

LEGAL DESCRIPTION

(PROPOSED TOWNSEND, A PLANNED DEVELOPMENT, PHASE THREE)

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 THE SOUTHWEST CORNER 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 CORNER LYING ON THE NORTHERLY RIGHT OF WAY LINE OF NW 31ST AVENUE (COUNTY ROAD NO. 232-A) (100' RIGHT OF WAY); SAID RIGHT OF WAY LINE BEING 50.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE 1/4 AND RUN THENCE NORTHERLY AND WESTERLY, ALONG THE WEST BOUNDARY OF SAID TOWNSEND, PHASE ONE, THROUGH THE FOLLOWING 8 COURSES AND DISTANCES:

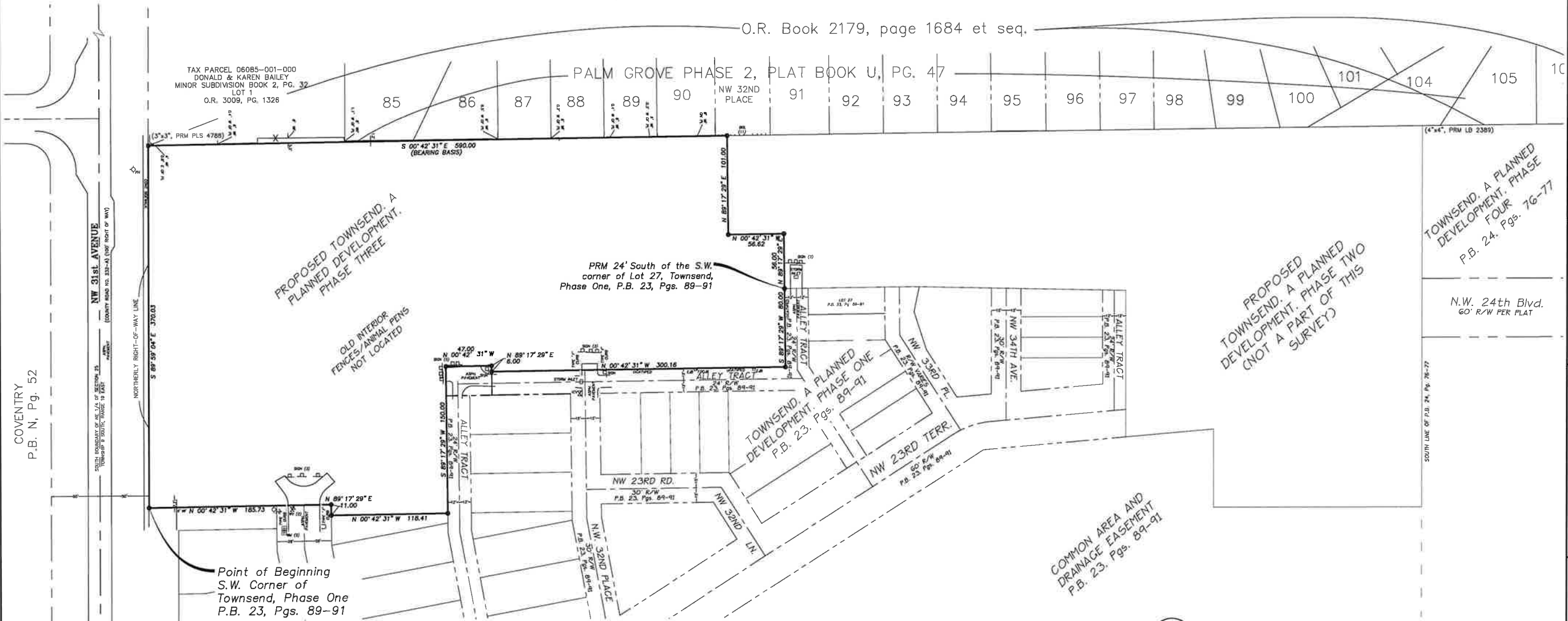
- 1) NORTH 00° 42' 31" WEST, 185.73 FEET
- 2) NORTH 89° 17' 29" EAST, 11.00 FEET
- 3) NORTH 00° 42' 31" WEST, 118.41 FEET
- 4) SOUTH 89° 17' 29" WEST, 150.00 FEET
- 5) NORTH 00° 42' 31" WEST, 47.00 FEET
- 6) NORTH 89° 17' 29" EAST, 6.00 FEET
- 7) NORTH 00° 42' 31" WEST, 300.16 FEET
- 8) SOUTH 89° 17' 29" WEST, 80.00 FEET

TO A PERMANENT REFERENCE MONUMENT (LB 2389) ON SAID WEST BOUNDARY, LYING 24 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 27 OF SAID TOWNSEND, PHASE ONE; THENCE CONTINUE SOUTH 89° 17' 29" WEST, 56.00 FEET; THENCE SOUTH 00° 42' 31" EAST, 56.62 FEET; THENCE 89° 17' 29" WEST, 101.00 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, 590.00 FEET TO A FOUND 3" X 3" CONCRETE MONUMENT (PLS 4788) AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND (O.R. 2179, PG. 1684) SAID CONCRETE MONUMENT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 31ST AVENUE; THENCE SOUTH 89° 59' 04" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 370.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.34 ACRES, MORE OR LESS.

BOUNDARY SURVEY  
PROPOSED TOWNSEND, A PLANNED DEVELOPMENT, PHASE THREE

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.



LEGEND OF SYMBOLS & ABBREVIATIONS:

- ASPH = ASPHALT
- BOH = BUILDING OVERHANG
- CONC = CONCRETE
- CATWEPD = CABLE TV PEDESTAL
- ELB = ELECTRICAL JUNCTION BOX
- FOCJB = FIBER OPTIC CABLE JUNCTION BOX
- ICV = IRRIGATION CONTROL VALVE
- LB = LICENSED BUSINESS
- O.R. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PGS. = PAGES
- PL = PROPERTY LINE
- PRM = PERMANENT REFERENCE MONUMENT
- SECTION 23-18 = SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST
- TELPED = TELEPHONE PEDESTAL
- TRAN = TRANSFORMER PAD
- WF = WOOD FENCE
- WF = WIRE FENCE
- WOB = WOOD BOLLARD
- FCM = FOUND CONCRETE MONUMENT (SIZE, ID)
- IR = SET 5/8" IRON ROD AND CAP "PRM LB 2389" (UNLESS OTHERWISE NOTED)
- SIGN = SIGN
- WM = WATER METER
- WV = WATER VALVE
- FHD = FIRE HYDRANT

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.

FLOOD INSURANCE RATE MAP STATEMENT  
THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) X, AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, NUMBER 13017, COMMUNITY NUMBER 12017, PANHANDLE COUNTY, FLORIDA, DATED 6/16/06. SAID MAP DESCRIBES ZONE(S) X (UNSHADDED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

eda 70 years  
eda engineers-surveyors-planners, inc.  
18139 N.W. 23RD AVENUE, SUITE 2000, GAINESVILLE, FLORIDA 32609-4602  
TEL: 352.336.1800 FAX: 352.336.1801

eda engineers-surveyors-planners, inc.  
2001 E. US 90 S.W.  
GAINESVILLE, FLORIDA 32609  
ALEXANDRO PEREZ  
AP 5-14 6839  
AP 5-14 6839  
THIS SURVEY REPORT WAS PREPARED IN ACCORDANCE WITH THE FLORIDA STATUTES, CHAPTER 47, PART 1, AND THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2)(D), FLORIDA STATUTES. THIS SURVEY REPORTS THE SITE CONDITIONS AS OF 3/8/17.

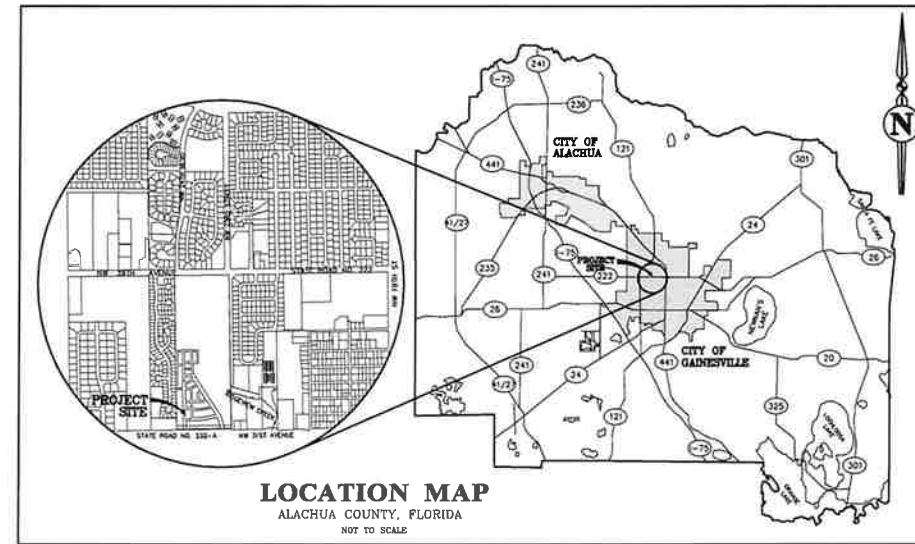
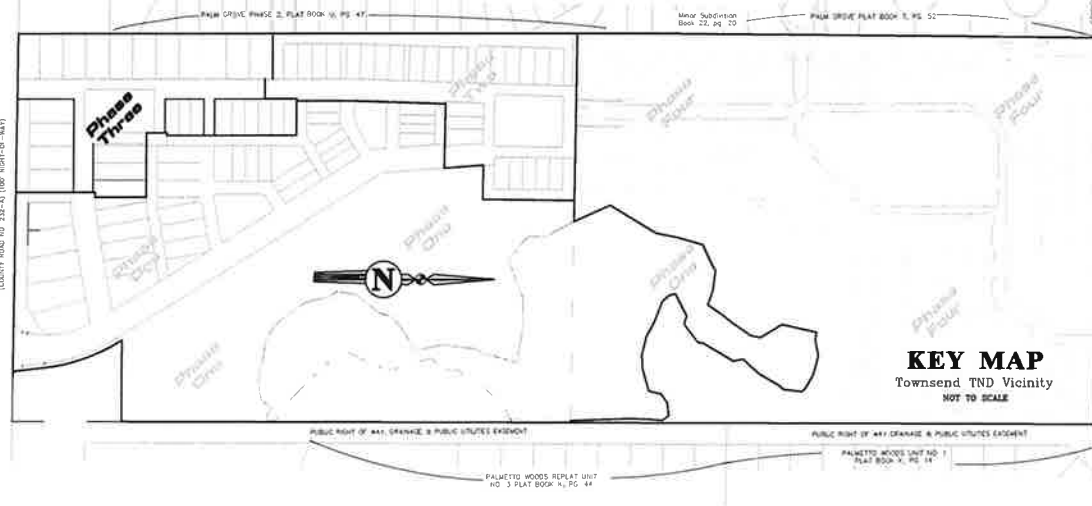
3/8/17  
3/8/17  
C. DAVID COFFEY, P.A.  
PREPARED FOR: C. DAVID COFFEY, P.A.  
THIS SURVEY REPORTS THE SITE CONDITIONS AS OF 3/8/17.

Sheet No.:  
V-001

# Townsend, A Planned Development, Phase Three

## 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	
ABA = ALSO KNOWN AS	NW/4 = NORTHWESTLY
APPROX = APPROXIMATELY	OR = OFFICIAL RECORDS
ASPH = ASPHALT	PAN = PARCEL
AVC = AVENUE	P.B. = PLAT BOOK
B.V.D. = BACKWATER VALVE	PC = POINT OF CURVATURE
BSL = BUILDING SETBACK LINE	PD = PLANNED DEVELOPMENT
CB = CHANGING BEARING	PG = PAGE
CD = CHANGING DISTANCE	P.O.B. = POINT OF BEGINNING
CLP = CENTERLINE	P.O.C. = POINT OF COMMENCEMENT
CLF = CHAIN LINK FENCE	PROP = PROPERTY
CONC = CONCRETE	PT = POINT OF INTERSECTION
COR = CORNER	PLD = PLANNED UNIT DEVELOPMENT
C.M. = CONCRETE MASONRY	PLU = PUBLIC UTILITIES EASEMENT
CWP = CORRUGATED METAL PIPE	P.V. = POLYVINYL CHLORIDE
CPC = CORRUGATED POLYETHYLENE	R = RADIUS
DEG = DEGREE	RCC = REINFORCED CONCRETE PIPE
D = DELTA ANGLE	RGE = RANGE
D.P. = DUCTILE IRON PIPE	R/W = RIGHT OF WAY
E = EAST	S = SOUTH
ELEC = ELECTRIC	S/4 = SOUTHERLY
ELEV = ELEVATION	S/O = SUBDIVISION
ESMT = EASEMENT	SE = SOUTHWEST
ET SEQ = "AND FOLLOWING PAGES"	SE/4 = SOUTHWESTLY
EXT = EXTENT	SEC = SECOND
EXT = EXTENSION	SECT = SECTION
FO = FOUND	SFT = SQUARE FEET
F.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	S/R = STATE ROAD
HC = HANGAR	SS = SANITARY SEWER
ID = IDENTIFICATION	SW = SOUTHWEST
INV = INVERT (ELEVATION)	SW/4 = SOUTHWESTLY
L = ARC LENGTH	T = TYPICAL
M = METER	TEMP = TEMPORARY BENCHMARK
MES = MITTED END SECTION	TR = TYPICAL
M.F.F. = MINIMUM FINISH FLOOR	T.P. = TAX PARCEL
N = NORTH	TOWNSHIP = TOWNSHIP
NE = NORTHEAST	UG = UNDERGROUND
NE/4 = NORTHEASTLY	UNIV = UNIVERSITY
NW = NORTHWEST	W = WEST

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

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1) NORTH 00°42'31" WEST, 185.73 FEET 2) NORTH 89°17'29" EAST, 11.00 FEET 3) NORTH 00°42'31" WEST, 118.41 FEET 4) SOUTH 89°17'29" WEST, 150.00 FEET 5) NORTH 00°42'31" WEST, 47.00 FEET 6) NORTH 89°17'29" EAST, 6.00 FEET 7) NORTH 00°42'31" WEST, 300.16 FEET 8) SOUTH 89°17'29" WEST, 80.00 FEET

TO A PERMANENT REFERENCE MONUMENT (LB 2389) ON SAID WEST BOUNDARY, LYING 24 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 27 OF SAID TOWNSEND, PHASE ONE, THENCE CONTINUE SOUTH 89°17'29" WEST, 5.00 FEET, THENCE SOUTH 00°42'31" EAST, 74.52 FEET, THENCE SOUTH 89°17'29" WEST, 45.00 FEET, THENCE NORTH 00°42'31" WEST, 18.00 FEET; THENCE SOUTH 89°17'29" WEST, 106.00 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, 590.00 FEET TO A FOUND 3" X 3" CONCRETE MONUMENT (PLS 4788) AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND (O.R. 2179, PG. 1684) SAID CONCRETE MONUMENT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 31ST AVENUE; THENCE SOUTH 89°59'04" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 370.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.26 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 US&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 VERTCON 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 # 980728, 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 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.
- 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 3123, PAGE 392, 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) LOTS 63 THROUGH 76, INCLUSIVE, SHALL BE SINGLE FAMILY DETACHED HOUSES AND MAY HAVE "OUTBUILDINGS" 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 THREE 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.

WITNESS \_\_\_\_\_  
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 4479, 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:  
WITNESS \_\_\_\_\_  
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.

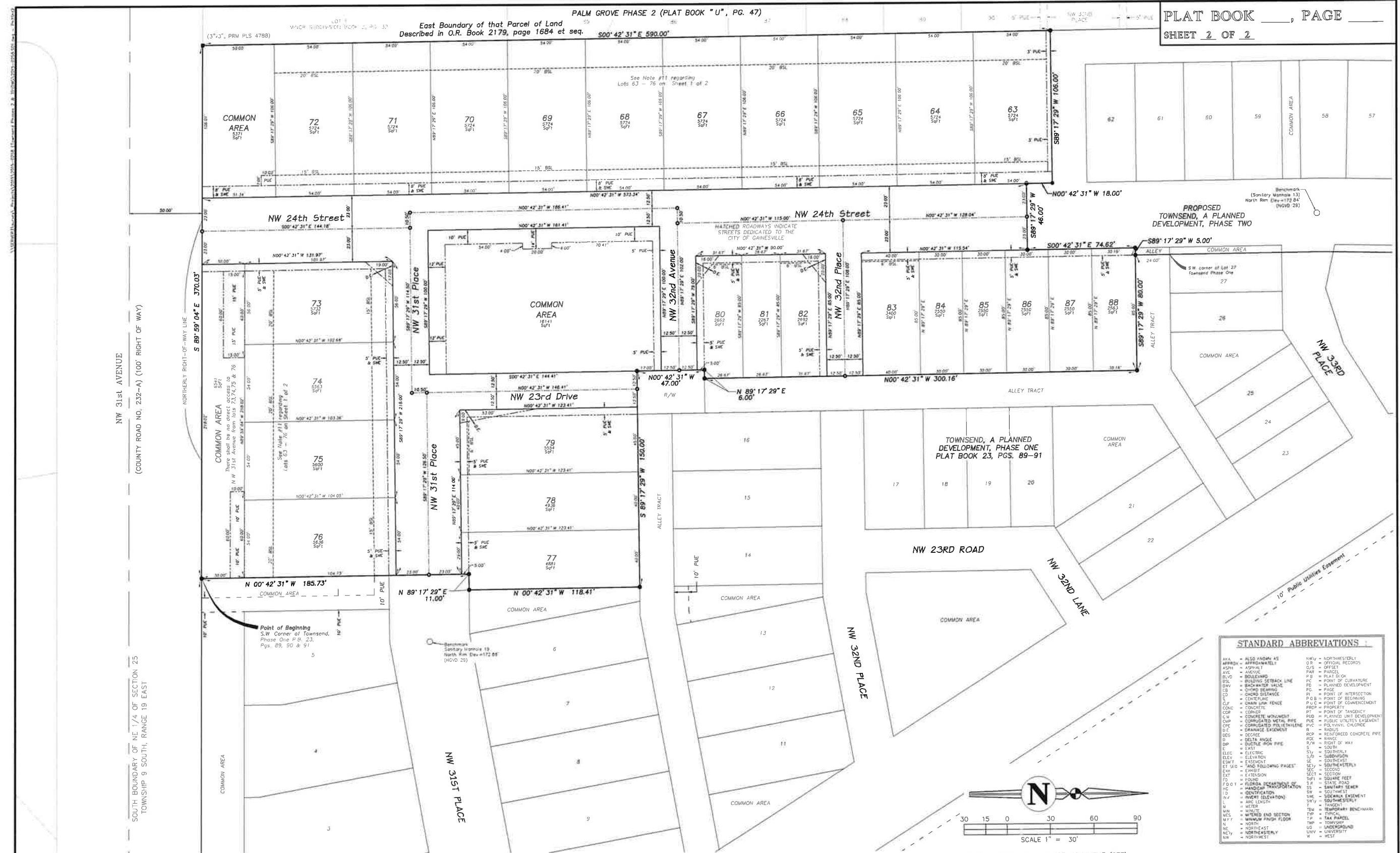
CLERK OF THE CIRCUIT COURT DEPUTY CLERK

#### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "TOWNSEND, A PLANNED DEVELOPMENT, PHASE THREE" 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. - 2404 NW 43rd Street, Gainesville, FL 32606 DATE  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 2389  
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6687





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

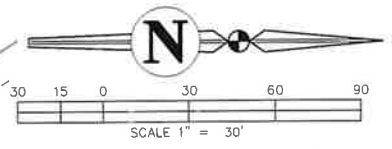
**PD NEIGHBORHOOD NOTES:**

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 EDGE	LOTS 63 THROUGH 76, INCLUSIVE
NEIGHBORHOOD GENERAL	LOTS 77 THROUGH 88, INCLUSIVE

**STANDARD ABBREVIATIONS**

ALL = ALSO FOUND AS	OR = NORTHWESTLY
APPROX = APPROXIMATELY	OS = OFFICIAL RECORDS
ASPH = ASPHALT	P/S = PARCEL
AVC = AVOID	P/B = PLAT BOOK
B/LV = BOWLEND	PC = POINT OF CURVATURE
B/S = BUILDING SETBACK LINE	PD = PLANNED DEVELOPMENT
B/W = BACKWATER VALVE	PG = PAGE
CB = CHORD BEARING	PI = POINT OF INTERSECTION
CD = CHORD DISTANCE	P.O.B. = POINT OF BEGINNING
CH = CENTERLINE	P.U.C. = POINT OF COMMENCEMENT
CLP = CONCRETE LINE	PRIP = PRIORITY
CONC = CONCRETE	PT = POINT OF TANGENCY
COP = CORNER	PUB = PLANNED UNIT DEVELOPMENT
C/M = CONCRETE MONUMENT	PVE = PUBLIC UTILITIES EASEMENT
CWP = CORRUGATED METAL PIPE	PVC = POLYVINYL CHLORIDE
CPC = CORRUGATED POLYETHYLENE	R = RADIUS
D/E = DRAINAGE EASEMENT	R/CB = REINFORCED CONCRETE PIPE
DEC = DECREE	RNG = RANGE
DIP = DUCTILE IRON PIPE	R/W = RIGHT OF WAY
D = DIRT	S = SOUTH
ELEC = ELECTRIC	S/A = SOUTHWESTLY
ELEV = ELEVATION	S/B = SUBDIVISION
ESMT = EASEMENT	SE = SOUTHWEST
ET/SE = "AND INCLUDING" PHASES	SECT = SECTION
EKT = EXHIBIT	SECT = SECTION
EXT = EXTENSION	SECT = SECTION
FS = FOUND	SFT = SQUARE FEET
F.O.T. = FLORIDA DEPARTMENT OF	S = STATE ROAD
TRANSPORTATION	SS = SANITARY SEWER
IC = IDENTIFICATION	SW = SOUTHWEST
IN/E = INVERT ELEVATION	SWK = SIDEWALK EASEMENT
INT = INTERSECTION	SWM = SWATH
M = METER	T = TANGENT
M/W = METER	T/B = TANGENT BENCHMARK
WES = WETTED END SECTION	T/P = TYPICAL
M/F = WINDOW FINISH FLOOR	T/P = TYPICAL
N = NORTH	TR = TRAIL
N/E = NORTH-EAST	TRP = TRAIL
N/EV = NORTH-EASTLY	UNV = UNIVERSITY
NW = NORTHWEST	W = WEST



- = PERMANENT REFERENCE MONUMENT (SET)  
(5/8" IRON ROD & CAP - PRM LB 2389)
- = PERMANENT REFERENCE MONUMENT (FOUND)  
(4" X 4" 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)

