

January 18, 2018

Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Development
15100 NW 142nd Terrace
Alachua, Florida 32616

**Re: Syer Minor Subdivision – Final Plat Application
Response to DRT Comments Letter**

Dear Mr. Tabor:

The applicant's responses to the DRT review comments issued on January 10, 2018 are below. Included in this package are the following items:

- 4 Sets of Revised Plans, 24x36
- 4 Sets of Complete Application Package
- 1 CD of electronic files

DEFICIENCIES TO BE ADDRESSED:

1. Compliance with Chapter 177, Part I, Florida Statutes

1. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.

Remaining Issue: The applicant responded in its January 3 resubmittal that a mortgagee's consent is provided on Sheet 1 of the plat, however, at this time, the mortgagee has provided no acknowledgement that consent shall be provided. Please provide either an acknowledgement from the mortgagee that such consent shall be provided under separate cover, or provide the signed plat with mortgagee consent.

RESPONSE: A letter of consent from the mortgagee is included in this submittal.

2. Miscellaneous / General Comments

- a. Throughout the application materials and plat, the existing / recorded plat is referenced as "Alachua County Realty Company's Addition to the City of Alachua". As recorded in Plat Book A, Page 100, the correct name of the existing / recorded plat is "Alachua Realty Co's Addition to the City of Alachua Fla". Revise application materials and plat accordingly.

Remaining Issue: The title of the existing / recorded plat remains shown on the face of the proposed replat as "Alachua County Realty Company's Addition to the City of Alachua". Please correct the reference to the name of the existing / recorded plat of the lands, as recorded in Plat Book A, Page 100, to "Alachua Realty Co.'s Addition to the City of Alachua Fla".

RESPONSE: See revised Minor Subdivision Plat.

3. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

Completeness Review Comment #10

Subdivision Application

Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Remaining Issue: Provide SRWMD letter of exemption or other documentation upon receipt from SRWMD.

RESPONSE: Documentation of our current application with the WMD is provided in this submittal.

November 30, 2017

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32616

Re: Syer Minor Subdivision Application

Justin:

Attached is an application for a minor subdivision related to the proposed creation of 4 platted lots (2 new lots) that is part of Alachua County Realty Company's Addition to the City of Alachua, Lots 1 and 4. The proposed subdivision is approximately 1.34 acres in size. In addition, each of the four lots has direct access to an existing roadway (NW 141st Street). Therefore, no access management permits are required for this project.

The application includes the required technical checklist, mailing labels, ownership and tax information, public facility impact analysis and a statement of consistency with the comprehensive plan.

A request to the Suwannee River Water Management District has been filed requesting an exception from the stormwater permitting requirements. This exception letter will be provided to the City of Alachua prior to the public hearing for plat approval.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,



Clay Sweger, AICP, LEED AP
Principal / Director of Planning



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: Syer Minor Subdivision
2. Address of Subject Property: 16280 NW 141st Street, Alachua
3. Parcel ID Number(s): 03095-001-000 and portion of 03095-000-000
4. Existing Use of Property: Vacant Residential
5. Future Land Use Map Designation : Moderate Density Residential
6. Zoning Designation: Residential, Single Family (RSF-3)
7. Acreage: 1.34

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: Florida ZIP: 32606
Telephone: () 352-373-3541 FAX: () 352-373-7249 e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Owner of Parcel 03095-000-000 - Guru Kuli Holding, LLC
Mailing Address: 20109 NW 113th Way
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: n/a
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.

Owner of Parcel 03095-001-000:
Govinda Carol and Mahendra Kumar Sharma
7200 SW 8th Avenue, Unit T130
Gainesville, FL 32607

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

Clay Sweger, AICP, LEED AP

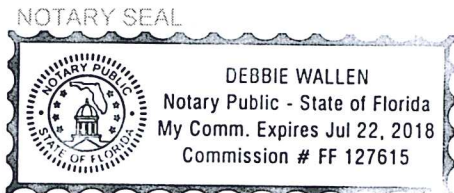
Typed or printed name and title of applicant

 Typed or printed name of co-applicant

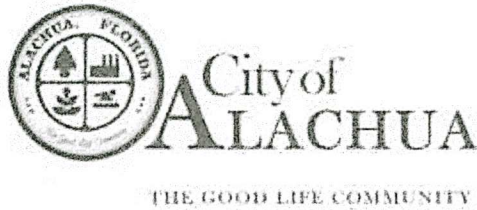
State of Florida County of Alachua

The foregoing application is acknowledged before me this 11th day of December, 2017, by Clay Sweger

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




 Signature of Notary Public, State of Florida



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16280 NW 141st Street, Alachua, Florida

Parcel ID Number(s): 03095-000-000

Acreage: 0.67

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Serene Syer

Title: Manager

Company (if applicable): Guru Kuli Holding, LLC

Mailing Address: 20109 NW 113th Way

City: Alachua

State: Florida

ZIP: 32615

Telephone: 352-214-3142

FAX: _____

e-mail: sssyer@gmail.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: Florida

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Minor Subdivision

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.

Signature of Applicant

Signature of Co-applicant

Serene Syer MGRM/owner

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 7 day of December, 2017 by Serene

Syer, who is/are personally known to me, or who has/have produced FL. Drivers License as identification.

NOTARY SEAL

Callie B. Worthington
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16280 NW 141 St, Alachua, FL 32615

Parcel ID Number(s): 03095-001-000

Acreage: 0.67

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Govinda Carol and Mahendra Kumar Sharma

Title: Property Owners

Company (if applicable): _____

Mailing Address: 16280 NW 141 St

City: Alachua

State: FL

ZIP: 32615

Telephone: 4243629276

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: Florida

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafil.com

D. REQUESTED ACTION:

Minor Subdivision

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.

Govinda Carol

Signature of Applicant

Mahendra Kumar Sharma

Signature of Co-applicant

Govinda Carol

Typed or printed name and title of applicant

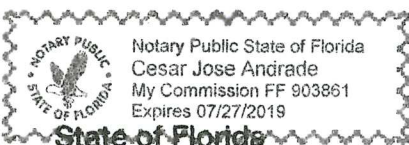
Mahendra Kumar Sharma

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of November, 2017, by Govinda Carol

Mahendra Sharma who is/are personally known to me, or who has/have produced Florida Drivers Lic. as identification.



State of Florida
County of Alachua

[Signature]
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



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): Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafl.com

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

Name of Owner (title holder): Serene Syer, Manager - Guru Kuli Holding, LLC

Mailing Address: 20109 NW 113th Way

City: Alachua

State: FL

ZIP: 32615

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

B. PROJECT

1. Project Name: Syer Minor Subdivision

2. Address of Subject Property: 16280 NW 141st Street, Alachua

3. Parcel ID Number(s): 03095-001-000 and portion of 03095-000-000

4. Section 10 Township 08 Range 18 Grant _____ Acreage: 1.34

5. Existing Use of Property: Vacant Residential

6. Future Land Use Map Designation: Moderate Density Residential

7. Zoning Designation: Residential, Single Family (RSF-3)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 2

☐ 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: Alachua

Middle: Mebane

High: Santa Fe

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	<u>2</u>	units	x	<u>0.15</u>	Elementary School Multiplier*	<u>0.30</u>	Student Stations**
Middle School	<u>2</u>	units	x	<u>0.07</u>	Middle School Multiplier*	<u>0.14</u>	Student Stations**
High School	<u>2</u>	units	x	<u>0.09</u>	High School Multiplier*	<u>0.18</u>	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

Clay Sweger, AICP, LEED AP

 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 11th day of December, 2017, by Clay Sweger

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





 Signature of Notary Public, State of Florida

\\SERVER3\survey\Projects\2017\2017-0074 (Syne)\DWG\2017-0074.SD2.dwg - Sheet 1
Printed Jan 15, 2018 - 08:48:11 - Rogers

ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
BEING A REPLAT OF LOTS 1 & 4, BLOCK 14,
ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100,
OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____
SHEET 1 OF 2

LEGAL DESCRIPTION

LOTS 1 & 4 BLOCK 14, ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK "A", PAGE 100, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY LINE OF BLOCK 14 AS BEING SOUTH 00 DEGREES, 54 MINUTES, 59 SECONDS WEST.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR. THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED:
FRONT 20 FEET
REAR 15 FEET
SIDE 7.5 FEET
- ALL PLATTED UTILITY 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.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C, PANEL 0140D, WITH AN EFFECTIVE DATE OF JUNE 16, 2006.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 4
- TOTAL ACREAGE OF SUBDIVISION = 1.34± ACRES
- PURSUANT TO FLORIDA STATUTES CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.

OWNER'S CERTIFICATION AND DEDICATION

SERENE SYER, MANAGING MEMBER OF GURU KULI HOLDING, LLC; GOVINDA CAROL; AND MAHENDRA KUMAR SHARMA, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN HEREON.

SERENE SYER MANAGING MEMBER GURU KULI HOLDING, LLC SUBDIVIDER MAILING: P.O. BOX 1300 ALACHUA, FLORIDA, 32616	WITNESS	WITNESS
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GOVINDA CAROL SUBDIVIDER MAILING: 7200 SW 8th AVENUE, #T-130 GAINESVILLE, FLORIDA 32607	WITNESS	WITNESS
--	---------	---------

MAHENDRA KUMAR SHARMA SUBDIVIDER MAILING: 7200 SW 8th AVENUE, #T-130 GAINESVILLE, FLORIDA 32607	WITNESS	WITNESS
--	---------	---------

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SERENE SYER, MANAGING MEMBER OF GURU KULI HOLDING, LLC, WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES	TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)
---------------------------------	-----------------------	--

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME GOVINDA CAROL, WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES	TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)
---------------------------------	-----------------------	--

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME MAHENDRA KUMAR SHARMA, ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES	TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)
---------------------------------	-----------------------	--

MORTGAGEE'S CONSENT

THE UNDERSIGNED, HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 3888, PAGE 1141; AS MODIFIED IN OFFICIAL RECORDS BOOK 4055, PAGE 75; AND AS FURTHER MODIFIED IN OFFICIAL RECORDS BOOK 4252, PAGE 2407; ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

ROBERT MABIN	WITNESS	WITNESS
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ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME ROBERT MARIN, ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

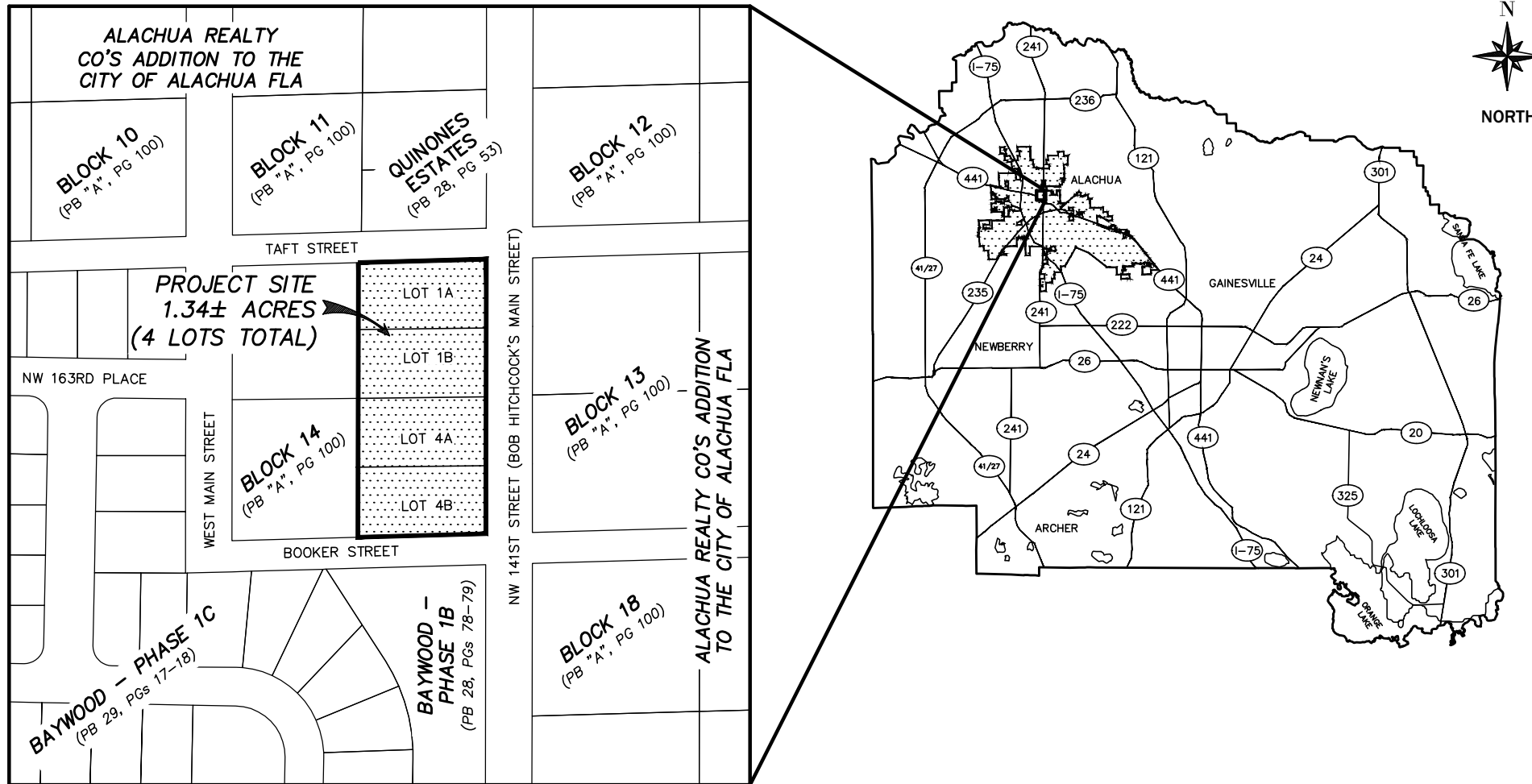
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES	TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)
---------------------------------	-----------------------	--

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 (PLATTING), OF THE FLORIDA STATUTES.

EDA ENGINEERS-SURVEYORS-PLANNERS, INC., 2404 NW 43RD STREET, GAINESVILLE, FLORIDA 32606
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 6687



VICINITY MAP
ALACHUA COUNTY, FLORIDA
SCALE: 1" = 200'

CERTIFICATE AND SIGNATURE CITY REPRESENTATIVE

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

CHARLES D. SAPP, PLS
FLORIDA CERTIFICATION No. 4948

DATE

CERTIFICATE OF APPROVAL FOR CITY OF ALACHUA

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

FORM AND LEGALITY	CITY ATTORNEY	DATE
-------------------	---------------	------

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF ALACHUA	MAYOR	DATE
--	-------	------

CITY MANAGER	DATE
--------------	------

CERTIFICATE OF APPROVAL BY THE ALACHUA COUNTY HEALTH DEPARTMENT

DATE

CLERK OF THE CIRCUIT COURT

RECEIVED AND RECORDED FOR RECORD ON THIS _____ DAY OF _____, 2018.

CLERK OF THE COURT	DEPUTY CLERK
--------------------	--------------

NOT FOR FINAL RECORDING

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 SUPERPLANTED 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.

ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
BEING A REPLAT OF LOTS 1 & 4, BLOCK 14,
ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100,
OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

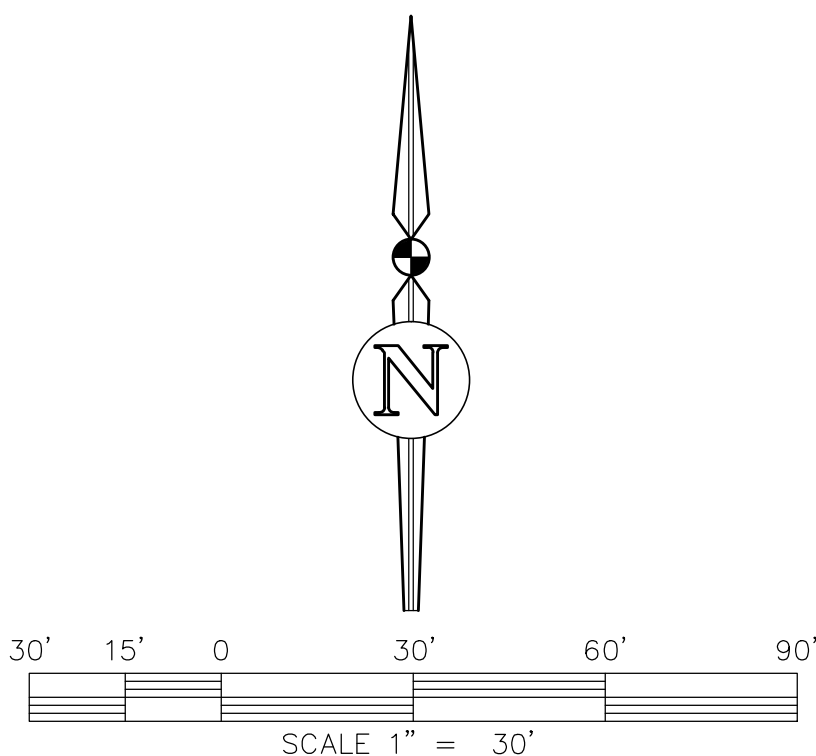
LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PRM	PERMANENT REFERENCE MONUMENT	PUE	PUBLIC UTILITY EASEMENT
LB	LICENSED BUSINESS	PCP	PERMANENT CONTROL POINT	DE	DRAINAGE EASEMENT
R	RADIUS	POC	POINT OF COMMENCEMENT	BSL	BUILDING SETBACK LINE
L	ARC LENGTH	POB	POINT OF BEGINNING	CM	CONCRETE MONUMENT
D	DELTA (CENTRAL) ANGLE	PB	PLAT BOOK	IR	IRON ROD
CB	CHORD BEARING	ORB	OFFICIAL RECORDS BOOK	IP	IRON PIPE
CD	CHORD DISTANCE	PG(S)	PAGE OR PAGES	IR/C	IRON ROD WITH PLASTIC CAP
(R)	RADIAL	SEC	SECTION	IP/C	IRON PIPE WITH PLASTIC CAP
(NR)	NON-RADIAL	TWN	TOWNSHIP	PK	PARKER-KALON BRAND
R/W	RIGHT-OF-WAY	RNG	RANGE	MAG	CHRISNIK'S BRAND
±	MORE OR LESS				
●	PERMANENT REFERENCE MONUMENT (PRM) - SET 5/8" IR/C "PRM LB 2389" (UNLESS OTHERWISE NOTED)				
■	FOUND 4"x4" CM - NO IDENTIFICATION (UNLESS OTHERWISE NOTED)				
○	SET 5/8" IR/C "LB 2389"				

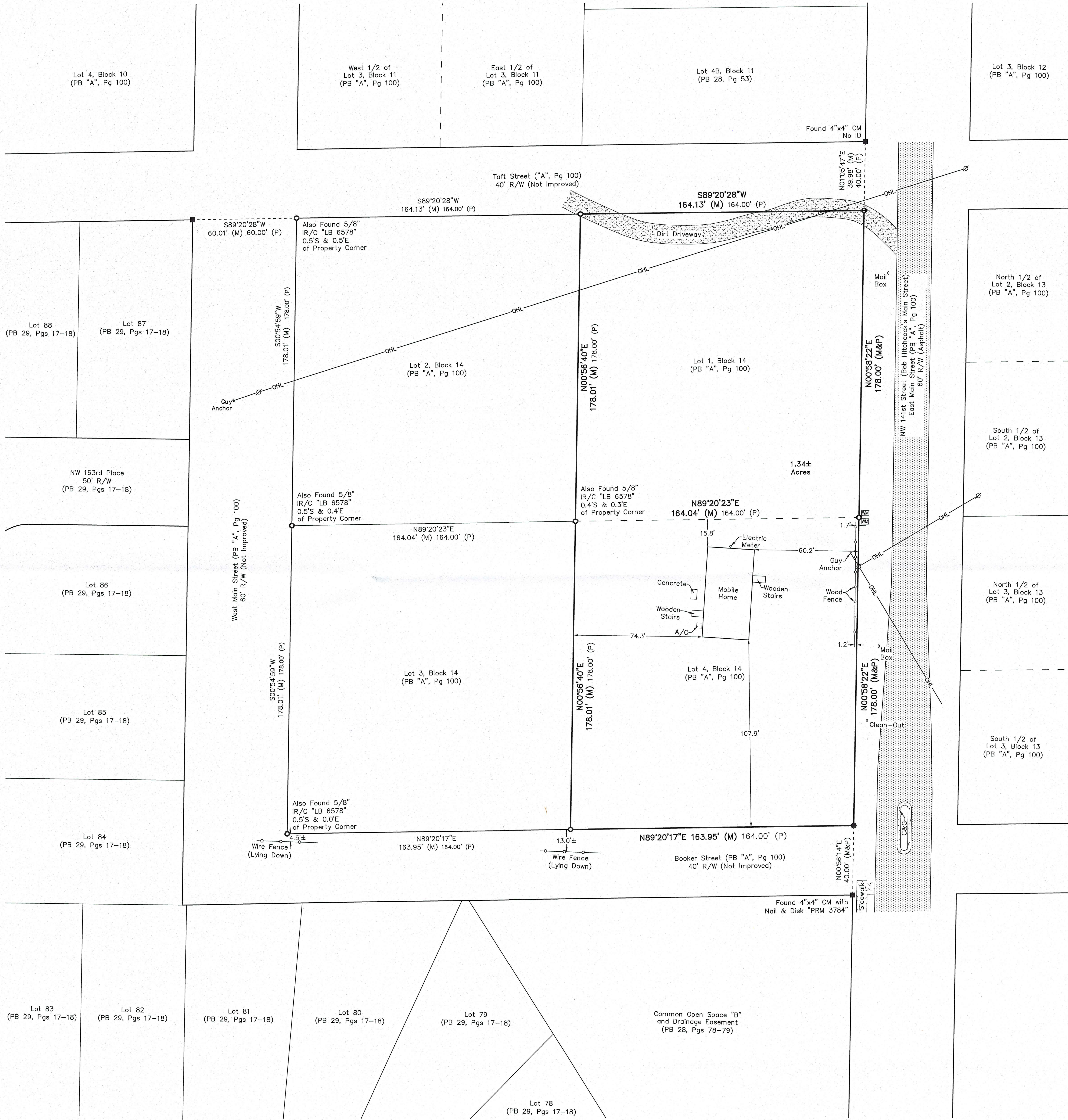
GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY LINE OF BLOCK 14 AS BEING SOUTH 00 DEGREES, 54 MINUTES, 59 SECONDS WEST.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED:

FRONT	20 FEET
REAR	15 FEET
SIDE	7.5 FEET
- ALL PLATTED UTILITY 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 ORANTED 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 DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C, PANEL 0140D, WITH AN EFFECTIVE DATE OF JUNE 18, 2006.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 4
- TOTAL ACREAGE OF SUBDIVISION = 1.34± ACRES
- PURSUANT TO FLORIDA STATUTES CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.



NOT FOR FINAL RECORDING



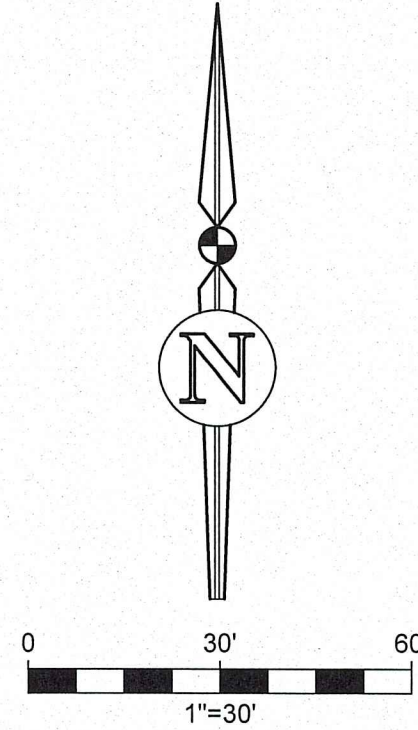
BOUNDARY SURVEY
OF
LOTS 1 & 4 BLOCK 14, ALACHUA COUNTY REALTY COMPANY'S ADDITION TO THE CITY OF
ALACHUA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100, OF THE PUBLIC
RECORDS OF ALACHUA COUNTY, FLORIDA.
FOR
SERENE SYER

Surveyor's Notes

1. The bearings shown hereon are based upon the westerly line of Block 14 as being South 00 Degrees, 54 Minutes, 59 Seconds West.
2. The distances shown are in feet and are in the horizontal plane.
3. No improvements were field located, except as shown.
4. Fences and other improvements near property lines may be drawn out of scale, when necessary, in order to show their relationship to property lines.
5. Parcel Address: 16280 NW 141st Street, Alachua, Florida 32615 (not verified)
6. Parcel Number (per the Alachua County Property Appraiser): 03095-000-000 (a portion of) and 03095-001-000
7. No search of the public records has been conducted by this office.
8. This survey is not assignable.
9. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
10. Foundations that are beneath the surface, if any, were not located as a part of this survey and may violate deed or easement lines.
11. There may be additional setback requirements which were not provided to this surveyor. In the case of new construction the most current BSLs should be requested from the County and/or City.
12. In this surveyor's opinion, this property is located in Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on the FEMA Flood Insurance Rate Map (FIRM) Number 12001C, Panel 0140D, with an effective date of June 16, 2006.
13. No underground utilities have been located.

Legend and Abbreviations

- | | | |
|---|-----------------------------|---------------------------------|
| PSM Professional Surveyor and Mapper | PB Plot Book | CM Concrete Monument |
| LB Licensed Business | ORB Official Records Book | IR Iron Rod |
| R Radius | Pg(s) Page or Pages | IP Iron Pipe |
| L Arc Length | Sec Section | IR/C Iron Rod with Plastic Cap |
| D Delta (Central) Angle | Twp Township | IP/C Iron Pipe with Plastic Cap |
| CB Chord Bearing | Rng Range | PK Parker-Kalon Brand |
| CD Chord Distance | UE Utility Easement | MAG ChrisNik's Brand |
| (WB) Non-Radial | PUE Public Utility Easement | C&G Curb and Gutter |
| R/W Right-of-Way | BSL Building Setback Line | OHL Overhead Line |
| PRM Permanent Reference Monument | (M) Measured Dimension | ET Electric Transformer |
| PCP Permanent Control Point | (D) Dead Dimension | PP Power Pole |
| POB Point of Beginning | (P) Plot Dimension | WM Water Meter |
| S More or Less | (C) Calculated Dimension | TR Telephone Riser |
| Set 5/8" IR/C "PRM LB 2389" (Unless otherwise noted) | | CR Cable Riser |
| Found 5/8" IR/C "LB 6578" (Unless otherwise noted) | | |
| Found 4"x4" CM with Nail and Disk "Perry C. McGriff RLS 509" (Unless otherwise noted) | | |
| Found 5/8" IR - No Cap (Unless otherwise noted) | | |



966		11/22/2017	11/21/2017
Facebook	Page	Survey Date	Drawing Completed
PREPARED FOR: 1) SERENE SYER			
2	3	4	
Sheet No.:		V-001	
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 11/22/2017			

eda engineers-surveyors-planners, inc.
2644 NW 14th St. DANESVILLE, FLORIDA 32615-4602
TEL: 352.747.7447
E-MAIL: mail@eda.com

Syer Minor Subdivision

Public Facilities Impact Analysis

This plat involves the subdivision of 2 lots into 4 separate parcels. The impact analysis is based on the net increase of lots (2).

Stormwater Management: No stormwater facilities are required to serve this minor subdivision, so this public facility impact category is not applicable.

School Impact: Please see the attached school impact analysis form. There is currently adequate school capacity to serve the proposed increase of 2 residential lots.

Solid Waste: The proposed subdivision will not create an impact on service that will exceed the approved level of service standards for City of Alachua. The amount of solid waste is based on the adopted LOS standard in the comprehensive plan, approximately 0.73 tons per capita /year. If each of the proposed lots (net increase of two) contains an average of 2.5 persons per household, then the project will have the following impact:

5 persons x 0.73 tons per year = 3.65 tons per year

Projected Solid Waste Impact

System Capacity	
New River Solid Waste Facility Capacity ¹	50 years
Projected Solid Waste Impact from Project ²	3.65 tons/yr

1. Source: Darrell O'Neal, Executive Director, New River Solid Waste Facility, 2005.

2. Source: City of Alachua Comprehensive Plan: 2017

Recreation: According to the City's existing recreational land acreage table below, there is adequate capacity to accommodate the proposed increase of 2 residential lots. The additional two lots, with estimated 2.6 people per household will result in an additional 5.2 people. The LOS is 5 acres/1000 persons and will the impact of this project is negligible on the acreage required and reserved capacity (0.02 acres).

Table 5a. Recreational Impacts	
System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	49.46
Proposed Minor Subdivision	0.02
Reserved Capacity ³	0.58
Available Recreation Acreage	38.56

1. Table 5c. Recreational Facilities
2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element
Formula: 9,892 persons / (5 acres / 1,000 persons)

Transportation: The proposed use of the project site as a commercial use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (SR 235).

TABLE 1: PROJECT TRIP GENERATION

			Daily		AM Peak		PM Peak	
Land Use*	Units	Description	Rate	Trips	Rate	Trips	Rate	Trips
210	2	Single Family Detached Dwellings	9.52	19	0.75	2	1.02	2

Source: ITE Trip Generation, 9th Generation

TABLE 2: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

					Trips	
Segment ID:	Segment Limits:	LOS-C/D	AADT	Res'vd	Project	Available
SR 235 (108/8)	235/241 to US 441	13,300	10,000	0	19	3,281

Source: City of Alachua Planning Department as of August 2017

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2: Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Project Impact: For the proposed residential development, it is estimated that approximately 250 G.P.D. will be used per unit (Comprehensive Plan, CFNGAR Element, Policy 1.1.d). The 2 proposed lots will generate approximately 500 G.P.D. As shown in the following table, there is adequate capacity available to support this development.

Table 4. Sanitary Sewer Impacts	
System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	654,000
Reserved Capacity	57,964
Proposed Minor Subdivision	500
Residual Capacity	784,386
Percentage of Permitted Design Capacity Utilized	47.71%

Source: City of Alachua Public Services Department, April 2017

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact: For the proposed residential development, it is estimated that approximately 275 G.P.D. will be used per unit (Comprehensive Plan, CFNGAR Element, Policy 4.1.c). The 2 proposed lots will generate approximately 550 G.P.D. As shown in the following table, there is adequate capacity available to support this development.

Table 3. Potable Water Impacts	
System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,301,000
Reserved Capacity	60,524
Proposed Minor Subdivision	550
Residual Capacity	937,926
Percentage of Permitted Design Capacity Utilized	59.22%

Source: City of Alachua Public Services Department, May 2017

Syer Minor Subdivision

Statement of Proposed Use / Comprehensive Plan Consistency

Statement of Proposed Use

The application is for a Final Plat (Minor Subdivision) of Alachua County Realty Company's Addition to the City of Alachua, Lots 1 and 4, Block 14. The 1.34 acre site for the proposed Final Plat is located at 16282 NW 141th Street, Alachua, Florida. The subject property has a Moderate Density Residential Future Land Use Designation and an RSF-3 zoning designation. The parcel numbers for the site is 03095-001-000 and a portion of 03095-000-000.

The proposed Final Plat, will create 4 individual lots that will consist of 0.34 acres in size. Each lot has direct frontage and access onto NW 141st Street and meets the minimum requirements of the RSF-3 zoning district, including minimum lot size, width, and minimum yards and setbacks.

The Final Plat is meets the standards outlined in LDR Sec. 2.4(F), as the subdivision constitutes six or fewer lots that; no new streets, alleys, or public ways are created, no changes to existing rights-of-way, no new utilities are required, the plat complies with Article 7 (Subdivision Standards), no flag lot is created in a residential district that is inconsistent with existing development patterns and the lots have direct access to a public street.

Comprehensive Plan Consistency

The proposed subdivision plat is consistent with the applicable policies outlined in the Comprehensive Plan and are listed below:

Future Land Use Element

Objective 1.2 Residential: The City of Alachua shall designate three Residential land use categories to ensure an orderly growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0-4 dwelling units per acre):

The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. **Single family**, conventional dwelling units
2. Accessory dwelling units

3. *Manufactured or modular homes meeting certain design criteria*
4. *Mobile homes only within mobile home parks*
5. *Duplexes and quadplexes*
6. *Townhomes*
7. *Residential Planned Developments*
8. *Supporting community services, such as schools, houses of worship, parks, and community centers*

Response: The proposed Minor Subdivision which will create 4 total residential lots (net increase of 2) for single family structures are included as an allowable use in the underlying Moderate Density Residential future land use district. The overall density for the approximately 1.34 acre project area is 2.98 units per acre, which is consistent with the overall density of Moderate Density land use designation (0-4 units per acre).

Objective 5.1 Natural Features

The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize impacts on the natural terrain.

Response: The subject property contains no environmentally sensitive areas or significant topographic features.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes...mobile homes and manufactured homes, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Response: The proposed subdivision promotes this policy by providing affordable home sites that are consistent with the underlying future land use designation.

Rosa Trautz

From: Regulatory-Support@srwmd.org
Sent: Thursday, January 18, 2018 2:17 PM
To: DJ McGrath
Cc: SR-Regulatory-Mail@sjrwmd.com; Regulatory-Support@srwmd.org
Subject: SRWMD(EP): Confirmation of Permit Determination ERP Application 28448

Thank you for your Permit Determination ERP application.
Application information:

Online Confirmation#: 28448

SRWMD Application#: 231605-1

Project Name: Syer Minor Subdivision Lot 1

The District has accepted your application and the application is being evaluated by our staff. The new application number is listed above. Please **include the new application number and the project name on any additional correspondence** with the District regarding your submittal. Please address all email correspondence to Regulatory-Support@srwmd.org

You can print an invoice [here](#).

Important Notice:

In order for the District to consider your electronic application, all documents must be in a format that the District can store and print. If the documents are not in the correct format, then the District cannot consider the application as received. Upon the District's successful receipt of the electronic application, the District will send you a confirmation email with the application number and a summary of the information received by the District.

If you require assistance, please contact Regulatory-Support@srwmd.org

You submitted the following electronic files with your application:

Application Attachments

File Name: Affidavit.pdf

Description: Property Owner Affidavit

Size: 432615 bytes

SHA Number: 5109A87EBBB5C4C5FF892882F658306696ACED7B

File Name: Authorization_to_Submit.pdf

Description: Authorized Agent Affidavit

Size: 186236 bytes

SHA Number: BD24F078A57331F41763A7BC8D413A9C5C25A075

File Name: Cover_Letter.pdf

Description: Cover Letter

Size: 303315 bytes

SHA Number: A1B860F7CC3CC23E30450730682959785BE5C19E

File Name: Subdivision_Application.pdf

Description: Subdivision Application

Size: 626448 bytes

SHA Number: 2979522A035D06C00E8027CCD4B7C267BF0E0EDB

LEGAL DESCRIPTION

For: Syer Minor Subdivision
16280 NW 141st Street, Alachua
Tax Parcels 03095-000-000 and 03095-001-000

LOTS 1 & 4 BLOCK 14, ALACHUA COUNTY REALTY COMPANY'S ADDITION TO THE CITY OF ALACHUA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Parcel: 03095-000-000**Search Date: 10/11/2017 at 2:11:45 PM**

Taxpayer:	GURU KULI HOLDING COMPANY LLC	Legal:	ALACHUA REALTY CO ADDN PB A-100 LOTS 1 2 3 4 BK 14 OR 3407/0967 ALACHUA REALTY CO ADDN PB A-100 LOTS 1 2 3 4 BK 14 OR 3407/0967
Mailing:	PO BOX 571 ALACHUA, FL 32616		
Location:	16280 NW 141ST ST ALACHUA		
Sec-Twn-Rng:	10-08-18		
Property Use:	00000 - Vacant		
Tax Jurisdiction:	Alachua - 1700		
Area:	Ala Realty Co Addn		
Subdivision:	Alachua Realty Co Addn To Alachua		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	710.68
2016	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	710.68
2015	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	724.34
2015	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	724.34
2014	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	715.17
2014	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	715.17
2013	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	714.94
2013	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	714.94
2012	Vacant	64800	64800	0	0	64800	0	64800	64800	0	0	64800	64800	1606.1
2012	Vacant	64800	64800	0	0	64800	0	64800	64800	0	0	64800	64800	1606.1
2011	Vacant	64800	64800	0	0	64800	0	64800	64800	0	0	64800	64800	1641.43
2011	Vacant	64800	64800	0	0	64800	0	64800	64800	0	0	64800	64800	1641.43
2010	Vacant	102600	102600	0	0	102600	0	102600	102600	0	0	102600	102600	2580.07
2010	Vacant	102600	102600	0	0	102600	0	102600	102600	0	0	102600	102600	2580.07
2009	Vacant	102600	102600	0	0	102600	0	102600	102600	0	0	102600	102600	2567.51
2009	Vacant	102600	102600	0	0	102600	0	102600	102600	0	0	102600	102600	2567.51
2008	Vacant	102600	102600	0	0	102600	0	102600	0	0	0	102600	0	2324.6
2008	Vacant	102600	102600	0	0	102600	0	102600	0	0	0	102600	0	2324.6
2007	Vacant	102600	102600	0	0	102600	0	102600	0	0	0	102600	0	2332.67
2007	Vacant	102600	102600	0	0	102600	0	102600	0	0	0	102600	0	2332.67

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
SFR Rural	RSF-3		Unit	4
SFR Rural	RSF-3		Unit	4
SFR Rural	RSF-3		Unit	3
SFR Rural	RSF-3		Unit	3
			2016 Certified Land Just Value: 28800	2016 Certified Land Assessed Value: 28800

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
06/14/2006	125000	V	Q	3407	967	WD
05/19/2006	100	V	U	3378	114	FJ
06/14/2006	125000	V	Q	3407	967	WD
05/19/2006	100	V	U	3378	114	FJ
05/08/2003	11500	V	U	2664	303	TD
05/08/2003	11500	V	U	2664	303	TD

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2241574 4 PGS
2006 MAY 23 08:31 AM BK 3378 PG 114
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt #284833

IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR LEVY COUNTY, FLORIDA

K. A. MILLER, TRUSTEE, Trust #03095
DATED 5/8/03, PURSUANT TO FL.
STATUTES 689.071,

Plaintiff,

Case No. 01-06-CA-0564

vs.

OLLIE HAILE,

Defendant.

2006 MAY 19 PM 4:38
FILED
OK
ALACHUA COUNTY
CLERK OF CIRCUIT COURT

SUMMARY FINAL JUDGMENT QUIETING TITLE

THIS CAUSE having come on for hearing the 19th day of May 2006 on the Plaintiff's Motion for Summary Judgment with Notice of Hearing on said Motion being duly provided the Defendant herein; counsel for the Defendant having appeared telephonically; and the Court having reviewed the pleadings, heard argument of counsel, and being more fully advised in the premises,

FINDS, ORDERS AND ADJUDGES AS FOLLOWS:

1. This Court has jurisdiction over the parties hereto and the subject matter hereof.
2. That Plaintiff was unable to locate a more current address for personal service for said Defendant and found that the Clerk of Court and Tax Collector had attempted service constructive service at her last known address in the Alachua area of Alachua County without success. Plaintiff thereafter made diligent search and inquiry to discover the whereabouts of the Defendant and found that Defendant OLLIE HAILE died a resident of Alachua County, Florida on September 8, 2000. After additional search provided no other information as to Defendant's possible heirs, administrators or assigns, constructive service by publication of a Notice of Action in *The Record* was undertaken, however no response was forthcoming as a result of said publication, by or on behalf of said Defendant.



2241574



Case: 2006 CA 000564
00020612454
Dkt: 5301-R

4

3. Thereafter, counsel for Plaintiff filed a Motion with the Court to appoint an attorney ad litem to represent the interests of Defendant OLLIE HAILE or her heirs, administrators and assigns. Attorney GREGORY V. BEAUCHAMP was appointed to act as Defendant's attorney in this action. His response, filed on behalf of said Defendant, failed to allege a genuine issue as to any material facts alleged in the Complaint.

4. Included in Defendant's response was a waiver of time constraints in scheduling hearing in this cause.

5. Plaintiff thereafter filed and forwarded a copy of the Motion for Summary Judgment, Affidavit in Support of Motion for Summary Judgment and Notice of Hearing on Motion for Summary Judgment by regular mail to counsel for Defendant HAILE, however no subsequent response was filed by Defendant's counsel and he did not appear at hearing.

6. The equities of this cause are with the Plaintiff and the allegations of the Complaint filed herein are found to be true.

7. That at the time of and prior to the commencement of this suit, Plaintiff was, and at all times thereafter has been and is the owner of, and seized of, and possessed fee simple title to, and has been in actual possession of the lands described as follows:

ALACHUA REALTY CO ADDN PB A-100 LOTS 1, 2, 3 AND 4, BLOCK
14, SEC 10-08-18, ALACHUA COUNTY, FLORIDA.
(Parcel Account No. 03095-000-000)

and is entitled to bring this suit to quiet title to said lands; that on May 8, 2003 Plaintiff herein, K. A. MILLER, TRUSTEE, TRUST #03095 DATED 5/8/03, PURSUANT TO FL. STATUTES 689.071, purchased the lands described herein at tax sale from J. K. "Buddy" Irby, Clerk of Circuit Court, in and for Alachua County, Florida, with said Tax Deed being issued and dated May 8, 2003 and recorded in OR Book 2664, Page 303, public records of Alachua County, Florida.

8. Plaintiff K. A. MILLER, TRUSTEE, TRUST #03095 DATED 5/8/03, PURSUANT TO FL. STATUTES 689.071 is decreed to be the owner, in fee simple, of said real property, which is the subject of the Complaint filed herein, and described in paragraph 7 above; and the claims of the Defendant are declared to be inferior and subordinate to the right, title, interest and estate of the Plaintiff in and to the same; and that the Defendant and all persons claiming by, through, or under her since the filing of this Complaint, or any person whose claim or title arose or vested in them prior to the filing of the Complaint, are forever and perpetually enjoined and restrained from asserting or attempting to assert any right, title, interest or estate, claim or demand in and to the same, or any part thereof, adverse to said title of the Plaintiff and those claiming by, through or under Plaintiff.

9. All instruments of record requiring reformation or cancellation in order to perfect said fee simple title in Plaintiff, if any, are hereby reformed or cancelled as the case may require.

10. The Tax Deed from which Plaintiff acquired title, as recorded in OR Book 2664, Page 303, public records of Alachua County, Florida, is recognized as duly and properly issued and as a good and valid conveyance.

11. The lands contained and described herein in Paragraph 7 above are found to be the same lands as described in the Tax Deed from which Plaintiff acquired title.

12. That the final decree herein is made operative to the benefit and assistance of any and all persons claiming by, through or under the Plaintiff.

DONE AND ORDERED in Chambers at the Alachua County Courthouse, Gainesville, Florida, this

19th day of May 2006.



TOBY S. MONACO
CIRCUIT JUDGE

Certificate of Service

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to CHARLOTTE J. WEIDNER, Attorney for Plaintiff, Post Office Box 1354, Bronson, FL 32621; and GREGORY V. BEAUCHAMP, Attorney ad Litem for Defendant OLLIE HAILE, at Post Office Box 1129, Chiefland, FL 32644, by regular mail, this 19th day of May 2006.



Judicial Assistant/Deputy Clerk

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2253232 1 PG
2006 JUN 30 10:35 AM BK 3407 PG 967
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#290117
Doc Stamp-Deed: 875.00

Prepared by and return to:
Sharron D. Rutherford

Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, FL 32616



Tax Parcel : 03095-000-000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of June, 2006 between **K.A. Miller, Trustee, Trust # 03095** dated **May 8, 2003**, whose post office address is 403 NE 9th Street, Gainesville, FL 32601, Grantor, and **Guru Kuli Holding Company, LLC** whose post office address is Post Office Box 571, Alachua, FL 32616, Grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantees' assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

Lots 1, 2, 3 and 4, Block 14 in the Alachua Realty Company's Addition to the City of Alachua, as per plat thereof, recorded in Plat Book "A", Page 100 of the Public Records of Alachua County

Subject to and together with covenants, easements, reservations and restrictions of record and taxes for the year 2006 and all subsequent years.

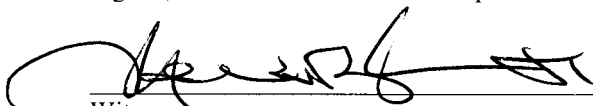
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

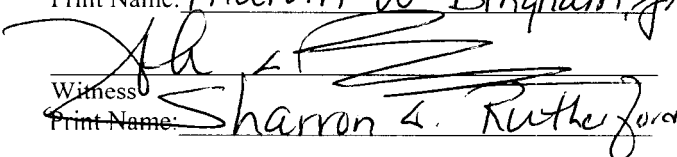
To Have and to Hold, the same in fee simple forever.

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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Print Name: Marvin W. Bingham, Jr.


Witness
Print Name: Sharron D. Rutherford


K.A. Miller, Trustee, Trust # 03095

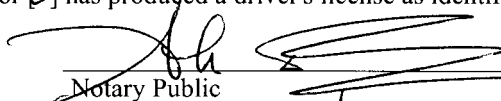
State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 13 day of June, 2006 by **K.A. Miller, Trustee, Trust # 03095 dated May 3, 2004**, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Sharron D. Rutherford
Commission #DD157335
Expires: Nov 15, 2006
Bonded Thru
Atlantic Bonding Co., Inc


Notary Public
Printed Name: Sharron D. Rutherford
My Commission Expires: 11/15/06



Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 11/10/2017 at 1:13:07 PM'

Printer Friendly Page

Parcel: 03095-001-000 [GIS Map](#)

Taxpayer:	CAROL & SHARMA	Legal:	ALACHUA REALTY CO ADDN PB A-100 LOT 4 BK 14 OR 4511/1990
Mailing:	7200 SW 8TH AVE UNIT T130 GAINESVILLE, FL 32607		
Location:			
Sec-Twn-Rng:	10- 08- 18		
Property Use:	00000 - Vacant		
Tax Jurisdiction:	Alachua 1700		
Area:			
Subdivision:	Alachua Realty Co Addn To Alachua		

There are no Certified Values

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
SFR Rural	RSF-3		Unit	1

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
04/21/2017	26500	V	Q	4511	1990	WD	Official Public Record

[Link to TaxCollector Record](#)

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

Sale Price: 24,500.
Recording: 18.50
Doc. Stamp: 185.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3055955 2 PG(S)
April 28, 2017 04:43:51 PM
Book 4511 Page 1990
J.K. 'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$185.50



Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File Number: 17-087
Will Call No.:

Parcel Identification No. 03095-000-000 (part of)

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of April, 2017 between **Guru Kuli Holding, LLC f/k/a Guru Kuli Holding Company, LLC, a Florida limited liability company** whose post office address is **Post Office Box 1300, Alachua, FL 32616** of the County of **Alachua, State of Florida**, grantor*, and **Govinda Carol and Mahendra Kumar Sharma** whose post office address is **7200 SW 8th Avenue, Unit T130, Gainesville, FL 32607** of the County of **Alachua, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

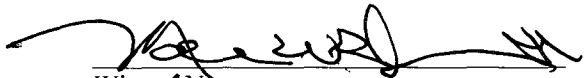
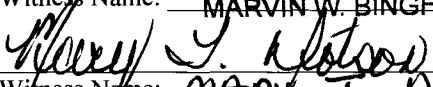
Lot 4 of Block 14 in the ALACHUA REALTY COMPANY'S ADDITION to the City of Alachua, as per plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

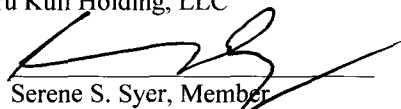
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: MARVIN W. BINGHAM, JR.

 Witness Name: MARY T. DOTSON

Guru Kuli Holding, LLC

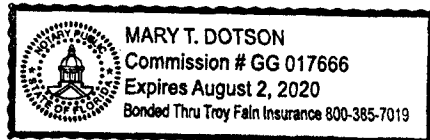
By: 
 Serene S. Syer, Member

By: 
 Saradiya Syer, Member

State of Florida
 County of Alachua

The foregoing instrument was acknowledged before me this 21st day of April, 2017 by Serene S. Syer, Member and Saradiya Syer, Member of Guru Kuli Holding, LLC, on behalf of the corporation. They ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: MARY T. DOTSON

My Commission Expires: 08/02/2020



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

GURU KULI HOLDING, LLC

Filing Information

Document Number	L05000100025
FEI/EIN Number	20-3797329
Date Filed	10/11/2005
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	12/30/2010
Event Effective Date	NONE

Principal Address

20109 NW 113TH WAY
ALACHUA, FL 32615

Changed: 12/30/2010

Mailing Address

P.O. BOX 1300
ALACHUA, FL 32616

Changed: 12/30/2010

Registered Agent Name & Address

SYER, SERENE
20109 NW 113TH WAY
ALACHUA, FL 32615

Name Changed: 12/30/2010

Address Changed: 12/30/2010

Authorized Person(s) Detail

Name & Address

Title MGRM

SYER, SERENE
20109 NW 113TH WAY
ALACHUA, FL 32615

Title MGRM

Syer, Saradiya
P.O. BOX 1300
ALACHUA, FL 32616

Annual Reports

Florida Department of State, Division of Corporations

BINGHAM & MIKOLAITIS, P.A.

Attorneys at Law

386-462-5120

Marvin W. Bingham, Jr.
Attorney
MWB@BinghamPA.com

Susan L. Mikolaitis
Attorney
Mikolaitis@BinghamPA.com

December 13, 2017

City of Alachua
Post Office Box 9
Alachua, Florida 32615

RE: *Lots 1 & 4, Block 14, Alachua Realty Company's Addition to the City of Alachua as per Plat Book A Page 100 of the Public Records of Alachua County, Florida.*

To Whom Is May Concern:

I have caused the Official Records of Alachua County, Florida to be examined concerning the property described hereinabove. Based on the foregoing and subject to the qualifications and limitations stated in this letter and in the Report on Standards for Opinions of Florida Counsel of the Special Committee on Opinion Standards of the Florida Bar Business Law Section, I report as follows:

1. The effective date of this search is through the 1st day of December, 2017.
2. The record title to the lands described above is as follows:
 - Lots 1, Block 14, Alachua Realty Company's Addition to the City of Alachua as per Plat Book A, Page 100 of the Public Records of Alachua County, Florida, is in the name of Guru Kuli Holding Company, LLC.
A portion of Tax Parcel No. 3095-000-000
 - Lot 4, Block 14, Alachua Realty Company's Addition to the City of Alachua as per Plat Book A, Page 100 of the Public Records of Alachua County, Florida, is in the name of Govinda Carol and Mahendra Kumar Sharma
Tax Parcel No. 3095-001-000 (formerly a portion of Tax Parcel No. 3095-000-000)

Subject to the following:

- a. Mortgage in the original amount of \$68,000.00 executed by Guru Kuli Holding Company, LLC, in favor of Robert Mabin, recorded in OR Book 3888, Page 1141, as modified in Book 4055, Page 75 and Book 4252, Page 2407 (as to Lot 1).
- b. 2017 Ad Valorem Taxes have been paid.

City of Alachua
Re: Opinion of Title
Page 2 of 2
December 8, 2017

This letter is given to fulfill the requirements of Florida Statutes §177.041 and is only given for the purpose of showing the record title to the subject lands.

Sincerely,

BINGHAM & MIKOLAITIS, P.A.

By:

A handwritten signature in blue ink, appearing to read 'Marvin W. Bingham, Jr.', written over a horizontal line.

Marvin W. Bingham, Jr., Esq.

MWB/cbw



2017 Roll Details — Real Estate Account At 16280 NW 141ST ST

Print this page

Real Estate Account #03095 000 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	1996
PAID	PAID	PAID	PAID		NO TAXES DUE

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-12-08 \$727.51

Receipt #17-0056273

Owner: GURU KULI HOLDING COMPANY LLC

PO BOX 571

ALACHUA, FL 32616

Situs: 16280 NW 141ST ST

Account number: 03095 000 000

Alternate Key: 1011806

Millage code: 1700

Millage rate: 23.1480

Assessed value: 28,800

School assessed value: 28,800

Unimproved land value: 28,800

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem: \$666.67

Non-ad valorem: \$83.34

Total Discountable: 750.01

No Discount NAVA: 0.00

Total tax:

Legal description

ALACHUA REALTY CO ADDN PB A-100 LOTS 1 2 3 4 BK 14 OR 3407/0967

Location

Book, page, item: 3407-967-

Geo number: 10-08-18-03095000000

Range: 18

Township: 08

Section: 10

Neighborhood: 233210.01

Use code: 00000

Total acres: 0.000





ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03095 000 000		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

16280 NW 141ST ST

GURU KULI HOLDING COMPANY LLC
PO BOX 571
ALACHUA, FL 32616

ALACHUA REALTY CO ADDN PB A-100 LOTS
1 2 3 4 BK 14 OR 3407
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4648	28,800	0	28,800	243.79
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	28,800	0	28,800	36.45
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	28,800	0	28,800	43.20
SCHL DISCRNRY & CN (S01)	0.7480	28,800	0	28,800	21.54
SCHL GENERAL	4.3770	28,800	0	28,800	126.06
SCHOOL VOTED (S01)	1.0000	28,800	0	28,800	28.80
SUWANNEE RIVER WATER MGT DIST	0.4027	28,800	0	28,800	11.60
17 CITY OF ALACHUA	5.3900	28,800	0	28,800	155.23
TOTAL MILLAGE					23.1480
AD VALOREM TAXES					\$666.67

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000		83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$750.01

If Paid By Please Pay	Dec 31, 2017 \$0.00				
--------------------------	-------------------------------	--	--	--	--

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2017 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011806

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03095 000 000	16280 NW 141ST ST	

GURU KULI HOLDING COMPANY LLC
PO BOX 571
ALACHUA, FL 32616

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Dec 31, 2017	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	



Not found

The page you are looking for cannot be found.





Robert Mabin
1515 NW 7th Place
Gainesville, FL 32603

January 18, 2018

Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Development
15100 NW 142nd Terrace
Alachua, Florida 32616

**Re: Syer Minor Subdivision – Final Plat Application
Letter of Consent from Mortgagee**

Dear Mr. Tabor,

Regarding Alachua County Realty Company's addition to the City of Alachua - Replat of Lots 1 and 4, Block 14, Tax Parcels 03095-000-000 and 03095-001-000 located at 16280 NW 141st Street, Alachua, Florida:

The undersigned, holder of that certain mortgage filed for record in official records book 3888, page 1141; as modified in official records book 4055, page 75; as further modified in official records book 4252, page 2407; and as further modified in official records book 4511, page 1992; all of the public records of Alachua County, Florida, does hereby consent to this minor subdivision application and plat revision.

Mortgagee Signature: _____

Printed Name: Robert Mabin

Date: _____

The foregoing affidavit is acknowledged before me this 15 day of January, 2018, by Robert Mabin, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL _____



Robert S. Cohen
Commission # FF943827
Expires: February 7, 2020
Bonded thru Aaron Notary

Signature of Notary Public, State of Florida

First American Title Insurance Company
OWNER'S POLICY
Schedule A

Policy No.:
FA-35-1456218

Effective Date:
June 30, 2006 @ 10:35 AM

Agent's File Reference:
06-144

Amount of Insurance: \$125,000.00

1. Name of Insured: Guru Kuli Holding Company, LLC
2. The estate or interest in the land described herein and which is covered by this policy is a fee simple (if other, specify same) and is at the effective date hereof vested in the named insured as shown by instrument recorded as Document No. 2253232 in Official Records Book 3407, Page 967, of the Public Records of Alachua County, Florida.
3. The land referred to in this policy is described as follows:

Lots 1, 2, 3 and 4, Block 14 in the Alachua Realty Company's Addition to the City of Alachua, as per plat thereof, recorded in Plat Book "A", Page 100 of the Public Records of Alachua County

Agent No.:

Issuing Agent:

Marvin W. Bingham, Jr., PA
14811 NW 140th Street
Post Office Box 1930
Alachua, FL 32616



Agent's Signature
Marvin W. Bingham, Jr.
Attorney at Law

First American Title Insurance Company
OWNER'S POLICY
Schedule B

Policy No.:
FA-35-1456218

Agent's File Reference:
06-144

This policy does not insure against loss or damage by reason of the following exceptions:

1. Taxes for the year of the effective date of this policy and taxes or special assessments which are not shown as existing liens by the public records.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. Taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.
8. Mortgage from Guru Kuli Holding Company, LLC, a Florida Limited Liability Company, in favor of James L. Reid, in the principal amount of \$75,000.00 dated June 14, 2006 and recorded June 30, 2006 in Official Records Book 3407, Page 968 of the Public Records of Alachua County, Florida.
9. Exceptions numbered 2 & 5 above are hereby deleted.

First American Title Insurance Co.

OWNER'S POLICY Schedule A

Policy No.:
5011412-0443448e

Date of Policy:
April 28, 2017 @ 04:43 PM

Agent's File Reference:
17-087

Amount of Insurance: \$26,500.00

Premium: \$152.38

Address Reference: , Alachua, FL 32616

1. Name of Insured: Govinda Carol and Mahendra Kumar Sharma
2. The estate or interest in the Land that is insured by this policy is: Fee Simple as shown by instrument recorded as Document No. 3055955 in Official Records Book 4511, Page 1990, of the Public Records of Alachua County, Florida.
3. Title is vested in: Govinda Carol and Mahendra Kumar Sharma
4. The Land referred to in this policy is described as follows:

Lot 4 of Block 14 in the ALACHUA REALTY COMPANY'S ADDITION to the City of Alachua, as per plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

First American Title Insurance Co.

Agent No.: 4022256

Issuing Agent:

Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930



Agent's Signature
Marvin W. Bingham, Jr.
Attorney at Law

First American Title Insurance Co.

OWNER'S POLICY Schedule B

Policy No.:
5011412-0443448e

Agent's File Reference:
17-087

This policy does not insure against loss or damage, and First American Title Insurance Co. will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
4. Easements, or claims of easements, not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. Note: All of the recording information contained herein refers to the Public Records of Alachua County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

Items numbered 2 and 5 above are hereby deleted.

03081-002-000
KIRKLAND, MARY L
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

03081-000-000
SOUTHEAST MISSION INC TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601-4231

03067-061-062
LAING, BRETT J
14276 NW 161ST AVE
Alachua, FL 32615

03067-062-087
ODUM RONNIE & LEEANNE J
14382 NW 163RD PL
Alachua, FL 32615

03067-061-063
LISTZWAN LORI JORDAN
14296 NW 161ST AVE
ALACHUA, FL 32615

03067-062-089
SORRELL, ALBERT L & PAMELA E
14304 NW 163RD PL
Alachua, FL 32615

03067-061-064
SANDERS BRYAN & AMANDA
14308 NW 161ST AVE
Alachua, FL 32615

03067-062-090
CRISWELL JOHNATHAN
14324 NW 163RD PL
ALACHUA, FL 32615

03067-061-065
HEWITT THOMAS C
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-062-070
AKRIDGE MICHAEL D & SHATEKA
14365 NW 162ND PL
Alachua, FL 32615

03092-000-000
ROSS, FRANK
1460 16TH ST
SARASOTA, FL 34236-2520

03101-000-000
FRAZIER SHIRLEY D HEIRS
16102 NW COUNTY RD 241
ALACHUA, FL 32615

03067-062-085
COON-WHITE, PRISCA S
16273 NW 143RD WAY
Alachua, FL 32615

03067-062-086
WILLIAMS RAYMOND A & SHARON
16293 NW 143RD WAY
ALACHUA, FL 32615

03082-001-002
JOHNSON, TODD M & MANDY E
16316 NW 141ST ST
ALACHUA, FL 32615

03083-001-000
LEE, LEWIS VONN
16316 NW 141ST ST
ALACHUA, FL 32615

03084-000-000
LEE, LEWIS VONN
16316 NW 141ST ST
ALACHUA, FL 32615

03084-001-000
JOHNSON TODD M & MANDY E
16316 NW 141ST ST
ALACHUA, FL 32615

03087-000-000
SANCHEZ JAVIER A & LUZ M
16402 NW 140TH ST
ALACHUA, FL 32615

03087-003-000
BUSH & BUSH
16408 NW 140TH ST
ALACHUA, FL 32615

03086-000-000
MILLER LETHA
16473 NW 141ST ST
ALACHUA, FL 32615-4807

03083-000-000
JONES, BOBBY & CYNTHIA
17750 SW 105TH AVE
MIAMI, FL 33157-5106

03081-001-000
SMITH, H E
18125 NW 42ND PL
OPA LOCKA, FL 33055-3311

03100-000-000
SRI JAGANNATH CHAITANYA
SANGHA
2441 NW 43RD ST UNIT 24-A
Gainesville, FL 32606

03102-000-000
SRI JAGANNATH CHAITANYA
SANGHA
2441 NW 43RD ST UNIT 24-A
Gainesville, FL 32606

03082-000-000
OWENS, LINDA L
2930 NW 62ND AVE
GAINESVILLE, FL 32653-1460

03067-062-088
DEJESUS BERMAN
3301 SW 13TH ST APT Q246
GAINESVILLE, FL 32608-3059

03082-001-001
QUINONES, MIGUEL & CAROLYN
3705 NW 186TH ST
NEWBERRY, FL 32669

03091-000-000
FREEMAN, STERLING
4040 N COLUMBIA AVE
TULSA, OK 74110-1211

03093-000-000
FREEMAN, STERLING
4040 N COLUMBIA AVE
TULSA, OK 74110-1211

03095-001-000
CAROL & SHARMA
7200 SW 8TH AVE UNIT T130
GAINESVILLE, FL 32607

03067-061-000
BAYWOOD HILLS OWNERS
ASSOCIATION INC
7475 SW 70TH LN
Gainesville, FL 32608

03067-061-047
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-071
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-072
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-073
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-074
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-075
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7475 SW 70TH LN
Gainesville, FL 32608

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7475 SW 70TH LN
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Gainesville, FL 32608

03067-062-078
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-079
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-080
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

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7475 SW 70TH LN
Gainesville, FL 32608

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7475 SW 70TH LN
Gainesville, FL 32608

03067-062-083
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-084
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-091
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-092
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-093
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-094
AMA GAINESVILLE INVESTMENTS
THREE LLC
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-095
AMA GAINESVILLE INVESTMENTS
THREE LLC
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-096
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-097
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-098
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-099
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03085-000-000
TILLMAN, MARGARET M
8265 TIVERTON DR
PORT TOBACCO, MD 20677-3421

03087-002-000
RIVERA, EDWIN B
PO BOX 1904
ALACHUA, FL 32616-1904

03090-001-000
PASCUAL FRANCISCO JUAN
PO BOX 1962
ALACHUA, FL 32616

03081-003-000
CALHOUN, JOHNNY B & MARIE
PO BOX 434
ALACHUA, FL 32616

03087-001-000
CALHOUN JOHNNY B & MARIE
PO BOX 434
ALACHUA, FL 32616-0434

03090-000-000
NOBLE, JERALDINE
PO BOX 5506
GAINESVILLE, FL 32627

03095-000-000
GURU KULI HOLDING COMPANY
PO BOX 571
ALACHUA, FL 32616

03089-000-000
WEST BARBARA B
PO BOX 684
ALACHUA, FL 32616

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

PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

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