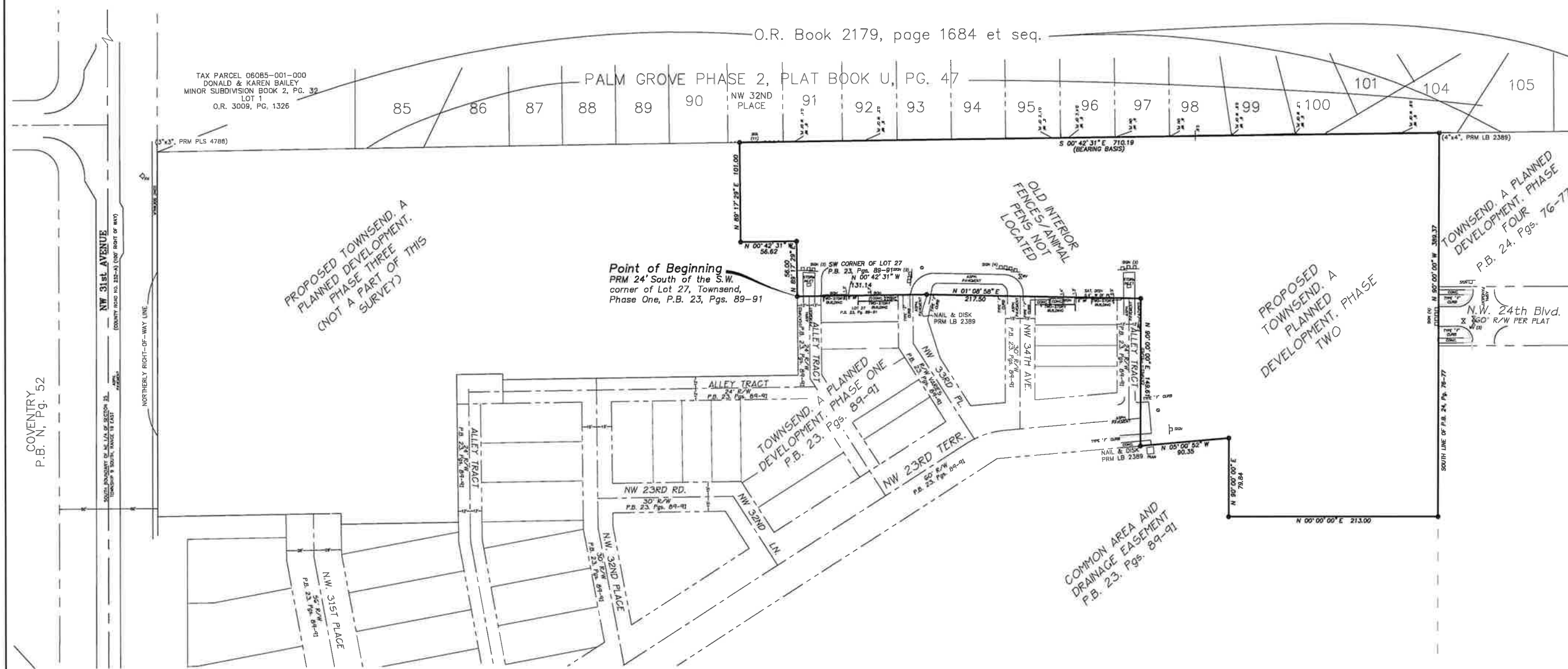


### BOUNDARY SURVEY PROPOSED TOWNSEND, A PLANNED DEVELOPMENT, PHASE TWO

IN  
THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST,  
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA  
FOR  
C. DAVID COFFEY, P.A.

\\server3\survey\Projects\2015\2015-0258 (Townsend Phases 2 & 3)\DWG\2015-0258 504-Pl. 2.dwg - PH. 2 BNDY  
Plotted: Mar 08, 2017 - 14:11:05 - cperex



**LEGEND OF SYMBOLS & ABBREVIATIONS:**

- ASPH = ASPHALT
- BOH = BUILDING OVERHANG
- CONC = CONCRETE
- CATV/PD = CABLE TV PEDESTAL
- EJ = ELECTRICAL JUNCTION BOX
- FDC/J = FIBER OPTIC CABLE JUNCTION BOX
- IRCV = IRRIGATION CONTROL VALVE
- LB = LICENSED BUSINESS
- O.R. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PDS = PAGES
- PL = PROPERTY LINE
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- SAT. DISH = SATELLITE DISH
- Section 25-8-18 = SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST
- TELPED = TELEPHONE PEDESTAL
- TRAN = TRANSFORMER PAD
- WF = WOOD FENCE
- WF = WIRE FENCE
- o bol. = WOOD BOLLARD
- = FOUND CONCRETE MONUMENT (SIZE, ID)
- ⊙ = SET 5/8" IRON ROD AND CAP "PRM LB 2389" (UNLESS OTHERWISE NOTED)
- p = SIGN
- WM = WATER METER
- WV = WATER VALVE
- FD = FIRE HYDRANT

**LEGAL DESCRIPTION**

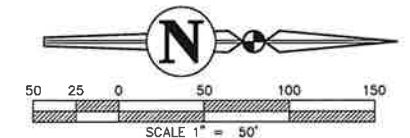
(PROPOSED TOWNSEND, A PLANNED DEVELOPMENT, PHASE TWO)

A PORTION OF THE NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGAN AT A PERMANENT REFERENCE MONUMENT (LB 2389) ON THE WEST BOUNDARY OF TOWNSEND, A PLANNED DEVELOPMENT, PHASE ONE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 89, 90 AND 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID MONUMENT LYING 24 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 27 OF SAID TOWNSEND, PHASE ONE AND RUN THENCE NORTHERLY AND EASTERLY, ALONG SAID WEST BOUNDARY, THROUGH THE FOLLOWING 6 COURSES AND

1) NORTH 00°42'31" WEST, 131.14 FEET 2) NORTH 01°08'58" EAST, 217.50 FEET 3) NORTH 00°00'00" EAST, 148.61 FEET  
4) NORTH 05°00'52" WEST, 80.35 FEET 5) NORTH 90°00'00" EAST, 79.84 FEET 6) NORTH 00°00'00" WEST, 213.00 FEET

TO A PERMANENT REFERENCE MONUMENT (LB 2389) ON THE SOUTH BOUNDARY OF TOWNSEND, A PLANNED DEVELOPMENT, PHASE FOUR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 76 AND 77 OF SAID PUBLIC RECORDS, THENCE NORTH 90°00'00" WEST, ALONG SAID SOUTH BOUNDARY, 389.37 FEET TO A POINT ON THE EAST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2179, PAGE 1684 ET SEQ. OF SAID PUBLIC RECORDS AND THE EAST BOUNDARY OF PALM GROVE PHASE 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "U", PAGE 47 OF SAID PUBLIC RECORDS, THENCE SOUTH 00°42'31" EAST, ALONG SAID EAST BOUNDARY, 710.19 FEET, THENCE NORTH 89°17'29" EAST, 101.00 FEET, THENCE NORTH 00°42'31" WEST, 58.62 FEET; THENCE NORTH 89°17'29" EAST, 56.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.95 ACRES MORE OR LESS



**NOTES:**

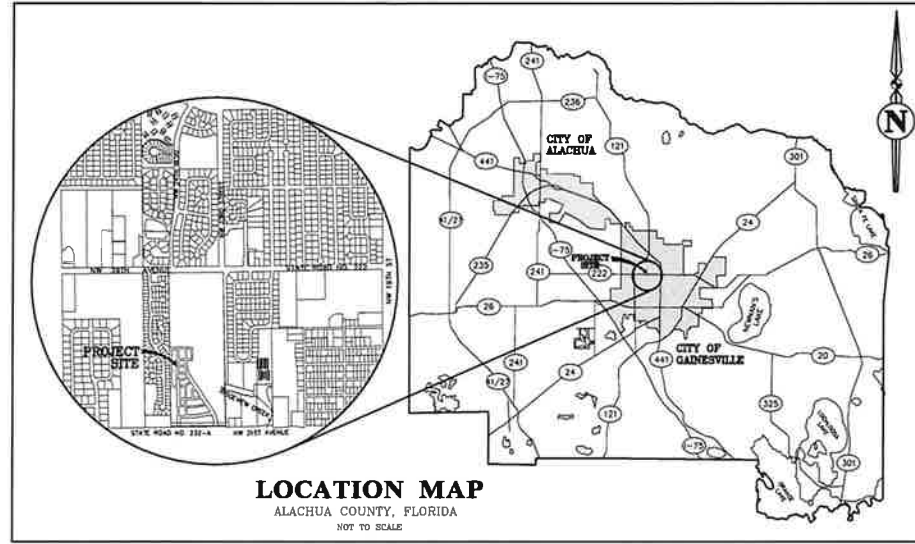
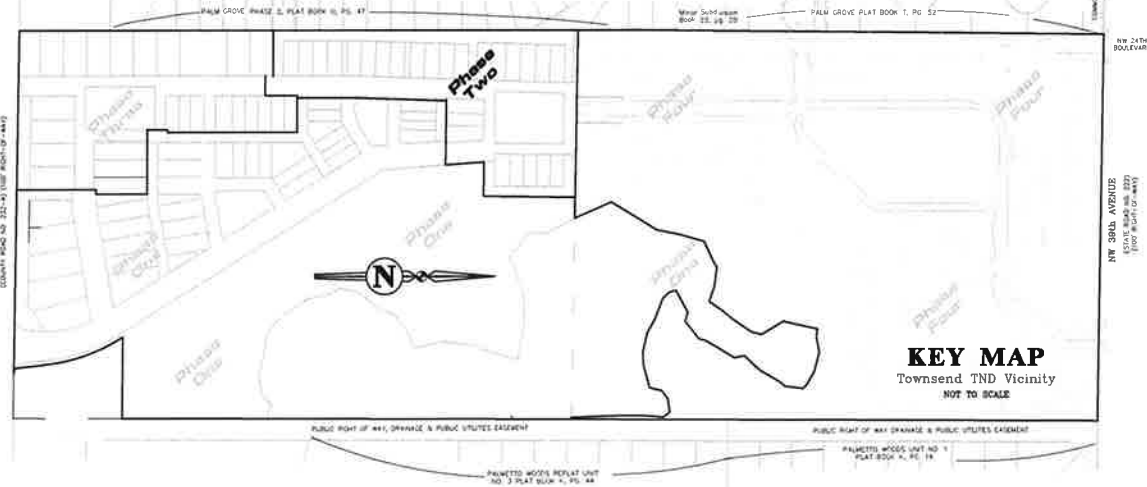
- 1) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER; ANY ADDITIONS OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THE SURVEY NULL AND VOID.
- 2) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 00°42'31" E ON THE WEST LINE OF THE SUBJECT PARCEL.
- 3) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ( ) REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
- 4) ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.
- 5) 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.

<p><b>FLOOD INSURANCE RATE MAP STATEMENT</b></p> <p>THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(G) X AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 0317001001D COMMUNITY NUMBER 121517 PALM BAY, FLORIDA (UNSHARED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN</p>	
<p>eda engineers-surveyors-planners, inc. 7000 N.W. 56th Street, Gainesville, Florida 32608-6602 Tel: 352-339-2000 Fax: 352-339-2001 E: EDA@aol.com Website: eda.com</p>	
<p>Project No: 2005-0258 504 Client: C. DAVID COFFEY, P.A. Surveyor: ALEJANDRO PEREZ Date: 3/8/17</p>	
<p>THIS SURVEY MEETS THE REQUIREMENTS OF SECTION 55, SET 6001 BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS BY CHARTER 33-1, ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 (2016), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 3/8/17.</p>	
<p>PREPARED FOR: C. DAVID COFFEY, P.A.</p>	<p>3/8/17 Survey Date: 3/8/17 Drawing Completed: 3/8/17</p>
<p>Sheet No.: <b>V-001</b></p>	

# Townsend, A Planned Development, Phase Two

## A Traditional Neighborhood Development

### In the NE 1/4 of Section 25, Township 9 South, Range 19 East, City of Gainesville, Alachua County, Florida



STANDARD ABBREVIATIONS	
AKA = ALSO KNOWN AS	DNV = NORTHWESTLY
APPROX = APPROXIMATELY	DR = OFFICIAL RECORDS
ASPH = ASPHALT	D/S = OFFSET
AV = AVENUE	FAR = PARCEL
BLVD = BOULEVARD	F.B. = PLAT BOOK
BEL = BUILDING SETBACK LINE	FC = POINT OF CURVATURE
BWY = BROWDER WAY	FD = PLANNED DEVELOPMENT
CB = CHORD BEARING	FI = PAGE
CD = CHORD DISTANCE	FO = POINT OF INTERSECTION
CL = CENTERLINE	FOB = POINT OF BEGINNING
CLF = CHAIN LINK FENCE	FOC = POINT OF COMMENCEMENT
CONC = CONCRETE	PROP = PROPERTY
CONR = CORNER	PT = POINT OF EASEMENT
C/M = CONCRETE MONUMENT	PUD = PLANNED UNIT DEVELOPMENT
CWP = CORRUGATED METAL PIPE	PUE = PUBLIC UTILITY EASEMENT
CPE = CORRUGATED POLYETHYLENE	PVC = POLYVINYL CHLORIDE
DE = DRAINAGE EASEMENT	R = RADIUS
DIG = DIGEST	RCR = REINFORCED CONCRETE PIPE
DELTA ANGLE = DELTA ANGLE	RCE = RANCE
DIP = DUSTLE IRON PIPE	R/W = RIGHT OF WAY
EAST = EAST	S = SOUTH
ELEC = ELECTRIC	SY = SOUTHWESTLY
ELEV = ELEVATION	S/S = SUBSTATION
ESMT. = EASEMENT	SE = SOUTHEAST
ET DEC = "END FOLLOWING PAGES"	SELY = SOUTHWESTERLY
EXT = EXTENSION	SECT = SECTION
FO = FORD	SFT = SQUARE FEET
F.O.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	S/R = STATE ROAD
HC = HANDICAP PARKING	SS = SANITARY SEWER
ID = IDENTIFICATION	SW = SOUTHWEST
INV = INVERT (ELEVATION)	SWE = SEWER EASEMENT
L = ARC LENGTH	SWLY = SOUTHWESTERLY
M = METERS	T = TANGENT
MN = MINUTE	TBM = TEMPORARY BENCHMARK
MES = METERS END SECTION	TYP = TYPICAL
MFF = MINIMUM FINISH FLOOR	TP = TAX PARCEL
N = NORTH	TWP = TOWNSHIP
NE = NORTHEAST	UG = UNDERGROUND
NELY = NORTHEASTERLY	UNIV = UNIVERSITY
NW = NORTHWEST	W = WEST

#### LEGAL DESCRIPTION (REVISED: JANUARY 9, 2017)

A PORTION OF THE NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A PERMANENT REFERENCE MONUMENT (LB 2389) ON THE WEST BOUNDARY OF TOWNSEND, A PLANNED DEVELOPMENT, PHASE ONE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 89, 90 AND 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID MONUMENT LYING 24 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 27 OF SAID TOWNSEND, PHASE ONE AND RUN THENCE NORTHERLY AND EASTERLY, ALONG SAID WEST BOUNDARY, THROUGH THE FOLLOWING 6 COURSES AND DISTANCES:

1) NORTH 00°42'31" WEST, 131.14 FEET 2) NORTH 01°08'58" EAST, 217.50 FEET 3) NORTH 90°00'00" EAST, 149.61 FEET 4) NORTH 05°00'52" WEST, 90.35 FEET 5) NORTH 90°00'00" EAST, 79.84 FEET 6) NORTH 00°00'00" WEST, 213.00 FEET TO A PERMANENT REFERENCE MONUMENT (LB 2389) ON THE SOUTH BOUNDARY OF TOWNSEND, A PLANNED DEVELOPMENT, PHASE FOUR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 76 AND 77 OF SAID PUBLIC RECORDS; THENCE NORTH 90°00'00" WEST, ALONG SAID SOUTH BOUNDARY, 388.37 FEET TO A POINT ON THE EAST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2179, PAGE 1684 ET SEQ. OF SAID PUBLIC RECORDS AND THE EAST BOUNDARY OF PALM GROVE PHASE 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "U", PAGE 47 OF SAID PUBLIC RECORDS, THENCE SOUTH 00°42'31" EAST, ALONG SAID EAST BOUNDARY, 710.19 FEET; THENCE NORTH 89°17'29" EAST, 106.00 FEET; THENCE SOUTH 00°42'31" EAST, 18.00 FEET; THENCE NORTH 89°17'29" EAST, 45.00 FEET; THENCE NORTH 00°42'31" WEST, A DISTANCE OF 74.62 FEET; THENCE NORTH 89°17'29" EAST, 5.00 FEET TO THE POINT OF BEGINNING,

CONTAINING 4.03 ACRES, MORE OR LESS.

#### GENERAL NOTES

- 1) BEARINGS AS SHOWN ON THIS PLAT ARE BASED UPON THE WEST LINE OF THE SUBJECT PROPERTY AS BEING SOUTH 00 DEGREES, 42 MINUTES, 31 SECONDS EAST.
- 2) ELEVATIONS SHOWN ON THIS PLAT ARE NGVD 29 DATUM AND ARE BASED UPON AN ELEVATION OF 174.212 (NGVD 29 DATUM); ON A USC&GS MONUMENT AT U.S. 441 IDENTIFIED AS H51 (MONUMENTED 1934) (PID AR0409). TO CONVERT THESE ELEVATIONS FROM NGVD 29 DATUM TO NAVD 88 DATUM SUBTRACT 0.81 FEET PER VERTICON HEIGHT CONVERSION TOOL PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS). ((NGVD 29) - 0.81 FEET = (NAVD 88))
- 3) IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001, COMMUNITY NUMBER 125107, PANEL 0311D, WITH AN EFFECTIVE DATE OF JUNE 16, 2006.
- 4) THIS PLANNED DEVELOPMENT IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF THE LAND USE DESIGNATION "PUD" APPROVED BY ORDINANCE # 980225, ADOPTED OCTOBER 12, 1998 AND THE IMPLEMENTING ZONING OF PD (INCLUDING BUILDING SETBACKS) APPROVED BY ORDINANCE # 980726, ADOPTED ON AUGUST 9, 1999 AND AS AMENDED FROM TIME TO TIME.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DECISION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 7) ALL LAND SHOWN WITHIN THE BOUNDARY OF THIS PLAT THAT DOES NOT LIE WITHIN A PUBLIC DEDICATED RIGHT OF WAY OR WITHIN A SPECIFIC LOT IS DESIGNATED AS COMMON AREA. ALL COMMON AREAS SHALL BE SUBJECT TO EASEMENT RIGHTS FOR THE SPECIFIC PURPOSE OF STORMWATER DISPOSAL STRUCTURES AND MAINTENANCE.
- 8) THE AREAS DESIGNATED AS "COMMON AREA" HEREON, WHICH INCLUDE ALL AREAS DESIGNATED "ALLEY TRACT" AND DRAINAGE EASEMENTS, WILL BE CONVEYED TO THE TOWNSEND TND OWNERS ASSOCIATION, INC FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT. COMMON AREAS ARE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS SET FORTH UNDER THE AMENDED AND RESTATED TOWNSEND TRADITIONAL NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN O.R. BOOK 1103, PAGE 382, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 9) THE MAINTENANCE OF THE COMMON AREAS, SUCH AS MOWING AND PROPERTY MANAGEMENT, ARE THE RESPONSIBILITY OF TOWNSEND TND OWNERS ASSOCIATION, INC. DRAINAGE EASEMENTS ARE CONVEYED TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER AND RESPONSIBILITY FOR MAINTENANCE SHALL BE LIMITED TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.
- 10) COMMON AREAS DESIGNATED "ALLEY TRACT" SHALL BE SUBJECT TO EASEMENT RIGHTS FOR THE SPECIFIC PURPOSE OF THE INSTALLATION AND MAINTENANCE OF "PUBLIC UTILITIES"; SAID "PUBLIC UTILITIES" BEING DEFINED FOR THE PURPOSES OF THIS PLAT AS INCLUDING: WATER, SANITARY SEWER, ELECTRIC DISTRIBUTION, TELEPHONE, GAS, AND, PURSUANT TO FLORIDA STATUTE 177.091 (28) CABLE TELEVISION SERVICES. SAID "PUBLIC UTILITIES" MAY BE INSTALLED ONLY WITHIN "ALLEY TRACT" COMMON AREAS AND THOSE CERTAIN OTHER AREAS AS SPECIFIED HEREON.
- 11) AN "OUTBUILDING" IS PERMITTED ON EACH LOT IN ACCORDANCE WITH PD REQUIREMENTS.
- 12) THE CITY OF GAINESVILLE LANDLORD PERMITTING REQUIREMENTS SHALL APPLY IN AREAS DEVELOPED WITH SINGLE-FAMILY DETACHED HOUSING. ALL OUTBUILDINGS ANCILLARY TO SINGLE-FAMILY HOMES AND TWO FAMILY HOMES SHALL BE SUBJECT TO LANDLORD PERMITTING REQUIREMENTS IN ACCORDANCE WITH CHAPTER 14.5 OF THE CITY OF GAINESVILLE CODE OF ORDINANCES.
- 13) ON ALL LOTS WITH ZERO BUILDING SETBACKS, THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH MAINTENANCE DOWNSTREAM OF WATER METERS AND FROM SANITARY SEWER CLEANOUTS TO BUILDING. GRU MAINTENANCE ENDS AT WATER METERS AND SANITARY SEWER CLEANOUTS.
- 14) THE DEVELOPMENT SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.
- 15) FIRE HYDRANTS AND STABILIZED SURFACES SHALL BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE.
- 16) THE OWNER OR THE OWNER'S AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS FOR THE DURATION OF DEMOLITION, ALTERATION, AND CONSTRUCTION. AS SPECIFIED IN THE FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 241, THE FIRE SAFETY PROGRAM SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, AS WELL AS IDENTIFYING FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, TEMPORARY AND PERMANENT WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES, AND FIRE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE.

#### OWNER'S CERTIFICATION AND DEDICATION

TOWNSEND TND DEVELOPMENT, LLC DOES HEREBY CERTIFY THAT IT IS THE OWNER OF TOWNSEND, A PLANNED DEVELOPMENT, PHASE TWO AS DESCRIBED HEREON AND THAT IT DOES HEREBY DEDICATE TO THE CITY OF GAINESVILLE, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS OF WAY AS DESIGNATED HEREON AND EASEMENTS FOR INGRESS AND EGRESS FOR MUNICIPAL PURPOSES AND AN EASEMENT FOR PUBLIC UTILITIES OVER, UNDER, ACROSS AND THROUGH ALL AREAS OF THIS PLAT DESIGNATED "ALLEY TRACT" AND "PUBLIC UTILITY EASEMENT" AND DRAINAGE EASEMENTS FOR STORMWATER DISCHARGE AS SHOWN HEREON.

BY: C. DAVID COFFEY  
ITS: MANAGING MEMBER

#### ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF ALACHUA  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, C. DAVID COFFEY, WHO ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF TOWNSEND TND DEVELOPMENT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.



NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_

#### CONSENT OF MORTGAGEE

THE UNDERSIGNED, HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 4478, PAGE 723, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

TOWNSEND TND, LLC:

BY: C. DAVID COFFEY  
ITS: MANAGING MEMBER

#### ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF ALACHUA  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, C. DAVID COFFEY, MANAGING MEMBER OF TOWNSEND TND, LLC, WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF TOWNSEND TND, LLC FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.



NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_

#### CERTIFICATE OF APPROVALS BY CITY OF GAINESVILLE

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

SURVEY REQUIREMENTS: (AS PER FLORIDA STATUTES, CHAPTER 177, Part 1)

PROFESSIONAL SURVEYOR & MAPPER \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEERING REQUIREMENTS: \_\_\_\_\_

PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

FORM AND LEGALITY OF DEDICATION \_\_\_\_\_

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY REQUIREMENTS: \_\_\_\_\_

GENERAL MANAGER OF GAINESVILLE REGIONAL UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_

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

CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

ACCEPTED BY THE CITY DEVELOPMENT REVIEW BOARD: \_\_\_\_\_

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

ACCEPTED BY THE CITY COMMISSION \_\_\_\_\_

CLERK OF THE CITY COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

#### CLERK OF THE CIRCUIT COURT

HEREBY RECEIVED AND FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

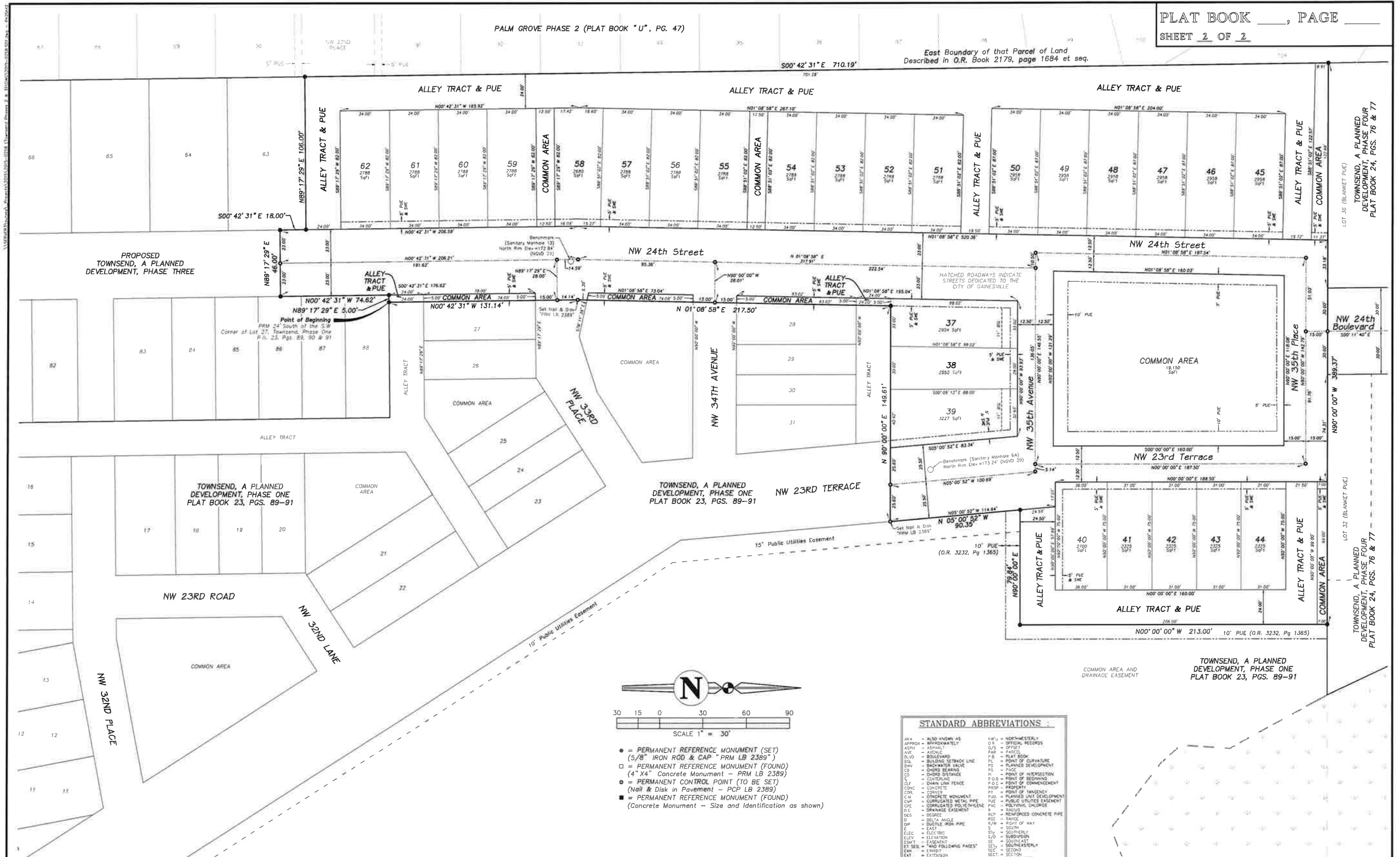
CLERK OF THE CIRCUIT COURT \_\_\_\_\_ DEPUTY CLERK \_\_\_\_\_

#### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "TOWNSEND, A PLANNED DEVELOPMENT, PHASE TWO" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER THE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID PROFESSIONAL SURVEYOR AND MAPPER AND MYSELF ARE BOTH EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

EDA ENGINEERS-SURVEYORS-PLANNERS, INC. - 2424 NW 43rd Street, Gainesville, FL 32606 DATE  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 2389  
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6587



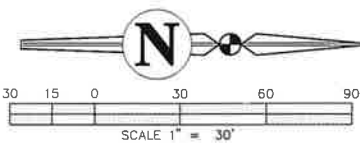


**Townsend, A Planned Development, Phase Two**  
 A Traditional Neighborhood Development In the NE 1/4 of Section 25, Township 9 South, Range 19 East, City of Gainesville, Alachua County, Florida

**PD NEIGHBORHOOD NOTES:**

LOTS AS PLATTED HEREON FALL INTO DIFFERENT CATEGORIES SPECIFIED WITHIN THE PD ZONING ORDINANCE # 980726, WHICH APPLY DIFFERING DEVELOPMENT DESIGN REQUIREMENTS TO THESE LOTS SUCH AS: LOT DIMENSIONING, ENTRY LOCATION, BUILDING SETBACK, AND FRONTAGE LINE REQUIREMENTS. ALL LOT OWNERS AND BUILDING CONTRACTORS ARE STRONGLY ENCOURAGED TO REVIEW SAID ORDINANCE WITH RESPECT TO THEIR LOT(S) BEFORE PLANNING CONSTRUCTION.

PD NEIGHBORHOOD * AREA DESIGNATION	APPLICABLE LOTS WITHIN PHASE
NEIGHBORHOOD CENTER	LOTS 37 THROUGH 62, INCLUSIVE



- = PERMANENT REFERENCE MONUMENT (SET) (5/8" IRON ROD & CAP "PRM LB 2389")
- = PERMANENT REFERENCE MONUMENT (FOUND) (4" X4" Concrete Monument - PRM LB 2389)
- = PERMANENT CONTROL POINT (TO BE SET) (Nail & Disk in Pavement - PCP LB 2389)
- = PERMANENT REFERENCE MONUMENT (FOUND) (Concrete Monument - Size and Identification as shown)

**STANDARD ABBREVIATIONS:**

AKA = ALSO KNOWN AS	NW/4 = NORTHWESTERLY QUARTER
APPROX = APPROXIMATELY	Q/4 = QUARTER
ASPH = ASPHALT	PAR = PARCEL
AVC = AVERAGE	P.B. = PLAT BOOK
B.L.D. = BOUNDARY LINE	PC = POINT OF CURVATURE
B.S.L. = BUILDING SETBACK LINE	PC = PLANNED DEVELOPMENT
B.W. = BACKWATER VALVE	PG = PAGE
CB = CHORD BEARING	PI = POINT OF INTERSECTION
CD = CHORD DISTANCE	POB = POINT OF BEGINNING
C = CENTERLINE	POC = POINT OF COMMENCEMENT
CLF = CENTER LINE FENCE	PROP = PROPERTY
CONC = CONCRETE	PT = POINT OF TANGENCY
COR = CORNER	PUD = PLANNED UNIT DEVELOPMENT
C.M. = CONCRETE MONUMENT	PUE = PUBLIC UTILITIES EASEMENT
CUR = CURB	PVC = POLYETHYLENE GLYCOL
CPE = CORRUGATED POLYETHYLENE	R = RADIUS
D.C. = DRAINAGE EASEMENT	RCP = REINFORCED CONCRETE PIPE
DEG = DEGREE	RC = RADIUS
DELTA = DELTA ANGLE	R/W = RIGHT OF WAY
DIP = DUCTILE IRON PIPE	S = SOUTH
E = EAST	SV = SOUTHERLY
ELEC = ELECTRIC	S/D = SOUTHERLY
ELEV = ELEVATION	SE = SOUTHEAST
EMBT = EASEMENT	SEV = SEQUESTERED
ET SEQ = "AND FOLLOWING PAGES"	SEC = SECTION
EXH = EXHIBIT	SEV = SEQUESTERED
EXT = EXTENSION	SF = SQUARE FEET
FOOT = FOOT	SR = STATE ROAD
FLA = FLORIDA DEPARTMENT OF TRANSPORTATION	SS = SANITARY SEWER
ID = IDENTIFICATION	SW = SOUTHWEST
INT = INVERT ELEVATION	SW/4 = SOUTHWESTERLY QUARTER
L = ARC LENGTH	SWY = SOUTHWESTERLY
M = METER	T = TANGENT
MIN = MINUTE	TBM = TEMPORARY BENCHMARK
M.W. = MINUTE END SECTION	TOP = TYPICAL
N = NORTH	T.P. = TIE POINT
N.E. = NORTHEAST	UC = UNDERGROUND
N.E. = NORTHEAST	UNIV = UNIVERSITY
NW = NORTHWEST	W = WEST