

RESOLUTION NO. 030497

PASSED October 13, 2003

A Resolution approving the final plat of "Townsend, A Planned Development, Phase Four", generally located in the vicinity of N.W. 39th Avenue, south side and N.W. 24th Boulevard; accepting a Surety Bond; providing directions to the Clerk of the Commission; and providing an immediate effective date.

WHEREAS, the Development Review Board approved the design plat of "Townsend, A Planned Development, Phase Four" on January 11, 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 February 12, 2001, and which incorporates all modifications and revisions specified in such approval; and

WHEREAS, on June 9, 2003, the City Commission adopted Resolution No. 030024 that approved the conditional final plat of Townsend, A Planned Development, Phase Four; and

WHEREAS, the owner of the plat has submitted a final plat which substantially conforms to the conditional final plat as approved by Resolution No. 030024, 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 "Townsend, A Planned Development, Phase Four" is accepted and approved by the City Commission on the following described property lying in the City of Gainesville, Alachua County, Florida:

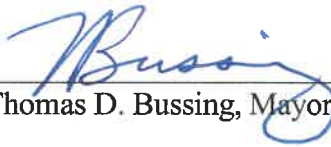
(See Exhibit "A" attached hereto and made a part hereof as if set forth in full)

Section 2. The City accepts the Surety Bond dated August 11, 2003, issued by Travelers Casualty and Surety Company of America, in the amount of \$737,817.12 to guarantee the completion of the subdivision improvements as provided by the Land Development Code. The Surety Bond shall remain on file with the Public Works Department until the city is satisfied that all construction of required subdivision improvements have been completed.

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 13th day of October, 2003.



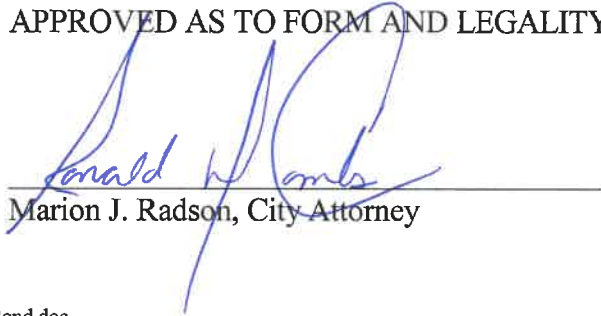
Thomas D. Bussing, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



Kurt Lannon,
Clerk of the Commission



Marion J. Radson, City Attorney

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LEGAL DESCRIPTION:

A PORTION OF THE NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND RUN THENCE SOUTH 00°33'35" EAST, ALONG THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 75.11 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (PERRY C. MCGRUFF - RLS 509) AT THE NORTHWEST CORNER OF PALMETTO WOODS UNIT NO. 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 14 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID CONCRETE MONUMENT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 39TH AVENUE (STATE ROAD NO. 222) AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUE SOUTH 00°33'35" EAST, ALONG THE EAST BOUNDARY OF SAID NE 1/4, A DISTANCE OF 1227.63 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 4.28 FEET TO THE JURISDICTIONAL LIMIT LINE OF A WETLAND; THENCE ALONG SAID JURISDICTIONAL LIMIT LINE, THROUGH THE FOLLOWING 48 COURSES AND DISTANCES:

- 1) NORTH 02°56'36" WEST, 61.12 FEET
- 2) NORTH 02°35'59" WEST, 69.30 FEET
- 3) NORTH 00°08'59" EAST, 43.55 FEET
- 4) NORTH 04°27'23" EAST, 39.07 FEET
- 5) NORTH 36°33'14" WEST, 19.16 FEET
- 6) SOUTH 81°09'03" WEST, 31.21 FEET
- 7) SOUTH 53°17'16" WEST, 24.01 FEET
- 8) SOUTH 12°34'45" WEST, 29.32 FEET
- 9) SOUTH 73°38'25" WEST, 53.08 FEET
- 10) SOUTH 85°42'30" WEST, 32.28 FEET
- 11) NORTH 77°49'41" WEST, 45.51 FEET
- 12) NORTH 61°52'04" WEST, 37.03 FEET
- 13) NORTH 69°42'26" WEST, 52.57 FEET
- 14) NORTH 42°59'15" WEST, 20.23 FEET
- 15) NORTH 16°02'28" WEST, 15.86 FEET
- 16) NORTH 61°04'11" EAST, 57.40 FEET
- 17) SOUTH 76°18'53" EAST, 21.95 FEET
- 18) NORTH 51°12'56" EAST, 51.84 FEET
- 19) NORTH 12°38'24" EAST, 15.03 FEET
- 20) NORTH 29°26'12" EAST, 27.53 FEET
- 21) NORTH 29°45'42" EAST, 23.55 FEET
- 22) NORTH 30°21'23" EAST, 29.24 FEET
- 23) NORTH 11°51'25" WEST, 24.37 FEET
- 24) NORTH 44°32'21" EAST, 25.75 FEET
- 25) NORTH 40°03'50" EAST, 25.49 FEET
- 26) NORTH 29°07'47" EAST, 55.42 FEET
- 27) NORTH 43°16'00" EAST, 12.14 FEET
- 28) NORTH 06°16'33" EAST, 42.91 FEET
- 29) NORTH 44°00'41" WEST, 11.41 FEET
- 30) NORTH 60°16'22" WEST, 36.08 FEET
- 31) NORTH 75°48'43" WEST, 46.09 FEET
- 32) SOUTH 78°07'54" WEST, 37.18 FEET
- 33) NORTH 82°14'34" WEST, 18.55 FEET
- 34) SOUTH 12°04'52" WEST, 81.88 FEET
- 35) SOUTH 31°14'55" EAST, 59.51 FEET
- 36) SOUTH 11°25'04" WEST, 24.13 FEET
- 37) SOUTH 33°58'36" WEST, 54.87 FEET
- 38) SOUTH 36°23'04" WEST, 27.59 FEET
- 39) SOUTH 33°26'39" WEST, 40.47 FEET
- 40) NORTH 71°31'54" WEST, 36.64 FEET
- 41) NORTH 83°15'12" WEST, 46.12 FEET
- 42) SOUTH 65°15'22" WEST, 12.40 FEET
- 43) SOUTH 63°47'58" WEST, 54.96 FEET
- 44) SOUTH 15°01'50" WEST, 60.54 FEET
- 45) SOUTH 10°31'23" WEST, 53.20 FEET
- 46) SOUTH 30°50'00" WEST, 124.21 FEET
- 47) SOUTH 24°49'47" EAST, 89.12 FEET
- 48) SOUTH 28°37'16" EAST, 3.18 FEET

THENCE NORTH 90°00'00" WEST, 438.28 FEET TO A POINT ON THE EAST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2179, PAGE 1684 ET SEQ. OF SAID PUBLIC RECORDS; THENCE NORTH 00°42'31" WEST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 216.24 FEET TO A FOUND 4" X 4" SANDSTONE MONUMENT (NO IDENTIFICATION); THENCE NORTH 00°11'40" WEST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 11.91 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (PLS 4788) AT THE NORTHEAST CORNER OF SAID PARCEL (O.R. 2179, PG. 1684); SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF PALM GROVE AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 52 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 00°11'40" WEST, ALONG THE EAST BOUNDARY OF SAID PALM GROVE, A DISTANCE OF 999.36 FEET TO A FOUND 5/8" REBAR & CAP (PLS 4788) ENCASED IN CONCRETE AT THE NORTHEAST CORNER OF SAID PALM GROVE, SAID NORTHEAST CORNER ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID NW 39TH AVENUE (STATE ROAD NO. 222); THENCE NORTH 89°59'47" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 900.09 FEET TO A SET 4" X 4" CONCRETE MONUMENT (PRM LD2389); THENCE NORTH 89°04'04" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1.36 FEET TO THE POINT OF BEGINNING.