

RESOLUTION NO. 002540

PASSED March 25, 2002

A Resolution approving the conditional final plat of "Madera Cluster Development, Phase I", located in the vicinity of Williston Road (north side), a/k/a S.R. 331, between SW 21st Street and SW 23rd Terrace; and providing an immediate effective date.

WHEREAS, the Development Review Board approved the design plat of "Madera Cluster Development, Phase I" on September 13, 2001, and

WHEREAS, 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 October 22, 2001, 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 1991-2001 Comprehensive Plan.

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

Section 1. The conditional final plat of "Madera Cluster Development, Phase 1" 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 "Madera Cluster Development, 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 "Madera 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 St. Johns River Water Management District. A copy of the permit must be on file with the City Public Works Department prior to commencement of any site work.

Section 6. 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.

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

PASSED AND ADOPTED this 25th day of March, 2002.



Thomas D. Bussing, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



Kurt Lannon,
Clerk of the Commission

 04/04/02

Marion J. Radson, City Attorney

EXHIBIT A

LEGAL DESCRIPTION FOR: *MADERA CLUSTER SUBDIVISION PHASE 1*

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN LOT 6 OF THE NAPIER GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 6 AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 331 (A.K.A. WILLISTON ROAD - A 100' RIGHT-OF-WAY);

THENCE NORTH 04 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 6, 1253.34 FEET;

THENCE DEPARTING SAID WEST LINE SOUTH 88 DEGREES 10 MINUTES 49 SECONDS EAST, 143.66 FEET;

THENCE SOUTH 01 DEGREES 49 MINUTES 11 SECONDS WEST, 40.00 FEET;

THENCE NORTH 82 DEGREES 42 MINUTES 18 SECONDS EAST, 60.77 FEET;

THENCE SOUTH 88 DEGREES 10 MINUTES 49 SECONDS EAST, 190.58 FEET;

THENCE SOUTH 36 DEGREES 59 MINUTES 41 SECONDS EAST, 23.63 FEET;

THENCE SOUTH 38 DEGREES 38 MINUTES 49 SECONDS EAST, 150.58 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 280.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 39 MINUTES 00 SECONDS, 22.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 00 MINUTES 37 SECONDS EAST, 22.72 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 33 DEGREES 50 MINUTES 44 SECONDS EAST, 133.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 03 MINUTES 52 SECONDS, 11.40 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE SOUTH 27 DEGREES 18 MINUTES 48 SECONDS EAST, 11.38 FEET;

THENCE SOUTH 20 DEGREES 46 MINUTES 52 SECONDS EAST, 36.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 80.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 16 MINUTES 52 SECONDS, 22.73 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 38 MINUTES 26 SECONDS EAST, 22.66 FEET;

THENCE SOUTH 04 DEGREES 30 MINUTES 00 SECONDS EAST, 22.40 FEET TO THE NORTH LINE OF NAPIER ESTATE AS RECORDED IN PLAT BOOK "E" PAGE 16 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA;

THENCE SOUTH 86 DEGREES 51 MINUTES 26 SECONDS WEST, 176.32 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID NAPIER ESTATE;

THENCE SOUTH 04 DEGREES 53 MINUTES 02 SECONDS EAST, 834.90 FEET ALONG THE WEST LINE OF SAID NAPIER ESTATE TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 331 (100' RIGHT-OF-WAY), SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 5741.63 FEET;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 11 MINUTES AND 03 SECONDS, 419.30 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 32 MINUTES 33 SECONDS WEST, 419.21 FEET.

THE ABOVE DESCRIBED PARCEL CONTAINS 12.223 ACRES, MORE OR LESS.