



City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC; Admin

Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

- ☐ **Major Subdivision** – complete application and provide copy of original application with each type of submission.
☒ **Minor Subdivision** – refer only to Final Plat section of this application.

A. PROJECT

1. Project Name: Replat of Lot 18 of Pilot Forest (Plat Book "J", page 92)
2. Address of Subject Property: 16025 N.W. 118th Place Alachua, Florida
3. Parcel ID Number(s): 03980-003-018
4. Existing Use of Property: Single Family Home
5. Future Land Use Map Designation: Single Family Residence (SFR)
6. Zoning Designation: RSF-1 Res 3.5 units/acre
7. Acreage: 0.505 (22,000 square feet)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Stacy A. Hall, P.S.M. Title: _____
Company (if applicable): George F. Young, Inc.
Mailing address: 1905 South Main Street
City: Gainesville State: Florida ZIP: 32601
Telephone: () 352 378-1444 FAX: () 352 372-2502 e-mail: sahall@georgefyoung.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Paul R. Elkins
Mailing Address: 6207 N.W. 164th Street
City: Alachua State: Florida ZIP: 32615

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
If yes, list names of all parties involved: _____
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

Preliminary Plat Attachments:

1. Plans, to include but not limited to:
 - a. Scale: at least 1 inch = 200 ft;
 - b. Proposed name of subdivision.
 - c. Name, address, and telephone number of the subdivider and agent of subdivider.
 - d. Name, address, telephone number and registration number of surveyor or engineer.
 - e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
 - f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
 - g. Legal description of the property to be subdivided.

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 4/1/2012

- h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
- i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
- j. Block letters and lot numbers, lot lines, and scaled dimensions.
- k. Zoning district boundaries on abutting properties.
- l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
- m. Minimum building setback lines as required by the Land Development Regulations.
- n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
- o. Surface drainage and direction of flow and method of disposition and retention indicated.
- p. Inscription stating "NOT FOR FINAL RECORDING".
- q. Tree location survey in conformance with LDR Article 6.2.1(G).
- r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

- 2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
- 4. Existing and/or proposed covenants and restrictions.
- 5. Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
- 6. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
- 7. City of Alachua Public School Student Generation Form
- 8. Legal description with tax parcel number.
- 9. Proof of ownership.
- 10. Proof of payment of taxes.
- 11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
- 12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
- 13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
- 14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).

Construction Plans Attachments:

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
 - a. Scale: 1 inch=200 ft.
 - b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
 - c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
 - d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
 - e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
 - f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
 - g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
 - h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. Proof of ownership.
7. Proof of payment of taxes.
8. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.

Final Plat Attachments:

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
 - a. Scale: at least 1 inch = 200 ft.
 - b. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
 - c. Name and address of subdivider.
 - d. North arrow, graphic scale, and date of plat drawing.
 - e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
 - f. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
 - g. Legal description of the property to be subdivided.
 - h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
 - i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
 - j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
 - k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
 - l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
 - m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
 - n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
 - o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
 - p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
 - q. Lots must be numbered in numerical order and blocks lettered alphabetically.
 - r. Accurate location and description of monuments and markers.
 - s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
 - t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
 - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
 - v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
 - w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
 - x. Title certification as required by Chapter 177, Florida Statutes.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. City of Alachua Public School Student Generation Form.
7. One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

**City of Alachua + Planning and Community Development Department
PO Box 9 + Alachua, FL 32616 + (386) 418-6121**

Revised 4/1/2012

8. Proof of ownership.
9. Proof of payment of taxes.
10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
13. **For Minor Subdivisions: Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12/13 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Stacy A. Hall, P.S.M.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 24th day of May, 2016 by STACY A.

HALL, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of FLORIDA



KATHLEEN A. VEDDER
MY COMMISSION # FF 231939
EXPIRES: June 20, 2019
Bonded Thru Budget Notary Services

1905 South Main Street
Gainesville, FL 32601-2502
(352) 378-1444 FAX (352) 372-2502



George F. Young, Inc.

Turning Vision Into Reality Since 1919

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ SUBSURFACE UTILITY LOCATING

TAX PARCEL NUMBER 03980-003-0018

LEGAL DESCRIPTION (BY THIS SURVEYOR)

LOT 18 OF PILOT FOREST AS RECORDED IN PLAT BOOK J, PAGE 92 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA.

GAINESVILLE ■ LAKEWOOD RANCH ■ ORLANDO ■ PALM BEACH ■ ST. PETERSBURG ■ TAMPA

A locally owned Florida serving Florida and the Caribbean Basin



City of
ALACHUA

PLANNING & COMMUNITY DEVELOPMENT

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15025 N.W. 119th Place Alachua, Florida 32615

Parcel ID Number(s): 03980-003-018

Acreage: 0.505 Acres more or less

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Paul R. Elkins

Title: Owner

Company (if applicable): _____

Mailing Address: 6207 N.W. 164th Street

City: Alachua

State: Florida

ZIP: 32616

Telephone: 386-339-3661

FAX: 386-418-1363

e-mail: _____

C. AUTHORIZED AGENT

Name: Stacy A. Hall

Title: Professional Surveyor and Mapper

Company (if applicable): George F. Young, Inc.

Mailing address: 1905 South Main Street

City: Gainesville

State: Florida

ZIP: 32601

Telephone: 352 378-1444

FAX: 352 372-2502

e-mail: sahall@georgefyoung.com

D. REQUESTED ACTION:

Submit all the necessary paperwork and maps for a replot of Lot 18 of Pilot Forest Plat Book "J", page 62 in order to change the rear (South) setback line from 40 feet to 15 feet.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Paul R. Elkins
Signature of Applicant

Signature of Co-applicant

Paul R. Elkins, Owner

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida

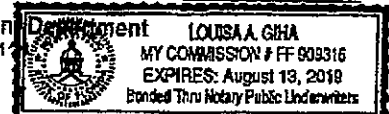
County of Marion

The foregoing application is acknowledged before me this 24 day of May, 2016 by Rick R. Elkins

_____, who is/are personally known to me, or who has/have produced
as identification.

Louisa A. GHA
Signature of Notary Public, State of Florida

City of Alachua • Planning and Community Development
PO Box 9 • Alachua FL 32616 • (386) 418-6111
Revised 9/30/2014



8.50
560.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2196974 2 PGS
2005 DEC 09 03:22 PM BK 3276 PG 299
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#263971
Doc Stamp-Deed: 560.00

Prepared by and Return to:
Mary T. Dotson, an employee of
Alachua Title Services, LLC,
P.O. Box 2408 (32616), 16407 N.W. 174th Drive, Suite C
Alachua, Florida 32615
386-418-8183

File Number:05-209

Warranty Deed

Made on December 5, 2005 A.D. by and between **Monica Powers Kincaid a/k/a Monica A. Kincaid**, an **unmarried woman**, whose address is 3321 SE 21st Avenue, Gainesville, Florida 32641, hereinafter called the "grantor", to **Paul R. Elkins**, whose post office address is 6207 NW 164th Street, Alachua, Florida 32615, hereinafter called the "grantee":

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Alachua County, Florida**, to-wit:

Lot Eighteen (18), PILOT FOREST, as per plat thereof recorded in Plat Book "J", Page 92 of the Public Records of Alachua County, Florida.

Parcel Identification Number: 03980-003-018

Subject to covenants, conditions, restrictions and easements of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

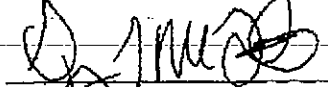
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.




2196974

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

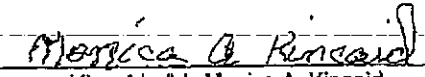
Signed, sealed and delivered in the presence of these witnesses:



Witness Signature
Print Name: GREGORY T. MCWILLIAM



Witness Signature
Print Name: MARY T. DOTSON



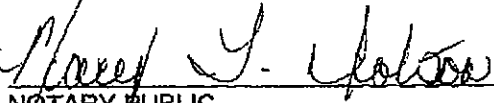
Monica Powers Kincaid a/k/a Monica A. Kincaid
3321 SE 21st Avenue, Gainesville, Florida 32641

Witness Signature
Print Name: _____

Witness Signature
Print Name: _____

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on December 05, 2005, by Monica Powers Kincaid a/k/a Monica A. Kincaid, who has produced a valid driver's license as identification.



NOTARY PUBLIC



Mary T. Dotson
My Commission DD255162
Expires December 18, 2007

Notary Print Name
My Commission Expires: _____

INSTRUMENT # 2196974
2 PGS



John Power
Alachua County Tax Collector
PO BOX 142340, GAINESVILLE, FL 32614-2340

Transaction # 1898718	
Cashier:	AG
Paid By:	
VICKIE ELKINS	
Posted Date:	06/27/2016 10:31AM
Received Via:	In Person
Num. Items:	1
Total Tendered:	\$1,770.90
Receipt #:	15-0177875
Batch:	113488
Drawer:	angg
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Real Estate	Acc# 03980 003 018 Bill Yr: 2015 Regular Due: 03/31/2016	06/27/2016	\$1,770.90	\$1,770.90
	Total:		\$1,770.90	\$1,770.90
Payment	Details		Paid	
Check	Chk#378850		\$1,770.90	
	Balance:		\$0.00	



Community
Title, LLC

Supporting the Community One Closing at a Time

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: CT-15-165

Prepared For:

Vicki Elkins
6207 NW 164th St, Alachua, FL 32615
Property: 16025 NW 118th Pl, Alachua, FL 32615

LEGAL DESCRIPTION: LOT EIGHTEEN (18) PILOT FOREST AS PER PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE 92, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Grantee(s) in Last Deed of Record: Paul R. Elkins (OR 3276, page 299)

2. Encumbrances/Matters Affecting Title (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary)):

Type of Instrument

O.R. Book

Page

NONE

Copies of the Encumbrances/Matters Affecting Title ☒ are ☐ are not included with this Report.

TAX INFORMATION:

Tax Year: 2015 Tax Parcel Number: 03980-003-018

Gross Tax: ☒ Paid ☐ Not Paid: -- no change: Homestead Exemption ☐ Yes ☒ No

Unpaid Taxes for Prior Years (if none, state "none"): NONE

Assessed Value: 59,500.00

Certificate

This Ownership and Encumbrance Report ("Report") is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from 1/1/2000 to 7/21/2016 at 8:00 AM. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Alachua County, Florida, affecting title to the property described therein. Liability for any incorrect information contained in this Report is limited (1) to the person or entity to whom the Report is directed, and (2) to a maximum of \$1,000.00 pursuant to Section 627.7843(3), Florida Statutes. This Report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance.

Community Title, LLC

By: VEMC Gorman

Dated: 7-22-16

175 NW 138TH TER., STE. 100, JONESVILLE, FL 32669

(352) 331-0817 TEL

(352) 331-0818 FAX

EMAIL: INFO@COMMUNITYTITLEFL.COM

WWW.COMMUNITYTITLEFL.COM

George F. Young, Inc.

Turning Vision Into Reality Since 1919

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ SUBSURFACE UTILITY LOCATING

July 9, 2016

City of Alachua Planning and Community Development
Replat of Lot 18 of Pilot Forest (Plat Book J, page 92)

Final Plat Attachment 3 Regarding Concurrency Impact Analysis

Article 2.4.14 of the City of Alachua's Land Development Regulations deals with Concurrency Impact Analysis. This article specifically deals with the impact the proposed development will have on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools,

This replat of Lot 18 of Pilot Forest does not create any additional lots. Therefore there is no additional impact to the public facilities. The Level of Service (LOS) Standard for each public facilities will not be impacted in any way.

This lot and the residence has existed since the Plat of Pilot Forest was developed in 1979, this replat is vested from the concurrency requirements as set forth in Article 2.4.14 paragraph "C" (1). No additional traffic and no additional resources are required as part of this replat. The only change being made to the original plat as part of this replat is the rear (South) setback line is being changed from 40 feet to 20 feet.

Final Plat Attachment 4 Regarding Comprehensive Plan

Goal 1 of the Future Land Use Element sets forth a Future Land Use Map 2025 in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens. The development of Pilot Forest is located within the area set forth for the moderate development.

Objective 1.2 of the Future Land Use Element establishes three residential land use categories to ensure orderly urban growth pattern. Moderate Density, Medium Density, and High Density

Policy 1.2a sets forth a moderate density of 0 to 4 dwelling units per acre. The lots within Pilot Forest (Plat Book "J", page 92) fall within this moderate density category.

Final Plat Attachment 6 Regarding City of Alachua Public School Generation Form.

Policy 2.4b of the Public School Facilities Elements allows for five exemptions from the school concurrency requirements. The replat of Lot 18 falls under exemption1 that is "Single family lots of record that received final subdivision or plat approval prior to the effective date of the PSFE..."

Final Plat Attachment 10 Regarding Suwannee River Water Management District

Chapter 62-330 F.A.C. is applicable to all environmental resource permits. These permits are only applicable to those Environmental Resource Permits that involve the design of a water management system requiring a permit as provided in 62-330 F.A.C. The re-platting of Lot 18 of Pilot Forest does not involve the design or redesign of a storm water management system. No permit is required.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder) ☒ Agent

2. Name of Applicant(s) or Contact Person(s): Stacy A. Hall Title: Vice President

Company (if applicable): George F. Young, Inc.

Mailing address: 1905 South Main Street

City: Gainesville State: Florida ZIP: 32601

Telephone: 352 378 1444 FAX: 352 372 2502 e-mail: sahall@georgefyoung.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): Paul R. Elkins

Mailing Address: 6207 N.W. 164th Street

City: Alachua State: Florida ZIP: 32615

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Replat of Lot 18 Pilot Forest

2. Address of Subject Property: 16025 N.W. 118th Place Alachua, Florida

3. Parcel ID Number(s): 03980-003-018

4. Section 28 Township 8 South Range 18 East Grant N/A Acreage: 0.505 Ac.

5. Existing Use of Property: Single Family Residential

6. Future Land Use Map Designation: Moderate Density Residential

7. Zoning Designation: RSF-1

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 1

☐ Multi-Family Residential

Number of Units _____

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

☐ Revised

Final Development Order

☐ Preliminary Plat

☒ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

Elementary: _____

Middle: _____

High: _____

City of Alachua + Planning and Community Development Department
PO Box 9 + Alachua, FL 32616 + (386) 418-6121

Revised April 30, 2014

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____ units	x _____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____ units	x _____	Middle School Multiplier*	_____	Student Stations**
High School	_____ units	x _____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____ units	x _____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____ units	x _____	Middle School Multiplier*	_____	Student Stations**
High School	_____ units	x _____	High School Multiplier*	_____	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

- ☒ Existing legal lots eligible for a building permit.
- ☒ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☒ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

 Signature of Applicant

 Signature of Co-applicant

 Stacy A. Hall, P.S.M.

 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16th day of August, 2016 by Stacy A.

HALL, who is/are personally known to me, or who has/have produced _____
 as identification.

(INITIALS - SELL)



KATHLEEN A. VEDDER
 MY COMMISSION # FF 231939
 EXPIRES: June 20, 2019
 Bonded Thru Budget Notary Services

 Signature of Notary Public, State of _____

City of Alachua ♦ Planning and Community Development Department
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

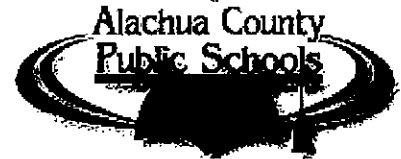
Revised April 30, 2014



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Certification



This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date: _____



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 19, 2016

Paul Elkins

6207 NW 164th Street
Alachua, FL 32615

Subject: Environmental Resource Permit (ERP) Exemption, ERP-001-228236-1, Replat of Lot 18 of Pilot Forest, Alachua County

Dear Mr. Elkins:

The above referenced proposed project does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before August 19, 2016. It has been determined that the proposed activity, which consists of the adjustment of a property setback line on a single-family residence lot, follows Chapter 62-330.051(13)(b)(2), Florida Administrative Code (F.A.C.).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.051, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;

DON QUINCEY, Chairman
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

VACANT
At Large

NOAH VALENSTEIN
Executive Director

- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

If you have any questions, please contact the Permitting Department at 386.362.1001, or you may contact me directly at 386.647.3127.

Sincerely,

Brian Brooker

Brian Brooker, E.I.
Division of Resource Management

BB/tm

cc: Stacy Hall, George F. Young, Inc.

DON QUINCEY, Chairman
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
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RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

VACANT
At Large

NOAH VALENSTEIN
Executive Director

JAMES C III GILBREATH

16103 NW 118TH PL, ALACHUA, FL,
32615-6424

DARRIN R BARRELLE

16031 NW 118TH PL, ALACHUA, FL,
32615

PAUL R ELKINS

6207 NW 164TH ST, ALACHUA, FL,
32615

JAMES R ACKERMAN

4421 NW 41ST LN, GAINESVILLE, FL,
~~32606-4522~~

JANICE LEA SHROCK

PO BOX 21931, SARASOTA, FL,
~~34276-4931~~

MARY ANN WILSON

PO BOX 100, ALACHUA, FL,
~~32616-0100~~

OWEN J III WILSON

15915 NW 118TH PL, ALACHUA, FL,
32615-6423

STEPHEN F STAMPER

15901 NW 118TH PL, ALACHUA, FL,
32615-6423

WILLIAM W WENTWORTH

15916 NW 118TH PL, ALACHUA, FL,
32615

MICHAEL D RUSSELL

15922 NW 118TH PL, ALACHUA, FL,
32615

FRANCES B MCCRAY

16008 NW 118TH PL, Alachua, FL,
32615

KEITH J CASEY

16020 NW 118TH PL, ALACHUA, FL,
32615-6419

THOMAS C MCNAMARA

16034 NW 118TH PL, ALACHUA, FL,
32615

TANYA CHRISTINE ALVAREZ

926 COSTA MESA LN, KISSIMMEE, FL,
34744-7229

CHRISTIE L BORJA

16110 NW 118TH PL, ALACHUA, FL,
32615-6420

BRUCE SHEPARD

16118 NW 118TH PL, ALACHUA, FL,
32615-6420

JOSEPH A GREASER

16111 NW 120TH PL, ALACHUA, FL,
32615

ROBERT J O'BRIEN

16029 NW 120TH PL, ALACHUA, FL,
32615-6678

DEBRA L REDFIELD

330 NE 4TH AVE, HIGH SPRINGS, FL,
32643-4310

JAMES C SR HASKELL

16017 NW 120TH PL, Alachua, FL,
32615

DENNIS J STINSON

16005 NW 120TH PL, ALACHUA, FL,
32615

KATHLEEN NOEL CONNOLLY

15921 NW 120TH PL, ALACHUA, FL,
32615

CAIN & LEWIS & LEWIS & POPE JR

PO BOX 100, Alachua, FL,
32616

HARRY J JR GIBSON

16103 NW 120TH PL, ALACHUA, FL,
32615

CLARK & DAVIS W/H

11633 NW 161ST ST, Alachua, FL,
32615

WILLIAM R WEAVER

8461 SW 129TH TERRACE RD,
DUNNELLON, FL,
34432-3522

WILLIAM R WEAVER

8461 SW 129TH TERRACE RD,
DUNNELLON, FL,
34432-3522

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville,FL,32653

Dan Rhine
288 Turkey Creek
Alachua,FL,32615

Tom Gorman
9210 NW 59th Street
Alachua,FL,32653

Richard Gorman
5716 NW 93rd Avenue
Alachua,FL,32653

Peggy Arnold
410 Turkey Creek
Alachua,FL,32615

David Forest
23 Turkey Creek
Alachua,FL,32615

John Tingle
333 Turkey Creek
Alachua,FL,32615

President
TCMOA
1000 Turkey Creek
Alachua,FL,32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville,FL,32611

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville,FL,32641

Jeannette Hinsdale
P.O. Box 1156
Alachua,FL,32616

Lynn Coullias
7406 NW 126th Ave
Alachua,FL,32615

Lynda Coon
7216 NW 126 Avenue
Alachua,FL,32615

Tamara Robbins
PO Box 2317
Alachua,FL,32616

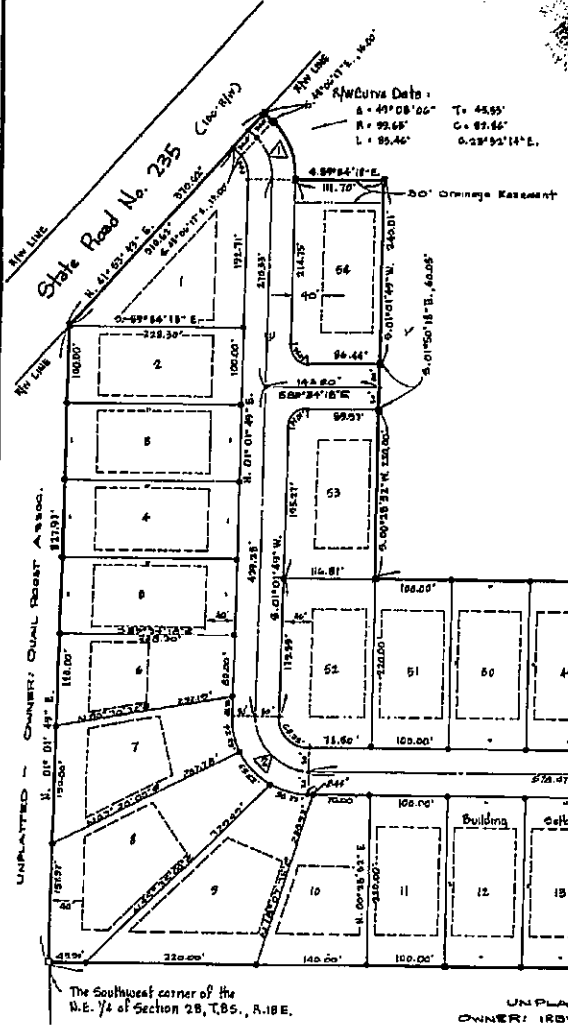
Dr. Lee A. Niblock
Alachua County Manager
12 SE 1st Street
Gainesville,FL,32601

John Amerson
All County Marion Property Management
2916 NE Jacksonville Rd
Ocala,FL,34479

J.92

PILOT FOREST

SITUATED IN
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA



Mortgagee's Approval:

Know all men by these presents that the First Federal Savings and Loan Association of Mid-Florida, holder of that certain mortgage recorded in Official Records Book 1111, page 599, of the Public Records of Alachua County, Florida does hereby consent to this plat and joins in this certification and dedication herein.

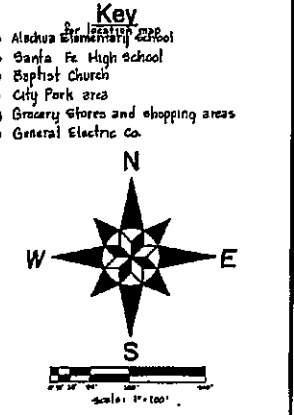
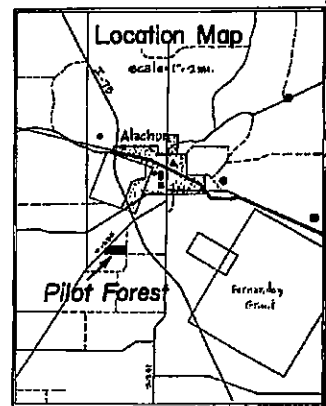
First Federal Savings and Loan Association of Mid-Florida
William D. Parrish
James A. Lewis

State of Florida County of Alachua

I hereby certify that on this day personally appeared before me James D. Shepard, and Robert E. Cameron, Senior Vice-President and First Vice-President, respectively of the First Federal Savings and Loan Association of Mid-Florida, known to me to be the persons described herein and who executed this instrument and acknowledged to and before me that they executed said instrument for the uses and purposes therein expressed.

Witness my hand and official seal this 6th day of March, 1979.

Notary Public: *William D. Parrish*
My commission expires: 2-20-81



- ### Legend
- concrete monument found
 - Permanent Reference Monument placed
 - General Purpose Area
 - Permanent Control Point
 - iron pipe set
- Note: Finished floor elevations will be a minimum of 90.00 feet for Lots 44, 45, 46, 47, 48, and 49.

Legal Description:

A tract of land situated in Section 28, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument being the Northeast corner of the aforementioned Section 28, Township 8 South, Range 18 East for the point of reference and run South 00 deg. 28 min. 52 sec. West, along the East line of said Section, a distance of 2148.51 feet to the True Point of Beginning; thence continue South 00 deg. 28 min. 52 sec. West, along said East line, a distance of 500.00 feet to the Southeast corner of the Northeast 1/4 of said Section 28; thence run North 89 deg. 34 min. 18 sec. West, a distance of 2679.91 feet to the Southwest corner of said Northeast 1/4; thence run North 01 deg. 01 min. 49 sec. East, a distance of 527.97 feet to the Southern right of way line of State Road No. 235 (Old Foot right of way); thence run North 41 deg. 53 min. 43 sec. East, along said right of way line, a distance of 396.65 feet; thence run South 48 deg. 06 min. 17 sec. East, a distance of 150.00 feet to the beginning of a curve curving Southwesterly; thence run Southwesterly, along said curve, having a radius of 99.65 feet, a central angle of 48 deg. 18 min. 06 sec., and a chord bearing and distance of South 33 deg. 32 min. 14 sec. East, 82.86 feet respectively, an arc distance of 82.46 feet to the point of tangency of said curve; thence run South 89 deg. 34 min. 18 sec. East, parallel with the South line of said Northeast 1/4, a distance of 11.70 feet; thence run South 01 deg. 01 min. 49 sec. West, a distance of 240.01 feet; thence run South 01 deg. 01 min. 49 sec. East, a distance of 60.03 feet; thence run South 00 deg. 28 min. 52 sec. West, a distance of 220.00 feet; thence run South 89 deg. 34 min. 18 sec. East, parallel with said South line of Northeast 1/4, a distance of 2270.00 feet to the True Point of Beginning, containing 39.285 acres more or less.

Curve Data:		Lot 1		Lot 2		Lot 3		Lot 4		Lot 5		Lot 6		Lot 7		Lot 8		Lot 9		Lot 10	
Curve No. or Lot No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Central Angle	44°42'00"	50°40'37"	50°40'37"	50°40'36"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	50°40'35"	
Radius	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	200.00'	
Length	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	
Tangent	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	
Chord	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	
	6.53°45'12"E, 10.46°48'00"E, 30.84°50'00"E, 38.23°46'14"E, 31.45°48'00"E, 3.44°42'15"E, 3.44°42'15"E, 8.11°42'15"E, 8.11°42'15"E, 10.46°48'00"E, 10.46°48'00"E, 30.84°50'00"E, 30.84°50'00"E, 38.23°46'14"E, 38.23°46'14"E, 31.45°48'00"E, 31.45°48'00"E, 3.44°42'15"E, 3.44°42'15"E, 3.44°42'15"E, 3.44°42'15"E, 6.53°45'12"E, 6.53°45'12"E	91.84'	99.54'	99.54'	99.53'	99.53'	99.53'	99.53'	99.53'	99.53'	99.53'	99.53'	99.53'	99.53'	99.53'	99.53'	99.53'	99.53'	99.53'	99.53'	

Owner's Certification and Dedication:

Know all men by these presents that we, William D. Parrish, James A. Lewis, W. Lewis, and W. D. Pope, Jr., the undersigned, do hereby certify as owners of the hereon described tract of land, have caused said survey and plat to be made and do adopt the same to be known as PILOT FOREST, and do hereby dedicate to the public forever the streets, general purpose areas and easements shown hereon.

William D. Parrish
James A. Lewis
W. Lewis
W. D. Pope, Jr.

State of Florida County of Alachua

I hereby certify that on this day personally appeared before me William D. Parrish, James A. Lewis, W. Lewis, and W. D. Pope, Jr., known to me to be the persons described herein and who executed this instrument and acknowledged to and before me that they executed said instrument for the uses and purposes therein expressed.

Witness my hand and official seal this 27 day of February, 1979.

William D. Parrish Notary Public My commission expires:

Surveyor's Certification

I, William D. Parrish, Florida Registered Professional Land Surveyor, do hereby certify that this plat, entitled, Pilot Forest is a true and correct representation of a survey and subdivision made by me and/or under my supervision of the lands as described herein. I further certify that this plat and survey comply with all the laws of the State of Florida and the City of Alachua as they apply to plats and subdivisions and also certify that the R.M.'s were set on or before November 2, 1978, as called for in Chapter 177, Laws of Florida.

November 2, 1978 date By: *William D. Parrish* Surveyor

Approval by Alachua County Health Department

This subdivision meets the minimum requirements as established by the Alachua County Health Department. Permits will be considered and approved on a lot by lot basis.

date: 2-5-79 Alachua County Health Department: *R. C. Poff*

Approval by City of Alachua, Florida

Approved on 2-13-79 A.D. 1979 By: *Harry J. Hines* City Engineer

Approved as to wording of certification and dedication. A.D. 1979 By: *John S. Hines* City Attorney

Approved as to conforming to the Laws of the State of Florida and the zoning and subdivision ordinances of the City of Alachua and as to adaptability to city plans. A.D. 1979 By: *Herb O. Tinsley* City Manager

This is to certify that the plat was accepted by the City Commission of the City of Alachua on this 5th day of March, A.D. 1979 By: *Charles C. Weaver* Mayor-Commissioner

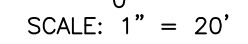
Filed for record this 15th day of March, A.D. 1979

A. Curtis Powers Clerk *William D. Parrish* Deputy Clerk

William D. Parrish Land Surveying
2019 N.W. 32nd Place Phone 316-1160
Gainesville, Florida 32605

SITUATED IN

ALACHUA COUNTY, FLORIDA



LOT EIGHTEEN (18), PILOT FOREST, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC
RECORDS OF ALACHUA COUNTY, FLORIDA.

1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PILOT FOREST AS RECORDED IN PLAT BOOK "J", PAGE 92 OF THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA. THE NORTH LINE OF LOT 18 HAVING A RECORD BEARING OF S89°34'18"E. ALL MEASUREMENT ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

3.) UNDERGROUND UTILITIES, STRUTURE AND/OR FOUNDATIONS, IF ANY, WER NOT LOCATED AND NOT SHOWN.

5.) JURISDICTIONAL WETLANDS, IF ANY, WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PAUL R. ELKINS
6207 NW 164TH ST.
ALACHUA, FL. 32615
386-339-3681

George F. Young, Inc.

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601
PHONE (352) 378-1444 FAX (352) 372-2502
BUSINESS ENTITY LB21
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • UTILITIES
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH GARDENS • ST. PETERSBURG • TAMPA

STACY A. HALL PSM LS3784

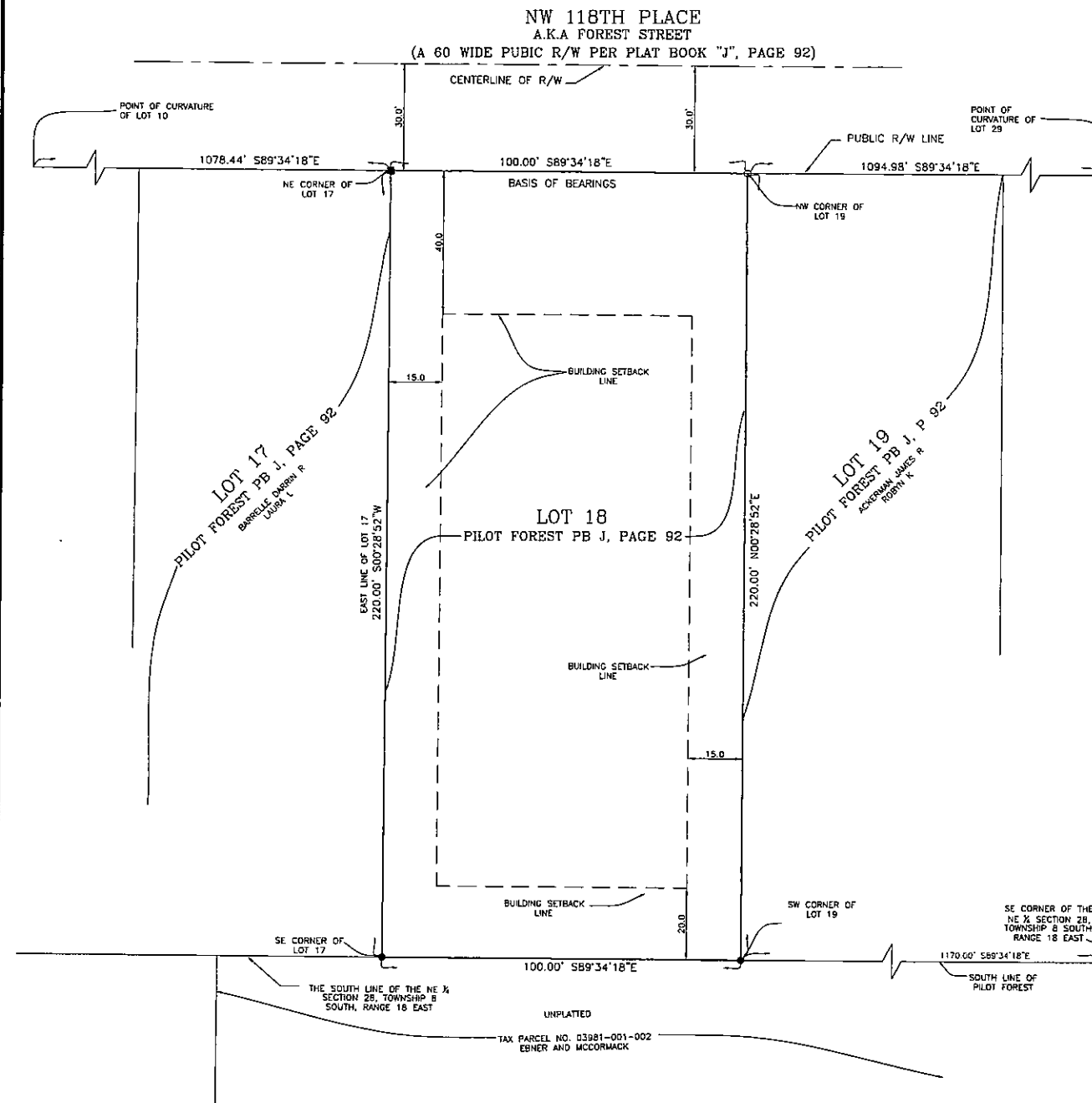
DATE

ELKINS PROPERTY
BOUNDARY SURVEY

SECTION 28, TOWNSHIP 8 S., RANGE 18 E.

JOB NO.
S002100GS

SHEET NO.
S1 OF S1



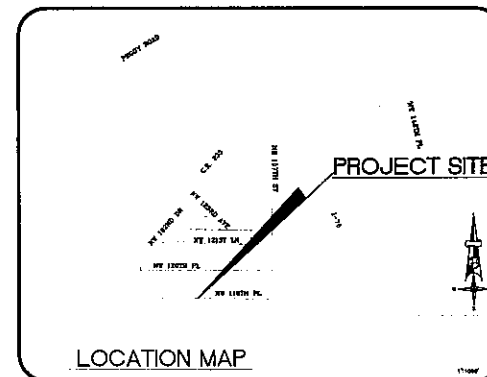
LEGEND

- R/W RIGHT OF WAY
 ○ SET 1/2" STEEL ROD & CAP LB021
 ● IRON ROD FOUND 5/8" NO IDENTIFICATION
 ■ CONCRETE MONUMENT FOUND 4"x4" STAMPED "LB1772"
 P.B. PLAT BOOK
 P. PAGE
 A.K.A. ALSO KNOW AS

NOTES

- 1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PILOT FOREST AS RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 2.) PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ALACHUA COUNTY, COMMUNITY No. 120001 PANEL No. 0120, SUFFIX D, DATED JUNE 16, 2006
- 3.) THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1":10,000'
- 4.) THE PURPOSE OF THIS REPLAT IS TO CHANGE THE BUILDING SETBACK LINES TO FIT THE EXISTING STRUCTURE ON THE SUBJECT PARCEL.
- 5.) DATE OF PLAT DRAWING: JULY 22, 2016
- 6.) ALL PLATTED UTILITY EASEMENTS ARE ALSO 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.
- 7.) THIS PROPERTY IS AFFECTED BY RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF PILOT FOREST, AS RECORDED IN PLAT BOOK J, PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PILOT FOREST-A REPLAT OF LOT 18
 SITUATED IN
 SECTION 28, TOWNSHIP 8, SOUTH, RANGE 18 EAST
 ALACHUA COUNTY, FLORIDA



THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.

LEGAL DESCRIPTION (BY THIS SURVEYOR)

LOT 18 OF PILOT FOREST AS RECORDED IN PLAT BOOK J, PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



OWNERS CERTIFICATION AND DEDICATION

PAUL R. ELKINS DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE HEREON DESCRIBED LANDS AND DOES HEREBY ADOPT THE SAME AND CAUSE IT TO BE KNOWN AS PILOT FOREST - A REPLAT OF LOT 18

WITNESS

PAUL R. ELKINS
 6207 NE 164TH STREET
 ALACHUA, FL 32615

WITNESS

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, PAUL R. ELKINS, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____ A.D. 2016

NOTARY OF PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON: _____

AND

APPROVED BY: _____
 PROFESSIONAL SURVEYOR AND MAPPER

DATE

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST

CITY MANAGER

FILED FOR RECORD ON: _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____
 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON _____
 AND APPROVED BY:

COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED
 RECEIVED AND FILED FOR RECORD THIS DAY OF _____, A.D. 2016

CLERK OF COURT

DATE

SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT OF PILOT FOREST - A REPLAT OF LOT 18 WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

STACY A. HALL PSM 3784

DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.