

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT IN ALACHUA COUNTY, FLORIDA, DECLARING THE DISTRICT TO BE INACTIVE PURSUANT TO SECTION 189.062(1)(a)6., FLORIDA STATUTES, AND PETITIONING THE BOARD OF COMMISSIONERS OF ALACHUA COUNTY FOR THE TERMINATION AND DISSOLUTION OF THE SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.046 (10), FLORIDA STATUTES; PROVIDING FOR REPEAL OF ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on May 24, 2022, the Board of County Commissioners of Alachua County enacted Ordinance No. 22-11, establishing the Springhills North Community Development District (District) as an independent special district and local unit of special-purpose government pursuant to chapter 190, Florida Statutes; and

WHEREAS, the original petitioner for the establishment of the District had intended to develop the real property legally described on Exhibit A attached hereto comprising the District (the "Property") and to have the District plan, construct, and maintain facilities for use by the residents of the District; and

WHEREAS, the need for the District no longer exists as the Property has not been developed, no improvements were constructed by the District, and there are no outstanding financial obligations of the District nor operating or maintenance responsibilities of the District; and

WHEREAS, the Board of Supervisors has determined that the District should be declared inactive pursuant to section 189.062(1)(a)6., Florida Statutes, and that the District should be dissolved and terminated pursuant to section 190.046(10), Florida Statutes; and

WHEREAS, section 190.046(10), Florida Statutes, authorizes the general-purpose local government that established the District to terminate and dissolve the District by enacting a nonemergency ordinance repealing the ordinance establishing the District provided there are not outstanding financial obligations of the District and there are no operating or maintenance responsibilities of the District; and

WHEREAS, the sole owner of the Property comprising the District, Spring Hills Land Holdings, LLC, consents to the dissolution of the District and concurs with it being declared inactive and dissolved; and

WHEREAS, the District meets the criteria for being declared inactive pursuant to section 189.062(1)(a)6., Florida Statutes, and for dissolution as set forth in section 190.046(10), Florida Statutes, and the Board of Supervisors is adopting this Resolution with the intent of submitting it to the Florida Department of Commerce, the Board of County Commissioners of Alachua County

and any other applicable regulatory entities to initiate the process to be made inactive and dissolved.

NOW THEREFORE, be it resolved by the Board of Supervisors of the Springhills North Community Development District, in session duly and specially assembled that:

1. The recitals set forth in this Resolution are true and correct, and are hereby incorporated and made part of this Resolution as the findings of the Board of Supervisors supporting the District being declared inactive and dissolved.
2. The District is comprised of the Property legally described on Exhibit A attached to this Resolution.
3. The Board of Supervisors unanimously declares the District to be inactive pursuant to section 189.062(1)(a)6., Florida Statutes.
4. The District has no outstanding financial obligations and shall only expend further funds to effectuate the dissolution of the District. The District has no assets or liabilities, no operating or maintenance responsibilities, no capital improvements, infrastructure, or other facilities, and provides no services to any Property within the District.
5. The sole land owner of the Property comprising the District, Spring Hills Land Holdings, LLC, consents to the dissolution of the District.
6. The Board of Supervisors authorizes its Chair, Secretary, attorneys, and District Manager to take all actions to effectuate the declaration of the District as inactive and dissolution of the District, including but not limited to publishing proposed declaration of inactive status, sending notice to the Florida Department of Commerce, petitioning the Board of County Commissioners of Alachua County through its Board Chair to take formal action to repeal and permanently terminate the District pursuant to section 190.046(10), Florida Statutes, sending formal notices of termination, closing any accounts, obtaining sworn statements in compliance herewith, and all other actions to effectuate the dissolution of the District.
7. This Resolution shall become effective immediately upon its adoption and hereby repeals any prior resolutions of the District in conflict herewith.

PASSED AND ADOPTED APRIL 4, 2025


CHAIR

ATTEST:



SECRETARY

Exhibit A: Legal Description and Location Map

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE
RUN NORTH 00°41'04" WEST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 1205.00 FEET
TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTHEAST CORNER OF THOSE CERTAIN LANDS
DESCRIBED IN OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF THE PUBLIC RECORDS OF ALACHUA
COUNTY, FLORIDA, AS NORTHWEST 91ST STREET EXTENSION PARCEL; THENCE RUN SOUTH 89°19'30"
WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2321, PAGE
2858, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST
CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 OF SAID PUBLIC
RECORDS; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS
BOOK 2242, PAGE 1746 THE FOLLOWING COURSES: SOUTH 89°19'30" WEST, 442.56 FEET; THENCE RUN
SOUTH 34°07'34" WEST, 146.14 FEET; THENCE RUN SOUTH 89°19'30" WEST, 120.96 FEET; THENCE RUN
SOUTH 00°40'30" EAST, 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00
FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, A CHORD LENGTH OF 28.28 FEET
AND A CHORD BEARING OF SOUTH 44°19'30" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH
89°19'30" WEST, 110.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY;
THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL
ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, A CHORD LENGTH OF 21.21 FEET AND A CHORD
BEARING OF NORTH 45°40'30" WEST TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST
92ND COURT, ACCORDING TO OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF SAID PUBLIC RECORDS
AND THE POINT OF TANGENCY; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY
LINE OF SAID NORTHWEST 92ND COURT, 10.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST
92ND COURT; THENCE RUN SOUTH 89°19'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID
NORTHWEST 92ND COURT, 100.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN SOUTH
00°40'30" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND COURT, 320.00 FEET
TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1779, PAGE
2846 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°19'30" WEST, ALONG SAID NORTH LINE, 399.83
FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE RUN SOUTH 00°40'30" EAST,
ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1779, PAGE 2846, A
DISTANCE OF 507.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AN ACCESS ROAD
(A.K.A. NORTHWEST 96TH BOULEVARD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP, SECTION 26260-2442 AND SECTION 26260-2401; THENCE RUN, ALONG THE
NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID ACCESS ROAD, THE FOLLOWING COURSES:
THENCE RUN NORTH 86°10'28" WEST, 290.67 FEET TO THE POINT OF CURVATURE OF A CURVE
CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF
270.00 FEET, A CENTRAL ANGLE OF 31°33'42", AN ARC LENGTH OF 148.73 FEET, A CHORD LENGTH OF
146.86 FEET AND A CHORD BEARING OF NORTH 70°23'37" WEST TO THE POINT OF TANGENCY; THENCE
RUN NORTH 54°36'46" WEST, 1155.53 FEET TO A REBAR AND CAP NUMBER LB-3556 MARKING THE
SOUTHERNMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND
BOUNDARY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2624, PAGE 1094 OF SAID PUBLIC
RECORDS; THENCE RUN NORTH 28°36'55" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS AS
DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND OFFICIAL RECORDS BOOK 2624, PAGE
1094, A DISTANCE OF 371.45 FEET TO THE EASTERLY MOST CORNER THEREOF AS MONUMENTED BY A
4" X 4" CONCRETE MONUMENT AND DISC, STAMPED LB #2389; THENCE RUN NORTH 61°23'05" WEST,
ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE
1855 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 227.06 FEET TO THE NORTHERLY

1 MOST CORNER THEREOF AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED
2 LB# 2389; THENCE RUN SOUTH 28°36'55" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS
3 DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND OFFICIAL RECORDS BOOK 2624, PAGE
4 1094, A DISTANCE OF 25.00 FEET TO THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED IN
5 OFFICIAL RECORDS BOOK 585, PAGE 216 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094 OF SAID
6 PUBLIC RECORDS, AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED PERRY C.
7 McGRUFF, P.L.S. #509; THENCE RUN NORTH 49°21'06" WEST, ALONG THE NORTHEASTERLY LINE OF SAID
8 LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 216 AND OFFICIAL RECORDS BOOK 2624,
9 PAGE 1094, A DISTANCE OF 250.12 FEET TO A REBAR AND CAP NUMBER LB-3556 MARKING THE
10 NORTHERLY MOST CORNER THEREOF; THENCE RUN SOUTH 52°32'42" WEST, ALONG THE
11 NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 216 AND
12 OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 299.34 FEET TO THE WESTERLY MOST
13 CORNER THEREOF AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED PERRY
14 C. McGRUFF, P.L.S. #509, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE
15 AFORESAID ACCESS ROAD (NORTHWEST 96TH BOULEVARD); THENCE RUN NORTH 49°18'23" WEST,
16 ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 346.98 FEET; THENCE RUN NORTH 41°21'53" WEST, ALONG
17 SAID EASTERLY RIGHT-OF-WAY LINE, 697.22 FEET; THENCE RUN NORTH 35°39'14" WEST, ALONG SAID
18 EASTERLY RIGHT-OF-WAY LINE, 12.16 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS
19 DESCRIBED IN OFFICIAL RECORDS BOOK 620, PAGE 258 OF SAID PUBLIC RECORDS; THENCE RUN NORTH
20 59°24'58" EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 620, PAGE 258, A
21 DISTANCE OF 557.55 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL
22 RECORDS BOOK 444, PAGE 54 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 05°47'04" WEST, ALONG
23 THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 444, PAGE 54, A DISTANCE OF 300.00 FEET TO A POINT
24 ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH
25 89°05'58" EAST, ALONG SAID NORTH LINE, 854.93 FEET TO THE SOUTHWEST CORNER OF THE
26 NORTHEAST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 00°40'16" WEST, ALONG THE WEST
27 LINE OF SAID NORTHEAST QUARTER, 2659.55 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST
28 QUARTER; THENCE RUN NORTH 89°13'25" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST
29 QUARTER, 2619.17 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE RUN SOUTH
30 00°40'58" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 2653.88 FEET TO THE
31 SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE RUN SOUTH 00°41'04" EAST, ALONG THE
32 EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1448.58 FEET TO THE
33 POINT OF BEGINNING.

34 AND

35 A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS
36 FOLLOWS:

37 COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE
38 RUN SOUTH 89°19'30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 891.96 FEET
39 TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF
40 NORTHWEST 92ND COURT, ACCORDING TO OFFICIAL RECORDS BOOK 1769, PAGE 1313 OF THE PUBLIC
41 RECORDS OF ALACHUA COUNTY, FLORIDA, WITH SAID SOUTH SECTION LINE; THENCE RUN NORTH
42 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE EXTENSION AND SAID RIGHT-OF-WAY LINE,
43 464.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°40'30" WEST, ALONG SAID
44 EAST RIGHT-OF-WAY LINE, 186.00 FEET; THENCE RUN SOUTH 89°19'30" WEST, ALONG SAID EAST
45 RIGHT-OF-
46 WAY LINE, 0.17 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND
47 STREET, ACCORDING TO OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF SAID PUBLIC RECORDS; THENCE
48 CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°40'30" WEST AND ALONG THE WESTERLY

1 LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 OF SAID PUBLIC
2 RECORDS, 225.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE
3 RUN ALONG SAID WESTERLY AND SOUTHERLY LINE OF SAID LANDS THE FOLLOWING COURSES:
4 NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF
5 90°00'00", AN ARC LENGTH OF 23.56 FEET, A CHORD LENGTH OF 21.21 FEET, AND A CHORD BEARING OF
6 NORTH 44°19'30" EAST; THENCE RUN NORTH 89°19'30" EAST, 109.75 FEET; THENCE RUN SOUTH
7 00°40'30" EAST, 171.00 FEET; THENCE RUN NORTH 89°19'30" EAST, 168.75 FEET; THENCE RUN SOUTH
8 00°40'30" EAST, 160.02 FEET; THENCE RUN NORTH 89°19'30" EAST, 16.99 FEET; THENCE RUN NORTH
9 59°19'30" EAST, 22.90 FEET; THENCE RUN NORTH 89°19'30" EAST, 22.34 FEET; THENCE RUN SOUTH
10 60°40'30" EAST, 40.02 FEET; THENCE RUN NORTH 89°19'30" EAST, 23.34 FEET; THENCE RUN NORTH
11 59°19'30" EAST, 22.90 FEET; THENCE RUN NORTH 89°19'30" EAST, 10.00 FEET; THENCE RUN SOUTH
12 00°40'30" EAST, 112.87 FEET; THENCE RUN SOUTH 89°19'30" WEST, 425.32 FEET TO THE POINT OF
13 CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID
14 CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56
15 FEET, A CHORD LENGTH OF 21.21 FEET, AND A CHORD BEARING OF NORTH 45°40'30" WEST TO THE
16 POINT OF BEGINNING.

17 TOTAL AREA : 310.63± ACRES

18
19 NW Quad

20 A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS
21 FOLLOWS:

22 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, FOR A
23 POINT OF COMMENCEMENT; THENCE RUN NORTH 00°37'51" WEST, ALONG THE WEST LINE OF SAID
24 SECTION 9, A DISTANCE OF 59.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222,
25 ALSO KNOWN AS NORTHWEST 39TH AVENUE AND THE POINT OF BEGINNING OF THE HEREIN
26 DESCRIBED PARCEL; THENCE, CONTINUE ALONG SAID WEST SECTION LINE, NORTH 00°37'51" WEST,
27 2573.90 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID
28 SECTION 19; THENCE RUN NORTH 89°05'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST
29 QUARTER, 365.77 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE
30 ROAD NO. 93, ALSO BEING INTERSTATE ROUTE NO. 75, PER STATE OF FLORIDA, STATE ROAD
31 DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 26260-2401, SAID POINT LYING ON A CURVE CONCAVE
32 EASTERLY, NON-TANGENT TO THE PRIOR COURSE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE,
33 ALONG SAID CURVE HAVING A RADIUS OF 11609.16 FEET, A CENTRAL ANGLE OF 00°02'33", AN ARC
34 LENGTH OF 8.62 FEET, A CHORD LENGTH OF 8.62 FEET, AND A CHORD BEARING OF SOUTH 41°20'36"
35 EAST TO A POINT; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 41°21'53" EAST, 30.81
36 FEET TO A POINT ON THE NORTH LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
37 WATER STORAGE AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 2012, PAGE 2149 OF THE PUBLIC
38 RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°05'58" WEST, ALONG SAID NORTH
39 LINE, PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFORESAID NORTH LINE OF SAID SOUTHWEST
40 QUARTER, 361.50 FEET TO A POINT BEING 30.00 FEET EAST OF THE SAID WEST LINE OF SECTION 19 AND
41 THE NORTHWEST CORNER OF THE AFORESAID FDOT WATER STORAGE AREA; THENCE RUN SOUTH
42 00°37'51" EAST, ALONG THE WEST LINE OF SAID FDOT WATER STORAGE AREA, PARALLEL WITH AND
43 30.00 FEET EAST OF SAID WEST SECTION LINE, 709.96 FEET TO THE SOUTHWEST CORNER OF SAID FDOT
44 WATER STORAGE AREA; THENCE RUN NORTH 89°05'58" EAST, ALONG THE SOUTH LINE OF SAID FDOT
45 WATER STORAGE AREA, 440.14 FEET TO THE SOUTHEAST CORNER OF SAID WATER STORAGE AREA;
46 THENCE RUN NORTH 00°37'51" WEST, ALONG THE WEST LINE OF SAID FDOT WATER STORAGE AREA,
47 618.27 FEET TO A POINT ON THE AFORESAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE
48 ROAD NO. 93/INTERSTATE ROUTE NO. 75; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE,

1 SOUTH 41°21'53" EAST, 1360.26 FEET TO A POINT BEING THE MOST NORTHERLY CORNER OF THOSE
2 LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 765, PAGE 50 OF THE PUBLIC RECORDS OF ALACHUA
3 COUNTY; THENCE RUN, SOUTH 00°36'46" EAST, ALONG THE WEST LINE OF THAT CERTAIN PERPETUAL
4 EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1680, PAGE 2647 OF THE PUBLIC RECORDS OF
5 ALACHUA COUNTY, 10.61 FEET; THENCE, DEPARTING SAID WEST LINE, RUN SOUTH 89°23'14" WEST,
6 627.44 FEET TO A POINT ON A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID
7 CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 58°39'59", AN ARC LENGTH OF 716.75
8 FEET, A CHORD LENGTH OF 685.84 FEET AND A CHORD BEARING OF SOUTH 07°18'25" WEST TO THE
9 POINT OF TANGENCY; THENCE RUN SOUTH 22°01'35" EAST, 35.05 FEET; THENCE RUN NORTH 89°23'14"
10 EAST, 702.95 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND NON-TANGENT TO THE PRIOR
11 COURSE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD
12 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA
13 COUNTY; THENCE, RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 430.00
14 FEET, A CENTRAL ANGLE OF 06°01'15", AN ARC LENGTH OF 45.19 FEET, A CHORD LENGTH OF 45.16
15 FEET, AND A CHORD BEARING OF SOUTH 32°35'37" EAST TO THE POINT OF TANGENCY; THENCE,
16 CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 35°36'14" EAST, 251.14 FEET TO A
17 POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE, CONTINUING ALONG SAID WESTERLY
18 RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD, RUN SOUTHERLY ALONG SAID CURVE HAVING
19 A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 34°56'22", AN ARC LENGTH OF 225.63 FEET, A CHORD
20 LENGTH OF 222.15 FEET, AND A CHORD BEARING OF SOUTH 18°08'03" EAST TO THE POINT OF
21 TANGENCY; THENCE RUN SOUTH 00°39'52" EAST, ALONG SAID RIGHT-OF-WAY LINE, 228.01 FEET TO A
22 POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY,
23 ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL
24 ANGLE OF 34°02'43", AN ARC LENGTH OF 14.86 FEET, A CHORD LENGTH OF 14.64 FEET, AND A CHORD
25 BEARING OF SOUTH 16°21'29" WEST TO THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID STATE
26 ROAD NO. 222, AND NORTHWEST 39TH AVENUE; THENCE RUN, ALONG SAID NORTH RIGHT-OF-WAY
27 LINE, SOUTH 89°19'30" WEST, 551.11 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL
28 RECORDS BOOK 1715, PAGE 1133 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE RUN NORTH
29 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 9.00 FEET TO THE NORTHEAST CORNER OF SAID
30 LANDS; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS AND ALONG SAID NORTH RIGHT-OF-WAY
31 LINE, SOUTH 89°19'30" WEST, 253.54 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL
32 RECORDS BOOK 2140, PAGE 773; THENCE RUN, ALONG SAID EAST LINE, NORTH 00°40'30" WEST, 50.00
33 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LANDS; THENCE RUN SOUTH 89°19'30" WEST,
34 ALONG THE NORTH LINE OF SAID LANDS, 76.00 FEET TO THE NORTHWEST CORNER; THENCE RUN,
35 ALONG THE WEST LINE OF SAID LANDS, SOUTH 00°40'30" EAST, 20.00 FEET TO THE NORTH LINE OF
36 THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 722 OF SAID OFFICIAL RECORDS;
37 THENCE RUN, ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89°19'30" WEST, 50.00 FEET; THENCE,
38 ALONG THE WEST LINE OF SAID PARCEL, RUN SOUTH 00°40'30" EAST, 24.55 FEET TO THE AFORESAID
39 NORTH RIGHT-OF-WAY LINE; THENCE RUN, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°19'30" WEST,
40 590.33 FEET; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00°24'28" WEST, 16.40
41 FEET; THENCE RUN SOUTH 89°19'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, 60.59 FEET; THENCE,
42 ALONG THE WEST LINE OF SAID PARCEL TO THE POINT OF BEGINNING.
43 TOTAL AREA : 50.39± ACRES
44

