



COMPREHENSIVE PLAN AMENDMENT APPLICATION

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant/Agent: England-Thims & Miller, Inc Contact Person: Lindsay Haga, AICP
 Address: 14775 Old St. Augustine Road, Jacksonville, FL 32258 Phone: (904) 575 - 1226
 Email address: hagal@etminc.com

SUBJECT PROPERTY DESCRIPTION

Property Owner: University of Florida Foundation, Inc Property Address: 0 Parker Road
 City: Gainesville State: Florida Zip: _____ Phone: (_____) _____ - _____
 Tax Parcel #: 04492 - 001 - 001 Section: 24 Township: 10 Range: 18 Grant: _____
 Total Acreage: 572 Zoning: Agricultural (A) Land Use: Rural/Agricultural

TYPE OF REQUEST

-) Small-Scale Map Amendment From: _____ To: _____
-) Large-Scale Map Amendment From: Rural/Agricultural To: Institutional
-) Text Amendment For: New Special Area Plan: UF Golf Phase 1

CERTIFICATION

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this zoning request.

Signature of Applicant/Agent: *Lindsay Haga* Date: 12-31-2025

Applications shall be submitted no later than 4:00 PM on the submittal deadline date



REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

Small-Scale Map Amendments

- Proof of neighborhood workshop
- Legal description
- Property Owner's Affidavit, notarized
- Proof of payment of taxes on all parcels
- Detailed directions to the site
- Detailed description of request and an explanation of the reason for the requested amendment
- Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site
- Written analysis of consistency with the relevant policies of the Comprehensive Plan, including the activity center policies, where applicable
- n/a* Market Study, where applicable. The market study shall identify a market area for the location of the proposed amendment. It shall document the need for the uses allowed by the proposed amendment through an analysis of factors in the market area, including population projections, existing uses, and zoning and future land use designation of undeveloped areas.
- Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment)

Large-Scale Map Amendments

In addition to the above requirements for a small-scale map amendment, the following:

- Facilities Impact Study, describing the impact of the proposed amendment on public facilities and services. All service areas shall be noted as well as current availability, capacity, demand, and level of service. The effect of the amendment on the demand and level of service shall be indicated based on professionally accepted and documented methodologies. All improvements or new facilities planned by the County or other entities that may have an impact on the amendment shall be discussed.

Text Amendments

- Detailed description of request and an explanation of the reason for the requested amendment., including any proposed new text or changes to existing text.



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
[Alachua County Growth Management Website](http://www.alachua.org/growth)

Submit Affidavit to:
 Development Services Division
[Development Review Email](mailto:DevelopmentReview@alachua.org)

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: UF Golf Institutional Special Area Plan

OWNER: University of Florida Foundation, Inc
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: England Thims & Miller, Inc

PARCEL NUMBER(s): 04492-001-001

APPROXIMATE PROJECT ADDRESS: north of intersection of Parker Road and Archer Road

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Mania G. Martin Owner Signature maria G. martin Owner Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this

12 Day of January, 2020, by Mania Gutierrez Martin who is

personally known or has provided satisfactory identification _____.

STATE OF FLORIDA

COUNTY OF Alachua



Naomi Myerson Signature of Notary Public
Naomi Myerson Printed Name of Notary Public
HH 637710 Commission Number

(Notarial Stamp above)

ATTACHMENT 2
LEGAL DESCRIPTION

GAINESVILLE EAST PARCEL

A Parcel Of Land, Being A Portion Of Section 24, Township 10 South, Range 18 East, Alachua County, Florida, And Being More Particularly Described As Follows:

For A Point Of Beginning, Commence At The Northeast Corner Of Section 24, Township 10 South, Range 18 East, Alachua County, Florida; Thence On The East Line Of Said Section 24, South 00° 08' 31" East along the east line of said section 24, a Distance of 4,633.69 Feet to the Northwest Corner of Haile Plantation Unit 13 as recorded in Plat Book Q, Pages 3 and 4 and being on the Future South Right-of-way Line of SW 46th/ Boulevard; Thence departing said section line South 89° 34' 01" West, a distance of 3,129.78 Feet to a Point on a Non-Tangent Curve, Concave Northwesterly and Having a Radius of 1,060.00 Feet; Thence Southwest along the Arc of Said Curve a Chord Bearing and Distance of South 62° 37' 39" West 960.46 Feet to the Point of Tangency of said Curve; Thence South 89° 34' 01" West, a distance of 1,242.00 Feet to the East Right-of-Way line of Parker Road (an 80 Foot Right-of-Way); Thence North 00° 39' 04" West along said Right-of-Way, a distance of 5,120.12 Feet to the North line of said Section 24; Thence South 89° 52' 31" East along said Section line, a distance of 5,271.29 Feet To The Point Of Beginning.

Containing 580.00 Acres, More Or Less.

4/2/2025 9:23 AM

BOOK 5206 PAGE 2185

J.K. JESS IRBY, ESQ.--Clerk

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 1258367

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$0.70

Intang. Tax: \$0.00

**Recording Requested by and
when Recorded Return to:**

Gunster, Yoakley & Stewart, P.A.
Attn: H. William Perry, Esq.
777 South Flagler Drive, Suite 500 East
West Palm Beach, FL 33401

Parcel Numbers: 04492-001-001
04492-002-000 (portion)
04492-000-000 (portion)
04492-001-000 (portion)

NOTE TO CLERK: THIS CONVEYANCE IS EXEMPT FROM STATE DOCUMENTARY STAMP TAX BASED ON F.A.C. 12B-4.014 (2)(a) IN THAT THERE WAS NO CONSIDERATION FOR THIS CONVEYANCE BECAUSE IT IS A GIFT OF AN INTEREST IN UNENCUMBERED PROPERTY.

SPECIAL WARRANTY DEED

That **FCL Timber, Land & Cattle, LLLP**, a Florida limited liability limited partnership (“**Grantor**”) with an address of 10627 SW 65th Avenue, Gainesville, Florida 32608, for and in consideration of the sum of \$10 and other good and valuable consideration to it in hand paid by **University of Florida Foundation, Inc.**, a Florida not-for-profit corporation (“**Grantee**”) with an address of 1938 W. University Avenue, Gainesville, Florida 32603, Attn: Office of the Vice President and General Counsel, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee, the property described on **Exhibit A** attached hereto (the “**Land**”) together with (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor’s rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor’s rights to use same; (v) all minerals, oil, gas, and other hydrocarbon substances thereon; (vi) all air, riparian, development, utility, and solar rights related thereto; (vii) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired and including all drainage ways, easements, rights and interests on or affecting real property located off of the Land that benefit or serve the Land, if any; and (viii) all right, title and interest of Grantor, if any, in and to (A) any and all roads, and ways (open or proposed) affecting, crossing, fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same; (B) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise); (C) any and all air rights relating to said real property; and (D) any and all reversionary interests in and to said real property (said real property together with any and all

of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are herein collectively referred to as the "**Property**"). Notwithstanding anything contained herein to the contrary, however, with respect to the rights and interests described in (iv), (v), (vii), and (viii) directly above, Grantor is hereby only granting, selling and conveying any of Grantor's right, title and interest in and to same without warranty (whether statutory, express or implied).

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging, unto the use, benefit and behoof of the Grantee, its successors and assigns, forever, in fee simple absolute, subject to the restrictions set forth hereinafter and the other matters described on **Exhibit B** attached hereto (collectively, the "**Permitted Exceptions**"); and Grantor does hereby bind itself and its successors, to warrant and forever defend all and singular the Property, subject to Permitted Exceptions unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise (the "**Warranty of Title**") and that Grantor shall execute and deliver such further assurances as may be reasonably requested by Grantee.

THIS CONVEYANCE is made on an "As Is", "Where Is" and "With All Faults" basis. The Property is sold in its present condition, **AS IS** and no warranties, express or implied, are made or inferred by virtue of this conveyance, except for the Warranty of Title provided above.

All ad valorem taxes and assessments for the Property for the year in which this Deed is executed have been prorated by the parties hereto and Grantee hereby expressly assumes liability for the payment thereof. If such proration was based upon an estimate of such taxes and assessments for such year, then upon demand the parties hereto shall promptly and equitably adjust all such taxes and assessments as soon as actual figures for the Property for such year are available.

[Signature Page Follows]

EXHIBIT "A"

Gainesville East Parcel

A Parcel Of Land, Being A Portion Of Section 24, Township 10 South, Range 18 East, Alachua County, Florida, And Being More Particularly Described As Follows:

For A **Point Of Beginning**, Commence At The Northeast Corner Of Section 24, Township 10 South, Range 18 East, Alachua County, Florida; Thence On The East Line Of Said Section 24, South $00^{\circ} 08' 31''$ East along the east line of said Section 24, a Distance of 4,633.69 Feet to the Northwest Corner of Haile Plantation Unit 13 as recorded in Plat Book Q, Pages 3 and 4 and being on the Future South Right-of-way Line of SW 46th Boulevard; Thence departing said Section line South $89^{\circ} 34' 01''$ West, a distance of 3,129.78 Feet to a Point on a Non-Tangent Curve, Concave Northwesterly and Having a Radius of 1,060.00 Feet; Thence Southwest along the Arc of Said Curve a Chord Bearing and Distance of South $62^{\circ} 37' 39''$ West 960.46 Feet to the Point of Tangency of said Curve; Thence South $89^{\circ} 34' 01''$ West, a distance of 1,242.00 Feet to the East Right-of-Way line of Parker Road (an 80 Foot Right-of-Way); Thence North $00^{\circ} 39' 04''$ West along said Right-of-Way, a distance of 5,120.12 Feet to the North line of said Section 24; Thence South $89^{\circ} 52' 31''$ East along said Section line, a distance of 5,271.29 Feet To The **Point Of Beginning**.



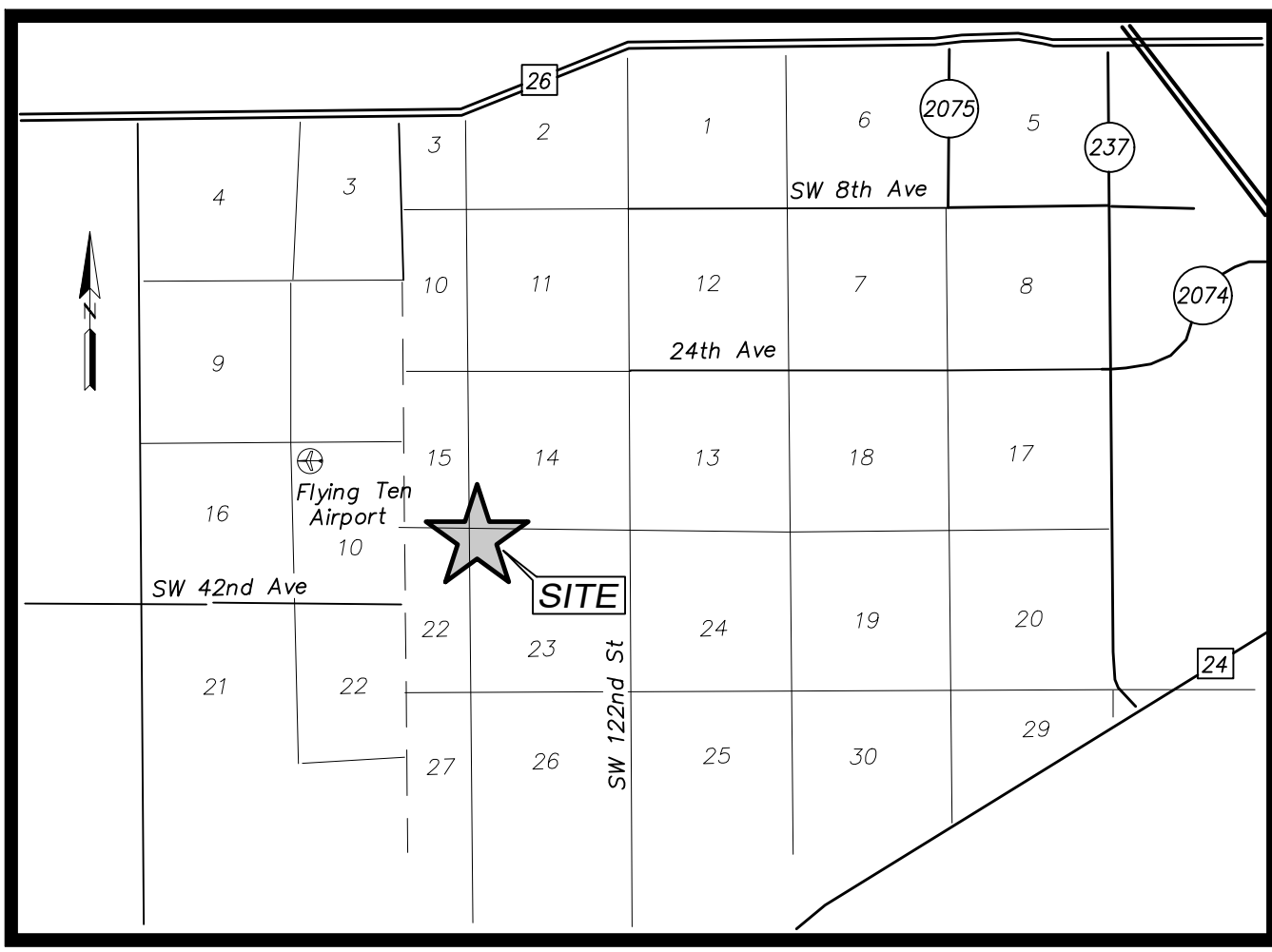
EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years, not yet due and payable.

MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF FRACTIONAL SECTIONS 15, 22, AND 27, OUTSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF FRACTIONAL SECTIONS 10, 15, 22, AND 27, INSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF SECTIONS 11, 14, 23, 24 AND 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S DESCRIPTION:

GAINESVILLE WEST PARCEL

A Parcel Of Land, Being A Portion Of Fractional Sections 15, 22, and 27, Outside The Arredondo Grant, and Being A Portion Of Fractional Sections 10, 15, 22, and 27, Inside The Arredondo Grant, and Being A Portion Of Sections 11, 14, 23, and 26, Township 10 South, Range 18 East, Alachua County, Florida, And Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southwest Corner Of Section 11, Township 10 South, Range 18 East, Alachua County, Florida; Thence On The West Line Of Said Section 11, North 0° 33' 24" West, a Distance of 1,327.32 Feet to the Northwest Corner of the Southwest 1/4 of the Southwest 1/4 of Section 11 and to the Point of Beginning.

From Said Point Of Beginning, Thence North 89° 22' 43" East, along the North line of the Southwest 1/4 of the Southwest 1/4 of said section 11, a distance of 1,328.28 Feet to the Northeast Corner of the Southwest 1/4 of the Southwest 1/4 of said section 11, a distance of 1,328.93 Feet; Thence South 0° 38' 50" East along the East line of the West 1/2 of the Northwest 1/4 of section 14, a distance of 2,648.37 Feet; Thence North 89° 14' 15" East along the North line of the Southwest 1/4 of section 14, a distance of 1,328.04 Feet to the Center of section 14; Thence continue North 89° 14' 15" East, a distance of 17.19 Feet to the fence line as per judgement recorded in Official Records Book 2331, Page 312 of the public records of Alachua County, Florida; Thence South and East along the fence line for the following 28; Courses 1) South 0° 33' 09" East, a distance of 108.50 Feet; Course 2) South 0° 44' 06" West, a distance of 93.33 Feet; Course 3) South 2° 50' 35" West, a distance of 73.25 Feet; Course 4) South 1° 08' 20" West, a distance of 37.64 Feet; Course 5) South 3° 00' 38" East, a distance of 36.39 Feet; Course 6) South 0° 15' 38" West, a distance of 80.27 Feet; Course 7) South 3° 19' 03" West, a distance of 41.30 Feet; Course 8) South 1° 30' 29" East, a distance of 93.43 Feet; Course 9) South 0° 04' 09" East, a distance of 209.57 Feet; Course 10) South 0° 34' 01" East, a distance of 542.22 Feet; Course 11) South 0° 20' 18" West, a distance of 158.19 Feet; Course 12) South 0° 43' 01" East, a distance of 2,476.61 Feet; Course 13) South 1° 03' 20" East, a distance of 1,362.34 Feet; Course 14) South 0° 57' 03" East, a distance of 1,122.23 Feet; Course 15) South 0° 57' 03" East, a distance of 280.23 Feet; Course 16) South 1° 40' 53" West, a distance of 36.03 Feet; Course 17) South 1° 40' 53" West, a distance of 24.16 Feet; Course 18) South 0° 02' 06" West, a distance of 448.63 Feet; Course 19) South 0° 02' 06" West, a distance of 491.55 Feet; Course 20) South 0° 23' 36" East, a distance of 254.93 Feet; Course 21) South 0° 24' 50" East, a distance of 1,110.89 Feet; Course 22) South 0° 43' 14" East, a distance of 281.65 Feet; Course 23) South 0° 43' 14" East, a distance of 1,199.74 Feet; Course 24) South 2° 31' 55" East, a distance of 55.39 Feet; Course 25) North 89° 34' 46" East, a distance of 835.45 Feet; Course 26) North 89° 26' 17" East, a distance of 752.82 Feet; Course 27) North 89° 13' 02" East, a distance of 776.29 Feet; Course 28) North 72° 49' 15" East, a distance of 518.84 Feet; Course 29) South 79° 16' 28" East, a distance of 91.68 Feet to a point on the 110 feet City of Gainesville Electric Transmission Right-of-Way; Thence South 0° 39' 28" East along said Right-of-Way, a distance of 6.00 Feet; Thence continue South 0° 39' 28" East along said Right-of-Way, a distance of 2,655.16 Feet to the South line of Section 26; Thence South 89° 39' 06" West along said South line of Section 26, a distance of 2,517.79 Feet to the Southeast Corner of the Southwest 1/4 of said section 26; Thence South 89° 38' 58" West along said South line of Section 26, a distance of 1,333.66 Feet to the Southwest Corner of the East 1/2 of the Southwest 1/4 of section 26; Thence North 0° 25' 54" West, a distance of 1,323.24 Feet to the Northwest Corner of the Southwest 1/4 of the Southwest 1/4 of section 26; Thence North 0° 23' 28" West, a distance of 1,321.16 Feet to the Northwest Corner of the East 1/2 of section 26; Thence South 89° 31' 15" West, a distance of 1,333.86 Feet to the Southwest Corner of the Northwest 1/4 of section 26; Thence South 89° 13' 15" West, a distance of 2,106.63 Feet; Thence North 0° 57' 31" West, a distance of 460.39 Feet to the Southeast Corner of Government Lot 6 of Section 22; Thence South 89° 23' 32" West, a distance of 822.46 Feet to the Northeast Corner of Government Lot 2 of Section 27; Thence South 1° 21' 29" East, a distance of 1,325.12 Feet to the Southeast Corner of Government Lot 2 of Section 27; Thence South 89° 29' 14" West, a distance of 2,655.43 Feet to the Southwest Corner of Government Lot 3 of Section 27; Thence North 1° 46' 15" West, a distance of 1,320.25 Feet to the Northwest Corner of Government Lot 3 of Section 27; Thence North 1° 27' 11" West, a distance of 2,641.07 Feet to the Northwest Corner of Government Lot 3 of Section 22; Thence North 1° 26' 51" West, a distance of 5,295.71 Feet to the Northwest Corner of Government Lot 3 of Section 15; Thence North 89° 27' 25" East, a distance of 3,592.42 Feet to the Northeast Corner of Government Lot 1 of Section 15; Thence North 0° 54' 38" West, a distance of 3,561.33 Feet to the Northwest Corner of the South 1/4 of Section 10; Thence North 89° 18' 34" East, a distance of 2,175.51 Feet to the Point of Beginning.

Containing 2,662.66 Acres, More Or Less.

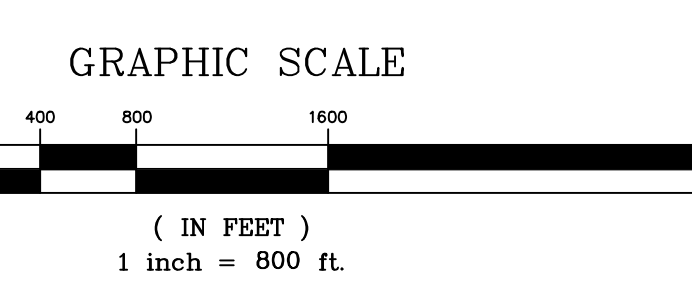
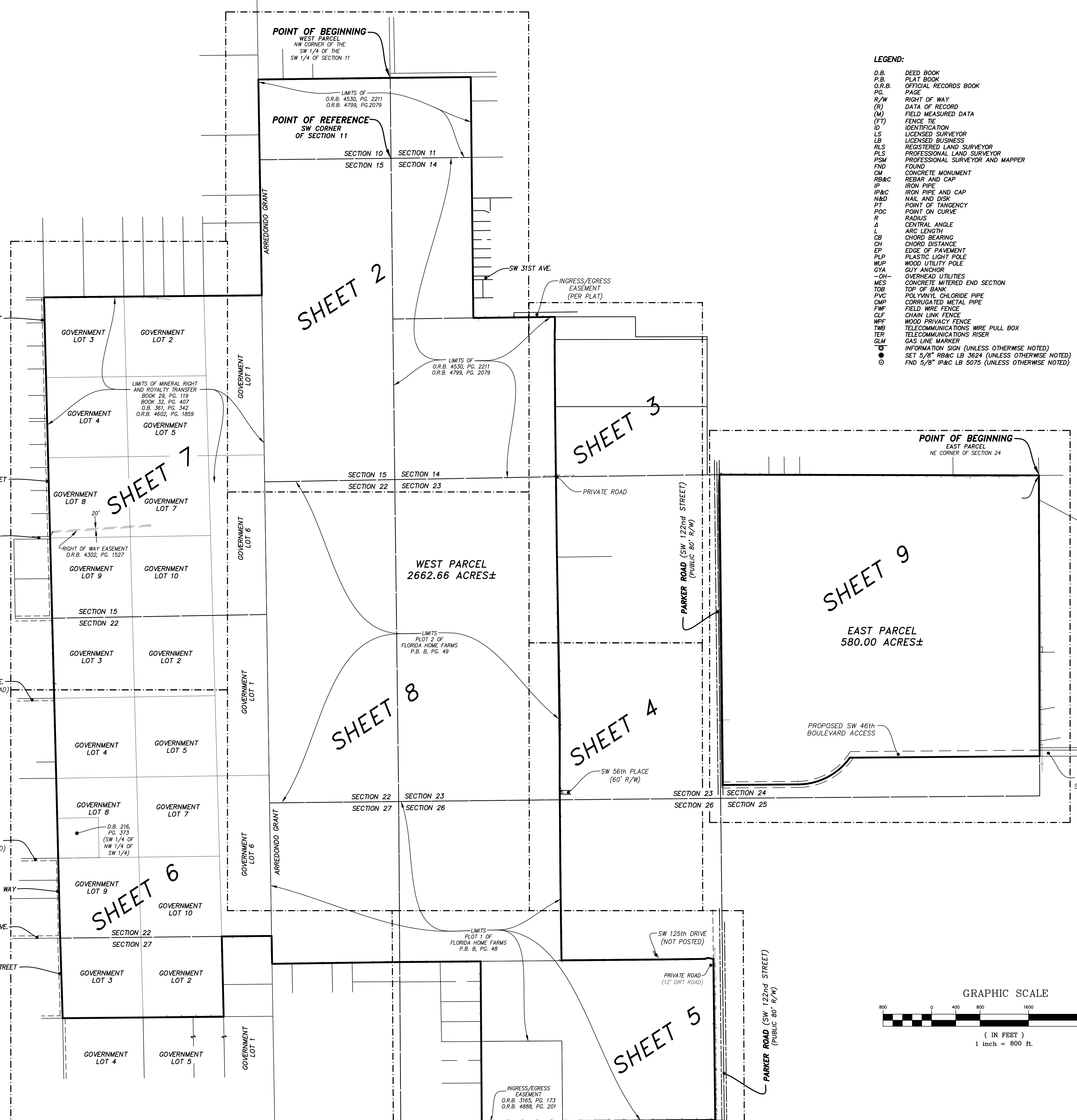
GAINESVILLE EAST PARCEL

A Parcel Of Land, Being A Portion Of Section 24, Township 10 South, Range 18 East, Alachua County, Florida, And Being More Particularly Described As Follows:

For A Point Of Beginning, Commence At The Northeast Corner Of Section 24, Township 10 South, Range 18 East, Alachua County, Florida; Thence On The East Line Of Said Section 24, South 00° 08' 31" East along the east line of said section 24, a distance of 4,633.69 Feet to the Northwest Corner of Hole Plantation Unit 13 as recorded in Plat Book O, Pages 3 and 4 and being on the Future South Right-of-Way Line of SW 46th Boulevard; Thence departing said section the South 89° 34' 01" West, a distance of 3,129.78 Feet to a Point on a Non-Tangent Curve, Concave Northwesterly and Having a Radius of 1,060.00 Feet; Thence South along the Arc of Said Curve a Chord Bearing and Distance of South 62° 37' 39" West 960.46 Feet to the Point of Tangency of said Curve; Thence South 89° 34' 01" West, a distance of 1,242.00 Feet to the East Right-of-Way Line of Parker Road (an 80 Foot Right-of-Way); Thence North 00° 39' 04" West along said Right-of-Way, a distance of 5,120.12 Feet to the North line of said Section 24; Thence South 89° 52' 31" East along said Section line, a distance of 5,271.29 Feet to the Point of Beginning.

Containing 580.00 Acres, More Or Less.

LEGEND:	
D.B.	DEED BOOK
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
(R)	DATA OF RECORD
(M)	FIELD MEASURED DATA
(FT)	FENCE TIE
ID	IDENTIFICATION
LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
RLS	REGISTERED LAND SURVEYOR
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
FND	FOUND
CM	CONCRETE MONUMENT
RB&C	REBAR AND CAP
IP	IRON PIPE
IP&C	IRON PIPE AND CAP
N&D	NAIL AND DISK
PT	POINT OF TANGENCY
POC	POINT ON CURVE
R	RADIUS
A	CENTRAL ANGLE
CB	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
EP	EDGE OF PAVEMENT
PLP	PLASTIC LIGHT POLE
WUP	WOOD UTILITY POLE
GVA	GUY ANCHOR
OH	OVERHEAD UTILITIES
MES	CONCRETE MITERED END SECTION
TOP	TOP OF BANK
PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
FWF	FIELD WIRE FENCE
CLF	CHAIN LINK FENCE
WPF	WOOD PRIVACY FENCE
TWB	TELECOMMUNICATIONS WIRE PULL BOX
TER	TELECOMMUNICATIONS RISER
GLM	GAS LINE MARKER
IS	INFORMATION SIGN (UNLESS OTHERWISE NOTED)
SET	SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED)
FND	FND 5/8" IP&C LB 5075 (UNLESS OTHERWISE NOTED)



GENERAL NOTES:

- THIS IS A BOUNDARY SURVEY.
- BEARINGS BASED ON THE WESTERLY LINE OF SECTION 11 AS BEING NORTH 00°33'24" WEST. RECORD BEARINGS DEPICTED HEREON ARE REFLECTIVE OF PREVIOUS SURVEY BY CAUSSEUX & ELLINGTON, INC.
- CERTAIN BOUNDARY INFORMATION DEPICTED HEREON PER PREVIOUS SURVEY BY CAUSSEUX & ELLINGTON, INC. JOB NO. 05-1057, DATED MARCH 8, 2006, LAST REVISED JUNE 22, 2006.
- SECTION, GOVERNMENT AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.
- LOCATION OF IMPROVEMENTS LIMITED TO ABOVE GROUND VISIBLE EVIDENCE AT BOUNDARY PERIMETER ONLY. UNDERGROUND IMPROVEMENTS NOT LOCATED, EXCEPT AS EVIDENCED BY ABOVE GROUND FEATURES THEREOF AT SAID PERIMETER. INTERIOR IMPROVEMENTS NOT LOCATED OR SHOWN.
- TRAILROADS DEPICTED HEREON FIELD LOCATED AT PERIMETER ONLY. INTERIOR TRAILROADS NOT SHOWN.
- THE WEST PARCEL AND EAST PARCEL, AS DEPICTED HEREON, ARE CONTIGUOUS AT THEIR RESPECTIVE BOUNDARIES WITHOUT GAP, GORE OR OVERLAP.
- EAST PARCEL SURVEY PERFORMED WITH BENEFIT OF AMERICAN LAND TITLE ASSOCIATION COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 1488413, COMMITMENT DATE: DECEMBER 19, 2024.

THE SURVEYED PROPERTY IS SUBJECT TO OR BENEFITED BY THE FOLLOWING ITEMS LISTED IN SCHEDULE B-II OF SAID COMMITMENT AS BASED ON THEIR LEGAL DESCRIPTIONS:

- *NO PLOTTABLE ITEMS LISTED IN SCHEDULE B-II.
- ALL OTHER ITEMS NOT LISTED ARE NOT SURVEY MATTERS OR ARE NOT IDENTIFIED BY A RECORDING REFERENCE.
- ALL THE ABOVE ITEMS RECORDING IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

GENERAL NOTES: CONTINUED

- WEST PARCEL SURVEY PERFORMED WITH BENEFIT OF AMERICAN LAND TITLE ASSOCIATION COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 1596140, COMMITMENT DATE: DECEMBER 19, 2024.

THE SURVEYED PROPERTY IS SUBJECT TO OR BENEFITED BY THE FOLLOWING ITEMS LISTED IN SCHEDULE B-II OF SAID COMMITMENT AS BASED ON THEIR LEGAL DESCRIPTIONS:

- ITEM 5) ALL MATTERS CONTAINED ON THE PLAT OF PLOT 1 OF FLORIDA HOME FARMS RECORDED IN PLAT BOOK B, PG. 48 (LIMITS DEPICTED)
- ITEM 6) ALL MATTERS CONTAINED ON THE PLAT OF PLOT 2 OF FLORIDA HOME FARMS RECORDED IN PLAT BOOK B, PG. 49 (LIMITS DEPICTED)
- ITEM 7) OIL, GAS, MINERAL AND OTHER RESERVATIONS RECORDED IN MISC BOOK 29, PG. 175 (LIMITS DEPICTED)
- ITEM 8) OIL, GAS, MINERAL AND OTHER RESERVATIONS RECORDED IN MISC BOOK 32, PG. 327, AFFECTED BY MISC BOOK 32, PG. 407, TRANSFER IN DEED BOOK 361, PG. 342 AND BILL OF SALE RECORDED IN O.R.B. 4602, PG. 1859 (LIMITS DEPICTED)
- ITEM 9) RESERVATIONS FOR PETROLEUM, PETROLEUM PRODUCTS AND OTHER MINERALS RECORDED IN DEED BOOK 216, PG. 375 (AS DEPICTED)
- ITEM 10) EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R.B. 3165, PG. 173, (AS DEPICTED)
- ITEM 11) RIGHT OF WAY EASEMENT RECORDED IN O.R.B. 4302, PG. 1527, (AS DEPICTED)
- ITEM 12) GRANT OF EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R.B. 4888, PG. 201, (AS DEPICTED)
- ITEM 14) OPTION TO LEASE AND OBTAIN EASEMENTS SET FORTH IN MEMORANDUM RECORDED IN O.R.B. 4530, PG. 2211, (LIMITS DEPICTED, NO EASEMENTS DESCRIBED)
- ITEM 15) OPTION TO LEASE AND OBTAIN EASEMENTS SET FORTH IN MEMORANDUM RECORDED IN O.R.B. 4799, PG. 2079, (LIMITS DEPICTED, NO EASEMENTS DESCRIBED)

ALL OTHER ITEMS NOT LISTED ARE NOT SURVEY MATTERS OR ARE NOT IDENTIFIED BY A RECORDING REFERENCE.

REVISED MARCH 31, 2025 TO ADD CERTIFICATION AND REMOVE LEGAL FOR SW 46th BLVD ACCESS. (WO 25-019.01)
REVISED MARCH 5, 2025 TO ADD LEGAL DESCRIPTION OF SW 46th BOULEVARD EXTENSION. (WO 25-019.01)
REVISED FEBRUARY 28, 2025 TO UPDATE EAST PARCEL AND ADDRESS CLIENT COMMENTS. (WO 25-019.01)
REVISED FEBRUARY 25, 2025 TO ADD (2) TITLE COMMITMENTS AND ADDRESS CLIENT COMMENTS. (WO 25-019.01)

CERTIFIED TO:
University of Florida Foundation, Inc., a Florida not for profit corporation;
Satter Faber, P.A., a Florida corporation;
The University of Florida Board of Trustees, a body corporate of the State of Florida;
Timber, and Cattle, L.L.P., a Florida limited liability limited partnership;
Gunster, Yoakley & Stewart, P.A.;
Old Republic National Title Insurance Company.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

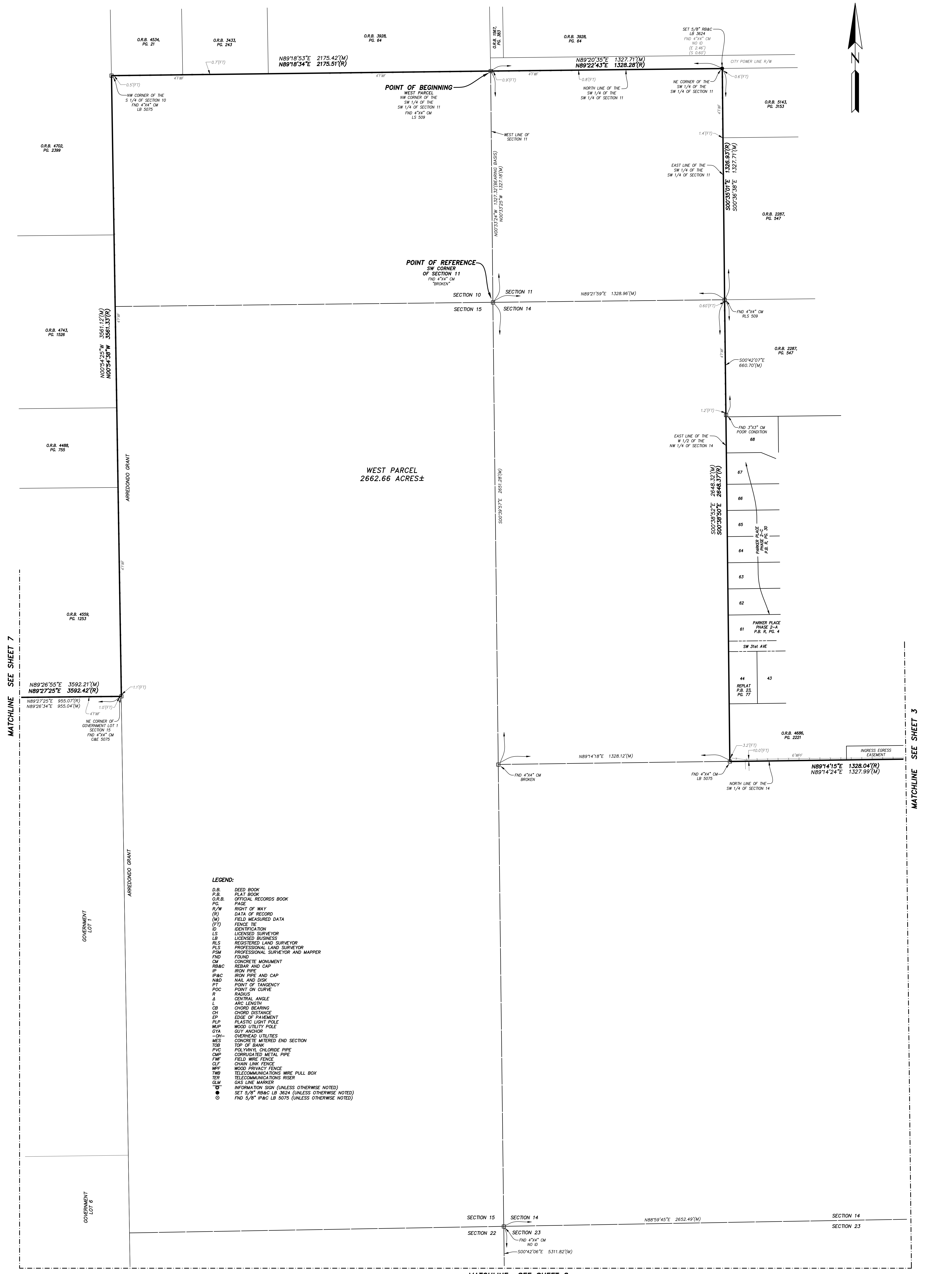
ETM SURVEYING & MAPPING
14775 Old St. Augustine Rd. Jacksonville, Florida 32258
www.etm.com
Certificate of Authorization No. LB 3624

Trusted Advisors, Creating Community.
(904) 642-8550
www.etm.com
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016
Lew@etmsurvey.com

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016
Lew@etmsurvey.com

DATE: FEBRUARY 21, 2025 SCALE: 1"=800'
COUNTY: ALACHUA ORDER NO.: 25-019.01 FILE NO.: 1309-38.01A

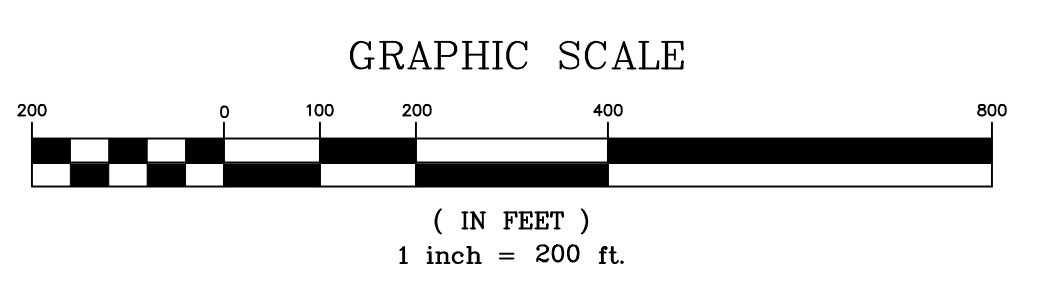
A PORTION OF FRACTIONAL SECTIONS 15, 22, AND 27, OUTSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF FRACTIONAL SECTIONS 10, 15, 22, AND 27, INSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF SECTIONS 11, 14, 23, 24 AND 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.



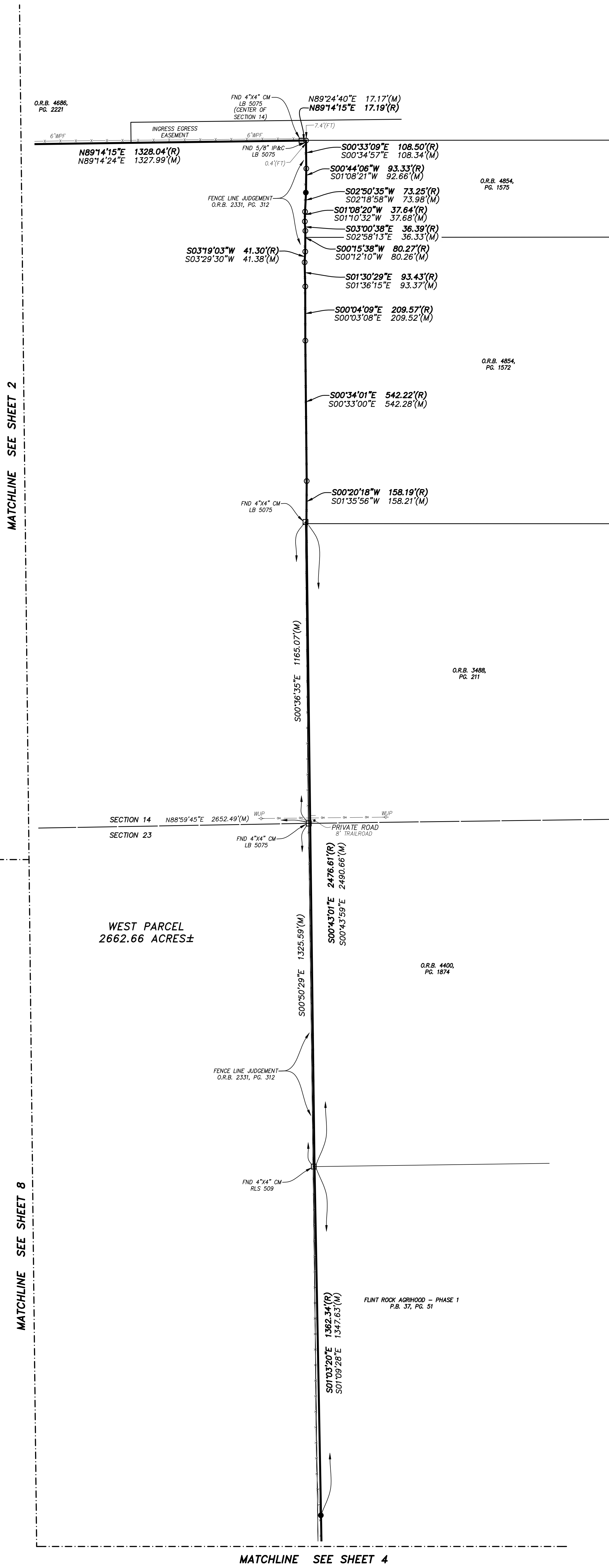
MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 3

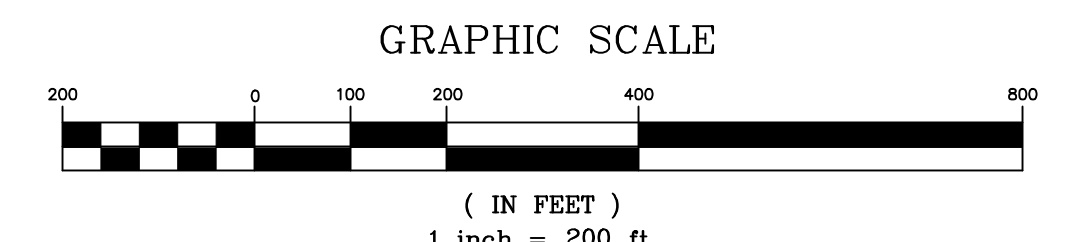
MATCHLINE SEE SHEET 8



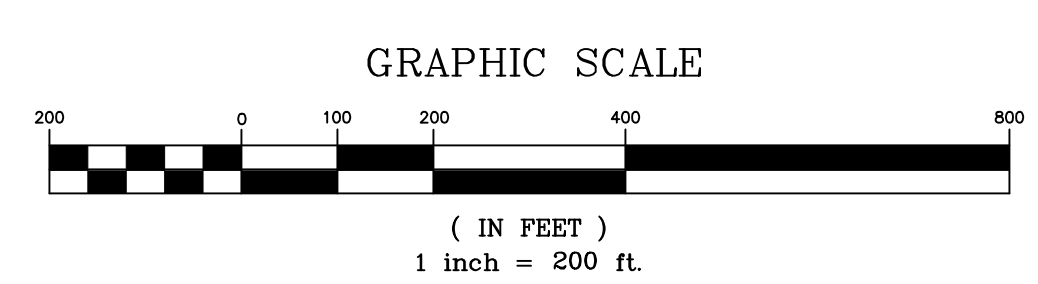
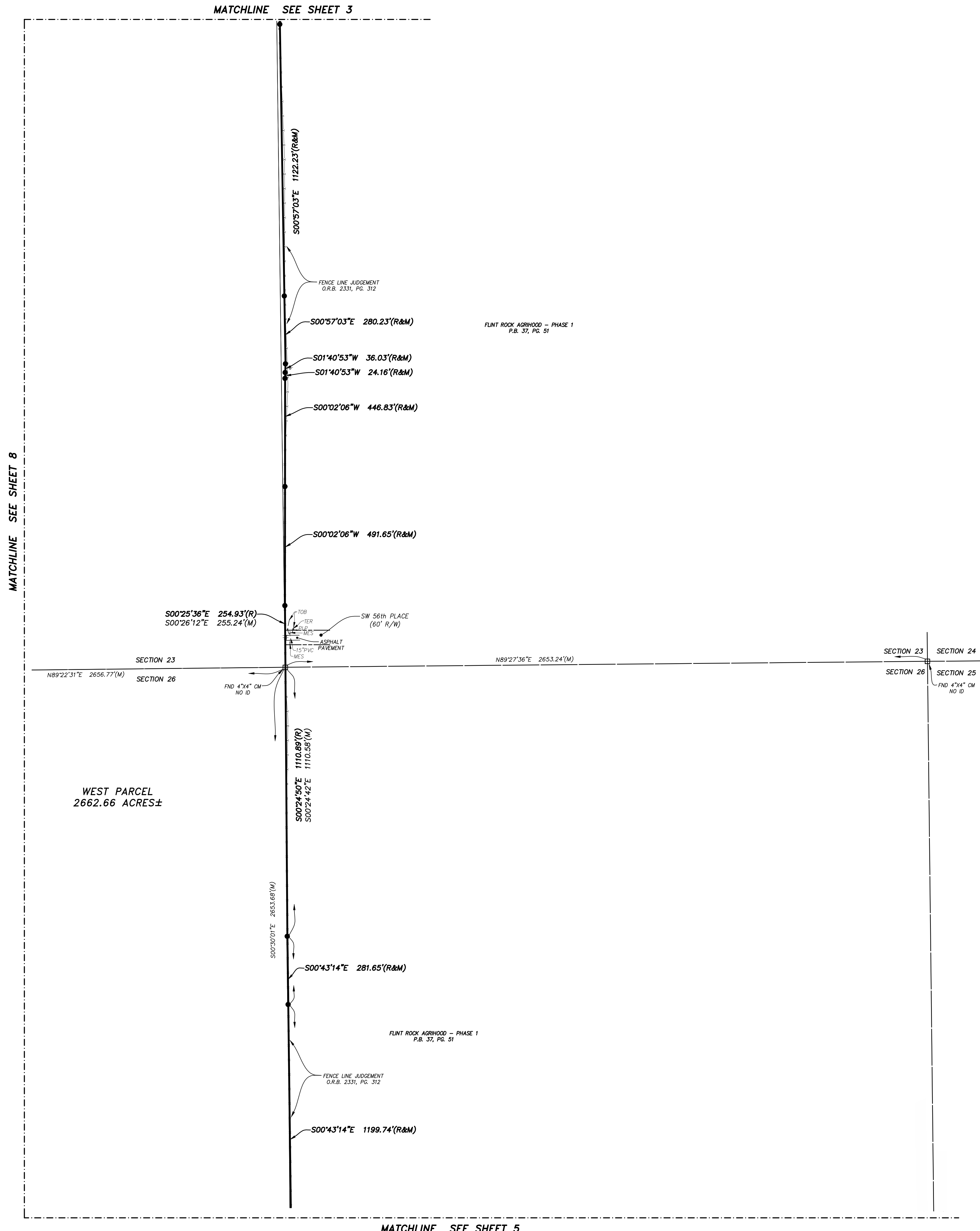
A PORTION OF FRACTIONAL SECTIONS 15, 22, AND 27, OUTSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF FRACTIONAL SECTIONS 10, 15, 22, AND 27, INSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF SECTIONS 11, 14, 23, 24 AND 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.



- LEGEND:**
- D.B. DEED BOOK
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - R/W RIGHT OF WAY
 - (R) DATA OF RECORD
 - (M) FIELD MEASURED DATA
 - (FT) FENCE TIE
 - ID IDENTIFICATION
 - LS LICENSED SURVEYOR
 - LB LICENSED BUSINESS
 - RLS REGISTERED LAND SURVEYOR
 - PLS PROFESSIONAL LAND SURVEYOR
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - FND FOUND
 - CM CONCRETE MONUMENT
 - RB&C REBAR AND CAP
 - IP IRON PIPE
 - IP&C IRON PIPE AND CAP
 - N&D NAIL AND DISK
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - A CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - EP EDGE OF PAVEMENT
 - PLP PLASTIC LIGHT POLE
 - MUP WOOD UTILITY POLE
 - CYA CUY ANCHOR
 - OH- OVERHEAD UTILITIES
 - MES CONCRETE MITERED END SECTION
 - TOB TOP OF BANK
 - PVC POLYVINYL CHLORIDE PIPE
 - CMP CORRUGATED METAL PIPE
 - FWF FIELD WIRE FENCE
 - CLF CHAIN LINK FENCE
 - WPF WOOD PRIVACY FENCE
 - TWB TELECOMMUNICATIONS WIRE PULL BOX
 - TER TELECOMMUNICATIONS RISER
 - GLM GAS LINE MARKER
 - INFORMATION SIGN (UNLESS OTHERWISE NOTED)
 - SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED)
 - FND 5/8" IP&C LB 5075 (UNLESS OTHERWISE NOTED)



A PORTION OF FRACTIONAL SECTIONS 15, 22, AND 27, OUTSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF FRACTIONAL SECTIONS 10, 15, 22, AND 27, INSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF SECTIONS 11, 14, 23, 24 AND 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.



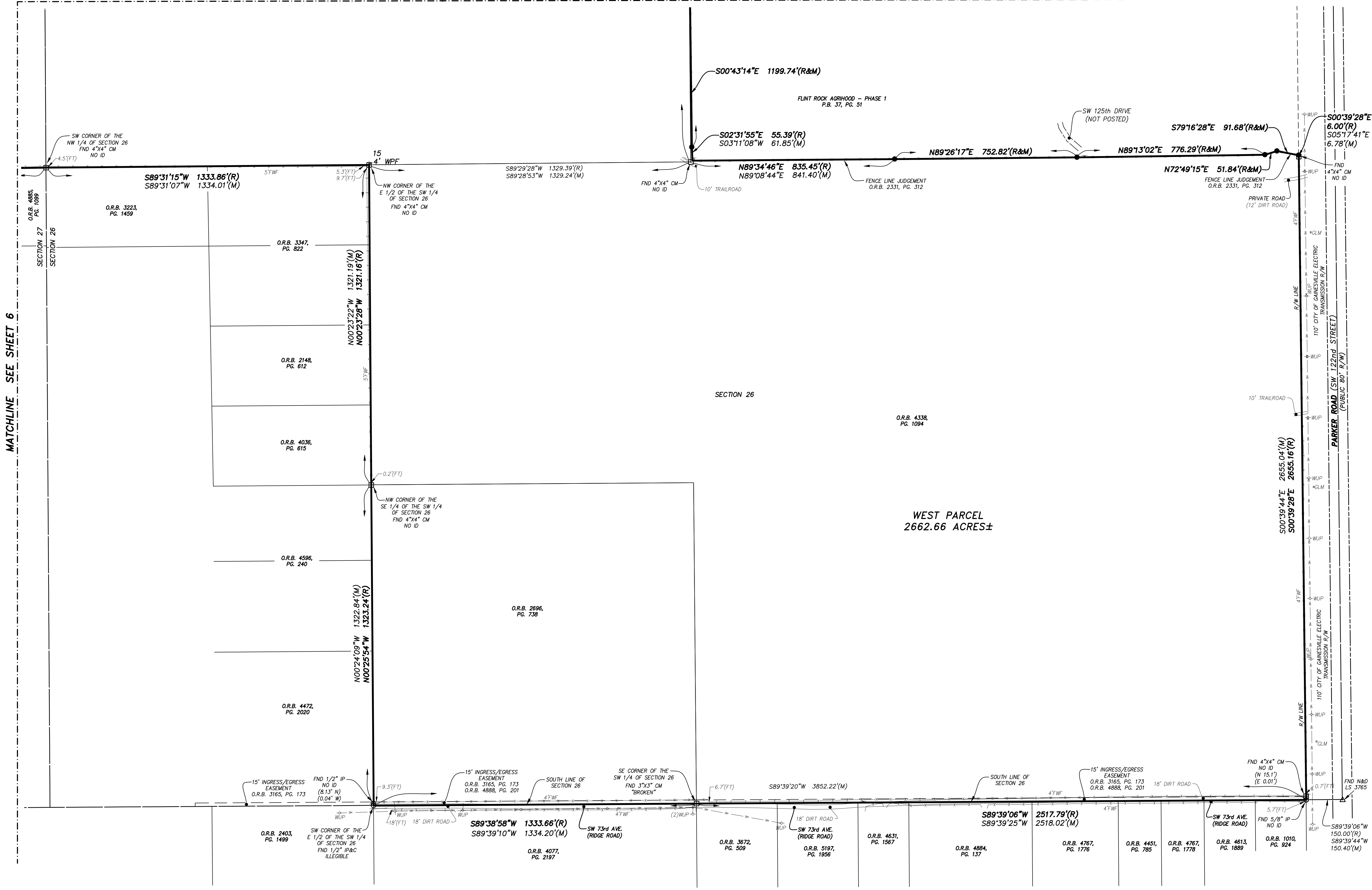
- LEGEND:**
- D.B. DEED BOOK
 - P.B. PLAT BOOK
 - O.R.B. OPTICAL RECORDS BOOK
 - P.C. PAGE
 - R/W RIGHT OF WAY
 - (R) DATA OF RECORD
 - (M) FIELD MEASURED DATA
 - (TT) FENCE TIE
 - ID IDENTIFICATION
 - LS LICENSED SURVEYOR
 - LB LICENSED BUSINESS
 - RLS REGISTERED LAND SURVEYOR
 - PLS PROFESSIONAL LAND SURVEYOR
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - FND FOUND
 - CM CONCRETE MONUMENT
 - REBAR AND CAP
 - IP IRON PIPE
 - IP&C IRON PIPE AND CAP
 - N&D NAIL AND DISK
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - A CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - EP EDGE OF PAVEMENT
 - PLP PLASTIC LIGHT POLE
 - WUP WOOD UTILITY POLE
 - GUY GUY ANCHOR
 - OH OVERHEAD UTILITIES
 - MES CONCRETE MITERED END SECTION
 - TOB TOP OF BANK
 - PCV POLYVINYL CHLORIDE PIPE
 - CMP CORRUGATED METAL PIPE
 - FWF FIELD WIRE FENCE
 - CLF CHAIN LINK FENCE
 - WPF WOOD PRIVACY FENCE
 - TWB TELECOMMUNICATIONS WIRE PULL BOX
 - TER TELECOMMUNICATIONS RISER
 - GLM GAS LINE MARKER
 - IS INFORMATION SIGN (UNLESS OTHERWISE NOTED)
 - SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED)
 - FND 5/8" IP&C LB 5075 (UNLESS OTHERWISE NOTED)

A PORTION OF FRACTIONAL SECTIONS 15, 22, AND 27, OUTSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF FRACTIONAL SECTIONS 10, 15, 22, AND 27, INSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF SECTIONS 11, 14, 23, 24 AND 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.



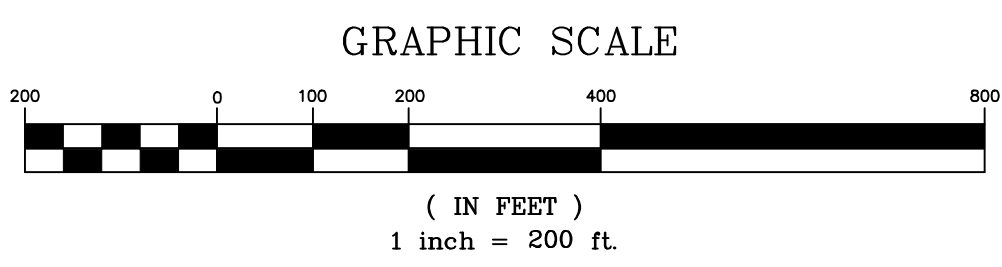
MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4



LEGEND:

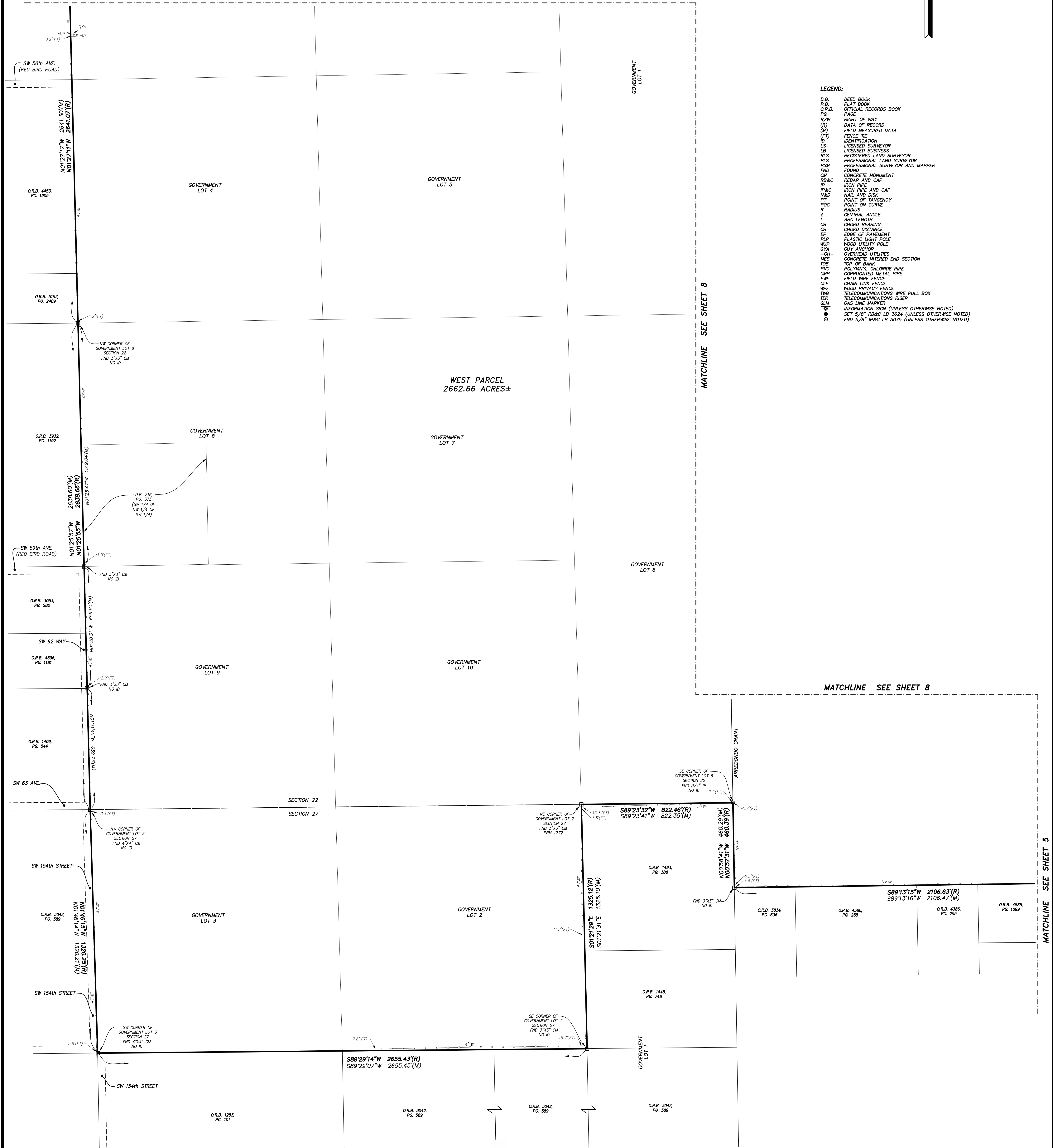
- D.B. DEED BOOK
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.G. PAGE
- R/W RIGHT OF WAY
- (R) DATA OF RECORD
- (M) FIELD MEASURED DATA
- (FT) FENCE TIE
- ID IDENTIFICATION
- LS LICENSED SURVEYOR
- LES LICENSED BUSINESS
- RLS REGISTERED LAND SURVEYOR
- PLS PROFESSIONAL LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- FND FOUND
- CM CONCRETE MONUMENT
- RB&C REBAR AND CAP
- IP IRON PIPE
- IP&C IRON PIPE AND CAP
- N&D NAIL AND DISK
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- EP EDGE OF PAVEMENT
- PLP PLASTIC LIGHT POLE
- WUP WOOD UTILITY POLE
- GVA GUY ANCHOR
- OH- OVERHEAD UTILITIES
- MES CONCRETE MITERED END SECTION
- TOB TOP OF BANK
- PVC POLYVINYL CHLORIDE PIPE
- CMP CORRUGATED METAL PIPE
- FWF FIELD WIRE FENCE
- CLF CHAIN LINK FENCE
- WPF WOOD PRIVACY FENCE
- TWB TELECOMMUNICATIONS WIRE PULL BOX
- TER TELECOMMUNICATIONS RISER
- GLM GAS LINE MARKER
- IS INFORMATION SIGN (UNLESS OTHERWISE NOTED)
- SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED)
- FND 5/8" IP&C LB 5075 (UNLESS OTHERWISE NOTED)



A PORTION OF FRACTIONAL SECTIONS 15, 22, AND 27, OUTSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF FRACTIONAL SECTIONS 10, 15, 22, AND 27, INSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF SECTIONS 11, 14, 23, 24 AND 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.



MATCHLINE SEE SHEET 7

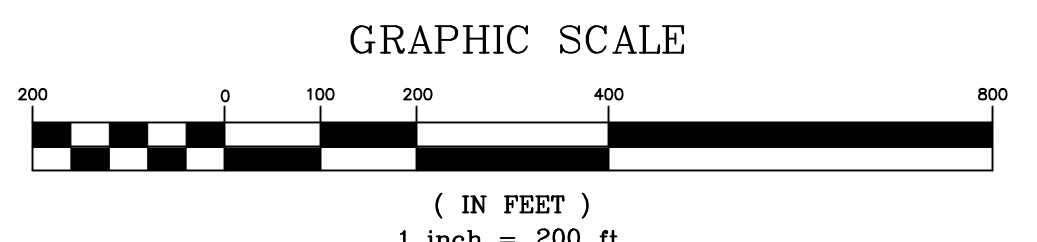


- LEGEND:**
- D.B. DEED BOOK
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - R/W RIGHT OF WAY
 - (R) DATA OF RECORD
 - (M) FIELD MEASURED DATA
 - (FT) FENCE
 - ID IDENTIFICATION
 - LS LICENSED SURVEYOR
 - LB LICENSED BUSINESS
 - RLS REGISTERED LAND SURVEYOR
 - PLS PROFESSIONAL LAND SURVEYOR
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - FND FOUND
 - CM CONCRETE MONUMENT
 - RB&C REBAR AND CAP
 - IP IRON PIPE
 - IP&C IRON PIPE AND CAP
 - M&D NAIL AND DISK
 - PT POINT OF TANGENCY
 - PCC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - EP EDGE OF PAVEMENT
 - PLP PLASTIC LIGHT POLE
 - MUP WOOD UTILITY POLE
 - GYA GUY ANCHOR
 - OH OVERHEAD UTILITIES
 - MES CONCRETE MIXER END SECTION
 - TDB TOP OF BANK
 - PVC POLYVINYL CHLORIDE PIPE
 - CMP CORRUGATED METAL PIPE
 - FWF FIELD WIRE FENCE
 - CLF CHAIN LINK FENCE
 - WPF WOOD PRIVACY FENCE
 - TWB TELECOMMUNICATIONS WIRE PULL BOX
 - TRR TELECOMMUNICATIONS RISER
 - GLM GAS LINE MARKER
 - ISM INFORMATION SIGN (UNLESS OTHERWISE NOTED)
 - SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED)
 - FND 5/8" IP&C LB 5075 (UNLESS OTHERWISE NOTED)

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 8

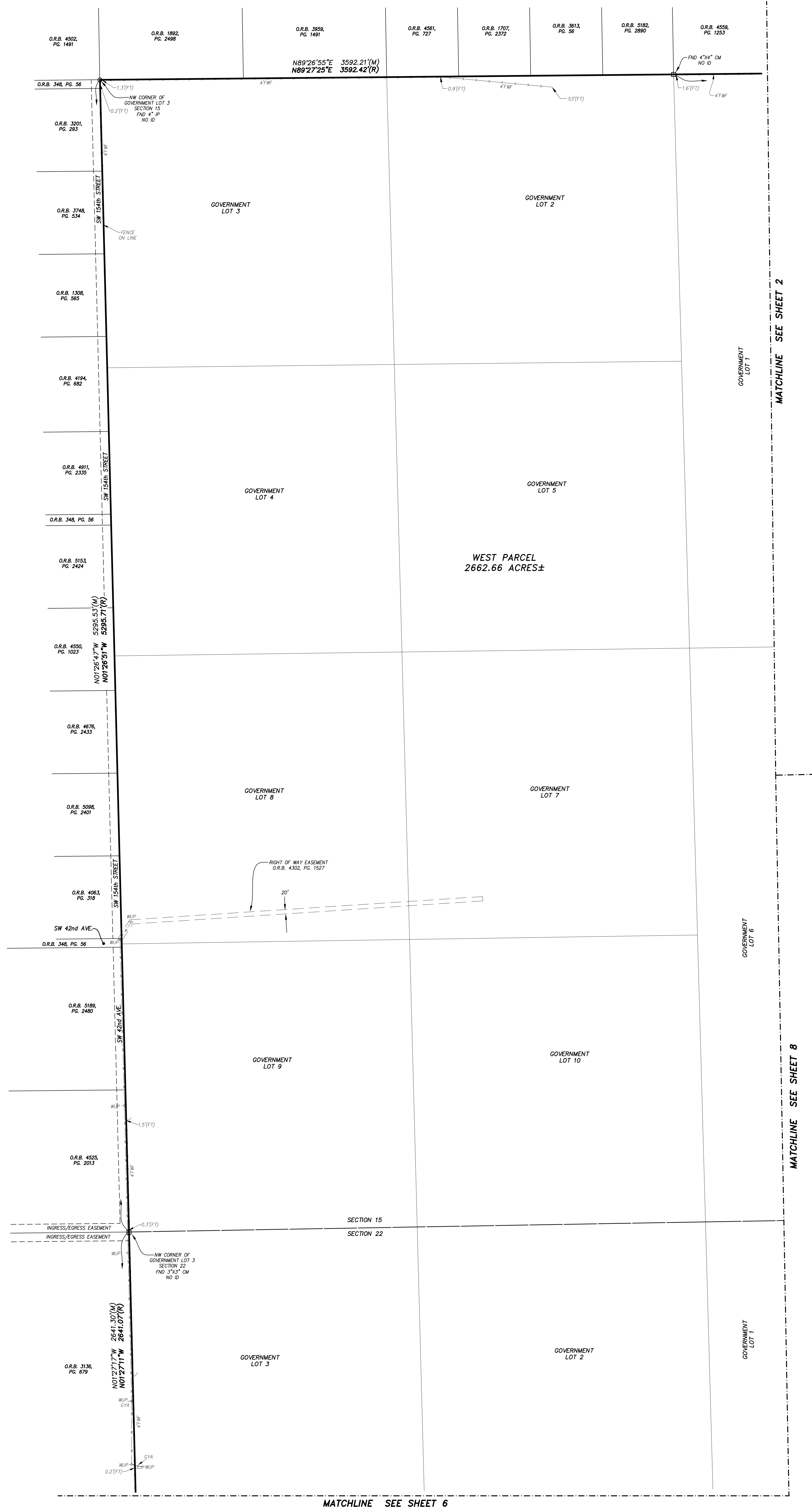
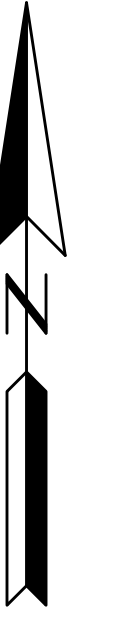
MATCHLINE SEE SHEET 5



SHEET 6 OF 9
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32259 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3824

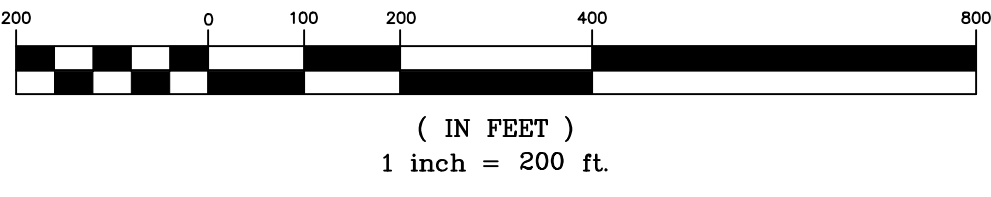
A PORTION OF FRACTIONAL SECTIONS 15, 22, AND 27, OUTSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF FRACTIONAL SECTIONS 10, 15, 22, AND 27, INSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF SECTIONS 11, 14, 23, 24 AND 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.



LEGEND:

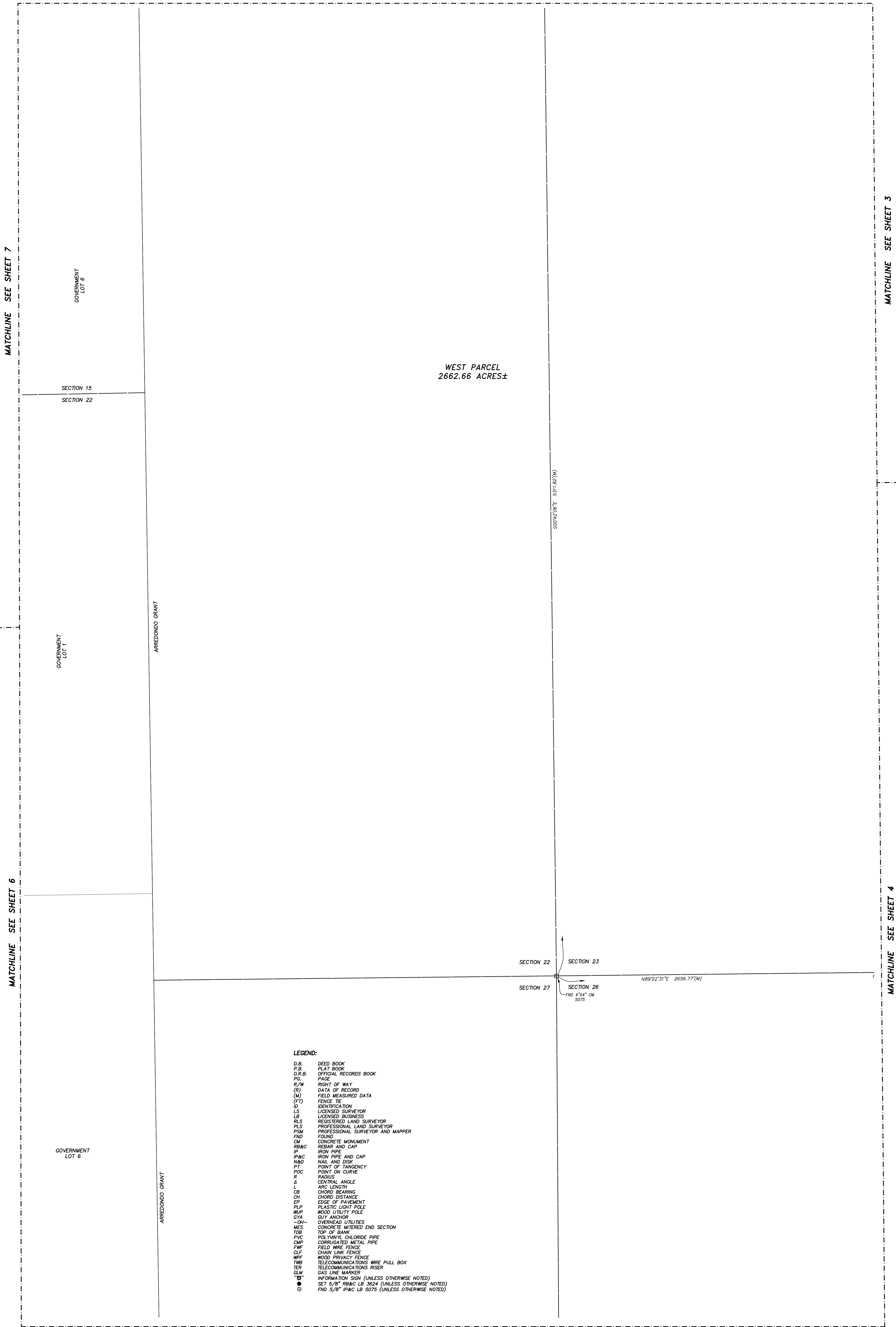
- D.B. DEED BOOK
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. PAGE
- R/W RIGHT OF WAY
- (R) DATA OF RECORD
- (M) FIELD MEASURED DATA
- (FT) FENCE TIE
- ID IDENTIFICATION
- LS LICENSED SURVEYOR
- LB LICENSED BUSINESS
- RLS REGISTERED LAND SURVEYOR
- PLS PROFESSIONAL LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- FND FOUND
- CM CONCRETE MONUMENT
- RB&C REBAR AND CAP
- IP IRON PIPE
- IP&C IRON PIPE AND CAP
- N&D NAIL AND DISK
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- R RADIUS
- A CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- EP EDGE OF PAVEMENT
- PLP PLASTIC LIGHT POLE
- WUP WOOD UTILITY POLE
- GVA GUY ANCHOR
- OH- OVERHEAD UTILITIES
- MES CONCRETE MITERED END SECTION
- TOB TOP OF BANK
- PVC POLYVINYL CHLORIDE PIPE
- CMP CORRUGATED METAL PIPE
- FWF FIELD WIRE FENCE
- CLF CHAIN LINK FENCE
- WPF WOOD PRIVACY FENCE
- TWB TELECOMMUNICATIONS WIRE PULL BOX
- TER TELECOMMUNICATIONS RISER
- GLM GAS LINE MARKER
- IS INFORMATION SIGN (UNLESS OTHERWISE NOTED)
- SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED)
- SET 5/8" IP&C LB 5075 (UNLESS OTHERWISE NOTED)

GRAPHIC SCALE



A PORTION OF FRACTIONAL SECTIONS 15, 22, AND 27, OUTSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF FRACTIONAL SECTIONS 10, 15, 22, AND 27, INSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF SECTIONS 11, 14, 23, 24 AND 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

MATCHLINE SEE SHEET 2



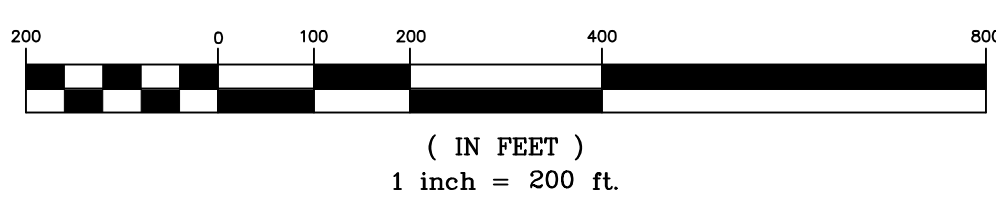
LEGEND:

- D.B. DEED BOOK
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. PAGE
- R/W RIGHT OF WAY
- (G) DATA OF RECORD
- (M) FIELD MEASURED DATA
- (FT) FENCE TO
- ID IDENTIFICATION
- LS LICENSED SURVEYOR
- LB LICENSED BUSINESS
- RLS REGISTERED LAND SURVEYOR
- PLS PROFESSIONAL LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- FND FOUND
- CM CONCRETE MONUMENT
- RB&C REBAR AND CAP
- IP IRON PIPE
- IP&C IRON PIPE AND CAP
- N&D NAIL AND DISK
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- R RADIUS
- A CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- EP EDGE OF PAVEMENT
- PLP PLASTIC LIGHT POLE
- WUP WOOD UTILITY POLE
- GIA GUY ANCHOR
- OH- OVERHEAD UTILITIES
- MES CONCRETE METERED END SECTION
- TDB TOP OF BANK
- PVC POLYVINYL CHLORIDE PIPE
- CMP CORRUGATED METAL PIPE
- FWF FIELD WIRE FENCE
- CLF CHAIN LINK FENCE
- WPF WOOD PRIVACY FENCE
- TWB TELECOMMUNICATIONS WIRE PULL BOX
- TR TELECOMMUNICATIONS RISER
- GLM GAS LINE MARKER
- IS INFORMATION SIGN (UNLESS OTHERWISE NOTED)
- SB SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED)
- OS SET 5/8" IP&C LB 5075 (UNLESS OTHERWISE NOTED)

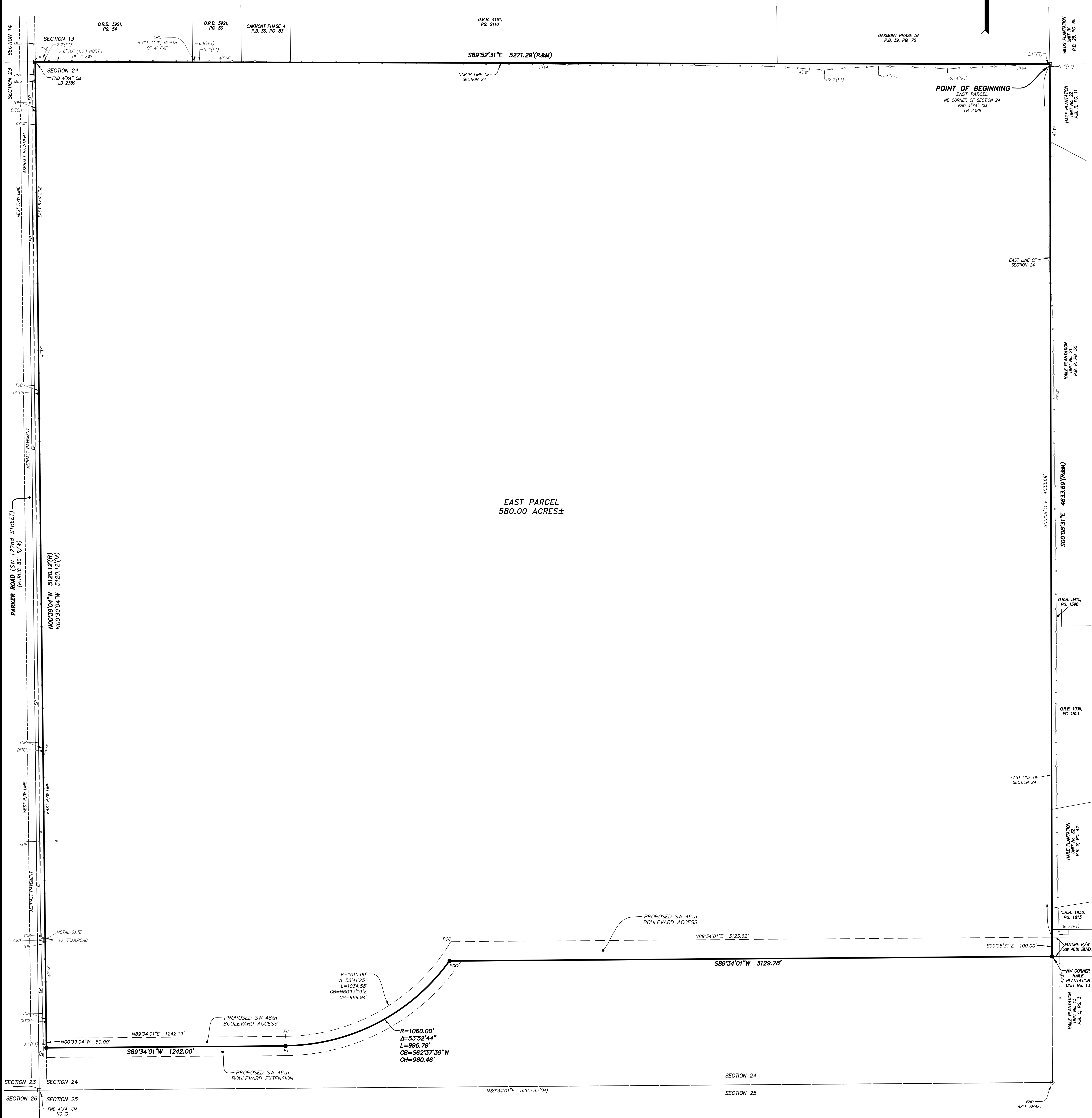
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5

GRAPHIC SCALE

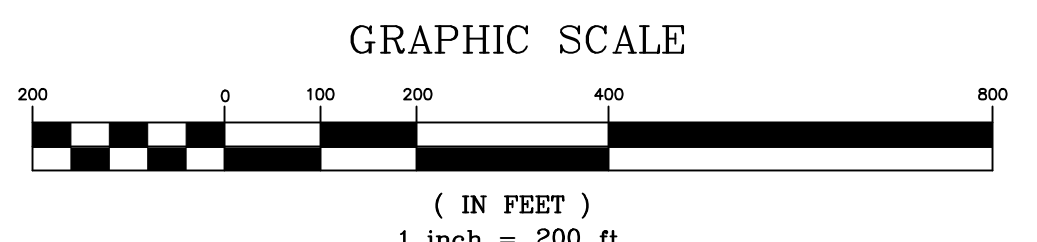


A PORTION OF FRACTIONAL SECTIONS 15, 22, AND 27, OUTSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF FRACTIONAL SECTIONS 10, 15, 22, AND 27, INSIDE THE ARREDONDO GRANT, AND BEING A PORTION OF SECTIONS 11, 14, 23, 24 AND 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.



EAST PARCEL
580.00 ACRES±

- LEGEND:**
- D.B. DEED BOOK
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PAGE PAGE
 - R/W RIGHT OF WAY
 - (O) DATA OF RECORD
 - (M) FIELD MEASURED DATA
 - (FT) FENCE TIE
 - ID IDENTIFICATION
 - LS LICENSED SURVEYOR
 - LB LICENSED BUSINESS
 - RLS REGISTERED LAND SURVEYOR
 - PLS PROFESSIONAL LAND SURVEYOR
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - FND FOUND
 - CM CONCRETE MONUMENT
 - RB&C REBAR AND CAP
 - IP IRON PIPE
 - IP&C IRON PIPE AND CAP
 - N&D NAIL AND DISK
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - EP EDGE OF PAVEMENT
 - PLP PLASTIC LIGHT POLE
 - WUP WOOD UTILITY POLE
 - GIA GUY ANCHOR
 - OH- OVERHEAD UTILITIES
 - MES CONCRETE METERED END SECTION
 - TOB TOP OF BANK
 - PVC POLYVINYL CHLORIDE PIPE
 - CMP CORRUGATED METAL PIPE
 - FWF FIELD WIRE FENCE
 - CLF CHAIN LINK FENCE
 - WPF WOOD PRIVACY FENCE
 - TMB TELECOMMUNICATIONS WIRE FULL BOX
 - TER TELECOMMUNICATIONS RISER
 - GLM GAS LINE MARKER
 - IS INFORMATION SIGN (UNLESS OTHERWISE NOTED)
 - SET 5/8\" RB&C LB 3624 (UNLESS OTHERWISE NOTED)
 - SET 5/8\" IP&C LB 5075 (UNLESS OTHERWISE NOTED)



SHEET 9 OF 9
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32228 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3824

Detailed Directions:

From the Alachua County Growth Management: 10 SW 2nd Ave, Gainesville, FL 32601

Head toward SW 2nd Ave

Continue onto SW 2nd Ave 0.3 mi

At the traffic circle, take the 1st exit onto SW 6th St 0.6 mi

Turn left onto NW 8th Ave 4.2 mi

Use the right 2 lanes to turn right onto FL-26 W/Newberry Rd

Pass by Subway (on the right in 0.8 mi) 4.4 mi

Turn left onto NW 122nd St

Destination will be on the left 3.3 mi

**2025 PAID REAL ESTATE
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
04492 001 001	UNASSIGNED LOCATION RE	0500

UNIVERSITY OF FLORIDA FOUNDATION
 INC
 1938 WEST UNIVERSITY AVE
 GAINESVILLE, FL 32603

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6000	14,381	0	14,381	109.30	
SHERIFF LAW ENFORCEMENT	3.5678	14,381	0	14,381	51.31	
LIBRARY GENERAL	0.9374	14,381	0	14,381	13.48	
SCHOOL CAP PROJECT	1.5000	14,381	0	14,381	21.57	
SCHOOL DISCRNRY & CN	0.7480	14,381	0	14,381	10.76	
SCHOOL GENERAL	3.0030	14,381	0	14,381	43.19	
SCHOOL VOTED	1.0000	14,381	0	14,381	14.38	
CHILDREN'S TRUST	0.4500	14,381	0	14,381	6.47	
SUWANNEE RIVER WATER MGT DIST	0.2812	14,381	0	14,381	4.04	
TOTAL MILLAGE		19.0874		AD VALOREM TAXES	\$274.50	

LEGAL DESCRIPTION
N 660 FT OF THE NW1/4 LESS THE W 40 FT FOR R/W OR 2696/738

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	0.00
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT.	COMBINED TAXES AND ASSESSMENTS	\$274.50
-----------------------------	---------------------------------------	-----------------

IF PAID BY PLEASE PAY	Dec 31, 2025				
	\$0.00				

JOHN POWER, CFC ALACHUA COUNTY TAX COLLECTOR
 PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

**2025 PAID REAL ESTATE
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS
04492 001 001	UNASSIGNED LOCATION RE

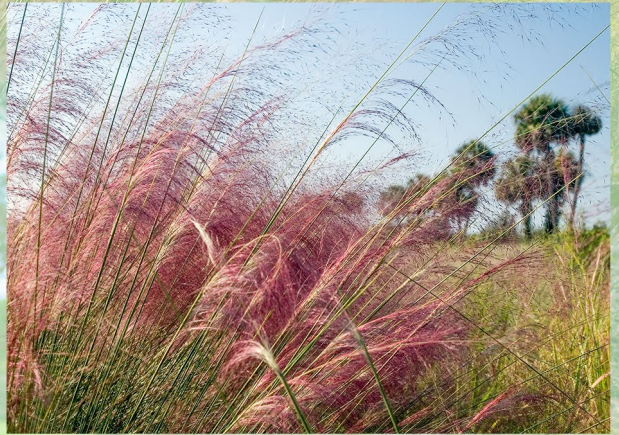
UNIVERSITY OF FLORIDA FOUNDATION
 INC
 1938 WEST UNIVERSITY AVE
 GAINESVILLE, FL 32603

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Dec 31, 2025	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Please Retain this Portion for your Records. Receipt Available Online.

UF Golf Special Area Plan



UF GOLF INSTITUTIONAL PHASE 1

TABLE OF CONTENTS

A. Introduction: UF Golf Institutional Special Area Plan 1

B. Project Location 1

C. Project Summary..... 1

D. Existing Future Land Use Map 3

E. Proposed Future Land Use Map 3

F. Proposed UF Golf Institutional Text Policies..... 6

G. Public Facilities Impact Analysis..... 8

 Transportation8

 Potable and Wastewater10

 Stormwater Management10

 Recreation.....10

 Solid Waste Data and Analysis.....10

 Public Schools10

 Public Safety.....11

H. Comprehensive Plan Consistency Analysis Matrix..... 11

LIST OF TABLE & FIGURES

Figure 1 Project Location and Ownership Map 2

Table 1 UF Golf Phase 1 Development Program 3

Figure 2 Proposed Future Land Use Map 1 4

Figure 3 Proposed Special Area Plan, Map 2..... 5

Table 2 Adopted LOS by Public Facility Type..... 8

Figure 4 Vehicular, Pedestrian and Bicycle Plan..... 9

Table 2 Potable Water/Wastewater Demand 10

UF GOLF PHASE 1

ATTACHMENTS

1. Proof of December 8, 2025 Neighborhood workshop
2. Legal Description
3. Property Ownership Affidavit
4. Proof of Payment of taxes on all parcels & Deed
5. Detailed directions to the site
6. Boundary Survey
7. Environmental Resources Report (ESA & CRAS)
8. Transportation Impact Assessment
9. Best Management Plans
 - a. Stormwater Management
 - b. Nutrient Management and Water Quality
 - c. Landscape
 - d. Conservation Management Area
 - e. Natural Resources
10. Alachua County BoCC Special Area Study Resolution
11. Supporting Maps

UF GOLF PHASE 1**A. Introduction: UF Golf Institutional Special Area Plan**

The proposed UF Golf Institutional Special Area Plan (the “project”) is supported by proposed Comprehensive Plan Policies and proposed Future Land Use category that implements the findings and conditions of the Special Area Study accepted by the Alachua County Board of County Commissioners in 2024. Together, the policies and land use establish a framework for land use, conservation, infrastructure, and community access that is specifically tailored to Phase 1 of the UF Golf project.

The proposed policies define Conservation Management Areas, permitted institutional and recreational uses, infrastructure standards, water conservation requirements, nutrient management practices, golf course best management practices, stormwater treatment strategies, access controls, and long-term community access provisions.

The policies are intended to supersede general Comprehensive Plan policies where conflicts may exist, consistent with the Special Area Plan structure, while remaining fully aligned with applicable provisions of the Unified Land Development Code.

B. Project Location

The proposed project is located west of Gainesville on approximately 580 acres east of Southwest 122nd Street (Parker Road), see Figure 1.

C. Project Summary

The University of Florida (UF) is advancing plans to develop a championship golf course intended to become one of the premier university golf facilities in the country, see Table 1 Development Program.

The proposed golf course will provide a modern facility supporting recreational use, collegiate athletic competition, and academic research. The project is anticipated to enhance opportunities in turfgrass research, environmental science, land management, and sports performance, while providing broader community benefits through a destination-quality facility.

Environmental stewardship is a central component of the project. Design, construction, and long-term operations will incorporate best management practices (Attachment 9) focused on water conservation, groundwater protection, native landscaping, and wildlife habitat protection.

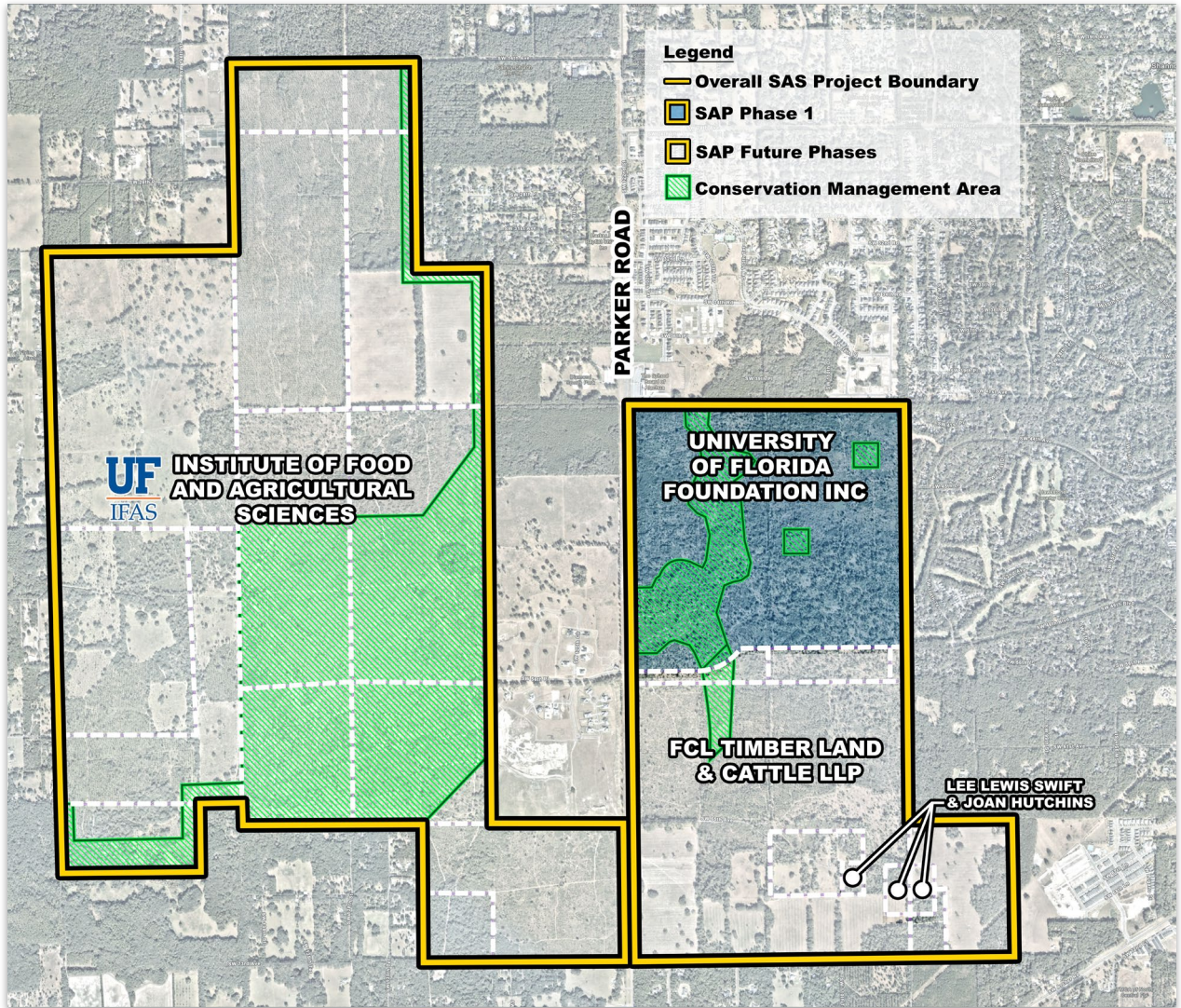
Transportation impacts have been evaluated to determine the effect of the amendment on the adopted level of service for pedestrian, bicycle, transit and motor facilities. Golf courses generally generate lower traffic volumes than residential or commercial development, and the proposed project is consistent with that assumption. Pursuant to the Special Area Study, a vehicular connection to Southwest 46th Boulevard (Haile Boulevard) is not proposed as part of this development.

UF remains committed to community access and engagement. Planned components include support for youth golf programs such as First Tee or similar, public access to the Conservation Management Area through trails and a community trailhead, engagement across University colleges and programs, and environmental education initiatives led by the Institute of Food and Agricultural Sciences (IFAS).

Approximately 2,600 acres west of Parker Road will remain under IFAS management and continue to support ongoing research, silviculture, conservation, and land stewardship activities.

UF GOLF PHASE 1

Figure 1 Project Location and Ownership Map



UF GOLF PHASE 1

Table 1 UF Golf Phase 1 Development Program

Development Program		
Development Area	Use(s)	Size (Ac)
A	36 holes championship golf, 30 cottages for overnight guests, Member clubhouse, Team house, Range & Short game area, Short course, Team practice holes, IFAS Maintenance facilities, First Tee and other community access uses	95.94 acres
B		13.45 acres
C		352.06 acres
Conservation Management Area	Habitat and wildlife protection, invasive species removal	118.55 acres
TOTAL:		580 acres

**Development Areas shown on Figure 3, Special Area Plan Map 2.*

D. Existing Future Land Use Map

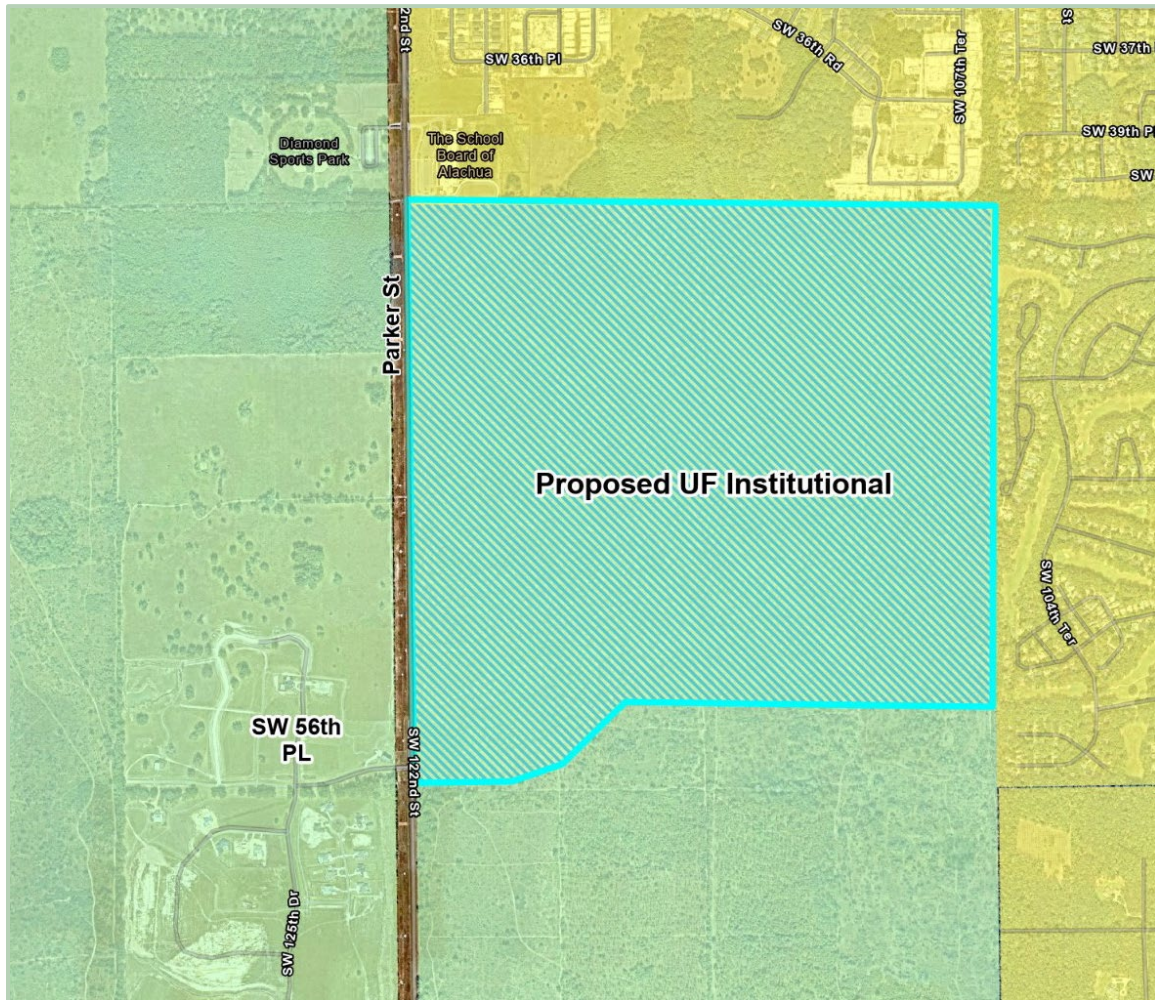
The subject property is designated Rural/Agriculture under the Hickory Sink Special Area Plan, see Attachment 10. The Rural/Agriculture Future Land Use permits a range of uses including golf courses and residential uses by right. With the Special Area Study overlay, the Alachua County Comprehensive Plan requires the adoption of amendments, See Attachment 9.

E. Proposed Future Land Use Map

This proposed large-scale amendment consists of two parts: Future Land Use Map amendment and text policies. The map amendment designates the 580 acres as Institutional and includes the Special Area Map to bring forward the Conservation Management Areas (CMA) and Development Areas.

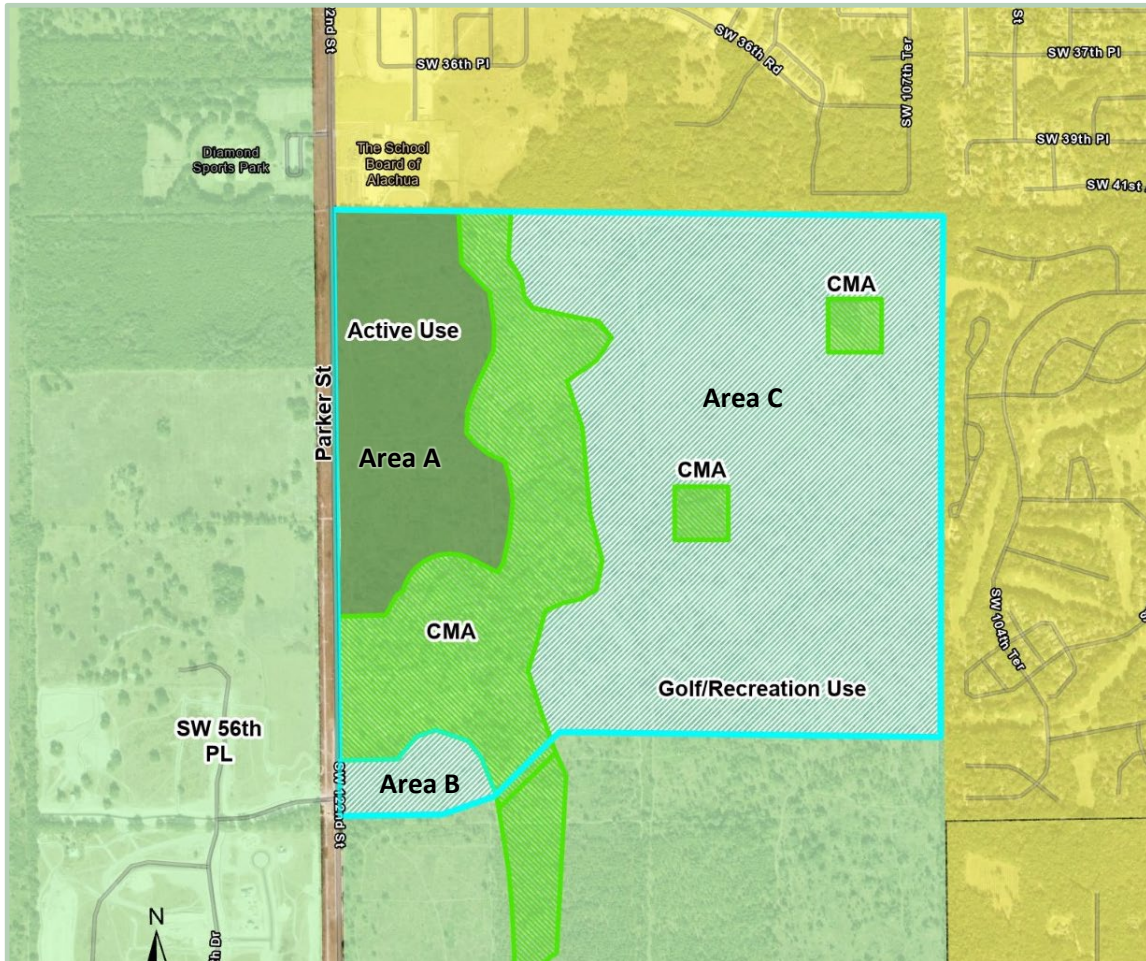
UF GOLF PHASE 1

Figure 2 Proposed Future Land Use Map 1



UF GOLF PHASE 1

Figure 3 Proposed Special Area Plan, Map 2



UF GOLF PHASE 1

F. Proposed UF Golf Institutional Text Policies

This section introduces the proposed Future Land Use Element policies that address required conditions of the Special Area Study and establishes the planning framework for the project. The text policies follow the stated objective for the UF Golf Institutional Land Use category.

OBJECTIVE 8.6 UF GOLF (FKA HICKORY SINK) SPECIAL AREA PLAN POLICIES (RESOLUTION #1-2)

Policy 8.6.1 General. The Special Area Study adopted December 2024 established guidelines for the area identified as Phase 1 SAP Institutional Use UF Property, generally bounded by S.W. 122nd Street/Parker Road to the west, Oakmont to the north, and Haile Plantation to the east. The area is more particularly described in Map 1, incorporated by reference in this Section. Except where specifically modified by the policies herein, all policies of the Special Area Plan shall be applicable to Phase 1. Where specific policies herein conflict with general policies in the remainder of the plan, the specific policies herein shall prevail.

Goal: Conservation Management Areas (RESOLUTION #3-4) (ULDC §406.95, et seq.)

Policy 8.6.2. Special Area Plan. It is the goal of this Special Area Plan to conserve, manage, restore and access the natural resources of the Phase 1 area to ensure environmental quality.

Policy 8.6.3 Conservation Management Areas. The Conservation Management Areas in Phase 1 are depicted on Map 2. The boundaries and location of the Conservation Management Areas were created during the Special Area Study process based on the best available data at that time.

Policy 8.6.4 Permanent protection plan. A management plan will provide standards for managing the designated Conservation Management Areas, including permitted uses such as pedestrian trails, limited outdoor recreation features, and stormwater ponds. Boundary adjustment, without loss of total aggregate acreage, may be permitted through final permitting. As part of permitting, the Conservation Management Areas will be placed under a conservation easement.

Policy 8.6.5 Crossings. Vehicular, golf cart, and pedestrian crossings and utility crossings are permitted within the Conservation Management Areas. The locations of crossings shall be designed to minimize impact to identified significant habitat.

Goal: Strategic Ecosystem Development Standards (Resolution #6) (COSE Policies 4.10.2, .4, .5, .7, .8; ULDC §78.15, et seq.; 406.32, et seq.)

Policy 8.6.6 Permitted Uses. It is the goal of this Special Area Plan to define the development standards for the land uses within all areas of Phase 1. The following uses are permitted by right within Phase 1: outdoor recreation, golf course, golf clubhouses, accessory retail uses, research and office uses, maintenance facilities, supporting sporting and athletic uses, cottage lodging and similar resort-based lodging.

Generally, the Phase 1 area includes two use types:

- a. "Development Area" includes three primary areas, east and west of the Conservation Management Area shown on Map 2, more specifically defined in associated Planned Development (PD) zoning.
- b. "Conservation Management Area" includes three areas generally depicted on Map 2, more specifically defined in associated PD zoning and conservation easements.

UF GOLF PHASE 1**Goal: Historic/Archaeological Significant Resources (Resolution #7) (ULDC §406.80, et seq.)**

Policy 8.6.8 Significant Resources. Any significant historic or archaeological resources will be identified through the PD zoning process.

Goal: Infrastructure (Resolution #9; PWSSE Policies 3.1.5, 3.1.6; ULDC §407.116, 402.136, et seq.)

Policy 8.6.9 Infrastructure. Development within Phase 1 will be served by required water, sewer, reuse, solid waste and transportation/mobility infrastructure.

Goal: Water Conservation (Resolution #10; PWSSE Policies 8.1.3-8.1.4, 8.1.7-8.1.8; ULDC §404.66.5(a)(4))

Policy 8.6.10 Water Budget. Phase 1 is subject to a Water Budget to account for water supply for all uses. The Water Budget also addresses the initial needs for grow-in of the golf course and then the sustainable use of alternative water sources for seasonal needs.

Policy 8.6.11 Landscaping. All landscaping plans will use 100% Florida Friendly plants. Design of the Phase 1 area will minimize clearing to maintain existing native vegetation, and restoration plans will identify plant species to reintroduce to the site.

Goal: Nutrient Management (Resolution #11; COSE Policies 4.6.10, 4.6.15, 4.6.16; ULDC §77.33, et seq., 404.66.5(b), 406.59.1, 406.101)

Policy 8.6.12 Minimize Clearing. Land disturbance within the Development Areas will minimize clearing to the extent possible for the applicable uses. Selective clearing will be permitted within the Conservation Management Areas for allowable uses as defined in the management and restoration plan.

Goal: Golf Course Best Management Plans (Resolution #12; ULDC §404.66.5, 406.59 (1)(e))

Policy 8.6.13 Preserving or Restoring Habitat. The primary habitat preservation tool within Phase 1 is the designation of the Conservation Management Areas which include the existing karst and native vegetation. The golf course design will incorporate existing native vegetation where practical. In cases where land clearing is required, landscaping will plant native vegetation to restore areas of original habitat species removed through previous cattle grazing.

Policy 8.6.14 Limiting Excavation and Fill. Development shall limit excavation and fill to the extent possible as required for the applicable uses.

Policy 8.6.15 Irrigation. Golf course irrigation shall be supplied through reuse or stormwater harvesting.

Policy 8.6.16 Monitoring. Water Quality monitoring shall be completed in accordance with ULDC 404.66.5(b).

Goal: Stormwater Treatment & Management (Resolution #13; ULDC §77.27, et seq.)

Policy 8.6.17 Low Impact Design. All accessory retail, cottage common areas, and maintenance uses shall be designed with native Florida landscaping including the use of bioswales and stormwater management systems that maintain the hydrologic function of the site, reduce impervious surfaces, and introduce alternative parking surfaces.

Goal: Vehicular Access (#14)

Policy 8.6.18 Access. Vehicular access to the site will be from S.W. 122nd Street/Parker Road. Conceptual points of access, number and location of proposed crossings of the Conservation Management Area (for vehicles and golf carts), and internal vehicle circulation will be determined through the PD rezoning. Bicycle and pedestrian access, but no vehicular access, may be provided at the southeast corner of the property abutting Haile Plantation.

UF GOLF PHASE 1

Goal: Community Access (#15)

Policy 8.6.19 Community Access. Community and public access shall be provided to a trailhead and a trail network within the Conservation Management Area and to a pedestrian and bicycle network along Parker Road and portions of the northern and southern boundaries of the property. Additionally, areas within and west of the Conservation Management Area may include environmental and educational programs of the University of Florida and the Institute of Food and Agricultural Sciences (IFAS). Also, areas west of the Conservation Management Area may include golf courses or related uses which may be designated for public use at certain times or for certain users, such as First Tee or similar organizations and partnerships with golf youth athletics. The policy is intended to remain adaptable over time, allowing for phased implementation that balances community value with environmental protection and long-term site management.

G. Public Facilities Impact Analysis

The following section describes the impact of the proposed development program on public facilities and services, first by outlining the adopted Level of Service (LOS) for each facility and then providing an estimate of demand at buildout to compare against capacity within the planning period.

Table 2 Adopted LOS by Public Facility Type

Facility Type	Adopted LOS Standard
Transportation – Pedestrian	LOS B (presence of facility)
Transportation – Bicycle	LOS B (bike lanes/paved shoulders)
Transportation – Transit	LOS B (peak-hour frequency)
Transportation – Motor Vehicle	LOS D (urban), LOS C (rural/collector)
Potable Water	124.5 gpcd avg, 200 gpcd peak; 40 psi min
Sanitary Sewer	106 gpcd avg; peak flow 2.5× avg
Stormwater	Systems sized for critical-duration storms
Recreation – Activity-based	0.5 acres/1,000 persons
Recreation – Resource-based	5.0 acres/1,000 persons
Solid Waste	0.8 tons/person/year
Public Schools & Fire	Advisory LOS guidelines (response times, ISO)
Source: Alachua County Comprehensive Plan.	

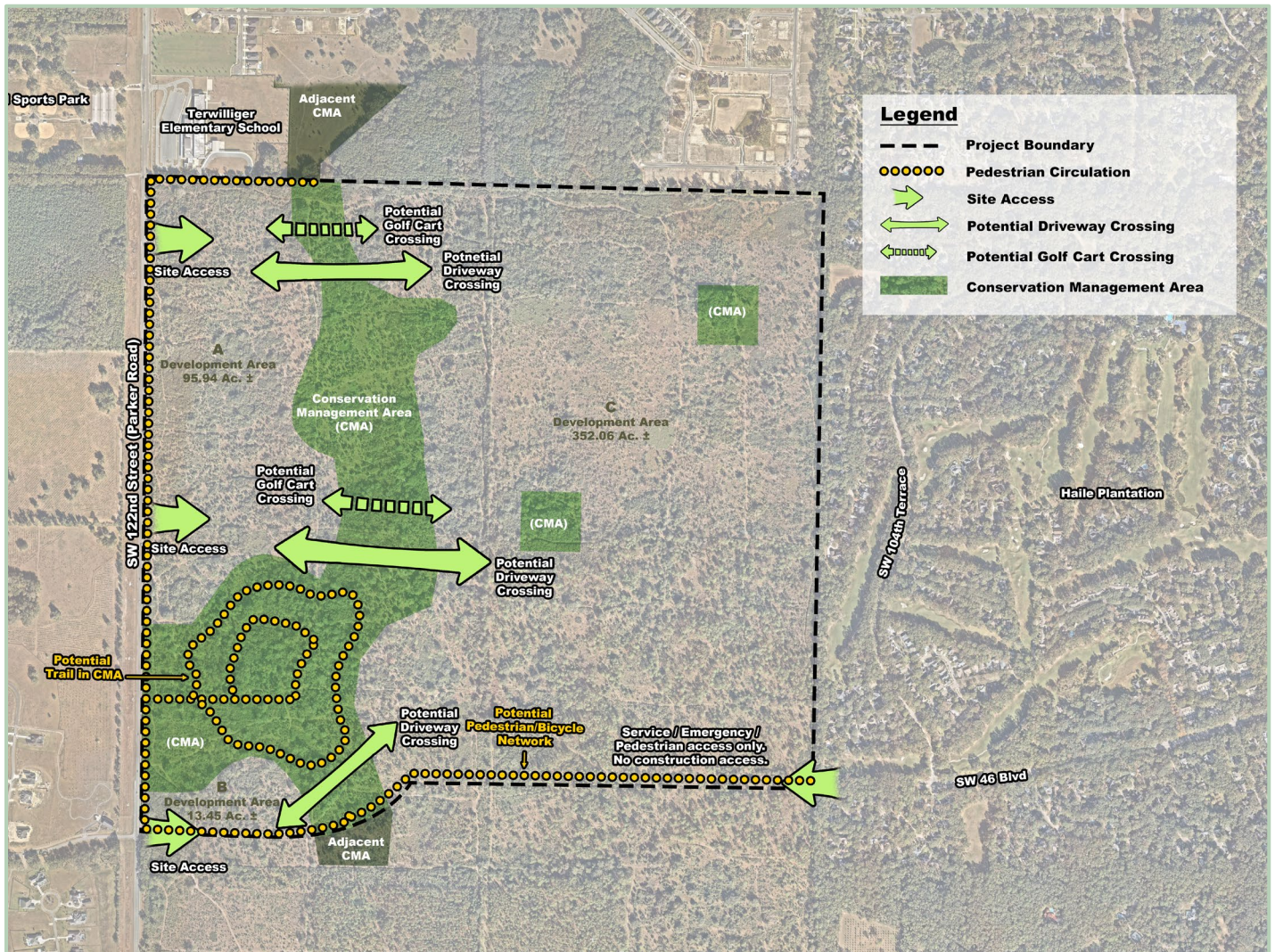
Transportation

Within the four (4) modes of transportation mobility, demand generated by this project will not exceed the adopted Level of Service. This project includes pedestrian and bicycle facilities generally in alignment with the Bike and Pedestrian Master Plan, see Figure 4 Vehicular, Pedestrian and Bicycle Plan. No mitigation is

UF GOLF PHASE 1

anticipated to be required by the development at this phase of buildout. A Transportation Impact Analysis report is included as Attachment 8.

Figure 4 Vehicular, Pedestrian and Bicycle Plan



UF GOLF PHASE 1

Potable and Wastewater

The site is served by the Gainesville Regional Utility (GRU). Existing water and sewer lines extend to the subject property from the north and east. This plan prioritizes irrigation efficiencies, sources and irrigated areas to reduce demand and waste. Table 2 below provides the total estimated water and wastewater demand at build out. Historical and projected per capita water use and shows that the County, through the Gainesville Regional Utility, has sufficient Water Use Permit (WUP) allocation and wastewater treatment plant capacity for the ten-year planning period.

Table 2 Potable Water/Wastewater Demand

UF Golf Phase 1, Water/Wastewater Demand, Buildout			
	Unit (DU or SF)	GPD/UNIT	ADF
Cottages	30 Units	250	7,500
All other Uses			
Clubhouse	65,000 sf.	0.2	13,000
Team Facilities & Amenities	50,000 sf.	0.2	10,000
Maintenance	30,000 sf.	0.15	4,500
First Tee	25,000	0.15	3,750
IFAS	30,000	0.2	6,000
Total			44,750

Stormwater Management

Development of the subject property will comply with the Stormwater Best Management Plan, Attachment 8. The SWBMP establishes treatment and outlines Low Impact Development (LID) standards. The plan also includes karst protection standards in accordance with the Alachua County ULDC criteria. Highlights of the SWBMP include: prioritizing LID as the primary stormwater treatment, application of Strategic Ecosystem Development Standards, and operational standards to maintain a functioning stormwater management system.

Recreation

Not applicable. This project does not generate demand for recreation facilities.

Solid Waste Data and Analysis

Alachua County operates the County’s solid waste system and transfers waste to the New River Landfill. The landfill has capacity available during the planning period.

Public Schools

UF GOLF PHASE 1

Not applicable. This project does not generate demand for public school facilities.

Public Safety

Fire protection for the project is provided by Alachua County Fire Rescue Station 23, with additional response capability through mutual aid from Gainesville Fire Rescue Station 2 and other nearby County fire rescue stations. County impact fees and taxes will contribute to public safety operational and capital expenditure needs.

H. Comprehensive Plan Consistency Analysis Matrix

This matrix highlights key policies of the Alachua County Comprehensive Plan to document consistency of the proposed Institutional land use designation and proposed Special Area Plan Policies.

Alachua County Comprehensive Plan Element	Objective / Policy	Policy Summary	Project Consistency Discussion	Consistency Finding
Future Land Use Element – Activity Centers	Policy 2.1.4	Requires a mixture of residential and non-residential uses in Activity Centers to reduce travel distances and support multimodal transportation.	The UF Golf project includes recreational, lodging (guest cottages), and institutional support uses that function cohesively as a planned campus-style development. Uses are internally integrated and reduce off-site travel demand.	Consistent
Future Land Use Element – Infrastructure & Services	Policy 2.1.12	Requires adequate infrastructure capacity and coordination for large-scale planned developments.	The project will be developed in phases with demonstrated availability of transportation access, utilities, stormwater systems, and public safety services. Any required improvements will be addressed through the development review process.	Consistent
Transportation & Mobility (FLUE Policies)	Various Activity Center Transportation Policies	Requires traffic impact analysis, access management, and	The golf use is a low-intensity trip generator relative to other institutional or	Consistent

UF GOLF PHASE 1

Alachua County Comprehensive Plan Element	Objective / Policy	Policy Summary	Project Consistency Discussion	Consistency Finding
		provision of necessary transportation improvements.	commercial uses. Traffic impacts will be evaluated through a Traffic Impact Analysis, with access points and internal circulation designed to County standards.	
Conservation & Environmental Protection (FLUE Policies)	Stormwater / Wetlands / Floodplain Policies	Requires protection of wetlands, floodplains, and water quality; mandates mitigation and compatible stormwater design.	Golf course design preserves extensive open space, incorporates natural drainage patterns, and will comply with wetland protection, mitigation, and stormwater management requirements. Maintenance operations will follow best management practices.	Consistent with Conditions
Rural & Open Space Policy Framework	Open Space & Resource-Based Recreation Policies	Encourages preservation of large open space areas and allows low-intensity, resource-based recreational uses.	The proposed golf course preserves the majority of the 580-acre site as managed open space, with clustered built facilities and long-term conservation practices, aligning with rural land stewardship objectives.	Consistent

