

RESOLUTION NO. _____

PASSED _____

A Resolution approving the final plat of "Blues Creek Unit - 7", located in the 4900 Block of N.W. 73rd Avenue, North Side; authorizing the City Manager or designee, to execute a Tri-Party Agreement to secure the construction of the private roads and other improvements; providing directions to the Clerk of the Commission; and providing an immediate effective date.

WHEREAS, the owner of the plat has submitted a final plat which substantially conforms to the design plat as approved by the City Commission on June 12, 2006, and which incorporates all modifications and revisions specified in such approval; and

WHEREAS, the owner of the proposed subdivision has requested the City Commission to accept and approve the final plat as provided in Chapter 177 of the Florida Statutes and Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida; and

WHEREAS, the City Commission finds that the final plat described herein is consistent with the City of Gainesville 2000-2010 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA;

Section 1. The final plat of "Blues Creek Unit - 7", is accepted and approved by the City Commission on the following described property lying in the City of Gainesville, Alachua County, Florida:

(See Exhibit "A" attached hereto and made a part hereof as if set forth in full)

Section 2. The City Manager, or designee, is authorized to execute a Tri-Party Agreement with a lending institution that secures the construction and completion of the improvements required under the ordinances of the City of Gainesville, a copy of which agreement is attached hereto as Exhibit "B".

Section 3. The Clerk of the Commission is authorized and directed to affix his signature to the record plat on behalf of the City Commission and accept the dedication of the public easements, as shown on the plat.

Section 4. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2007.

Pegeen Hanrahan, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

Kurt Lannon,
Clerk of the Commission

Marion J. Radson, City Attorney

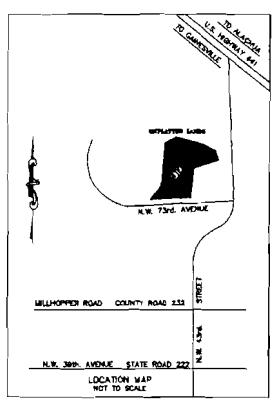
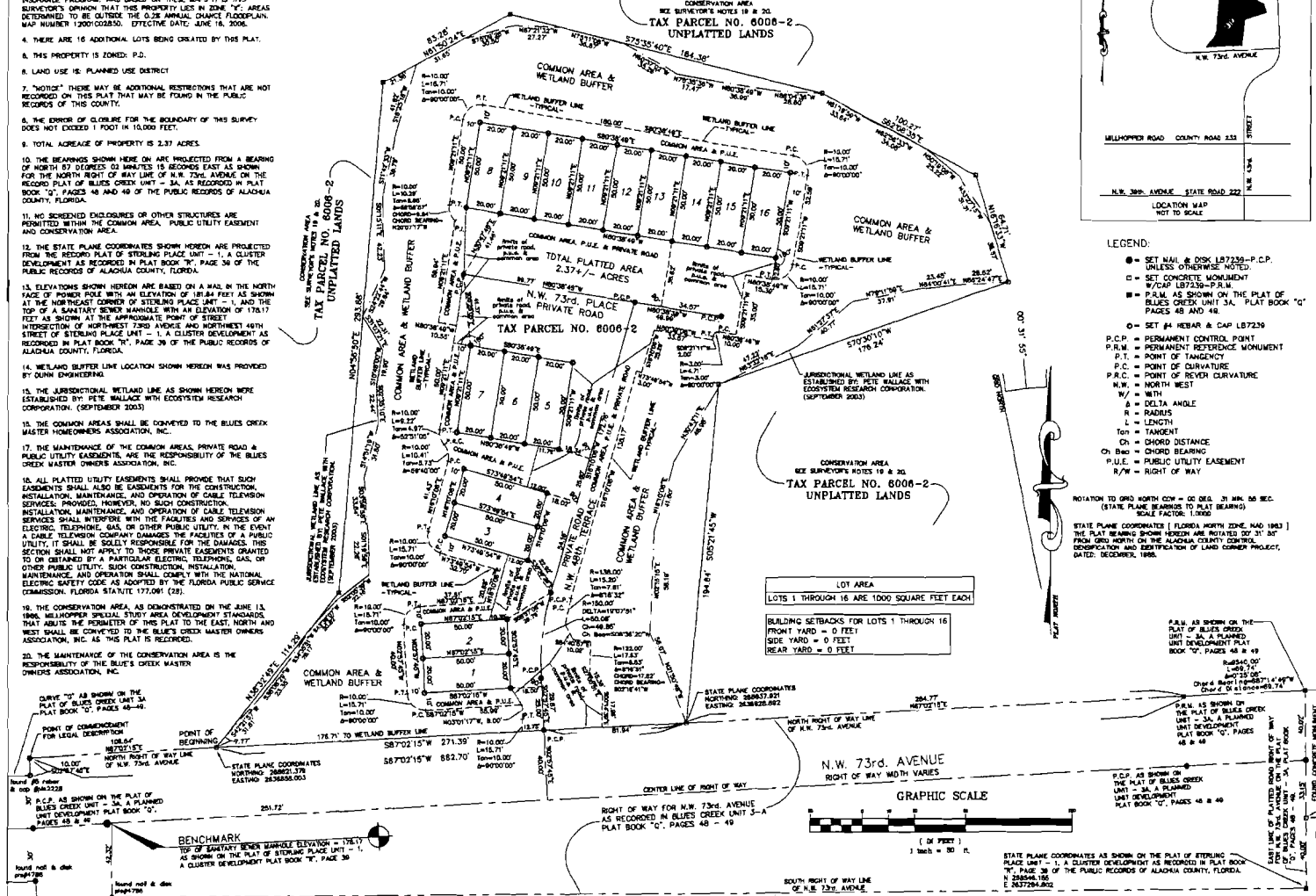
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SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED TO MEET THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMENS IN CHAPTER 118.05 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
2. THIS SURVEY HAS NOT SECTIONS OF LAND FOR ANY RECORDED EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
3. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FLORIDA EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM AND BASED ON THESE MAPS IT IS THE SURVEYOR'S OPINION THAT THIS PROPERTY LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. MAP NUMBER 120010000, EFFECTIVE DATE: 01/18/2006.
4. THERE ARE 16 ADDITIONAL LOTS BEING CREATED BY THIS PLAT.
5. THIS PROPERTY IS ZONED: P.D.
6. LAND USE IS: PLANNED USE DISTRICT
7. "NOTICE" THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS SURVEY DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
9. TOTAL ACREAGE OF PROPERTY IS 2.37 ACRES.
10. THE BEARINGS SHOWN HERE ON ARE PROJECTED FROM A BEARING OF NORTH 89 DEGREES 15' 30" WEST AS SHOWN EAST AS SHOWN FOR THE NORTH RIGHT OF WAY LINE OF N.W. 73RD AVENUE ON THE RECORD PLAT OF BLUES CREEK UNIT - 3A, AS RECORDED IN PLAT BOOK "Q", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
11. NO SCREENED ENCLOSURES OR OTHER STRUCTURES ARE PERMITTED WITHIN THE COMMON AREA, PUBLIC UTILITY EASEMENT AND CONSERVATION AREA.
12. THE STATE PLANE COORDINATES SHOWN HEREON ARE PROJECTED FROM THE RECORD PLAT OF STERLING PLACE UNIT - 1, A CLUSTER DEVELOPMENT AS RECORDED IN PLAT BOOK "R", PAGE 39 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
13. ELEVATIONS SHOWN HEREON ARE BASED ON A WAL, IN THE NORTH FACE OF POWER POLE ELEVATION = 181.84 FEET AS SHOWN AT THE NORTHEAST CORNER OF STERLING PLACE UNIT - 1 AND THE TOP OF A SANITARY BENCH MANHOLE WITH AN ELEVATION OF 176.17 FEET AS SHOWN AT THE APPROXIMATE POINT OF STREET INTERSECTION OF NORTHWEST 73RD AVENUE AND NORTHWEST 4TH STREET OF STERLING PLACE UNIT - 1, A CLUSTER DEVELOPMENT AS RECORDED IN PLAT BOOK "R", PAGE 39 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
14. WETLAND BUFFER LINE LOCATION SHOWN HEREON WAS PROVIDED BY JOHN ENGINEERING.
15. THE ADDITIONAL WETLAND LINE AS SHOWN HEREON WERE ESTABLISHED BY PETE WALLACE WITH ECOSYSTEM RESEARCH CORPORATION. (SEPTEMBER 2003)
16. THE COMMON AREAS SHALL BE CONVEYED TO THE BLUES CREEK MASTER HOMEOWNERS ASSOCIATION, INC.
17. THE MAINTENANCE OF THE COMMON AREAS, PRIVATE ROAD & PUBLIC UTILITY EASEMENTS, ARE THE RESPONSIBILITY OF THE BLUES CREEK MASTER OWNERS ASSOCIATION, INC.
18. 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 EXISTING TELEPHONE, GAS, OR OTHER PUBLIC UTILITIES. 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 EXISTING TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTE 177.061 (28).
19. THE CONSERVATION AREA, AS DEMONSTRATED ON THE JUNE 13, 1988, MULLHOPPER SPECIAL STUDY AREA DEVELOPMENT STANDARDS, THAT ADJUTS THE PERIMETER OF THIS PLAT TO THE EAST, NORTH AND WEST SHALL BE CONVEYED TO THE BLUES CREEK MASTER OWNERS ASSOCIATION, INC. AS THIS PLAT IS RECORDED.
20. THE MAINTENANCE OF THE CONSERVATION AREA IS THE RESPONSIBILITY OF THE BLUES CREEK MASTER OWNERS ASSOCIATION, INC.

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 SUPERPLANTED 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.

BLUES CREEK UNIT - 7
A PLANNED DEVELOPMENT
 LYING IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
 CITY OF GAINESVILLE, FLORIDA



- LEGEND:**
- SET MAIL & DISK LB7239-P.C.P. UNLESS OTHERWISE NOTED.
 - SET CONCRETE MONUMENT W/CAP LB7239-P.R.M.
 - P.R.M. AS SHOWN ON THE PLAT OF BLUES CREEK UNIT 3A, PLAT BOOK "Q" PAGES 48 AND 49.
 - SET #4 REBAR & CAP LB7239
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.T. = POINT OF TANGENCY
 - P.C. = POINT OF CURVATURE
 - P.O.C. = POINT OF REVER CURVATURE
 - N.W. = NORTH WEST
 - W. = WITH
 - Δ = DELTA ANGLE
 - R = RADIUS
 - Ch = CHORD DISTANCE
 - L = LENGTH
 - Tan = TANGENT
 - Ch = CHORD DISTANCE
 - Ch = CHORD DISTANCE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT OF WAY

LEGAL DESCRIPTION:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWESTERLY POINT OF THE EXPANDED RIGHT OF WAY FOR N.W. 73RD AVENUE, BEING 10.00 FEET NORTH OF THE EAST TERMINUS OF CURVE "C" AS SHOWN ON THE RECORD PLAT OF BLUES CREEK UNIT - 3A AS PER PLAT RECORDED IN PLAT BOOK "Q" PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 87°02'15" E, ALONG THE NORTH RIGHT OF WAY LINE OF SAID N.W. 73RD AVENUE, A DISTANCE OF 108.54 FEET TO THE POINT OF BEGINNING; THENCE S 32°32'40" E, A DISTANCE OF 114.29 FEET; THENCE N 04°28'00" E, A DISTANCE OF 233.88 FEET; THENCE N 81°26'24" E, A DISTANCE OF 83.28 FEET; THENCE S 75°35'40" E, A DISTANCE OF 184.38 FEET; THENCE S 87°02'35" E, A DISTANCE OF 102.27 FEET; THENCE S 16°19'35" E, A DISTANCE OF 64.71 FEET; THENCE S 70°26'10" W, A DISTANCE OF 178.24 FEET; THENCE S 82°31'45" W, A DISTANCE OF 184.54 FEET, TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID N.W. 73RD AVENUE; THENCE S 87°02'15" W, ALONG THE NORTH RIGHT OF WAY LINE OF SAID N.W. 73RD AVENUE, A DISTANCE OF 271.38 FEET TO THE POINT OF BEGINNING, CONTAINING 2.37 ACRES, MORE OR LESS.

END OF DESCRIPTION.

ADOPTION AND DEDICATION:

I, THE UNDERSIGNED, LARRY ROSS, SOLE GENERAL PARTNER OF ALACHUA LAND INVESTORS, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE HEREIN DESCRIBED LANDS AND THAT I HAVE CAUSED A SURVEY AND A SUBDIVISION OF SAID LANDS TO BE MADE AND TO ADJUST SAID SUBDIVISION TO BE SHOWN AS "BLUES CREEK UNIT - 7", AND DO HEREBY DEDICATE TO THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THE PUBLIC UTILITY EASEMENTS AND THE UNDERSIGNED'S EASEMENT SHALL BE PROJECTED TO THE CITY OF GAINESVILLE, FLORIDA, ITS OFFICIALS AND THE PUBLIC RECORDS THROUGH THE PRIVATE RECORDS FOR PROPER RECORDAL PURPOSES.

LARRY ROSS
 SOLE GENERAL PARTNER OF ALACHUA LAND INVESTORS, L.L.C.
 FLORIDA LIMITED LIABILITY COMPANY.

WITNESS

 WITNESS

ACKNOWLEDGMENT:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME LARRY ROSS, A SOLE GENERAL PARTNER OF ALACHUA LAND INVESTORS, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, AND DORING TO ME TO BE SOLE GENERAL PARTNER OF SAID ALACHUA LAND INVESTORS, L.L.C. FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT AS HIS FREE ACT AND DEED.

WITNES BY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2007

NOTARY PUBLIC STATE OF FLORIDA
 _____ BY COMMISSION EXPIRES _____

CERTIFICATION AND APPROVAL BY CITY OF GAINESVILLE:

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

SURVEYING REQUIREMENTS:	PROFESSIONAL LAND SURVEYOR	DATE:
ENGINEERING REQUIREMENTS:	PUBLIC WORKS DIRECTOR	DATE:
FORM AND LEGALITY:	CITY ATTORNEY	DATE:
WATER AND SEWER REQUIREMENTS:	UTILITY MANAGER	DATE:
AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADMISSIBILITY TO CITY PLANS:	CITY MANAGER	DATE:

ACCEPTED BY THE CITY DEVELOPMENT REVIEW BOARD: _____ DATE: _____
 COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTED BY THE CITY COMMISSION: _____ DATE: _____
 CLERK OF THE CITY COMMISSION

CLERK OF THE CIRCUIT COURT: _____ DATE: _____
 HENRY RECEIVED AND FILED FOR RECORD THIS _____ DAY OF _____ 2007
 CLERK OF THE CIRCUIT COURT DEPUTY-CLERK

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE DESCRIBED LANDS AND SUBDIVISION THEREOF, AND THAT SAID LANDS HAVE BEEN BOUNDARIED UNDER MY DIRECTION AND SUPERVISION, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, AND THAT THE PLAT CONFORMS WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

BY: _____ SURVEYOR'S SEAL

TERESA D. GRUFFIS PRESIDENT
 REGISTERED LAND SURVEYOR, FLA. CERT. NO. 5600
 FLORIDA CORPORATION NO. LB7239

DATE BOUND: _____
 DATE OF FIELD SURVEY: 10-28-07

PREPARED BY:
MYERS-GRIFFIS & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 211 N.W. 47th AVENUE, SUITE NO. 1
 GAINESVILLE, FLORIDA 32609
 PHONE: (352) 371-0646 FAX (352) 371-5141
 CELL: (352) 359-8822 or (352) 217-7658
 E-MAIL: surveyor3447@myersgriffis.com

REGULATORY NO. 160-29-01
 DRAWN BY T.D.E. 04-13-07 REVISE PLAT PER CITY COMMENTS