

RESOLUTION NO. 041072

PASSED March 14, 2005

A Resolution amending the conditional final plat of "Krystle Pines Cluster Subdivision Phase I" adopted by Resolution No. 020854, by amending the legal description of the plat for the purpose of changing the entrance roadway, to be known as N.W. 82nd Boulevard; located in the vicinity West of N.W. 43rd Street and N.W. 82nd Boulevard; and providing an immediate effective date.

WHEREAS, the Development Review Board approved the design plat of "Krystle Pines Cluster Subdivision Phase I" on January 9, 2003, and

WHEREAS, on February 10, 2003, the City Commission approved the design plat and on January 26, 2004, the City Commission granted a six-month extension of time of the design plat approval to July 26, 2004 in accordance with Section 30-183(J)(2) of the Code of Ordinances; and

WHEREAS, on February 3, 2004, the owner of the plat has submitted a conditional final plat which substantially conformed to the design plat as approved by the City Commission on February 10, 2003, and which incorporates all modifications and revisions specified in such approval; and

WHEREAS, the City Commission adopted Resolution No. 020854 on April 26, 2004 approving the conditional final plat of "Krystle Pines Cluster Subdivision Phase I" and

WHEREAS, the owner/developer requests the City to amend the Conditional Final Plat of "Krystle Pines Cluster Subdivision Phase I" for the purpose of changing the entrance roadway, to be known as N.W. 82nd Boulevard;

WHEREAS, the City Commission finds that the conditional final plat described herein is consistent with the City of Gainesville 2000-2010 Comprehensive Plan, and applicable ordinances and regulations of the City.

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

Section 1. The legal description of the conditional final plat of " Krystle Pines Cluster Subdivision Phase I" is amended, and a revised legal description is accepted 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 revised "Krystle Pines Cluster Subdivision Phase I" conditional final plat shall not be recorded, but shall be retained by the Clerk of the Commission until the City Manager shall have certified that all required improvements have been completed in accordance with approved plans and specifications and ordinances of the City and the same has been approved by the City Commission. Upon such certification by the City Manager and upon proof by title insurance or other similar assurance to the satisfaction of the City that there are no liens or possibilities of liens on such subdivision improvements or on the property dedicated to the public, and that the dedicator or dedicators have clear fee title thereto, the City shall approve such plat and other dedicated portions as shown on the approved plat, and the subdivider shall record the plat and provide copies as specified in Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida.

Section 3. Except as expressly modified and changed by this Resolution, the terms, conditions and requirements of Resolution No. 020854 adopted on April 26, 2004, shall remain in full force and effect.

Section 4. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this 14th day of March, 2005.



Pegeen Hanrahan, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



Kurt Lannon,
Clerk of the Commission



Marion J. Radson, City Attorney

MAR 16 2005

October 22, 2004

KRYSTLE PINES CLUSTER SUBDIVISION, PHASE I
 LYING IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, IN THE CITY OF
 GAINESVILLE, ALACHUA COUNTY, FLORIDA

DESCRIPTION: (BY SURVEYOR)

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF (N ½) OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISK MARKED "LS 3524" AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°13'00" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 59.98 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NW 43RD STREET, A 110 FOOT RIGHT-OF-WAY; THENCE SOUTH 01°04'01" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NW 43RD STREET, A DISTANCE OF 971.39 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°04'01" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NW 43RD STREET, A DISTANCE OF 1682.63 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10; THENCE SOUTH 89°04'07" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 85.41 FEET; THENCE NORTH 27°16'56" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 259.94 FEET; THENCE NORTH 12°31'09" WEST, A DISTANCE OF 170.45 FEET; THENCE NORTH 46°04'50" WEST, A DISTANCE OF 149.26 FEET; THENCE NORTH 02°13'20" WEST, A DISTANCE OF 368.06 FEET; THENCE SOUTH 88°38'58" WEST, A DISTANCE OF 46.99 FEET; THENCE NORTH 01°21'02" WEST, A DISTANCE OF 330.79 FEET; THENCE SOUTH 88°38'58" WEST, A DISTANCE OF 409.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2175.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°19'13" WEST, 456.97 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°03'37", AN ARC DISTANCE OF 457.82 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°47'21" EAST, A DISTANCE OF 151.87 FEET TO A 4" X 4" CONCRETE MONUMENT MARKED "LS 5548" AT THE INTERSECTION WITH THE SOUTH BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1647, PAGE 1491 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°06'25" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 311.99 FEET; THENCE NORTH 00°53'35" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 195.18 FEET; THENCE NORTH 67°54'16" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 22°05'44" EAST, A DISTANCE OF 14.85 FEET; THENCE NORTH 67°54'16" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 85°54'15" WEST, A DISTANCE OF 86.99 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 606.62 FEET; THENCE NORTH 00°53'35" WEST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 141.97 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A

RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°10'11" WEST, 7.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°07'33", AN ARC DISTANCE OF 7.91 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°53'35" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 150.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°06'25" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°53'35" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°06'25" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 00°53'35" WEST, A DISTANCE OF 31.78 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°53'35" WEST, A DISTANCE OF 420.00 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 325.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°35'14" WEST, 29.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°02'22", AN ARC DISTANCE OF 30.16 FEET TO THE END OF SAID CURVE; THENCE NORTH 23°55'57" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 141.73 FEET; THENCE NORTH 00°53'35" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°53'35" WEST, A DISTANCE OF 365.79 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 10; THENCE NORTH 89°08'37" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 10, A DISTANCE OF 1241.63 FEET TO A 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10; THENCE NORTH 89°59'20" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 1312.45 FEET TO A 4" X 4" CONCRETE MONUMENT MARKED "RLS 1950" AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10; THENCE NORTH 89°02'11" EAST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 353.42 FEET; THENCE SOUTH 15°50'29" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 793.53 FEET; THENCE SOUTH 48°18'40" EAST, A DISTANCE OF 276.42 FEET;

THENCE NORTH 65°17'00" EAST, A DISTANCE OF 286.73 FEET; THENCE SOUTH 61°06'35" EAST, A DISTANCE OF 266.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 93.278 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF (N ½) OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISK MARKED "LS 3524" AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°13'00" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 59.98 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NW 43RD STREET, A 110 FOOT RIGHT-OF-WAY; THENCE SOUTH 89°02'11" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 898.86 FEET TO A 4" X 4" CONCRETE MONUMENT MARKED "L.B. 5075"; THENCE SOUTH 89°02'11" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 353.42 FEET TO A 4" X 4" CONCRETE MONUMENT MARKED "LL LEE & ASSOC. 12-17-13 40 COR. RLS 1950" AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10; THENCE SOUTH 88°59'20" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10, A DISTANCE OF 1312.45 FEET TO A 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 10; THENCE SOUTH 89°08'37" WEST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 10, A DISTANCE OF 1241.63 FEET TO A 4" X 4" CONCRETE MONUMENT MARKED "L.B. 5075"; THENCE SOUTH 89°08'37" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 10, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°53'35" EAST, DEPARTING THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 10, A DISTANCE OF 1271.27 FEET; THENCE SOUTH 89°06'25" WEST, A DISTANCE OF 505.30 FEET; THENCE SOUTH 00°53'35" EAST, A DISTANCE OF 287.07 FEET TO THE SOUTH BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1647, PAGE 1491 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°06'58" WEST, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 412.20 FEET; THENCE NORTH 00°58'26" WEST, A DISTANCE OF 1558.86 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 10; THENCE NORTH 89°08'37" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 10, A DISTANCE OF 919.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 29.538 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LANDS CONTAIN A NET ACREAGE OF 122.816 ACRES, MORE OR LESS