

RESOLUTION NO. \_\_\_\_\_

PASSED \_\_\_\_\_

**A Resolution approving the final plat of "Abbingtion Oaks, Phase II, a Cluster Subdivision", located in the vicinity of N.W. 26<sup>th</sup> Drive and N.W. 41<sup>st</sup> Avenue; accepting the dedication of the public rights-of-way and easements, as shown on the plat; providing directions to the Clerk of the Commission; and providing an immediate effective date.**

WHEREAS, the Development Review Board considered and approved the design plat of "Abbingtion Oaks, Phase II, a Cluster Subdivision", on August 26, 2004; and

WHEREAS, on June 14, 2004, the City Commission of the City of Gainesville adopted Resolution No. 040029 approving the conditional final plat of Abbingtion Oaks, Phase II, a Cluster Subdivision, and that required that all subdivision improvements be completed within 2 years of the adoption date of said Resolution; and

WHEREAS, the owner of the plat has submitted a final plat which substantially conforms to the design plat and conditional final plat as approved by the City Commission on August 26, 2004, and June 14, 2004 respectively, and which incorporates all modifications and revisions specified in such approval; and

WHEREAS, the owner of the proposed subdivision experienced unforeseen delays in the completion of the subdivision improvements; and

WHEREAS, the owner of the proposed subdivision has now completed all subdivision improvements as required by the City, and City staff recommends the approval of this final plat; and

**WHEREAS**, the owner of the proposed subdivision has requested 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 2000-2010 Comprehensive Plan.

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

**Section 1.** The final plat of "Abbington Oaks Phase II, a Cluster Subdivision" 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 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 public rights-of-way and easements, as shown on the plat.

**Section 3.** This resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
PEGEEN HANRAHAN, MAYOR

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Kurt Lannon,  
Clerk of the Commission

\_\_\_\_\_  
Marion J. Radson, City Attorney

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**ABBINGTON OAKS PHASE II**  
**A CLUSTER SUBDIVISION**  
**LYING IN SECTION 24, TOWNSHIP 9 SOUTH, RANGE 19 EAST, IN THE**  
**CITY OF GAINESVILLE, ALACHUA**  
**COUNTY, FLORIDA**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 19 EAST, IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE N. 89°44'19" W., ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 1319.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 24; THENCE N. 00°21'45" E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SOUTHEAST ONE-QUARTER (SE ¼), A DISTANCE OF 1329.79 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SOUTHEAST ONE-QUARTER (SE ¼), AND THE SOUTHEAST CORNER OF "SPRINGTREE III", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 75, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N. 89°27'22" W., ALONG THE SOUTH BOUNDARY LINE OF SAID "SPRINGTREE III", A DISTANCE OF 229.73 FEET TO THE **POINT OF BEGINNING**; THENCE S. 00°32'38" W., A DISTANCE OF 136.02 FEET; THENCE S. 89°27'22" E., A DISTANCE OF 21.07 FEET; THENCE S. 00°32'38" W., A DISTANCE OF 222.00 FEET; THENCE N. 89°27'22" W., A DISTANCE OF 5.65 FEET; THENCE S. 00°32'38" W., A DISTANCE OF 87.27 FEET; THENCE N. 89°27'22" W., A DISTANCE OF 65.20 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2278, PAGE 2228 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N. 89°06'12" W., ALONG THE NORTH BOUNDARY OF SAID LANDS, A DISTANCE OF 202.81 FEET TO THE NORTHWEST CORNER OF SAID LANDS, AND THE WEST LINE OF THE EAST 484 FEET OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 24; THENCE N. 00°20'40" E., ALONG SAID WEST LINE, A DISTANCE OF 444.05 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY LINE OF AFOREMENTIONED "SPRINGTREE III"; THENCE S. 89°27'22" E., ALONG THE SOUTH BOUNDARY LINE OF SAID "SPRINGTREE III", A DISTANCE OF 254.13 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.725 ACRES MORE OR LESS.

**Exhibit "A"**