PORTOFINO CLUSTER DEVELOPMENT PHASE II

LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

Causseaux & Ellington, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
LICENSED BUSINESS NO. 5075

PLAT BOOK __ ,PAGE __
SHEET ONE OF THREE

LEGAL DESCRIPTION: (BY SURVEYOR)

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

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9 FOR A POINT OF COMMENCEMENT, THENCE SOUTH 88°57'51" WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 2630.04 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF A 15' X 15' EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 1093, PAGE 740 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE BOUNDARY OF SAID EASEMENT NORTH 01°04'12" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°57'51" WEST, A DISTANCE OF 15.00 FEET TO THE INTERSECTION WITH THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2246, PAGE 1923 OF SAID PUBLIC RECORDS; THENCE NORTH 01°04'12" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 832.54 FEET TO THE POINT OF BEGINNING.
THENCE CONTINUE ALONG THE BOUNDARY OF SAID LANDS NORTH 01°04'12" WEST, A DISTANCE OF 87.46 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LANDS NORTH 84°36'23" WEST, A DISTANCE OF 360.73 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD SW 30 (A.K.A. SW 24TH AVENUE) (100 FOOT RIGHT-OF-WAY), SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1959.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°45'24" EAST, 168.86 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 4°52'46", AN ARC DISTANCE OF 169.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 25°23'02" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1444.11 FEET; THENCE SOUTH 64°36'58" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 88.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°45'40" EAST, 27.71 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°47'36", AN ARC DISTANCE OF 30.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 23°05'38" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 66°54'22" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 23°05'38" EAST, A DISTANCE OF 21.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°14'20" EAST, 28.84 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°17'22", AN ARC DISTANCE OF 32.22 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 64°36'59" EAST, A DISTANCE OF 91.87 FEET; THENCE SOUTH 25°23'01" WEST, A DISTANCE OF 622.00 FEET; THENCE SOUTH 64°36'59" EAST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 25°23'01" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 64°36'58" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°36'59" EAST, 49.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25°23'01" WEST, A DISTANCE OF 13.62 FEET; THENCE SOUTH 64°36'59" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 25°23'01" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°27'51" EAST, 16.80 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°59'41", AN ARC DISTANCE OF 17.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°24'33" EAST, 17.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°56'18", AN ARC DISTANCE OF 17.40 FEET TO THE END OF SAID CURVE; THENCE SOUTH 64°36'58" EAST, A DISTANCE OF 98.72 FEET; THENCE SOUTH 25°23'01" WEST, A DISTANCE OF 943.70 FEET; THENCE SOUTH 88°57'24" WEST, A DISTANCE OF 175.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 16.363 ACRES, MORE OR LESS.

OWNER'S CERTIFICATION AND DEDICATION

EMMER DEVELOPMENT CORP., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF "PORTOFINO CLUSTER DEVELOPMENT PHASE II", AS DESCRIBED HEREON AND DOES HEREBY DEDICATE THE STREET RIGHTS-OF-WAY TO THE PUBLIC FOREVER; AND DOES HEREBY DEDICATE THE PUBLIC UTILITIES EASEMENTS SHOWN HEREIN TO THE PUBLIC FOR THE RIGHT OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; AND DOES HEREBY DEDICATE THE SIDEWALK EASEMENTS SHOWN HEREON TO THE PUBLIC FOR INGRESS AND EGRESS; AND DOES HEREBY DEDICATE THE DRAINAGE EASEMENTS TO THE USE OF THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER, WITH THE PUBLIC'S RESPONSIBILITY FOR MAINTENANCE LIMITED TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.

CORPORATION: EMMER DEVELOPMENT CORP.
ADDRESS: 2801 S.W. ARCHER ROAD
CITY: GAINESVILLE STATE: FLORIDA ZIP CODE: 32608
NAME: LORI E. MCDRIFF TITLE: PRESIDENT WITNESS:
SIGNATURE: DATE: WITNESS:

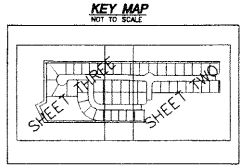
ACKNOWLEDGEMENT

STATE OF: FLORIDA
COUNTY OF: ALACHUA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2005 BY LORI E. MCDRIFF, PRESIDENT, OF EMMER DEVELOPMENT CORP., ON BEHALF OF THE COMPANY. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO DID TAKE AN OATH.

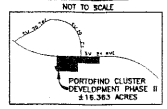
(official notary signature and notary seal)

(name of notary, printed or stamped)

KEY MAP
NOT TO SCALE

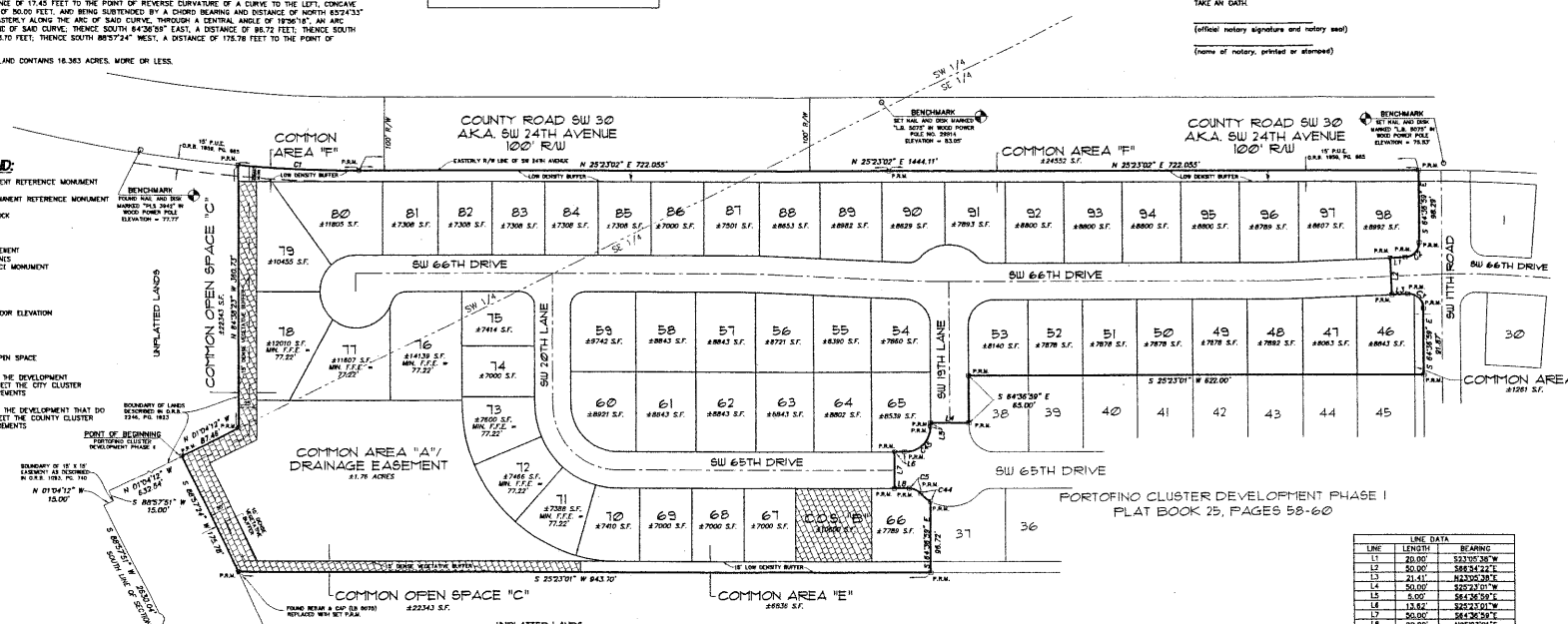


VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft



LEGEND:

- ■ = SET 4" X 4" PERMANENT REFERENCE MONUMENT STAMPED (L.B. 5075)
- □ = FOUND 4" X 4" PERMANENT REFERENCE MONUMENT STAMPED (L.B. 5075)
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY
- P.U.E. = PUBLIC UTILITIES EASEMENT
- B.S.L. = BUILDING SETBACK LINES
- P.R.M. = PERMANENT REFERENCE MONUMENT
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- EL. = ELEVATION
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- = PLAT BENCHMARK
- = AREA OF COMMON OPEN SPACE
- COMMON OPEN SPACE (C.O.S.) = AREAS COMMON TO THE DEVELOPMENT THAT QUALIFY TO MEET THE CITY CLUSTER SUBDIVISION REQUIREMENTS
- COMMON AREA = AREAS COMMON TO THE DEVELOPMENT THAT DO NOT QUALIFY TO MEET THE COUNTY CLUSTER SUBDIVISION REQUIREMENTS

NOTE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "C", AREAS OF MINIMAL FLOODING, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120001 0275 A EFFECTIVE DATE: SEPTEMBER 29, 1984.

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.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 25°23'02" E FOR THE EASTERLY RIGHT-OF-WAY LINE OF SW 30 (SW 24TH AVENUE).
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000'.
3. BUILDING SETBACKS ARE AS FOLLOWS: (UNLESS SHOWN OTHERWISE)

FRONT – 15'	ACCESSORY BUILDING
SIDE – 5'	SIDE – 5'
SIDE (STREET) – 10'	REAR – ~~10'~~ 7.5'
REAR – 15'	

4. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER CHAPTER 177 PART I OF THE FLORIDA STATUTES.
5. ELEVATIONS SHOWN HEREON ARE BASED ON ALACHUA COUNTY BENCHMARK INFORMATION PROVIDED TO THIS OFFICE, BEING A 20d NAIL SET IN THE WEST SIDE OF 14 INCH TWIN OAKS AT 75TH STREET STATION 1534+35, 52 FEET RIGHT HAVING AN ELEVATION OF 76.59 FEET. (NGVD 29)
6. THIS PLAT IS THREE SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS.
7. THE COMMON OPEN SPACES, COMMON AREAS, AND DRAINAGE EASEMENTS SHOWN HEREON WILL BE CONVEYED TO THE PORTOFINO HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, BY SEPERATE DOCUMENT, AND WILL BE MAINTAINED BY THE ASSOCIATION.
8. OIL, GAS AND MINERAL RESERVATIONS UNTO THE STATE OF FLORIDA AND STATE ROAD RESERVATIONS UNTO THE STATE OF FLORIDA RECORDED IN DEED BOOK 294, PAGE 194, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA DO NOT AFFECT THE SUBJECT PARCEL.
9. AN EASEMENT TO THE COUNTY OF ALACHUA RECORDED NOVEMBER 21, 1973 IN O.R.B. 863, PAGE 282, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA DOES NOT AFFECT THE SUBJECT PARCEL.
10. EASEMENT TO CLAY ELECTRIC COOPERATIVE, INC. RECORDED AUGUST 19, 1987 IN O.R.B. 1872, PAGE 1901; ASSIGNMENT TO THE CITY OF GAINESVILLE IN THE TRANSFER CLOSING STATEMENT RECORDED IN O.R.B. 1872, PAGE 1787; PARTIAL RELEASE RECORDED IN O.R.B. 1795, PAGE 1579; CORRECTIVE PARTIAL RELEASE RECORDED IN O.R.B. 1798, PAGE 122, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA DOES NOT AFFECT THE SUBJECT PARCEL.
11. THE LAND DESCRIBED HEREON IS SUBJECT TO AN EASEMENT TO THE CITY OF GAINESVILLE RECORDED IN O.R.B. 1959, PAGE 663, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AS SHOWN HEREON.
12. NO HORIZONTAL GEODETIC CONTROL MONUMENTS ESTABLISHED BY THE ALACHUA COUNTY CONTROL DENSIFICATION SURVEY OR THE NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL NETWORK WERE RECOVERABLE WITHIN THE SPECIFIED 0.5 MILE RADIUS OF THE SITE THEREFORE NO STATE PLANE COORDINATES ARE REQUIRED PER ALACHUA COUNTY CODE OF ORDINANCES CHAPTER 371 SUBDIVISION REGULATIONS, SECTION 371.07 ITEM 15.

APPROVAL OF THE CITY OF GAINESVILLE:

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

SURVEYING REQUIREMENTS: TO CHAPTER 177, PART I, FLORIDA STATUTES — CITY SURVEYOR — DATE

ENGINEERING REQUIREMENTS: PUBLIC WORKS DIRECTOR — DATE

ACCEPTED BY THE DEVELOPMENT REVIEW BOARD: COMMUNITY DEVELOPMENT DIRECTOR — DATE

LEGALITY OF DEDICATION: CITY ATTORNEY — DATE

UTILITY REQUIREMENTS: UTILITY MANAGER — DATE

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

ACCEPTED BY CITY COMMISSION: CLERK OF CITY COMMISSION — DATE

CLERK OF THE COURT:

HEREBY RECORD AND FILED THIS PLAT FOR RECORD THIS ___DAY OF _____, YEAR OF 2005.

CLERK OF THE CIRCUIT COURT — DEPUTY CLERK

LINE DATA		
LINE	LENGTH	BEARING
L1	20.00'	S23°05'38"W
L2	50.00'	S66°54'22"E
L3	21.41'	N23°05'38"E
L4	50.00'	S25°23'01"W
L5	5.00'	S64°36'59"E
L6	13.62'	S25°23'01"W
L7	50.00'	S64°36'59"E
L8	20.00'	N25°23'01"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	166.91'	1959.86'	4°52'46"	83.51'	166.86'	N27°48'24"E
C2	30.92'	20.00'	87°47'36"	19.22'	27.71'	S20°45'40"E
C3	32.22'	20.00'	92°17'22"	20.92'	28.84'	N69°14'20"E
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	S19°36'59"E
C5	17.45'	20.00'	49°59'41"	9.33'	16.90'	N80°27'51"E
C44	17.40'	50.00'	19°56'18"	8.79'	17.31'	N83°24'33"E
C45	54.98'	35.00'	90°00'00"	35.00'	49.50'	S19°36'59"E

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "PORTOFINO CLUSTER DEVELOPMENT PHASE II" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

DATE

KEVIN W. HEWETT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: 6093
CAUSSEAUX & ELLINGTON, INC.
LICENSED BUSINESS NO. 5075
6011 NW 1st PLACE
GAINESVILLE, FL 32607

Recorded

PORTOFINO CLUSTER DEVELOPMENT PHASE II

LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

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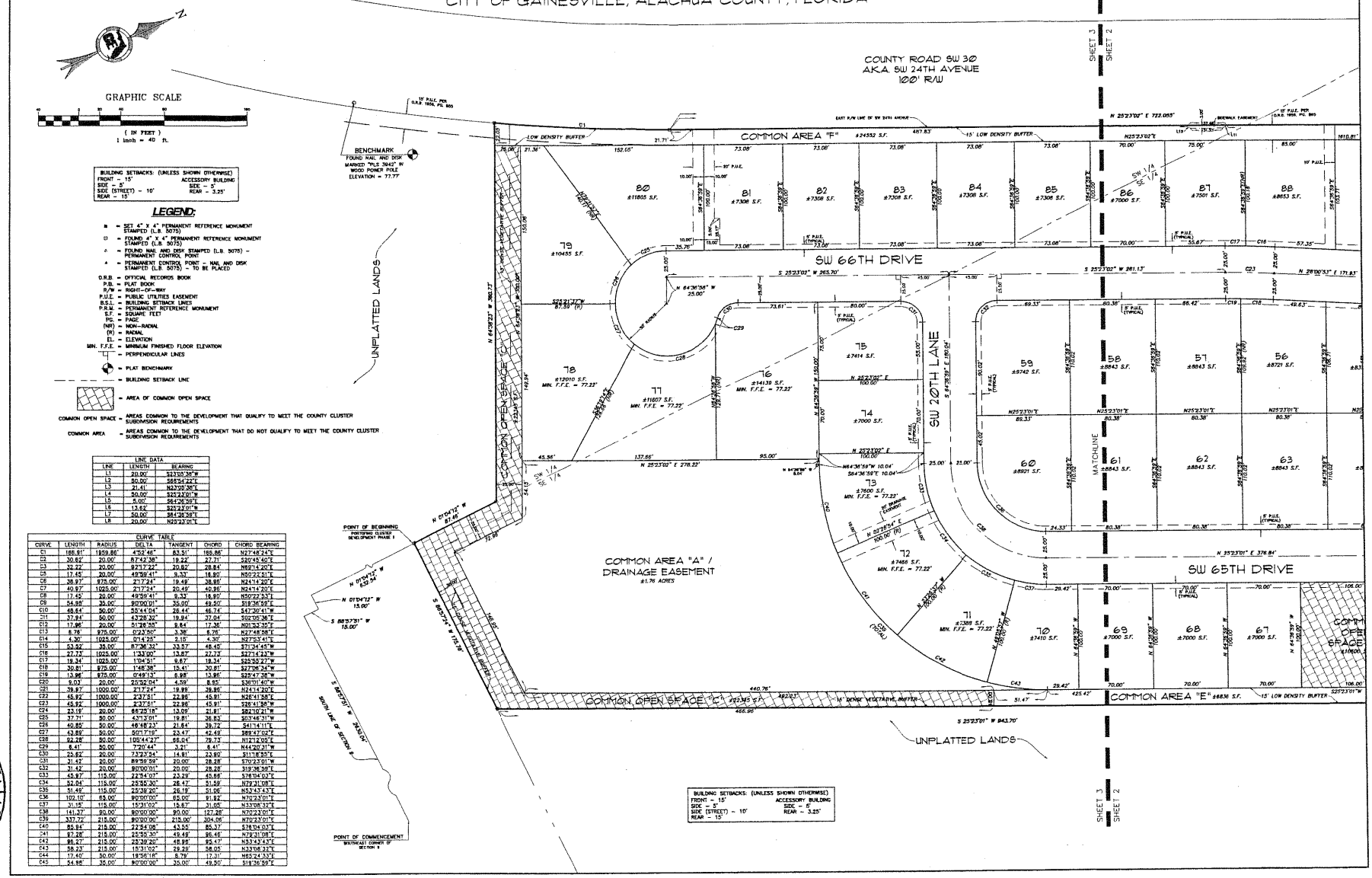

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- △ = FOUND NAIL AND DISK STAMPED (L.B. 5075) – PERMANENT CONTROL POINT
- ▲ = PERMANENT CONTROL POINT – NAIL AND DISK STAMPED (L.B. 5075) – TO BE PLACED
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- = BUILDING SETBACK LINE
- = AREA OF COMMON OPEN SPACE

COMMON OPEN SPACE = AREAS COMMON TO THE DEVELOPMENT THAT QUALIFY TO MEET THE COUNTY CLUSTER SUBDIVISION REQUIREMENTS

COMMON AREA = AREAS COMMON TO THE DEVELOPMENT THAT DO NOT QUALIFY TO MEET THE COUNTY CLUSTER SUBDIVISION REQUIREMENTS

LINE DATA

LINE	LENGTH	BEARING
L1	20.00'	S23°05'36"W
L2	50.00'	S85°54'22"E
L3	21.41'	N23°05'36"E
L4	50.00'	S25°23'01"W
L5	5.00'	S64°36'59"E
L6	13.62'	S25°23'01"W
L7	50.00'	S64°36'59"E
L8	20.00'	N25°23'01"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	166.91'	1959.86'	4°52'46"	83.51'	166.86'	N27°48'24"E
C2	30.62'	20.00'	87°42'36"	19.22'	27.71'	S20°45'40"E
C3	32.22'	20.00'	92°37'23"	20.82'	28.84'	N69°14'20"E
C5	17.45'	20.00'	49°59'41"	9.33'	16.90'	N50°23'51"E
C6	38.97'	875.00'	2°17'24"	19.49'	38.96'	N24°14'20"E
C7	40.97'	1025.00'	2°17'24"	20.49'	40.96'	N24°14'20"E
C8	17.45'	20.00'	49°59'41"	9.33'	16.90'	N50°23'53"E
C9	54.85'	35.00'	90°00'01"	35.00'	49.50'	S19°36'59"E
C10	48.64'	50.00'	55°44'04"	26.44'	46.74'	S47°36'41"W
C11	37.64'	50.00'	43°28'35"	19.84'	37.04'	S06°35'36"E
C12	17.96'	20.00'	51°26'58"	9.64'	17.36'	N01°53'35"E
C13	6.76'	975.00'	0°23'50"	3.38'	6.76'	N27°48'58"E
C14	4.30'	1025.00'	0°14'25"	2.15'	4.30'	N27°53'41"E
C15	53.92'	35.00'	87°36'32"	33.57'	48.45'	S71°34'45"W
C16	27.73'	1025.00'	1°33'00"	13.87'	27.73'	S27°14'23"W
C17	19.34'	1025.00'	1°04'51"	9.67'	19.34'	S25°53'27"W
C18	30.81'	975.00'	1°48'38"	15.41'	30.81'	S27°36'34"W
C19	13.98'	975.00'	0°49'13"	6.98'	13.98'	S25°47'38"W
C20	9.03'	20.00'	25°52'04"	4.59'	8.95'	S36°01'40"W
C21	39.97'	1000.00'	2°17'24"	19.99'	39.96'	N24°14'20"E
C22	45.92'	1000.00'	2°37'51"	22.96'	45.91'	N26°41'58"E
C23	45.92'	1000.00'	2°37'51"	22.96'	45.91'	S26°41'58"W
C24	23.19'	20.00'	66°25'18"	13.09'	21.91'	S82°10'21"W
C25	37.71'	50.00'	43°13'01"	19.81'	36.83'	S03°46'31"W
C26	40.85'	50.00'	46°48'33"	21.64'	39.72'	S41°14'11"E
C27	43.89'	50.00'	50°17'19"	23.47'	42.49'	S89°47'02"E
C28	92.28'	50.00'	105°44'27"	66.04'	79.73'	N12°12'05"E
C29	6.41'	50.00'	7°20'44"	3.21'	6.41'	N44°20'31"W
C30	25.82'	20.00'	73°23'54"	14.91'	23.90'	S11°18'35"E
C31	31.42'	20.00'	89°59'59"	20.00'	28.28'	S70°23'01"W
C32	31.42'	20.00'	90°00'01"	20.00'	28.28'	S19°36'59"E
C33	45.97'	115.00'	22°54'07"	23.29'	45.66'	S76°04'03"E
C34	52.04'	115.00'	25°55'30"	26.47'	51.59'	N79°31'08"E
C35	51.49'	115.00'	25°39'20"	26.19'	51.06'	N53°43'43"E
C36	102.10'	65.00'	90°00'00"	65.00'	91.92'	N70°23'01"E
C37	31.15'	115.00'	15°31'02"	15.67'	31.05'	N33°08'32"E
C38	141.37'	90.00'	90°00'00"	90.00'	127.28'	N70°23'01"E
C39	337.72'	215.00'	90°00'00"	215.00'	304.06'	N70°23'01"E
C40	85.94'	215.00'	22°54'08"	43.55'	85.37'	S76°04'03"E
C41	97.28'	215.00'	25°55'30"	49.49'	96.46'	N79°31'08"E
C42	96.27'	215.00'	25°39'20"	48.98'	95.47'	N53°43'43"E
C43	58.23'	215.00'	15°31'02"	29.28'	58.05'	N33°08'32"E
C44	17.40'	50.00'	19°56'16"	8.79'	17.31'	N65°24'33"E
C45	54.98'	35.00'	90°00'00"	35.00'	49.50'	S18°36'59"E

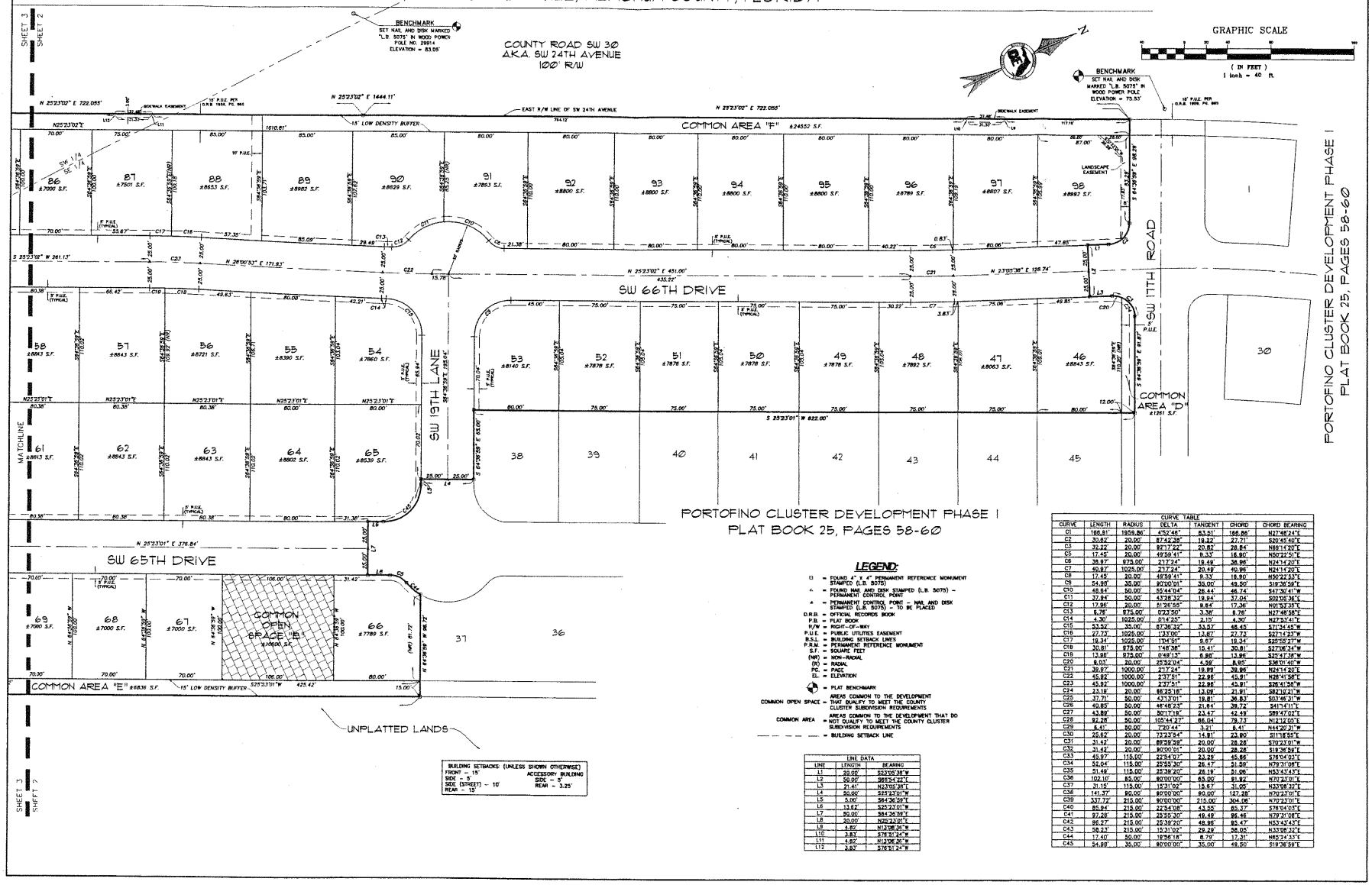
RECEIVED
CITY OF GAINESVILLE
PLANNING DIVISION

PORTOFINO CLUSTER DEVELOPMENT PHASE II

LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

Causseaux & Ellington, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
LICENSED BUSINESS NO. 5075

PLAT BOOK __ ,PAGE __
SHEET TWO OF THREE



PORTOFINO CLUSTER DEVELOPMENT PHASE I
PLAT BOOK 25, PAGES 58-60

BUILDING SETBACKS: (UNLESS SHOWN OTHERWISE)
FRONT - 15'
SIDE - 5'
SIDE (STREET) - 10'
REAR - 15'
ACCESSORY BUILDING
SIDE - 5'
REAR - 3.25'

LEGEND:

- ⊡ = FOUND 4" x 4" PERMANENT REFERENCE MONUMENT STAMPED (L.B. 5075)
- △ = FOUND NAIL AND DISK STAMPED (L.B. 5075) - PERMANENT CONTROL POINT
- ◁ = PERMANENT CONTROL POINT - NAIL AND DISK STAMPED (L.B. 5075) - TO BE PLACED
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY
- P.U.E. = PUBLIC UTILITIES EASEMENT
- B.S.L. = BUILDING SETBACK LINES
- P.R.M. = PERMANENT REFERENCE MONUMENT
- S.F. = SQUARE FEET
- (NR) = NON-RADIAL
- (R) = RADIAL
- PG. = PAGE
- EL. = ELEVATION
- = PLAT BENCHMARK
- COMMON OPEN SPACE = AREAS COMMON TO THE DEVELOPMENT THAT QUALIFY TO MEET THE COUNTY CLUSTER SUBDIVISION REQUIREMENTS
- COMMON AREA = AREAS COMMON TO THE DEVELOPMENT THAT DO NOT QUALIFY TO MEET THE COUNTY CLUSTER SUBDIVISION REQUIREMENTS
- = BUILDING SETBACK LINE

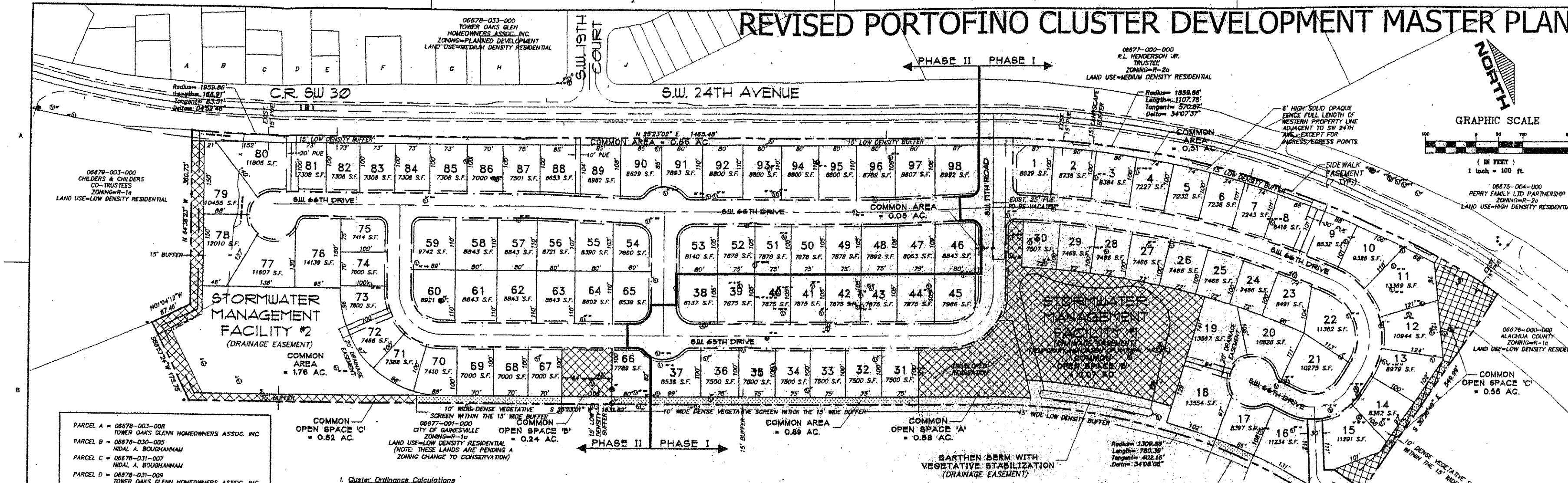
LINE DATA

LINE	LENGTH	BEARING
L1	29.00'	S23°05'36"W
L2	50.00'	S66°54'22"E
L3	21.41'	N23°05'38"E
L4	50.00'	S25°23'01"W
L5	5.00'	S64°36'59"E
L6	13.67'	S25°23'01"W
L7	50.00'	S64°36'59"E
L8	20.00'	N25°23'01"E
L9	4.83'	N13°06'26"W
L10	3.83'	S76°31'24"W
L11	4.83'	N13°06'26"W
L12	3.83'	S76°31'24"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	166.81'	1959.86'	4°52'46"	83.51'	166.86'	N27°48'24"E
C2	30.82'	20.00'	87°42'38"	19.22'	27.71'	S20°45'40"E
C3	32.22'	20.00'	92°17'22"	20.82'	28.84'	N69°14'20"E
C5	17.45'	20.00'	49°59'41"	9.33'	16.90'	N50°22'53"E
C6	38.97'	975.00'	2°17'24"	19.49'	38.96'	N24°14'20"E
C7	40.97'	1025.00'	2°17'24"	20.49'	40.96'	N24°14'20"E
C8	17.45'	20.00'	49°59'41"	9.33'	16.90'	N50°22'53"E
C9	54.98'	35.00'	90°00'01"	35.00'	49.50'	S19°36'59"E
C10	46.64'	50.00'	55°44'04"	25.44'	45.74'	S47°30'41"W
C11	37.94'	50.00'	43°28'32"	19.94'	37.04'	S02°05'36"E
C12	17.96'	20.00'	51°26'55"	9.64'	17.36'	N01°53'35"E
C13	5.75'	975.00'	0°23'50"	3.38'	5.75'	N27°48'58"E
C14	4.30'	1025.00'	0°14'25"	2.15'	4.30'	N27°53'41"E
C15	53.52'	35.00'	87°36'32"	33.57'	48.45'	S71°24'45"W
C16	27.73'	1025.00'	1°33'00"	13.87'	27.73'	S27°14'23"W
C17	19.34'	1025.00'	1°04'51"	9.67'	19.34'	S25°55'27"W
C18	30.81'	975.00'	1°48'38"	15.41'	30.81'	S27°06'34"W
C19	13.98'	975.00'	0°49'13"	6.99'	13.98'	S25°47'38"W
C20	9.03'	20.00'	25°52'04"	4.59'	8.95'	S36°01'40"W
C21	39.97'	1000.00'	2°17'24"	19.99'	39.96'	N24°14'20"E
C22	45.92'	1000.00'	2°37'51"	22.96'	45.91'	N26°41'56"E
C23	45.92'	1000.00'	2°37'51"	22.96'	45.91'	S26°41'56"W
C24	23.19'	20.00'	66°25'16"	13.09'	21.91'	S82°10'21"W
C25	37.71'	50.00'	43°13'01"	19.81'	36.83'	S03°46'31"W
C26	40.85'	50.00'	46°48'23"	21.64'	39.72'	S41°14'11"E
C27	43.89'	50.00'	50°17'19"	23.47'	42.49'	S89°47'02"E
C28	92.28'	50.00'	105°44'37"	66.04'	79.73'	N12°12'05"E
C29	6.41'	80.00'	4°20'44"	3.21'	6.41'	N44°20'31"W
C30	29.82'	20.00'	73°23'54"	14.91'	23.90'	S11°18'55"E
C31	31.42'	20.00'	89°59'58"	20.00'	28.28'	S70°23'01"W
C32	31.42'	20.00'	90°00'01"	20.00'	28.28'	S19°36'59"E
C33	49.97'	115.00'	22°54'02"	23.29'	49.66'	S76°04'03"E
C34	52.04'	115.00'	25°55'30"	26.47'	51.59'	N79°31'08"E
C35	51.49'	115.00'	25°38'20"	26.19'	51.06'	N53°43'43"E
C36	102.10'	85.00'	80°00'00"	60.00'	91.92'	N70°23'01"E
C37	31.15'	115.00'	15°31'02"	15.67'	31.05'	N33°08'32"E
C38	141.37'	90.00'	90°00'00"	90.00'	127.28'	N70°23'01"E
C39	337.72'	215.00'	90°00'00"	215.00'	304.06'	N70°23'01"E
C40	85.94'	215.00'	22°54'08"	43.55'	85.37'	S76°04'03"E
C41	97.28'	215.00'	25°55'30"	49.49'	96.46'	N79°31'08"E
C42	96.27'	215.00'	25°38'20"	48.96'	95.47'	N53°43'43"E
C43	58.23'	215.00'	15°31'02"	29.29'	58.05'	N33°08'32"E
C44	17.40'	50.00'	19°56'18"	8.79'	17.31'	N65°24'33"E
C45	54.98'	35.00'	90°00'00"	35.00'	49.50'	S19°36'59"E

REVISED PORTOFINO CLUSTER DEVELOPMENT MASTER PLAN



PARCEL A = 06678-003-008 TOWER OAKS GLENN HOMEOWNERS ASSOC. INC.
PARCEL B = 06678-030-005 NIDAL A. BOUGHANNAM
PARCEL C = 06678-031-007 NIDAL A. BOUGHANNAM
PARCEL D = 06678-031-009 TOWER OAKS GLENN HOMEOWNERS ASSOC. INC.
PARCEL E = 06678-031-005 NIDAL A. BOUGHANNAM
PARCEL F = 06678-033-002 NIDAL A. BOUGHANNAM
PARCEL G = 06678-033-004 NIDAL A. BOUGHANNAM
PARCEL H = 06678-033-006 NIDAL A. BOUGHANNAM
PARCEL J = 06678-050-001 W.P. ANNIN
ALL ABOVE PARCEL ZONING=PLANNED DEVELOPMENT
ALL ABOVE PARCEL LAND USE=MEDIUM DENSITY RESIDENTIAL

I. Cluster Ordinance Calculations
1. Total Site Area = 32.71 acres
2. Total number of lots = 98
 a. Phase 1 = 45 lots, Phase 2 = 53 lots
3. Parcel zoning is R-1A. Minimum lot size = 10,000 s.f.
4. Lots below minimum 10,000 s.f. lot area includes lots: 1-10, 13, 14, 17, and 23-45 of Phase 1 or 36 lots; plus lots 46-75, and 81-98 or 48 lots of Phase 2. Therefore, a total of 84 lots are less than the minimum 10,000 s.f. lot size. Total lot area provided = 674,321 s.f.
5. Total lot area required = 840,000 s.f. (84 x 10,000 s.f.)
6. Lot area reduction = 165,679 s.f. or 3.80 acres
7. Required common open space = 3.80 acres
8. Common open space provided = 3.96 acres

Common open space 'A' (developed recreation area) =	0.58 acres
Common open space 'B' (natural preservation area) =	2.31 acres
Common open space 'C' (perimeter buffers) =	1.07 acres
See section IV for description of each area. Total =	3.96 acres

II. Proposed Lot Setbacks:

Primary Building	Accessory Building
1. Front = 15 feet	
2. Sidestreet = 10 feet	
3. Side = 5 feet	= 5 feet
4. Rear = 15 feet	= 7.5 feet

No lot within the proposed subdivision physically abuts the perimeter of the property where adjacent properties are developed as residential.

II. Phasing:
The Portofino cluster subdivision will be developed in two phases of construction by two separate "plats." Phase 1 will consist of 16.35 acres and lots 1-45. Phase 2 will consist of 16.36 acres and lots 46-98. The phase limits are shown on the plan. The specific phase limits line is subject to minor revisions and will be defined by the preliminary development plans and plat.

III. Buffers:
A 15' buffer is proposed along the southern property line and portions of the eastern property lines. These buffers are part of the common open space and are labeled common open space 'C'. A 10' wide dense vegetative screen within a 15' wide buffer is provided along portions of the northern and eastern property lines where adjacent lots have been reduced in size below the minimum lot size required by zoning criteria. The 10' wide dense vegetative screen, which will provide 75% opacity naturally or within 3 years if planted, will define the 10' vegetative screen and meet the cluster subdivision ordinance requirements. The 10' wide dense vegetative buffer will be primarily provided by natural vegetation, but will be supplemented to meet the opacity of 75% if disturbed for any reason, or if determined by the County Arborist to not meet the opacity requirements.

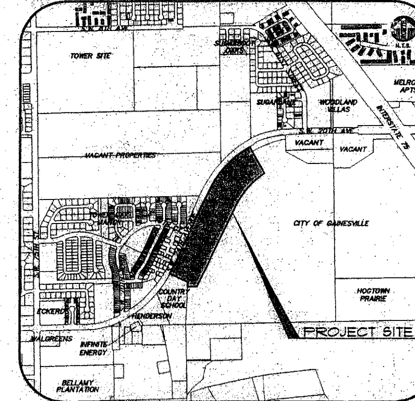
A 15' low density buffer and a 6' high opaque fence will be provided along the western property line where the development abuts S.W. 24th Ave. In addition, a 15' wide low density buffer is provided along portions of the eastern property line. These buffers will be part of the developed common area of the development. All buffers will comply with applicable section of the LDC.

The owner may construct a fence along the southern, eastern, and northern property lines. The fence is the owner's option and is not required. The fence is not a substitute for the buffer. A fence would be in addition to the buffers defined above, and would not necessarily be a screen fence, but a fence that would limit access.

IV. Common Open Spaces and Landscaping:
1. Development plan applications will include landscape plans to depict and define the 10' dense vegetative screen located within the 15' buffer, low density buffers and common open space 'A' enhancement schemes.
2. The common open space 'A' will provide an active recreation area for use by the residents of Portofino. The space may provide a pool, cabana structure, tot lot, recreation courts, related improvements, parking, and landscaping.
3. Common open space 'B' will be a "preservation" area. The existing heritage trees and natural features of this area will be preserved as open space. The stormwater management facility within common open space 'B' will retain existing trees and the existing natural and aesthetic quality, except where necessary to construct drainage pipes and associated grading. These disturbed areas will be replanted with trees and understory plantings. Stormwater retention will be accomplished with a planted, earthen berm constructed along the eastern limits of the area. The berm will temporarily impound runoff within the preserved area, hereby providing retention/detention of runoff to satisfy regulatory criteria.
4. The common open space 'C' is a natural buffer area where the existing vegetation will be preserved to separate and buffer the residential lots/homesites from the adjacent land uses. Plantings will occur within this area if disturbed for any reason. New plantings will be provided to meet the requirement of a low density buffer.
5. Any new trees will be low maintenance native species with a sustainable maintenance program.
6. All improvements within the common open space 'B' and common open space 'C' will be completed before a building permit can be issued for any lot above 50% of the total lots proposed for each phase of development. The improvements within common open space 'A' (developed recreation) will be constructed over time as dictated by the number of members, however all of the improvements will be completed by 12/31/08. The 10' wide dense vegetative screen shall be established within any disturbed buffer area prior to the issuance of any building certificate of occupancy. The 10' wide dense vegetative screen shall be established within any undisturbed buffer area prior to a building permit being issued for any lot above 50% of the total lots proposed for each phase of development.

HERITAGE TREE LEGEND
- = OAK TREE (SIZE AS NOTED)
- = SWEETGUM TREE (SIZE AS NOTED)
- = HICKORY TREE (SIZE AS NOTED)

NOTE: COMMON OPEN SPACE AS REFERENCED ON THIS PLAN MEETS THE DEFINITION DEFINED IN CHAPTER 373.02 OF THE LDC. COMMON AREAS ARE ALL OTHER LANDS COMMON TO THE DEVELOPMENT WHICH DOES NOT QUALIFY AS COMMON OPEN SPACE.



LOCATION MAP

RECEIVED MAR 2 2005 CITY OF GAINESVILLE

ALACHUA COUNTY
PORTOFINO CLUSTER DEVELOPMENT
MASTER PLAN

	INITIALS	DATE
PLANNING:	CBS	11-4-04
CODES ENFORCEMENT:		11-4-04
PUBLIC WORKS:		11/4/04
ENVIRONMENTAL:		11/04/04

	DESCRIPTION	DATE
MINOR CHANGES:	REVISED LOTS 37, 66-75 TO PRESERVE 42" BLUFF OAK / RECREATED LOTS 66 & 67	4/16/04
	REVISED LOTS 54 AND 65	7/1/04
	REVISED BUFFERS AT NORTH AND EAST PROPERTY LINES	9/29/04

DATE	REVISIONS
2/23/04	REVISIONS PER SITE REDESIGN
3/18/04	LOTS 66 AND 67 DELETED PER DRC ACTION
4/16/04	LOTS 66 & 67 RECREATED, REVISED LOTS 37, 66-75 TO PRESERVE 42" BLUFF OAK
9/29/04	BUFFER REVISIONS AT NORTH AND EAST PROPERTY LINES

SEAL: RORY P. CAUSSEAUX

CAUSSEAUX & ELLINGTON, INC. Engineering • Surveying • Planning

DESIGNED BY:	RORY P. CAUSSEAUX, P.E.
DRAWN BY:	C.C. POSADA
CHECKED BY:	RORY P. CAUSSEAUX, P.E.
DATE:	FEBRUARY 23, 2004
PROJECT:	PORTOFINO CLUSTER DEVELOPMENT
SHEET TITLE:	REVISED CLUSTER DEVELOPMENT MASTER PLAN
CLIENT:	EMMER DEVELOPMENT CORP.
JOB NO.:	03-
SHEET NO.:	C0.21

ORIGINAL (If Above Appears in Blue)