

RESOLUTION NO. 020854

PASSED April 26, 2004

A Resolution approving the conditional final plat of "Krystle Pines Cluster Subdivision Phase I," located in the vicinity West of N.W. 43rd Street and North of N.W. 82nd Boulevard; and providing an immediate effective date.

WHEREAS, the Development Review Board approved the design plat of "Krystle Pines Cluster Subdivision Phase I" on January 9, 2003, and

WHEREAS, on February 10, 2003, the City Commission approved the design plat and on January 26, 2004, the City Commission granted a six-month extension of time of the design plat approval to July 26, 2004 in accordance with Section 30-183(J)(2) of the Code of Ordinances; and

WHEREAS, on February 3, 2004, the owner of the plat has submitted a conditional final plat which substantially conforms to the design plat as approved by the City Commission on February 10, 2003, 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 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 conditional final plat described herein is consistent with the City of Gainesville 2000-2010 Comprehensive Plan, and applicable ordinances and regulations of the City.

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

Section 1. The conditional final plat of " Krystle Pines Cluster Subdivision Phase I" 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 owner and/or subdivider of the plat shall fully complete all subdivision improvements within two (2) years of the effective date of this Resolution in full accordance with approved plans and specifications and the ordinances of the City of Gainesville.

Section 3. The "Krystle Pines Cluster Subdivision Phase I" plat shall not be recorded, but shall be retained by the Clerk of the Commission until the City Manager shall have certified that all required improvements have been completed in accordance with approved plans and specifications and ordinances of the City and the same has been approved by the City Commission. Upon such certification by the City Manager and upon proof by title insurance or other similar assurance to the satisfaction of the City that there are no liens or possibilities of liens on such subdivision improvements or on the property dedicated to the public, and that the dedicator or dedicators have clear fee title thereto, the City shall approve such plat and other dedicated portions as shown on the approved plat and the subdivider shall record the plat and provide copies as specified in Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida.

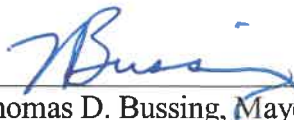
Section 4. No building permits shall be issued on the property within the boundaries of the “Krystle Pines Cluster Subdivision Phase I” plat until such plat has been approved and accepted by the City Commission and filed in the public records of Alachua County, Florida.

Section 5. No construction activities, including clearing and grubbing, shall begin without a permit being issued or a letter of permit exemption by the Suwannee River Water Management District and a pre-construction conference with the City Public Works Department. A copy of the Water Management District permit must be on file with the City Public Works Department prior to commencement of any site work.

Section 6. Except as further provided herein during construction, the subdivider may, upon the posting of a bond or other such security for the cost of the uncompleted improvements, have this conditional approval converted to final approval and acceptance provided that all other requirements and conditions of Chapter 30 of the Code of Ordinances applicable to final plat acceptance have been met. However, the final plat (subdivision) approval of the Krystle Pines Cluster Subdivision Phase I is required prior to final approval of any subsequent phases.

Section 7. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this 26th day of April, 2004.



Thomas D. Bussing, Mayor

APPROVED AS TO FORM AND LEGALITY:



Marion J. Radson, City Attorney

ATTEST:



Kurt Lannon,
Clerk of the Commission

APR 27 2004

KRYSTLE PINES CLUSTER SUBDIVISION, PHASE I
LYING IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, IN THE CITY OF
GAINESVILLE, ALACHUA COUNTY, FLORIDA

DESCRIPTION: (BY SURVEYOR)

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF (N ½) OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISK MARKED "LS 3524" AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°13'00" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 59.98 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NW 43RD STREET, A 110 FOOT RIGHT-OF-WAY; THENCE SOUTH 01°04'01" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NW 43RD STREET, A DISTANCE OF 971.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°04'01" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NW 43RD STREET, A DISTANCE OF 1682.63 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10; THENCE SOUTH 89°04'07" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 85.41 FEET; THENCE NORTH 27°16'56" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 259.94 FEET; THENCE NORTH 12°31'09" WEST, A DISTANCE OF 170.45 FEET; THENCE NORTH 46°04'50" WEST, A DISTANCE OF 149.26 FEET; THENCE NORTH 02°13'20" WEST, A DISTANCE OF 368.06 FEET; THENCE SOUTH 88°38'58" WEST, A DISTANCE OF 46.99 FEET; THENCE NORTH 01°21'02" WEST, A DISTANCE OF 330.79 FEET; THENCE SOUTH 88°38'58" WEST, A DISTANCE OF 370.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°38'57" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'02", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°21'04" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°38'56" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 01°21'04" WEST, A DISTANCE OF 50.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°33'25" WEST, 34.86 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°24'43", AN ARC DISTANCE OF 38.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2175.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°31'36" WEST, 397.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°28'22", AN ARC DISTANCE OF 397.56 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°47'21" EAST, A DISTANCE OF 151.87 FEET TO A 4" X 4" CONCRETE MONUMENT MARKED "LS 5548" AT THE INTERSECTION WITH THE SOUTH BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1647, PAGE 1491 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°06'25" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 311.99 FEET; THENCE NORTH 00°53'35" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 195.18 FEET; THENCE NORTH 67°54'16" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 22°05'44" EAST, A DISTANCE OF 14.85 FEET; THENCE NORTH 67°54'16" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 85°54'15" WEST, A DISTANCE OF 86.99 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 606.62 FEET; THENCE NORTH 00°53'35" WEST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 141.97 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°10'11" WEST, 7.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°07'33", AN ARC DISTANCE OF 7.91 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°53'35" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF

EXHIBIT "A"

39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 150.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°06'25" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°53'35" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°06'25" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 00°53'35" WEST, A DISTANCE OF 31.78 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°53'35" WEST, A DISTANCE OF 420.00 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 325.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°35'14" WEST, 29.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°02'22", AN ARC DISTANCE OF 30.16 FEET TO THE END OF SAID CURVE; THENCE NORTH 23°55'57" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 141.73 FEET; THENCE NORTH 00°53'35" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°53'35" WEST, A DISTANCE OF 365.79 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 10; THENCE NORTH 89°08'37" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 10, A DISTANCE OF 1241.63 FEET TO A 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10; THENCE NORTH 89°59'20" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10, A DISTANCE OF 1312.45 FEET TO A 4" X 4" CONCRETE MONUMENT MARKED "RLS 1950" AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10; THENCE NORTH 89°02'11" EAST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 353.42 FEET; THENCE SOUTH 15°50'29" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 793.53 FEET; THENCE SOUTH 48°18'40" EAST, A DISTANCE OF 276.42 FEET; THENCE NORTH 65°17'00" EAST, A DISTANCE OF 286.73 FEET; THENCE SOUTH 61°06'35" EAST, A DISTANCE OF 266.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 93.370 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF (N ½) OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISK MARKED "LS 3524" AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°13'00" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 59.98 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NW 43RD STREET, A 110 FOOT RIGHT-OF-WAY; THENCE SOUTH 89°02'11" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10, A DISTANCE OF 898.86 FEET TO A 4" X 4" CONCRETE MONUMENT MARKED "L.B. 5075"; THENCE SOUTH 89°02'11" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10, A DISTANCE OF 353.42 FEET TO A 4" X 4" CONCRETE MONUMENT MARKED "LL LEE & ASSOC. 12-17-13 40 COR. RLS 1950" AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10; THENCE SOUTH 88°59'20" EAST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10, A DISTANCE OF 1312.45 FEET TO A 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 10; THENCE SOUTH 89°08'37" WEST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 10, A DISTANCE OF 1241.63 FEET TO A 4" X 4" CONCRETE MONUMENT MARKED "L.B. 5075"; THENCE SOUTH 89°08'37" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 10, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°53'35" EAST, DEPARTING THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 10, A DISTANCE OF 1271.27 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 505.30 FEET; THENCE SOUTH 00°53'35" EAST, A DISTANCE OF 287.07 FEET TO THE

SOUTH BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1647, PAGE 1491 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°06'58" WEST, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 412.20 FEET; THENCE NORTH 00°58'26" WEST, A DISTANCE OF 1558.86 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 10; THENCE NORTH 89°08'37" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 10, A DISTANCE OF 919.70 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 29.538 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LANDS CONTAIN A NET ACREAGE OF 122.908 ACRES, MORE OR LESS.