

RESOLUTION NO. _____

PASSED _____

A Resolution approving the final plat of "Madera Cluster Development, Phase III", located in the general vicinity of Williston Road (north side), a/k/a S.R. 331, between SW 21st Street and SW 23rd Terrace; authorizing the City Manager or designee, to execute a Subdivision Improvement Surety Agreement to secure the construction of improvements; providing directions to the Clerk of the Commission; and providing an immediate effective date.

WHEREAS, the Development Review Board approved the design plat of "Madera Cluster Development, Phase III" on September 13, 2001; and

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 October 22, 2001, and which incorporates all modifications and revisions specified in such approval; and

WHEREAS, on September 23, 2002, the City Commission granted a six-month extension of time of the design plat approval to April 22, 2003; and

WHEREAS, on April 26, 2004, the City Commission adopted Resolution No. 031201 that approved the conditional final plat of "Madera Cluster Development, Phase III; 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 to execute a Surety Agreement that secures the construction of improvements; 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 "Madera Cluster Development, Phase III" 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 Subdivision Improvement Surety Agreement with a lending institution and the developer of the property 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 public rights-of-way, easements, and other dedicated portions as shown on the plat.

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

PASSED AND ADOPTED this _____ day of _____, 2006.

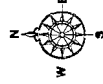
Pegeen Hanrahan, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

Kurt Lannon,
Clerk of the Commission

Marion J. Radson, City Attorney

[illegible]

GRAPHIC SCALE

A PARCEL OF LAND LYING IN LOT 8 OF THE NAPIER GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THE ABOVE DESCRIBED PARCEL CONTAINS 11.013 ACRES, MORE OR LESS

- P.B. = PLAT BOOK
- PL. = PLACED
- P.R.M. = PERMANENT RETENTION MONUMENT
- O.R.B. = OPTICAL RECORDS BOOK
- S.F. = SQUARE FOOT
- R/W = RIGHT-OF-WAY
- FM = FEET
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.S. = BUILDING SETBACK LINE
- ID. = IDENTIFICATION
- MIN. FTH. = MINIMUM FINISHED FLOOR ELEVATION
- BT = BOUNDARY
- (N/S) = NORTH-SOUTH
- L. = 1" = 10' PER 4"X4" CONCRETE MONUMENT FOUND (LD. S.D.S. OR CM² M.C.)
- PERMANENT REFERENCE MONUMENT (L.D. S.D.S. TO BE PLACED)
- = SITE BENCHMARK (AS SHOWN)

• AREA OF COMMON SPACE & P.U.E.

• AREA OF COMMON SPACE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	200.65	1200.00	195°48'15"	132.82	170.08	N59°48'14"E
C2	23.29	180.00	7°24'49"	11.66	23.27	S60°18'02"E

1. BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF N04°30'00"W FOR THE WEST LINE OF LOT 6 OF THE MAPER GRANT AS SHOWN HEREON, SAID BEARING IS IDENTICAL WITH THE PLAT OF THE THOMAS MAPER GRANT RECORDED IN DEED BOOK 1, PAGE 591 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

- [illegible]

ALL PLATTED UTILITY EASEMENTS SHALL PROVE 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.

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN
CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC
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.

YEAR, ON ANY OF THE LOTS ADJACENT THE WESTERN BOUNDARY IS PROVIDED UNLESS UPON REQUEST OF THE DEVELOPER DURING THE FIRST TWO MONTHS OF OCTOBER OF EACH YEAR, THE FLORIDA WILDLIFE COMMISSION (FWC) CONDUCTS A VISUAL ASSESSMENT OF THE EFFECTS OF THE DEVELOPMENT ON THE WILDLIFE AND DETERMINES THAT THE VEGETATION IS ADEQUATE TO PROVIDE DESIRED PROTECTION FOR THE SAND HILL GRASSES TO THE WEST. THE DEVELOPER SHALL, AT THE DISCRETION OF THE CITY, PROVIDE A WRITTEN VERIFICATION, NOT LATER THAN OCTOBER 31ST OF EACH YEAR, THAT THE DEVELOPMENT IS NOT CAUSING ANY ADVERSE EFFECTS TO BE INSUFFICIENT. IN THE EVENT THAT THE FWC FINDS THE BUFFER IS INADEQUATE, THE DEVELOPER MAY ERECT A 8-FOOT BARRIER ALONG THE WESTERN LOT LINE FOR THE LOTS LOCATED ON THE SINGLE-LANED HIGHWAY. IT IS TO BE CONSTRUCTED AND MAINTAINED TO THE SATISFACTION OF THE CITY. THE CITY WILL NOT PROVIDE OR CONSIDER ACCEPTANCE OF ANY OTHER TYPE OF BUFFER. IN THE EVENT OF CONSTRUCTION OF HOMES ON SUCH LOT OR LOTS UNANIMOUS COMPLIANCE WITH THIS NOTE DOES NOT RELIEVE THE DEVELOPER FROM THE OBLIGATION TO CEMPAIY WITH THE CITY'S REQUIREMENTS FOR THE BUFFER. THE CITY'S REQUIREMENTS FOR THE DEVELOPER SHALL BE EXACTLY ENFORCEABLE BY THE CITY OF GAITHERSBURG.

IN THE OPINION OF THIS SURVEYOR ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 120001 0450 A, DATED 09/28/1984 THIS PROPERTY IS IN FLOOD ZONE "C" WHICH IS AN AREA OF MINIMAL FLOODING AS SCALED FROM SCALED MAP INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS SHOWN ON THIS MAP MAY BE CURRENT AS OF THE REFERENCED DATE, MAP REVISIONS AND AMENDMENTS ARE PROVIDED BY LETTER AND MAY NOT BE REFLECTED IN THIS LOSS SCHEDULE.

LOUETTA KIDD PETERMAN AND PAUL EDGAR KIDD DO HEREBY CERTIFY TO BE THE OWNERS OF RECORDS OF THE LANDS HEREIN DESCRIBED AND HAVE CAUSED SAID LANCES TO BE SURVEYED AND PLATTED TO BE KNOWN AS "MADDERA CLUSTER DEVELOPMENT PHASE II" AND DO'S HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREET RIGHTS-OF-WAY, PUBLIC UTILITY EASEMENTS, AND SIDEWALK EASEMENTS AS SHOWN HEREON. S.W. 35TH COURT, A PRIVATE DRIVE IS HEREBY DEDICATED FOR THE USE OF PROPER MUNICIPAL PURPOSES.

WITNESS AS TO 80

LOUETTA KID PETERMAN

WITNESS AS TO 100

PAUL EDGAR KIDD

STATE OF FLORIDA, COUNTY OF ALACHUA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2004, BY LOUETTA KOO PETERMAN AND PAUL
EDGAR KOO. THEY ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED
_____ AS IDENTIFICATION, AND WHO
DID/DID NOT TAKE AN OATH

(OFFICIAL NOTARY SIGNATURE AND SEAL)

(NAME OF NOTARY, PRINTED OR STAMPED)

WE, THE UNDERSIGNED DO HEREBY CERTIFY THE PLAN CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE, COUNTY OF ALACHUA, STATE OF FLORIDA ORDINANCES AND REGULATIONS AS FOLLOWS:

SURVEYING REQUIREMENTS:
TO CHAPTER 372.001 (1),
FLORIDA STATUTES

ENGINEERING REQUIREMENTS _____ DATE _____

ACCEPTED BY THE
DEVELOPMENT REVIEW
BOARD

LEGALITY OF DEDICATION _____
CITY ATTORNEY _____ DATE _____

UTILITY REQUIREMENTS: _____ DATE: _____
AS CONFORMS TO THE _____
LAWS OF THE STATE OF _____

ACCEPTED BY CITY COMMISSION _____
CLERK OF CITY COMMISSION _____ DAT. _____

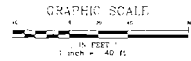
HEREBY RECEIVED AND FILED THIS DAY FOR RECORD THIS
 DAY OF YEAR OF 2004

CLERK OF THE CIRCUIT COURT DEPUTY CLERK

I DO HEREBY CERTIFY THAT THIS PLAN ENTITLED "MADENA CLUSTER DEVELOPMENT PHASE II" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAN AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 172 OF THE FLORIDA STATUTES.

DATE _____ KEVIN WAYNE HEWITT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6091
CAUSSEUX & ELLINGTON, INC. LSI NUMBER 0075

LYING IN LOT 6 OF THE NAPIER GRANT, TOWNSHIP
10 SOUTH, RANGE 20 EAST, IN THE CITY OF
GAINESVILLE, ALACHUA COUNTY, FLORIDA



1 BEARINGS HEREON ARE REFERRED TO AN ASSIGNED VALUE OF N04°30'00"W FOR THE WEST LINE OF LOT 6 OF THE MAPPER GRANT AS SHOWN HEREON SAID BEARING IS IDENTICAL WITH THE PLAT OF THE THOMAS MAPPER GRANT RECORDED IN DEED BOOK 1, PAGE 591 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA.

- THE PERIOD OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED "11:00:00".
3. BUILDING SETBACK REQUIREMENTS: UNLESS OTHERWISE SHOWN:
- PRINCIPAL: FRONT = 15' REAR = 15' SIDE (INTERIOR) = 3' SIDE (STREET) = 10'
- ACCESSORY: FRONT = 5' REAR = 5' SIDE = 5'
4. BENCHMARKS: SHOWN HEREIN ARE: NAD 83 (2011) BASED ON UNITED STATES GEODETIC SURVEY BENCHMARK, NAME# 34-JR-2622- HAVING A PUBLISHED ELEVATION OF 1163.93 FEET.
5. COORDINATES SHOWN HEREIN ARE BASED ON NORTH AMERICAN DATUM 1983 PER STATIONS A-105 AND B-105. THE PLAT IS NOT TO BE CONSIDERED AS A CONVEYANCE OF ANY INTEREST IN THE STRUCTURE USED FOR THIS PLAT IS ROTATED 91 DEGREES 36 MINUTES AND 39 SECONDS CLOCKWISE FROM THE PLATING STRUCTURE USED ON THE ALACHUA COUNTY EMBLEMIZATION SURVEY.
6. EASEMENT SPACE SHOWN HEREIN ARE HEREBY CONVEYED TO THE ALACHUA COUNTY COMMISSION, INC.
7. THIS PLAT IS THREE THINGS IN TOTAL AND NONE ARE NOT COMPLETE WITHOUT THE OTHERS. FOR THE PURPOSE OF THIS PLAT, THE FOLLOWING IS THE ORDER OF PRIORITY:
- A. THE PRIVATE SPACE SHOWN HEREIN IS NOT DEDICATED TO THE PUBLIC AND IS NOT MAINTAINED BY THE CITY OF GAINESVILLE.

UNPATENTED LANDS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	805.65	10601.95513553	138.282	178.88		N69.480°E
C2	532.89	10200.779449	31.665	23.97		N85.000°E
C3	330.33	10000.000000	15.000	15.00		N90.000°E
C4	100.37	10000.000000	5.000	5.00		N95.000°E
C5	33.96	10000.000000	1.500	1.50		N99.000°E
C6	33.96	10000.000000	1.500	1.50		N00.000°E
C7	42.58	10000.000000	1.731	42.48		S00.000°E
C8	10.74	10000.000000	0.43	10.74		S04.000°E
C9	82.05	10000.000000	3.25	81.04		S04.000°E
C10	19.63	10000.000000	0.78	19.62		S04.000°E
C11	10.74	10000.000000	0.43	10.74		S04.000°E
C12	29.47	10000.000000	1.06	29.45		N71.964°W
C13	82.86	16000.000000	3.187	80.96		S18.819°W
C14	37.51	10000.000000	1.451	34.72		S20.000°W
C15	18.89	10000.000000	0.73	18.89		S20.000°W
C16	14.26	16000.000000	0.621	96.57		S20.431°W
C17	13.88	9650.000000	0.591	93.18		N87.904°W
C18	10.74	10000.000000	0.43	10.74		N87.904°W
C19	35.93	9000.000000	1.391	36.33		N27.984°W
C20	28.56	9000.000000	1.052	28.88		N18.284°W
C21	35.30	9200.000000	1.274	35.35		N08.257°W
C22	35.93	9000.000000	1.391	36.33		N00.000°W
C23	12.88	9000.000000	0.473	12.86		N00.000°W
C24	69.02	10000.000000	2.599	68.91		S00.000°W
C25	9.83	10000.000000	0.39	9.86		S00.000°W
C26	14.35	7600.000000	0.518	14.33		S00.544°W
C27	31.78	7600.000000	1.12	31.55		S02.733°W
C28	53.19	7600.000000	1.94	50.11		S04.481°W
C29	10.74	10000.000000	0.43	10.74		S04.481°W

BENCHMARK
600 NAIL AND DISK
MARKED (L.B. 5075)
IN A 15" LIVE OAK
ELEVATION = 89.54'

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.01	S12°21'09"E
L2	14.22	N46°36'32"W
L3	18.11	N88°10'40"W

N 232072 5846
E 2650537 050

UNPLATTED LANDS

