

RESOLUTION NO. 110411

PASSED November 3, 2011

A Resolution approving the final plat of "Hidden Lake Phase II", located in the vicinity of NW 75th Place at NW 21st 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 July 13, 2011, 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)

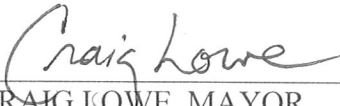
Section 2. The City Manager, or designee, is authorized to accept the cash deposit that has been deposited with the City Manager or designee. Such deposit will be held for the developer and, in the event of any nonperformance by the developer as required by the ordinances of the city, will be used by 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 3rd day of November, 2011.



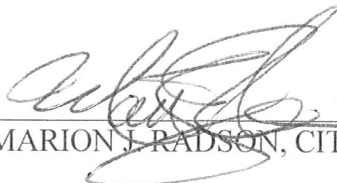
CRAIG LOWE, MAYOR

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



KURT LANNON,
CLERK OF THE COMMISSION



MARION J. RADSON, CITY ATTORNEY

NOV -3 2011



*Focused on Excellence
Delivered with Integrity*

LEGAL DESCRIPTION

EXHIBIT "A"

Hidden Lake Phase II

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 1,145.87 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 UNIT 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 REPLAT, 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 REPLAT, A DISTANCE OF 985.58 FEET TO A BOUNDARY CORNER OF SAID BUCK BAY REPLAT; THENCE S 00°03'02" W, ALONG A BOUNDARY LINE OF SAID BUCK BAY REPLAT, A DISTANCE OF 736.49 FEET; THENCE N 33°50'54" W A DISTANCE OF 531.88 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 00°25'50" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 30.03 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 75.06 FEET TO A BOUNDARY CORNER OF SAID LOT 6; THENCE N 89°58'52" 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 00°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°34'52" 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.