

## **RESOLUTION 25-**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, AUTHORIZING THE ACCEPTANCE OF A PUBLIC ACCESS EASEMENT FOR A PORTION OF PROPERTY IDENTIFIED AS TAX PARCEL NUMBER 07065-000-000, ALACHUA COUNTY, FLORIDA; AUTHORIZING THE EXECUTION OF DOCUMENTS TO EFFECTUATE THE ACQUISITION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, T Parklane Land FL, LLC ("Developer") filed an application for Minor Change to a Planned Development (PD) and Final Development Plan for Park Lane PD Phase IIA, a 176-unit multi-family residential development located at 7804 SW Archer Road on Tax Parcel No 07065-000-000 in Alachua County, Florida; and

**WHEREAS**, the Development Review Committee approved the application with conditions by issuance of Development Review Order DR-22-31 (the "Approval"); and

**WHEREAS**, condition 1 of the Approval requires the Developer to grant the County a public access easement across all private streets in Park Lane Planned Development Phase IIA, which includes the drive aisles, the angled parking and sidewalks; and

**WHEREAS**, the Developer represents and warrants to the County that the Developer is the owner of the real property otherwise known as Tax Parcel Number 07065-000-000 and, in accordance with condition 1 of the Approval, the Developer has executed a public access easement in favor of the County over all private streets, angled parking, and sidewalks within Park Lane PD Phase IIA; and

**WHEREAS**, the Board finds that accepting the public access easement from the Developer is in the public interest and satisfies condition 1 of the Approval; and

**WHEREAS**, nothing herein shall be construed to satisfy, waive or release the Developer's obligations regarding any other condition imposed by the Approval.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA;**

- 1.** The Board hereby accepts the Public Access Easement attached hereto as **Exhibit A.**
- 2.** The Chairman and the Clerk of the Board are authorized to execute the Public Access Easement for the purpose of indicating the County's acceptance of same, and any other documents approved by the County Attorney needed to complete this conveyance.

3. The Board directs the County Manager to cause the executed and accepted Public Access Easement to be recorded in the public records of Alachua County, Florida, as soon as is reasonably possible after the adoption of this resolution.
4. This resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session, this \_\_\_\_\_ day of \_\_\_\_\_, A.D.,  
2025.

**BOARD OF COUNTY COMMISSIONERS  
OF ALACHUA COUNTY, FLORIDA**

By: \_\_\_\_\_  
**Charles Chestnut, IV, Chair  
Board of County Commissioners**

**ATTEST:**

\_\_\_\_\_  
J. K. "Jess" Irby, Esq., Clerk

**APPROVED AS TO FORM**

\_\_\_\_\_  
Alachua County Attorney's Office

## LEGAL DESCRIPTION

**DATE:** March 10, 2025

**PROJECT NO:** 18-0092

**DESCRIPTION FOR:** Parklane Phase II – Cross Access Easement

AN 82 FOOT WIDE CROSS ACCESS EASEMENT LOCATED ON A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH  $89^{\circ}29'27''$  WEST, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 1383.91 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228; THENCE SOUTH  $00^{\circ}43'15''$  WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 25.40 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH  $00^{\circ}43'15''$  WEST, ALONG SAID EAST LINE, A DISTANCE OF 1.10 FEET; THENCE SOUTH  $01^{\circ}09'52''$  WEST, ALONG SAID EAST LINE, A DISTANCE OF 53.00; THENCE SOUTH  $05^{\circ}05'47''$  EAST, ALONG SAID EAST LINE, A DISTANCE OF 27.08 FEET; THENCE SOUTH  $18^{\circ}41'01''$  EAST, ALONG SAID EAST LINE, A DISTANCE OF 1.01 FEET; THENCE DEPARTING SAID EAST LINE, NORTH  $89^{\circ}29'27''$  WEST, A DISTANCE OF 184.12; THENCE SOUTH  $00^{\circ}04'27''$  EAST, A DISTANCE OF 268.37 FEET; THENCE NORTH  $89^{\circ}55'33''$  EAST, A DISTANCE OF 261.24 FEET TO THE AFOREMENTIONED EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228; THENCE SOUTH  $30^{\circ}19'26''$  WEST, ALONG SAID EAST LINE, A DISTANCE OF 14.00 FEET; THENCE SOUTH  $45^{\circ}00'43''$  WEST, ALONG SAID EAST LINE, A DISTANCE OF 25.84 FEET; THENCE SOUTH  $00^{\circ}00'16''$  EAST, ALONG SAID EAST LINE, A DISTANCE OF 51.68 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH  $89^{\circ}55'33''$  WEST, A DISTANCE OF 235.80 FEET; THENCE SOUTH  $00^{\circ}04'27''$  EAST, A DISTANCE OF 319.84 FEET; THENCE NORTH  $89^{\circ}55'33''$  EAST, A DISTANCE OF 235.41 FEET TO THE AFOREMENTIONED EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228; THENCE SOUTH  $00^{\circ}00'16''$  EAST, ALONG SAID EAST LINE, A DISTANCE OF 6.38 FEET; THENCE SOUTH  $00^{\circ}02'27''$  EAST, ALONG SAID EAST LINE AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 75.62 FEET; THENCE SOUTH  $89^{\circ}55'33''$  WEST, A DISTANCE OF 235.36 FEET; THENCE SOUTH  $00^{\circ}04'27''$  EAST, A DISTANCE OF 214.21 FEET; THENCE NORTH  $89^{\circ}44'41''$  EAST, A DISTANCE OF 273.11 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 141.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH  $80^{\circ}52'13''$  EAST, 45.99 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $18^{\circ}46'12''$ , AN ARC DISTANCE OF 46.19 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 59.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH  $84^{\circ}40'09''$  EAST, 47.70 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $47^{\circ}41'29''$ , AN ARC DISTANCE OF 49.11 FEET TO THE END OF SAID CURVE; THENCE NORTH  $60^{\circ}49'24''$  EAST, A DISTANCE OF 165.20 FEET TO THE AFOREMENTIONED EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228; THENCE SOUTH  $28^{\circ}54'42''$  EAST, ALONG SAID EAST LINE AND ITS SOUTHEASTLY PROJECTION THEREOF, A DISTANCE OF 82.00 FEET; THENCE SOUTH  $60^{\circ}49'24''$  WEST, A DISTANCE OF 164.82 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 141.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH  $84^{\circ}40'09''$  WEST, 114.01 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $47^{\circ}41'29''$ , AN ARC DISTANCE OF 117.36 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 59.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH  $80^{\circ}52'13''$  WEST, 19.24 FEET; THENCE

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SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $18^{\circ}46'12''$ , AN ARC DISTANCE OF 19.33 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $89^{\circ}44'41''$  WEST, A DISTANCE OF 273.37 FEET; THENCE SOUTH  $00^{\circ}04'27''$  EAST, A DISTANCE OF 24.74 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228; THENCE SOUTH  $89^{\circ}45'35''$  WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 82.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH  $00^{\circ}04'27''$  WEST, A DISTANCE OF 1088.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 67.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH  $45^{\circ}13'03''$  EAST, 95.23 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}35'00''$ , AN ARC DISTANCE OF 105.93 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $89^{\circ}29'27''$  EAST, A DISTANCE OF 196.91 FEET TO THE **POINT OF BEGINNING**. CONTAINING 4.44 ACRES, MORE OR LESS.

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



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

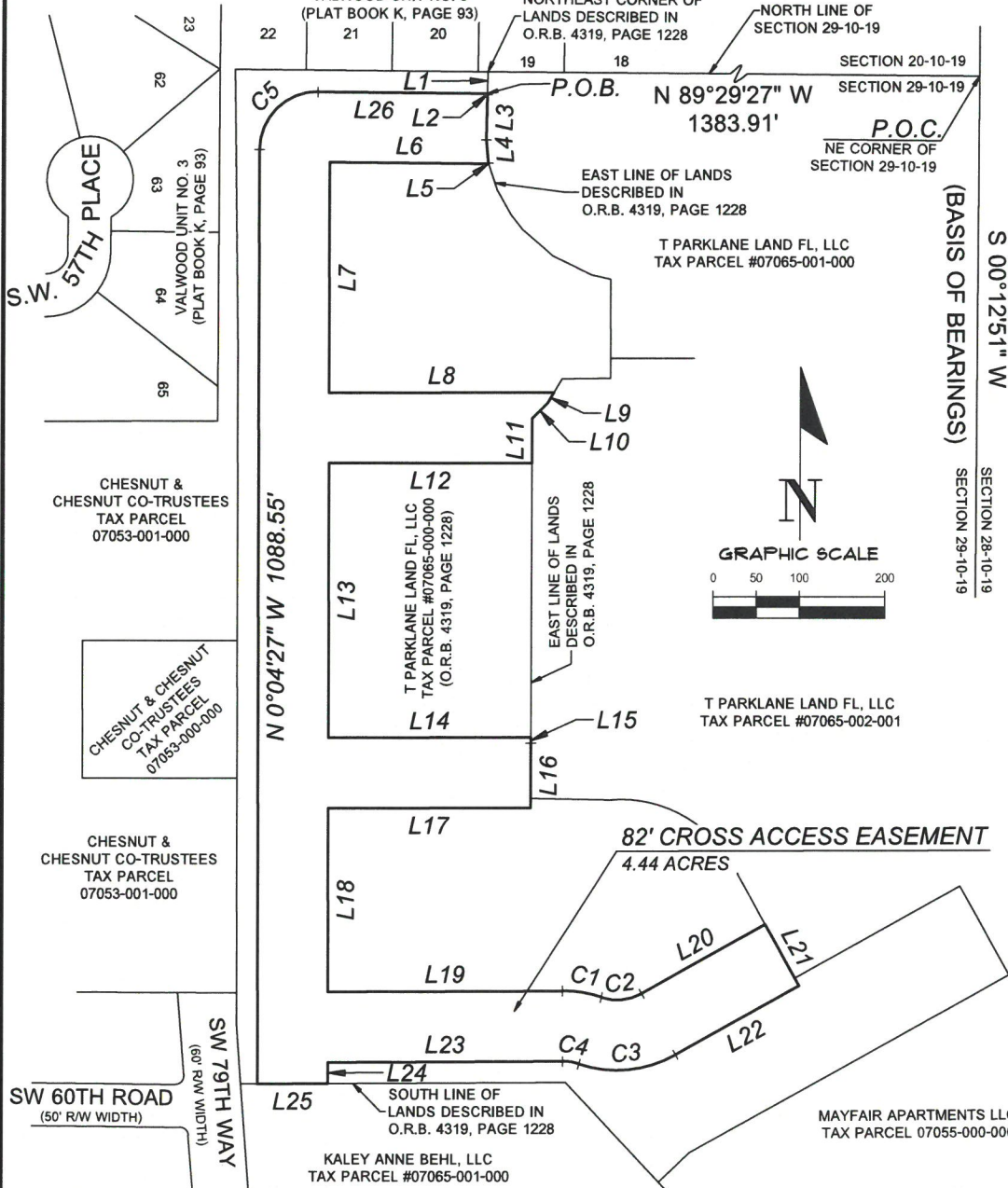
SITUATED IN THE NORTHEAST ONE-QUARTER (NE 1/4) SECTION 29, TOWNSHIP 10

SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

**\*SKETCH - NOT A BOUNDARY SURVEY\***

## LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 0°43'15" W	25.40'
L2	S 0°43'15" W	1.10'
L3	S 1°09'52" W	53.00'
L4	S 5°05'47" E	27.08'
L5	S 18°41'01" E	1.01'
L6	N 89°29'27" W	184.12'
L7	S 0°04'27" E	268.37'
L8	N 89°55'33" E	261.24'
L9	S 30°19'26" W	14.00'
L10	S 45°00'43" W	25.84'
L11	S 0°00'16" E	51.68'
L12	S 89°55'33" W	235.80'
L13	S 0°04'27" E	319.84'
L14	N 89°55'33" E	235.41'
L15	S 0°00'16" E	6.38'
L16	S 0°02'27" E	75.62'
L17	S 89°55'33" W	235.36'
L18	S 0°04'27" E	214.21'
L19	N 89°44'41" E	273.11'
L20	N 60°49'24" E	165.20'
L21	S 28°54'42" E	82.00'
L22	S 60°49'24" W	164.82'
L23	S 89°44'41" W	273.37'
L24	S 0°04'27" E	24.74'
L25	S 89°45'35" W	82.00'
L26	S 89°29'27" E	196.91'



**DESCRIPTION:**  
(SEE ATTACHED)

## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF SOUTH 00°12'51" WEST FOR THE EAST LINE OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

## LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R/W = RIGHT OF WAY

CERTIFIED TO:

T PARKLANE LAND FL, LLC

## CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	46.19'	141.00'	18°46'12"	45.99'	S 80°52'13" E
C2	49.11'	59.00'	47°41'29"	47.70'	N 84°40'09" E
C3	117.36'	141.00'	47°41'29"	114.01'	S 84°40'09" W
C4	19.33'	59.00'	18°46'12"	19.24'	N 80°52'13" W
C5	105.93'	67.00'	90°35'00"	95.23'	N 45°13'03" E

SHEET NO. 1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 8246

Aaron H Hickman

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 03/10/2025

TECHNICIAN: KWM

CHECKED BY: AHH

PROJECT NUMBER: 18-0092

SCALE: 1" = 200'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING

IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**NIVIS**

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LB-8246