

This instrument prepared by:
Cathy Ernst
Public Works Department
5620 NW 120 Lane
Gainesville, Florida 32653

County Road: SW 45 Street
ALACHUA COUNTY, FLORIDA

COUNTY DEED

THIS DEED, made this _____ day of _____, A.D., 2015, by **ALACHUA COUNTY, FLORIDA**, a political subdivision of the State of Florida, by its BOARD OF COUNTY COMMISSIONERS, ("Grantor") whose mailing address is c/o Alachua County Public Works Department, 5620 NW 120 Lane, Gainesville, Florida 32653, to **CELEBRATION POINTE HOLDINGS, LLC, a Florida limited liability company**, whose mailing address is 2579 SW 87 Drive, Gainesville, Florida, 32608; ("Grantee")

WITNESSETH:

That the Grantor, for and in consideration of the sum of ONE Dollar (\$1.00) and other valuable considerations, paid by Grantee to Grantor, receipt of which is hereby acknowledged, does hereby convey and transfer unto the Grantee, their successors and assigns forever, the following described land lying and being in Alachua County, Florida, to wit:

That portion of SW 45 Street lying within Tax Parcel Number's 06820-002-000; 06826-001-000 and 06827-001-000 being more particularly described in **Exhibit "A"**, as attached hereto and by reference made a part herein.

TO HAVE AND TO HOLD the premises, and all the estate, right, title, lien, interest and claim whatsoever of the Grantor, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of the Grantee, their heirs and assigns or successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said Board, the day and year first above-written.

ALACHUA COUNTY, FLORIDA


(SEAL)

By: _____
Charles S. Chestnut, IV, Chair
Board of County Commissioners

ATTEST:

J. K. Irby,
Clerk of Circuit Court

APPROVED AS TO FORM



County Attorney

EXHIBIT "A"

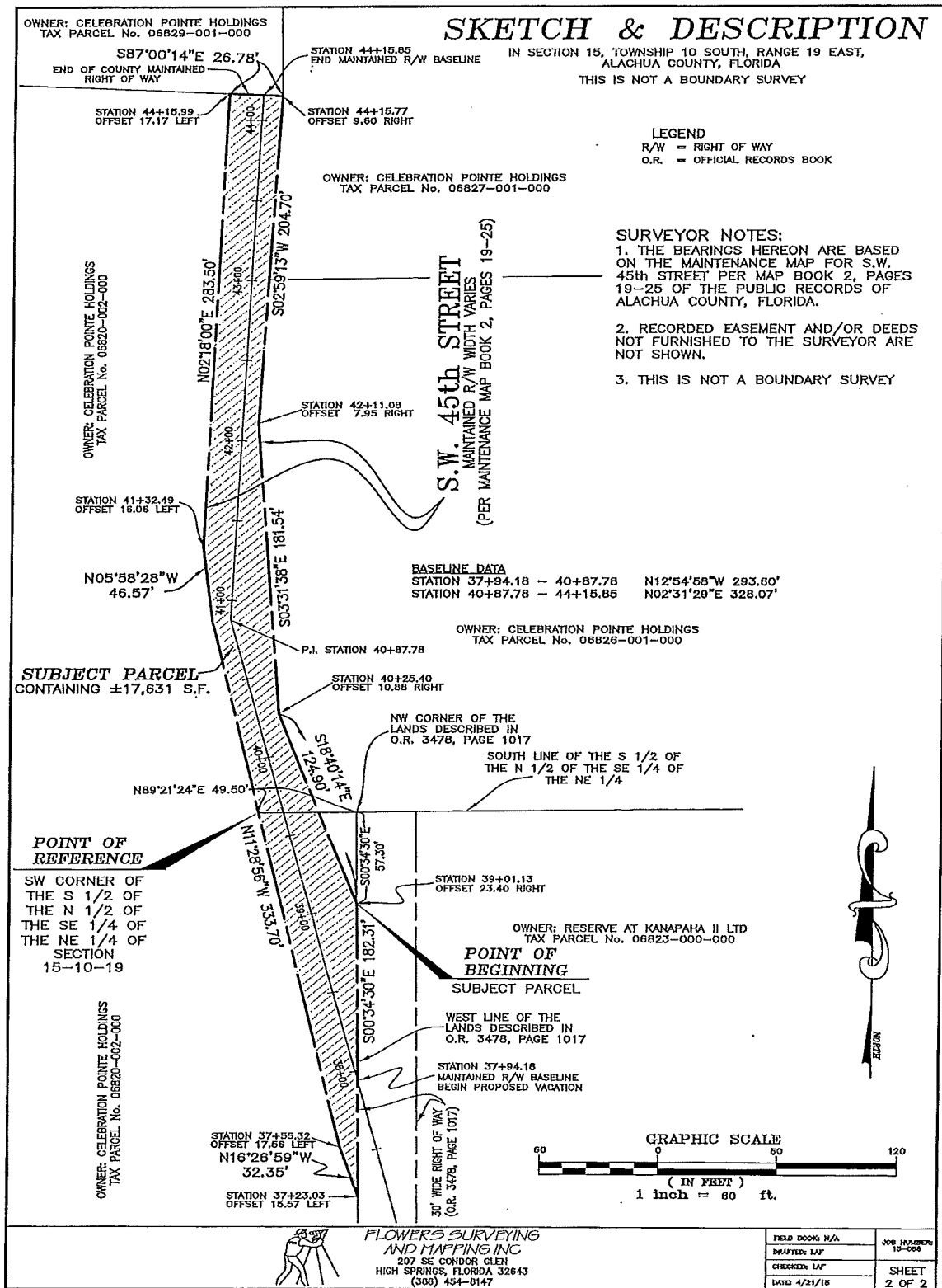


EXHIBIT "A" continued

SKETCH & DESCRIPTION

IN SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION (BY THIS SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF THE MAINTAINED RIGHT OF WAY OF S.W. 45th STREET AS RECORDED IN MAINTENANCE MAP BOOK 2, PAGES 19-25 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°21'24" EAST, ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 49.50 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3478, PAGE 1017 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°34'30" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 57.30 FEET TO THE POINT OF BEGINNING AND THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF SAID S.W. 45th STREET; THENCE CONTINUE SOUTH 00°34'30" EAST, ALONG SAID WEST LINE AND SAID EASTERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 182.31 FEET; THENCE RUN NORTH 16°26'59" WEST, ALONG THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF SAID S.W. 45th STREET, A DISTANCE OF 32.35 FEET; THENCE RUN NORTH 11°28'56" WEST, ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 333.70 FEET; THENCE RUN NORTH 05°58'28" WEST, ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 46.57 FEET; THENCE RUN NORTH 02°18'00" EAST, ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 283.50 FEET TO THE NORTHWEST CORNER OF SAID MAINTAINED RIGHT OF WAY; THENCE RUN SOUTH 87°00'14" EAST, ALONG THE NORTHERLY LINE OF SAID MAINTAINED RIGHT OF WAY, A DISTANCE OF 26.78 FEET TO THE NORTHEAST CORNER OF SAID MAINTAINED RIGHT OF WAY; THENCE RUN SOUTH 02°59'13" WEST, ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 204.70 FEET; THENCE RUN SOUTH 03°31'38" EAST, ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 181.54 FEET; THENCE RUN SOUTH 18°40'14" EAST, ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 124.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,631 SQUARE FEET, MORE OR LESS.



FLOWERS SURVEYING
AND MAPPING INC
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
(386) 454-8147

FIELD BOOK: N/A	JOB NUMBER: 15-008
DRAFTED: LAF	
CHECKED: LAF	SHEET
DATE: 4/21/15	1 OF 2