



Legal Description
COMMERCIAL LAND USE

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1049.43 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 87.70 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 786.95 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 261.08 FEET; THENCE NORTH 83°45'07" WEST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 995.87 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 162.15 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 95.62 FEET; THENCE NORTH 04°44'37" WEST, A DISTANCE OF 319.56 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 30.11 ACRES, MORE OR LESS.

COMMUNITY COMMERCIAL LAND USE

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 95.62 FEET; THENCE SOUTH 02°45'20" WEST, A DISTANCE OF 162.15 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 995.87 FEET; THENCE SOUTH 83°45'07" EAST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 261.08 FEET; THENCE NORTH 86°48'45" EAST, A DISTANCE OF 786.95 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 42.01 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.20 ACRES, MORE OR LESS.

MDR LAND USE

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 6.37 ACRES, MORE OR LESS.

Surveyor's Notes

- The bearings shown hereon are based upon the West line of Section 08, Township 08 South, Range 18 East as being North 05 Degrees, 01 Minute, 08 Seconds West.
- The distances shown are in feet and are in the horizontal plane.
- No search of the public records has been conducted by this office.
- This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless accompanied by an electronic signature in accordance with Chapter 5J-17.062, Florida Administrative Code.
- Abbreviations:

POC	Point of Commencement
POB	Point of Beginning
Sec	Section
Twn	Township
Rng	Range
PB	Plat Book
O.R.	Official Records Book
Pg(s)	Page or Pages
R/W	Right-of-Way
R	Radius
L	Arc Length
D	Delta (Central) Angle
CB	Chord Bearing
CD	Chord Distance
(R)	Radial

Jared Rogers
Professional Surveyor and Mapper
State of Florida License No. 6687
Corporate Authorization No. LB 2389

THIS IS NOT A SURVEY

Legal Description and Sketch Prepared for: Rise Partners



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Project:	2025-0060.S01
Date:	03/03/2026
Sheet:	1 of 1
Scale:	1"=200'