

PETITION FOR VOLUNTARY ANNEXATION

--- CITY OF HAWTHORNE ---

THE UNDERSIGNED, Plum Creek Land Company the owner and beneficial owner of the real property described in the attached document(s) (hereafter the OWNER), hereby petitions the City Commission of the CITY OF HAWTHORNE, FLORIDA (Hereafter the CITY), to annex Tax Parcel No.(s) (Please refer to Attachment "A" listing tax parcels which is attached to this application) which is more particularly described in the attached document(s) [Copy(s) of survey(s) or instrument(s) with complete legal descriptions must be attached], hereafter referred to as the "land". The undersigned represent that Plum Creek Land Company is/are the OWNER(S) of the land, legal title to which is based on a Please refer to Attachment "A" which includes copies of deeds which are attached to this petition (Eg: Warranty Deed, Quit Claim Deed, Contract for Deed, etc.), recorded in O.R. Book (see "Attachment "A" attached to this application) Page (see "Attachment "A"), of the Public Record of Alachua County, Florida.

The OWNER acknowledges the following matter have been explained, disclosed and/or agreed on with the City Manager of the CITY:

1. The OWNER's annexation Petition must first receive preliminary approval by the City Commission;
2. After preliminary approval , a Report required by the "Alachua County Boundary Adjustment Act" (Chap. 90-496) must be prepared for and adopted by the City Commission as an ordinance (after being properly published at OWNER's expense);
3. The Report will be furnished to the OWNER, who after reviewing the Report may modify or withdrawal this Petition within twenty (20) days of receiving the Report;
4. If this Petition is not withdrawn the City Commission may direct that the annexation continue (If any modification is approved) by proper publication in a newspaper for two (2) weeks and subsequent adoption of an annexation ordinance (Separate from the Report) at the OWNER's expense;
5. The foregoing annexation process may take six (6) months or more;
6. The OWNER understands that the City will immediately provide police

and fire protection through agreements with Alachua County, and provide refuse collection, recycling pickup, and access to recreation facilities on the same basis as the current citizens of the City;

7. The OWNER acknowledges having received and reviewed the HAWTHORNE STATEMENT OF POLICIES CONCERNING EXTENSION OF WATER AND SEWER SERVICES, and therefore understands that the extension of such services is usually at the expense of the property owner(s). Although, such extensions may be based on the requests of property owner(s), the City may make such extensions at the owners' expense, under the guidelines of the CITY's Comprehensive Land Use Plan and Land Development Regulations (LDR's). Therefore, the OWNER has no expectation of being provided water service before January 2017, or sewer utility service before January 2017, unless sooner requested by the owner.

8. Existing Roads. The City will not assume responsibility for the maintenance of any road existing on the land which has not been improved to meet the standard described in the City's LDR's. Further, any such road must be improved* to meet such requirements, at OWNER's expense, not later than (n/a) years after the effective date of the annexation or reimburse the CITY for same;

** Improvements shall include deeding adequate rights-of-way or easements to the City, obtaining construction and other permits for providing related drainage facilities.*

9. After the land is annexed by the City, it will be taxed based on the City's millage rate effective January 1 of the year following final adoption of the annexation ordinance;

10. The City does not presently have a storm water runoff system, nor is any system currently planned. The City's Comprehensive Land Use Plan and LDR's require each property developer to develop a storm water runoff and/or retention plan consistent with established regulations. Therefore, all expenses related to the installation of storm water runoff or retention facilities shall be borne by the owner, including permitting costs.

11. Expenses. The OWNER agrees to bear all of the expenses, unless prorated with other owners whose land is being annexed at the same time, of any legal or professional services related to the research, preparation and publication of the REPORT ordinance and annexation ordinances and any newspaper publication or legal notices.

Within one (1) week of the receipt of this petition the CITY shall notify the OWNER of the initial cost related to preparation of the report referred to above and the estimated cost of publishing the annexation ordinance, should the report and petition be approved. The OWNER may withdrawal this petition within one (1) week of receipt of this information.

THE OWNER ACKNOWLEDGES RECEIPT OF A COPY OF AND HAVING READ THE FOREGOING PETITION FOR VOLUNTARY ANNEXATION AND THE CITY'S STATEMENT OF POLICIES CONCERNING EXTENSION OF WATER AND SEWER SERVICES, AND THE OWNER AGREES TO ABIDE BY THE TERMS OF THIS PETITION AND SUCH POLICIES SHOULD THE ABOVE-REFERENCED LANDS BE ANNEXED TO THE CITY.

The undersigned are all the owners of the property described in the attached instruments as of the date of this petition, except for holders of mortgages or liens, and they signed this petition with the intent that the CITY rely on the information and representations contained in this petition.

Signed below this 23rd day of June, 2015.

IN THE PRESENCE OF:

Timothy T. Deeks
Witness

John W. Powell
Owner:

Witness

Owner:

Witness

Owner:

ACCEPTED by the CITY OF HAWTHORNE this _day of _____, 20_.

By _____
CITY MANAGER

ATTACH INSTRUMENT(S) OR A SURVEY WITH ACCURATE LEGAL DESCRIPTION(S).



Legal Description – Lands Proposed for Annexation

A portion of Sections 16, 20, 21, 22, 27, 28 and 29, all lying and being in Township 10 South, Range 22 East, Alachua County, Florida; Being more particularly described as follows:

Tax Parcel No. 19237-000-000

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 10 South, Range 22 East.

Tax Parcel No. 19246-000-000

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and also the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ and also the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 10 South, Range 22 East.

Tax Parcel No. 19252-000-000

The North $\frac{1}{2}$ of Section 21, Township 10 South, Range 22 East.

Less:

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 10 South, Range 22 East.

Tax Parcel No. 19258-000-000

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 10 South, Range 22 East.

A Portion of Tax Parcel No. 19265-000-000

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and also the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and also the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and also the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and also the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 10 South, Range 22 East.

Tax Parcel No. 19279-000-000

Lot 4, Block 13 Hawthorne Estates as per the Plat thereof recorded in Plat Book "A", page 120 of the Public Records of Alachua County, Florida, also described as the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 10 South, Range 22 East, Alachua County, Florida.

A Portion of Tax Parcel No. 19837-000-000

That part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 10 South, Range 22 East, lying North of the Atlantic Coast Line Railroad Right of Way.

Less: The Right of Way of County Road 2082 (County Road No. 20-A).

A Portion of Tax Parcel No. 19839-000-000

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 10 South, Range 22 East, lying northerly of the Right of Way of State Road No. 20.

Less: Begin at the southeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and run North 01 degrees, 41 minutes, 19 seconds West 3.1818 chains (210 feet), thence South 87 degrees, 44 minutes, 03 seconds West 3.1818 chains (210 feet), thence South 01 degrees, 41 minutes, 19 seconds East 3.1818 chains (210 feet), thence North 87 degrees, 44 minutes, 03 seconds East 3.1818 chains (210 feet) to the Point of Beginning.

Together with:

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying northerly of the Right of Way of State Road No. 20, Less the West $\frac{1}{8}$ thereof.

Together with:

The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 10 South, Range 22 East.

Together with:

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 10 South, Range 22 East.

Together with:

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 10 South, Range 22 East.

Together with:

The North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 10 South, Range 22 East; Less: The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and Less the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section.

Together with:

That part of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 10 South, Range 22 East, lying northerly of the Atlantic Coast Line Railroad Right of Way.

Less:

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 28.

Less:

The Rights of Way of State Road No. 20 and County Road 2082 (County Road No. 20-A).

Less:

Rights-of-Way as per Official Records Book 1657, page 736 and Official Records Book 1680, page 214 of the Public Records of Alachua County, Florida.

A Portion of Tax Parcel No. 19854-000-000

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 10 South, Range 22 East, lying northerly of the Right of Way of State Road No. 20.

Together with:

That portion of the East $\frac{1}{5}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 10 South, Range 22 East, lying northerly of the Right of Way of State Road No. 20.

Together with:

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 10 South, Range 22 East.

Together with:

The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 10 South, Range 22 East, lying northerly of the Atlantic Coast Line Railroad Right of Way.

Less: The Right of Way of County Road 2082 (County Road No. 20-A).

Tax Parcel No. 19826-000-000

Commence at a point where the half mile line of Section 27, Township 10 South, Range 22 East, intersects the North right of way line of State Road 20; thence run Westerly along the North right of way line of State Road 20, 200 feet to the P.O.B.; thence continue along the North right of way line of State Road 20 to the West line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ (J. Sidney Martin property); Thence run North along the West line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the South line of the North half of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ (Gertrude B. Dugger property); thence run East along the North line of the South half of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to a point due North of the P.O.B.; thence run South to the P.O.B. All being and lying in Section 27, Township 10 South, Range 22 East, Alachua County, Florida. LESS AND EXCEPT any portions lying within the right of way State Road 20 as now laid out and in use.

Tax Parcel No. 19826-002-000

The East 200 feet of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 10 South, Range 22 East, Alachua County, Florida; lying North of the North right-of-way line of SR- 20, LESS AND EXCEPT those portions conveyed by O.R. Book 1723, Page 868 and O.R. Book 2332, Page 1017, Public Records of Alachua County, Florida.

SKETCH OF LEGAL DESCRIPTIONS

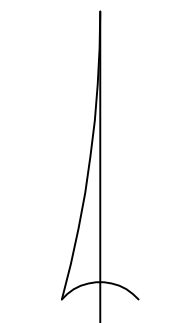
IN A PORTION OF
SECTIONS 16, 20, 21, 22, 27, 28 AND 29, TOWNSHIP 10 SOUTH, RANGE 22 EAST
ALACHUA COUNTY, FLORIDA

NOTE: THIS IS NOT A BOUNDARY SURVEY

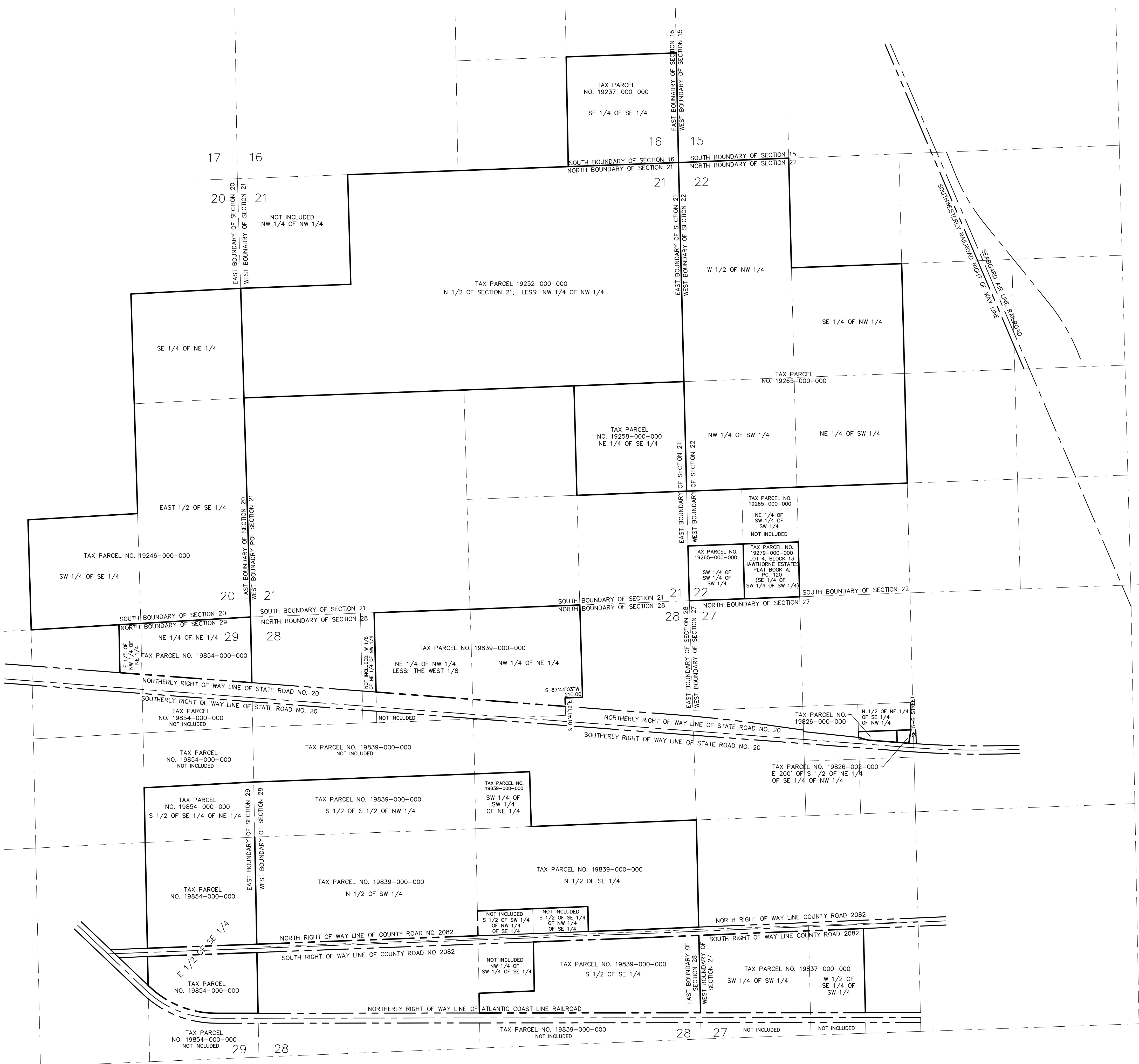
FOR

PLUM CREEK LAND COMPANY

NOTE: THIS IS NOT A BOUNDARY SURVEY



NORTH
SCALE: 1" = 600'



- TAX PARCEL NO. 19237-000-000: 40 ACRES, ±
- TAX PARCEL NO. 19246-000-000: 161 ACRES, ±
- TAX PARCEL NO. 19252-000-000: 282 ACRES, ±
- TAX PARCEL NO. 19258-000-000: 40 ACRES, ±
- A PORTION OF TAX PARCEL NO. 19265-000-000: 212 ACRES, ±
- TAX PARCEL NO. 19279-000-000: 10 ACRES, ±
- TAX PARCEL NO. 19837-000-000: 44 ACRES, ±
- A PORTION OF TAX PARCEL NO. 19839-000-000: 305 ACRES, ±
- A PORTION OF TAX PARCEL NO. 19854-000-000: 103 ACRES, ±
- TAX PARCEL NO. 19826-000-000: 1.23 ACRES, ±
- TAX PARCEL NO. 19826-002-000: 0.55 ACRES, ±

Fieldbook	Page	Survey Date	4/16/2015	8/13/2015
		Drawing Completed		Revised
PREPARED FOR: 1) PLUM CREEK LAND COMPANY				
Project No.		2014-298		
Drawn		B.G.		
Check		B.G.		
Corporate Authorization No. LB 2389		NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		
BY: ROBERT W. GRAVER		P.S.W. 4239		

2404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6402
TEL: (352) 373-3541 FAX: (352) 373-7249
E-MAIL: mail@engdenman.com

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2015), FLORIDA STATUTES.

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