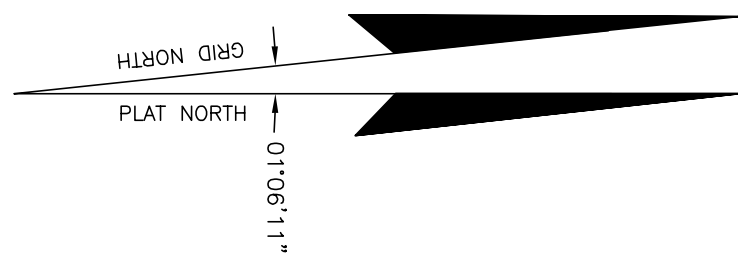
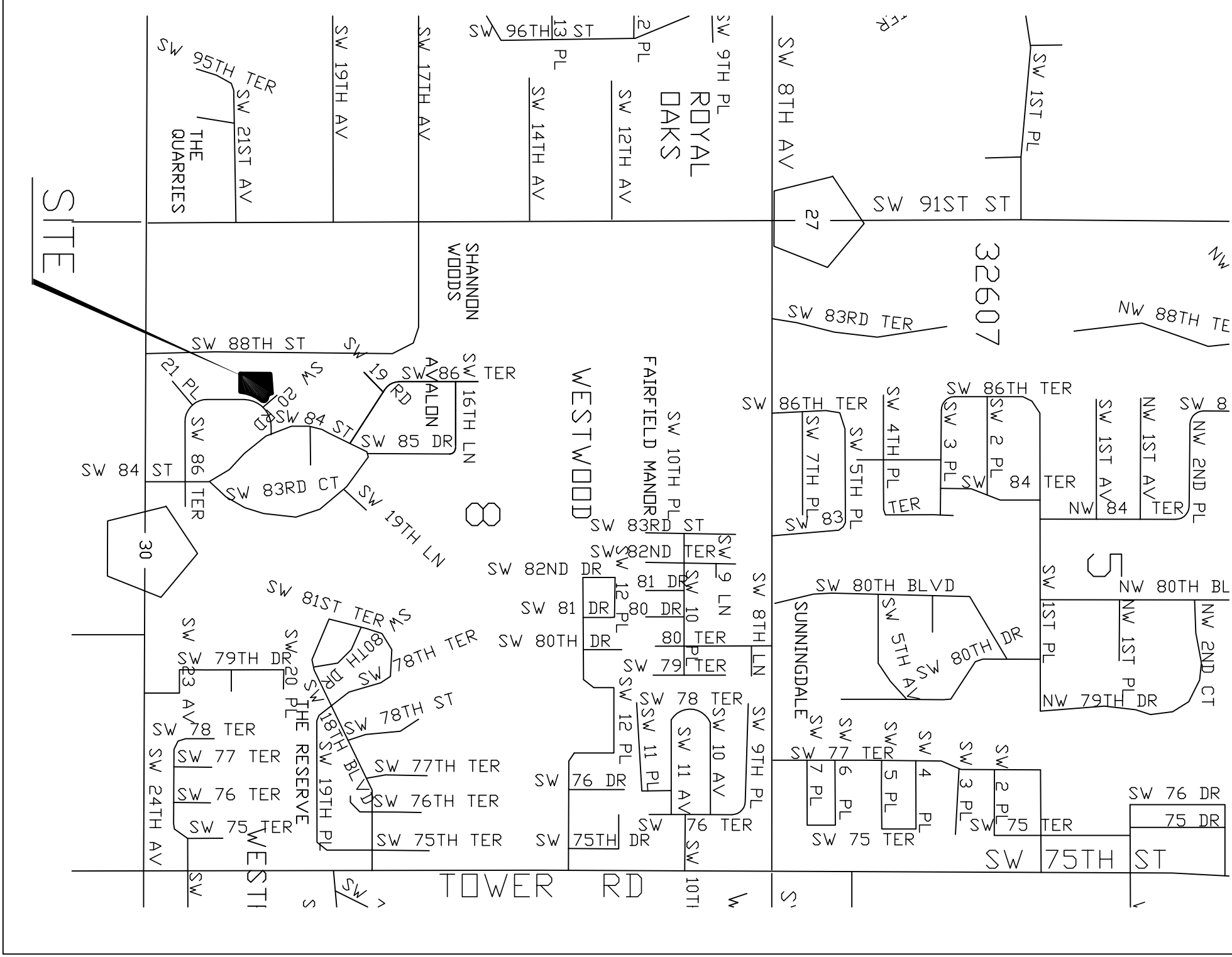


DESCRIPTION :
(PER TITLE COMMITMENT)
Lot Twenty-Nine (29), AVALON PHASE 1, A PORTION OF SOURCE, A PLANNED UNIT DEVELOPMENT, as per plot thereof recorded in Public Records of Alachua County, Florida.



LOCATION MAP NOT TO SCALE



LOT 29, AVALON PHASE 1, REPLAT

LYING IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

PRELIMINARY NOT FOR RECORDING
PLAT BOOK _____ PAGE _____
SHEET ONE OF ONE

OWNER'S CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TOM FOSTER AND BETH SEVERANCE DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF LOT 29, AVALON PHASE 1, REPLAT, AS DESCRIBED AND SHOWN HEREON, DO HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE EASEMENTS AND THE PLAT ELECTRIC EASEMENT IS HEREBY DEDICATED TO ANY ELECTRIC COOPERATIVE, INC. AS SHOWN ON THIS PLAT.

WITNESS	TOM FOSTER
WITNESS	BETH SEVERANCE
WITNESS	

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, TOM FOSTER AND BETH SEVERANCE, TO ME KNOWN TO BE THE PEOPLE HEREON DESCRIBED, AND THAT THEY ACKNOWLEDGED THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

(OFFICIAL NOTARY SIGNATURE AND NOTARY SEAL) (NAME OF NOTARY, PRINTED OR STAMPED)

CERTIFICATION OF APPROVAL FOR ALACHUA COUNTY, FLORIDA

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY'S ORDINANCES AND REGULATIONS.

ENGINEERING REQUIREMENTS:	DATE _____	COUNTY ENGINEER _____
FORM AND LEGALITY:	DATE _____	COUNTY ATTORNEY _____
APPROVED BY ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS:	DATE _____	CHAIRMAN/VICE CHAIRMAN, ALACHUA B.O.C.C. _____
RECEIVED AND FILED FOR RECORD THIS _____ DAY OF _____, 2019.		
CLERK _____	DEPUTY CLERK _____	

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THIS PLAT COMPLES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY ORDINANCES AND REGULATIONS. HOWEVER MY REVIEW DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

DATE _____ CHARLES BROCKEN, PROFESSIONAL SURVEYOR AND MAPPER, ALACHUA COUNTY SURVEYOR

CERTIFICATE OF LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "LOT 29, AVALON PHASE 1, REPLAT" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN THE DIRECTION AND PLAT BOOK _____, PART 1 OF THE FLORIDA STATUTES.

DATE _____ JAMES E. BRINKMAN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5582

NOTES:

- 1) THE INTENT OF THIS REPLAT IS TO AMEND THE FOLLOWING:
A) REMOVE THE FOLLOWING NOTE SHOWN ON THE PLAT OF RECORD:
"THIS AREA TO REMAIN IN NATURAL STATE WITH NO MODIFICATIONS TO EARTH OR PLANT LIFE."
B) CHANGE THE SOUTHERLY BUILDING SETBACK LINE OF LOT 29 KNOWN AS THE SIDE YARD SETBACK TO 10 FEET THEREBY MAKING IT THE SAME AS A TYPICAL LOT AS SHOWN ON THE PLAT OF RECORD.
C) CORRECT THE AREA CALCULATION FOR LOT 29 SHOWN INCORRECTLY ON THE PLAT OF RECORD.

- 2) MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT IN 10,000 FEET.

- 3) BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N. 42°39'34" W., FOR THE CENTER LINE OF SW. 20th ROAD, SAID BEARING IS IDENTICAL TO THE PLAT OF RECORD.

- 4) IN THE OPINION OF THIS SURVEYOR, ACCORDING TO THE NATIONAL FLOOD INSURANCE FLOOD ZONE MAP, DATED 6-16-2006, THIS PROPERTY IS IN FLOOD ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.

- 5) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE, TELEVISION SERVICES, PROVIDED, HOWEVER, THAT SUCH EASEMENTS SHALL NOT INTERFERE WITH THE OPERATION OF CABLE, TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OTHER PUBLIC UTILITY, SHALL NOT BE REQUIRED TO BE PLATTED. EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

- = FOUND 4" X 4" CONC. MON.
- = NO IDENTIFICATION
- = FOUND 1/2" REBAR
- = FOUND 5/8" REBAR & CAP
- = NO IDENTIFICATION
- = FOUND 5/8" REBAR & CAP
- N. 236049.3140 = STATE PLANE COORDINATES
- E. 2624691.2278 = NORTH FLORIDA ZONE NAD 1983

CURVE DATA

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bearing
C-29a	45.00'	39.51'	64.85'	82°34'19"	59.32'	S 45°42'24" E
C-29b	25.00'	49.28'	55.07'	126°12'07"	44.59'	S 23°53'30" E
C-29c	325.00'	102.14'	197.92'	34°53'33"	194.88'	S 21°45'47" W

