

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

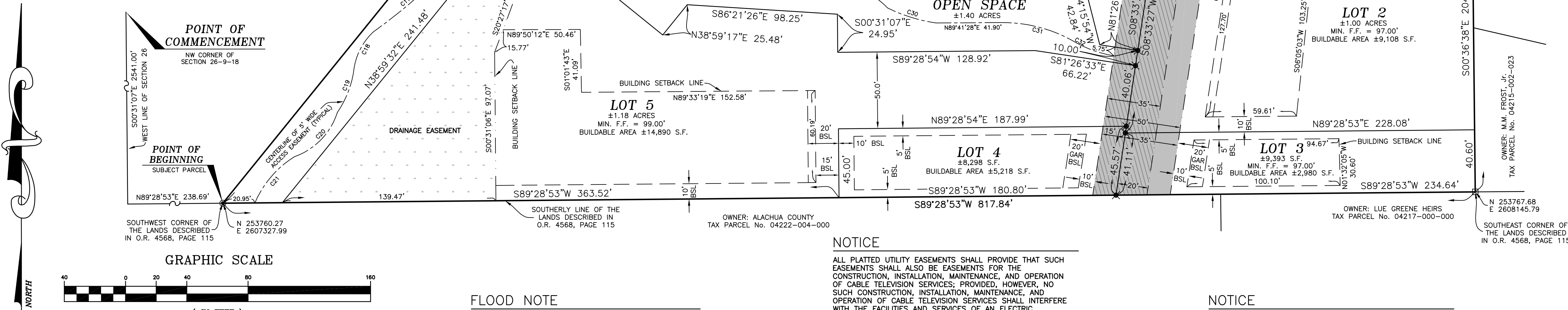
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 26 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°31'07" EAST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 2541.00 FEET; THENCE RUN NORTH 89°28'53" EAST, A DISTANCE OF 238.69 FEET TO A 5/8" REBAR & CAP (PLS. 3456) AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4568, PAGE 115 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 38°59'17" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 866.22 FEET TO A 5/8" REBAR (NO IDENTIFICATION) LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 32nd PLACE (AN 80 FOOT RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1707, PAGE 429 OF SAID PUBLIC RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 280.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 109.21 FEET, THROUGH A CENTRAL ANGLE OF 22°20'54", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 80°30'33" EAST, 108.52 FEET TO A 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) AND THE END OF SAID CURVE; THENCE RUN NORTH 89°12'36" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 286.34 FEET TO A 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) ON THE EASTERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4568, PAGE 115; THENCE RUN SOUTH 00°36'38" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 496.52 FEET TO A 4"x4" CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN SOUTH 89°28'53" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 817.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.99 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE, FLORIDA NORTH (NORTH AMERICAN DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
- ELEVATIONS SHOWN HEREON ARE BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). ALL ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988. ALL SITE BENCHMARKS SHOULD BE CHECKED AND VERIFIED BEFORE USE.
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:
LOTS 3 & 4: FRONT = 10 FEET, GARAGE SETBACK = 20 FEET, SIDE STREET = 10 FEET, SIDE = 5 FEET, REAR = 10 FEET.
LOTS 1-2 & 5-7: FRONT = 15 FEET, GARAGE SETBACK = 20 FEET, SIDE STREET = 15 FEET, SIDE = 10 FEET, REAR = 15 FEET.
NOTE: FRONT SETBACKS AND GARAGE SETBACK ARE MEASURED FROM THE INTERIOR EDGE OF THE INGRESS/EGRESS EASEMENT AT THE FRONT OF THE LOTS.
- THE ERROR IN CLOSURE OF THE BOUNDARY OF THIS REPLAT DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
- LOT CORNERS AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (8) AND (9) OF THE FLORIDA STATUTES.
- PUBLIC UTILITIES EASEMENT SHOWN HEREON HAS BEEN RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- PARK'S EDGE IS AFFECTED BY A ***** RECORDED IN O.R. *****, PAGE **** (AS SHOWN HEREON).
- LOTS ON THIS PLAT MAY NOT BE COMBINED FOR THE PURPOSES OF A SINGLE BUILDING PERMIT. LOTS MAY NOT BE USED FOR ACCESSORY STRUCTURES WITHOUT A PRINCIPAL STRUCTURE BEING ERRECTED FIRST.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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PARK'S EDGE

LYING IN SECTION 26, TOWNSHIP 9 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

LEGEND

- = FOUND 5/8" REBAR (NO IDENTIFICATION)
- = FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
- = FOUND 5/8" REBAR & CAP (PLS 3456)
- ✱ = SET PCP - NAIL & DISK (FSM 6602)
- (C) = CALCULATED DATA
- O.R. = OFFICIAL RECORDS BOOK
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- BSL = BUILDING SETBACK LINE
- GAR BSL = GARAGE BUILDING SETBACK LINE
- MIN. F.F. = MINIMUM FINISH FLOOR
- PUE = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- ⊕ = BENCHMARK
- (NAVD88) = NORTH AMERICAN VERTICAL DATUM OF 1988
- ▨ = 35' WIDE PUBLIC UTILITIES EASEMENT
- ▩ = 50' WIDE INGRESS/EGRESS & DRAINAGE EASEMENT
- ▨ = DRAINAGE EASEMENT

BUILDABLE AREA

ALL DEVELOPMENT ACTIVITY IS RESTRICTED TO INSIDE THE BUILDING SETBACKS, DRIVEWAYS, SIDEWALKS, AND PATHS ARE PERMITTED OUTSIDE OF THE BUILDING SETBACKS PROVIDED THAT THEY DO NOT HAVE ANY DETRIMENTAL IMPACTS TO THE TRUNK, CANOPY, OR ROOTS OF ANY HERITAGE TREES AS DEFINED BY ALACHUA COUNTY. THE INTENT OF RESTRICTING DEVELOPMENT ACTIVITIES TO INSIDE THE BUILDING SETBACKS IS TO PROVIDE PROTECTION FOR HERITAGE TREES, AS DEFINED BY ALACHUA COUNTY, AND AS SHOWN ON THE ASSOCIATED SUBDIVISION SITE PLANS.

PLAT BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	109.21'	280.00'	22°20'54"	55.31'	108.52'

LOT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C2	28.67'	280.00'	5°51'57"	14.35'	28.65'
C3	80.55'	280.00'	16°28'57"	40.55'	80.27'
C4	54.00'	33.38'	92°40'48"	34.98'	48.30'
C5	30.57'	33.38'	52°28'18"	16.45'	29.51'

CENTERLINE OF 5' PATH - CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C6	26.17'	284.42'	5°16'22"	13.10'	26.16'
C7	55.76'	254.11'	12°34'20"	27.99'	55.65'
C8	116.39'	225.92'	29°31'06"	59.52'	115.11'
C9	52.47'	161.34'	18°31'56"	28.47'	52.24'
C10	43.26'	1961.31'	1°15'50"	21.63'	43.26'
C11	18.18'	83.05'	12°32'44"	9.13'	18.15'
C12	22.72'	32.20'	40°25'34"	11.86'	22.25'
C13	37.12'	47.70'	44°35'20"	18.86'	36.19'
C14	20.06'	239.58'	4°47'52"	10.04'	20.06'
C15	46.59'	189.34'	14°05'58"	23.41'	46.48'
C16	41.34'	234.14'	10°07'00"	20.72'	41.29'
C17	52.35'	362.40'	8°16'37"	26.22'	52.31'
C18	26.88'	41.24'	37°04'11"	13.83'	26.22'
C19	31.49'	64.82'	27°50'11"	16.06'	31.18'
C20	41.99'	45.35'	53°03'06"	22.64'	40.51'
C21	40.17'	66.14'	34°48'13"	20.73'	39.56'
C22	21.16'	35.01'	34°37'35"	10.91'	20.84'
C23	24.68'	18.49'	76°29'01"	14.57'	22.89'
C24	42.58'	47.47'	51°23'19"	22.84'	41.17'
C25	35.14'	74.84'	26°54'20"	17.90'	34.82'
C26	27.57'	44.78'	35°16'38"	14.24'	27.14'
C27	43.69'	81.80'	30°36'00"	22.38'	43.17'
C28	27.68'	51.34'	30°53'26"	14.19'	27.35'
C29	38.53'	53.39'	41°20'53"	20.15'	37.70'
C30	33.11'	103.69'	18°17'50"	16.70'	32.97'
C31	52.81'	93.73'	32°16'40"	27.12'	52.11'
C32	25.37'	77.17'	18°50'08"	12.80'	25.28'
C33	17.82'	280.00'	3°38'44"	8.91'	17.81'

PRELIMINARY PLAT BOOK PAGE SHEET 1 OF 1

OWNER'S CERTIFICATION AND DEDICATION

I, RICHELLE PACE, AS PRESIDENT OF PACE DESIGN & CONSTRUCTION, INC., DO HEREBY CERTIFY THAT PACE DESIGN & CONSTRUCTION, INC. IS THE OWNER OF THE LANDS DESCRIBED HEREON; AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "PARK'S EDGE" AND DO HEREBY CONSENT TO THE SUBDIVISION THEREOF, AS SHOWN; AND I DO HEREBY DEDICATE, TO THE PARK'S EDGE HOMEOWNER'S ASSOCIATION, FOREVER, THE ACCESS AREA AND OPEN SPACE AREA AS SHOWN HEREON, AND DO FURTHER DEDICATE THE PUBLIC UTILITY EASEMENTS FOR THE USE OF THE PUBLIC.

RICHELLE PACE PRESIDENT PACE DESIGN & CONSTRUCTION, INC.	WITNESS
WITNESS PRINTED	
WITNESS	
WITNESS PRINTED	

STATE OF FLORIDA-COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, RICHELLE PACE, AS PRESIDENT OF PACE DESIGN & CONSTRUCTION, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED _____, AS IDENTIFICATION, AND THAT SHE ACKNOWLEDGED THAT SHE EXECUTED THE INSTRUMENT AS HER FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE SAME.

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

NOTARY PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

MORTGAGEE'S APPROVAL

, AS MORTGAGEE, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK *, PAGE **, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS SHOWN HEREON AS "PARK'S EDGE" AND TO THE DEDICATION(S) HEREON.

*** PRESIDENT ***	WITNESS
WITNESS PRINTED	
WITNESS	
WITNESS PRINTED	

STATE OF FLORIDA-COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, *****, AS PRESIDENT OF *****, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED _____, AS IDENTIFICATION, AND THAT (S)HE ACKNOWLEDGED THAT (S)HE EXECUTED THE INSTRUMENT AS (HER)HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE SAME.

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

NOTARY PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

CERTIFICATION AND 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 AS FOLLOWS:

SURVEYING REQUIREMENTS:	DATE	COUNTY SURVEYOR
ENGINEERING REQUIREMENTS:	DATE	COUNTY ENGINEER
FORM AND LEGALITY:	DATE	COUNTY ATTORNEY
APPROVED BY ALACHUA COUNTY:	DATE	CHAIR, BOARD OF COUNTY COMMISSIONERS
RECEIVED AND FILED FOR RECORD ON THIS	DAY OF	A.D. 2019
CLERK		
DEPUTY CLERK		

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "PARK'S EDGE" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177 OF THE FLORIDA STATUTES.

LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6602

9/30/19
DATE



NOTICE

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, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

FLOOD NOTE

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12001020900 FOR ALACHUA COUNTY, FLORIDA INCORPORATED AREAS, EFFECTIVE DATE JUNE 16, 2006, FOR ALACHUA COUNTY, COMMUNITY NUMBER 120001 PANEL NUMBER 0290 SUFFIX D.