG. 14'28"E., A DISTANCE OF 969.51 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S.01 DEG. 14'28"E., A DISTANCE OF 73.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 25-A/S.E. 165TH AVENUE (OLD STATE ROAD NO. 25); THENCE S.82 DEG. 39'48"E., ALONG SAID NORTH RIGHT-OF-WAY LINE, 613.90 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT 1,533.05 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE EAST ALONG THE ARC OF SAID CURVE, AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10 DEG. 31'44", A DISTANCE OF 281.72 FEET, AND A CHORD BEARING AND DISTANCE OF 5.76 DEG. 55'08"E., 281.33 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180 DEG. 00'00", A DISTANCE OF 157.18 FEET, AND A CHORD BEARING AND DISTANCE OF N.29 DEG. 28'49"E., 100.06 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25), SAID POINT ALSO BEING ON A 17,188.74 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEG. 33'33", A DISTANCE OF 467.75 FEET, AND A CHORD BEARING AND DISTANCE OF N.40 DEG. 44'42"W., 467.74 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N.40 DEG. 03'42"W., A DISTANCE OF 81.56 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, 5.49 DEG. 56'57"W., A DISTANCE OF 290.43 FEET; THENCE N.40 DEG. 03'54"W., A DISTANCE OF 150.08 FEET; THENCE 5.49 DEG. 57'36"W., A DISTANCE OF 335.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 20 FOOT INGRESS/EGRESS EASEMENT LYING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, 1518.00 FEET; THENCE 5.01 DEG. 14'18"E., A DISTANCE OF 3,119.32 FEET TO A POINT ON THE CENTERLINE OF HUNTER AVENUE; THENCE CONTINUE 5.01 DEG. 14'28"E., A DISTANCE OF 33.29 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HUNTER AVENUE, (BEING A 66 FOOT RIGHT-OF-WAY), THENCE ALONG SAID SOUTH RIGHT OF WAY 5.83 DEG. 36'38"E., A DISTANCE OF 58.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441 (STATE ROAD NO 25), BEING A 184 FOOT RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 5.39 DEG. 58'18"E., A DISTANCE OF 276.90 FEET TO THE POINT OF BEGINNING. THENCE LEAVING SAID RIGHT OF WAY, S.18 DEG. 34'02"W., A DISTANCE OF 117.23 FEET, THENCE 5.61 DEG. 24'42"W., A DISTANCE OF 52.23 FEET; THENCE S.33 DEG. 28'58"W., A DISTANCE OF 45.56 FEET TO THE POINT OF TERMINUS.

SAID PARCEL 1 AND PARCEL 2 BEING ONE AND THE SAME AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4547, PAGE 128 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 25, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE MOST NORTHWESTERLY CORNER OF PARCEL 1 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4547, PAGE 128; THENCE SOUTH 1°24'14" EAST, ALONG THE WEST BOUNDARY LINE OF SAID PARCEL 1, A DISTANCE OF 73.97 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 165TH AVENUE (66 FOOT RIGHT OF WAY); THENCE SOUTH 82°39'48" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 613.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1533.05 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°54'48" EAST, 281.45 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°32'01", AND AN ARC LENGTH OF 281.84 FEET TO A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°33'40" EAST, 100.00 FEET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00", AND AN ARC LENGTH OF 157.08 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 441 (184 FOOT RIGHT OF WAY) AND TO A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 17188.74 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°44'26" WEST, 467.74 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°33'33", AND AN ARC LENGTH OF 467.75 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°01'58" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 81.46 FEET TO THE NORTHERN MOST CORNER OF SAID PARCEL 1; THENCE SOUTH 49°57'20" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 290.35 FEET; THENCE NORTH 40°03'58" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 150.09 FEET TO THE BOUNDARY OF PARCEL 2 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4547, PAGE 128; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF SAID PARCEL 2; (1) THENCE NORTH 12°51'16" WEST, A DISTANCE OF 248.96 FEET; (2) THENCE NORTH 03°58'40" WEST, A DISTANCE OF 107.90 FEET; (3) THENCE SOUTH 86°20'35" WEST, A DISTANCE OF 48.75 FEET; (4) THENCE SOUTH 03°39'06" EAST, A DISTANCE OF 17.70 FEET; (5) THENCE SOUTH 86°20'28" WEST, A DISTANCE OF 64.17 FEET; (6) THENCE SOUTH 03°39'11" EAST, A DISTANCE OF 90.16 FEET; (7) THENCE NORTH 86°21'26" EAST, A DISTANCE OF 83.18 FEET; (8) THENCE SOUTH 12°52'22" EAST, A DISTANCE OF 261.11 FEET; THENCE SOUTH 40°00'09" EAST, A DISTANCE OF 137.34 FEET TO THE AFOREMENTIONED NORTHERLY LINE OF PARCEL 1; THENCE SOUTH 73°04'30" WEST, ALONG SAID NORTHERLY LINE OF PARCEL 1, A DISTANCE OF 332.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 20 FOOT INGRESS/EGRESS EASEMENT LYING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, 1518.00 FEET; THENCE 5.01 DEG. 14'18"E., A DISTANCE OF 3,119.32 FEET TO A POINT ON THE CENTERLINE OF HUNTER AVENUE; THENCE CONTINUE 5.01 DEG. 14'28"E., A DISTANCE OF 33.29 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HUNTER AVENUE, (BEING A 66 FOOT RIGHT-OF-WAY), THENCE ALONG SAID SOUTH RIGHT OF WAY 5.83 DEG. 36'38"E., A DISTANCE OF 58.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441 (STATE ROAD NO 25), BEING A 184 FOOT RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 5.39 DEG. 58'18"E., A DISTANCE OF 276.90 FEET TO THE POINT OF BEGINNING. THENCE LEAVING SAID RIGHT OF WAY, 5.18 DEG. 34'02"W., A DISTANCE OF 117.23 FEET, THENCE 5.61 DEG. 24'42"W., A DISTANCE OF 52.23 FEET; THENCE 5.33 DEG. 28'58"W., A DISTANCE OF 45.56 FEET TO THE POINT OF TERMINUS.