

EXHIBIT 3

This instrument prepared by:
Alachua County Public Works
5620 NW 120th Lane
Gainesville, FL 32653

Portion of Tax Parcel
No.03043-005-000
ALACHUA COUNTY, FLORIDA

UTILITY EASEMENT

THIS UTILITY EASEMENT, made this 26 day of November, 2024, between **Melissa Thomas**, whose mailing address is 16922 NW 174th Terrace, Alachua, Florida 32615 (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 120 Lane, Gainesville, Florida 32653 (hereinafter referred to as "Grantee

WITNESSETH:

Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) 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, Utility Easement for the purpose of constructing, installing, operating, inspecting, maintaining, repairing and replacing a water line in, over, under, upon and across 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 herein (the "Easement Area").

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

The rights herein granted by Grantor to Grantee include the right to: (a) access the Easement Area; (b) construct, install, alter, improve, rebuild, relocate, remove, upgrade, operate, maintain and repair a potable water line within the Easement Area; (c) clear the Easement Area of trees, limbs, roots, undergrowth and other physical objects which, in the opinion of Grantee, endangers or interferes with the safe or efficient construction, installation, operation, maintenance or repair of the potable water line; and (d) all other rights and privileged reasonably necessary or convenient for Grantee's safer or efficient use and enjoyment of said easement for the purposes described herein. This grant of easement does not preclude the Grantor, its successors or assigns, from using the 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. The following additional terms are set forth:

1. The Grantor covenants to not interfere with Grantee's activities within the Property.
2. The Grantor or its successors or assigns shall have the right, at any time, to convey the fee simple title to their Property, including the Easement Area, subject to this Easement and any other easements heretofore and hereinafter granted.

3. Grantee shall have the right, at any time, to assign, transfer and convey this easement to the City of Alachua without further approval of the Grantor, subject only to the City of Alachua agreeing to assume all of Grantee's rights, duties, obligations and responsibilities under this easement.

4. Each Party shall be solely responsible for their own negligent or wrongful acts as well as those of their respective employees and agents, which relate to, or arise out of this Easement, or for the use of the Easement Area. 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 §768.28, Florida Statutes.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on the day and year aforesaid.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Pat A Rodel

Melissa Thomas

Witness

Melissa Thomas

Patricia A Rodel

Print Name

5830 NW 34th Blvd

Address

Gainesville FL 32653

City, State, Zip

Lois A. Carmichael

Witness

Lois A. Carmichael

Print Name

690 Hebron Ave. Apt B

Address

Keystone Heights, FL 32456

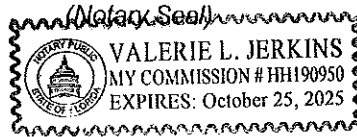
City, State, Zip

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, me this 26th day of November, 2024, by

Melissa A. Thomas He/she is personally known to me, or who has produced _____ as identification.

Valerie L. Jerkins
Notary Public
Print Name Valerie L. Jerkins



At a meeting on the _____ day of _____, 2025, Alachua County Board of County Commissioners authorized the acceptance of this instrument of conveyance and authorized the Chair to execute this acceptance on behalf of Alachua County.

CHARLES CHESTNUT, IV, CHAIR
ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

Executed on this _____ day of _____, 2025.

ATTEST:

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

APPROVED AS TO FORM

ALACHUA COUNTY ATTORNEY'S OFFICE

SKETCH & DESCRIPTION

IN SECTION 08, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

DESCRIPTION - BY THIS SURVEYOR

A PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A RAILROAD SPIKE ON THE CENTERLINE OF COUNTY ROAD 235-A BEING THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN ALACHUA COUNTY, FLORIDA AND RUN SOUTH 00 DEGREES 34 MINUTES 16 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID SECTION A DISTANCE OF 1334.13 FEET; THENCE LEAVING SAID SECTION BOUNDARY RUN SOUTH 88 DEGREES 31 MINUTES 51 SECONDS WEST 525.26 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE THENCE SOUTH 88 DEGREES 31 MINUTES 51 SECONDS WEST 125.03 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 09 SECONDS EAST 20.00; THENCE NORTH 88 DEGREES 31 MINUTES 51 SECONDS EAST 125.03 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 09 SECONDS WEST 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2500.7 SQUARE FEET, MORE OR LESS.

ABBREVIATIONS

(P) = PLATTED
 O.R.B. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK
 PG. = PAGE

SYMBOL LEGEND

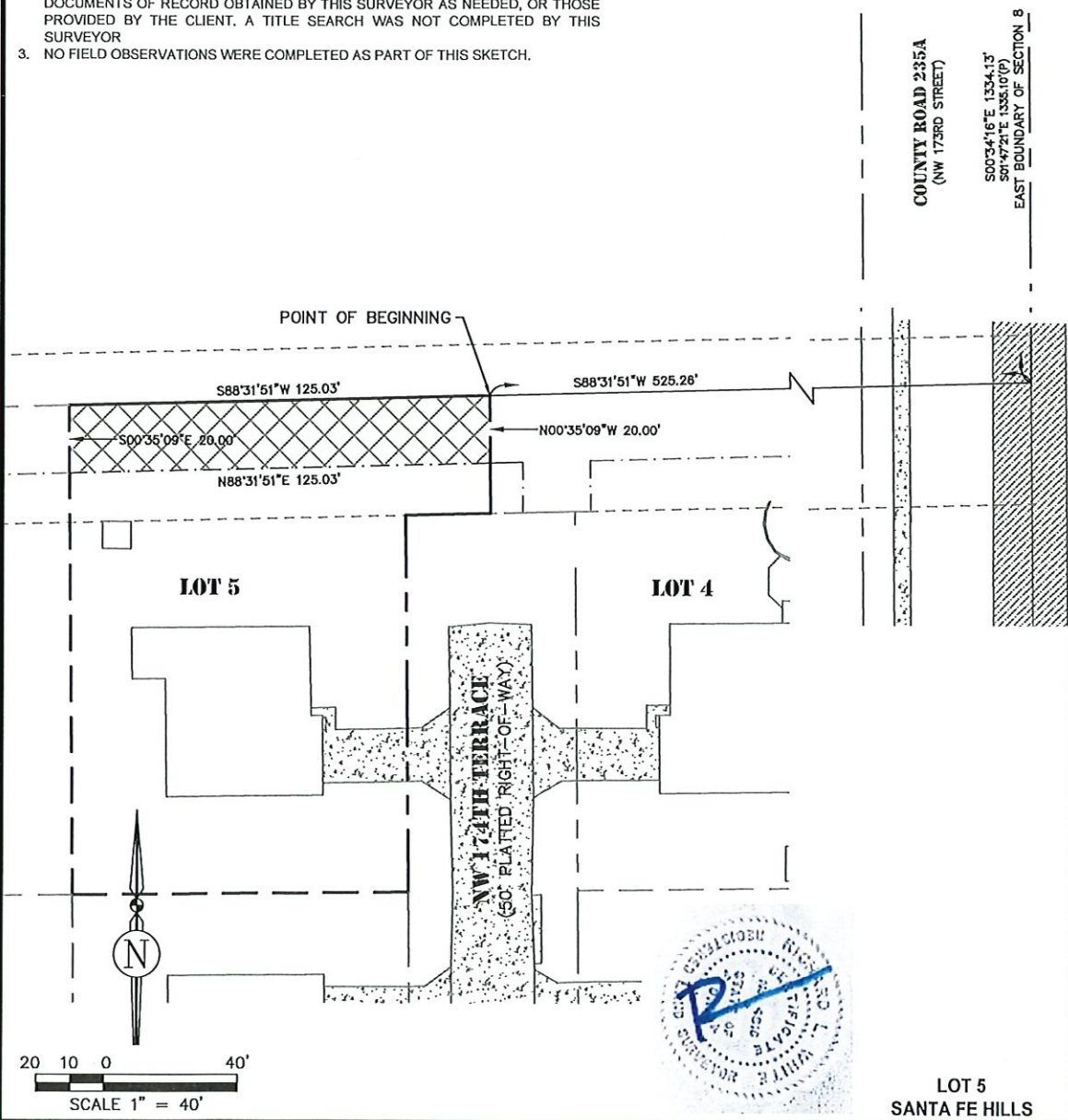
--- TAX PARCEL LINE
 --- RIGHT-OF-WAY LINE
 --- RIGHT-OF-WAY CENTERLINE
 - - - SUBJECT PARCEL BOUNDARY
 [X] SUBJECT PARCEL

POINT OF COMMENCEMENT

RAILROAD SPIKE
 ☉ OF COUNTY ROAD 235-A
 NORTHEAST CORNER OF
 SECTION 08
 TOWNSHIP 08 SOUTH
 RANGE 18 EAST
 ALACHUA COUNTY, FLORIDA

NOTES

- THIS IS NOT A BOUNDARY SURVEY
- THIS SKETCH AND DESCRIPTION IS BASED ON PLATS, DEEDS, OTHER DOCUMENTS OF RECORD OBTAINED BY THIS SURVEYOR AS NEEDED, OR THOSE PROVIDED BY THE CLIENT. A TITLE SEARCH WAS NOT COMPLETED BY THIS SURVEYOR
- NO FIELD OBSERVATIONS WERE COMPLETED AS PART OF THIS SKETCH.



LOT 5
 SANTA FE HILLS

JBPro
 CIVIL ENGINEERING | LAND PLANNING
 SURVEYING | CONSTRUCTION SERVICES
 3530 NW 43rd Street | Gainesville, FL
 4420 US-1 S, Suite 1 | St. Augustine, FL
 1826 Ox Bottom Lane | Tallahassee, FL
 Toll Free: (844) Go-JBPro

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS4816
 Certificate of Authorization No. LB8031
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Richard L. White, PLS
 Professional Land Surveyor

CERTIFIED TO:	
1. ALACHUA COUNTY, FLORIDA	
Scale:	1"=100'
Drawn By:	J. Trahan
Document Name:	338-23-06-LOT 6
Document Date:	07/03/2024
Sheet:	1 of 1