

RESOLUTION NO. _____

A resolution of the City of Gainesville, Florida, vacating Green Ridge Subdivision Unit No. 2, recorded at Official Records Book 98, Page 596, Public Records of Alachua County, Florida, generally located between NW 8th Avenue and W University Avenue, east of NW 39th Road, and west of NW 36th Drive, as further described herein, upon the petition of the property owner(s); providing directions to the City Clerk; providing for the recording of this resolution; and providing an effective date.

WHEREAS, Section 177.101, Florida Statutes, vests the governing bodies of counties with the authority to adopt resolutions vacating plats, in whole or in part, and returning the vacated property to acreage; and

WHEREAS, Section 177.101(4), Florida Statutes, states that if the subject property is within the corporate limits of the City, the governing body of the County shall be furnished with a certified copy of a resolution of the City Commission showing that it has already by suitable resolution vacated such plat or subdivision or such part thereof sought to be vacated; and

WHEREAS, James D. Henderson, II, as Successor Trustee under the provisions of that certain Trust Agreement dated July 27, 1988, submitted a petition requesting that the City of Gainesville vacate the Green Ridge Subdivision Unit No. 2 plat, as further described herein, and which is recorded at Official Records Book 98, Page 596, Public Records of Alachua County, Florida; and

WHEREAS, it appears that James D. Henderson, II, as Successor Trustee under the provisions of that certain Trust Agreement dated July 27, 1988, is the fee simple owner(s) of the property that is the subject of this resolution and the vacation of said plat will not affect the ownership or right of convenient access of persons owning property abutting the property that is the subject of this resolution; and

WHEREAS, it appears that all ad valorem taxes due and owing on said property have been paid, that due and proper notice of petitioner's intention to apply to vacate said plat has been given as required by law, and proof of publication of said notice has been received by the City; and

WHEREAS, the vacation of said plat is proper and conforms to the requirements of Section 177.101, Florida Statutes; and

WHEREAS, the vacation of said plat is not inconsistent with the City's Comprehensive Plan or Land Development Code; and

WHEREAS, the City of Gainesville is vested with home rule authority pursuant to Article VII, Section 2 of the Constitution of the State of Florida and Chapter 166, Florida Statutes, as well as the provisions of the City Charter and other law, and together with the provisions of Section 177.101(4), Florida Statutes, has authority to vacate plats.

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

Section 1. Recitals. The above recitals are true and accurate and are incorporated herein.

Section 2. Plat Vacation. The plat of Green Ridge Subdivision Unit No. 2, recorded at Official Records Book 98, Page 596, Public Records of Alachua County, Florida, and legally described in Exhibit "A" attached hereto, is hereby vacated and annulled and the same is hereby returned to non-platted acreage.

Section 3. Existing Easements. This resolution does not release nor is it intended to release any easements or conveyances that exist and are duly recorded in the Public Records of Alachua County. The City Commission expressly retains and reserves all rights to recorded easements and conveyances that were granted to the City.

Section 4. Notice to County. The City Clerk shall provide a certified copy of this resolution to the Board of County Commissioners of Alachua County, Florida.

Section 5. Recording. A certified copy of this resolution shall be recorded in the Public Records of Alachua County, Florida.

Section 6. Effective Date. This resolution shall take effect immediately upon adoption.

Passed and adopted this _____ day of _____, 2021.

LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

OMICHELE D. GAINEY
CITY CLERK

NICOLLE M. SHALLEY
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION OF GREEN RIDGE SUBDIVISION UNIT NO. 2 RECORDED IN OFFICIAL RECORDS BOOK 98, PAGE 596, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

COMMENCE AT THE N.W. CORNER OF SEC. 2 – T10S – R19E AND RUN N.89°54'E. ALONG THE NORTH LINE OF SAID SECTION 1640', THENCE RUN S.0°33'45"E. 792', THENCE RUN N.89°54'E. 801.3', THENCE RUN S.0°33'45"E. 100', THENCE RUN N.89°54'E. 60', THENCE RUN S.0°33'45"E. 35' TO THE P.O.B., THENCE RUN N.89°54'E. 788.3' TO THE WEST LINE OF GOLF CLUB MANOR AS PER PLAT AS RECORDED IN PLAT BOOK "E", PAGE 12 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN S.0°29'45"E. ALONG SAID WEST LINE 100', THENCE RUN S.89°54'W. 115', THENCE RUN S.0°29'45"E. 61.5', THENCE RUN S.89°54'W. 630', THENCE RUN N.0°29'45"W. 101.5', THENCE RUN S.89°54'W. 43.3', THENCE RUN N.0°29'45"W. 60' TO THE P.O.B. ALL BEING AND LYING IN THE NORTH 1/2 OF SEC. 2 – T10S – R19E, ALACHUA COUNTY, FLORIDA.