

North Florida Water Systems, Inc.
11814 N.W. 202nd Street
Alachua, FL 32615
Phone: 386-454-7867
386-462-7867
Fax: 386-418-0738



August 1, 2017

Justin Tabor
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, Florida 32616-0009

Justin:

Enclosed is a Voluntary Annexation Application for North Florida Water Systems, Inc. to be annexed into the City of Alachua due to our proximity to the Alachua city limits.

I believe I have included all attachments as listed on the application form. If I have missed anything please call me at 386-418-0732 or 352-377-9355.

Thank you for your help.

Sincerely,

A handwritten signature in black ink that reads "Debra L. McMillan".

Debra L. McMillan
Secretary

/dlm

Enclosures



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY	
Case #:	_____
Application Fee: \$	_____
Filing Date:	_____
Acceptance Date:	_____
Review Type:	CCOM



Voluntary Annexation Application

Reference City of Alachua Land Development Regulations, Section 1.7.7

Important Information and Procedures:

Two (2) public hearings before the City Commission are required to consider a request for voluntary annexation. Applicants or their authorized agents should be present at all public hearings.

Annexation of property into the City's jurisdiction does not change the Future Land Use Map Designation or zoning of the property. The property will retain its current designations until amended by the property owner. The property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

A. PROJECT

- Project Name: North Florida Water Systems
- Address of Subject Property: 16539 NW US HWY 441, Alachua, FL 32615
- Parcel ID Number(s): 03046-004-000
- Existing Use of Property: Rural Agriculture
- Future Land Use Map Designation: Rural Agriculture
- Zoning Classification: A-BB
- Acreage: 1.3 acres
- Number and Type of Existing Structures on the Property: One Storage Building
8' X 16'

B. APPLICANT

- Applicant's Status: Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Robert L. McMillan, Sr. Title: President
Company (if applicable): North Florida Water Systems, Inc
Physical address: 11814 NW 202 Street
Mailing Address: _____
City: Alachua State: FL ZIP: 32615
Telephone: 386-462-7867 FAX: 386-418-0738 e-mail: nfwsme@windstream.net
- If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____
Telephone: _____ FAX: _____ e-mail: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. A current aerial map or plat of the property (may be obtained from the Alachua County Property Appraiser.)
2. Two (2) sets of all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
3. Property survey or boundary sketch of the property, including legal description (metes and bounds) with tax parcel number, signed and sealed by a professional land surveyor.
4. Proof of ownership (recorded warranty deed.)
5. Proof of payment of taxes.
6. **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 6 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 I/We are the owner(s) of real property hereinafter described, or have received and hereby submit written authorization from the owner(s) of the real property to act on their behalf. I/We petition the City of Alachua to extend its corporate limits by voluntary annexation to include the attached legal description of real property.

I/We hereby certify:

1. That the real property described in the attached legal description is contiguous to the existing city limits of the City of Alachua, Florida.
2. That the real property described in the attached legal description is reasonably compact in character.
3. That annexation of the real property described in the attached legal description will not result in the creation of enclaves (that is areas of unincorporated county property completely surrounded by the City of Alachua.)
4. That the owner is the fee simple absolute owner of the real property described in the attached legal description and that there are no leans, encumbrances of title, clouds of any type.
5. That the information contained herein is true and correct to the best of my/our knowledge.
6. That, in accordance with Section 1.7.7 of the City's Land Development Regulations, the property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

Debra L. McMillan

Signature of Applicant

Signature of Co-applicant*

Debra L. McMillan, Secretary

Typed or printed name and title of applicant

Typed or printed name of co-applicant*

Debra L. McMillan, Secretary

*Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

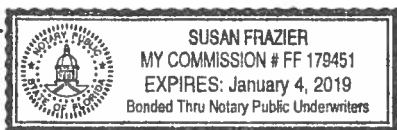
State of Florida County of Alachua

The foregoing application is acknowledged before me this 4th day of August 2017, by

Debra L. McMillan, who is/are

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

NOTARY SEAL



Susan Frazier
Signature of Notary Public, State of Florida

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

Aerial Map
North Florida Water Systems,
INC - Parcel ID:

3046-004-000x



alachuacountyproperty.com | Dual Maps: Road Maps, Aerial | Public Map Viewer | Property Search Results | data.mapchannels.com/dualmaps5/map.htm?at=&lng=-82.535815068&sz=198&lat=29.80687601&img=-82.535815068&sh=0&sp=0&sz=1&panel=mbs&gm=08

Map Map Street View Aerial Info

Map Satellite My Location Hide All

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DOWNLOAD

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10:50 AM 7/20/17



Real Estate Account At 16539 NW US HWY 441

Real Estate Account #03046 004 000 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

John Power

Real Estate 2017 Annual Bill

[Print this bill \(PDF\)](#)

Alachua County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
03046 004 000	1011462	-	0300

PAID 2017-11-13 \$765.52
Receipt #17-0013368

[Get Bills by Email](#)

SAVE TIME PAY ONLINE @ WWW.ALACHUACOLLECTOR.COM

Owner
NORTH FLA WATER SYSTEM INC
11614 NW 202ND ST
ALACHUA, FL 32615-5924

Bills address
16539 NW US HWY 441

Legal description
CDM INT E LINE NE1/4 OF SW1/4 & NLY R/W US 441 POB NMLY ALONG SAID R/W 210 FT N ...
Full legal available: [Parcel details](#)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4848	33,800	0	33,800	\$286.11
MUNICIPAL SERVICES TAXING UNIT					
SHERIFF LAW ENFORCE	3.7240	33,800	0	33,800	\$125.87
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	33,800	0	33,800	\$42.77
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	33,800	0	33,800	\$50.70
SCHL DISCRNRY & CN (S01)	0.7480	33,800	0	33,800	\$25.28
SCHL GENERAL	4.3770	33,800	0	33,800	\$147.84
SCHOOL VOTED (S01)	1.0000	33,800	0	33,800	\$33.80
SUWANNEE RIVER WATER MGT DIST	0.4027	33,800	0	33,800	\$13.81
Total	21.4820				\$726.08

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
556 COUNTY FIRE SERVICES		\$90.87
555 COUNTY STORM WATER		\$1.20
Total		\$92.17

Combined taxes and assessments: \$818.25

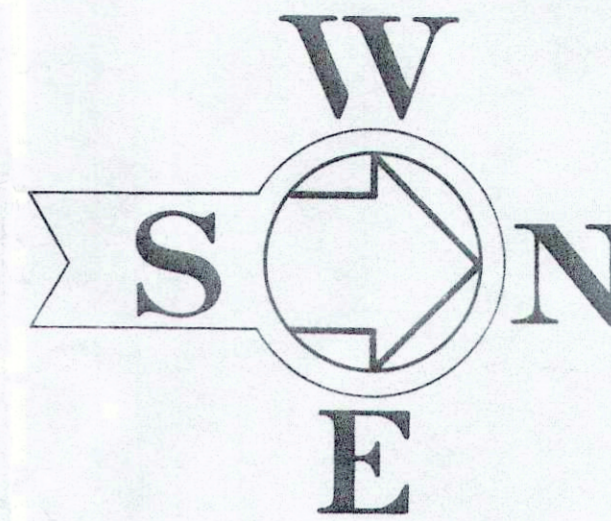
If paid by: Nov 30, 2017
Please pay: \$0.00

PAID 2017-11-13 \$765.52
Receipt #17-0013368

[Get Bills by Email](#)

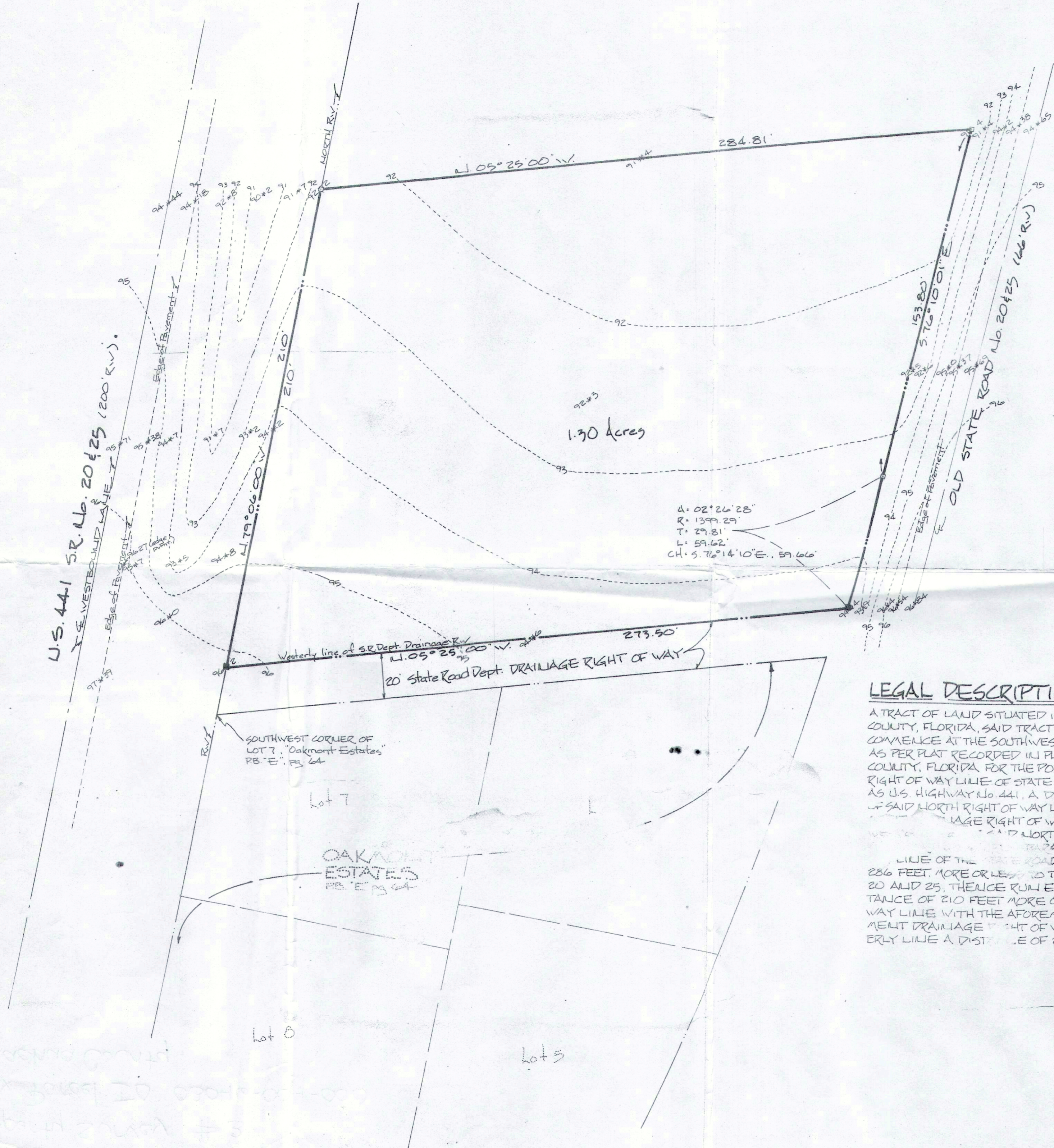


Alachua County
Parcel ID No:
03046-004-000



Scale: 1" = 30'

- o.o.o. SPOT ELEVATION
- CONTOURS SHOWN ARE BASED ON DOT DATA
- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT



$\Delta: 02^{\circ} 26' 28''$
 $R: 1399.29'$
 $T: 29.81'$
 $L: 59.62'$
 $CH: S. 76^{\circ} 14' 10'' E., 59.66'$

LEGAL DESCRIPTION (As Furnished)

A TRACT OF LAND SITUATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 7 OF OAKMONT ESTATES A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 'E', PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD No. 20 AND 25 (200 FEET RIGHT OF WAY) ALSO KNOWN AS U.S. HIGHWAY No. 441, A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY LINE OF A STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 210.00 FEET; THENCE PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, A DISTANCE OF 286 FEET, MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD STATE ROAD No. 20 AND 25, THENCE RUN EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 210 FEET MORE OR LESS TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE A DISTANCE OF 270 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

FOR
BOBBY ALDERSON, D.V.M.

CHANCE, ENG & DENMAN, INC.
ENGINEERS SURVEYORS PLANNERS
GAINESVILLE, FLORIDA

Project No	81-100	 Registered Fla. Land Surveyor No. 1824 Date May 19, 1981
Drawn	KE	
Check	W/C	

FB 171 pg 28-33