

**LEGISLATIVE #**

**110411A**

**RESOLUTION NO. 090844****PASSED \_\_\_\_\_, 2011**

**A Resolution approving the final plat of "Hidden Lake Phase II", located in the vicinity of NW 75<sup>th</sup> Place at NW 21<sup>st</sup> Way, Gainesville, Florida; accepting a cash deposit to secure the construction of required improvements; providing directions to the Clerk of the Commission; providing conditions; and providing an immediate effective date.**

**WHEREAS**, the Development Review Board approved the design plat of "Hidden Lake Phase II" on February 11, 2010; and

**WHEREAS**, on August 19, 2010, the City Commission approved the design plat in accordance with Section 30-183 of the Code of Ordinances; and

**WHEREAS**, on November 10, 2009, the owner/applicant has submitted a final plat to the City that 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 Comprehensive Plan.

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

**Section 1.** The final plat of "Hidden Lake Phase II" 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 accept the cash deposit that has been deposited with the City Manager or designee. Such deposit will be held for the developer and, in the event of any nonperformance by the developer as required by the ordinances of the city, will be used by the city to complete the required improvements. During construction, upon the request of the subdivider, and upon inspection and approval of construction and costs thereof by the city, the city shall refund to the subdivider an amount equal to the approved costs for such improvements, provided, however, at no time shall the balance of the cash deposit with the city be reduced to less than 30 percent of the estimated costs of the subdivision improvements until all the subdivision improvements are completed and so certified to by the city.

**Section 3.** No construction activities, including clearing and grubbing, shall begin without a permit being issued or a letter of permit exemption by the St. Johns 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 4.** The Clerk of the Commission is authorized and directed to affix his signature to the record plat on behalf of the City Commission and accept the dedication of the rights-of-way, public utility easements, and drainage easements as shown on the plat.

**Section 5.** This resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
CRAIG LOWE, MAYOR

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
KURT LANNON,  
CLERK OF THE COMMISSION

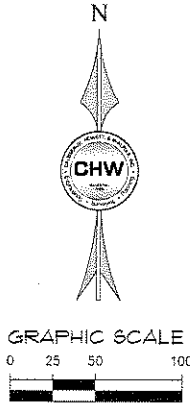
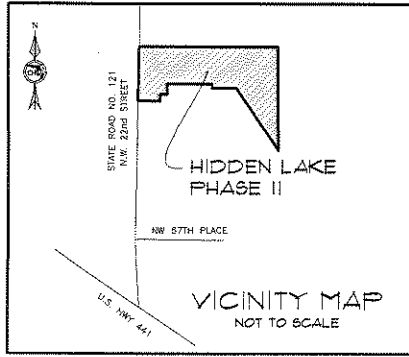
\_\_\_\_\_  
MARION J. RADSON, CITY ATTORNEY



Causseaux, Hewett, & Walpole, Inc. Engineering • Surveying • Planning 6011 NW 1st Place, Gainesville, Florida 32607 Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-hw.com LB-5075

PLAT BOOK \_\_, PAGE \_\_ SHEET ONE OF ONE

HIDDEN LAKE PHASE II A PLANNED DEVELOPMENT A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 9 SOUTH, RANGE 20 EAST CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 7, TOWNSHIP 9 SOUTH, RANGE 20 EAST, THENCE S 89°56'58" E, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 630.43 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 121 (120 FOOT RIGHT-OF-WAY); THENCE N 04°36'30" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 678.93 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 05°45'43", A RADIUS OF 11,399.16 FEET, AND A CHORD BEARING AND DISTANCE OF N 01°43'12" W 1,485.87 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 1146.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 01°05'05" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 49.85 FEET TO THE NORTHWEST CORNER OF COMMON AREA "C" OF HIDDEN LAKE, A PLANNED DEVELOPMENT AS RECORDED IN PLAT BOOK "M", PAGE 66 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE N 01°07'56" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 387.04 FEET TO THE SOUTHWEST CORNER OF BUCK BAY REFLAT, A SUBDIVISION AS RECORDED IN PLAT BOOK "M", PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 89°56'58" E, ALONG THE SOUTH LINE OF SAID BUCK BAY REFLAT, A DISTANCE OF 985.56 FEET TO A BOUNDARY CORNER OF SAID BUCK BAY REFLAT; THENCE S 00°03'02" W, ALONG A BOUNDARY LINE OF SAID BUCK BAY REFLAT, A DISTANCE OF 736.49 FEET; THENCE N 33°50'54" W, A DISTANCE OF 531.89 FEET TO A POINT ON THE NORTH LINE OF THE AFOREMENTIONED HIDDEN LAKE PLANNED UNIT DEVELOPMENT; THENCE N 89°56'58" W, ALONG SAID NORTH LINE, A DISTANCE OF 170.00 FEET TO A POINT ON THE EAST LINE OF LOT 1 OF SAID HIDDEN LAKE AND THE WEST RIGHT-OF-WAY LINE OF N.W. 21st COURT (50 FOOT RIGHT-OF-WAY); THENCE N 02°25'50" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 30.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N 89°56'11" W, ALONG THE NORTH LINE OF SAID HIDDEN LAKE, A DISTANCE OF 319.79 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID HIDDEN LAKE; THENCE S 00°03'51" W, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 75.08 FEET TO A BOUNDARY CORNER OF SAID LOT 6; THENCE N 89°56'52" W, A DISTANCE OF 49.91 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NW 21st WAY (50 FOOT RIGHT-OF-WAY); THENCE S 02°12'23" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 47.96 FEET TO THE NORTHEAST CORNER OF LOT 7 OF SAID HIDDEN LAKE; THENCE N 89°54'52" W, ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF THE AFOREMENTIONED COMMON AREA "C" OF SAID HIDDEN LAKE, A DISTANCE OF 156.15 FEET TO THE POINT OF BEGINNING, CONTAINING 8.36 ACRES, MORE OR LESS.

SURVEYORS NOTES

- 1. BEARINGS SHOWN HEREIN ARE REFERRED TO AN ASSUMED VALUE OF N 89°56'58" W FOR THE NORTH LINE OF SUBJECT PARCEL, SAID BEARINGS BEING IDENTICAL TO THE SOUTH LINE OF BUCK BAY REFLAT AS RECORDED IN PLAT BOOK "M", PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. VERTICAL DATUM IS BASED ON BENCHMARK ELEVATION 185.76' FOR A FOUND BAY DEPARTMENT OF TRANSPORTATION RAILROAD SPIKE IN A 17' CYPRESS TREE LOCATED AT STATE ROAD 121 CENTERLINE STATION 46+34.132 (EIGHT), HORIZONTAL DATUM.
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000.
4. BUILDING SETBACKS ARE AS FOLLOWS: (UNLESS SHOWN OTHERWISE) FRONT - 20' SIDE (STREET) - 10' REAR - 10'
5. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(9)(9) OF THE FLORIDA STATUTES.
6. THE COMMON AREAS SHOWN HEREIN WILL BE CONVEYED TO THE HIDDEN LAKE HOMEOWNERS ASSOCIATION, FOR OWNERSHIP, MANAGEMENT & MAINTENANCE BY A SEPARATE DOCUMENT.
7. TRACT "A" AND TRACT "B" AS SHOWN HEREIN WILL BE DEEDED TO THE HIDDEN LAKE HOMEOWNERS ASSOCIATION BY A SEPARATE DOCUMENT, FOR THE PURPOSE OF ESTABLISHING A CONSERVATION EASEMENT; FURTHERMORE, THE CITY OF GAINESVILLE WILL BE GRANTED A THIRD-PARTY RIGHT OF ENFORCEMENT TO THE CONSERVATION EASEMENT, THE CONSERVATION EASEMENT ACTIVITIES PRECLUDED ARE AS DEFINED IN FLORIDA STATUTE 704.06(1)-H INCLUSIVE.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.J.R.M. PANEL NO. 125107 0305 D, EFFECTIVE DATE: JUNE 16, 2008.

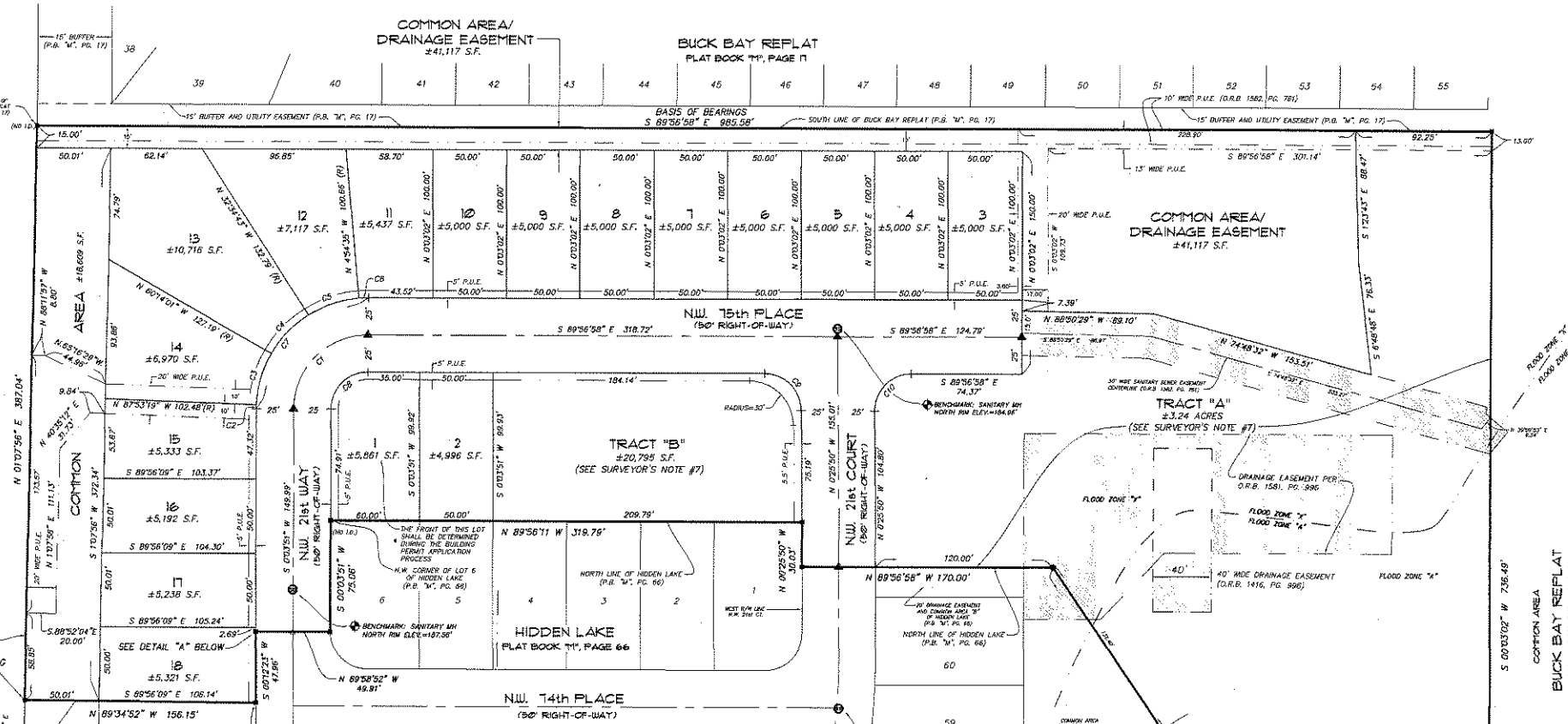
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS ARE ALSO 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.

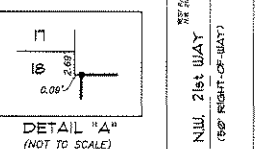
REVISED 05/11/2011 UPDATED PER ATTORNEY/COUNTY COMMENTS
REVISED 05/21/2011 MODIFIED EASEMENTS PER GRU COMMENTS
REVISED 06/30/2011 MODIFIED EASEMENT PER GRU COMMENTS
REVISED 09/27/2011 MODIFIED OWNER'S CERTIFICATION DEDICATION AND SURVEYOR'S NOTE NO. 7

LEGEND:

- △ = FOUND NAIL & DISK LB 940
● = FOUND 4"x4" CONCRETE MARKING MARKED LB 940 (UNLESS SHOWN OTHERWISE)
● = FOUND 5/8" REBAR & CAP (L.B. 5075 C.A.E. INC.)
○ = PLAT BENCHMARK
ID = IDENTIFICATION
P.U.E. = PUBLIC UTILITIES EASEMENT
MH = MANHOLE
PG = PAGE
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
ELEV. = ELEVATION
(R) = RADIAL



CURVE DATA TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BEARING. Rows C1 through C11.



OWNER'S CERTIFICATION AND DEDICATION

LAND ESTATES, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF "HIDDEN LAKE PHASE II", AS DESCRIBED HEREIN AND DOES HEREBY DEDICATE TO THE CITY OF GAINESVILLE, ITS SUCCESSORS AND HEIRS, THE STREET RIGHTS-OF-WAY, THE PUBLIC UTILITY EASEMENTS (WITH RIGHTS OVER, UNDER, ACROSS, AND THROUGH THE REAL PROPERTY AS SHOWN ON THIS PLAT) FOR THE PURPOSE OF UTILITY INSTALLATION AND MAINTENANCE, AND THE DRAINAGE EASEMENTS FOR THE RIGHT TO DISCHARGE STORMWATER WITH THE RESPONSIBILITY FOR MAINTENANCE LIMITED ONLY TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.

WITNESS PAUL ZARCADOOLAS MANAGING MEMBER OF LAND ESTATES, LLC

STATE OF FLORIDA-COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, PAUL ZARCADOOLAS, MANAGING MEMBER - LAND ESTATES, LLC, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO DO SO FROM LAND ESTATES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_ A.D. 2011

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: \_\_\_

COMMISSION NO. \_\_\_

APPROVAL OF CITY:

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

Approval form with fields for SURVEYING REQUIREMENTS, ENGINEERING REQUIREMENTS, ACCEPTED BY THE DEVELOPMENT REVIEW BOARD, LEGALITY OF DEDICATION, UTILITY REQUIREMENTS, AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTERED "HIDDEN LAKE 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 PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177 PART 1 FLORIDA STATUTES.

AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS:

ACCEPTED BY CITY COMMISSION: CLERK OF CITY COMMISSION DATE

AARON H. HICKMAN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 6791 CAUSSEAU, HEWETT, & WALPOLE, INC. 6011 NW 1ST PLACE - GAINESVILLE, FL 32607 LICENSED BUSINESS NO. 5075