

This Instrument Prepared By:
Tiffany Davis, Land Rights Coordinator
Real Estate Division
Gainesville Regional Utilities
P. O. Box 147117, Sta. E3E
Gainesville, FL 32614-7117

Tax Parcel Nos. 06837-000-000, 06837-003-000,
06846-000-000 & 06847-000-000
Section 16, Township 10 South, Range 19 East

GRU File No. U-RW-5-25
Page 1 of 9

EASEMENT FOR PUBLIC ACCESS INGRESS/EGRESS

THIS EASEMENT, made this 12th day of March, 2025, by GAINESVILLE REGIONAL UTILITIES, a Unit of City Government of the City of Gainesville, Florida ("GRU"), a municipal corporation, whose mailing address is Post Office Box 147117, Sta. E3E, Gainesville, Florida 32614-7117, GRANTOR, and ALACHUA COUNTY, a political subdivision of the State of Florida, whose mailing address is c/o Alachua County Public Works Department, 5620 NW 120th Lane, Gainesville, Florida 32653, GRANTEE.

WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of one (\$1.00) Dollar to it in hand paid by GRANTEE, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual, non-exclusive easement for the purposes of constructing, repairing and maintaining ingress and egress for public use to property owned by the GRANTEE, over, under, upon and through the following described property in Alachua County, Florida, to wit:

See Exhibits "A through C" attached hereto and made a part hereof.

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

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed under seal on the day and year aforesaid.

Signed, sealed and delivered
in the presence of:

K. Nesbitt

Witness Signature

Print Name: KUNTI NESBITT

Witness Address: 301 SE 4th Ave.

GAINESVILLE, FL 32601

Tiffany A.

Witness Signature

Print Name: Tiffany A. Davis

Witness Address: 4747 N. Main Street

Gainesville, FL 32609

GAINESVILLE REGIONAL UTILITIES, a
Unit of City Government of the City of
Gainesville, Florida ("GRU")

By: [Signature]

Edward J. Bielarski, Jr., CEO

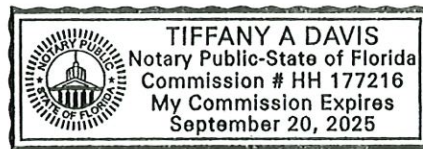
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 12th day of March, 2025, by Edward J. Bielarski, Jr., CEO of Gainesville Regional Utilities, a Unit of City Government of the City of Gainesville ("GRU"), a municipal corporation, who is personally known to me and duly sworn, acknowledged that as such officer, and pursuant to authority from said corporation, she executed the foregoing instrument on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

Tiffany A.

Notary Public, State of Florida

My commission expires: 9/20/25



Approved as to Form and Legality on behalf of Grantee:

By: [Signature]

Katherine Mockler

Katherine Mockler
Assistant City Attorney II
City of Gainesville, Florida



July 1, 2024

Legal Description
Archer Braid Trail
Easement No. 1

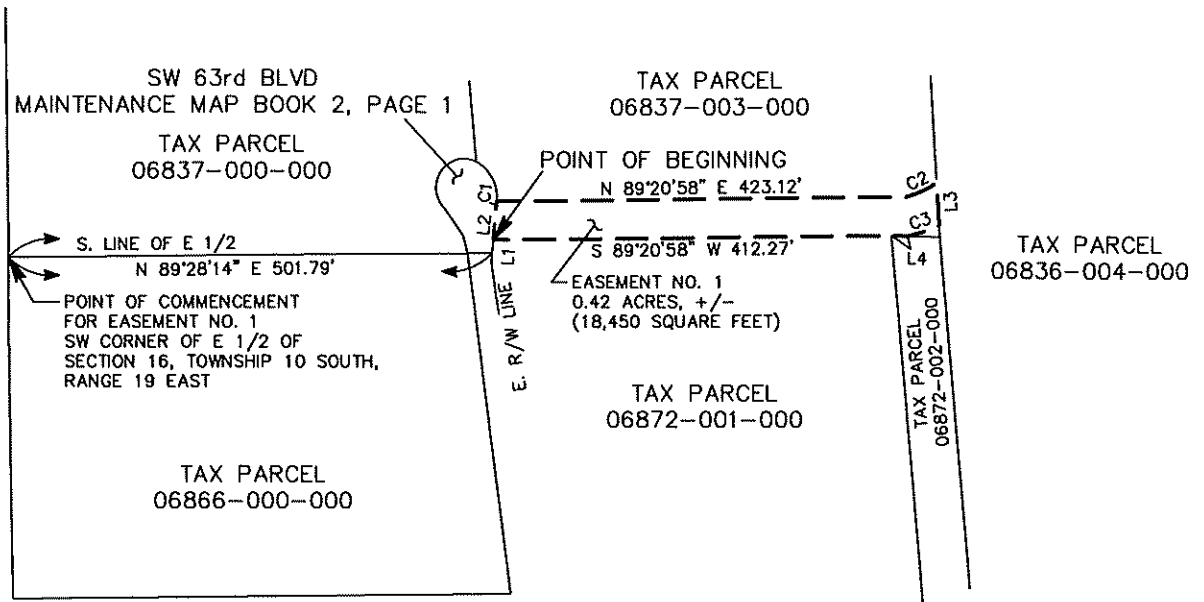
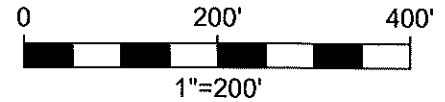
A portion of the East 1/2 of Section 16, Township 10 South, Range 19 East, Alachua County, Florida;
being more particularly described as follows:

Commence at the southwest corner of the East 1/2 of Section 16, Township 10 South, Range 19 East, Alachua County, Florida and run thence North 89°28'14" East, along the South line of said East 1/2, a distance of 501.79 feet to a point on the East Right of Way line of SW 63rd Boulevard as per Maintenance Map recorded in Maintenance Map Book 2, page 1 of the Public Records of Alachua County, Florida; thence North 05°08'15" East, along said East Right of Way line, 13.89 feet to the Point of Beginning; thence North 05°07'12" East, along said East Right of Way line, 33.92 feet to a point lying on the arc of a curve concave West, having a radius of 42.07 feet; thence northerly along the arc of said curve, through a central angle of 08°39'49", an arc distance of 6.36 feet, said arc being subtended by a chord having a bearing and distance of North 09°47'11" East, 6.36 feet; thence North 89°20'58" East, 423.12 feet to a point lying on the arc of a curve concave northwesterly, having a radius of 124.00 feet; thence northeasterly along the arc of said curve through a central angle of 16°18'32", an arc distance of 35.30 feet, said arc being subtended by a chord having a bearing and distance of North 66°28'07" East, 35.18 feet; thence South 03°03'32" East, 44.02 feet to a point lying on the arc of a curve concave northwesterly, having a radius of 164.00 feet; thence southwesterly along the arc of said curve through a central angle of 12°00'57", an arc distance of 34.39 feet, said arc being subtended by a chord having a bearing and distance of South 71°42'38" West, 34.33 feet; thence North 88°16'02" West, 16.97 feet; thence South 89°20'58" West, 412.27 feet to the Point of Beginning.

Containing 0.42 Acres (18,450 Square Feet), more or less.

J:_Projects\2024\2024-0106 (Archer Braid Trail Easements)\EASEMENT NO. 1.docx

NORTH



LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
L1	N 05° 08' 15" E	13.89'	C1	08° 39' 49"	42.07'	6.36'	6.36'	3.19'	N 09° 47' 11" E
L2	N 05° 07' 12" E	33.92'	C2	16° 18' 32"	124.00'	35.30'	35.18'	17.77'	N 66° 28' 07" E
L3	S 03° 03' 32" E	44.02'	C3	12° 00' 57"	164.00'	34.39'	34.33'	17.26'	S 71° 42' 38" W
L4	N 88° 16' 02" W	16.97'							

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		7/2/2024	2024-106		

R/W = RIGHT OF WAY

LEGAL DESCRIPTION SKETCH OF

A PORTION OF

THE EAST 1/2 OF SECTION 16, TOWNSHIP 10 SOUTH
RANGE 19 EAST, ALACHUA COUNTY, FLORIDA**FOR:** ALACHUA COUNTY PUBLIC WORKS DEPARTMENTTHIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027 (2023), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com



July 1, 2024

Legal Description
Archer Braid Trail
Easement No. 2

A portion of Section 16, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

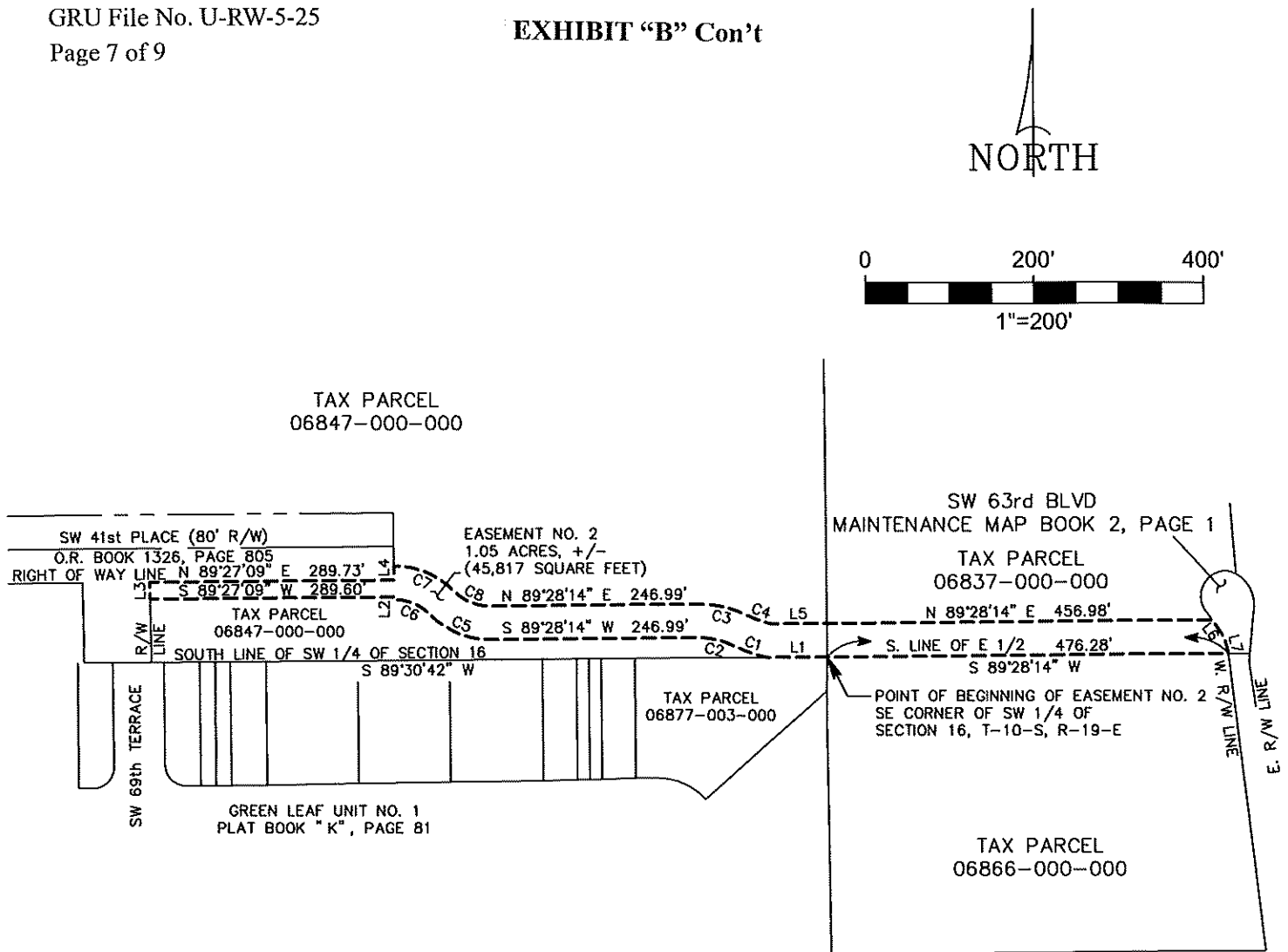
Begin at the southeast corner of the Southwest 1/4 of Section 16, Township 10 South, Range 19 East, Alachua County, Florida and run thence South 89°30'42" West, along the South line of said Southwest 1/4, a distance of 72.00 feet to a point lying on the arc of a curve, concave northerly, having a radius of 176.00 feet; thence westerly, along the arc of said curve, through a central angle of 14°24'46", an arc distance of 44.27 feet, said arc being subtended by a chord, having a bearing and distance of North 71°00'19" West, 44.16 feet to a point lying on the arc of a curve concave southerly, having a radius of 86.00 feet; thence westerly, along the arc of said curve, through a central angle of 26°43'51", an arc distance of 40.12 feet, said arc being subtended by a chord, having a bearing and distance of North 77°09'51" West, 39.76 feet; thence South 89°28'14" West, 246.99 feet to a point lying on the arc of a curve, concave northerly, having a radius of 100.00 feet; thence westerly, along the arc of said curve, through a central angle of 45°58'48", an arc distance of 80.25 feet, said arc being subtended by a chord, having a bearing and distance of North 67°32'22" West, 78.11 feet to a point lying on the arc of a curve, concave southerly, having a radius of 60.00 feet; thence westerly, along the arc of said curve, through a central angle of 46°00'07", an arc distance of 48.17 feet, said arc being subtended by a chord, having a bearing and distance of North 67°33'02" West, 46.89 feet; thence North 00°32'51" West, 3.09 feet to a point lying 20.00 feet South of the South Right of Way line of SW 41st Place (80' Right of Way), measured perpendicular; thence South 89°27'09" West, parallel with said South Right of Way line, 289.60 feet to a point on the East Right of Way line of SW 69th Terrace (80' Right of Way as per deed recorded in Official Records Book 1326, page 805 of the Public Records of Alachua County, Florida); thence North 00°55'48" West, along said East Right of Way line, 20.00 feet to a point on said South Right of Way line of SW 41st Place; thence North 89°27'09" East, along said South Right of Way line, 289.73 feet; thence North 00°32'51" West, along the East Right of Way line of SW 41st Place, 16.91 feet to a point lying on the arc of a curve, concave southerly, having a radius of 100.00 feet; thence easterly, along the arc of said curve, through a central angle of 46°00'01", an arc distance of 80.29 feet, said arc being subtended by a chord, having a bearing and distance of South 67°32'59" East, 78.15 feet to a point lying on the arc of a curve, concave northerly, having a radius of 60.00 feet; thence easterly, along the arc of said curve, through a central angle of 45°58'48", an arc distance of 48.15 feet, said arc being subtended by a chord, having a bearing and distance of South 67°32'22" East, 46.87 feet; thence North 89°28'14" East, 246.99 feet to the beginning of a curve, concave southerly, having a radius of 126.00 feet; thence easterly, along the arc of said curve, through a central angle of 26°43'51", an arc distance of 58.78 feet, said arc being subtended by a chord, having a bearing and distance of South 77°09'51" East, 58.25 feet to a point lying on the arc of a curve, concave northerly, having a radius of 136.00 feet; thence easterly, along the arc of said curve, through a central angle of 12°42'57", an arc distance of 30.18 feet, said arc being subtended

Page 6 of 9

by a chord, having a bearing and distance of South 70°09'24" East, 30.12 feet; thence North 89°30'42" East, 67.40 feet; thence North 89°28'14" East, 456.98 feet to a point on the West Right of Way line of SW 63rd Boulevard as per Maintenance Map recorded in Maintenance Map Book 2, page 1 of said Public Records; thence South 34°58'03" East, along said West Right of Way line, 25.98 feet; thence South 14°25'19" East, along said West Right of Way line, 19.13 feet to a point on the South line of the East 1/2 of said Section 16; thence South 89°28'14" West, along the South line of said East 1/2 of said Section 16, a distance of 476.28 feet to the Point of Beginning.

Containing 1.05 Acres (45,817 Square Feet), more or less.

EXHIBIT "B" Con't



LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
L1	S 89° 30' 42" W	72.00'	C1	14° 24' 46"	176.00'	44.27'	44.16'	22.25'	N 71° 00' 19" W
L2	N 00° 32' 51" W	3.09'	C2	26° 43' 51"	86.00'	40.12'	39.76'	20.43'	N 77° 09' 51" W
L3	N 00° 55' 48" W	20.00'	C3	26° 43' 51"	126.00'	58.78'	58.25'	29.94'	S 77° 09' 51" E
L4	N 00° 32' 51" W	16.91'	C4	12° 42' 57"	136.00'	30.18'	30.12'	15.15'	S 70° 09' 24" E
L5	N 89° 30' 42" E	67.40'	C5	45° 58' 48"	100.00'	80.25'	78.11'	42.43'	N 67° 32' 22" W
L6	S 34° 58' 03" E	25.98'	C6	46° 00' 07"	60.00'	48.17'	46.89'	25.47'	N 67° 33' 02" W
L7	S 14° 25' 19" E	19.13'	C7	46° 00' 01"	100.00'	80.29'	78.15'	42.45'	S 67° 32' 59" E
			C8	45° 58' 48"	60.00'	48.15'	46.87'	25.46'	S 67° 32' 22" E

THIS IS NOT A BOUNDARY SURVEY

O.R. = OFFICIAL RECORDS

R/W = RIGHT OF WAY

T-10-S, R-19-E = TOWNSHIP 10 SOUTH, RANGE 19 EAST

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		7/1/2024	2024-106		

LEGAL DESCRIPTION SKETCH OF

A PORTION OF

SECTION 16, TOWNSHIP 10 SOUTH

RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

FOR: ALACHUA COUNTY PUBLIC WORKS DEPARTMENT

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2023), FLORIDA STATUTES.

BY: ROBERT W. GRAVER, P.S.M. 4239

Corporate Authorization
No. LB 2389

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com



July 1, 2024

Legal Description
Archer Braid Trail
Easement No. 3

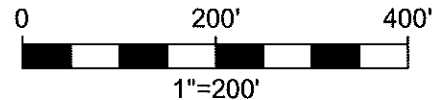
A portion of the Southwest 1/4 of Section 16, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 16, Township 10 South, Range 19 East, Alachua County, Florida and run thence South 89°30'42" West, along the South line of said Southwest 1/4, a distance of 883.44 feet to a point on the West Right of Way line of SW 69th Terrace (80' Right of Way), as per deed recorded in Official Records Book 1326, page 805 of the Public Records of Alachua County, Florida; thence North 00°55'48" West, along said West Right of Way line, 75.47 feet to the Point of Beginning; thence continue North 00°55'48" West, along said West Right of Way line, 20.00 feet to a point on the South Right of Way line of SW 41st Place (80' Right of Way); thence South 89°27'09" West, along said South Right of Way line, 745.22 feet; thence South 00°31'53" East, 20.00 feet; thence North 89°27'09" East, parallel with said South Right of Way line, 745.36 feet to the Point of Beginning.

Containing 0.34 Acres (14,905 Square Feet), more or less.

J:_Projects\2024\2024-0106 (Archer Braid Trail Easements)\EASEMENT NO. 3.docx

NORTH

TAX PARCEL
06846-001-000TAX PARCEL
06846-000-000TAX PARCEL
06847-000-000

SW 41st PLACE (80' R/W)

O.R. BOOK 1326, PAGE 805

S 89°27'09" W 745.22'

RIGHT OF WAY LINE

POINT OF BEGINNING

TAX PARCEL
06846-000-000EASEMENT NO. 3
0.34 ACRES, +/-
(14,905 SQUARE FEET)

N 89°27'09" E 745.36'

TAX PARCEL
06847-000-000TAX PARCEL
06847-000-000

SOUTH LINE OF SW 1/4 OF SECTION 16

S 89°30'42" W 883.44'

POINT OF COMMENCEMENT
FOR EASEMENT NO. 3
SE CORNER OF SW 1/4
SECTION 16, T-10-S, R-19-EDRAINAGE
RIGHT-OF-WAYDRAINAGE
RIGHT-OF-WAYTAX PARCEL
06877-003-000

SW 69th TERRACE

TOWER VILLAGE
PLAT BOOK "J", PAGE 96GREEN LEAF UNIT NO. 1
PLAT BOOK "K", PAGE 81

LINE	BEARING	DISTANCE
L1	N 00° 55' 48" W	75.47'
L2	N 00° 55' 48" W	20.00'
L3	S 00° 31' 53" E	20.00'

THIS IS NOT A BOUNDARY SURVEY

O.R. = OFFICIAL RECORDS
R/W = RIGHT OF WAY LINE

T-10-S, R-19-E = TOWNSHIP 10 SOUTH, RANGE 19 EAST

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.	7/2/2024	2024-106			

LEGAL DESCRIPTION SKETCH OFA PORTION OF THE SW 1/4 OF
SECTION 16, TOWNSHIP 10 SOUTH,
RANGE 19 EAST, ALACHUA COUNTY, FLORIDA**FOR: ALACHUA COUNTY PUBLIC WORKS DEPARTMENT**THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027 (2023), FLORIDA STATUTES.

BY: ROBERT W. GRAVER, P.S.M. 4239

Corporate Authorization
No. LB 2389

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com