

DESIGN PLAT FOR:
BLUES CREEK UNIT 5 - PHASE 2
A PORTION OF A PLANNED DEVELOPMENT
SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 1 OF 3

LEGAL DESCRIPTION:

A portion of Section 10, Township 9 South, Range 19 East, City of Gainesville, Alachua County, Florida, being more particularly described as follows:
Begin at the Southwest corner of Blues Creek, Unit 5, Phase 1 as per plat thereof recorded in Plat Book 24, page 73 of the public records of Alachua County, Florida, said corner lying on the West line of the Northwest 1/4 of Section 10, Township 9 South, Range 19 East and run thence East, along the South boundary of said Blues Creek, Unit 5, Phase 1 through the following four courses and distances:
1) North 83°09'48" East, 83.49 feet to a concrete monument (PCP PLS 2228)
2) North 89°41'18" East, 200.56 feet to a concrete monument (PCP PLS 2228)
3) North 74°50'38" East, 288.15 feet to a concrete monument (PCP PLS 2228)
4) South 60°15'32" East, 259.82 feet
to the Southeast corner of said Blues Creek, Unit 5, Phase 1, said corner lying on the West boundary of Blues Creek, Unit 4B as per plat thereof recorded in Plat Book "S", page 86 of said public records; thence Southeast, along said West boundary, through the following five courses and distances:
1) South 06°08'33" West, 72.87 feet to a concrete monument (PLS 4788)
2) South 74°29'33" West, 28.82 feet to a concrete monument (PLS 4788)
3) South 27°15'43" East, 155.45 feet to a rebar and cap (Steve Owen PLS 4788)
4) South 27°21'22" East, 251.86 feet to a concrete monument (PLS 4788)
5) South 25°24'45" East, 119.82 feet
to a rebar and cap (LB 3759) found at the Southeast corner of Lot 15 of said Blues Creek Unit 4B; thence run South 18°04'43" East, along a line shown on the West boundary of Lot 23 of Blues Creek Unit 4 as originally platted in Plat Book "S", page 3 and vacated by Alachua County Resolution 90-44 as recorded in Official Records Book 2044, page 2030 et seq. of said public records, a distance of 258.47 feet to a point on the North boundary of that certain Easement for a drainage system described in Official Records Book 1371, page 160 et seq. of said public records; thence generally West, along the boundary of said Easement through the following fifteen courses and distances:
1) South 89°56'25" West, 609.89 feet 2) South 06°48'10" East, 148.89 feet
3) South 22°23'51" East, 175.00 feet 4) South 03°54'10" West, 213.00 feet
5) South 16°21'09" West, 182.00 feet 6) South 22°34'09" West, 703.00 feet
7) South 19°48'51" East, 345.00 feet 8) South 43°28'51" East, 130.00 feet
9) South 05°06'59" West, 120.00 feet 10) South 20°01'09" West, 350.00 feet
11) South 75°16'09" West, 12.00 feet 12) North 33°13'32" West, 218.48 feet
13) South 19°41'09" West, 80.00 feet 14) South 33°18'51" East, 73.00 feet
15) South 41°41'09" West, 110.76 feet
to a point on the West line of the Southwest 1/4 of said Section 10 lying 339.30 feet North of a concrete monument (No. 10) found at the Southwest corner of said Section; thence North 00°22'50" West, along the West line of said Southwest 1/4, a distance of 2311.86 feet to a concrete monument (No. 10) found at the West 1/4 corner of said Section; thence North 00°24'32" West, along the West line of the Northwest 1/4 of said Section 10, a distance of 748.36 feet to the Point of Beginning.
Containing 38.70 acres, more or less.

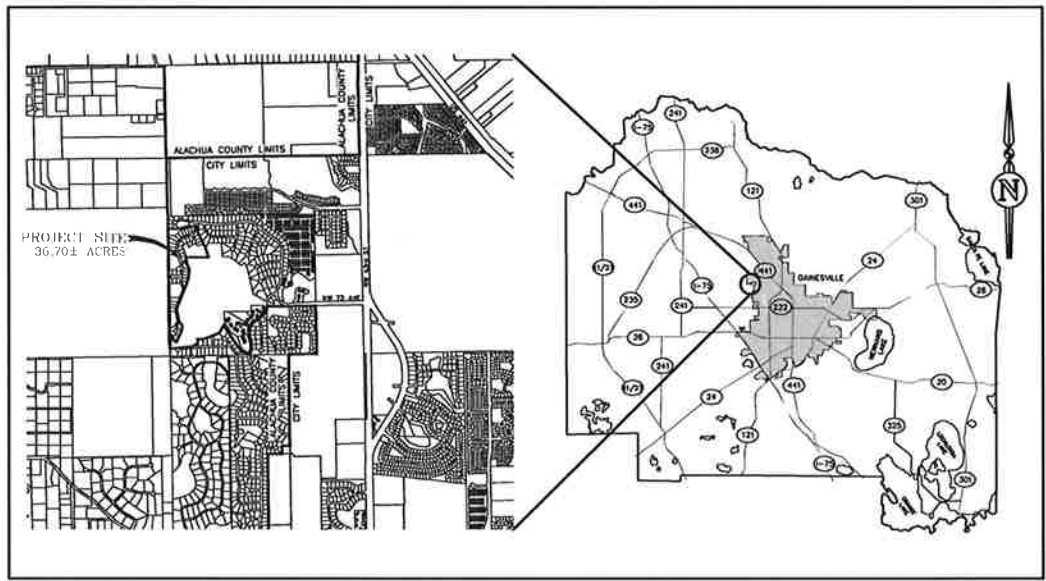
GENERAL NOTES:

- 1. BEARINGS AS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 00°23'44" WEST BETWEEN THE CONCRETE MONUMENT (NO. 10) FOUND AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND THE 3/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10 AS SHOWN ON RECORD PLATS OF BLUES CREEK UNIT-5 (PLAT BOOK "D", PAGE 34) AND BLUES CREEK UNIT 5, PHASE 1, (PLAT BOOK 24, PAGE 73) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 2. SINCE THE SAME BEARING FOR THE WEST LINE OF SECTION 10 IS SHOWN ON BOTH OF THE ABOVE MENTIONED PLATS, UNIT 2 AT THE SOUTHWEST CORNER OF THE SECTION, AND UNIT 5, A QUARTER MILE SOUTH OF THE NORTHWEST CORNER, THIS SURVEYOR HAS DETERMINED THAT THE ORIGINAL SURVEYOR OF THESE TWO PLATS MUST NOT HAVE FOUND THE CONCRETE MONUMENT (NO. 10) AT THE 1/4 CORNER ON THE WEST LINE. IN THE OPINION OF THIS SURVEYOR, THE BEND IN THE SECTION LINE AT THE QUARTER CORNER IS TO BE RECOGNIZED AND THE SUBSEQUENT PLATS ALONG THIS LINE ARE TO BE MONUMENTED ACCORDINGLY.
- 3. THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- 4. BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED TO MEET ADDITIONAL REQUIREMENTS, SUCH AS THE MINIMUM 80 FOOT LOT WIDTH FRONT SETBACK REQUIREMENT:
FRONT 20 FEET
REAR 10 FEET
SIDE (STREET) 10 FEET
SIDE (INTERIOR) 7.5 FEET
- 5. REGARDING BUILDING SETBACK LINES (BSL) ON CORNER LOTS: LOTS 11, 18, 31 & 38 MAY FRONT EITHER ADJOINING RIGHT-OF-WAY. THE FRONT, REAR, SIDE (STREET) AND SIDE (INTERIOR) REQUIREMENTS SHALL BE DEFINED BY THE ORIENTATION OF THE RESIDENCE. THE ABOVE STANDARD BSLs SHALL APPLY, WITH THE FOLLOWING EXCEPTION: SHOULD THE RESIDENCE ON LOT 11 FACE SOUTHWEST THEN THE FRONT BSL SHALL BE 45 FEET.
- 6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 7. THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- 8. IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE "X" (UNSHADDED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1200020202C, COMMUNITY NUMBER 122007, PANEL 02000, WITH AN EFFECTIVE DATE OF JUNE 16, 2006).
- 9. THIS PROPERTY IS A PART OF THE BLUES CREEK PLANNED DEVELOPMENT AND IS TO BE GOVERNED BY THE DEVELOPMENT DESIGN PARAMETERS SET FORTH THEREIN.
- 10. THE WETLAND LIMITS AS SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD LOCATION OF FLAGGING ORIGINALLY PLACED BY ECOSYSTEM RESEARCH CORPORATION BETWEEN JANUARY AND AUGUST OF 2002 AND LATER VERIFIED AND CERTIFIED BY CREATIVE ENVIRONMENTAL SOLUTIONS, INC. WHICH MAY BE CONTACTED AT 1511 N.W. 2ND STREET, GAINESVILLE, FLORIDA (352) 371-4333 (CONTACT: CARL SALATRO). THE JURISDICTIONAL WETLAND LIMITS AND THE CORRESPONDING WETLAND LINES ARE SHOWN HEREON AS CALLED FOR ON A SURVEY COMPLETED BY THIS OFFICE ON 04/18/2005.
- 11. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- 12. TOTAL NUMBER OF LOTS = 44
- 13. TOTAL ACREAGE OF SUBDIVISION = 38.70± ACRES
- 14. THE LOCATION OF SIDEWALKS ARE AS SHOWN ON THE ACCOMPANYING ENGINEERING PLANS PREPARED BY THIS OFFICE.
- 15. NOT FOR FINAL RECORDING - THIS DESIGN PLAT, IN ITS CURRENT FORM, DOES NOT MEET THE REQUIREMENTS OF CHAPTER 177, PART 1, REGARDING PLATTING (FLORIDA STATUTES).

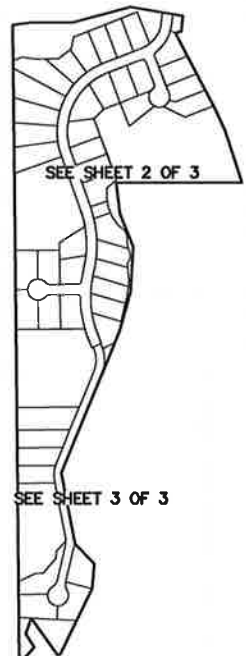
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

LEGEND AND ABBREVIATIONS:

PSM Professional Surveyor and Mapper	PRM Permanent Reference Monument	PLU Public Utility Easement
LB Licensed Business	PCP Permanent Control Point	DE Drainage Easement
R Radius	PC Point of Commencement	BSL Building Setback Line
AS Arc Length	PE Point of Beginning	CM Concrete Monument
CD Chord Distance	PR Permanent Reference Monument	IR Iron Rod
CB Chord Bearing	PRM Permanent Reference Monument	IR/C Iron Rod with Plastic Cap
CD Chord Distance	PRM Permanent Reference Monument	IR/C Iron Rod with Plastic Cap
IR Iron Rod	PRM Permanent Reference Monument	IR/C Iron Rod with Plastic Cap
IR/C Iron Rod with Plastic Cap	PRM Permanent Reference Monument	IR/C Iron Rod with Plastic Cap
IR/C Iron Rod with Plastic Cap	PRM Permanent Reference Monument	IR/C Iron Rod with Plastic Cap
IR/C Iron Rod with Plastic Cap	PRM Permanent Reference Monument	IR/C Iron Rod with Plastic Cap



LOCATION MAP
GAINESVILLE, FLORIDA
NOT TO SCALE



INDEX MAP
NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

TONY S. ROSS, INDIVIDUALLY AND AS PRESIDENT OF NEW GENERATION HOME BUILDERS, INC., DOES HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "BLUES CREEK UNIT 5 - PHASE 2"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN HEREON.

TONY S. ROSS, PRESIDENT, NEW GENERATION HOME BUILDERS, INC.
WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, TONY S. ROSS, PRESIDENT OF NEW GENERATION HOME BUILDERS, INC., AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2016.

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES _____ TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)

CONVEYANCE OF CONSERVATION AREAS AND COMMON AREAS

I, TONY S. ROSS, INDIVIDUALLY AND AS PRESIDENT OF NEW GENERATION HOME BUILDERS, INC., DO HEREBY CERTIFY THAT I AM THE OWNER OF "BLUES CREEK UNIT 5 - PHASE 2", AS DESCRIBED HEREON AND DO HEREBY CONVEY TO THE "BLUES CREEK MASTER OWNERS ASSOCIATION, INC." THE CONSERVATION AREAS AND COMMON AREAS SHOWN HEREON FOR USE AND MAINTENANCE. CONSERVATION AREAS THAT ARE SET ASIDE AS ESTABLISHED CONSERVATION MANAGEMENT AREAS SHALL BE MANAGED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED CONSERVATION MANAGEMENT AREA MANAGEMENT PLAN.

TONY S. ROSS, PRESIDENT, NEW GENERATION HOME BUILDERS, INC.
WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, TONY S. ROSS, PRESIDENT OF NEW GENERATION HOME BUILDERS, INC., AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF NEW GENERATION HOME BUILDERS, INC.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2016.

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES _____ TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)

CERTIFICATE OF APPROVAL BY CITY OF GAINESVILLE

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE'S ORDINANCES AND REGULATIONS AS FOLLOWS:

SURVEYING REQUIREMENTS (FLORIDA STATUTES CHAPTER 177, PART 1)	PATRICK W. DUBBIN, PROFESSIONAL SURVEYOR & MAPPER, FLORIDA CERTIFICATE NO. 5368	DATE
ENGINEERING REQUIREMENTS	PUBLIC WORKS DIRECTOR	DATE
LEGALITY OF DEDICATION	CITY ATTORNEY	DATE
UTILITY REQUIREMENTS	GENERAL MANAGER FOR UTILITIES	DATE
AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS	CITY MANAGER	DATE
ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT	DIRECTOR OF PLANNING & DEVELOPMENT SERVICES	DATE
AS CONFORMS TO APPROVAL	CLERK OF THE CITY COMMISSION	DATE
RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____ A.D. 2016	DEPUTY CLERK	DATE

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "BLUES CREEK UNIT 5 - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS DESIGN PLAT COMPLES WITH ALL THE REQUIREMENTS AS SET FORTH IN SECTION 30-103, CODE OF ORDINANCES, CITY OF GAINESVILLE, FLORIDA, REGARDING DESIGN PLAT REQUIREMENTS AND APPROVAL.

EDA ENGINEERS-SURVEYORS-PLANNERS, INC. 2404 NW 43RD STREET, GAINESVILLE, FLORIDA 32608
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. L9 2390
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 0687

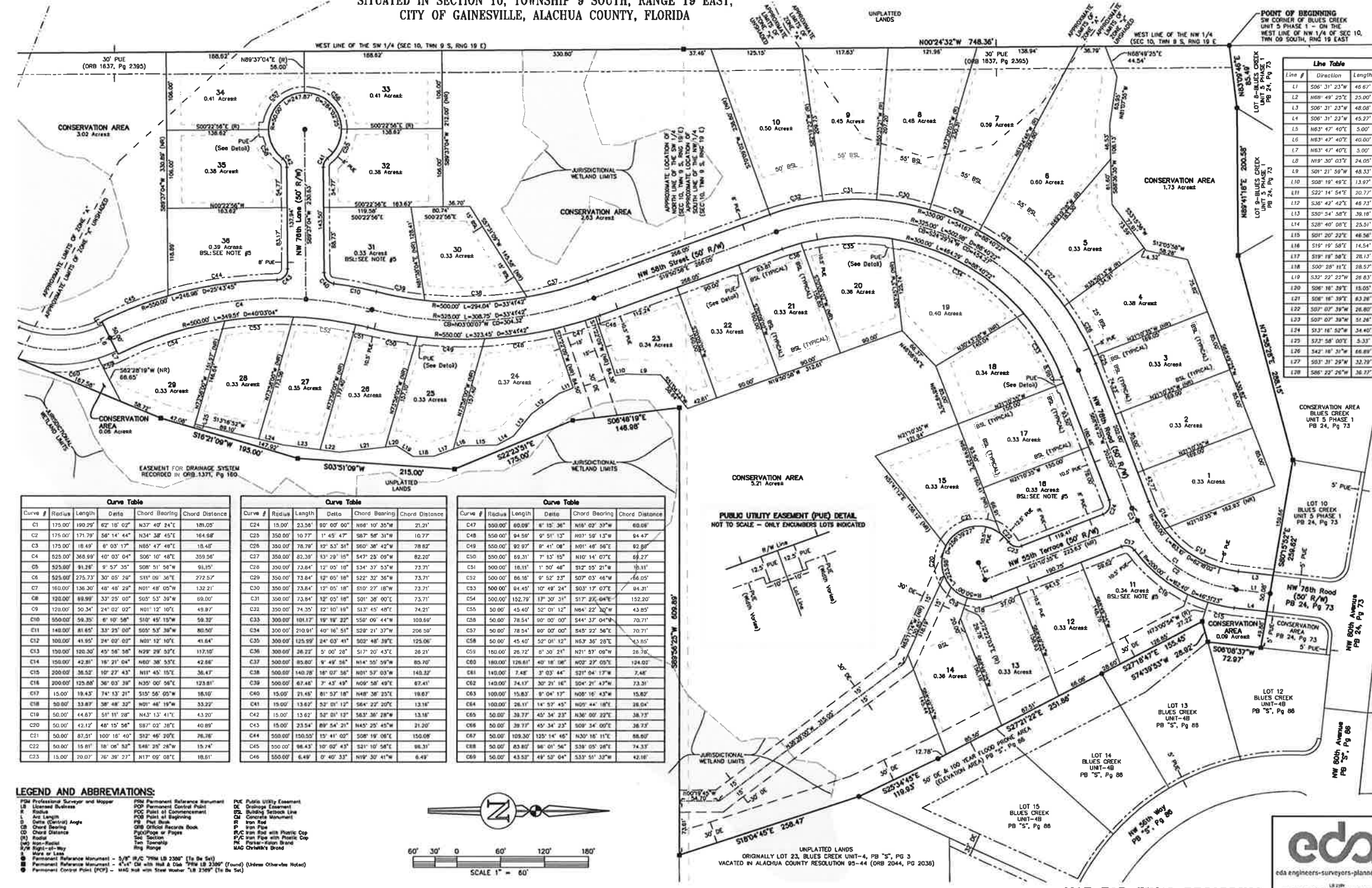


NOT FOR FINAL RECORDING

DESIGN PLAT FOR:
BLUES CREEK UNIT 5 - PHASE 2

A PORTION OF A PLANNED DEVELOPMENT
SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

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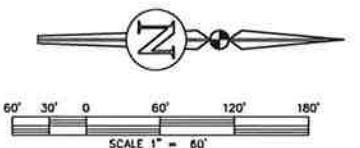
Line Table with columns: Line #, Direction, Length. Lists lines L1 through L20 with their respective bearings and distances.

Curve Table with columns: Curve #, Radius, Length, Delta, Chord Bearing, Chord Distance. Lists curves C1 through C33.

Curve Table with columns: Curve #, Radius, Length, Delta, Chord Bearing, Chord Distance. Lists curves C34 through C46.

Curve Table with columns: Curve #, Radius, Length, Delta, Chord Bearing, Chord Distance. Lists curves C47 through C69.

LEGEND AND ABBREVIATIONS:
P/S Professional Surveyor and Mapper
L/L Licensed Business
R Radius
A/A Area Length
S Delta (Center) Angle
C/B Chord Bearing
C/D Chord Distance
(R) Radius
(M) Meter-Feet
R/W Right-of-Way
M/L Mark or Line
P/R Permanent Reference Monument - 5/8" IBC "788 LB 2366" (1/4" Dia)
P/M Permanent Monument - 1/4" IBC with Nail & Die "788 LB 2366" (Found) (Unless Otherwise Noted)
P/C Permanent Control Point (PCP) - MAG Nail with Steel Washer "1/8 2369" (1/4" Dia)



PUBLIC UTILITY EASEMENT (PUE) DETAIL
NOT TO SCALE - ONLY ENCUMBERS LOTS INDICATED

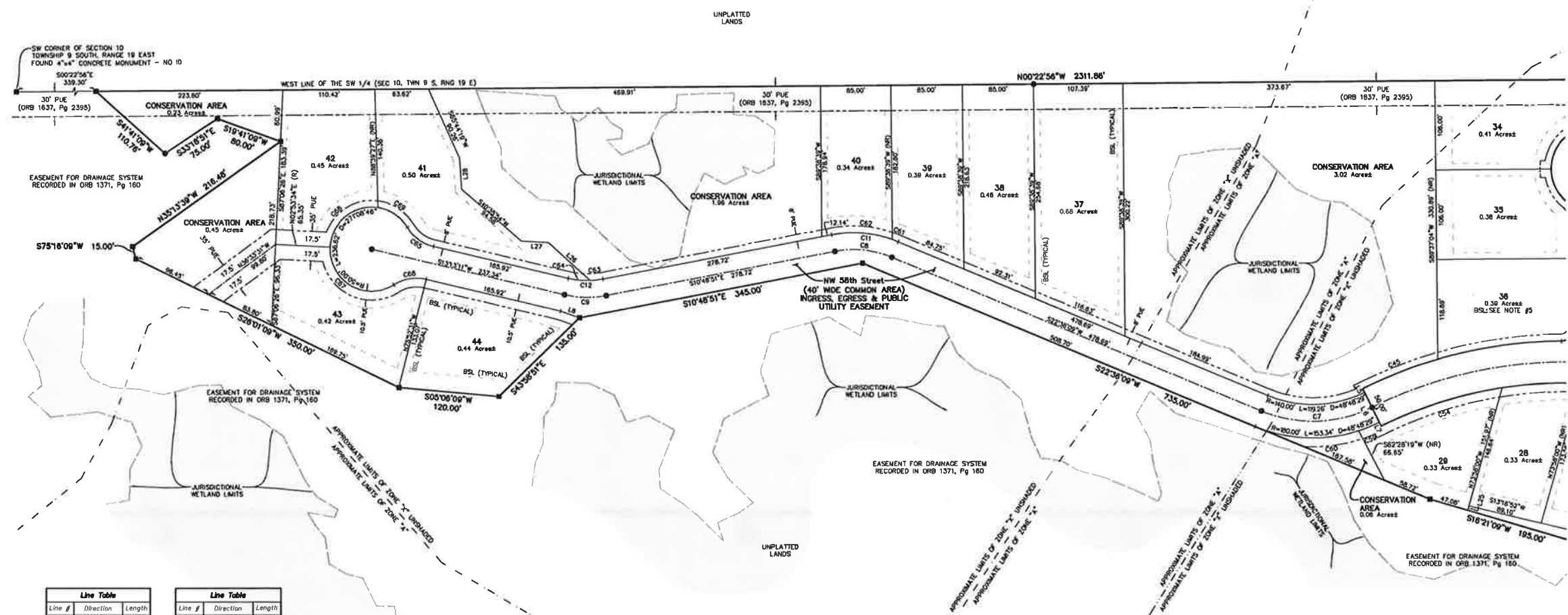
NOT FOR FINAL RECORDING



DESIGN PLAT FOR:
BLUES CREEK UNIT 5 - PHASE 2

A PORTION OF A PLANNED DEVELOPMENT
SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

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SHEET 3 OF 3



Line Table with columns: Line #, Direction, Length. Contains lines 11 through 114.

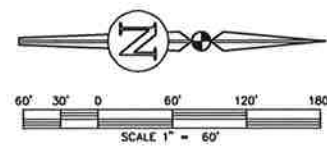
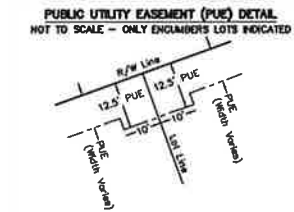
Line Table with columns: Line #, Direction, Length. Contains lines 115 through 128.

Curve Table with columns: Curve #, Radius, Length, Delta, Chord Bearing, Chord Distance. Contains curves C1 through C23.

Curve Table with columns: Curve #, Radius, Length, Delta, Chord Bearing, Chord Distance. Contains curves C24 through C33.

Curve Table with columns: Curve #, Radius, Length, Delta, Chord Bearing, Chord Distance. Contains curves C34 through C46.

LEGEND AND ABBREVIATIONS:
PSM Professional Surveyor and Mapper
LB Unplatted Lands
R Radius
A/A Length
D/Delta (Clockwise) Angle
CB Chord Bearing
CD Chord Distance
(P) Road
R/R Right-of-Way
M/M Mile or Less
PRM Permanent Reference Monument
PCP Permanent Control Point
POC Point of Commencement
POB Point of Beginning
PUB Public Utility Easement
DE Drainage Easement
ES Building Easement Line
CM Concrete Monument
P Post
IP Iron Pipe
P/C Iron Pipe with Plastic Cap
PC Parker-Pipe Brand
MAC Mackintosh Brand



NOT FOR FINAL RECORDING

