

SantaFe Village DRI
Companion Comprehensive Plan Amendment
REQUIRED ATTACHMENTS

ATTACHMENT B

Legal Description

July 13, 2004

PREPARED FOR: SANTAFE VILLAGE DRI
PROJECT NO.: 02-445S
LEGAL DESCRIPTION FOR: CPA BOUNDARY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 89°55'53" EAST, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1026.62 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 83RD STREET EXTENSION (RIGHT-OF-WAY WIDTH VARIES); THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NW 83RD STREET EXTENSION; (1) SOUTH 16°34'48" EAST, A DISTANCE OF 235.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 2033.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°52'29" EAST, 545.16 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'38", AN ARC DISTANCE OF 546.81 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 01°10'10" EAST, A DISTANCE OF 347.69 FEET; (4) THENCE SOUTH 88°49'50" WEST, A DISTANCE OF 10.00 FEET; (5) THENCE SOUTH 01°10'10" EAST, A DISTANCE OF 200.00 FEET; (6) THENCE NORTH 88°49'50" EAST, A DISTANCE OF 10.00 FEET; (7) THENCE SOUTH 01°10'10" EAST, A DISTANCE OF 266.77 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 2550.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°19'38" EAST, 1504.54 FEET; (8) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°18'58", AN ARC DISTANCE OF 1527.27 FEET TO THE POINT OF TANGENCY; (9) THENCE SOUTH 35°29'07" EAST, A DISTANCE OF 1403.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1075.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°02'10" EAST, 426.77 FEET; (10) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°53'53", AN ARC DISTANCE OF 429.62 FEET TO THE END OF SAID CURVE; (11) THENCE SOUTH 00°11'26" EAST, A DISTANCE OF 480.31 FEET TO THE INTERSECTION WITH THE BOUNDARY OF A FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION BASIN AS RECORDED IN OFFICIAL RECORDS BOOK 1734, PAGE 243 OF THE PUBLIC RECORDS OF SAID COUNTY, HEREINAFTER REFERRED TO AS "RETENTION BASIN"; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE BOUNDARY OF SAID "RETENTION BASIN"; (1) NORTH 66°13'43" WEST, A DISTANCE OF 113.88 FEET; (2) THENCE NORTH 25°12'18" WEST, A DISTANCE OF 166.08 FEET; (3) THENCE NORTH 31°22'23" WEST, A DISTANCE OF 94.54 FEET; (4) THENCE NORTH 74°40'53" WEST, A DISTANCE OF 85.00 FEET; (5) THENCE SOUTH 69°49'07" WEST, A DISTANCE OF 90.00 FEET; (6) THENCE SOUTH 27°49'07" WEST, A DISTANCE OF 155.39 FEET; (7) THENCE SOUTH 02°16'14" EAST, A DISTANCE OF 100.00 FEET; (8) THENCE SOUTH 34°12'06" EAST, A DISTANCE OF 129.15 FEET; (9) THENCE SOUTH 67°40'44" EAST, A DISTANCE OF 136.55 FEET; (10) THENCE SOUTH 00°00'10" WEST, A DISTANCE OF 89.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW 39TH AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE; (1) NORTH 89°59'50" WEST, A DISTANCE OF 92.00 FEET; (2) THENCE SOUTH 00°00'10" WEST, A DISTANCE OF 25.00 FEET; (3) THENCE NORTH 89°59'50" WEST, A DISTANCE OF 307.91 FEET TO THE INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1645, PAGE 2929 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST, NORTH AND WEST BOUNDARY LINES OF SAID LANDS: (1) NORTH

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00°09'55" WEST, A DISTANCE OF 1320.00 FEET; (2) THENCE NORTH 89°59'50" WEST, A DISTANCE OF 660.00 FEET; (3) THENCE SOUTH 00°09'55" EAST, A DISTANCE OF 1320.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED NW 39TH AVENUE; THENCE NORTH 89°59'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 922.69 FEET TO THE INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1191, PAGE 816 OF SAID PUBLIC RECORDS; THENCE NORTH 00°08'24" WEST, ALONG SAID EAST LINE, A DISTANCE OF 410.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 89°59'50" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 400.00 FEET TO THE WEST LINE OF AFOREMENTIONED SECTION 20; THENCE NORTH 00°08'24" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4847.65 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED LANDS:

A PART OF THE WEST ¼ OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20 AND RUN THENCE NORTH 89°54'02" EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 682.00 FEET, THENCE NORTH 00°01'28" WEST 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW 39TH AVENUE, THENCE CONTINUE NORTH 00°01'28" WEST, 303.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 410.00 FEET, THENCE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'01" AN ARC DISTANCE OF 88.85 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°19'08" AN ARC DISTANCE OF 166.87 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 240.00 FEET, THENCE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°37'58" AN ARC DISTANCE OF 149.26 FEET TO THE END OF SAID CURVE, THENCE NORTH 00°07'39" WEST, 364.69 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 900.00 FEET, THENCE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'29" AN ARC DISTANCE OF 194.12 FEET TO A POINT OF REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 365.00 FEET, THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°2'34" AN ARC DISTANCE OF 268.89 FEET TO THE END OF SAID CURVE, THENCE NORTH 29°43'26" EAST, 52.58 FEET, THENCE NORTH 69°58'13" EAST, 137.77 FEET, THENCE NORTH 88°20'59" EAST, 583.27 FEET TO THE EAST BOUNDARY OF THE WEST ¼ OF SAID SECTION 20, THENCE SOUTH 00°16'03" EAST, ALONG SAID EAST BOUNDARY 1216.64 FEET, THENCE SOUTH 89°53'53" WEST, 648.60 FEET TO THE POINT OF BEGINNING. CONTAINING 20.68 ACRES MORE OR LESS. (O.R. BOOK 2048 PAGE 0459 ALACHUA COUNTY OFFICIAL RECORDS).

PREPARED AND/OR VERIFIED BY CAUSSEAU & ELLINGTON, INC., 2004