

DATE OF PLAT DRAWING: Plotted Apr. 28, 2010 - 06:35:55 - Alan Langston
\\server3\survey\Alachua\SCC\Progress Technology Park - sheet 1.dwg - Model

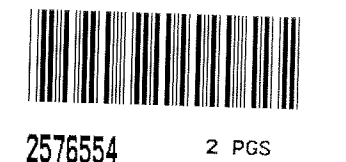
PROGRESS TECHNOLOGY PARK

IN SECTIONS 13, 14 & 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

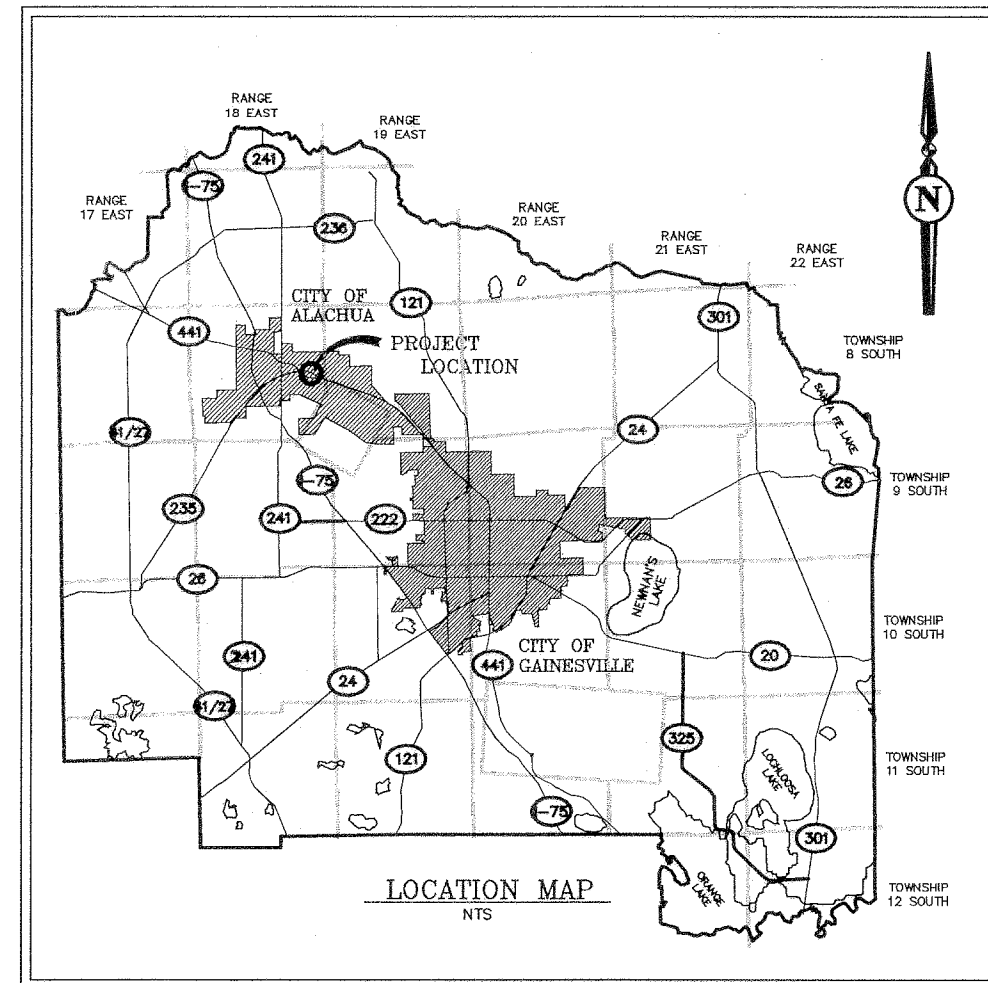
PLAT BOOK **28**, PAGE **86**

SHEET 1 OF 2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT H 2576554 2 PGS
May 21, 2010 09:54 AM
BOOK 28 PAGE 86
J. K. IRBY
Clerk of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 443536



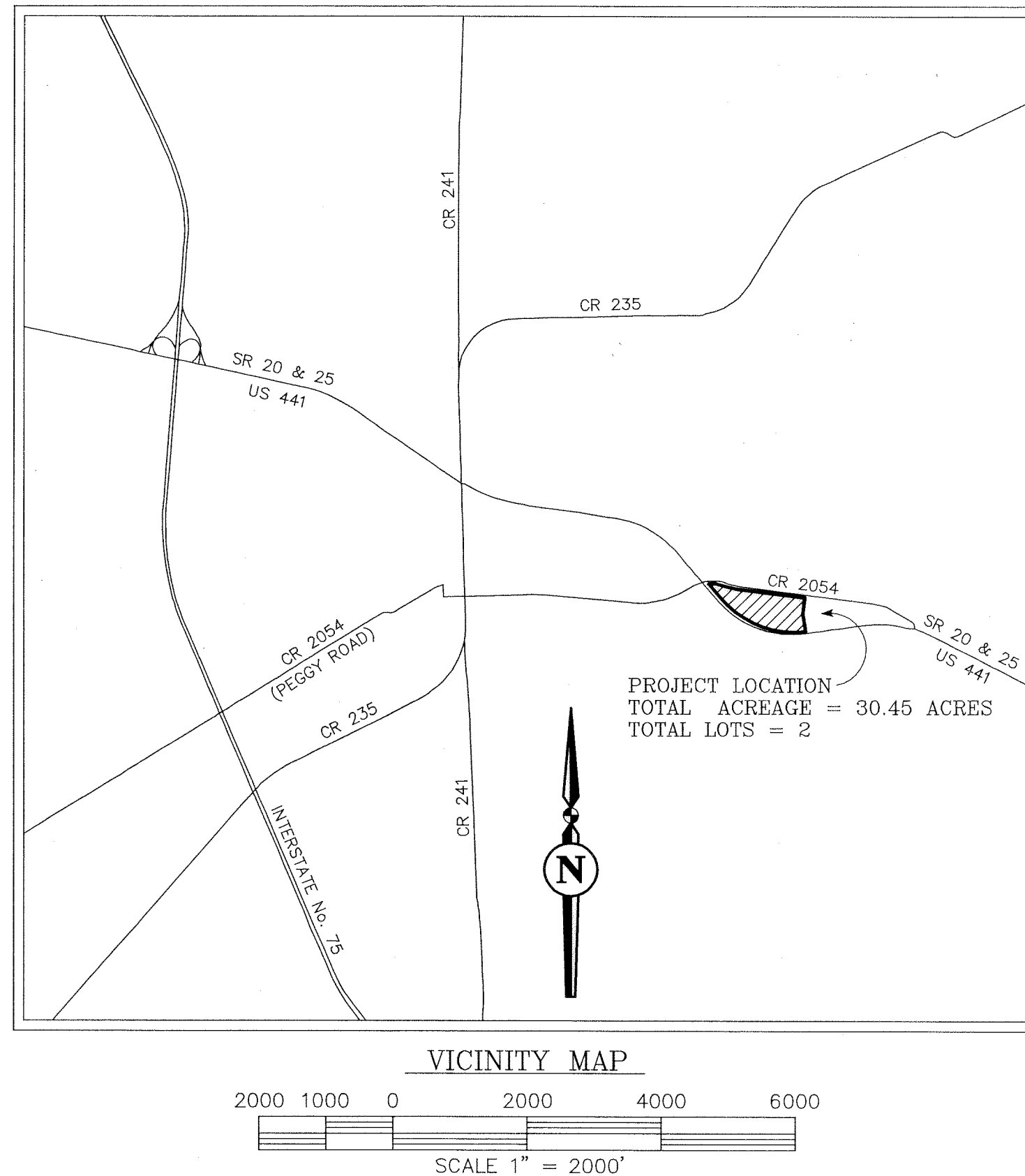
2576554 2 PGS



NOTICE:

(1) 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.

(2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LEGAL DESCRIPTION

A tract of land situated in Sections 13, 14, and 24, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida, being more particularly described as follows:

Commence at a 1/2" unidentified iron pipe at the Northeast corner of the Northwest Quarter (NW 1/4) of the aforementioned Section 24, Township 8 South, Range 18 East and thence run South 02°22'03" East (State Plane Grid Bearings, Florida North Zone), a distance of 301.03 feet to a 4" square concrete monument and cap stamped RLS 509 on the North right of way line of State Road No. 20-25 (also known as U.S. Highway No. 441 - 200 foot right of way); thence run South 80°34'21" West, along said right of way line, a distance of 624.64 feet to a 4" square concrete monument and cap stamped RLS 509 at the beginning of a curve concave Northerly, said curve having a radius of 2191.86 feet; thence run Westerly, along said right of way line, with said curve, through an arc angle of 03°16'26", an arc distance of 125.25 feet (chord bearing and distance of South 82°12'34" West, 125.23 feet respectively) to a 4" square concrete monument and cap stamped LB 5075 at the Southwest corner of the land described in deed recorded in Official Records Book 2287, page 2941 of the Public Records of Alachua County, Florida, and the POINT OF BEGINNING; thence continue westerly, along said right of way line, and with said curve, through an arc angle of 56°37'34", an arc distance of 2166.24 feet (chord bearing and distance of North 67°50'26" West, 2079.15 feet respectively) to a 4" square concrete monument and cap stamped RLS 509 at the end of said curve; thence run North 39°31'39" West, along said right of way line, a distance of 378.47 feet to a 4" square concrete monument and cap stamped LB 5075 on the South right of way line of County Road No. 2054 (formerly known as State Road No. S-340-A and having a 66 foot right of way); thence run Easterly, along said right of way line, with a non-tangent curve concave Southerly and having a radius of 539.96 feet, through an arc angle of 28°27'07", an arc distance of 268.13 feet (chord bearing and distance of South 84°49'31" East, 265.39 feet respectively) to a 5/8" iron rod and cap stamped LB 5075 at the end of said curve; thence run South 70°35'58" East, along said South right of way line, a distance of 99.39 feet to a 5/8" iron rod and cap stamped LB 5075 at the beginning of a curve concave Northerly, said curve having a radius of 1178.92 feet; thence run Easterly, with said curve, through an arc angle of 12°00'00", an arc distance of 246.91 feet (chord bearing and distance of South 76°35'58" East, 246.46 feet respectively) to a 5/8" iron rod and cap stamped CHANGE, ENG & DENMAN at the end of said curve; thence run South 82°35'58" East, along said South right-of-way line, a distance of 1557.34 feet to a 4" square concrete monument and cap stamped LB 5075 at the Northwest corner of the aforementioned land described in deed recorded in Official Records Book 2287, page 2941 of said Public Records; thence, leaving said right of way line, run South 06°38'36" West, along the West line of said land, a distance of 363.83 feet to a 1/2" iron rod and cap stamped PSM #5469; thence run South 09°25'10" East, along said West line, a distance of 405.56 feet to the POINT OF BEGINNING.

Containing 30.45 acres, more or less.

GENERAL NOTES:

- BEARINGS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 82°35'58" E ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 2054 AND ARE STATE PLANE GRID BEARINGS (FLORIDA NORTH ZONE).
- ELEVATIONS SHOWN HEREON WERE PROJECTED FROM AN ELEVATION OF 79.51 FEET (NGVD 29 DATUM) ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "NOT STAMPED" LOCATED 150± WEST OF PROGRESS BLVD ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 25 AS SHOWN HEREON.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1'/10,000'.
- ALL UTILITY EASEMENTS ADJACENT TO ROADWAYS SHALL BE CLEARED AND REMAIN CLEAR OF IMPROVEMENTS, FENCES, ETC.
- IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091 (28) ALL UTILITY EASEMENTS SHOWN HEREON "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."
- THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONES 'A' AND 'X' (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12060100140D; COMMUNITY NUMBER: 120664; PANEL: 0140D; EFFECTIVE DATE: 06/16/06. SAID MAP DESCRIBES ZONE 'A' AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE 'X' (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- A 5/8" REBAR & CAP STAMPED "LB 2389" WILL BE SET AT ALL CORNERS (UNLESS OTHERWISE NOTED ON GRAPHIC) PER FLORIDA STATUTE 177.091 (9).

ADOPTION AND DEDICATION

THE UNIVERSITY OF FLORIDA FOUNDATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND THE DISTRICT BOARD OF TRUSTEES OF SANTA FE COLLEGE, FLORIDA DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LANDS AS DESCRIBED HEREON AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON. THE "STORMWATER MANAGEMENT FACILITY" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF ALACHUA, FLORIDA WITH DRAINAGE RIGHTS TO ALACHUA COUNTY, FLORIDA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.

UNIVERSITY OF FLORIDA FOUNDATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

Susan G. Goffman
SUSAN G. GOFFMAN, SECRETARY

Monica T. Williams
WITNESS

THE DISTRICT BOARD OF TRUSTEES OF SANTA FE COLLEGE, FLORIDA

Evelyn I. Womack
EVELYN WOMACK
BOARD CHAIR

Theresa N. Smart
WITNESS

Kim Johnson
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF ALACHUA

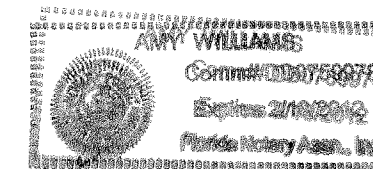
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, SUSAN G. GOFFMAN, SECRETARY OF UNIVERSITY OF FLORIDA FOUNDATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT SHE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF May A.D. 2010.

Monica T. Williams
NOTARY PUBLIC, STATE OF FLORIDA

2/18/2012
MY COMMISSION EXPIRES

Personally Known
TYPE OF IDENTIFICATION PRODUCED:



ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF ALACHUA

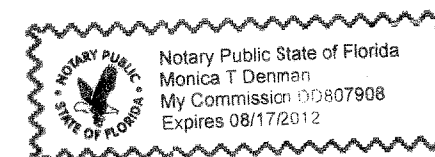
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, EVELYN WOMACK, BOARD CHAIR OF THE DISTRICT BOARD OF TRUSTEES OF SANTA FE COLLEGE, FLORIDA, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT SHE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF APRIL A.D. 2010.

Monica T. Williams
NOTARY PUBLIC, STATE OF FLORIDA

8/17/12
MY COMMISSION EXPIRES

Florida Drivers License
TYPE OF IDENTIFICATION PRODUCED:



SUBDIVIDER:

THE DISTRICT BOARD OF TRUSTEES OF
SANTA FE COLLEGE, FLORIDA
3000 NW 83rd STREET
GAINESVILLE, FL 32606-6210
(352) 395-5206

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF PROGRESS TECHNOLOGY PARK WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES.

David H. Denman
ENG. DENMAN & ASSOCIATES, INC. 2404 NW 43RD STREET, GAINESVILLE, FL. 32606
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB-2389
BY: DAVID H. DENMAN - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 3737

4/28/10
DATE

CERTIFICATE OF APPROVAL FOR THE CITY OF ALACHUA

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CITY OF ALACHUA'S ORDINANCES AND REGULATIONS AS FOLLOWS:

SURVEY REQUIREMENTS

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

Steve A. Hall
PROFESSIONAL SURVEYOR & MAPPER

5-10-10
DATE

COUNTY HEALTH DEPARTMENT

Arthur Denman
COUNTY HEALTH DEPARTMENT OFFICER

5-5-10
DATE

FORM AND LEGALITY

I HAVE REVIEWED THIS PLAT FOR LEGAL FORM AND SUFFICIENCY.

Mariano B. Rush
CITY ATTORNEY

5-19-10
DATE

CITY OF ALACHUA COMMISSION

THIS PLAT WAS APPROVED BY THE CITY OF ALACHUA COMMISSION ON 4/26/10

Bob Gage
MAYOR

5-19-2010
DATE

Shari L. Cain
ATTEST: CITY MANAGER

5-19-10
DATE

CLERK APPROVAL

RECEIVED AND FILED FOR RECORD ON THIS

21st DAY OF May A.D. 2010.

J. K. Irby
CLERK

5-21-10
DATE

Debra M. Elin
DEPUTY CLERK

5-21-10
DATE

ENG. DENMAN & ASSOC. INC.
• ENGINEERS • SURVEYORS • PLANNERS
2404 NW 43rd ST.
GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541 FAX. (352) 373-7249

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CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

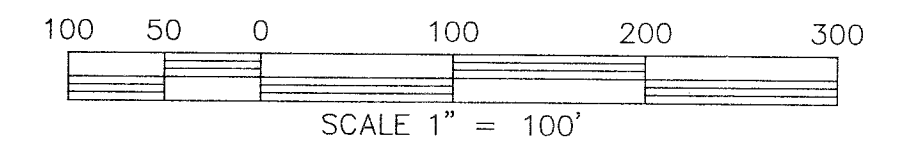
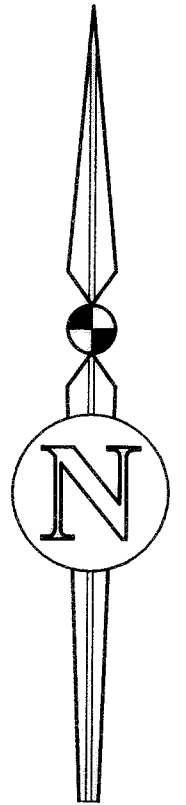
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SHEET 2 OF 2

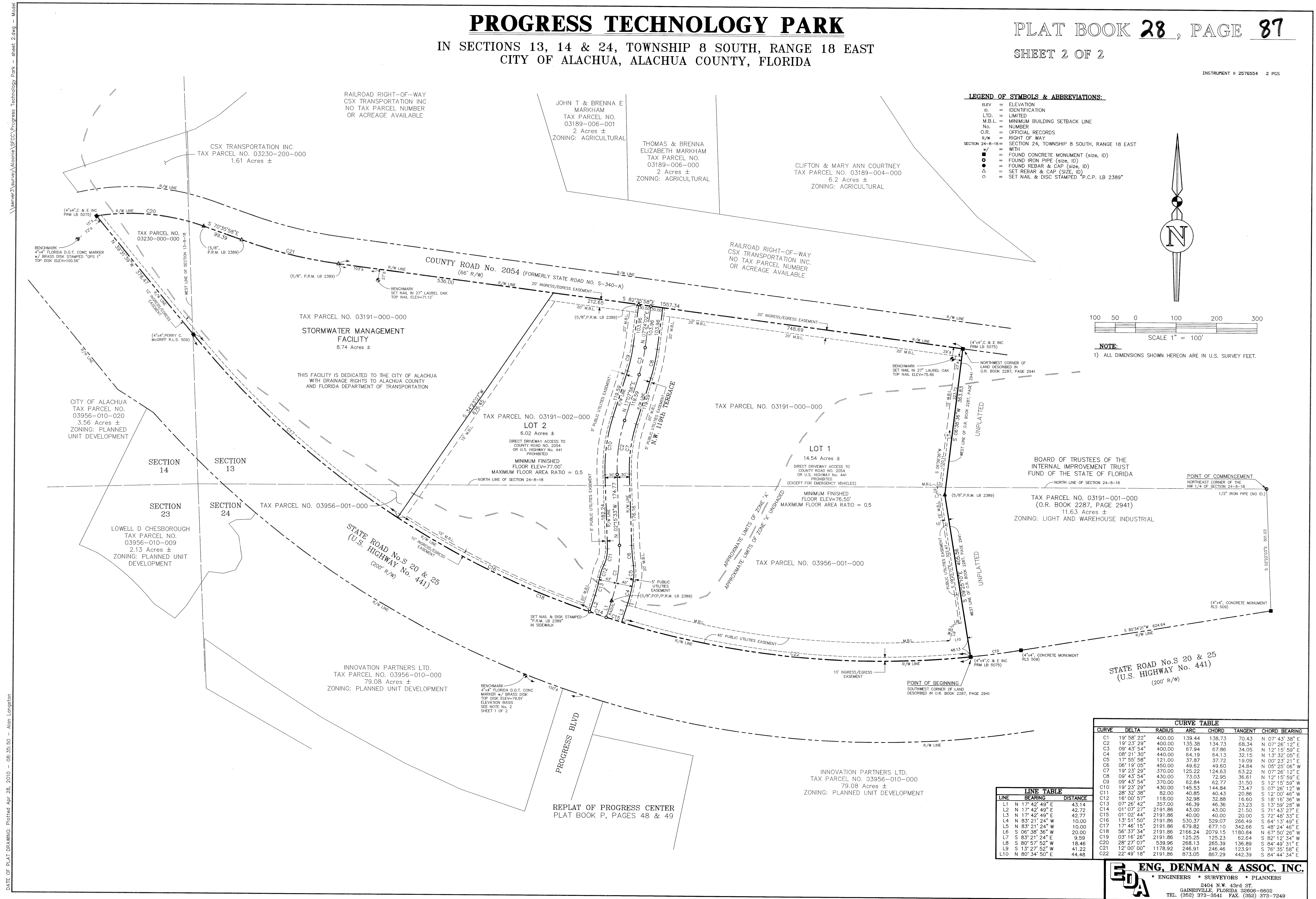
INSTRUMENT # 2576554 2 PGS

LEGEND OF SYMBOLS & ABBREVIATIONS:

- ELEV. = ELEVATION
ID. = IDENTIFICATION
LTD. = LIMITED
M.B.L. = MINIMUM BUILDING SETBACK LINE
No. = NUMBER
O.R. = OFFICIAL RECORDS
R/W. = RIGHT OF WAY
SECTION 24-8-18 = SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST
= WITH
= FOUND CONCRETE MONUMENT (size, ID)
= FOUND IRON PIPE (size, ID)
= FOUND REBAR & CAP (size, ID)
= SET REBAR & CAP (size, ID)
= SET NAIL & DISC STAMPED "P.C.P. LB 2389"



NOTE:
1) ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	19° 58' 22"	400.00	139.44	138.73	70.43	N 07° 43' 38" E
C2	19° 23' 29"	400.00	135.38	134.73	68.34	N 07° 26' 12" E
C3	09° 43' 54"	400.00	67.94	67.86	34.05	N 12° 15' 59" E
C4	08° 21' 30"	440.00	64.19	64.13	32.15	N 13° 32' 05" E
C5	17° 55' 58"	121.00	37.87	37.72	19.09	N 00° 23' 21" E
C6	08° 19' 05"	450.00	49.62	49.60	24.84	N 05° 25' 06" W
C7	19° 23' 29"	370.00	125.22	124.63	63.22	N 07° 26' 12" E
C8	09° 43' 54"	430.00	73.03	72.95	36.61	N 12° 15' 59" E
C9	09° 43' 54"	370.00	62.84	62.77	31.50	N 12° 15' 59" W
C10	19° 23' 29"	430.00	145.53	144.84	73.47	N 07° 26' 12" W
C11	28° 32' 38"	82.00	40.85	40.43	20.86	N 12° 00' 46" W
C12	16° 00' 57"	118.00	32.98	32.88	16.60	N 18° 16' 36" W
C13	07° 26' 42"	357.00	46.39	46.36	23.23	N 13° 59' 28" W
C14	01° 07' 27"	2191.86	43.00	43.00	21.50	N 71° 43' 27" E
C15	01° 02' 44"	2191.86	40.00	40.00	20.00	N 72° 48' 33" E
C16	13° 51' 50"	2191.86	530.37	529.07	266.49	N 64° 13' 49" E
C17	17° 46' 15"	2191.86	679.82	677.10	342.66	N 48° 24' 46" E
C18	56° 37' 34"	2191.86	2166.24	2079.15	1180.84	N 67° 50' 26" W
C19	03° 16' 26"	2191.86	125.25	125.23	62.64	N 82° 12' 34" W
C20	28° 27' 07"	539.96	268.13	268.39	136.89	N 84° 49' 31" E
C21	12° 00' 00"	1178.92	246.91	246.48	123.91	S 70° 35' 58" E
C22	22° 49' 18"	2191.86	873.05	867.29	442.39	N 84° 44' 34" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 17° 42' 49" E	43.14
L2	N 17° 42' 49" E	42.72
L3	N 17° 42' 49" E	42.77
L4	N 83° 21' 24" W	10.00
L5	N 83° 21' 24" W	10.00
L6	S 06° 38' 36" W	20.00
L7	S 83° 21' 24" E	9.59
L8	S 80° 57' 52" W	18.46
L9	S 13° 27' 52" W	41.22
L10	N 80° 34' 50" E	44.48

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