

RESOLUTION NO. _____

PASSED _____

A Resolution approving the conditional final plat of "Krystle Pines Cluster Subdivision Phase II", located generally in the vicinity of NW 82nd Avenue and N.W. 44th Drive; providing directions to the Clerk of the Commission; and providing an immediate effective date.

WHEREAS, the Development Review Board approved the design plat of "Krystle Pines Cluster Subdivision Phase II" 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, the City Commission approved the development schedule that allows subsequent phases to be filed at approximately six month intervals; and

WHEREAS, the owner of the plat has submitted a conditional final plat which substantially conforms 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 owner of the proposed subdivision has requested the City Commission to accept and approve the 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 conditional 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 conditional final plat of "Krystle Pines Cluster Subdivision Phase II" 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 owner and/or subdivider of the plat shall fully complete all subdivision improvements within two (2) years of the effective date of this Resolution in full accordance with approved plans and specifications and the ordinances of the City of Gainesville.

Section 3. The "Krystle Pines Cluster Subdivision Phase II" 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 4. No building permits shall be issued on the property within the boundaries of the "Krystle Pines Cluster Subdivision Phase II" plat until such plat has been approved and accepted by the City Commission and filed in the public records of Alachua County, Florida.

Section 5. No construction activities, including clearing and grubbing, shall begin without a permit being issued or a letter of permit exemption by the Suwannee River Water Management District and a pre-construction conference with the City Public Works Department. A copy of the Water Management District permit must be on file with the City Public Works Department prior to commencement of any site work.

Section 6. Except as further provided herein during construction, the subdivider may, upon the posting of a bond or other such security for the cost of the uncompleted improvements, have this conditional approval converted to final approval and acceptance provided that all other requirements and conditions of Chapter 30 of the Code of Ordinances applicable to final plat acceptance have been met. However, the final plat (subdivision) approval of the Krystle Pines Cluster Subdivision Phase I is required prior to final approval of any subsequent phases.

Section 7. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2004.

Pegeen Hanrahan, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

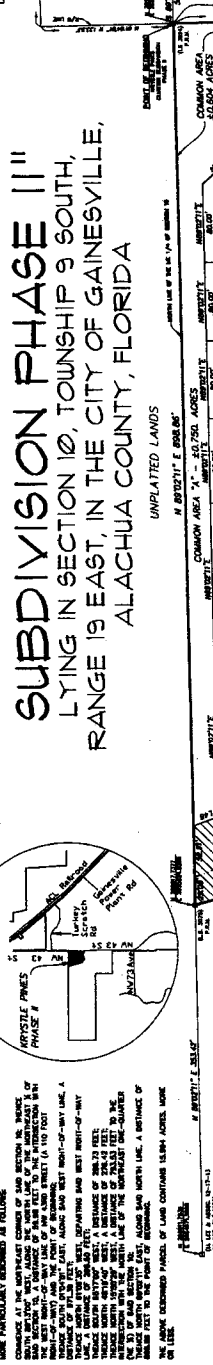
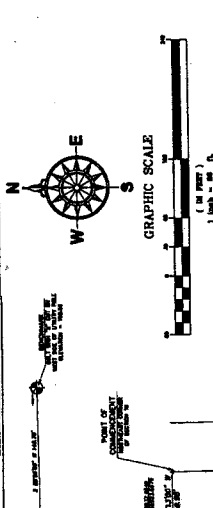
Kurt Lannon,
Clerk of the Commission

Marion J. Radson, City Attorney

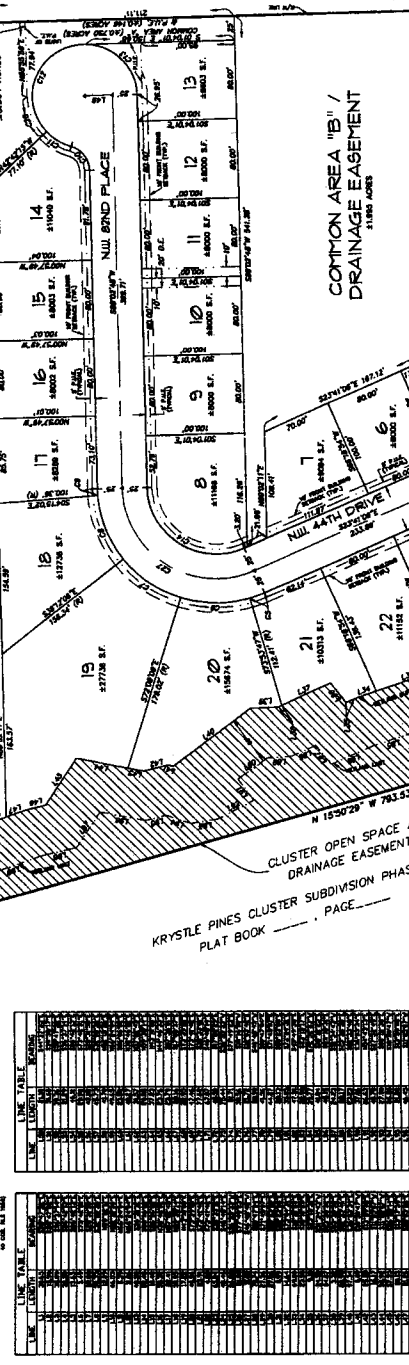
Plat Book - Page - SHEET ONE OF ONE

Caressour & Ellington, Inc. Surveyors & Engineers, Inc. 1000 N. W. 10th St. Ft. Lauderdale, FL 33304

LEGAL DESCRIPTION: (BY SURVEYOR) A PARCEL OF LAND LIES IN THE SOUTH AND WEST-NEARLY SOUTHWEST CORNERS OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



OWNER'S CERTIFICATION AND DEDICATION I, SURVEYOR, DO HEREBY CERTIFY TO THE COMMISSIONERS OF THE STATE OF FLORIDA THAT THE INFORMATION CONTAINED IN THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF A SURVEYOR UNDER THE PROFESSIONAL REGULATION ACT, CHAPTER 481, PART I, FLORIDA STATUTES, AND I HAVE AGREED TO BE BOUND BY THE PROVISIONS OF SAID ACT. I HAVE ALSO BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF A SURVEYOR UNDER THE PROFESSIONAL REGULATION ACT, CHAPTER 481, PART I, FLORIDA STATUTES, AND I HAVE AGREED TO BE BOUND BY THE PROVISIONS OF SAID ACT.



ACKNOWLEDGMENT STATE OF FLORIDA - COUNTY OF ALACHUA I, SURVEYOR, DO HEREBY CERTIFY TO THE COMMISSIONERS OF THE STATE OF FLORIDA THAT THE INFORMATION CONTAINED IN THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF A SURVEYOR UNDER THE PROFESSIONAL REGULATION ACT, CHAPTER 481, PART I, FLORIDA STATUTES, AND I HAVE AGREED TO BE BOUND BY THE PROVISIONS OF SAID ACT.

APPROVAL OF THE CITY OF GAINESVILLE: BE THE APPROVED BY THE CITY COMMISSIONERS OF THE CITY OF GAINESVILLE, FLORIDA, ON THIS 12th DAY OF AUGUST, 2004. SURVEYOR'S CERTIFICATION I DO HEREBY CERTIFY THAT THIS PLAT SHOWS THE TRUE AND CORRECT LOCATION AND BOUNDARIES OF THE LANDS DESCRIBED HEREIN AND THAT THE INFORMATION CONTAINED IN THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF A SURVEYOR UNDER THE PROFESSIONAL REGULATION ACT, CHAPTER 481, PART I, FLORIDA STATUTES, AND I HAVE AGREED TO BE BOUND BY THE PROVISIONS OF SAID ACT.

Table with 2 columns: LINE, LENGTH. Contains data for various lines and easements.

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- LEGEND: 1. FOUND WALL AND ONE MARKED "L.S. 2004" 2. CONCRETE MARKERS ON THE BOUNDARY CORNER OF "L.S. 2004" 3. "L.S. 2004" MARKERS FOUND 4. "L.S. 2004" MARKERS FOUND 5. "L.S. 2004" MARKERS FOUND 6. "L.S. 2004" MARKERS FOUND 7. "L.S. 2004" MARKERS FOUND 8. "L.S. 2004" MARKERS FOUND 9. "L.S. 2004" MARKERS FOUND 10. "L.S. 2004" MARKERS FOUND 11. "L.S. 2004" MARKERS FOUND 12. "L.S. 2004" MARKERS FOUND 13. "L.S. 2004" MARKERS FOUND 14. "L.S. 2004" MARKERS FOUND 15. "L.S. 2004" MARKERS FOUND 16. "L.S. 2004" MARKERS FOUND 17. "L.S. 2004" MARKERS FOUND 18. "L.S. 2004" MARKERS FOUND 19. "L.S. 2004" MARKERS FOUND 20. "L.S. 2004" MARKERS FOUND 21. "L.S. 2004" MARKERS FOUND 22. "L.S. 2004" MARKERS FOUND 23. "L.S. 2004" MARKERS FOUND 24. "L.S. 2004" MARKERS FOUND 25. "L.S. 2004" MARKERS FOUND 26. "L.S. 2004" MARKERS FOUND 27. "L.S. 2004" MARKERS FOUND 28. "L.S. 2004" MARKERS FOUND 29. "L.S. 2004" MARKERS FOUND 30. "L.S. 2004" MARKERS FOUND

SURVEYOR'S NOTES: 1. REVISIONS AND CORRECTIONS TO THIS PLAT SHALL BE MADE BY THE SURVEYOR AND SHALL BE FILED WITH THE ORIGINAL PLAT. 2. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 3. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 4. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 5. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 6. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 7. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 8. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 9. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 10. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 11. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 12. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 13. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 14. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 15. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 16. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 17. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 18. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 19. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 20. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 21. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 22. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 23. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 24. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 25. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 26. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 27. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 28. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 29. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. 30. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT.

RECEIVED AUG 12 2004 CITY OF GAINESVILLE PLANNING DIVISION

CITY OF GAINESVILLE
CITY COMMISSION
2004 AUG 11 AM 10:35

Quasi-Judicial Registration Form

RE: Petition 122SUB-02 DB, Causseaux & Ellington, Inc., agent for A. D. Weiss. Conditional Final plat review for 30 lots on 16 acres MOL. Krystle Pines Cluster Subdivision Phase II. Located in the 2004 block of NW 43rd Street (west side). Zoned: RSF-1
CC Meeting date: August 23, 2004

Name: (please print) ORRIE Bill McCREA, sr

Address: 5002 N.W. 76th Lane - Bluea Creek

Telephone Number: 352-377-5118

Please indicate whether you are for or against this petition: FOR or AGAINST (mark "X")

Please indicate whether you are requesting a Formal Hearing: YES or NO (mark "X")

Complete the following section of the form **only** if you are requesting a **formal** quasi-judicial hearing:

(Please refer to the enclosed Quasi-Judicial Hearing sheet contained in this mail-out for more information.)

As an affected person receiving notice of the public hearing on Petition 122SUB-02 DB, Krystle Pines Cluster Subdivision, Phase II, I hereby request that the City Commission conduct a formal quasi-judicial hearing as described above.

Signature: Orrie Bill McCreA, Sr.

This form and exhibits to be presented to the City Commission must be delivered to the Clerk of the Commission at least 7 days prior to the public hearing as stated in the notification letter sent to you. The Clerk of the Commission Office is located at City Hall, 1st floor, 200 East University Avenue, Gainesville, Florida. Forms may be mailed to the following address: Clerk of the Commission—Mail Station 19, Quasi-Judicial Hearing, Petition 122SUB-02 DB, P.O. Box 490, Gainesville, Florida, 32602.

Attorney Information (If applicable):
Name: (please print) _____

Address: _____

Signature: _____

Telephone Number: _____

Quasi-Judicial Registration Form

CITY OF GAINESVILLE
CITY COMMISSION
2004 AUG 13 AM 10:26

RE: Petition 122SUB-02 DB, Causseaux & Ellington, Inc., agent for A. D. Weiss. Conditional Final plat review for 30 lots on 16 acres MOL. Krystle Pines Cluster Subdivision Phase II. Located in the 8200 block of NW 43rd Street (west side). Zoned: RSF-1
CC Meeting date: August 23, 2004

Name: (please print) NANCY B. HOWELLS

Address: 4701 NW 78TH ROAD, GAINESVILLE, FL 32653

Telephone Number: (352) 384-0592

Please indicate whether you are for or against this petition: FOR or AGAINST (mark "X")

Please indicate whether you are requesting a Formal Hearing: YES or NO (mark "X")

Complete the following section of the form **only** if you are requesting a **formal** quasi-judicial hearing:

(Please refer to the enclosed Quasi-Judicial Hearing sheet contained in this mail-out for more information.)

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Signature: _____

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Attorney Information (If applicable):

Name: (please print) _____

Address: _____

Signature: _____

Telephone Number: _____