

ERICKSON'S WAY

PLAT BOOK _____, PAGE _____

A SUBDIVISION OF PARCEL 2 OF QUAIL ROOST ESTATES, UNRECORDED SUBDIVISION

IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION

A portion of Section 30, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Begin at a 4"x4" concrete monument (PRM LB 2389) at the northwest corner of Lot 4 of "Alexander Court A Re-Plat of Parcel 1 of Quail Roost Estates, Unrecorded Subdivision", as per plat thereof, recorded in Plat Book 28, page 42 of the Public Records of Alachua County, Florida, and the northeast corner of that certain parcel of land as described in Official Records Book 3413, page 1206 of said Public Records, and run thence South 00°59'42" East, 299.99 feet to a 4"x4" concrete monument (PRM LB 2389) at the southwest corner of said Lot 4 and the southeast corner of said certain parcel of land; thence South 89°00'12" West, 754.35 feet to the southwest corner of said certain parcel of land and to a point of the east right-of-way line of N.W. 197th Terrace (60' Right-of-Way); thence North 02°06'06" West, along said east right-of-way line, 299.95 feet to the northwest corner of said certain parcel of land and to the southwest corner of Lot 44 of "Quail Roost Unit 2", a subdivision as per plat thereof, recorded in Plat Book "N", page 22 of said Public Records; thence North 88°59'46" East, along the southerly boundary of said "Quail Roost Unit 2", a distance of 760.14 feet to the Point of Beginning.

Containing 5.21 acres, more or less.

COUNTY ROAD No. 2054
(PEGGY ROAD - 80' R/W)

OWNERS CERTIFICATION AND ADOPTION

BRIAN RUSSELL AND HEATHER RUSSELL DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE HEREON DESCRIBED LANDS AND PLAT THEREOF AND DO HEREBY ADOPT THE SAME AND CAUSE IT TO BE KNOWN AS "ERICKSON'S WAY".

BRIAN AND HEATHER RUSSELL
15640 N.W. 180th AVENUE
ALACHUA, FL. 32615

BRIAN RUSSELL _____ WITNESS _____ WITNESS _____

HEATHER RUSSELL _____ WITNESS _____ WITNESS _____

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME BRIAN RUSSELL AND HEATHER RUSSELL AND THAT THEY DID ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES EXPRESSED HEREON. WITNESS MY HAND AND OFFICIAL SEAL THIS _____

DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA _____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC STAMP AREA

TYPE OF IDENTIFICATION PRODUCED _____

MORTGAGEE'S CONSENT

KNOWN ALL MEN BY THESE PRESENTS THAT BANK OF AMERICA, N.A., THE HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 3413, PAGE 1208, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, DOES HEREBY CONSENT TO THIS PLAT.

BANK OF AMERICA, N.A.

BY: _____ WITNESS _____ WITNESS _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ AND DID ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES EXPRESSED HEREON. WITNESS MY HAND AND OFFICIAL SEAL THIS _____

DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA _____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC STAMP AREA

TYPE OF IDENTIFICATION PRODUCED _____

CERTIFICATE OF APPROVAL - PROFESSIONAL SURVEYOR AND MAPPER

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

EXAMINED ON _____

AND

APPROVED BY CHARLES D. SAPP PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 4948

CERTIFICATE OF APPROVAL - COUNTY HEALTH DEPARTMENT

EXAMINED ON _____

AND

APPROVED BY COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL - ATTORNEY FOR CITY OF ALACHUA

EXAMINED ON _____

AND

APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY _____ CITY ATTORNEY

CERTIFICATE OF APPROVAL - CITY COMMISSION - CITY OF ALACHUA

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

MAYOR _____

ATTEST: CITY MANAGER _____

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ATTEST: CITY MANAGER _____

RECEIVED AND FILED

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

CLERK _____

DEPUTY CLERK _____

LEGEND OF SYMBOLS & ABBREVIATIONS:

■ = FOUND CONCRETE MONUMENT (SIZE & ID AS SHOWN) O.R. = OFFICIAL RECORDS BOOK
● = FOUND REBAR & CAP (SIZE & ID AS SHOWN) PGS. = PAGES
● = FOUND REBAR & CAP (SIZE & ID AS SHOWN) PRM = PERMANENT REFERENCE MONUMENT
LB = LICENSED BUSINESS (SIZE & ID AS SHOWN) R/W = RIGHT OF WAY
No. = NUMBER SECTION 30-8-18 RANGE 18 EAST

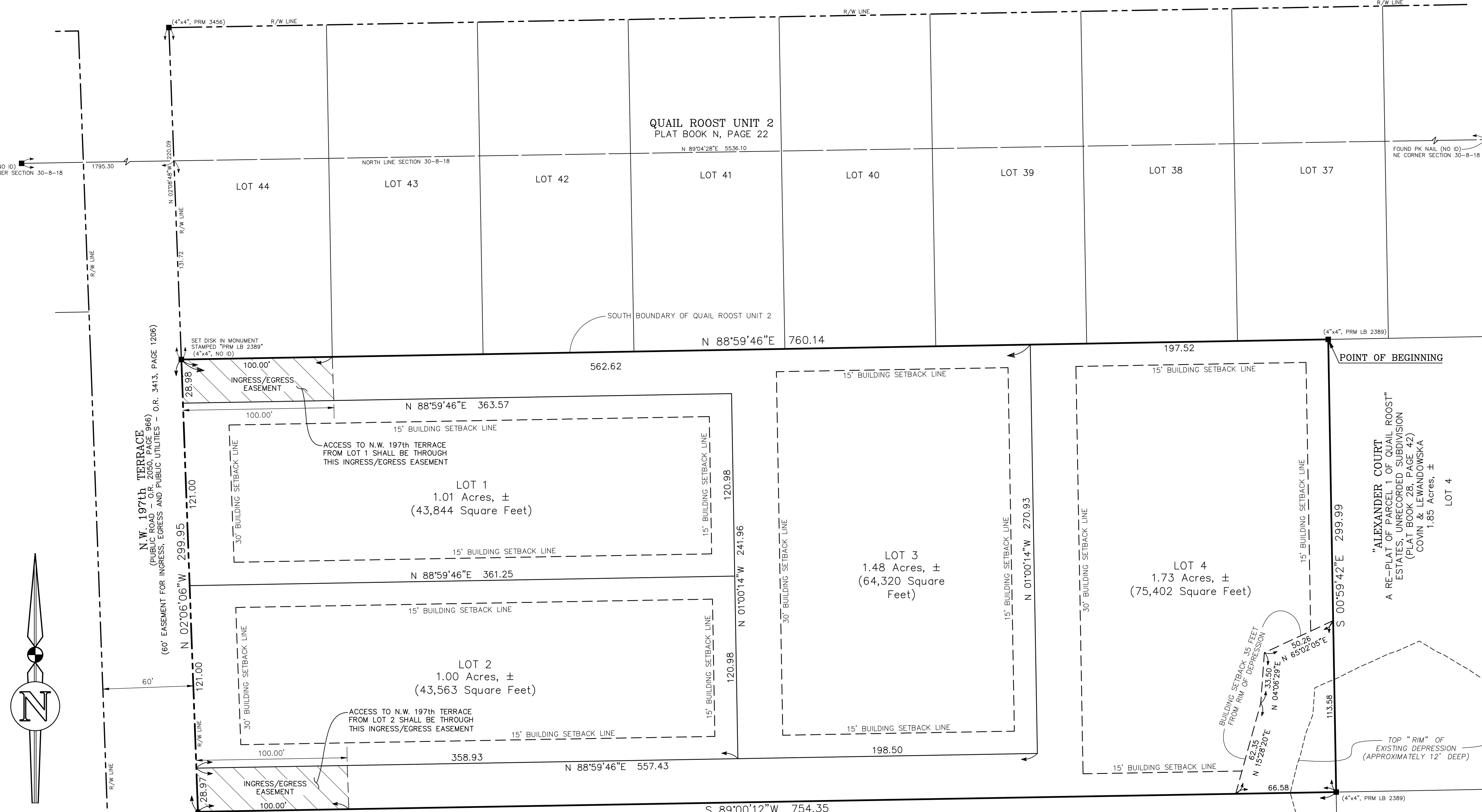
NOTE: A 5/8" REBAR & CAP (LB 2389) WILL BE SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGE OF DIRECTION OF SUBDIVISION LINES PER FLORIDA STATUTE 177.091 (9) UNLESS SHOWN AS A PERMANENT REFERENCE MONUMENT (P.R.M.)



eda engineers-surveyors-planners, inc.

2404 N.W. 43rd ST., GAINESVILLE, FLORIDA 32666-6602
TEL. (352) 373-3541 FAX (352) 373-7249
E-MAIL: mail@edafla.com

DATE OF PLAT DRAWING: 04/03/2018



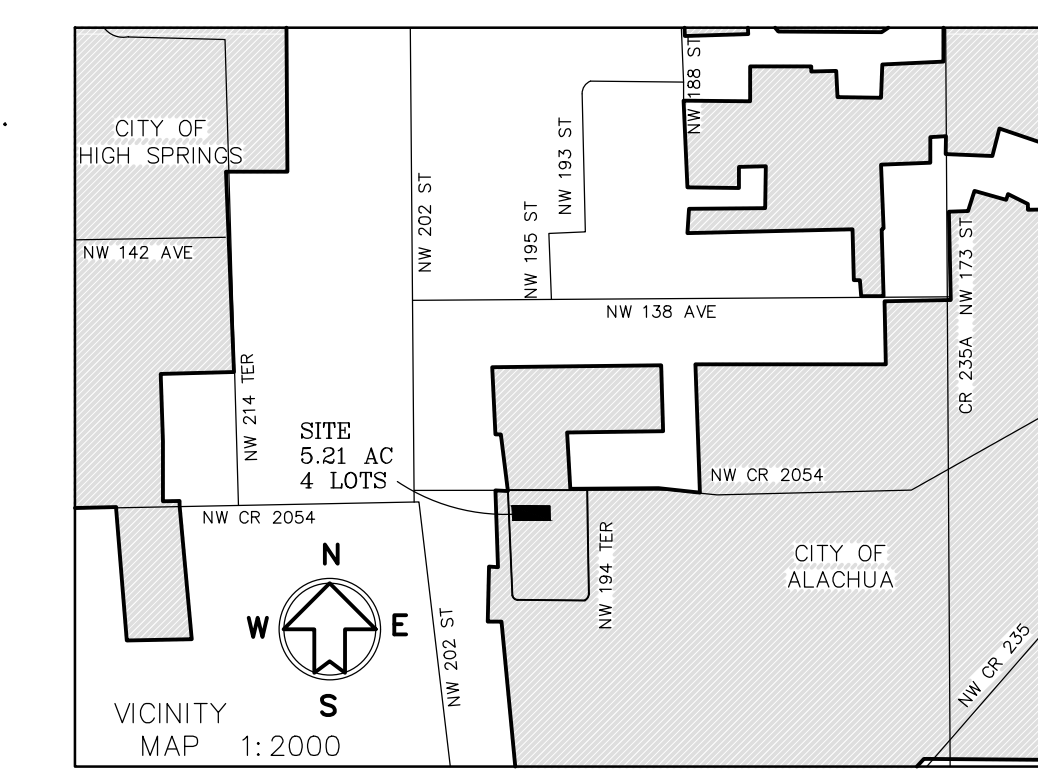
NOTES:

- 1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM "GRID NORTH" BASED ON A BEARING OF N 89°04'28"E ON THE NORTH BOUNDARY OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 18 EAST BETWEEN THE STATE PLANE COORDINATES FOR THE N.E. AND N.W. CORNERS OF SAID SECTION PUBLISHED ON ALACHUA COUNTY CONTROL DENSIFICATION AND IDENTIFICATION OF LAND CORNERS PROJECT DATED DECEMBER 1988.
- 2) ALL DISTANCES AS SHOWN ARE IN "US SURVEY FEET".
- 3) THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/15,000.
- 4) IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091 (28) 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.
- 5) THE LAND SHOWN PLATTED HEREON LIES WITHIN ZONE "X" (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D; COMMUNITY NUMBER: 120664; PANEL: 0120D; EFFECTIVE DATE: JUNE 16, 2006. SAID MAP DESCRIBES ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."



NOTICE:

- (1) THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.



SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "ERICKSON'S WAY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

DATE _____
EDA ENGINEERS-SURVEYORS-PLANNERS, INC. 2404 NW 43RD STREET, GAINESVILLE, FLORIDA 32666
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: ROBERT W. GRAVER - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 4239

Plotted Apr. 03, 2018 07:18:08 - alobone