

RESOLUTION NO. _____
PASSED _____

A Resolution approving the final plat of "Abbingtion Oaks, Phase I, a Cluster Subdivision", located in the vicinity of N.W. 39th Avenue and N.W. 26th Terrace; accepting the dedication of the public rights-of-way, easements and other dedicated portions 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 I, a Cluster Subdivision" on August 26, 2004; and

WHEREAS, on June 14, 2004, the City Commission of the City of Gainesville adopted Resolution No. 020704 approving the conditional final plat of Abbingtion Oaks, Phase I, 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 "Abbingtion Oaks Phase I, 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, easements, and other dedicated portions 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 I
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 SOUTHWEST 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 THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 24, A DISTANCE OF 37.83 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NW 39TH AVENUE (A 100 FOOT RIGHT-OF-WAY); THENCE N. 89°12'29" W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.16 FEET TO THE **POINT OF BEGINNING**; THENCE N. 89°03'16" W., CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 333.64 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2436, PAGE 1471 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N. 00°19'06" E., ALONG THE WEST BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 199.96 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S. 89°04'29" E., ALONG THE NORTH BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 202.97 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 740, PAGE 135 OF SAID PUBLIC RECORDS; THENCE N. 00°22'04" E., ALONG THE EAST BOUNDARY LINE OF SAID LANDS, AND ALONG THE EAST BOUNDARY LINES OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2221, PAGE 2038, AND OFFICIAL RECORD BOOK 2278, PAGE 2228 OF SAID PUBLIC RECORDS, A DISTANCE OF 645.07 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2278, PAGE 2228; THENCE S. 89°27'22" E., A DISTANCE OF 65.20 FEET; THENCE N. 00°32'38" E., A DISTANCE OF 87.27 FEET; THENCE S. 89°27'22" E., A DISTANCE OF 5.65 FEET; THENCE N. 00°32'38" E., A DISTANCE OF 222.00 FEET; THENCE N. 89°27'22" W., A DISTANCE OF 21.07 FEET; THENCE N. 00°32'38" E., A DISTANCE OF 136.02 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY LINE OF "SPRINGTREE III" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "J", PAGE 75, OF SAID PUBLIC RECORDS; THENCE S. 89°27'22" E., ALONG THE SOUTH BOUNDARY LINE OF SAID "SPRINGTREE III", A DISTANCE OF 229.73 FEET TO THE SOUTHEAST CORNER OF SAID "SPRINGTREE III", AND THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 24; THENCE S. 00°21'45" W., ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SOUTHEAST ONE-QUARTER (SE ¼), A DISTANCE OF 799.64 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1902, PAGE 884 OF SAID PUBLIC RECORDS; THENCE (THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID LANDS) N. 82°06'14" W., A DISTANCE OF 57.98 FEET; THENCE S. 00°19'06" W., A DISTANCE OF 319.44 FEET; THENCE N. 89°15'54" W., A DISTANCE OF 42.41 FEET; THENCE S. 00°37'06" W., A DISTANCE OF 29.91 FEET; THENCE N. 89°05'29" W., A DISTANCE OF 49.97 FEET; THENCE S. 00°31'18" W., A DISTANCE OF 150.20 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF NW 39TH AVENUE AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.604 ACRES MORE OR LESS.

Exhibit "A"