

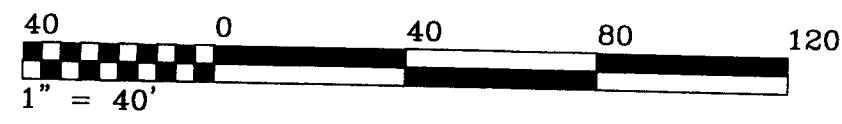
LEGISLATIVE #

170113B

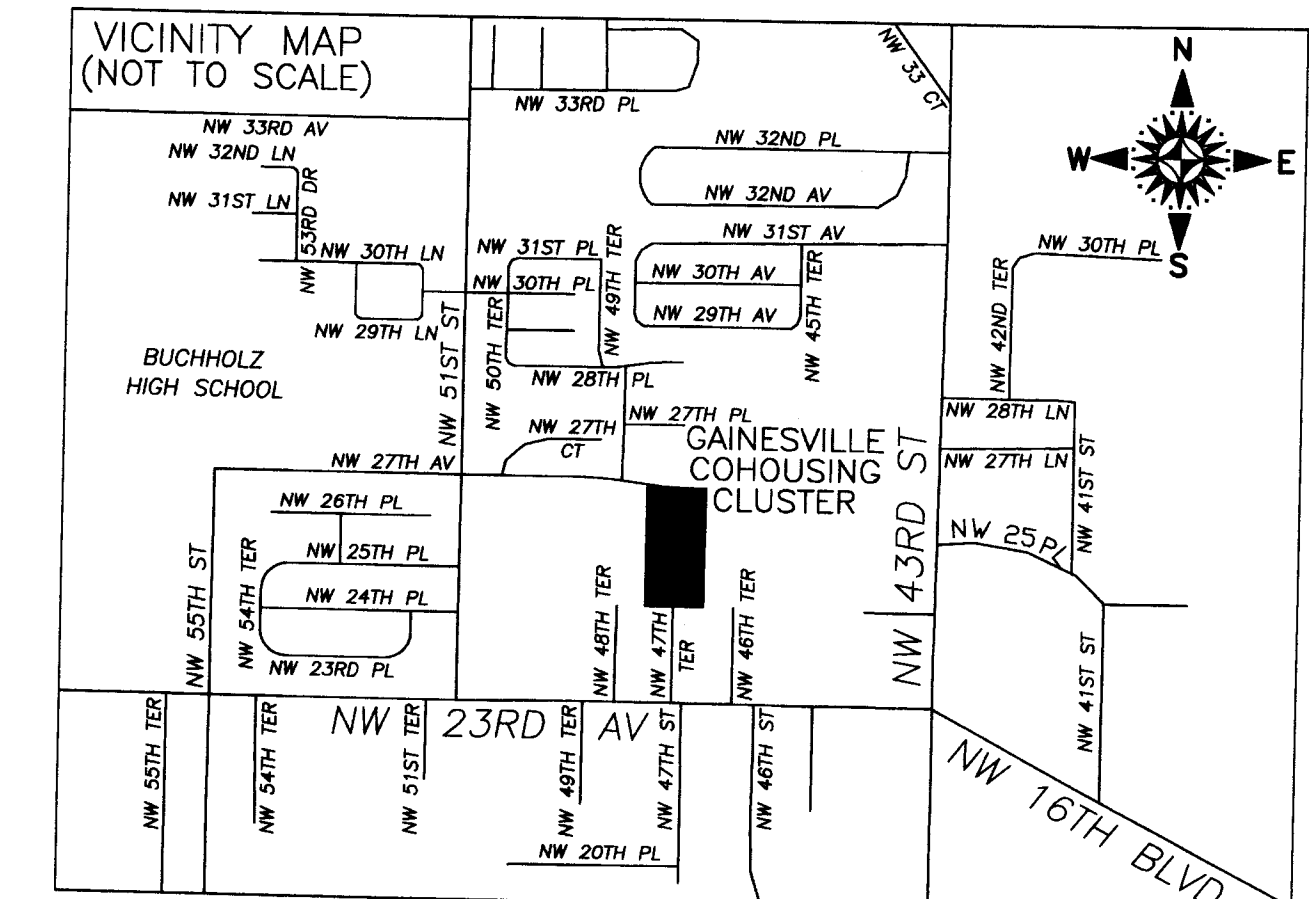
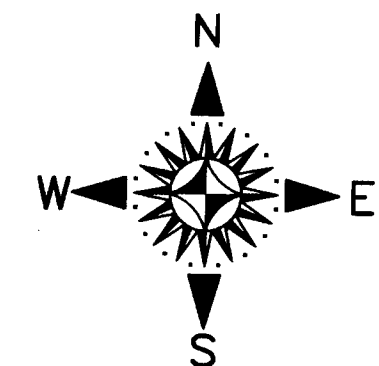
LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 55, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE RUN S. 89°44'10" E., ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 664.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID NORTH LINE, RUN S. 00°19'52" W., ALONG THE EAST LINE OF SAID LOT 51, A DISTANCE OF 43.25 FEET TO THE POINT OF BEGINNING; THENCE RUN S. 00°19'52" W., ALONG SAID EAST LINE, A DISTANCE OF 818.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID SOUTH LINE, RUN N. 89°58'47" W., ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.44 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N. 00°14'33" E., A DISTANCE OF 642.31 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE RUN S. 83°33'01" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 57.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 6°11'08", A RADIUS OF 730.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 88°38'35" E., 78.77 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 78.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 89°44'10" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 112.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 19°06'56", A RADIUS OF 137.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 80°11'38" E., 45.50 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45.71 FEET TO THE POINT OF BEGINNING; CONTAINING 4.798 ACRES, MORE OR LESS.



GAINESVILLE COHOUSING
A CLUSTER SUBDIVISION
LYING IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



LEGEND:

- FOUND 4" x 4" CONCRETE MONUMENT
- NO IDENTIFICATION
- SET 4" x 4" CONCRETE MONUMENT
- P.R.M. L.B. 6894
- ✕ FOUND NAIL & DISK P.L.S. 5548
- ✕ SET NAIL & DISK L.B. 6894
- B.S.L. = BUILDING SETBACK LINE
- ELEV. = ELEVATION
- P.B. = PLAT BOOK
- P.C. = PAGE
- P.U.E. = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- TYP = TYPICAL

CURVE TABLE:

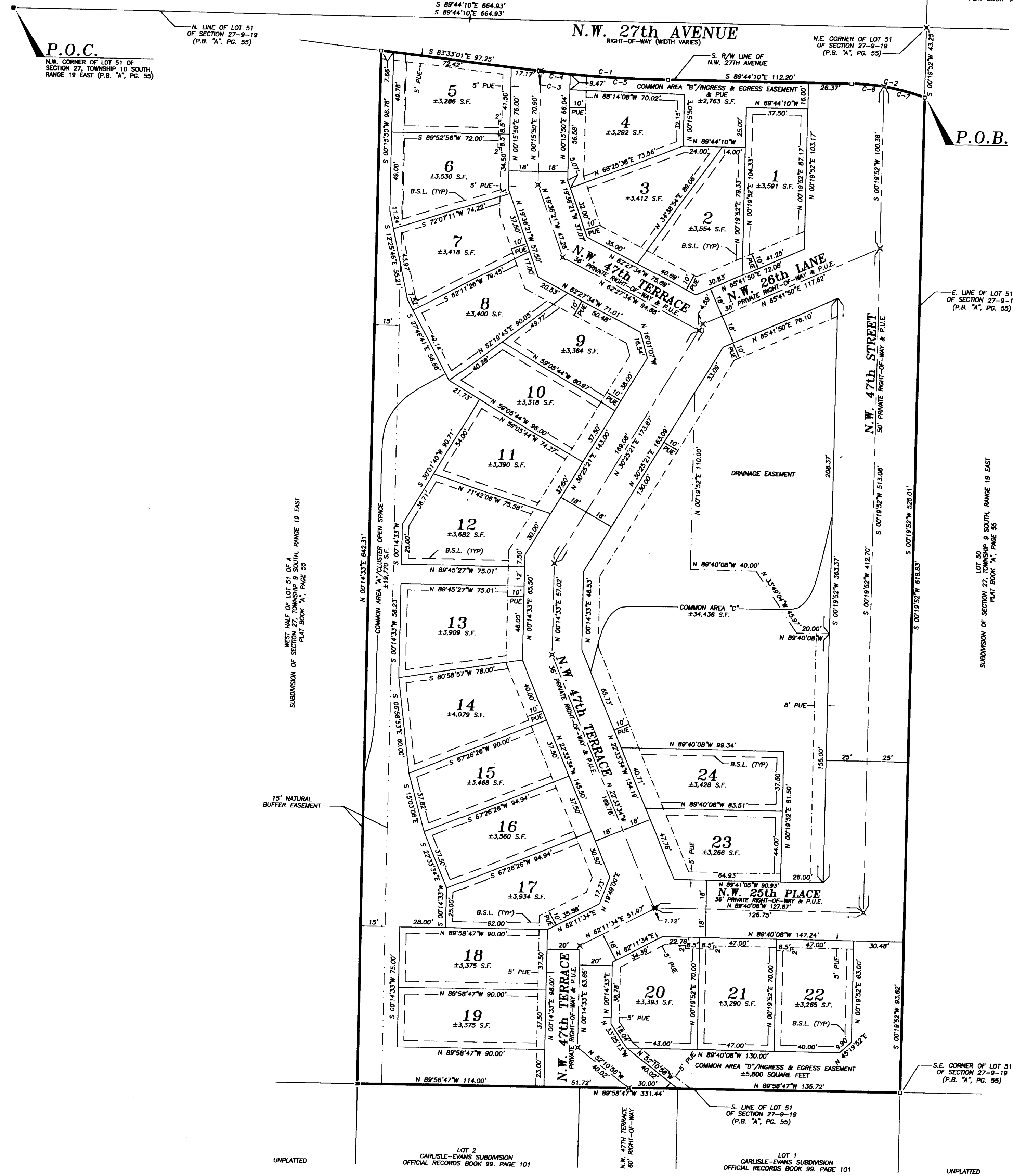
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CHORD BEARING
C-1	730.00	39.44	78.81	6°11'08"	78.77	S 86°38'35" E
C-2	137.00	23.07	45.71	19°06'56"	45.50	S 80°11'38" E
C-3	730.00	0.47	0.94	0°04'26"	0.94	S 83°03'14" E
C-4	730.00	9.04	18.08	1°25'09"	18.09	S 84°20'01" E
C-5	730.00	29.91	59.79	4°41'31"	59.77	S 87°23'52" E
C-6	137.00	9.99	19.94	8°20'26"	19.93	S 85°34'54" E
C-7	137.00	12.92	25.78	10°46'30"	25.73	S 76°01'26" E

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S. 89°44'10" E. FOR THE NORTH LINE OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST.
- 2) MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1":10,000'.
- 3) ALL PERMANENT CONTROL POINTS, LOT CORNERS, AND PERIMETER MONUMENTS SHALL BE SET AS PER 177.091(7), 177.091(8), AND 177.091(9), FLORIDA STATUTES.
- 4) BUILDING SETBACKS AS FOLLOWS: (UNLESS OTHERWISE SHOWN): FRONT - 5'; SIDE - 4'; SIDE (STREET) - 4'; REAR - 4'
- 5) IN THE OPINION OF THIS SURVEYOR, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 125107-0292-D, DATED 6/16/2006, THIS PROPERTY IS IN FLOOD ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM SAID MAP. INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP, WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- 6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 7) THE COMMON AREAS SHOWN HEREON, WHICH INCLUDE ALL PRIVATE RIGHTS-OF-WAY AND DRAINAGE EASEMENTS, WILL BE CONVEYED TO THE GAINESVILLE COHOUSING HOMEOWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.



OWNERS CERTIFICATION & DEDICATION:
GAINESVILLE COHOUSING, LLC, DOES HEREBY CERTIFY TO BE THE OWNER OF THE LANDS DESCRIBED HEREIN, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED, AND TO BE KNOWN AS "GAINESVILLE COHOUSING", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON.
Brooks H. Nelson
BROOKS H. NELSON
MANAGING MEMBER, GAINESVILLE COHOUSING, LLC
Don Sciffen
DON SCIFFEN
WITNESS

STATE OF FLORIDA, COUNTY OF ALACHUA:
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BROOKS H. NELSON, MANAGING MEMBER, GAINESVILLE COHOUSING, LLC, KNOWN TO ME TO BE THE PERSONS HERIN EXPRESSED AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE THEREIN EXPRESSED.
WITNESS BY MY HAND AND OFFICIAL SEAL THIS 17th DAY OF December, 2016.
STATE OF FLORIDA
Brooks Nelson is personally known to me
CERTIFICATION OF APPROVAL FOR CITY OF GAINESVILLE, FLORIDA
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE, COUNTY OF ALACHUA, STATE OF FLORIDA ORDINANCES AND REGULATIONS AS FOLLOWS:

SURVEYING REQUIREMENTS:
CITY SURVEYOR: *Patricia P. Rubin* DATE: 12/12/16
ENGINEERING REQUIREMENTS:
DIRECTOR OF PUBLIC WORKS: *Edith Scott* DATE: 12/15/16
ACCEPTED BY THE DEVELOPMENT REVIEW BOARD:
DIRECTOR OF COMMUNITY DEVELOPMENT: *Vernon Thomas* DATE: 12/9/16
FORM AND LEGALITY OF DEDICATION:
CITY ATTORNEY: *Nicole M. Shalley* DATE: 5/30/2017
UTILITY REQUIREMENTS:
GENERAL MANAGER OF GAINESVILLE REGIONAL UTILITIES: *James R. Kees* DATE: 12/9/16
AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS:
CITY MANAGER: _____ DATE: _____
ACCEPTED BY CITY COMMISSION: _____ DATE: _____
CLERK OF CITY COMMISSION: _____ DATE: _____
RECEIVED AND FILED FOR RECORD THIS _____ DAY OF _____, 2015.
CLERK: _____ DEPUTY CLERK: _____

CERTIFICATE OF LAND SURVEYOR:
I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "GAINESVILLE COHOUSING", IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID PLAT AND SURVEY COMPLY WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1, FLORIDA STATUTES.
James E. Brinkman
JAMES E. BRINKMAN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5582 DATE: 12/7/2016