

Attachment “D”
Subdivision Drawings.

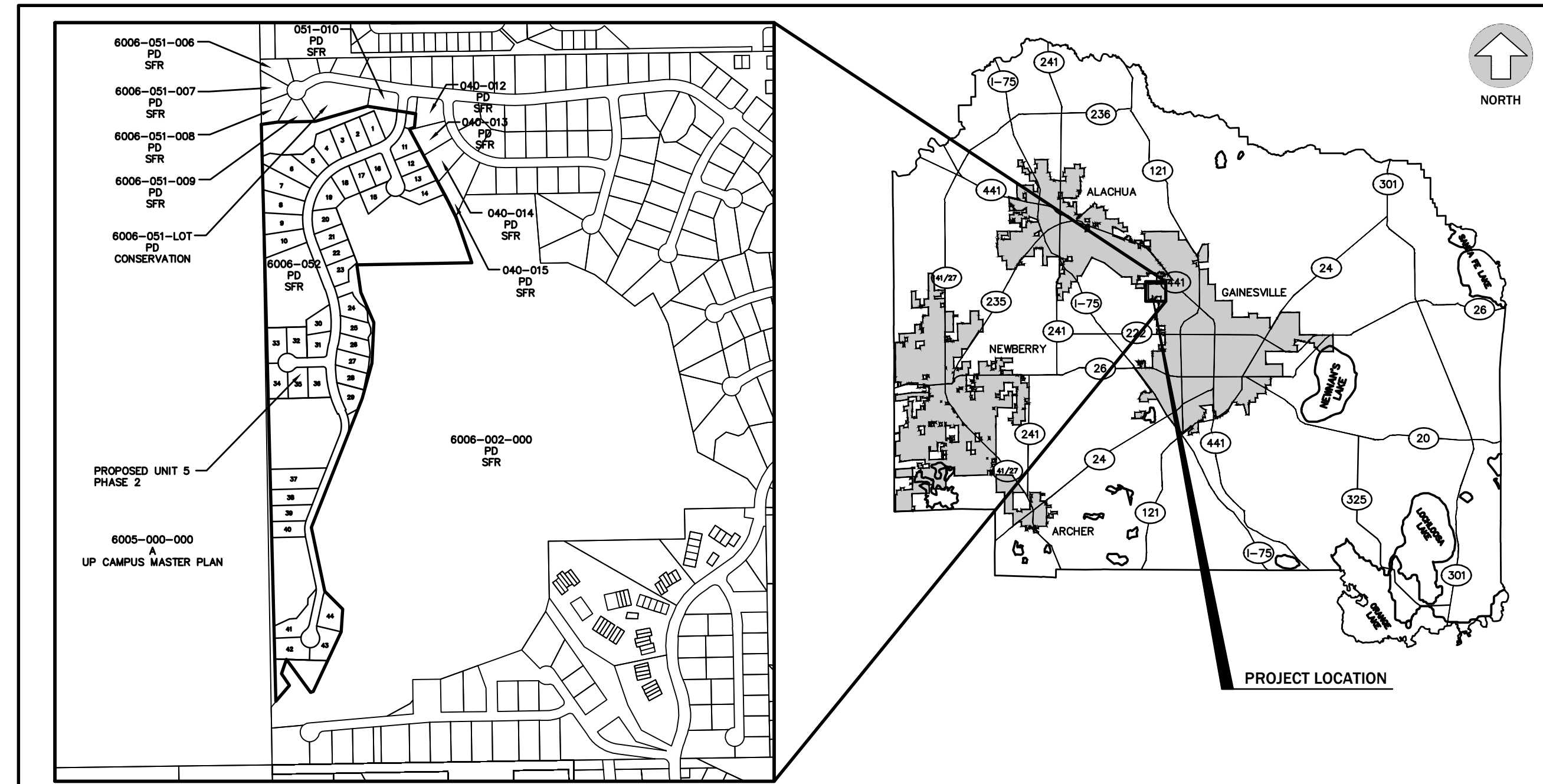
BLUES CREEK UNIT 5 - PHASE 2

DESIGN PLAT

GAINESVILLE, FLORIDA

DEVELOPMENT INFORMATION:

1. PROJECT OWNERS:	NEW GENERATION HOME BUILDERS INC 14184 SW 4TH PL JONESVILLE, FL 32669	AND	BLUES CREEK DEVELOPMENT 324 NW 154TH STREET NEWBERRY, FL 32669
2. NAME OF PROJECT:	BLUES CREEK - UNIT 5, PHASE 2		
3. PROJECT DESCRIPTION:	THE PROPOSED PROJECT CONSISTS OF 44 SINGLE FAMILY LOTS, ± 1,880 LF OF CITY DEDICATED ROAD AND UTILITY IMPROVEMENTS.		
4. PROJECT ADDRESS:	5600 BLOCK OF NW 80TH AVENUE		
5. TAX PARCEL NUMBER:	6006-052-000 AND 6006-002-000		
6. SECTION/TOWNSHIP/RANGE:	SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST		
7. ZONING:	PD - PLANNED DEVELOPMENT		
8. FUTURE LAND DESIGNATION:	SINGLE FAMILY RESIDENTIAL		
9. THE PROPOSED PROJECT IS WITHIN THE DRAINAGE AREA OF AN APPROVED MASTER STORM WATER SYSTEM. SRWMD PERMIT NO. ERP96-0212M.			
10. THE PROPOSED PROJECT IS NOT LOCATED WITHIN THE WELL FIELD PROTECTION ZONE.			
11. UTILITIES: WATER, WASTEWATER AND ELECTRICAL SERVICES WILL BE PROVIDED BY GAINESVILLE REGIONAL UTILITIES (GRU).			
12. THE SUBSURFACE SOIL CONSISTS OF POMONA SAND AND WAUCHULA SAND WITH SMOOTH SLOPES AND FLATWOODS, ACCORDING TO THE "SOIL SURVEY OF ALACHUA COUNTY", BY THE SOIL CONSERVATION SERVICE. SEE ENVIRONMENTAL REPORT FOR DETAILED SOIL INFORMATION.			
13. THIS DEVELOPMENT IS LOCATED WITHIN ZONE B OF TRANSPORTATION MOBILITY PROGRAM AREA (TMPA) AND MUST MEET ALL RELEVANT TMPA POLICY 10.1.4 AND 10.1.6 CRITERIA. THIS DEVELOPMENT WILL MEET THESE STANDARDS BY MAKING A PAYMENT TO THE CITY.			
14. ALL WETLANDS DELINEATIONS WITHIN THE PROJECT HAVE BEEN APPROVED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD).			
15. FIRE HYDRANTS AND STABILIZED SURFACE SHALL BE IN SERVICE PRIOR TO ACCUMULATION OF COMBUSTIBLES ON SITE.			
16. THIS DEVELOPMENT SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-5(a) & (b)]			
17. THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS FOR THE DURATION OF DEMOLITION, ALTERATION AND CONSTRUCTION AS SPECIFIED IN THE FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 241. THE FIRE SAFETY PROGRAM SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, AS WELL AS IDENTIFYING FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, TEMPORARY AND PERMANENT WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES, AND FIRE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-16)]			



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGEND		FUTURE LAND USE:	
ZONING:		I	- INSTITUTIONAL
PD	- PLANNED DEVELOPMENT	SFR	- SINGLE FAMILY RESIDENTIAL
A	- AGRICULTURAL		

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PORTION OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BLUES CREEK, UNIT 5, PHASE 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID CORNER LYING ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND RUN THENCE EASTERLY, ALONG THE SOUTH BOUNDARY OF SAID BLUES CREEK, UNIT 5, PHASE 1 THROUGH THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1) NORTH 83°09'46" EAST, 85.49 FEET TO A CONCRETE MONUMENT (PCP PLS 2228)
- 2) NORTH 89°41'18" EAST, 200.58 FEET TO A CONCRETE MONUMENT (PCP PLS 2228)
- 3) NORTH 74°58'28" EAST, 288.15 FEET TO A CONCRETE MONUMENT (PCP PLS 2228)
- 4) SOUTH 80°15'52" EAST, 259.62 FEET

TO THE SOUTHEAST CORNER OF SAID BLUES CREEK, UNIT 5, PHASE 1, SAID CORNER LYING ON THE WEST BOUNDARY OF BLUES CREEK, UNIT 4B AS PER PLAT THEREOF RECORDED IN PLAT BOOK "S", PAGE 86 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, ALONG SAID WEST BOUNDARY, THROUGH THE FOLLOWING FIVE COURSES AND DISTANCES:

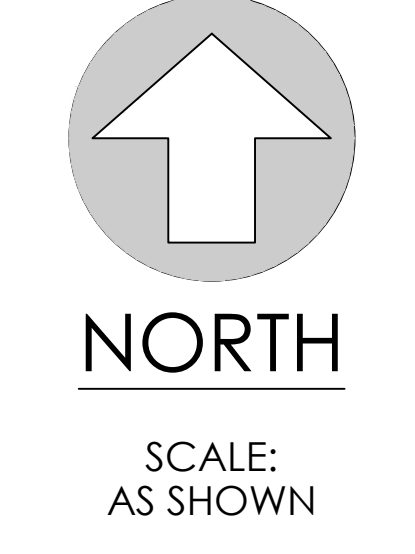
- 1) SOUTH 06°08'37" WEST, 72.97 FEET TO A CONCRETE MONUMENT (PLS 4788)
- 2) SOUTH 74°39'53" WEST, 28.92 FEET TO A CONCRETE MONUMENT (PLS 4788)
- 3) SOUTH 27°18'47" EAST, 155.45 FEET TO A REBAR AND CAP (STEVE OWEN PLS 4788)
- 4) SOUTH 27°21'22" EAST, 251.86 FEET TO A CONCRETE MONUMENT (PLS 4788)
- 5) SOUTH 25°34'45" EAST, 119.93 FEET

TO A REBAR AND CAP (LB 3759) FOUND AT THE SOUTHERNMOST CORNER OF LOT 15 OF SAID BLUES CREEK UNIT 4B; THENCE RUN SOUTH 18°04'45" EAST, ALONG A LINE SHOWN AS THE WEST BOUNDARY OF LOT 23 OF BLUES CREEK UNIT 4 AS ORIGINALLY PLATTED IN PLAT BOOK "S", PAGE 3 AND VACATED BY ALACHUA COUNTY RESOLUTION 95-44 AS RECORDED IN OFFICIAL RECORDS BOOK 2044, PAGE 2038 ET SEQ. OF SAID PUBLIC RECORDS; A DISTANCE OF 208.47 FEET TO A POINT ON THE NORTH BOUNDARY OF THAT CERTAIN EASEMENT FOR A DRAINAGE SYSTEM DESCRIBED IN OFFICIAL RECORDS BOOK 1371, PAGE 160 ET SEQ. OF SAID PUBLIC RECORDS; THENCE GENERALLY WESTERLY AND SOUTHERLY, ALONG THE BOUNDARY OF SAID EASEMENT THROUGH THE FOLLOWING FIFTEEN COURSES AND DISTANCES:

- 1) SOUTH 89°56'25" WEST, 609.89 FEET 2) SOUTH 06°46'19" EAST, 146.98 FEET
- 3) SOUTH 22°23'51" EAST, 175.00 FEET 4) SOUTH 03°51'09" WEST, 215.00 FEET
- 5) SOUTH 16°21'09" WEST, 195.00 FEET 6) SOUTH 22°36'09" WEST, 735.00 FEET
- 7) SOUTH 10°48'51" EAST, 345.00 FEET 8) SOUTH 43°58'51" EAST, 135.00 FEET
- 9) SOUTH 05°06'09" WEST, 120.00 FEET 10) SOUTH 26°01'09" WEST, 350.00 FEET
- 11) SOUTH 75°16'09" WEST, 15.00 FEET 12) NORTH 35°13'39" WEST, 216.48 FEET
- 13) SOUTH 19°41'09" WEST, 80.00 FEET 14) SOUTH 33°18'51" EAST, 75.00 FEET
- 15) SOUTH 41°41'09" WEST, 110.76 FEET

TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 LYING 339.30 FEET NORTH OF A CONCRETE MONUMENT (NO I.D.) FOUND AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00°22'56" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 231.86 FEET TO A CONCRETE MONUMENT (NO I.D.) FOUND AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°24'32" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 748.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.70 ACRES, MORE OR LESS.



BLUES CREEK UNIT 5 - PHASE 2
DESIGN PLAT
CITY OF GAINESVILLE, FLORIDA

COVER SHEET

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
P0.00	PD LAYOUT PLAN
C1.50	SOILS MAP
C1.00	MASTER LAYOUT PLAN
C2.00	MASTER DRAINAGE PLAN
C3.00	MASTER UTILITY PLAN
C3.10	UTILITY PLAN 1
C3.20	UTILITY PLAN 2
C3.30	UTILITY PLAN 3
C3.40	UTILITY ALLOCATIONS AND UTILITY DETAILS
D-1.0 - D-3.0	DESIGN PLAT SHEET
V-001 - V-002	BOUNDARY SURVEY
V-001 - V-004	TOPOGRAPHIC SURVEY
V-001 - V-002	TREE SURVEY (1 OF 2)

FOR REVIEW ONLY

- GRU NOTES**
1. CERTIFICATION BY ENGINEER-OF-RECORD THAT WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS ARE IN ACCORDANCE WITH GRU DESIGN STANDARDS.
 2. ELECTRIC DESIGN PROVIDED BY GRU ENERGY DELIVERY

TRIP GENERATION

BLUES CREEK UNIT 5 - PHASE 2

LAND USE: 210 - SINGLE FAMILY DETACHED HOUSING

PER I.T.E., 9TH EDITION

1. AVERAGE DAILY TRIPS:	9.52 TRIPS/UNIT x 44 UNITS = 418.9 TRIPS 50% ENTERING, 50% EXITING
2. A.M. PEAK HOUR: (ADJACENT STREET)	0.75 TRIPS/UNIT x 44 UNITS = 33 TRIPS 25% ENTERING, 75% EXITING
3. P.M. PEAK HOUR: (ADJACENT STREET)	1.00 TRIPS/UNIT x 44 UNITS = 44 TRIPS 63% ENTERING, 37% EXITING

Project phase: CITY/GRU SUBMITTAL

Designed: SJR Drawn: JDM/JAB Checked: TAR

Project No: 15-146 Date: 02/20/17

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311 Certificate No.

Sheet No.: C0.00

BLUES CREEK UNIT 5, PHASE 2



UNIT NO. 6F

UNIT NO. 6E

UNIT NO. 6D

UNIT NO. 6C

UNIT NO. 6B

SINGLE FAMILY DETACHED UNITS

SETBACKS FOR UNIT 5, PHASE 2:

FRONT	20 FT OR THE MINIMUM FRONT SETBACK FOOTAGE AT THE 85-FOOT LOT WIDTH
REAR	15 FT
SIDE	7.5 FT
SIDE (STREET)	10 FT

NOTE:
PLEASE BE ADVISED THAT LOTS INDICATED ON THIS PD LAYOUT PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO REVISION IN BOTH NUMBER AND SHAPE.

UNIT 5, PHASE 2 SITE DATA

ZONING	PD
TOTAL ACREAGE	36.70 ACRES (±)
NUMBER OF UNITS	44
DENSITY	1.20 UNITS/ACRE
SINGLE FAMILY DETACHED AREA	17.13 ACRES
DEDICATED ROADWAYS	2.89 ACRES
CONSERVATION AREA	15.39 ACRES
PERPETUAL INGRESS / EGRESS EASEMENT	1.29 ACRES

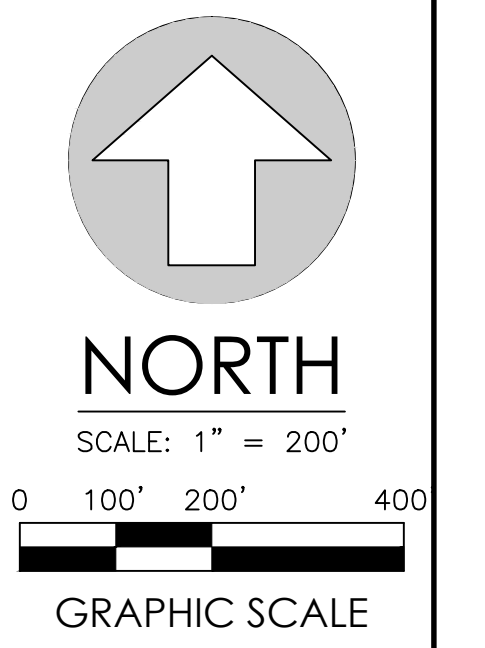
NOTE: ACREAGES INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPMENT REVIEW STAGE.

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT 5, PHASE 2	0	44

TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

AVERAGE DAILY TRIPS: 44 UNITS X 9.52 = 418.9; 50% ENTERING, 50% EXITING
 A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: .75 X 44 UNITS = 33; 25% ENTERING, 75% EXITING
 P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 1.0 X 44 UNITS = 44; 63% ENTERING, 37% EXITING



BLUES CREEK UNIT 5, PHASE 2
GAINESVILLE, FLORIDA

PD LAYOUT PLAN

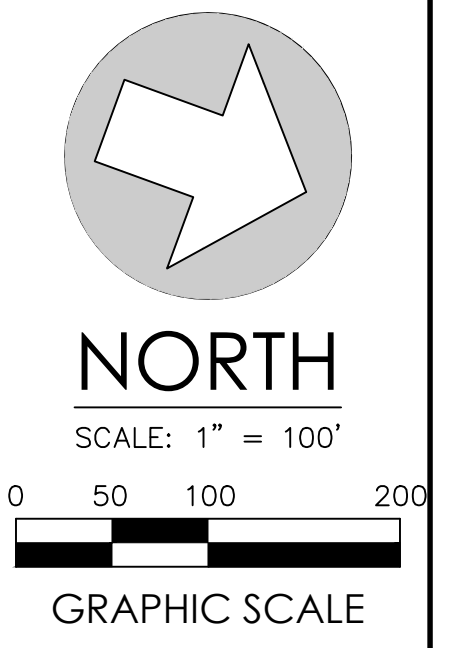
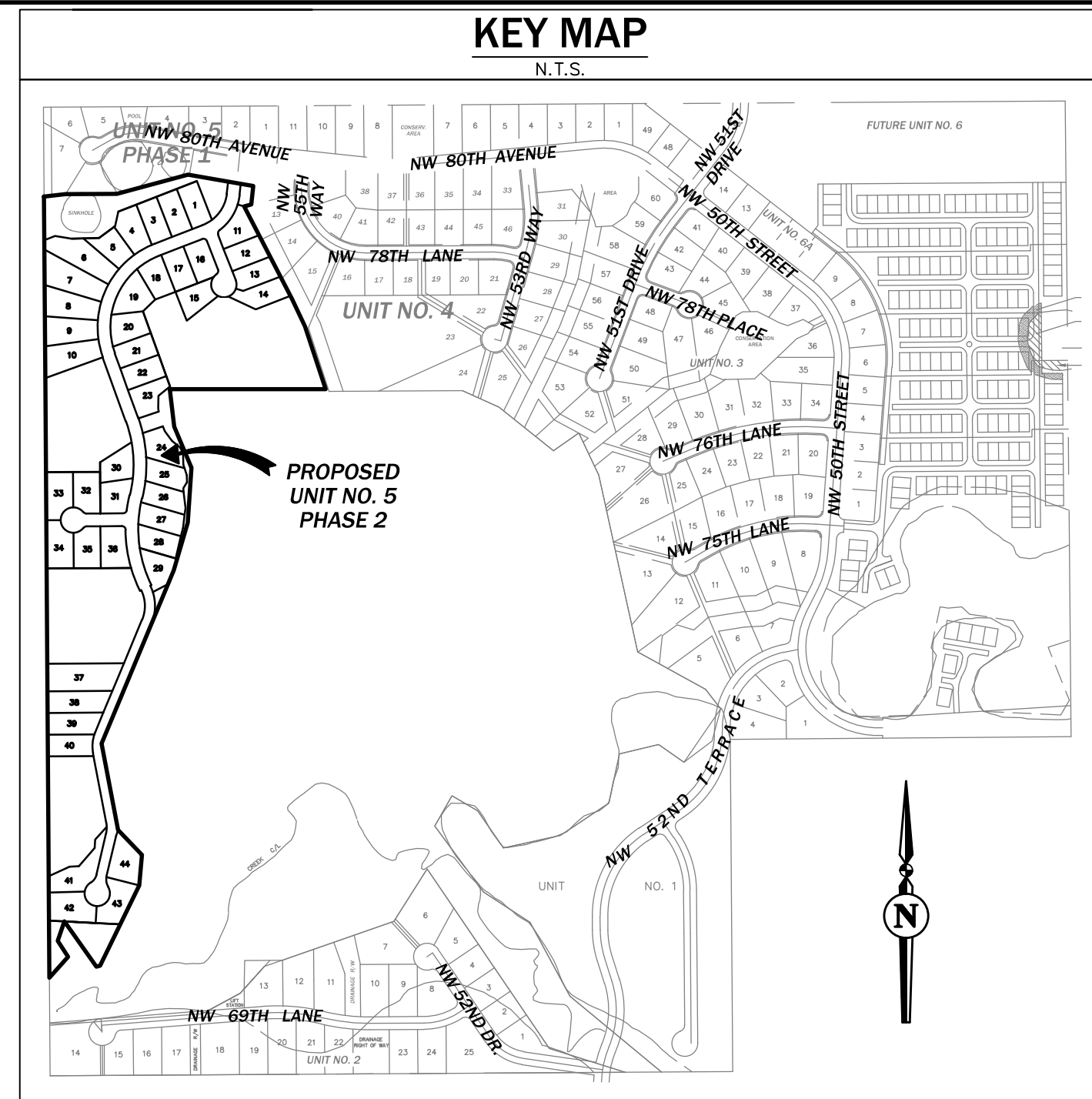
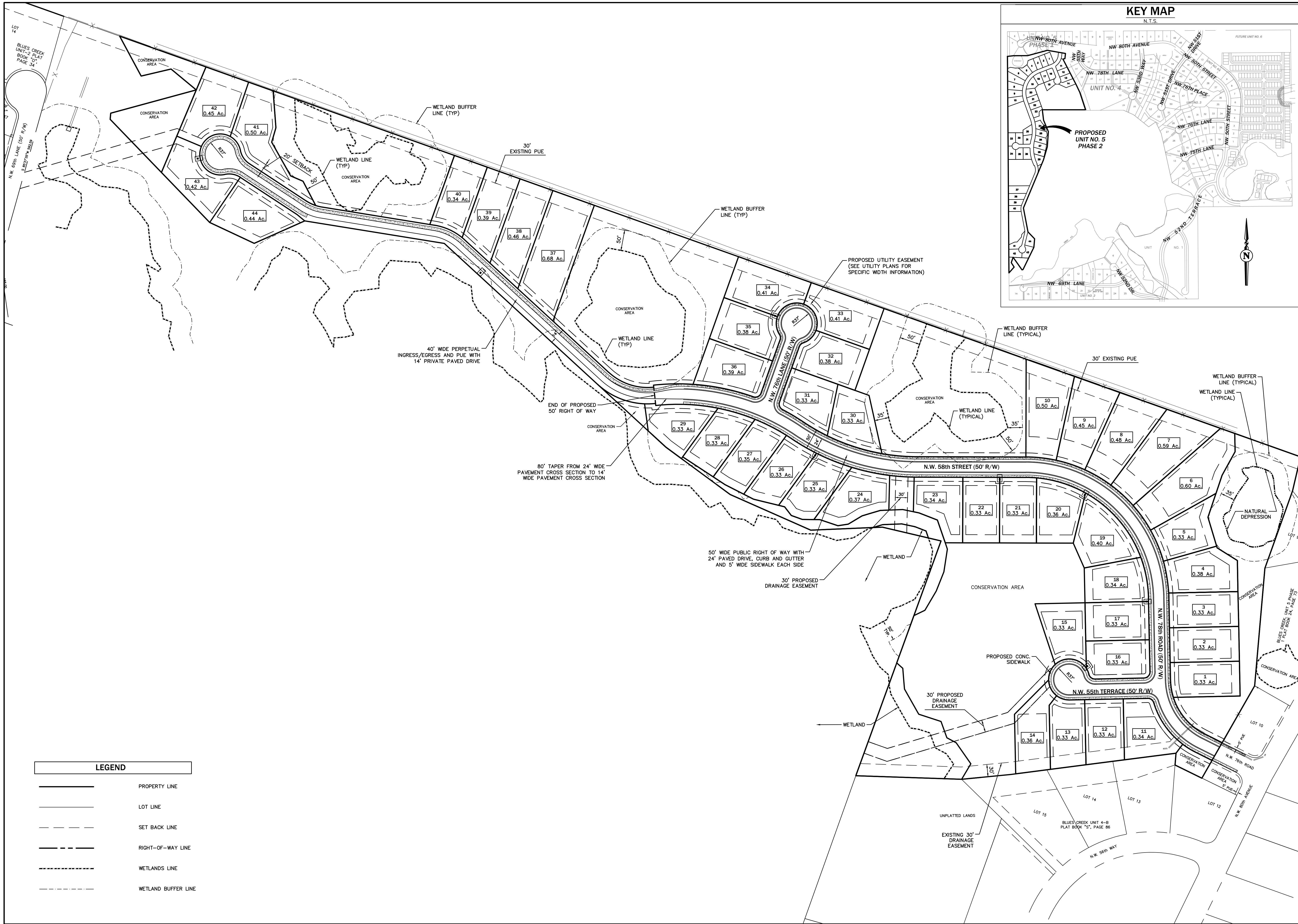
Project phase:	ZONING
Designed: SJR	Drawn: JCM/JB
Project No.: 15-146	Date: 02/20/17
	Checked: TAR
	Date: 02/20/17
	REVISED 02/01/17

Sheet No.:

P0.00

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LEGEND	
	PROPERTY LINE
	LOT LINE
	SET BACK LINE
	RIGHT-OF-WAY LINE
	WETLANDS LINE
	WETLAND BUFFER LINE

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engineers • surveyors • planners
 2000 N.W. 43rd ST. GAINESVILLE, FLORIDA 32608-4402
 TEL: (352) 377-3524 FAX: (352) 377-7249
 www.eds40.com mail@eds40.com

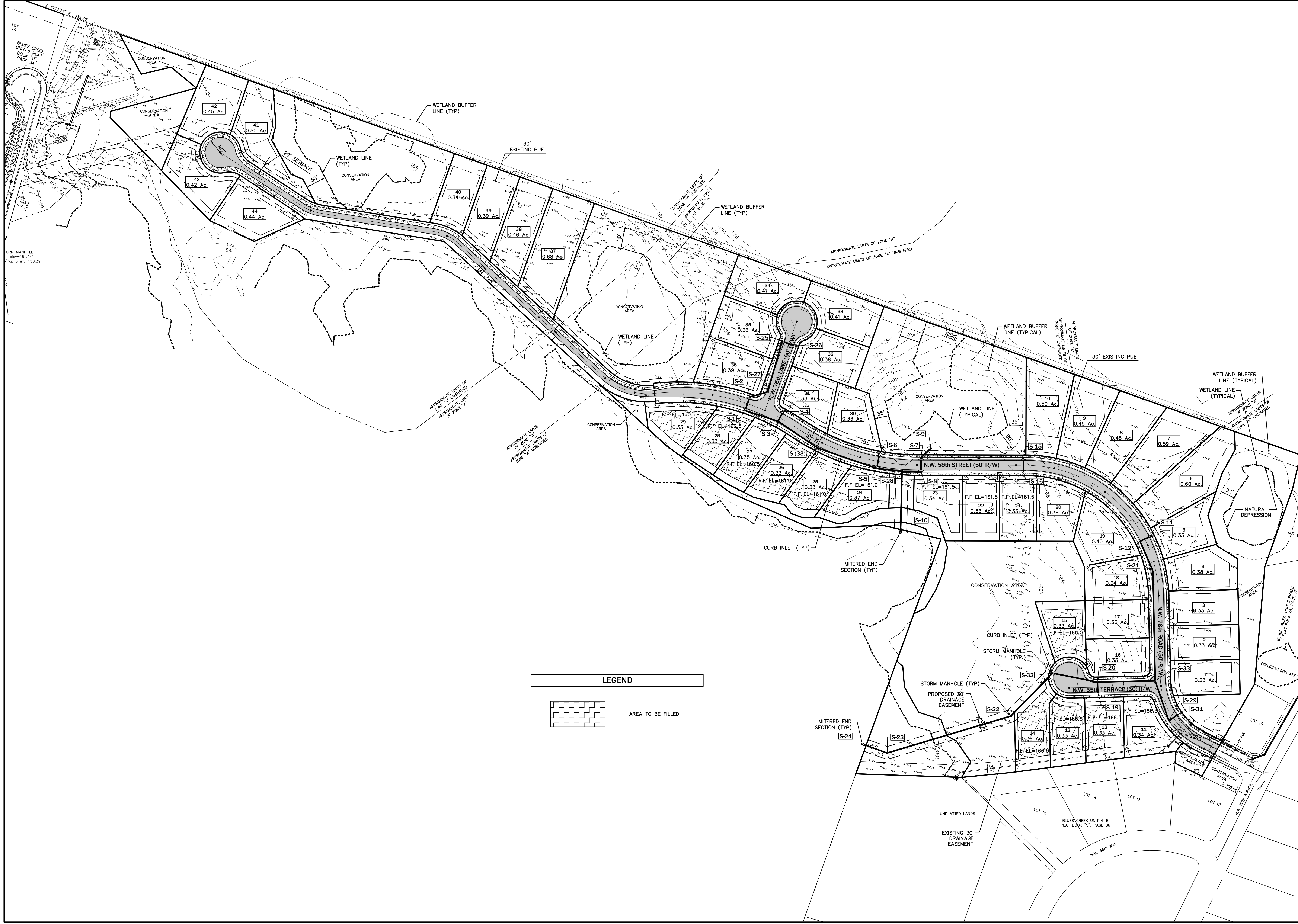
Project: **BLUES CREEK UNIT 5 - PHASE 2**
 Design Plan
 CITY OF GAINESVILLE, FLORIDA
 MASTER LAYOUT PLAN

Project phase: **CITY/GRU SUBMITTAL**
 Designer: SJR | Drawn: JDM/JB | Checked: TAR
 Project No: 15-146 | Date: 02/20/17
 Professional Engineer of Record:
 Sergio J. Reyes, P.E. | 47311
 Engineer | Certificate No.

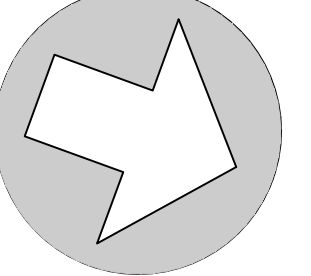
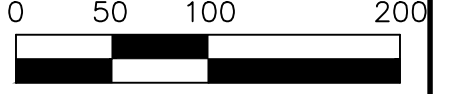
Sheet No.: **C1.00**


No. Date Comment

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No.	Date	Comment


NORTH
 SCALE: 1" = 100'

GRAPHIC SCALE


 engineers • surveyors • planners
 2500 N.W. 43rd ST., GAINESVILLE, FLORIDA 32608-4402
 TEL: (352) 373-3524 FAX: (352) 373-7249
 www.eda40.com mail@eda40.com

BLUES CREEK UNIT 5 - PHASE 2
DESIGN PLAN
CITY OF GAINESVILLE, FLORIDA
MASTER DRAINAGE PLAN

Project phase: CITY/GRU SUBMITTAL
 Designer: SJR | Drawn: JMW/JB | Checked: TAR
 Project No: 15-146 | Date: 02/20/17
 Professional Engineer of Record:
 Sergio J. Reyes, P.E. | 47311
 Engineer | Certificate No.

Sheet No.: **C2.00**

DESIGN PLAT FOR: BLUES CREEK UNIT 5 - PHASE 2

A PORTION OF A PLANNED DEVELOPMENT
SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 1 OF 3

LEGAL DESCRIPTION:

A portion of Section 10, Township 9 South, Range 19 East, City of Gainesville, Alachua County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Blues Creek, Unit 5, Phase 1 as per plat thereof recorded in Plat Book 24, page 73 of the public records of Alachua County, Florida, said corner lying on the West line of the Northwest 1/4 of Section 10, Township 9 South, Range 19 East and run thence Easterly, along the South boundary of said Blues Creek, Unit 5, Phase 1 through the following four courses and distances:

- 1) North 83°09'46" East, 85.49 feet to a concrete monument (PCP PLS 2228)
- 2) North 89°41'18" East, 200.58 feet to a concrete monument (PCP PLS 2228)
- 3) North 74°58'28" East, 288.15 feet to a concrete monument (PCP PLS 2228)
- 4) South 80°15'52" East, 259.62 feet

to the Southeast corner of said Blues Creek, Unit 5, Phase 1, said corner lying on the West boundary of Blues Creek, Unit 4B as per plat thereof recorded in Plat Book "S", page 86 of said public records; thence Southeasterly, along said West boundary, through the following five courses and distances:

- 1) South 06°08'37" West, 72.97 feet to a concrete monument (PLS 4788)
- 2) South 74°39'53" West, 28.92 feet to a concrete monument (PLS 4788)
- 3) South 27°16'47" East, 155.45 feet to a rebar and cap (Steve Owen PLS 4788)
- 4) South 27°21'22" East, 251.86 feet to a concrete monument (PLS 4788)
- 5) South 25°34'45" East, 119.93 feet

to a rebar and cap (LB 3759) found at the Southernmost corner of Lot 15 of said Blues Creek Unit 4B; thence run South 18°04'45" East, along a line shown as the West boundary of Lot 23 of Blues Creek Unit 4 as originally platted in Plat Book "S", page 3 and vacated by Alachua County Resolution 95-44 as recorded in Official Records Book 2044, page 2038 et seq. of said public records, a distance of 258.47 feet to a point on the North boundary of that certain Easement for a drainage system described in Official Records Book 1371, page 160 et seq. of said public records; thence generally Westerly and Southerly, along the boundary of said Easement through the following fifteen courses and distances:

- 1) South 89°56'25" West, 609.89 feet 2) South 06°46'19" East, 146.98 feet
- 3) South 22°23'51" East, 175.00 feet 4) South 03°51'09" West, 215.00 feet
- 5) South 16°21'09" West, 195.00 feet 6) South 22°36'09" West, 735.00 feet
- 7) South 10°48'51" East, 345.00 feet 8) South 43°58'51" East, 135.00 feet
- 9) South 05°06'09" West, 120.00 feet 10) South 26°01'09" West, 350.00 feet
- 11) South 75°16'09" West, 15.00 feet 12) North 35°13'39" West, 216.48 feet
- 13) South 19°41'09" West, 80.00 feet 14) South 33°18'51" East, 75.00 feet
- 15) South 41°41'09" West, 110.76 feet

to a point on the West line of the Southwest 1/4 of said Section 10 lying 339.30 feet North of a concrete monument (no I.D.) found at the Southwest corner of said Section; thence North 00°22'56" West, along the West line of said Southwest 1/4, a distance of 2311.86 feet to a concrete monument (no I.D.) found at the West 1/4 corner of said Section; thence North 00°24'32" West, along the West line of the Northwest 1/4 of said Section 10, a distance of 748.36 feet to the Point of Beginning.

Containing 36.70 acres, more or less.

GENERAL NOTES:

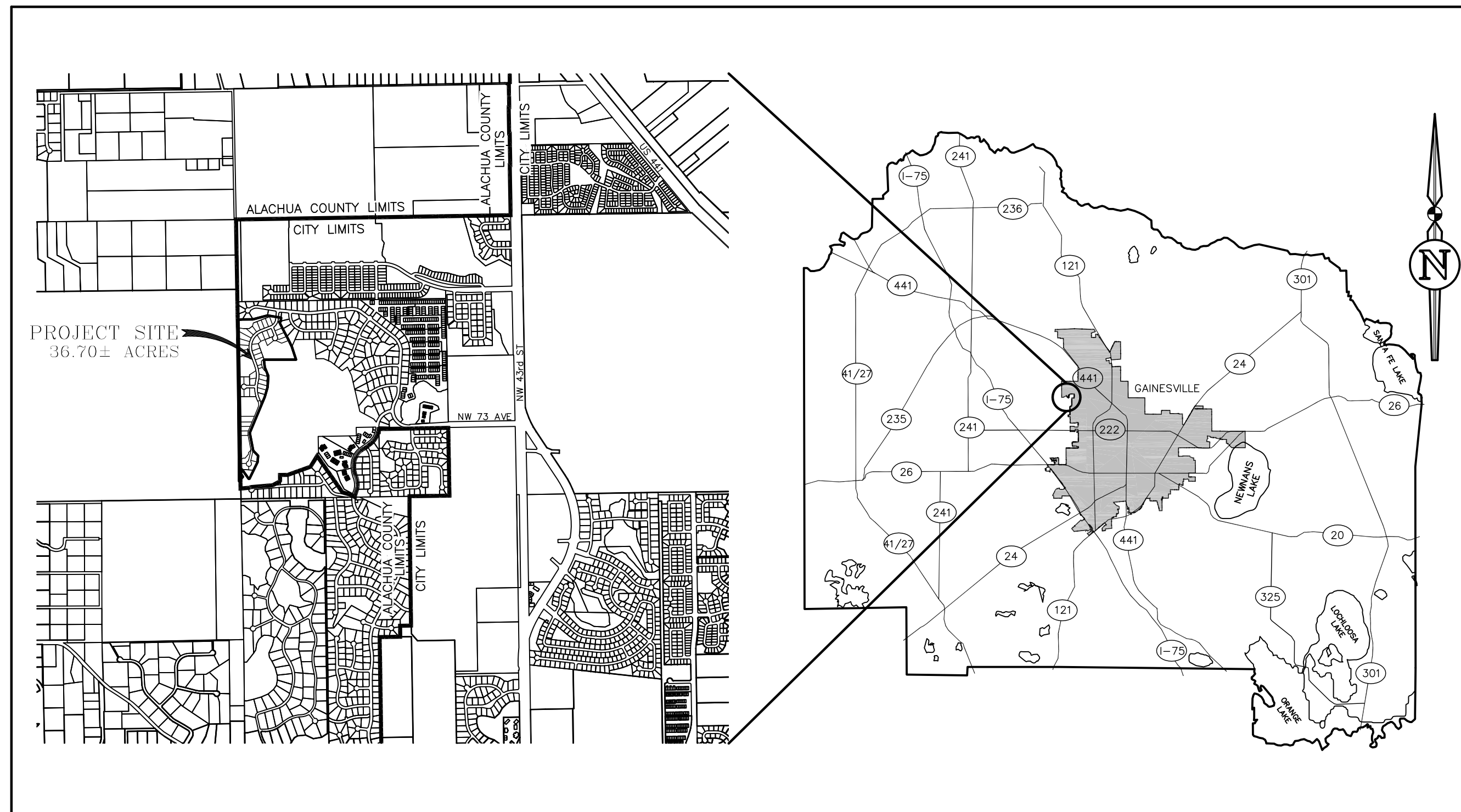
1. BEARINGS AS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 00°23'44" WEST BETWEEN THE CONCRETE MONUMENT (NO ID) FOUND AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND THE 3/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10 AS SHOWN ON RECORD PLATS OF BLUES CREEK UNIT-2 (PLAT BOOK "O", PAGE 34) AND BLUES CREEK UNIT 5, PHASE 1, (PLAT BOOK 24, PAGE 73) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. SINCE THE SAME BEARING FOR THE WEST LINE OF SECTION 10 IS SHOWN ON BOTH OF THE ABOVE MENTIONED PLATS, UNIT 2 AT THE SOUTHWEST CORNER OF THE SECTION, AND UNIT 5, A QUARTER MILE SOUTH OF THE NORTHWEST CORNER; THIS SURVEYOR HAS DETERMINED THAT THE ORIGINAL SURVEYOR OF THESE TWO PLATS MUST NOT HAVE FOUND THE CONCRETE MONUMENT (NO ID) AT THE 1/4 CORNER ON THE WEST LINE. IN THE OPINION OF THIS SURVEYOR, THE BEND IN THE SECTION LINE AT THE QUARTER CORNER IS TO BE RECOGNIZED AND THE SUBSEQUENT PLATS ALONG THIS LINE ARE TO BE MONUMENTED ACCORDINGLY.
3. THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
4. BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED TO MEET ADDITIONAL REQUIREMENTS; SUCH AS THE MINIMUM 85 FOOT LOT WIDTH FRONT SETBACK REQUIREMENT:
FRONT 20 FEET
REAR 20 FEET
SIDE (STREET) 10 FEET
SIDE (INTERIOR) 7.5 FEET
5. REGARDING BUILDING SETBACK LINES (BSLs) ON CORNER LOTS : LOTS 11, 16, 31 & 36 MAY FRONT EITHER ADJOINING RIGHT-OF-WAY. THE FRONT, REAR, SIDE (STREET) AND SIDE (INTERIOR) REQUIREMENTS SHALL BE DEFINED BY THE ORIENTATION OF THE RESIDENCE. THE ABOVE STANDARD BSLs SHALL APPLY, WITH THE FOLLOWING EXCEPTION : SHOULD THE RESIDENCE ON LOT 11 FACE SOUTHWEST THEN THE FRONT BSL SHALL BE 45 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 "A" (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND 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 12001C02850; COMMUNITY NUMBER 125107; PANEL 02850; WITH AN EFFECTIVE DATE OF JUNE 16, 2006.
9. THIS PROPERTY IS A PART OF THE BLUES CREEK PLANNED DEVELOPMENT AND IS TO BE GOVERNED BY THE DEVELOPMENT DESIGN PARAMETERS SET FORTH THEREIN.
10. THE WETLAND LIMITS AS SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD LOCATION OF FLAGGING ORIGINALLY PLACED BY ECOSYSTEM RESEARCH CORPORATION BETWEEN JANUARY AND AUGUST OF 2002 AND LATER VERIFIED AND CERTIFIED BY CREATIVE ENVIRONMENTAL SOLUTIONS, INC. WHICH MAY BE CONTACTED AT 1511 N.W. 2ND STREET, GAINESVILLE, FLORIDA (352) 371-4333 (CONTACT: CARL SALERIO). THE JURISDICTIONAL WETLAND LIMITS AND THE CORRESPONDING WETLAND LINES ARE SHOWN HEREON AS CALLED FOR ON A SURVEY COMPLETED BY THIS OFFICE ON 04/18/2005.
11. 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.
12. TOTAL NUMBER OF LOTS = 44
13. TOTAL ACREAGE OF SUBDIVISION = 36.70± ACRES
14. THE LOCATION OF SIDEWALKS ARE AS SHOWN ON THE ACCOMPANYING ENGINEERING PLANS PREPARED BY THIS OFFICE.
15. NOT FOR FINAL RECORDING - THIS DESIGN PLAT, IN ITS CURRENT FORM, DOES NOT MEET THE REQUIREMENTS OF CHAPTER 177, PART 1, REGARDING PLATTING (FLORIDA STATUTES).

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 Magellan's Brand
± More or Less		
● Permanent Reference Monument - 5/8" IR/C "PRM LB 2389" (To Be Set)		
○ Permanent Reference Monument - 4"x4" CM with Nail & Disk "PRM LB 2389" (Found) (Unless Otherwise Noted)		
● Permanent Control Point (PCP) - MAG Nail with Steel Washer "LB 2389" (To Be Set)		



LOCATION MAP
GAINESVILLE, FLORIDA
NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

TONY S. ROSS, INDIVIDUALLY AND AS PRESIDENT OF NEW GENERATION HOME BUILDERS, INC., 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 "BLUES CREEK UNIT 5 - PHASE 2"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN HEREON.

TONY S. ROSS
PRESIDENT
NEW GENERATION HOME BUILDERS, INC.

WITNESS

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, TONY S. ROSS, PRESIDENT OF NEW GENERATION HOME BUILDERS, INC. 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 _____ DAY OF _____ A.D. 2016.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES _____
TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN) _____

CONVEYANCE OF CONSERVATION AREAS AND COMMON AREAS

I, TONY S. ROSS, INDIVIDUALLY AND AS PRESIDENT OF NEW GENERATION HOME BUILDERS, INC., DO HEREBY CERTIFY THAT I AM THE OWNER OF "BLUES CREEK UNIT 5 - PHASE 2", AS DESCRIBED HEREON AND DO HEREBY CONVEY TO THE "BLUES CREEK MASTER OWNERS ASSOCIATION, INC." THE CONSERVATION AREAS AND COMMON AREAS SHOWN HEREON FOR USE AND MAINTENANCE. CONSERVATION AREAS THAT ARE SET ASIDE AS ESTABLISHED CONSERVATION MANAGEMENT AREAS SHALL BE MANAGED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED CONSERVATION MANAGEMENT AREA MANAGEMENT PLAN.

TONY S. ROSS
PRESIDENT
NEW GENERATION HOME BUILDERS, INC.

WITNESS

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, TONY S. ROSS, PRESIDENT OF NEW GENERATION HOME BUILDERS, INC. AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF NEW GENERATION HOME BUILDERS, INC.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2016.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES _____
TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN) _____

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:

SURVEYING REQUIREMENTS (FLORIDA STATUTES CHAPTER 177, PART 1)	PATRICK R. DURBIN PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 5368	DATE
ENGINEERING REQUIREMENTS	PUBLIC WORKS DIRECTOR	DATE
LEGALITY OF DEDICATION	CITY ATTORNEY	DATE
UTILITY REQUIREMENTS	GENERAL MANAGER FOR UTILITIES	DATE
AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS	CITY MANAGER	DATE
ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT	DIRECTOR OF PLANNING & DEVELOPMENT SERVICES	DATE
AS CONFORMS TO APPROVAL	CLERK OF THE CITY COMMISSION	DATE
RECEIVED AND FILED FOR RECORD ON THIS		
DAY OF _____ A.D. 2016	DEPUTY CLERK	DATE

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "BLUES CREEK UNIT 5 - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT THIS DESIGN PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN SECTION 30-183, CODE OF ORDINANCES, CITY OF GAINESVILLE, FLORIDA, REGARDING DESIGN PLAT REQUIREMENTS AND APPROVAL.

EDA ENGINEERS-SURVEYORS-PLANNERS, INC. 2404 NW 43RD STREET, GAINESVILLE, FLORIDA 32606
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6687

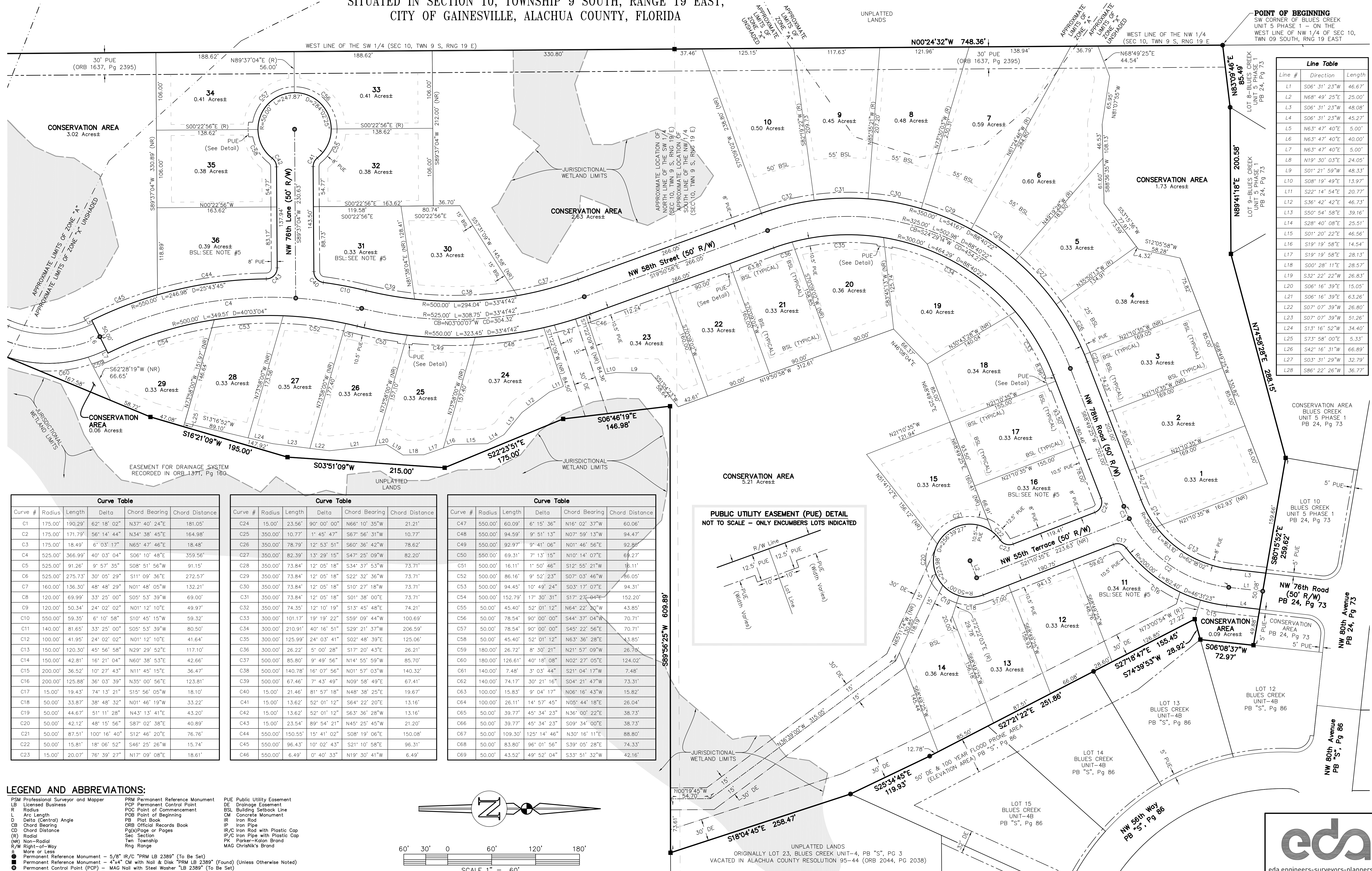
NOT FOR FINAL RECORDING



DESIGN PLAT FOR: BLUES CREEK UNIT 5 - PHASE 2

A PORTION OF A PLANNED DEVELOPMENT
SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 3

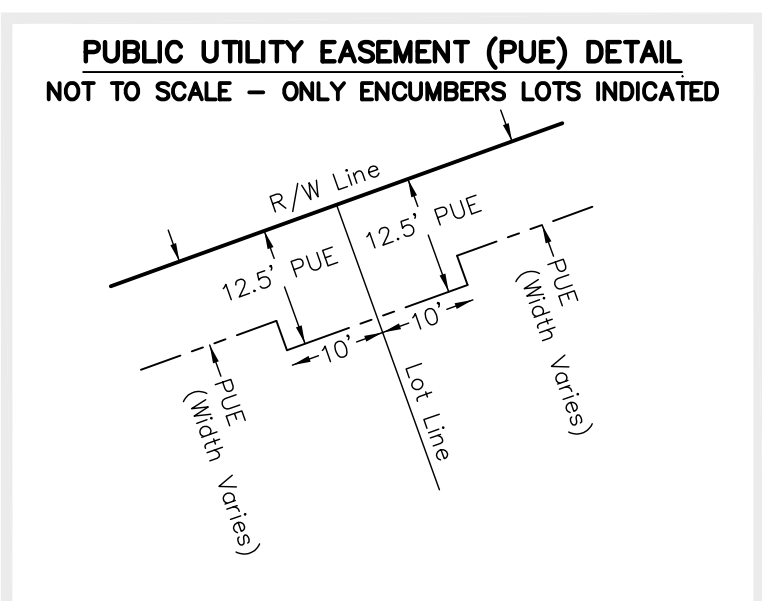


Line #	Direction	Length
L1	S06°31'23"W	46.67'
L2	N68°49'25"E	25.00'
L3	S06°31'23"W	48.08'
L4	S06°31'23"W	45.27'
L5	N63°47'40"E	5.00'
L6	N63°47'40"E	40.00'
L7	N63°47'40"E	5.00'
L8	N19°30'03"E	24.05'
L9	S01°21'59"W	48.33'
L10	S08°19'49"E	13.97'
L11	S22°14'54"E	20.77'
L12	S36°42'42"E	46.73'
L13	S50°54'58"E	39.16'
L14	S28°40'08"E	25.51'
L15	S01°20'22"E	46.56'
L16	S19°19'58"E	14.54'
L17	S19°19'58"E	28.13'
L18	S00°28'11"E	28.57'
L19	S32°22'22"W	26.83'
L20	S06°16'39"E	15.05'
L21	S06°16'39"E	63.26'
L22	S07°07'39"W	26.80'
L23	S07°07'39"W	51.26'
L24	S13°16'52"W	34.40'
L25	S73°08'00"E	5.33'
L26	S42°16'31"W	66.89'
L27	S03°31'29"W	32.79'
L28	S86°22'26"W	36.77'

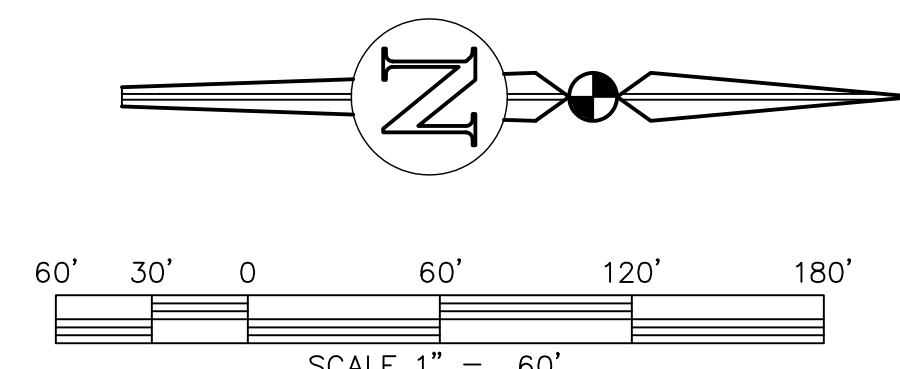
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	175.00'	190.29'	62°18'02"	N37°40'24"E	181.05'
C2	175.00'	171.79'	56°14'44"	N34°38'45"E	164.98'
C3	175.00'	18.49'	6°03'17"	N65°47'46"E	18.48'
C4	525.00'	366.99'	40°03'04"	S06°10'48"E	359.56'
C5	525.00'	91.26'	9°57'35"	S08°51'56"W	91.15'
C6	525.00'	275.73'	30°05'29"	S11°09'36"E	272.57'
C7	160.00'	136.30'	48°48'29"	N01°48'05"W	132.21'
C8	120.00'	69.99'	33°25'00"	S05°53'39"W	69.00'
C9	120.00'	50.34'	24°02'02"	N01°12'10"E	49.97'
C10	550.00'	59.35'	6°10'58"	S10°45'15"W	59.32'
C11	140.00'	81.65'	33°25'00"	S05°53'39"W	80.50'
C12	100.00'	41.95'	24°02'02"	N01°12'10"E	41.64'
C13	150.00'	120.30'	45°56'58"	N29°29'52"E	117.10'
C14	150.00'	42.81'	16°21'04"	N60°38'53"E	42.66'
C15	200.00'	36.52'	10°27'43"	N11°45'15"E	36.47'
C16	200.00'	125.88'	36°03'39"	N35°00'56"E	123.81'
C17	15.00'	19.43'	74°13'21"	S15°56'05"W	18.10'
C18	50.00'	33.87'	38°48'32"	N01°46'19"W	33.22'
C19	50.00'	44.67'	51°11'28"	N43°13'41"E	43.20'
C20	50.00'	42.12'	48°15'56"	S87°02'38"E	40.89'
C21	50.00'	87.51'	100°16'40"	S12°46'20"E	76.76'
C22	50.00'	15.81'	18°06'52"	S46°25'26"W	15.74'
C23	15.00'	20.07'	76°39'27"	N17°09'08"E	18.61'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C24	15.00'	23.56'	90°00'00"	N66°10'35"W	21.21'
C25	350.00'	10.77'	1°45'47"	S67°56'31"W	10.77'
C26	350.00'	78.79'	12°53'51"	S60°36'42"W	78.62'
C27	350.00'	82.39'	13°29'15"	S47°25'09"W	82.20'
C28	350.00'	73.84'	12°05'18"	S34°37'53"W	73.71'
C29	350.00'	73.84'	12°05'18"	S22°32'36"W	73.71'
C30	350.00'	73.84'	12°05'18"	S10°27'18"W	73.71'
C31	350.00'	73.84'	12°05'18"	S01°38'00"E	73.71'
C32	350.00'	74.35'	12°10'19"	S13°45'48"E	74.21'
C33	300.00'	101.17'	19°19'22"	S59°09'44"W	100.69'
C34	300.00'	210.91'	40°16'51"	S29°21'37"W	206.59'
C35	300.00'	125.99'	24°03'41"	S02°48'39"E	125.06'
C36	300.00'	26.22'	5°00'28"	S17°20'43"E	26.21'
C37	500.00'	85.80'	9°49'56"	N14°55'59"W	85.70'
C38	500.00'	140.78'	16°07'56"	N01°57'03"W	140.32'
C39	500.00'	67.46'	7°43'49"	N09°58'49"E	67.41'
C40	15.00'	21.46'	81°57'18"	N48°38'25"E	19.67'
C41	15.00'	13.62'	52°01'12"	S64°22'20"E	13.16'
C42	15.00'	13.62'	52°01'12"	S63°36'28"W	13.16'
C43	15.00'	23.54'	89°54'21"	N45°25'45"W	21.20'
C44	550.00'	150.55'	15°41'02"	S08°19'06"E	150.08'
C45	550.00'	96.43'	10°02'43"	S21°10'58"E	96.31'
C46	550.00'	6.49'	0°40'33"	N19°30'41"W	6.49'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C47	550.00'	60.09'	6°15'36"	N16°02'37"W	60.06'
C48	550.00'	94.59'	9°51'13"	N07°59'13"W	94.47'
C49	550.00'	92.97'	9°41'06"	N01°46'56"E	92.86'
C50	550.00'	69.31'	7°13'15"	N10°14'07"E	69.27'
C51	500.00'	16.11'	1°50'46"	S12°55'21"W	16.11'
C52	500.00'	86.16'	9°52'23"	S07°03'46"W	86.05'
C53	500.00'	94.45'	10°49'24"	S03°17'07"E	94.31'
C54	500.00'	152.79'	17°30'31"	S17°27'04"E	152.20'
C55	50.00'	45.40'	52°01'12"	N64°22'20"W	43.85'
C56	50.00'	78.54'	90°00'00"	S44°37'04"W	70.71'
C57	50.00'	78.54'	90°00'00"	S45°22'56"E	70.71'
C58	50.00'	45.40'	52°01'12"	N63°36'28"E	43.85'
C59	180.00'	26.72'	8°30'21"	N21°57'09"W	26.76'
C60	180.00'	126.61'	40°18'08"	N02°27'05"E	124.02'
C61	140.00'	7.48'	3°03'44"	S21°04'17"W	7.48'
C62	140.00'	74.17'	30°21'16"	S04°21'47"W	73.51'
C63	100.00'	15.83'	9°04'17"	N06°16'43"W	15.82'
C64	100.00'	26.11'	14°57'45"	N05°44'18"E	26.04'
C65	50.00'	39.77'	45°34'23"	N36°00'22"E	38.73'
C66	50.00'	39.77'	45°34'23"	S09°54'00"E	38.73'
C67	50.00'	109.30'	125°14'46"	N30°16'11"E	88.80'
C68	50.00'	83.80'	96°01'56"	S39°05'28"E	74.33'
C69	50.00'	43.52'	49°52'04"	S33°51'32"W	42.16'



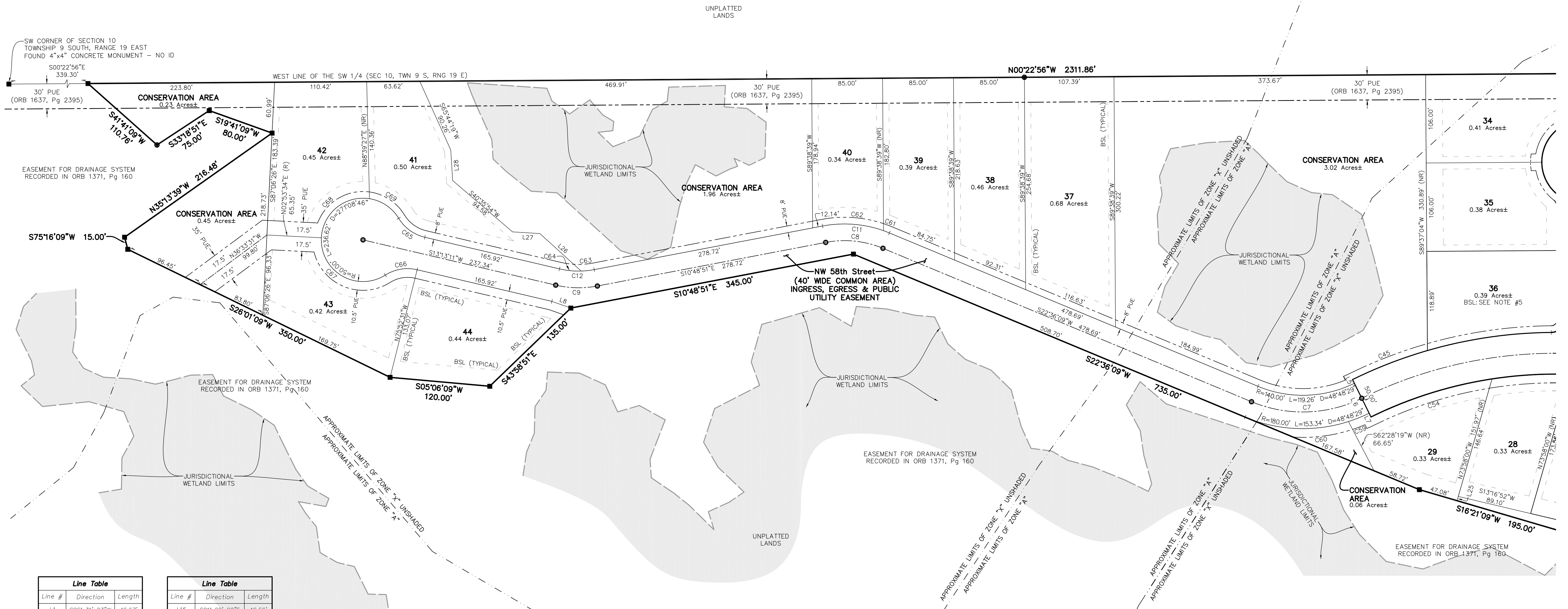
LEGEND AND ABBREVIATIONS:
 PSM Professional Surveyor and Mapper
 LB Licensed Business
 R Radius
 L Arc Length
 D Delta (Central) Angle
 CB Chord Bearing
 CD Chord Distance
 (R) Radial
 (NR) Non-Radial
 R/W Right-of-Way
 S More or Less
 PM Permanent Reference Monument - 5/8" IR/C PRM LB 2389" (To Be Set)
 PM Permanent Reference Monument - 4"x4" CM with Nail & Disk PRM LB 2389" (Found) (Unless Otherwise Noted)
 PCP Permanent Control Point (PCP) - MAG Nail with Steel Washer "LB 2389" (To Be Set)
 PRM Permanent Reference Monument
 PCP Permanent Control Point
 POC Point of Commencement
 PBL Building Setback Line
 PM Concrete Monument
 IR Iron Rod
 IP Iron Pipe
 IR/C Iron Rod with Plastic Cap
 IP/C Iron Pipe with Plastic Cap
 PK Parker-Kalon Brand
 MAG Chromik's Brand
 DE Drainage Easement
 BSL Building Setback Line
 CM Concrete Monument
 IR Iron Rod
 IP Iron Pipe
 IR/C Iron Rod with Plastic Cap
 IP/C Iron Pipe with Plastic Cap
 PK Parker-Kalon Brand
 MAG Chromik's Brand



NOT FOR FINAL RECORDING
 eda engineers-surveyors-planners, inc.
 2404 N.W. 43rd St., Gainesville, Florida 32646-6602
 TEL: (352) 372-3541 FAX: (352) 372-7249
 E-MAIL: mail@edapl.com

DESIGN PLAT FOR: BLUES CREEK UNIT 5 - PHASE 2

A PORTION OF A PLANNED DEVELOPMENT
SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



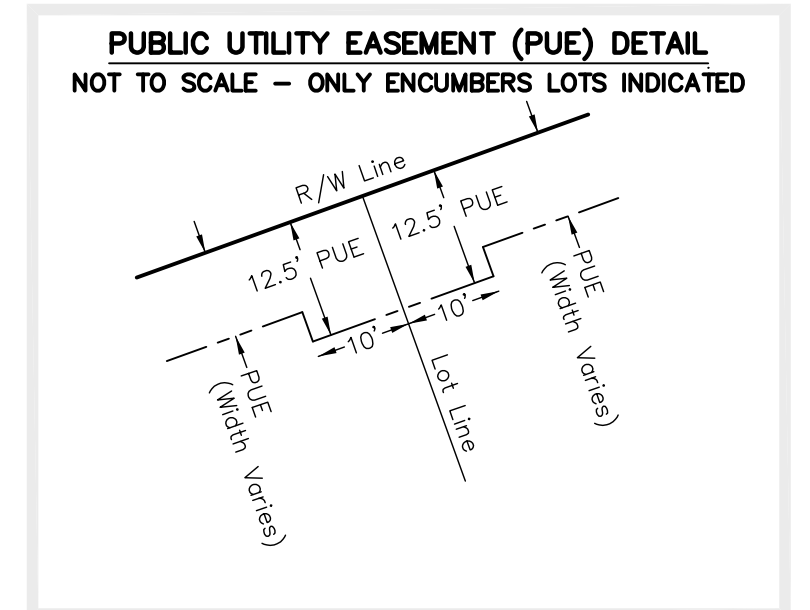
Line #	Direction	Length
L1	S06° 31' 23"W	46.67'
L2	N68° 49' 25"E	25.00'
L3	S06° 31' 23"W	48.08'
L4	S06° 31' 23"W	45.27'
L5	N63° 47' 40"E	5.00'
L6	N63° 47' 40"E	40.00'
L7	N63° 47' 40"E	5.00'
L8	N19° 30' 03"E	24.05'
L9	S01° 21' 59"W	48.33'
L10	S08° 19' 49"E	13.97'
L11	S22° 14' 54"E	20.77'
L12	S36° 42' 42"E	46.73'
L13	S50° 54' 58"E	39.16'
L14	S28° 40' 08"E	25.51'

Line #	Direction	Length
L15	S01° 20' 22"E	46.56'
L16	S19° 19' 58"E	14.54'
L17	S19° 19' 58"E	28.13'
L18	S00° 28' 11"E	28.57'
L19	S32° 22' 22"W	26.83'
L20	S06° 16' 39"E	15.05'
L21	S06° 16' 39"E	63.26'
L22	S07° 07' 39"W	26.80'
L23	S07° 07' 39"W	51.26'
L24	S13° 16' 52"W	34.40'
L25	S73° 58' 00"E	5.33'
L26	S42° 16' 31"W	66.89'
L27	S03° 31' 29"W	32.79'
L28	S86° 22' 26"W	36.77'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	175.00'	190.29'	62° 18' 02"	N37° 40' 24"E	181.05'
C2	175.00'	171.79'	56° 14' 44"	N34° 38' 45"E	164.98'
C3	175.00'	18.49'	6° 03' 17"	N65° 47' 46"E	18.48'
C4	525.00'	366.99'	40° 03' 04"	S08° 10' 48"E	359.56'
C5	525.00'	91.26'	9° 57' 35"	S08° 51' 56"W	91.15'
C6	525.00'	275.73'	30° 05' 29"	S11° 09' 36"E	272.57'
C7	160.00'	136.30'	48° 48' 29"	N01° 48' 05"W	132.21'
C8	120.00'	69.99'	33° 25' 00"	S05° 53' 39"W	69.00'
C9	120.00'	50.34'	24° 02' 02"	N01° 12' 10"E	49.97'
C10	550.00'	59.35'	6° 10' 58"	S10° 45' 15"W	59.32'
C11	140.00'	81.65'	33° 25' 00"	S05° 53' 39"W	80.50'
C12	100.00'	41.95'	24° 02' 02"	N01° 12' 10"E	41.64'
C13	150.00'	120.30'	45° 56' 58"	N29° 29' 52"E	117.10'
C14	150.00'	42.81'	16° 21' 04"	N60° 38' 53"E	42.66'
C15	200.00'	36.52'	10° 27' 43"	N11° 45' 15"E	36.47'
C16	200.00'	125.88'	36° 03' 39"	N35° 00' 56"E	123.81'
C17	15.00'	19.43'	74° 13' 21"	S15° 56' 05"W	18.10'
C18	50.00'	33.87'	38° 48' 32"	N01° 46' 19"W	33.22'
C19	50.00'	44.67'	51° 11' 28"	N43° 13' 41"E	43.20'
C20	50.00'	42.12'	48° 15' 56"	S87° 02' 38"E	40.89'
C21	50.00'	87.51'	100° 16' 40"	S12° 46' 20"E	76.76'
C22	50.00'	15.81'	18° 06' 52"	S46° 25' 26"W	15.74'
C23	15.00'	20.07'	76° 39' 27"	N17° 09' 08"E	18.61'

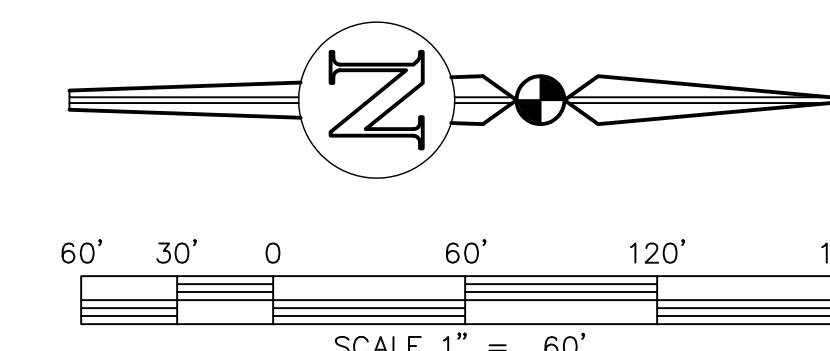
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C24	15.00'	23.56'	90° 00' 00"	N66° 10' 35"W	21.21'
C25	350.00'	10.77'	1° 45' 47"	S67° 56' 31"W	10.77'
C26	350.00'	78.79'	12° 53' 51"	S60° 36' 42"W	78.62'
C27	350.00'	82.39'	13° 29' 15"	S47° 25' 09"W	82.20'
C28	350.00'	73.84'	12° 05' 18"	S34° 37' 53"W	73.71'
C29	350.00'	73.84'	12° 05' 18"	S22° 32' 36"W	73.71'
C30	350.00'	73.84'	12° 05' 18"	S10° 27' 18"W	73.71'
C31	350.00'	73.84'	12° 05' 18"	S01° 38' 00"E	73.71'
C32	350.00'	74.35'	12° 10' 19"	S13° 45' 48"E	74.21'
C33	300.00'	101.17'	19° 19' 22"	S59° 09' 44"W	100.69'
C34	300.00'	210.91'	40° 16' 51"	S29° 21' 37"W	206.59'
C35	300.00'	125.99'	24° 03' 41"	S02° 48' 39"E	125.06'
C36	300.00'	26.22'	5° 00' 28"	S17° 20' 43"E	26.21'
C37	500.00'	85.80'	9° 49' 56"	N14° 55' 59"W	85.70'
C38	500.00'	140.78'	16° 07' 56"	N01° 57' 03"W	140.32'
C39	500.00'	67.46'	7° 43' 49"	N09° 58' 49"E	67.41'
C40	15.00'	21.46'	81° 57' 18"	N48° 38' 25"E	19.67'
C41	15.00'	13.62'	52° 01' 12"	S64° 22' 20"E	13.16'
C42	15.00'	13.62'	52° 01' 12"	S63° 36' 28"W	13.16'
C43	15.00'	23.54'	89° 54' 21"	N45° 25' 45"W	21.20'
C44	550.00'	150.55'	15° 41' 02"	S08° 19' 06"E	150.08'
C45	550.00'	96.43'	10° 02' 43"	S21° 10' 58"E	96.31'
C46	550.00'	6.49'	0° 40' 33"	N19° 30' 41"W	6.49'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C47	550.00'	60.09'	6° 15' 36"	N16° 02' 37"W	60.06'
C48	550.00'	94.59'	9° 51' 13"	N07° 59' 13"W	94.47'
C49	550.00'	92.97'	9° 41' 06"	N01° 46' 56"E	92.86'
C50	550.00'	69.31'	7° 13' 15"	N10° 14' 07"E	69.27'
C51	500.00'	16.11'	1° 50' 46"	S12° 55' 21"W	16.11'
C52	500.00'	86.16'	9° 52' 23"	S07° 03' 46"W	86.05'
C53	500.00'	94.45'	10° 49' 24"	S03° 17' 07"E	94.31'
C54	500.00'	152.79'	17° 30' 31"	S17° 27' 04"E	152.20'
C55	50.00'	45.40'	52° 01' 12"	N64° 22' 20"W	43.85'
C56	50.00'	78.54'	9° 00' 00"	S44° 37' 04"W	70.71'
C57	50.00'	78.54'	9° 00' 00"	S45° 22' 56"E	70.71'
C58	50.00'	45.40'	52° 01' 12"	N63° 36' 28"E	43.85'
C59	180.00'	26.72'	8° 30' 21"	N21° 57' 09"W	26.70'
C60	180.00'	126.61'	40° 18' 08"	N02° 27' 05"E	124.02'
C61	140.00'	7.48'	3° 03' 44"	S21° 04' 17"W	7.48'
C62	140.00'	74.17'	30° 21' 16"	S04° 21' 47"W	73.31'
C63	100.00'	15.83'	9° 04' 17"	N06° 16' 43"W	15.82'
C64	100.00'	26.11'	14° 57' 45"	N05° 44' 18"E	26.04'
C65	50.00'	39.77'	45° 34' 23"	N36° 00' 22"E	38.73'
C66	50.00'	39.77'	45° 34' 23"	S09° 34' 00"E	38.73'
C67	50.00'	109.30'	125° 14' 46"	N30° 16' 11"E	88.80'
C68	50.00'	83.80'	96° 01' 56"	S39° 05' 28"E	74.33'
C69	50.00'	43.52'	49° 52' 04"	S33° 51' 32"W	42.16'



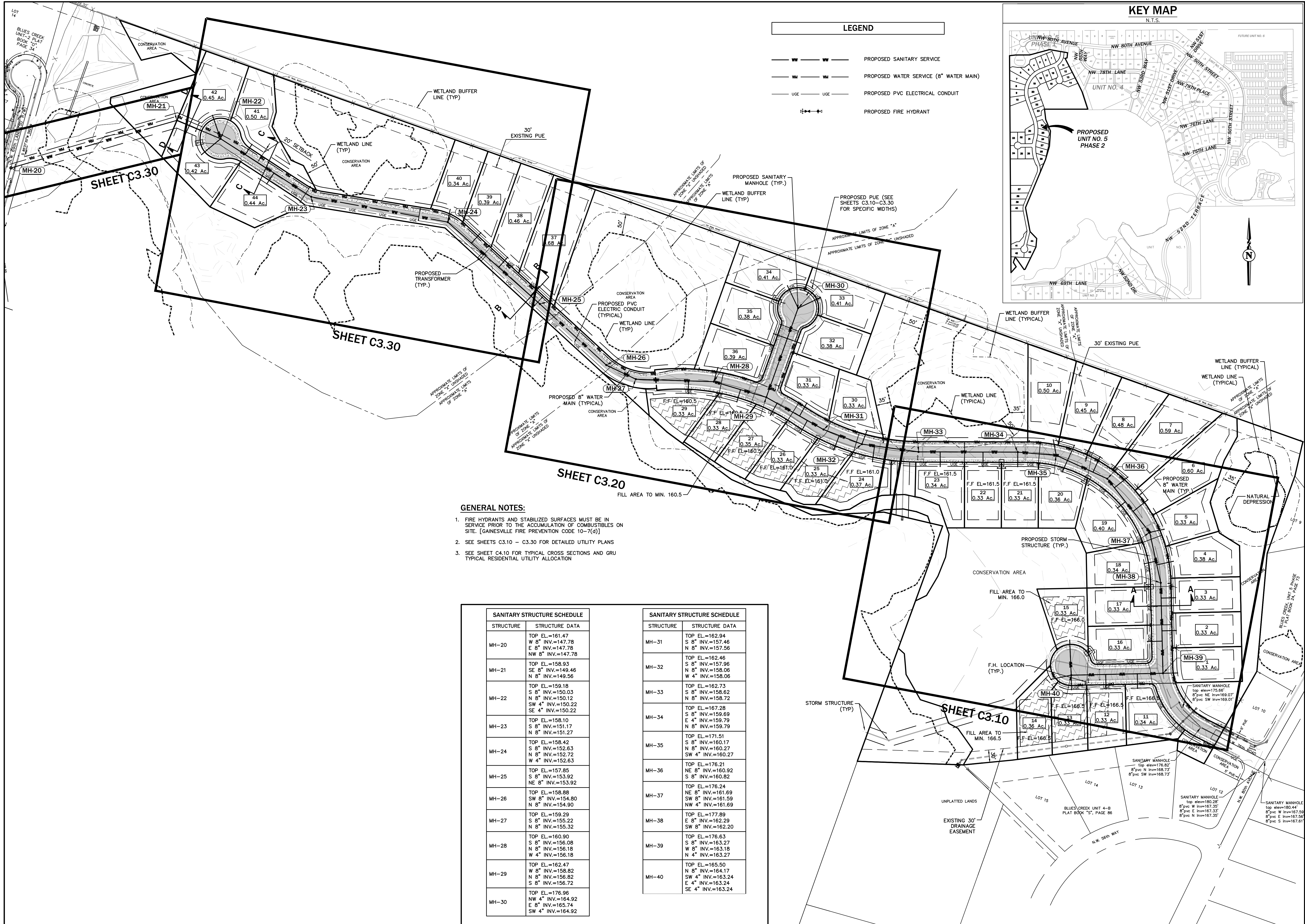
LEGEND AND ABBREVIATIONS:

- PSM Professional Surveyor and Mapper
- LB Licensed Business
- R Radius
- L Arc Length
- D Delta (Central) Angle
- CB Chord Bearing
- CD Chord Distance
- (R) Radial
- (NR) Non-Radial
- R/W Right-of-Way
- ± More or Less
- Permanent Reference Monument - 5/8" IR/C PPM LB 2389" (To Be Set)
- Permanent Reference Monument - 4"x4" CM with Nail & Disk "PRM LB 2389" (Found) (Unless Otherwise Noted)
- Permanent Control Point (PCP) - MAG Nail with Steel Washer "LB 2389" (To Be Set)
- PRM Permanent Reference Monument
- PCP Permanent Control Point
- POC Point of Commencement
- PB Point of Beginning
- ORB Official Records Book
- PB Plat Book
- IR Iron Rod
- IP Iron Pipe
- IR/C Iron Rod with Plastic Cap
- IP/C Iron Pipe with Plastic Cap
- PK Parker-Kalon Brand
- MAG Magellan's Brand
- CHRNIAK's Brand
- PUE Public Utility Easement
- DE Drainage Easement
- BSL Building Setback Line
- CM Concrete Monument
- IR Iron Rod
- IP Iron Pipe
- IR/C Iron Rod with Plastic Cap
- IP/C Iron Pipe with Plastic Cap
- PK Parker-Kalon Brand
- MAG Magellan's Brand
- CHRNIAK's Brand



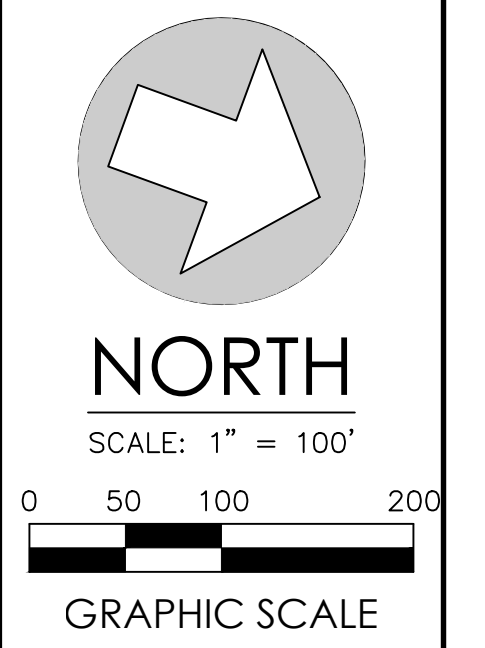
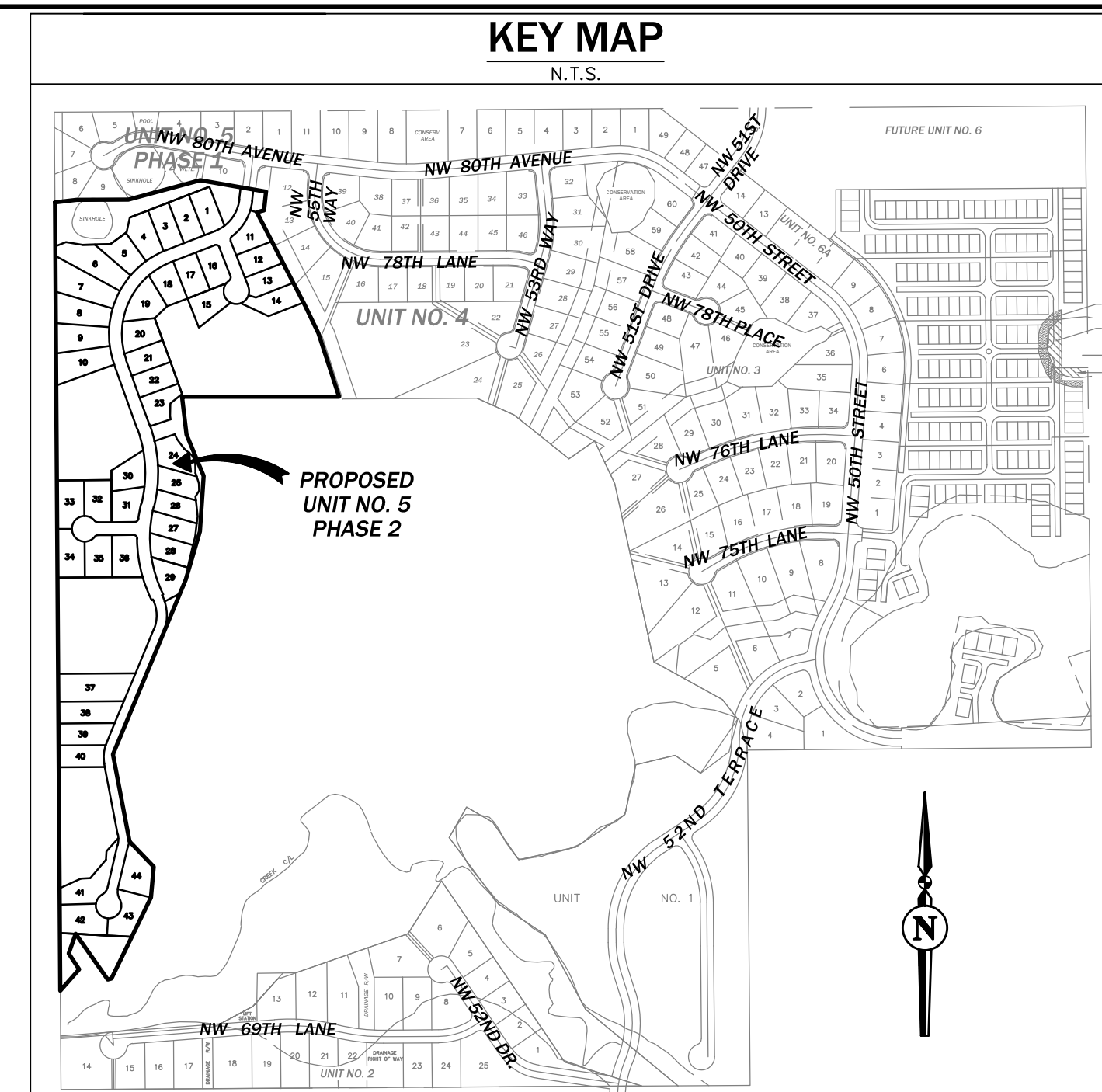
eda
eda engineers-surveyors-planners, inc.
LB 2389
2404 N.W. 43rd St., Gainesville, Florida 32646-6602
TEL: (352) 372-3541 FAX: (352) 372-7249
E-MAIL: mail@edapl.com

NOT FOR FINAL RECORDING



LEGEND

— WW — WW —	PROPOSED SANITARY SERVICE
— WM — WM —	PROPOSED WATER SERVICE (8" WATER MAIN)
— UGE — UGE —	PROPOSED PVC ELECTRICAL CONDUIT
⊕	PROPOSED FIRE HYDRANT



- GENERAL NOTES:**
- FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE. [GAINESVILLE FIRE PREVENTION CODE 10-7(d)]
 - SEE SHEETS C3.10 - C3.30 FOR DETAILED UTILITY PLANS
 - SEE SHEET C4.10 FOR TYPICAL CROSS SECTIONS AND GRU TYPICAL RESIDENTIAL UTILITY ALLOCATION

SANITARY STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
MH-20	TOP EL.=161.47 W 8" INV.=147.78 E 8" INV.=147.78 NW 8" INV.=147.78
MH-21	TOP EL.=158.93 SE 8" INV.=149.46 N 8" INV.=149.56
MH-22	TOP EL.=159.18 S 8" INV.=150.03 N 8" INV.=150.12 SW 4" INV.=150.22 SE 4" INV.=150.22
MH-23	TOP EL.=158.10 S 8" INV.=151.17 N 8" INV.=151.27
MH-24	TOP EL.=158.42 S 8" INV.=152.63 N 8" INV.=152.72 W 4" INV.=152.63
MH-25	TOP EL.=157.85 S 8" INV.=153.92 NE 8" INV.=153.92
MH-26	TOP EL.=158.88 SW 8" INV.=154.80 N 8" INV.=154.90
MH-27	TOP EL.=159.29 S 8" INV.=155.22 N 8" INV.=155.32
MH-28	TOP EL.=160.90 S 8" INV.=156.08 N 8" INV.=156.18 W 4" INV.=156.18
MH-29	TOP EL.=162.47 W 8" INV.=158.82 N 8" INV.=156.82 S 8" INV.=156.72
MH-30	TOP EL.=176.96 NW 4" INV.=164.92 E 8" INV.=165.74 SW 4" INV.=164.92

SANITARY STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
MH-31	TOP EL.=162.94 S 8" INV.=157.46 N 8" INV.=157.56
MH-32	TOP EL.=162.46 S 8" INV.=157.96 N 8" INV.=158.06 W 4" INV.=158.06
MH-33	TOP EL.=162.73 S 8" INV.=158.62 N 8" INV.=158.72
MH-34	TOP EL.=167.28 S 8" INV.=159.69 E 4" INV.=159.79 N 8" INV.=159.79
MH-35	TOP EL.=171.51 S 8" INV.=160.17 N 8" INV.=160.27 SW 4" INV.=160.27
MH-36	TOP EL.=176.21 NE 8" INV.=160.92 S 8" INV.=160.82
MH-37	TOP EL.=176.24 NE 8" INV.=161.69 SW 8" INV.=161.59 NW 4" INV.=161.69
MH-38	TOP EL.=176.63 E 8" INV.=162.29 SW 8" INV.=162.20
MH-39	TOP EL.=176.63 S 8" INV.=163.27 W 8" INV.=163.18 N 4" INV.=163.27
MH-40	TOP EL.=165.50 W 8" INV.=164.17 SW 4" INV.=163.24 E 4" INV.=163.24 SE 4" INV.=163.24

BLUES CREEK UNIT 5 - PHASE 2
DESIGN PLAN
CITY OF GAINESVILLE, FLORIDA

Project phase: CITY/GRU SUBMITTAL
 Drawn: JDM/JB
 Checked: TAR
 Project No: 15-146
 Date: 02/20/17
 Professional Engineer of Record:
 Sergio J. Reyes, P.E.
 Certificate No. 47311
 Engineer

C3.00

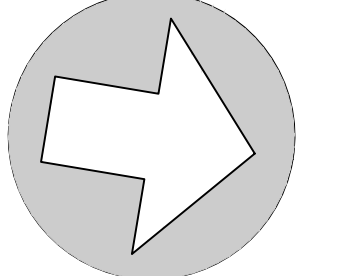
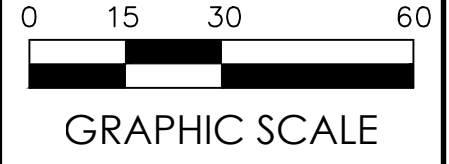
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SHEET C3.20
MATCHLINE



No.	Date	Comment


NORTH
 SCALE: 1" = 30'

GRAPHIC SCALE


 engineers • surveyors • planners
 2001 NW 66th St, Gainesville, FL 32609
 TEL: (352) 372-3845 FAX: (352) 372-2028
 www.eds40.com mail@eds40.com

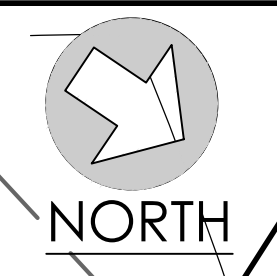
BLUES CREEK UNIT 5 - PHASE 2
DESIGN PLAN
CITY OF GAINESVILLE, FLORIDA
 Project Title: **UTILITY PLAN 1**

Project Phase: CITY/CRU SUBMITTAL	Drawn: JDM/JB	Checked: TAR
Project No: 15-146	Date: 02/20/17	Professional Engineer of Record:
Sergio J. Reyes, P.E. Engineer		Certificate No. 47311

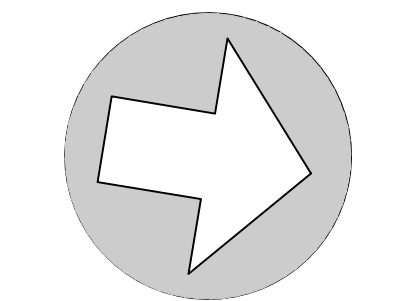
C3.10

UNIT-2
0", PAGE 34

MH-20
SANITARY MANHOLE
top elev=151.25'
8" pvc W inv=146.56'
8" pvc E inv=144.67'
8" pvc NW inv=144.72'
2.0' wide, 1.5' tall weir E inv=152.53'
bottom elev=151.38'



INSET
MATCHLINE



NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

eda40
years
engineers • surveyors • planners
2000 N.W. 42nd ST., GAINESVILLE, FLORIDA 32608-4402
TEL: 352.373.3544 FAX: 352.373.7249
www.eda40.com mail@eda40.com

Project: BLUES CREEK UNIT 5 - PHASE 2
DESIGN PLAN
CITY OF GAINESVILLE, FLORIDA

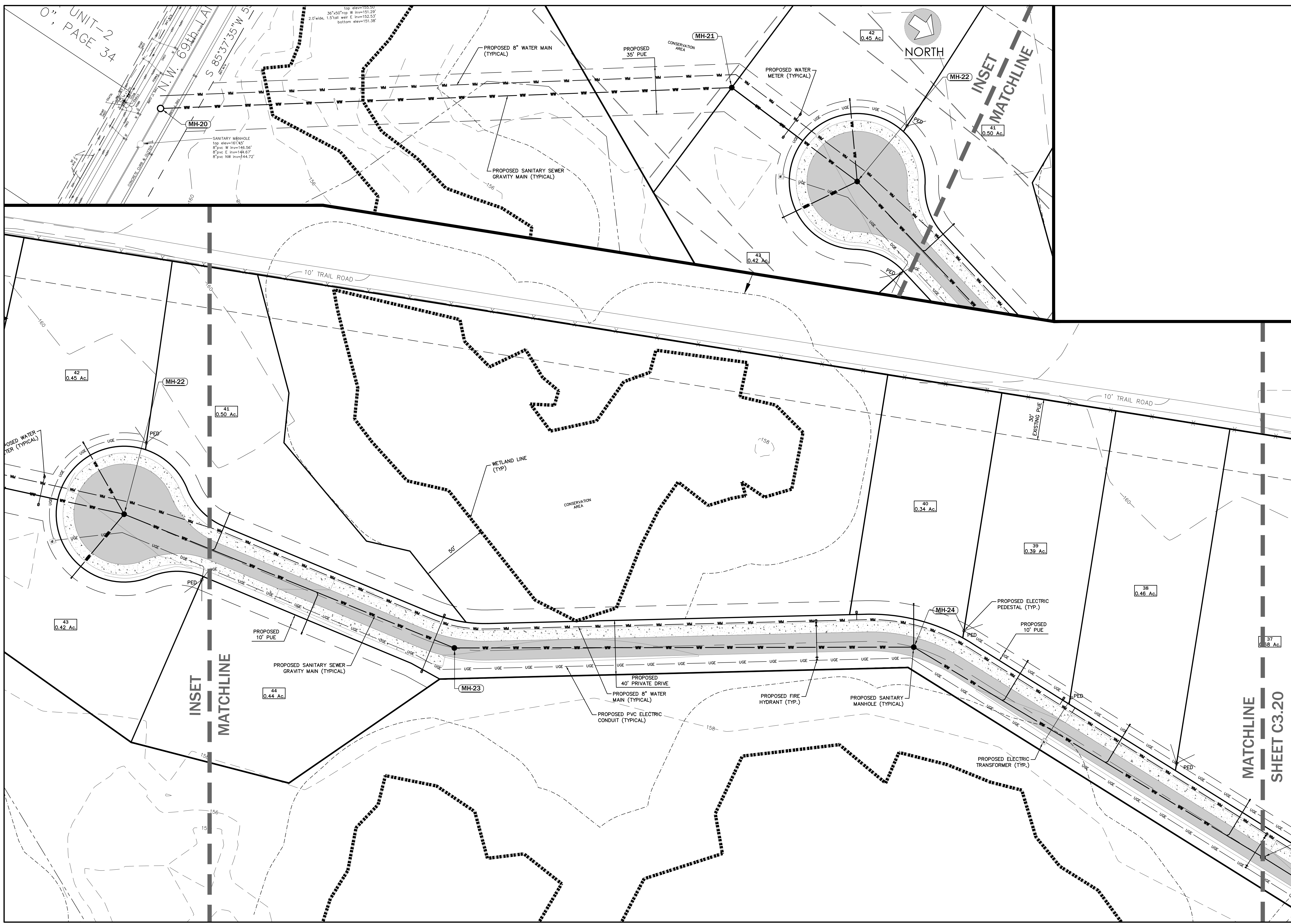
Project phase: CITY/GRU SUBMITTAL
Designed: SJR | Drawn: JDM/JB | Checked: TAR
Project No: 15-146 | Date: 02/20/17
Professional Engineer of Record:
Sergio J. Reyes, P.E.
Engineer Certificate No. 47311

Sheet No.: C3.30

UTILITY PLAN 3

INSET
MATCHLINE

MATCHLINE
SHEET C3.20

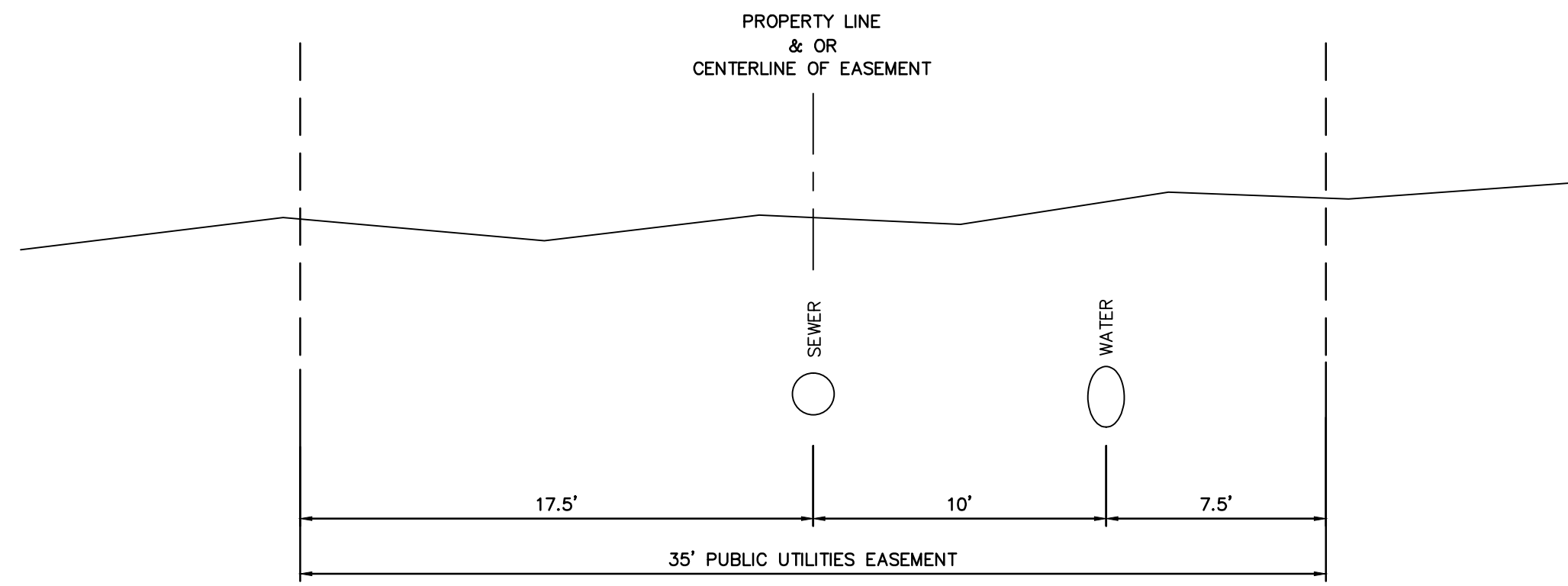


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No. Date Comment

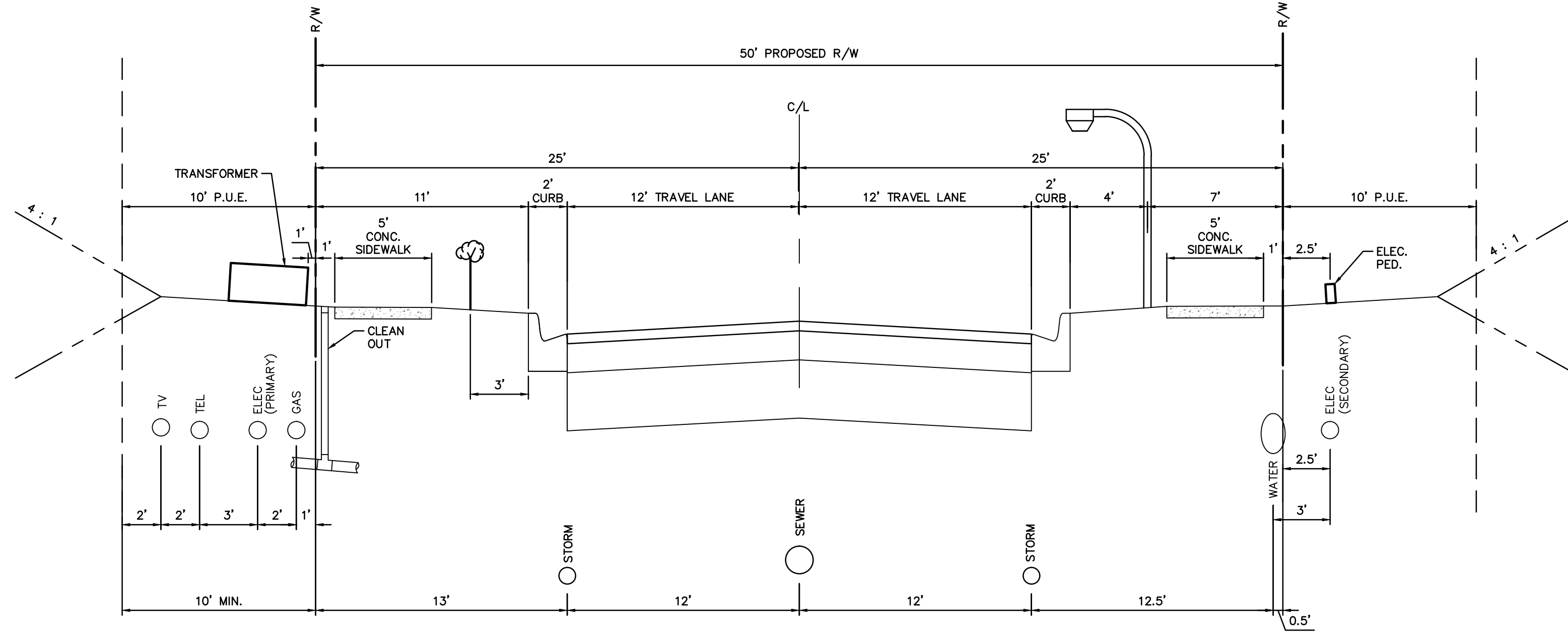
GENERAL NOTE:

1. FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE. [GAINESVILLE FIRE PREVENTION CODE 10-7(d)]



TYPICAL UTILITY ALLOCATION - FOR JACK AND BORE AREA (SECTION D-D)

N.T.S.

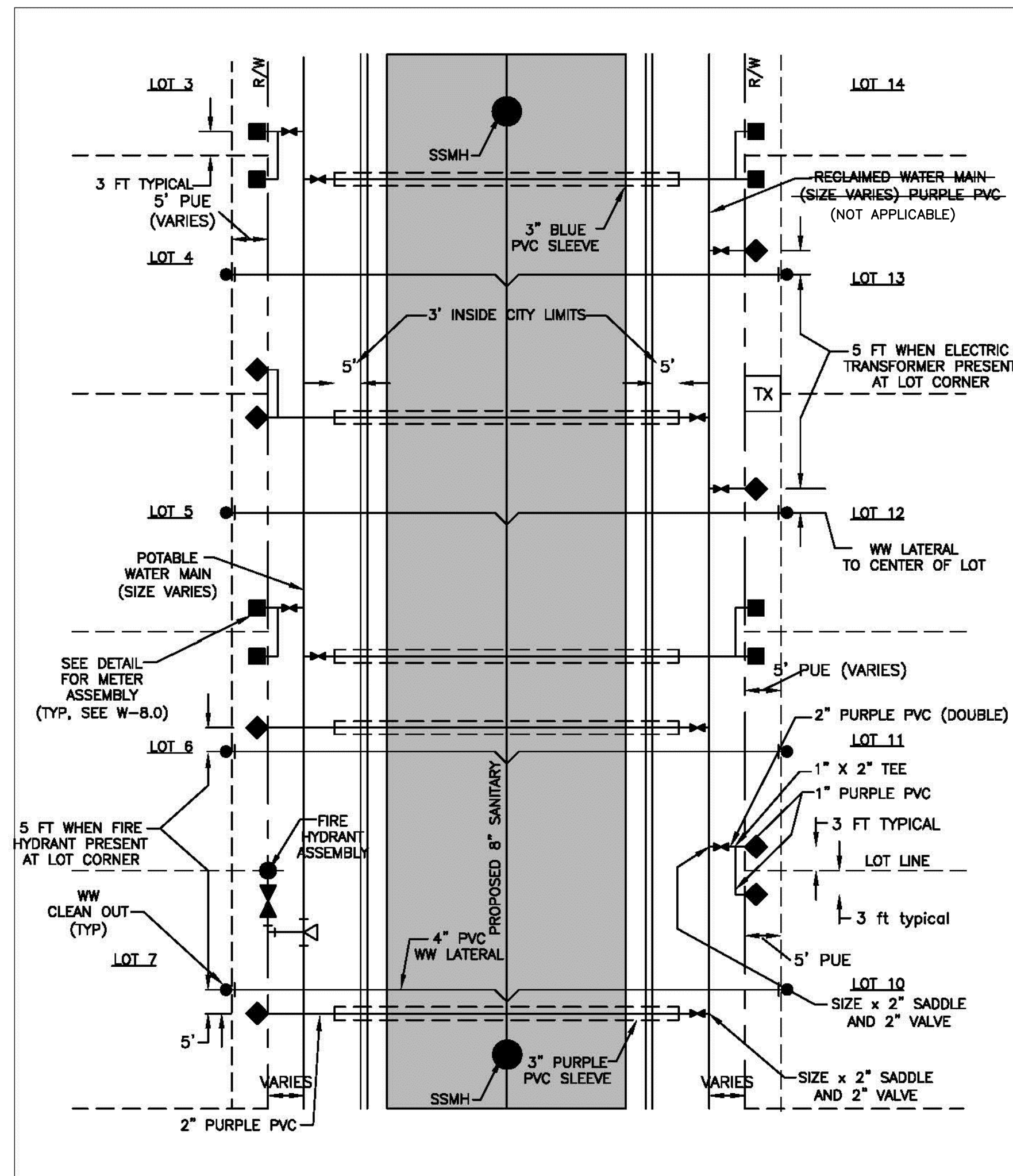


TYPICAL UTILITY ALLOCATION - NW 58th STREET, NW 77th ROAD & 78th ROAD 50' RIGHT-OF-WAY (SECTION A-A)

N.T.S.

Potable Water Construction Details

Page: W-6.1



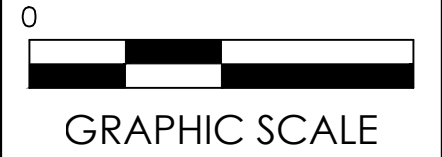
Revision Date:
2/20/08



Gainesville Regional Utilities
Potable Water Construction Details
More than Energy WATER, WASTEWATER, AND RECLAIMED WATER FACILITY ALLOCATION IN RESIDENTIAL DEVELOPMENT

W-6.1

SCALE: AS SHOWN



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engineers • surveyors • planners
5040 NW 66th St., Gainesville, Florida 32608
TEL: (352) 372-3824 FAX: (352) 372-2228
www.eds40.com mail@eds40.com

Project:
BLUES CREEK UNIT 5 - PHASE 2
DESIGN PLAT
CITY OF GAINESVILLE, FLORIDA

Sheet title:
UTILITY ALLOCATIONS AND UTILITY DETAILS

Project phase:
CITY/GRU SUBMITTAL
Designed: SJR Drawn: JDM/JSB Checked: TAR
Project No.: 15-146 Date: 02/20/17
Professional Engineer of Record:
Sergio J. Reyes, P.E.
Engineer
47311
Certificate No.

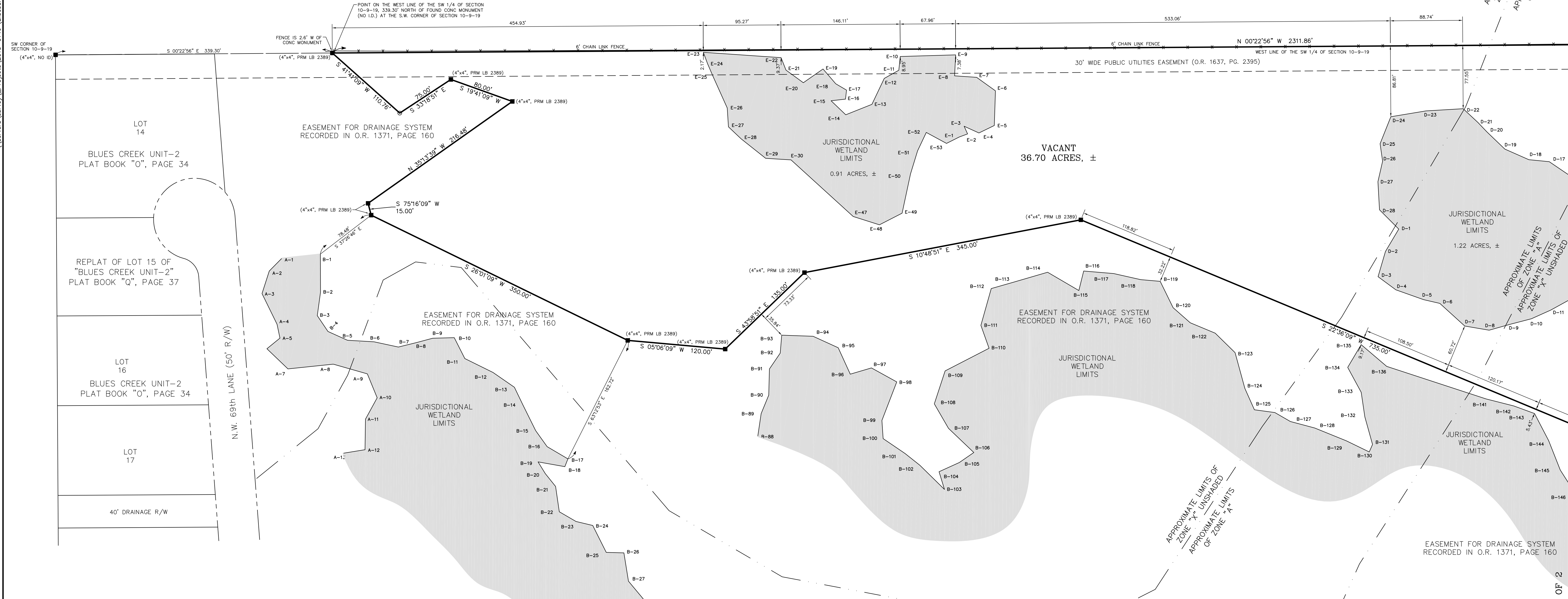
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BOUNDARY SURVEY

IN THE SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA FOR NEW GENERATION HOME BUILDERS, INC.

TAX PARCEL No. 06005-000-000 (O.R. 831, PAGE 496)



LEGAL DESCRIPTION

A portion of Section 10, Township 9 South, Range 19 East, City of Gainesville, Alachua County, Florida, being more particularly described as follows:

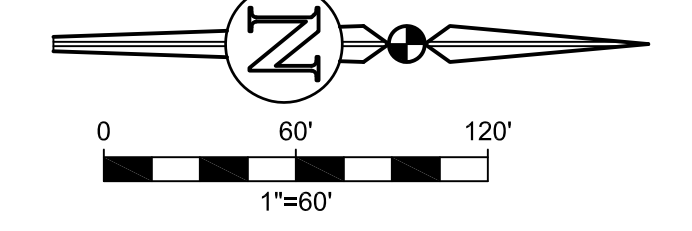
- 1) North 83°09'46" East, 85.49 feet to a concrete monument (PCP PLS 2228)
2) North 89°41'18" East, 200.58 feet to a concrete monument (PCP PLS 2228)
3) North 74°58'28" East, 288.15 feet to a concrete monument (PCP PLS 4788)
4) South 80°15'52" East, 259.92 feet

TAX PARCEL No. 06006-002-000 (REMAINDER OF O.R. 1371, PAGE 166)

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 00°23'44" WEST BETWEEN THE CONCRETE MONUMENT (NO ID) FOUND AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND THE 3/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10 AS SHOWN ON RECORD PLATS OF BLUES CREEK UNIT-2 (PLAT BOOK "O", PAGE 34) AND BLUES CREEK UNIT 5, PHASE 1, (PLAT BOOK 24, PAGE 73) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2) SINCE THE SAME BEARING FOR THE WEST LINE OF SECTION 10 IS SHOWN ON BOTH OF THE ABOVE MENTIONED PLATS, UNIT 2 AT THE SOUTHWEST CORNER OF THE SECTION, AND UNIT 5, A QUARTER MILE SOUTH OF THE NORTHWEST CORNER; THIS SURVEYOR HAS DETERMINED THAT THE ORIGINAL SURVEYOR OF THESE TWO PLATS MUST NOT HAVE FOUND THE CONCRETE MONUMENT (NO ID) AT THE 1/4 CORNER ON THE WEST LINE. IN THE OPINION OF THIS SURVEYOR, THE BEND IN THE SECTION LINE AT THE QUARTER CORNER IS TO BE RECOGNIZED AND THE SUBSEQUENT PLATS ALONG THIS LINE ARE TO BE MONUMENTED ACCORDINGLY.
3) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
4) THIS SURVEY CONSISTS OF 2 SHEETS AND IS NOT VALID WITHOUT BOTH SHEETS.
5) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
6) THE WETLAND LIMITS AS SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD LOCATION OF FLAGGING ORIGINALLY PLACED BY ECOSYSTEM RESEARCH CORPORATION BETWEEN JANUARY AND AUGUST OF 2002 AND LATER VERIFIED AND CERTIFIED BY CREATIVE ENVIRONMENTAL SOLUTIONS, INC. WHICH MAY BE CONTACTED AT 1511 N.W. 2ND STREET, GAINESVILLE, FLORIDA (352) 371-4333. CONTACT: CARL SALAFRIO.
7) THIS PROPERTY IS A PART OF THE BLUES CREEK PLANNED UNIT DEVELOPMENT AND IS TO BE GOVERNED BY THE DEVELOPMENT DESIGN PARAMETERS SET FORTH THEREIN.
8) 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.
9) THE JURISDICTIONAL WETLAND LIMITS AND THE CORRESPONDING WETLAND LINES ARE SHOWN HEREON AS CALLED FOR ON A SURVEY COMPLETED BY THIS OFFICE ON 04/18/2005.

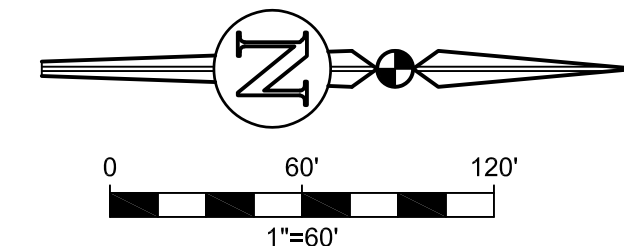
WETLANDS LINE TABLE with columns for Wetland Flag, Bearing, Distance, and Wetland Flag - Distance. Includes a list of wetland flags from C-1 to B-146.



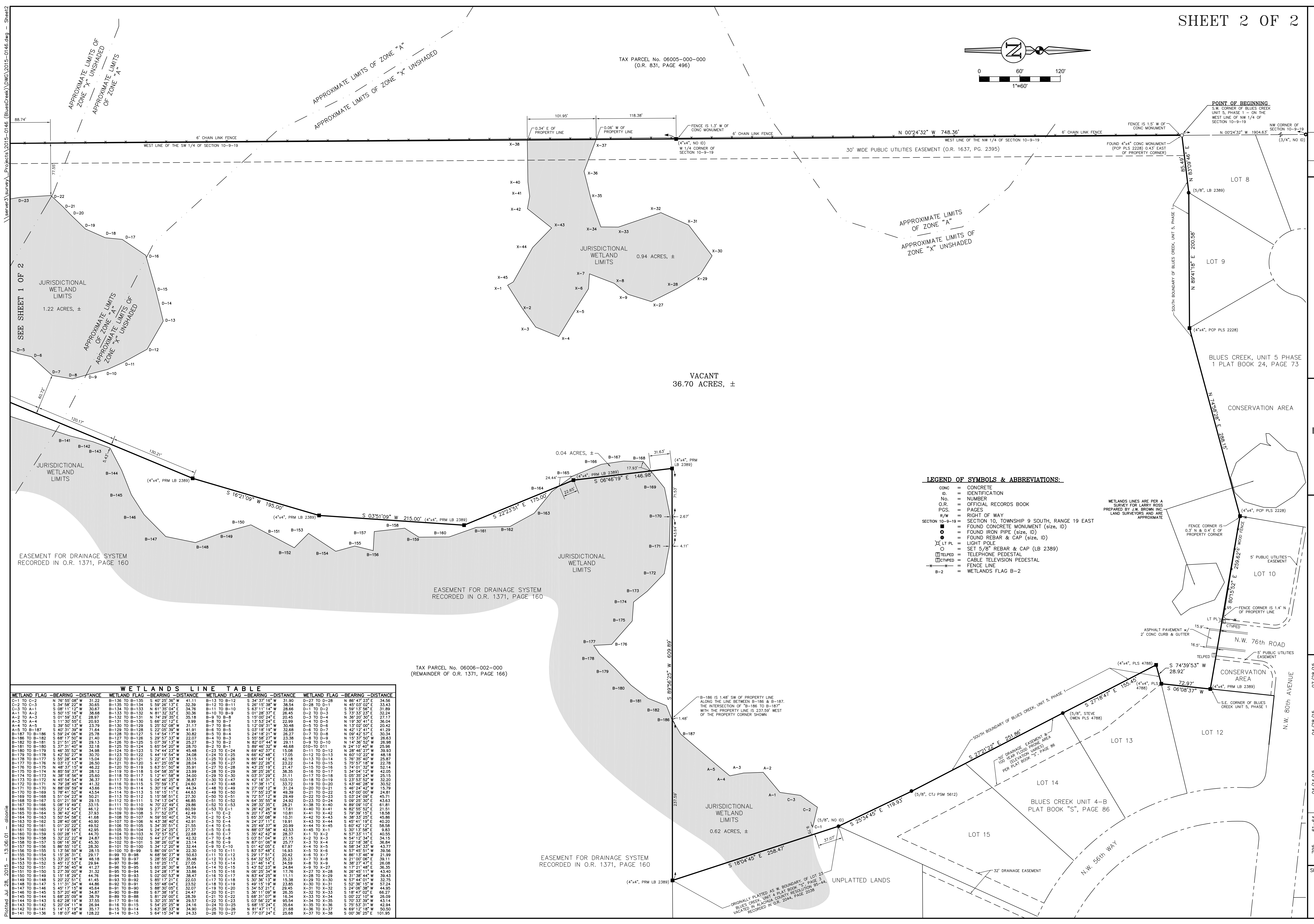
LEGEND OF SYMBOLS & ABBREVIATIONS:

- CONC = CONCRETE
ID. = IDENTIFICATION
No. = NUMBER
O.R. = OFFICIAL RECORDS BOOK
PGS. = PAGES
R/W = RIGHT OF WAY
SECTION 10-9-19 = SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
● = FOUND CONCRETE MONUMENT (size, ID)
○ = FOUND IRON PIPE (size, ID)
○ = FOUND REBAR & CAP (size, ID)
X LT PL = LIGHT POLE
○ = SET 5/8" REBAR & CAP (ID 2389)
[Symbol] = TELEPHONE PEDESTAL
[Symbol] = CABLE TELEVISION PEDESTAL
--- = FENCE LINE
B-2 = WETLANDS FLAG B-2

Vertical sidebar containing project information, company logo (eda engineers-surveyors-planners, inc.), contact details, and sheet numbering (SEE SHEET 2 OF 2, V-001).



TAX PARCEL No. 06005-000-000
(O.R. 831, PAGE 496)



- LEGEND OF SYMBOLS & ABBREVIATIONS:**
- CONC = CONCRETE
 - ID = IDENTIFICATION
 - No. = NUMBER
 - O.R. = OFFICIAL RECORDS BOOK
 - PGS. = PAGES
 - R/W = RIGHT OF WAY
 - SECTION 10-9-19 = SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
 - = FOUND CONCRETE MONUMENT (size, ID)
 - = FOUND IRON PIPE (size, ID)
 - = FOUND REBAR & CAP (size, ID)
 - LT PL = LIGHT POLE
 - = SET 5/8" REBAR & CAP (LB 2389)
 - ⊠ TELPEL = TELEPHONE PEDESTAL
 - ⊠ TELVED = TELEVISION PEDESTAL
 - ⊠ = FENCE LINE
 - B-2 = WETLANDS FLAG B-2

WETLANDS LINE TABLE

WETLAND FLAG	BEARING	DISTANCE	WETLAND FLAG	BEARING	DISTANCE	WETLAND FLAG	BEARING	DISTANCE
C-1	T-0	31.22	B-136	T-0	41.11	B-13	T-0	31.90
C-2	T-0	30.65	B-137	T-0	41.11	B-14	T-0	31.90
C-3	T-0	30.65	B-138	T-0	41.11	B-15	T-0	31.90
A-1	T-0	30.65	B-139	T-0	41.11	B-16	T-0	31.90
A-2	T-0	30.65	B-140	T-0	41.11	B-17	T-0	31.90
A-3	T-0	30.65	B-141	T-0	41.11	B-18	T-0	31.90
A-4	T-0	30.65	B-142	T-0	41.11	B-19	T-0	31.90
A-5	T-0	30.65	B-143	T-0	41.11	B-20	T-0	31.90
A-6	T-0	30.65	B-144	T-0	41.11	B-21	T-0	31.90
A-7	T-0	30.65	B-145	T-0	41.11	B-22	T-0	31.90
A-8	T-0	30.65	B-146	T-0	41.11	B-23	T-0	31.90
A-9	T-0	30.65	B-147	T-0	41.11	B-24	T-0	31.90
A-10	T-0	30.65	B-148	T-0	41.11	B-25	T-0	31.90
A-11	T-0	30.65	B-149	T-0	41.11	B-26	T-0	31.90
A-12	T-0	30.65	B-150	T-0	41.11	B-27	T-0	31.90
A-13	T-0	30.65	B-151	T-0	41.11	B-28	T-0	31.90
A-14	T-0	30.65	B-152	T-0	41.11	B-29	T-0	31.90
A-15	T-0	30.65	B-153	T-0	41.11	B-30	T-0	31.90
A-16	T-0	30.65	B-154	T-0	41.11	B-31	T-0	31.90
A-17	T-0	30.65	B-155	T-0	41.11	B-32	T-0	31.90
A-18	T-0	30.65	B-156	T-0	41.11	B-33	T-0	31.90
A-19	T-0	30.65	B-157	T-0	41.11	B-34	T-0	31.90
A-20	T-0	30.65	B-158	T-0	41.11	B-35	T-0	31.90
A-21	T-0	30.65	B-159	T-0	41.11	B-36	T-0	31.90
A-22	T-0	30.65	B-160	T-0	41.11	B-37	T-0	31.90
A-23	T-0	30.65	B-161	T-0	41.11	B-38	T-0	31.90
A-24	T-0	30.65	B-162	T-0	41.11	B-39	T-0	31.90
A-25	T-0	30.65	B-163	T-0	41.11	B-40	T-0	31.90
A-26	T-0	30.65	B-164	T-0	41.11	B-41	T-0	31.90
A-27	T-0	30.65	B-165	T-0	41.11	B-42	T-0	31.90
A-28	T-0	30.65	B-166	T-0	41.11	B-43	T-0	31.90
A-29	T-0	30.65	B-167	T-0	41.11	B-44	T-0	31.90
A-30	T-0	30.65	B-168	T-0	41.11	B-45	T-0	31.90
A-31	T-0	30.65	B-169	T-0	41.11	B-46	T-0	31.90
A-32	T-0	30.65	B-170	T-0	41.11	B-47	T-0	31.90
A-33	T-0	30.65	B-171	T-0	41.11	B-48	T-0	31.90
A-34	T-0	30.65	B-172	T-0	41.11	B-49	T-0	31.90
A-35	T-0	30.65	B-173	T-0	41.11	B-50	T-0	31.90
A-36	T-0	30.65	B-174	T-0	41.11	B-51	T-0	31.90
A-37	T-0	30.65	B-175	T-0	41.11	B-52	T-0	31.90
A-38	T-0	30.65	B-176	T-0	41.11	B-53	T-0	31.90
A-39	T-0	30.65	B-177	T-0	41.11	B-54	T-0	31.90
A-40	T-0	30.65	B-178	T-0	41.11	B-55	T-0	31.90
A-41	T-0	30.65	B-179	T-0	41.11	B-56	T-0	31.90
A-42	T-0	30.65	B-180	T-0	41.11	B-57	T-0	31.90
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A-50	T-0	30.65	B-188	T-0	41.11	B-65	T-0	31.90
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A-85	T-0	30.65	B-223	T-0	41.11	B-100	T-0	31.90

FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD INSURANCE RATE MAP NUMBER 0285D-1, EFFECTIVE DATE 06/16/06. SAID MAP DESCRIBES ZONE (S) 'A'. AS BEING SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE 'X' (UNSHADED) AS BEING 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN'.



eda engineers-surveyors-planners, inc.
2446 N.W. 42nd ST., GAINESVILLE, FLORIDA 32609-6402
T.L. Edinger, L.S. Edinger, R. Edinger
J.R. Edinger, J.R. Edinger, J.R. Edinger

Project No. 2015-0146
Survey Date 04/14/15
Drawing Completed 07/28/15

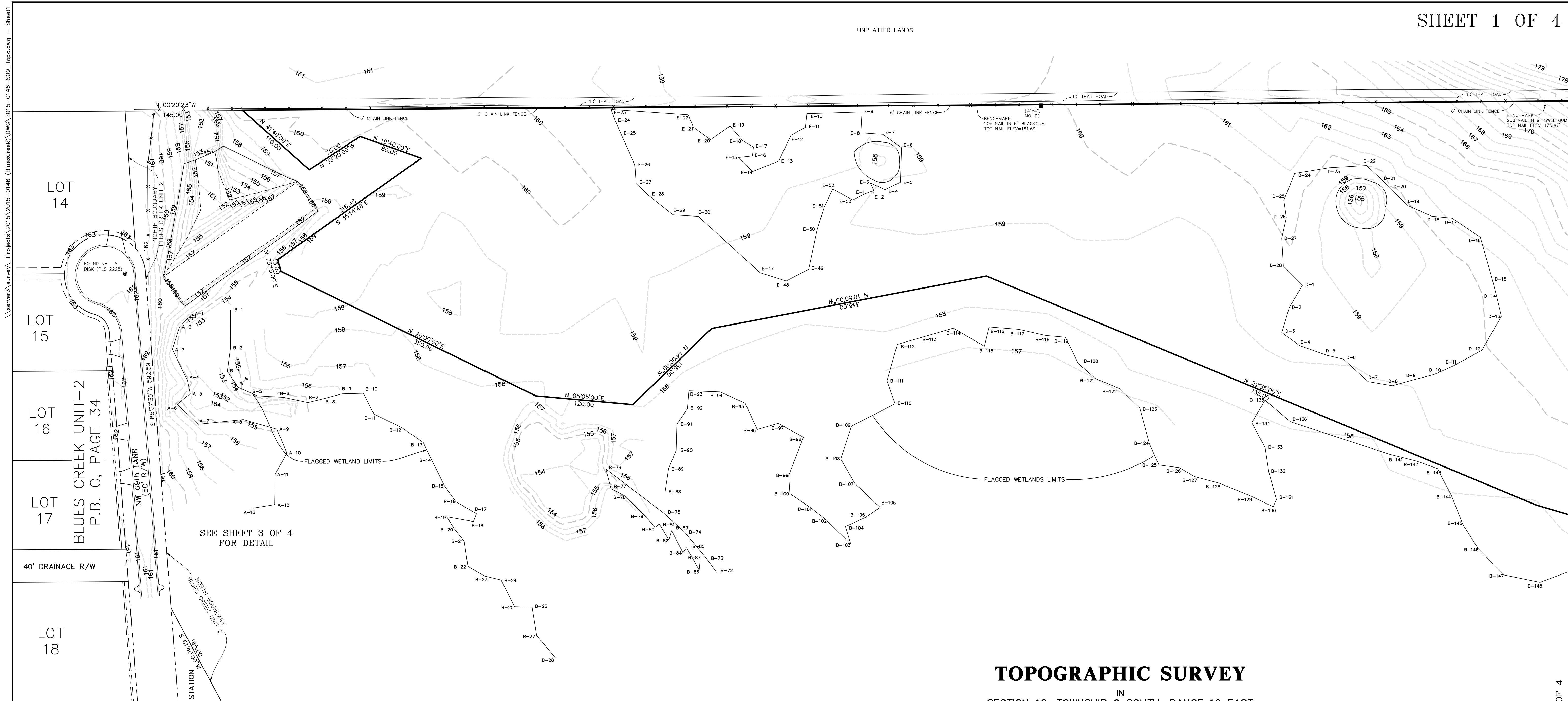
795	61-64	Page	Survey Date	Drawing Completed
1	1	1	04/14/15	07/28/15

PREPARED FOR: NEW GENERATION HOME BUILDERS, INC.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA SURVEYING BOARD. THE SURVEY IS IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD ADMINISTRATIVE CODE, PURSUANT TO SECTION 47.027 (2014), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 04/14/15.

V-002

UNPLATTED LANDS



SEE SHEET 3 OF 4 FOR DETAIL

O. R. BOOK 1371, PAGE 160 et seq.

TOPOGRAPHIC SURVEY

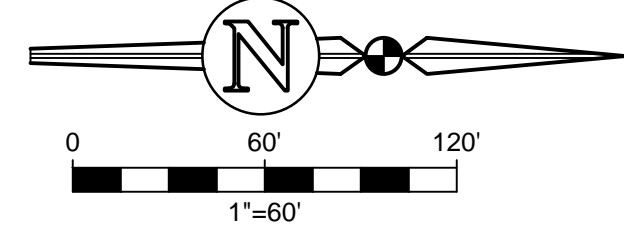
IN
SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
FOR
NEW GENERATION HOME BUILDERS, INC.

NOTES:

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- THE WETLAND LOCATIONS WERE REVISED BY PETE WALLACE OF ECOSYSTEMS RESEARCH CORPORATION AND ADDITIONAL WETLANDS FIELD LOCATED ON 01/13/03.

LEGEND OF SYMBOLS & ABBREVIATIONS:

- BFFPR = WATERLINE BACKFLOW PREVENTER
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- EJB = ELECTRICAL JUNCTION BOX
- ELEV = ELEVATION
- ID. = IDENTIFICATION
- Inv = INVERT
- No. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- P.B.S. = PAGES
- P.B. = PLAT BOOK
- PVC = POLY-VINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- PUE = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT OF WAY
- SEC 10-9-19 = SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
- TRAF = ELECTRICAL TRANSFORMER PAD
- W/ = WITH
- X B-84 = WETLANDS FLAG LOCATION AND IDENTIFICATION
- = FOUND CONCRETE MONUMENT (size, ID)
- = FOUND IRON PIPE (size, ID)
- = FOUND NAIL & DISK (ID)
- = FOUND REBAR & CAP (size, ID)
- ELECHT (E) = ELECTRICAL HANDHOLE
- ⊕ FH = FIRE HYDRANT
- ⊕ IRRV.V = IRRIGATION CONTROL VALVE
- ⊕ LT PL = LIGHT POLE
- ⊕ MBOX = MAIL BOX
- ⊕ = MANHOLE
- ⊕ TELPED = TELEPHONE PEDESTAL
- ⊕ TMB = TELEPHONE MARKER BALL
- ⊕ TVPED = CABLE TELEVISION PEDESTAL
- ⊕ WM = WATER METER
- ⊕ WV = WATER VALVE
- 80 — = ELEVATION CONTOUR LINE
- W — = FENCE LINE
- UGE — = UNDERGROUND ELECTRIC LINE
- UGAS — = UNDERGROUND GAS LINE
- UTEL — = UNDERGROUND TELEPHONE LINE
- UCBL — = UNDERGROUND CABLE TELEVISION LINE
- UWL — = UNDERGROUND WATER LINE
- BB-X = SPOT ELEVATION



SEE SHEET 2 OF 4

No.	Date	Comment

eda 40 years
eda engineers-surveyors-planners, inc.
eda engineers-surveyors-planners, inc.
Corporate Office: ROBERT W. CRAVER, P.E., P.S.M., 4239
11th Street, N.W., Gainesville, Florida 32608-6402
Tel: 352-339-7277 Fax: 352-339-7278
E-Mail: mal@edapl.com

Project No.	2015-0146-S09
Drawn	A.L.
Checked	B.G.
Scale	AS SHOWN
Not Valid Without the Signature and the Original Raised Seal of a Florida Licensed Surveyor and Mapper, Copyright © 2017	

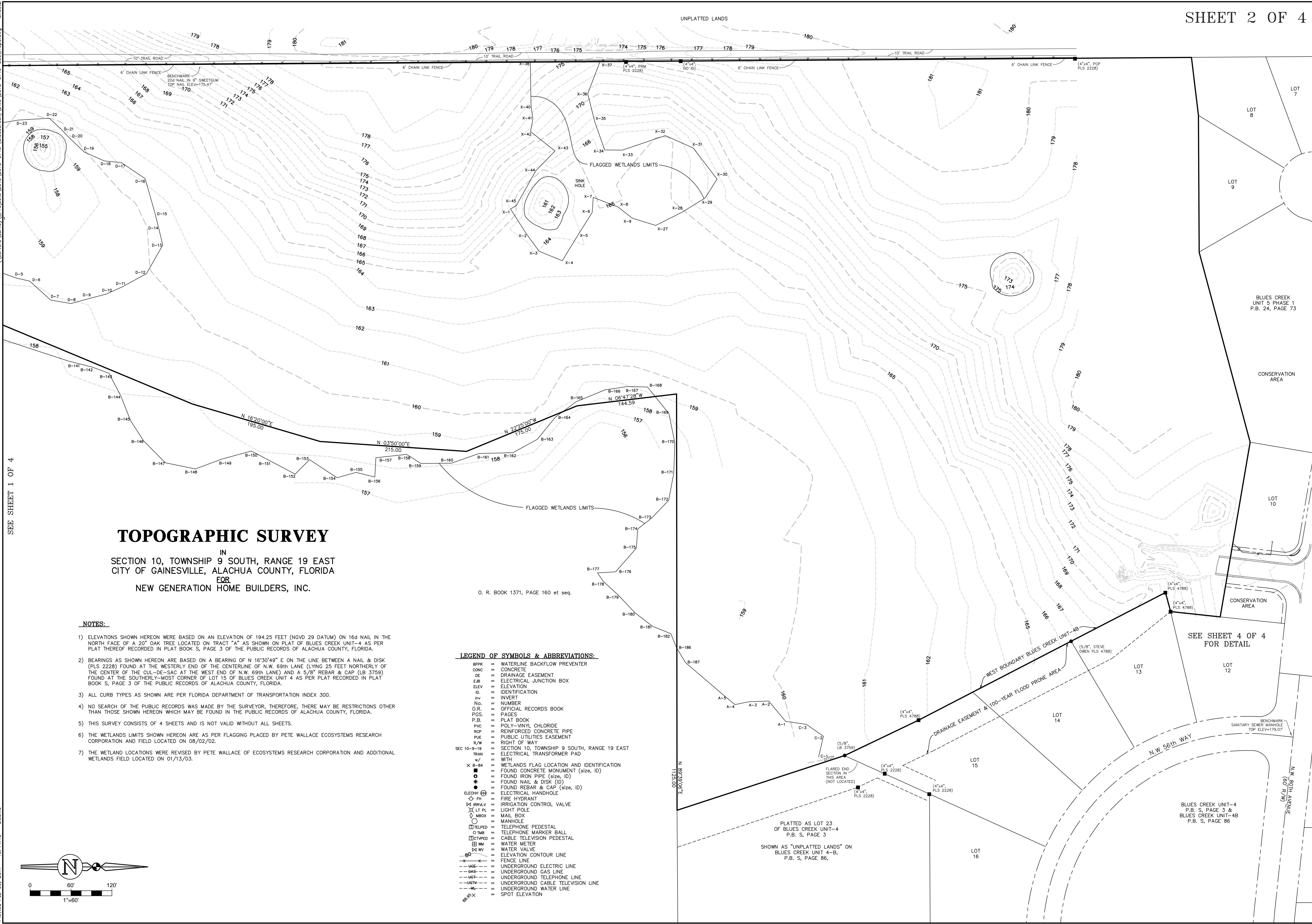
Prepared For:	1) NEW GENERATION HOME BUILDERS, INC.
Survey Date	02/03/17
Drawings Contained	Revised
Sheet No.	1 of 4
	2 of 4
	3 of 4
	4 of 4

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2)(b), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/03/17.

Sheet No.: **V-001**

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\\server\survey\Projects\2015-0146 (BluesCreek)\DWG\2015-0146-509_topo.dwg - Sheet2
SEE SHEET 1 OF 4



TOPOGRAPHIC SURVEY

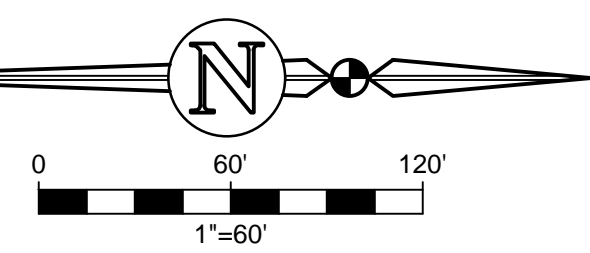
IN
SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
FOR
NEW GENERATION HOME BUILDERS, INC.

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LEGEND OF SYMBOLS & ABBREVIATIONS:

BFRP	=	WATERLINE BACKFLOW PREVENTER
CONC	=	CONCRETE
DE	=	DRAINAGE EASEMENT
EJB	=	ELECTRICAL JUNCTION BOX
ELEV	=	ELEVATION
ID	=	IDENTIFICATION
INV	=	INVERT
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
P.G.S.	=	PAGES
P.B.	=	PLAT BOOK
PVC	=	POLY-VINYL CHLORIDE
ROP	=	REINFORCED CONCRETE PIPE
PUE	=	PUBLIC UTILITIES EASEMENT
R/W	=	RIGHT OF WAY
SEC 10-9-19	=	SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
TRAF	=	ELECTRICAL TRANSFORMER PAD
W	=	WITH
X B-84	=	WETLANDS FLAG LOCATION AND IDENTIFICATION
■	=	FOUND CONCRETE MONUMENT (size, ID)
○	=	FOUND IRON PIPE (size, ID)
●	=	FOUND NAIL & DISK (ID)
⦿	=	FOUND REBAR & CAP (size, ID)
⊕	=	ELECTRICAL HANDHOLE
⊙	=	FIRE HYDRANT
⊗	=	IRRIGATION CONTROL VALVE
⊘	=	LIGHT POLE
⊙	=	MAIL BOX
⊙	=	MANHOLE
⊙	=	TELEPHONE PEDESTAL
⊙	=	TELEPHONE MARKER BALL
⊙	=	CABLE TELEVISION PEDESTAL
⊙	=	WATER METER
⊙	=	WATER VALVE
⊙	=	ELEVATION CONTOUR LINE
⊙	=	FENCE LINE
⊙	=	UNDERGROUND ELECTRIC LINE
⊙	=	UNDERGROUND GAS LINE
⊙	=	UNDERGROUND TELEPHONE LINE
⊙	=	UNDERGROUND CABLE TELEVISION LINE
⊙	=	UNDERGROUND WATER LINE
⊙	=	SPOT ELEVATION



SEE SHEET 4 OF 4 FOR DETAIL

PLATTED AS LOT 23 OF BLUES CREEK UNIT-4 P.B. S. PAGE 3
SHOWN AS "UNPLATTED LANDS" ON BLUES CREEK UNIT-4-B, P.B. S. PAGE 86,

BLUES CREEK UNIT-4 P.B. S. PAGE 3 & BLUES CREEK UNIT-4B P.B. S. PAGE 86

eda engineers-surveyors-planners, inc. 3000 N.W. 42nd ST., GAINESVILLE, FLORIDA 32606-6602 TEL: 352.339.7200 FAX: 352.339.7207 E-MAIL: m.eda@eda.com	
Project No. 2015-0146-509 Surveyor A.L. Check B.G. Date 02/03/17	eda engineers-surveyors-planners, inc. CORPORATE OFFICE SEE SHEET 1 OF 4 FOR SIGNATURE AND ORIGINAL RAISED SEAL NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2017
Survey Date 02/06/17 Drawings Contained 3 Revised 4	PREPARED FOR: NEW GENERATION HOME BUILDERS, INC. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007 (2016), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/03/17
Sheet No.: V-002	No. Date _____ _____

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TOPOGRAPHIC SURVEY

IN
SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
FOR
NEW GENERATION HOME BUILDERS, INC.

NOTES:

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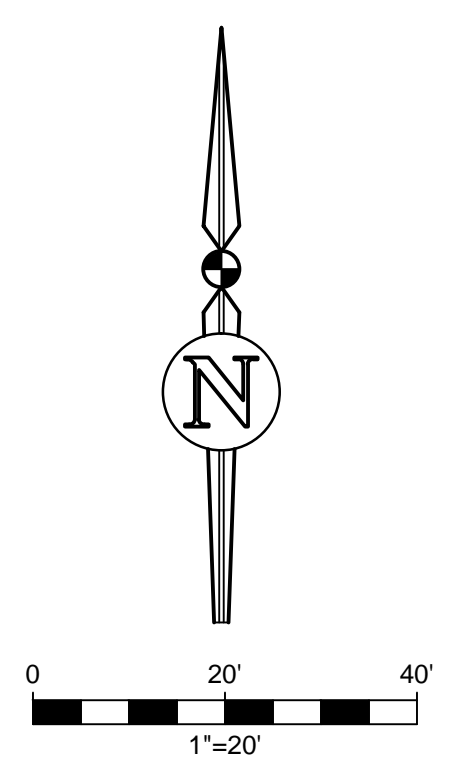
LEGEND OF SYMBOLS & ABBREVIATIONS:

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- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- EJB = ELECTRICAL JUNCTION BOX
- ELEV = ELEVATION
- ID. = IDENTIFICATION
- INV = INVERT
- No. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- PGS. = PAGES
- P.B. = PLAT BOOK
- PVC = POLY-VINYL CHLORIDE
- ROP = REINFORCED CONCRETE PIPE
- PUE = PUBLIC UTILITIES EASEMENT
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- TRAN = ELECTRICAL TRANSFORMER PAD
- W/ = WITH
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- = FOUND IRON PIPE (size, ID)
- = FOUND NAIL & DISK (ID)
- = FOUND REBAR & CAP (size, ID)
- = ELECTRICAL HANDHOLE
- FH = FIRE HYDRANT
- RR/VV = IRRIGATION CONTROL VALVE
- LT FL = LIGHT POLE
- MBOX = MAIL BOX
- MANHOLE
- TELPED = TELEPHONE PEDESTAL
- TELPMB = TELEPHONE MARKER BALL
- CTVPED = CABLE TELEVISION PEDESTAL
- WM = WATER METER
- WV = WATER VALVE
- = ELEVATION CONTOUR LINE
- = FENCE LINE
- = UNDERGROUND ELECTRIC LINE
- = UNDERGROUND GAS LINE
- = UNDERGROUND TELEPHONE LINE
- = UNDERGROUND CABLE TELEVISION LINE
- = UNDERGROUND WATER LINE
- = SPOT ELEVATION

NOTE: THERE ARE PERMANENT CONCRETE STRUCTURES BUILT ON TOP OF THIS SPILLWAY USED FOR SKATE BOARDING

CONTROL STRUCTURE
top elev=155.50'
36"x50" top W inv=151.29'
2.0' wide, 1.5' tall weir E inv=152.53'
bottom elev=151.38'

STAFF GAUGE



BLUES CREEK UNIT-2
P.B. O, PAGE 34

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

No.	Date	Comment

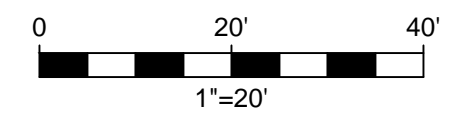
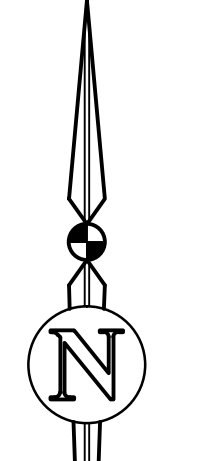
eda 40 years
eda engineers-surveyors-planners, inc.
3000 N.W. 42nd St., Gainesville, Florida 32608-5402
Tel: 352.339.1239
E-Mail: eda@edapl.com

Project No. 2015-0146-509
Client: NEW GENERATION HOME BUILDERS, INC.
Surveyor: A.L. BROWN
Check: B.G.
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Survey Date: 02/03/17
Drawn/Computed: [Blank]
Reviewed: [Blank]
Prepared For: NEW GENERATION HOME BUILDERS, INC.
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2016), FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/03/17.

Sheet No.: V-003

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\\server3\survey\Projects\2015-0146 (BluesCreek)\DWG\2015-0146-509-topo.dwg - Sheet 4



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- ⊕ WM = WATER METER
- ⊕ WV = WATER VALVE
- ⊕ ELEV CONTOUR LINE = ELEVATION CONTOUR LINE
- ⊕ FENCE LINE = FENCE LINE
- ⊕ UGE = UNDERGROUND ELECTRIC LINE
- ⊕ GAS = UNDERGROUND GAS LINE
- ⊕ TEL = UNDERGROUND TELEPHONE LINE
- ⊕ CTV = UNDERGROUND CABLE TELEVISION LINE
- ⊕ WL = UNDERGROUND WATER LINE
- ⊕ SPOT ELEVATION = SPOT ELEVATION

TOPOGRAPHIC SURVEY
 IN
 SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
 CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
 FOR
 NEW GENERATION HOME BUILDERS, INC.

SANITARY MANHOLE
 top elev=179.42'
 8"pvc E inv=168.89'
 8"pvc W inv=168.92'

BLUES CREEK
 UNIT 5 PHASE 1
 P.B. 24, PAGE 73

BLUES CREEK UNIT-4
 P.B. S, PAGE 3 &
 BLUES CREEK UNIT-4B
 P.B. S, PAGE 86

NOTES:

- 1) ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 194.25 FEET (NGVD 29 DATUM) ON 16d NAIL IN THE NORTH FACE OF A 20" OAK TREE LOCATED ON TRACT "A" AS SHOWN ON PLAT OF BLUES CREEK UNIT-4 AS PER PLAT THEREOF RECORDED IN PLAT BOOK S, PAGE 3 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 2) BEARINGS AS SHOWN HEREON ARE BASED ON A BEARING OF N 16°30'49" E ON THE LINE BETWEEN A NAIL & DISK (PLS 2228) FOUND AT THE WESTERLY END OF THE CENTERLINE OF N.W. 69th LANE (LYING 25 FEET NORTHERLY OF THE CENTER OF THE CUL-DE-SAC AT THE WEST END OF N.W. 69th LANE) AND A 5/8" REBAR & CAP (LB 3759) FOUND AT THE SOUTHERLY-MOST CORNER OF LOT 15 OF BLUES CREEK UNIT 4 AS PER PLAT RECORDED IN PLAT BOOK S, PAGE 3 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 3) ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.
- 4) 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.
- 5) THIS SURVEY CONSISTS OF 4 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
- 6) THE WETLANDS LIMITS SHOWN HEREON ARE AS PER FLAGGING PLACED BY PETE WALLACE ECOSYSTEMS RESEARCH CORPORATION AND FIELD LOCATED ON 08/02/02.
- 7) THE WETLAND LOCATIONS WERE REVISY BY PETE WALLACE OF ECOSYSTEMS RESEARCH CORPORATION AND ADDITIONAL WETLANDS FIELD LOCATED ON 01/13/03.

eda 40 years	
eda engineers-surveyors-planners, inc.	
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Project No. 2015-0146-509 Date 02/03/17 Drawn A.L. Check B.G. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2017	eda engineers-surveyors-planners, inc. Corporate License No. 4239 License No. 4239 License No. 4239 License No. 4239
Survey Date 02/03/17 Drawn Contained Revised PREPARED FOR: NEW GENERATION HOME BUILDERS, INC.	SHEET NO. 4 OF 4 THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2016), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/03/17.
Sheet No.: V-004	