

LEGISLATIVE #

180932C

VILLAS AT BUCKRIDGE

SITUATED IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF LOT 51 OF SUBDIVISION OF SECTION 27,
TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS RECORDED IN PLAT BOOK "A", PAGE 55, OF
THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION

THE WEST HALF OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
LESS AND EXCEPT:

THE NORTH 147 1/2 FEET OF THE EAST 147 1/2 FEET THEREOF.

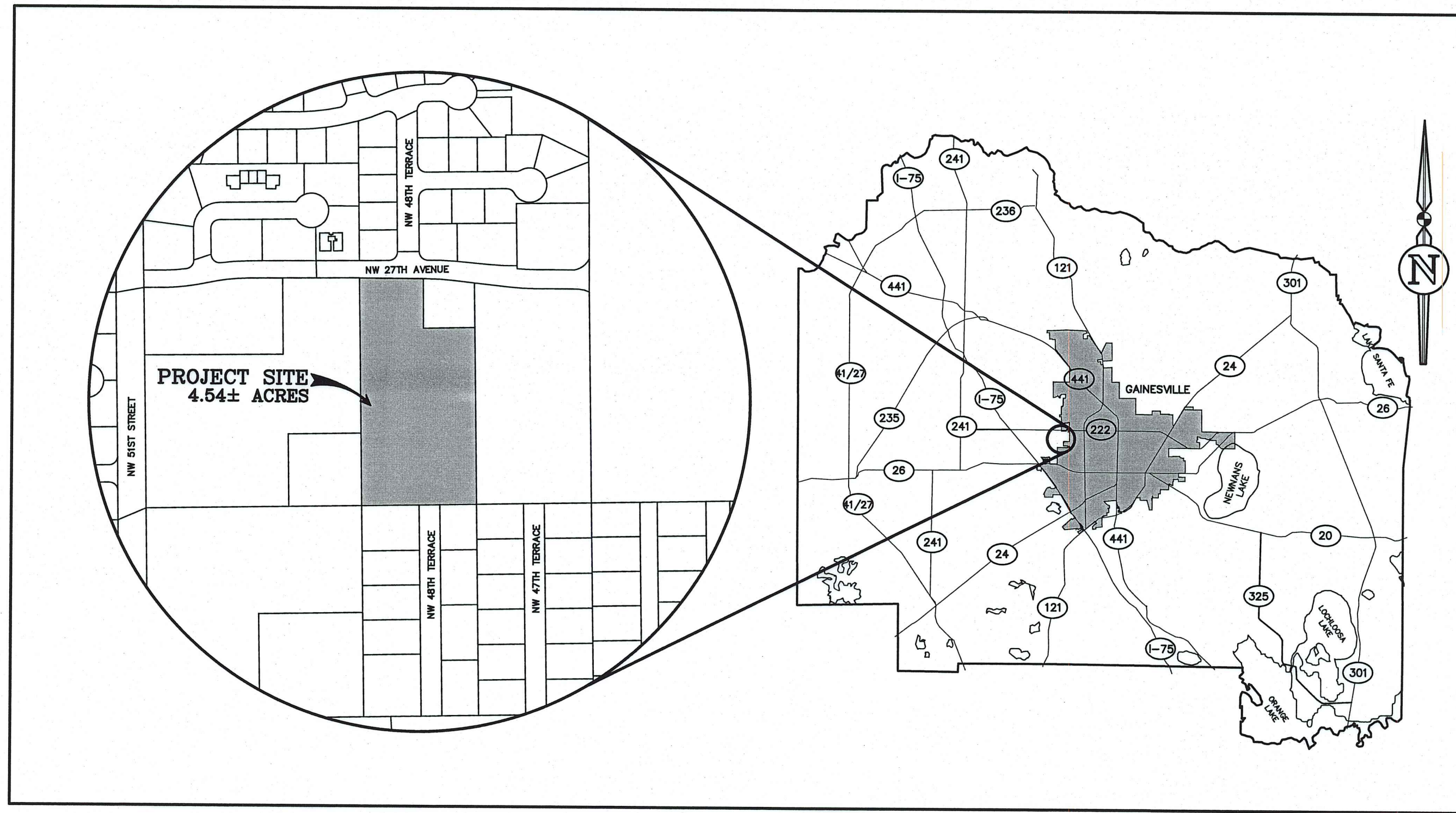
THE ABOVE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

BEGINNING AT THE NORTHWEST CORNER OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES, 44 MINUTES, 10 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 184.39 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 41 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 147.33 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 09 SECONDS EAST, A DISTANCE OF 147.44 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID LOT 51; THENCE SOUTH 00 DEGREES, 17 MINUTES, 41 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 515.24 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID LOT 51; THENCE NORTH 89 DEGREES, 30 MINUTES, 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE NORTH 00 DEGREES, 15 MINUTES, 49 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 51, A DISTANCE OF 661.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 51 AND THE POINT OF BEGINNING.

GENERAL NOTES

- 1) ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 95.52 FEET (NAVD 1988 DATUM) ON BENCHMARK 175 73 B16, WHICH IS LOCATED 17 FEET EAST OF THE CENTERLINE OF N.W. 54TH TERRACE AND 40 FEET NORTH OF THE CENTERLINE OF STATE ROAD No. 26, GAINESVILLE, FLORIDA.
- 2) BEARINGS AS SHOWN HEREON ARE BASED UPON A BEARING OF SOUTH 89 DEGREES, 44 MINUTES, 10 SECONDS EAST, ON THE NORTH LINE OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 3) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- 4) THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- 5) BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED:
FRONT 20 FEET
REAR 10 FEET
SIDE 7.5 FEET
- 6) ALL PLATTED UTILITY 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 7) THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- 8) IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X (UNSHADED)" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0292D; COMMUNITY NUMBER 125107; PANEL 0292D; WITH AN EFFECTIVE DATE OF JUNE 16, 2006.
- 9) TOTAL NUMBER OF RESIDENTIAL LOTS = 18
- 10) TOTAL ACREAGE OF SUBDIVISION = 4.54± ACRES
- 11) PURSUANT TO CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- 12) THE PROPERTY SHOWN HEREON IS SUBJECT TO A RIGHT-OF-WAY EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, AS RECORDED IN ORB 1761, PGS 898 THROUGH 1010 (SPECIFICALLY DESCRIBED ON ORB 1761, PG 1005), AFFECTED BY A PARTIAL RELEASE RECORDED IN ORB 1795, PG 1579, AND FURTHER AFFECTED BY A CORRECTIVE PARTIAL RELEASE RECORDED IN ORB 1798, PAGE 122. SAID EASEMENT IS BLANKET IN NATURE AND IS DEFINED AS BEING SEVEN AND ONE-HALF FEET (7.5 FEET) EITHER SIDE OF ANY EXISTING UNDERGROUND OR OVERHEAD ELECTRIC DISTRIBUTION OR TRANSMISSION FACILITY.



LOCATION MAP
GAINESVILLE, FLORIDA
NOT TO SCALE

CERTIFICATE OF APPROVAL BY CITY OF GAINESVILLE

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE'S ORDINANCES AND REGULATIONS AS FOLLOWS:

REQUIREMENTS	APPROVED BY	DATE
SURVEYING REQUIREMENTS (FLORIDA STATUTES CHAPTER 177, PART I)	PATRICK R. DURBIN PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 5368	_____
ENGINEERING REQUIREMENTS	PUBLIC WORKS DIRECTOR	_____
FORM AND LEGALITY OF DEDICATION	CITY ATTORNEY	_____
UTILITY REQUIREMENTS	GENERAL MANAGER OF GAINESVILLE REGIONAL UTILITIES	_____
AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS	CITY MANAGER	_____
ACCEPTED BY THE DEPARTMENT OF DOING	DIRECTOR OF PLANNING & DEVELOPMENT SERVICES	_____
AS CONFORMS TO APPROVAL	CLERK OF THE CITY COMMISSION	_____

OWNER'S CERTIFICATION AND DEDICATION

JONATHAN COLON, INDIVIDUALLY AND AS PRESIDENT OF VILLAS AT BUCKRIDGE, LLC, DOES HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "VILLAS AT BUCKRIDGE"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN HEREON.

Jonathan Colon
JONATHAN COLON
PRESIDENT
VILLAS AT BUCKRIDGE, LLC

Melissa Watson
WITNESS

Audra Buell
WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JONATHAN COLON, PRESIDENT OF VILLAS AT BUCKRIDGE, LLC, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF September A.D. 2017.

Debbie Wallen
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES July 22, 2018

TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)

CONVEYANCE OF COMMON AREA

I, JONATHAN COLON, INDIVIDUALLY AND AS PRESIDENT OF VILLAS AT BUCKRIDGE, LLC, DO HEREBY CERTIFY THAT I AM THE OWNER OF "VILLAS AT BUCKRIDGE", AS DESCRIBED HEREON AND DO HEREBY CONVEY TO THE "VILLAS AT BUCKRIDGE HOA, INC." THE COMMON AREAS, SHOWN HEREON FOR USE AND MAINTENANCE.

Jonathan Colon
JONATHAN COLON
PRESIDENT
VILLAS AT BUCKRIDGE, LLC

Melissa Watson
WITNESS

Audra Buell
WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

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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.

LEGEND AND ABBREVIATIONS

PSM PROFESSIONAL SURVEYOR AND MAPPER	PRM PERMANENT REFERENCE MONUMENT	PUE PUBLIC UTILITY EASEMENT
LB LICENSED BUSINESS	PCP PERMANENT CONTROL POINT	DE DRAINAGE EASEMENT
R RADIUS	POC POINT OF COMMENCEMENT	BSL BUILDING SETBACK LINE
L ARC LENGTH	POB POINT OF BEGINNING	CM CONCRETE MONUMENT
D DELTA (CENTRAL) ANGLE	PB PLAT BOOK	IR IRON ROD
CB CHORD BEARING	ORB OFFICIAL RECORDS BOOK	IP IRON PIPE
CD CHORD DISTANCE	PG(S) PAGE OR PAGES	IR/C IRON ROD WITH PLASTIC CAP
(R) RADIAL	SEC SECTION	IP/C IRON PIPE WITH PLASTIC CAP
(NR) NON-RADIAL	TWN TOWNSHIP	PK PARKER-KALON BRAND
R/W RIGHT-OF-WAY	RNG RANGE	MAG CHRISNIK'S BRAND
± MORE OR LESS		
● PERMANENT REFERENCE MONUMENT (PRM) - SET 5/8" IR/C "PRM LB 2389" (UNLESS OTHERWISE NOTED)		
■ PERMANENT REFERENCE MONUMENT (PRM) - FOUND 4"x4" CM - NO IDENTIFICATION (UNLESS OTHERWISE NOTED)		
● PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH STEEL WASHER "PCP LB 2389" or 5/8" IR/C "PCP LB 2389" (TO BE SET)		

Debbie Wallen
NOTARY PUBLIC - State of Florida
My Comm. Expires Jul 22, 2018
Commission # FF 127615

Plotted Sept. 14, 2017 - 12:00:52 - Rogers

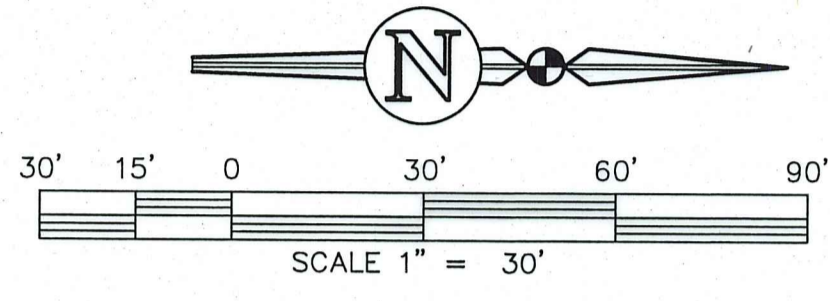
eda engineers-surveyors-planners, inc.
2404 N.W. 43rd St., Gainesville, Florida 32606-6602
TEL: (352) 373-3541 FAX: (352) 373-7249
E-MAIL: mail@edafl.com

VILLAS AT BUCKRIDGE

SITUATED IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF LOT 51 OF SUBDIVISION OF SECTION 27,
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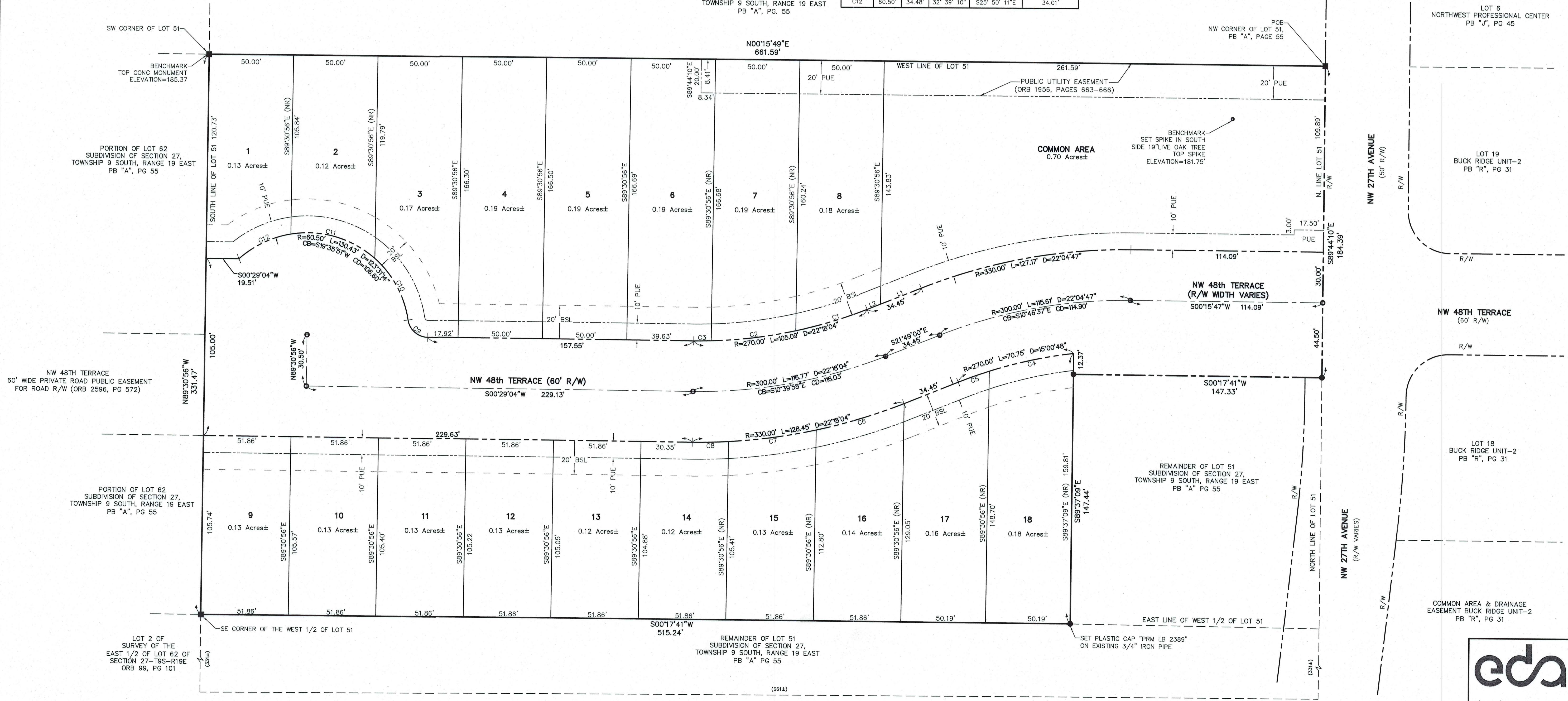
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|------|---|-------|------------------------------|------|----------------------------|
| PSM | PROFESSIONAL SURVEYOR AND MAPPER | PRM | PERMANENT REFERENCE MONUMENT | PUE | PUBLIC UTILITY EASEMENT |
| LB | LICENSED BUSINESS | PCP | PERMANENT CONTROL POINT | DE | DRAINAGE EASEMENT |
| R | RADIUS | POC | POINT OF COMMENCEMENT | BSL | BUILDING SETBACK LINE |
| L | ARC LENGTH | POB | POINT OF BEGINNING | CM | CONCRETE MONUMENT |
| D | DELTA (CENTRAL) ANGLE | PB | PLAT BOOK | IR | IRON ROD |
| CB | CHORD BEARING | ORB | OFFICIAL RECORDS BOOK | IP | IRON PIPE |
| CD | CHORD DISTANCE | PS(S) | PAGE OR PAGES | IP/C | IRON PIPE WITH PLASTIC CAP |
| (R) | RADIAL | SEC | SECTION | IP/C | IRON PIPE WITH PLASTIC CAP |
| (NR) | NON-RADIAL | TWN | TOWNSHIP | PK | PARKER-KALON BRAND |
| R/W | RIGHT-OF-WAY | RNG | RANGE | MAG | CHRISNIK'S BRAND |
| ± | MORE OR LESS | | | | |
| ● | PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET) | | | | |
| ■ | PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - NO IDENTIFICATION (FOUND) (UNLESS OTHERWISE NOTED) | | | | |
| ○ | PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH STEEL WASHER "PCP LB 2389" or 5/8" IR/C "PCP LB 2389" (TO BE SET) | | | | |



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	270.00'	44.21'	9° 22' 55"	S17° 07' 33"E	44.16'
C2	270.00'	50.51'	10° 43' 08"	S07° 04' 31"E	50.44'
C3	270.00'	10.37'	2° 12' 01"	S00° 36' 56"E	10.37'
C4	270.00'	51.23'	10° 52' 17"	S12° 14' 21"E	51.15'
C5	270.00'	19.52'	4° 08' 31"	S19° 44' 45"E	19.51'
C6	330.00'	54.46'	9° 27' 19"	S17° 05' 21"E	54.40'
C7	330.00'	52.46'	9° 06' 30"	S07° 48' 26"E	52.41'
C8	330.00'	21.53'	3° 44' 16"	S01° 23' 04"E	21.52'
C9	12.00'	16.94'	80° 52' 23"	S40° 55' 16"W	15.57'
C10	60.50'	42.36'	40° 06' 47"	S61° 18' 04"W	41.50'
C11	60.50'	53.59'	50° 45' 16"	S15° 52' 02"W	51.86'
C12	60.50'	34.48'	32° 39' 10"	S25° 50' 11"E	34.01'

Line Table		
Line #	Direction	Length
L1	S21° 49' 00"E	25.90'
L2	S21° 49' 00"E	8.55'

LOT 52
SUBDIVISION OF SECTION 27,
TOWNSHIP 9 SOUTH, RANGE 19 EAST
PB "A", PG. 55



eda engineers-surveyors-planners, inc.
 2404 N.W. 43rd St., Gainesville, Florida 32606-4602
 TEL: (352) 373-3641 FAX: (352) 373-7249
 E-MAIL: mail@edapl.com

P:\SERVER3\survey\Projects\2016\2016-074 (Colon Subdivision)\S03 Plat\2016-074.S03.dwg - Plat Sheet 2
 Printed: Sept 14, 2017 - 12:00:52 - Jagers