

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: Turkey Creek Unit 1 - Replat of Lot 71
2. Address of Subject Property: 11094 Palmetto Blvd, Alachua, FL
3. Parcel ID Number(s): 05900-005-071
4. Existing Use of Property: Single Family Residence (SFR)
5. Future Land Use Map Designation : MEDIUM DENSITY RESIDENTIAL
6. Zoning Designation: PUD
7. Acreage: ± 0.486

### B. APPLICANT

1. Applicant's Status  Owner (title holder)  Agent
2. Name of Applicant(s) or Contact Person(s): Richard A Berry Title: Professional Surveyor & Mapper  
Company (if applicable): CHW, Inc.  
Mailing address: 11801 Research Drive  
City: Alachua State: FL ZIP: 32067 32615  
Telephone: ( ) 386-518-5105 FAX: ( ) \_\_\_\_\_ e-mail: rickb@chw-inc.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Elwood Construction Company, Inc.  
Mailing Address: 2727 NW 43rd St  
City: Gainesville State: FL ZIP: 32606

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

### C. ADDITIONAL INFORMATION

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

### D. ATTACHMENTS

#### Preliminary Plat Attachments:

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

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

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

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

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

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

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

**Construction Plans Attachments:**

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

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

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

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

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



### **Final Plat Attachments:**

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

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

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

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.

*Richard A. Berry*  
 Signature of Applicant

Richard A. Berry  
 Typed or printed name and title of applicant

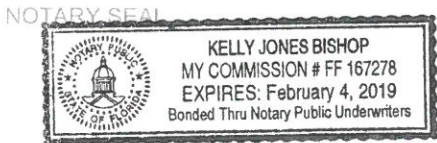
*Kenneth Elwood*  
 Signature of Co-applicant

Kenneth Elwood  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 5<sup>th</sup> day of July, 2018, by Richard Berry + Kenneth Elwood, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

*Kelly Jones Bishop*  
 Signature of Notary Public, State of Florida



**DATE:** July 3, 2018  
**CLIENT:** Elwood Construction  
**PROJECT NAME:** Turkey Creek, Unit 1 – Replat of Lot 71  
**PROJECT NO:** 18-0305  
**RE:** Concurrency Impact Analysis

To whom it may concern,

Lot 71 is an existing Lot of Record, as shown on the plat of Turkey Creek Unit 1, recorded in Plat Book J, page 2 of the Public Records of Alachua County, Florida. No additional Impacts will be made as a result of this application.

Sincerely,

*Richard A. Berry*

7.5.18

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Richard A. Berry, PLS  
Professional Surveyor and Mapper Florida License Number 7045



# MEMORANDUM

Turkey Creek Re-plat Lot 71

07/12/2018



**To:** Rick Berry  
**From:** Celeste Lau  
**Date:** July 12, 2018  
**RE:** Turkey Creek Re-plat Lot 71 Consistency Statements

2a. Policy 1.2.b Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:

1. Single family, conventional dwelling units and single family attached dwelling units;
2. Accessory dwelling units;
2. Manufactured or modular homes meeting certain design criteria;
3. Mobile homes only within mobile home parks;
4. Duplexes and quadplexes;
5. Apartments and townhomes;
6. Live/work units;
7. Residential Planned Unit Developments;
8. Traditional Mixed-use Neighborhood Planned Developments;
9. Supporting community services, such as schools, houses of worship, parks, and community centers

**Response: Lot 71 is part of the Turkey Creek subdivision, which has an overall residential density of 4 dwelling units per acre. The site, lot 71 of Unit 1 (Plat Book J Page 2) consists of a single family dwelling consistent with the medium density residential permitted uses.**

2b. Policy 2.5.a There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

**Response: Lot 71 is located in Unit 1 of Turkey Creek subdivision, a Planned Unit Development platted in 1977. The minimum 10% required open space is well exceeded with the Turkey Creek community's golf course and other recreation facilities.**

2c. Policy 1.2.a The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water system exists within 100 ft of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

**Response: Lot 71 is part of the existing Turkey Creek subdivision that is served by the City of Alachua sanitary sewer system. There are existing structures directly adjacent to this lot that connect to existing City wastewater services. Lot 71 will also utilize the City's wastewater services.**

2d. Policy 4.1.b

The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 ft of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within  $\frac{1}{4}$  mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

**Response: Lot 71 is part of the existing Turkey Creek subdivision that is served by the City of Alachua potable water system. There are existing structures directly adjacent to this lot that connect to existing City potable water services. Lot 71 will also utilize the City's potable water services.**



## LEGAL DESCRIPTION



**DATE:** July 12, 2018

**TO:** City of Alachua

**PROJECT NAME:** Turkey Creek, Unit 1 – Replat of Lot 71

**PROJECT NO:** 18-0305

**DESCRIPTION FOR:** Tax Parcel #: 05900-005-071

LOT 71, OF TURKEY CREEK UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "J", PAGES 2 AND 3, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



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

- Applicant's Status (check one):
  - Owner (title holder)
  - Agent
- Name of Applicant(s) or Contact Person(s): RICHARD A. BARRY Title: PSM  
 Company (if applicable): CHW - INC.  
 Mailing address: 11801 RESEARCH DR  
 City: ALACHUA State: FL ZIP: 32615  
 Telephone: 352-331-1976 FAX: \_\_\_\_\_ e-mail: rickb@chw-inc.com
- If the applicant is agent for the property owner\*:
  - Name of Owner (title holder): ELWOOD CONSTRUCTION Co.
  - Mailing Address: 2727 NW 43RD ST, #1A
  - City: GAINESVILLE State: FL ZIP: 32606

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

## B. PROJECT

- Project Name: TURKEY CREEK UNIT 1, REPLAT OF LOT 71
- Address of Subject Property: 11094 PALMETTO BLVD, ALACHUA, FL 32615
- Parcel ID Number(s): 05900-005-071
- Section 28 Township 8 Range 19 Grant \_\_\_\_\_ Acreage: 0.486
- Existing Use of Property: SINGLE FAMILY RESIDENTIAL (VACANT)
- Future Land Use Map Designation: MEDIUM DENSITY RESIDENTIAL
- Zoning Designation: PUD
- Development Data (check all that apply):
  - Single Family Residential Number of Units 1
  - Multi-Family Residential Number of Units N/A
  - Exempt (see exempt developments on page 2)
- Review Type:
 

|  |  |
|--|--|
| <b>Preliminary Development Order</b>   | <b>Final Development Order</b>                 |
| <input type="checkbox"/> Comprehensive Plan Amendment                                    | <input type="checkbox"/> Preliminary Plat      |
| <input type="checkbox"/> Large Scale   | <input checked="" type="checkbox"/> Final Plat |
| <input type="checkbox"/> Small Scale   | <input type="checkbox"/> Site Plan             |
| <input type="checkbox"/> Site Specific Amendment to the Official Zoning Atlas (Rezoning) |  |
| <input type="checkbox"/> Revised   |  |
- 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/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)  
 Elementary: IRBY (K-2) ALACHUA (3-5)  
 Middle: MEBANE  
 High: SANTA FE

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



**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>1</u> | units | x | <u>0.15</u> | Elementary School Multiplier* | <u>0.15</u> | Student Stations** |
| Middle School     | <u>1</u> | units | x | <u>0.07</u> | Middle School Multiplier*     | <u>0.07</u> | Student Stations** |
| High School       | <u>1</u> | units | x | <u>0.09</u> | High School Multiplier*       | <u>0.09</u> | Student Stations** |

**Student Generation Calculations: Multi-Family Residential Development**

|                   |            |       |   |            |                               |            |                    |
|-------------------|------------|-------|---|------------|-------------------------------|------------|--------------------|
| Elementary School | <u>N/A</u> | units | x | <u>N/A</u> | Elementary School Multiplier* | <u>N/A</u> | Student Stations** |
| Middle School     | <u>N/A</u> | units | x | <u>N/A</u> | Middle School Multiplier*     | <u>N/A</u> | Student Stations** |
| High School       | <u>N/A</u> | units | x | <u>N/A</u> | High School Multiplier*       | <u>N/A</u> | 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](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]  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

RICHARD A. BERRY, PSM (AGSOF)  
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 12<sup>th</sup> day of July, 2018, by Richard A. Berry

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

NOTARY



[Signature]  
Signature of Notary Public, State of FL



# Certification



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

**Approved** based upon the following findings:

**Elementary** SCSA: \_\_\_\_\_

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

**Middle** SCSA: \_\_\_\_\_

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

**High** SCSA: \_\_\_\_\_

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

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

**Denied** for reasons stated: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Local Government Certification**

**Approved by:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**School Board Staff Certification**

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

**Date:** \_\_\_\_\_



First American Title Insurance Company  
3600 NW 43rd Street, Suite A2  
Gainesville, FL 32606  
Phone: (352)372-0474  
Fax: (352)372-7552

**PROPERTY INFORMATION REPORT FOR THE FILING  
OF A SUBDIVISION PLAT IN  
Alachua County, Florida**

FATIC File No.: 1068-4055074

A search of the Public Records of Alachua County, Florida, through June 27, 2018 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of Turkey Creek Unit 1, Replat of Lot 71 (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated December 21, 2017 and recorded January 10, 2018 in Official Records Book 4569, Page 509, Public Records of Alachua County, Florida.

B. The record title holder is Elwood Construction Company, Inc., a Florida corporation .

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of TURKEY CREEK UNIT NO. 1 .

D. Unsatisfied mortgages or liens encumbering said property are as follows:

Construction Mortgage recorded in Book 4569, Page 511

Assignment of Rents recorded in Book 4569, Page 518

E. Underlying rights of way, easements or plats affecting said property are as follows:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TURKEY CREEK UNIT NO. 1, as recorded in Plat Book J, Page(s) 2 and 3.

Declaration of Covenants, Conditions and Restrictions, which contains provisions for a private charge or assessments, including any amendments or modifications thereto, recorded in Book 1443, Page 712 amendments recorded in Book 1838, at Page 2853; Book 1847, at Page 447; Book 1968, at Page 296; Book 2012, at Page 1827; Book 2023, at Page 1902; Book 2119, at Page 1097; Book 3354, Page 849; Book 3891, Page 396; Book 4138, Page 501.

Easement from Turkey Creek, Inc., to Turkey Creek, Inc., and Family Diner, Inc., dated November 7, 1991, filed November 13, 1991, and recorded in Book 1834, Page 271.

F. Other information regarding said property includes:

NONE

G. 2017 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 05900-005-071.

**PROPERTY INFORMATION REPORT FOR THE FILING  
OF A SUBDIVISION PLAT IN  
Alachua County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Alachua Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

By: Matthew S. Silver  
Authorized Signatory



## Exhibit "A"

Lot 71, of TURKEY CREEK UNIT NO. 1, a Planned Unit Development, according to the Plat thereof as recorded in Plat Book "J", Pages 2 and 3, of the Public Records of Alachua County, Florida.



2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #05900 005 071 [Parcel details](#) [Latest bill](#) [Full bill history](#)

|      |      |      |      |     |      |
|------|------|------|------|-----|------|
| 2017 | 2016 | 2015 | 2014 | ... | 2002 |
| PAID | PAID | PAID | PAID |     | PAID |

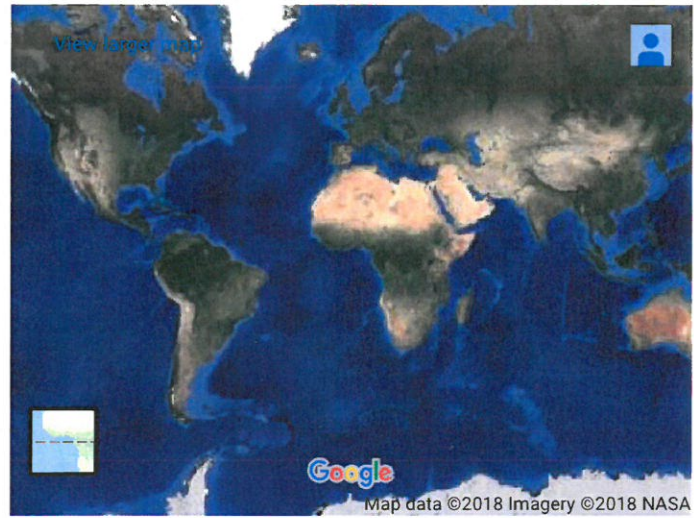
[Get Bills by Email](#)

**PAID** 2017-11-30 \$1,413.33  
Receipt #17-0044696

**Owner:** MOGAS INVESTMENTS INC  
605 NW 53RD AVE STE A16  
GAINESVILLE, FL 32609-1022  
**Situs:** Unassigned Location RE

**Account number:** 05900 005 071  
**Alternate Key:** 1027118  
**Millage code:** 1700  
**Millage rate:** 23.1480

**Assessed value:** 60,000  
**School assessed value:** 60,000  
**Unimproved land value:** 60,000



*Location is not guaranteed to be accurate.*

**Property Appraiser**

2017 Annual bill

[View](#)

**Ad valorem:** \$1,388.88  
**Non-ad valorem:** \$83.34  
**Total Discountable:** 1472.22  
**No Discount NAVA:** 0.00  
**Total tax:**

Legal description

TURKEY CREEK UNIT NO. 1 PB J-2 LOT 71 S/D ALSO IN FERNANDEZ GRANT OR 1734/1416  
Location

**Book, page, item:** 1734-1416-  
**Geo number:** 28-08-19-05900005071  
**Range:** 19  
**Township:** 08



Bill History — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #05900 005 071

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

[Get Bills by Email](#)

Amounts as of 07/05/2018

| Bill                             | Balance       |                             |                                       |                             |  |
|----------------------------------|---------------|-----------------------------|---------------------------------------|-----------------------------|--|
| <a href="#">2017 Annual Bill</a> | \$0.00        | 11/30/2017                  | Paid \$1,413.33 Receipt #17-0044696   | <a href="#">Print (PDF)</a> |  |
| <a href="#">2016 Annual Bill</a> | \$0.00        | 11/30/2016                  | Paid \$1,421.37 Receipt #16-0041050   | <a href="#">Print (PDF)</a> |  |
| <a href="#">2015 Annual Bill</a> | \$0.00        | 12/28/2015                  | Paid \$1,463.77 Receipt #15-0061481   | <a href="#">Print (PDF)</a> |  |
| <a href="#">2014 Annual Bill</a> | \$0.00        | 12/31/2014                  | Paid \$1,445.22 Receipt #14-0064061   | <a href="#">Print (PDF)</a> |  |
| <a href="#">2013 Annual Bill</a> | \$0.00        | 03/05/2014                  | Paid \$1,474.56 Receipt #13-0103533   | <a href="#">Print (PDF)</a> |  |
|                                  |               | <i>Effective 02/28/2014</i> |                                       |                             |  |
| <a href="#">2012 Annual Bill</a> | \$0.00        | 03/13/2013                  | Paid \$1,487.15 Receipt #12-0102378   | <a href="#">Print (PDF)</a> |  |
| <a href="#">2011 Annual Bill</a> | \$0.00        | 03/21/2012                  | Paid \$1,773.16 Receipt #2011-2001319 | <a href="#">Print (PDF)</a> |  |
|                                  |               | <i>Effective 03/20/2012</i> |                                       |                             |  |
| <a href="#">2010 Annual Bill</a> | \$0.00        | 03/31/2011                  | Paid \$2,263.21 Receipt #2010-1063011 | <a href="#">Print (PDF)</a> |  |
| <a href="#">2009 Annual Bill</a> | \$0.00        | 02/26/2010                  | Paid \$2,725.18 Receipt #2009-9052228 | <a href="#">Print (PDF)</a> |  |
| <a href="#">2008 Annual Bill</a> | \$0.00        | 12/31/2008                  | Paid \$2,417.50 Receipt #2008-8029553 | <a href="#">Print (PDF)</a> |  |
| <a href="#">2007 Annual Bill</a> | \$0.00        | 03/04/2008                  | Paid \$1,688.14 Receipt #2007-9043409 | <a href="#">Print (PDF)</a> |  |
|                                  |               | <i>Effective 02/28/2008</i> |                                       |                             |  |
| <a href="#">2006 Annual Bill</a> | \$0.00        | 04/30/2007                  | Paid \$1,951.54 Receipt #2006-9200930 | <a href="#">Print (PDF)</a> |  |
|                                  |               | <i>Effective 04/27/2007</i> |                                       |                             |  |
| <a href="#">2005 Annual Bill</a> | \$0.00        | 12/02/2005                  | Paid \$1,250.71 Receipt #2005-9052418 | <a href="#">Print (PDF)</a> |  |
|                                  |               | <i>Effective 11/30/2005</i> |                                       |                             |  |
| <a href="#">2004 Annual Bill</a> | \$0.00        | 12/03/2004                  | Paid \$1,179.56 Receipt #2004-9016275 | <a href="#">Print (PDF)</a> |  |
|                                  |               | <i>Effective 11/30/2004</i> |                                       |                             |  |
| <a href="#">2003 Annual Bill</a> | \$0.00        | 12/01/2003                  | Paid \$1,008.10 Receipt #2003-3024130 | <a href="#">Print (PDF)</a> |  |
|                                  |               | <i>Effective 11/30/2003</i> |                                       |                             |  |
| <a href="#">2002 Annual Bill</a> | \$0.00        | 12/05/2002                  | Paid \$1,022.45 Receipt #2002-0243351 | <a href="#">Print (PDF)</a> |  |
|                                  |               | <i>Effective 11/27/2002</i> |                                       |                             |  |
| <b>Total Balance</b>             | <b>\$0.00</b> |                             |                                       |                             |  |







# SUWANNEE RIVER WATER MANAGEMENT DISTRICT

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

July 24, 2018

Ken Elwood  
Elwood Construction Company  
PO Box 357566  
Gainesville, FL 32635

Subject: Environmental Resource Permit (ERP) Exemption, ERP-001-232844-1,  
Lot 71 Replat – Turkey Creek Subdivision, Alachua County

Dear Mr. Elwood:

The above referenced proposed project does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on July 20, 2018. The project proposed activity consists of a replat of Turkey Creek Unit 1, Lot 71, Alachua County Parcel No. 05900-005-071, to modify the building setback lines. The project shall be performed as specified in the exemption request submitted by Rick Berry, PSM, of CHW, Inc. The proposed activity shall be in accordance with Environmental Resource Permit (ERP) Applicant's Handbook (AH) Volume I, Section 3.2.7.

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

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

- Exceed any of the thresholds as found in 62-330.051, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

VIRGINIA H. JOHNS Chair  
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair  
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer  
Perry, Florida

KEVIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

CHARLES KEITH  
Lake City, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

DON QUINCY  
Chiefland, Florida

BRADLEY WILLIAMS  
Monticello, Florida

Hugh Thomas  
Executive Director

- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,



Pamela Sanders, E.I.  
Division of Resource Management

PS/tm

CC: Richard Berry, CHW, Inc.



# City of ALACHUA

THE GOOD LIFE COMMUNITY

## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: 11094 PALMETTO BOULEVARD, ALACHUA, FL 32615  
Parcel ID Number(s): 05900-005-071  
Acreage: 0.486

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ken Elwood Title: Owner  
Company (if applicable): Elwood Construction, Inc.  
Mailing Address: 2727 NW 43RD STREET  
City: GAINESVILLE State: FL ZIP: 32606  
Telephone: (352) 538-0822 FAX: \_\_\_\_\_ e-mail: kenelwood@hotmail.com

### C. AUTHORIZED AGENT

Name: Richard A. Berry, PSM Title: Project Manager  
Company (if applicable): CHW-Inc.  
Mailing address: 11801 RESEARCH DRIVE  
City: ALACHUA State: FL ZIP: 32615  
Telephone: (386) 518-5105 FAX: \_\_\_\_\_ e-mail: rckb@chw-inc.com

### D. REQUESTED ACTION:

For all matters pertaining to the "Turkey Creek, Unit 1, Replat of Lot 71".  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Ken Elwood  
Typed or printed name and title of applicant

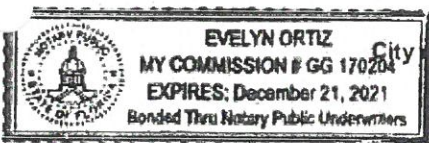
Signature of Co-applicant

Richard A. Berry, PSM  
Typed or printed name of co-applicant

State of Florida County of Alachua

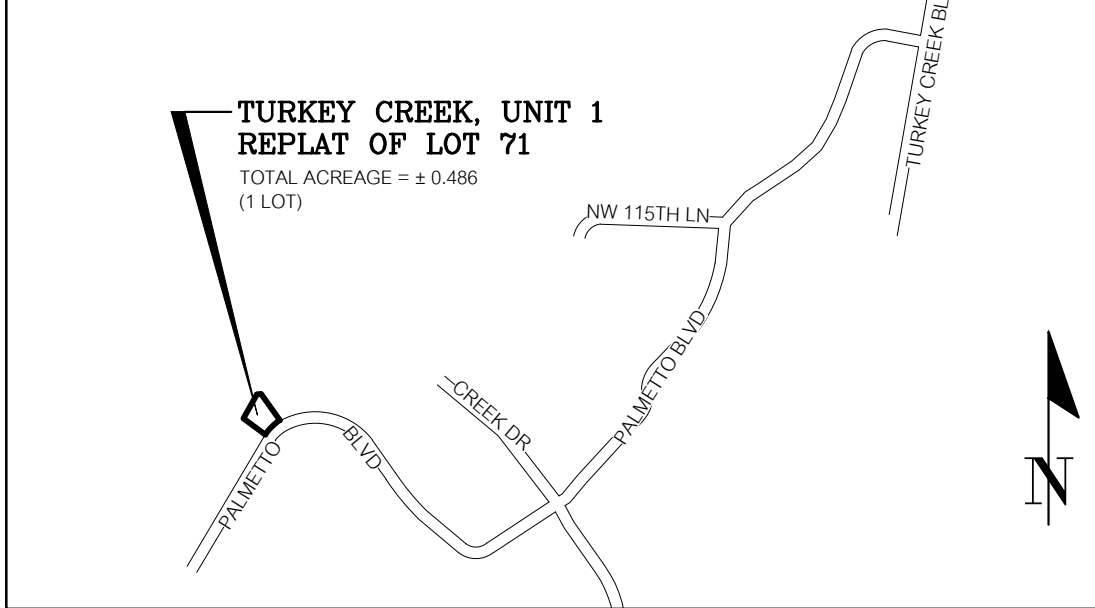
The foregoing application is acknowledged before me this 30 day of July, 2018, by Kenneta Elwood, who is/are personally known to me, or who has/have produced FLDL E 430-508-70-024-d as identification.

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

VICINITY MAP  
SCALE: 1" = 1000'



# TURKEY CREEK, UNIT NO. 1 - REPLAT OF LOT 71

OF TURKEY CREEK, UNIT 1, A PLANNED UNIT DEVELOPMENT,  
BEING A PART OF THE FERNANDEZ GRANT  
AND SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com  
est. 1988 FLORIDA  
CA-5075

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET ONE OF ONE

**DESCRIPTION:**

LOT 71, TURKEY CREEK UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGES 2 AND 3, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

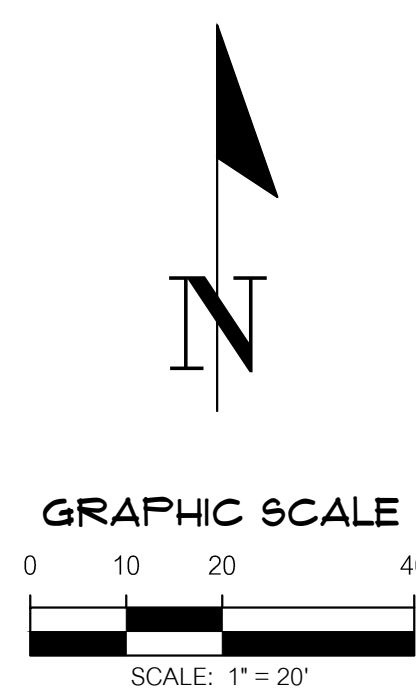
- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 35°23'00" EAST FOR THE NORTH LINE OF LOT 71, SAID BEARING BEING IDENTICAL WITH THE PLAT OF RECORD.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000.
- THE PURPOSE OF THIS REPLAT IS TO CHANGE THE BUILDING SETBACK LIMITS FOR LOT 71, AS SHOWN ON THE PLAT OF TURKEY CREEK UNIT NO. 1.
- MONUMENTATION SHOWN HEREON IS BASED ON A PREVIOUS BOUNDARY SURVEY BY DAVID D. PARRISH LAND SURVEYING, INC., (PLS 4789), DATED 04-20-2018.
- BUILDING SETBACK REQUIREMENTS (MINIMUM) UNLESS OTHERWISE SHOWN:  
PRIMARY BUILDING:  
FRONT 32'  
SIDE 10'  
REAR 33'
- LOT 71 IS SUBJECT TO COVENANTS AND RESTRICTIONS, AS ESTABLISHED BY TURKEY CREEK MASTER OWNERS ASSOCIATION, INC. (TCMOA) "RULES AND REGULATIONS".
- DRAINAGE EASEMENTS AS SHOWN HEREON ARE CONVEYED TO TURKEY CREEK MASTER OWNERS ASSOCIATION, INC. AND ARE IDENTIFIED FOR MAINTENANCE IN THE TCMOA "RULES AND REGULATIONS".

**FLOOD ZONE:**

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 135 OF 640, COMMUNITY PANEL NO. 120664 01350, EFFECTIVE DATE: JUNE 16, 2006.

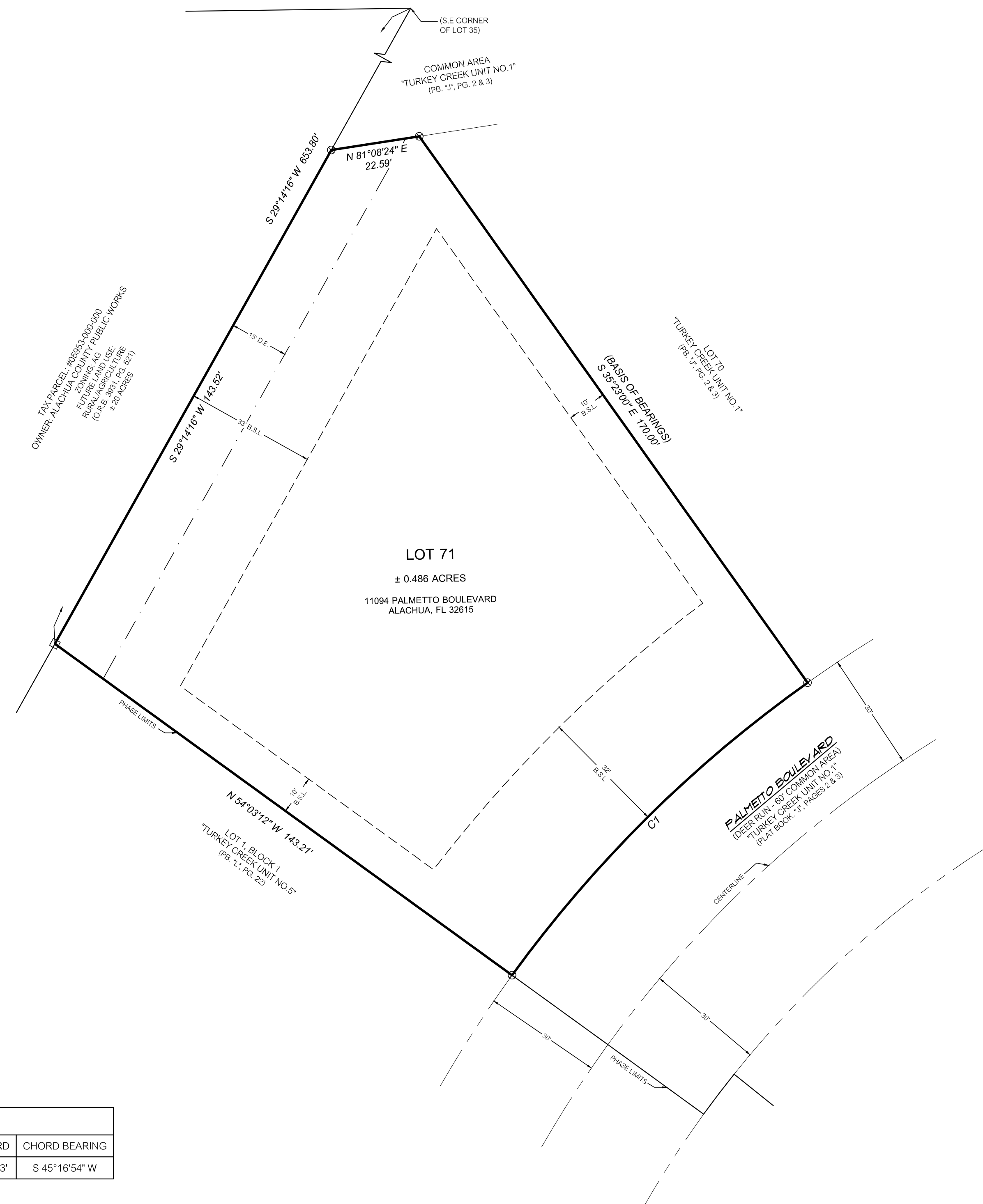
**LEGEND:**

- ⊗ = PRM - 5/8" IRON ROD (NO IDENTIFICATION)
- = PRM - 4"x4" CONCRETE MONUMENT (MARKED PRM 2549)
- B.S.L. = BUILDING SETBACK LINES
- D.E. = DRAINAGE EASEMENT
- S.F. = SQUARE FOOT
- PRM = PERMANENT REFERENCE MONUMENT
- PG. = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- R.W. = RIGHT OF WAY



| CURVE DATA TABLE |         |         |           |         |         |               |
|------------------|---------|---------|-----------|---------|---------|---------------|
| CURVE            | LENGTH  | RADIUS  | DELTA     | TANGENT | CHORD   | CHORD BEARING |
| C1               | 105.90' | 325.00' | 18°40'12" | 53.42'  | 105.43' | S 45°16'54" W |

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 SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**OWNER'S CERTIFICATION AND DEDICATION**

ELWOOD CONSTRUCTION COMPANY, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "TURKEY CREEK, UNIT NO. 1 - REPLAT OF LOT 71".

WITNESS: \_\_\_\_\_  
KEN ELWOOD  
ELWOOD CONSTRUCTION COMPANY, INC.  
2727 NW 43RD STREET  
GAINESVILLE, FLORIDA 32606

**MORTGAGEE'S APPROVAL**

FIRST FEDERAL BANK OF FLORIDA, HOLDER OF THAT CERTAIN CONSTRUCTION MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4569, PAGE 511, AS INSTRUMENT NO. 3100649 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: \_\_\_\_\_ MORTGAGEE: FIRST FEDERAL BANK OF FLORIDA  
BY: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)**

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER**

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

EXAMINED ON \_\_\_\_\_ APPROVED BY (PROFESSIONAL SURVEYOR AND MAPPER) \_\_\_\_\_

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

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

MAYOR \_\_\_\_\_

ATTEND: \_\_\_\_\_

CITY MANAGER \_\_\_\_\_ FILED FOR RECORD ON \_\_\_\_\_

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

EXAMINED ON \_\_\_\_\_ AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY: \_\_\_\_\_

CITY ATTORNEY \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT**

EXAMINED ON \_\_\_\_\_

AND APPROVED BY: \_\_\_\_\_

COUNTY HEALTH DEPARTMENT \_\_\_\_\_

**RECEIVED AND FILED**

RECEIVED AND FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018

CLERK OF THE COURT \_\_\_\_\_

BY \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "TURKEY CREEK, UNIT NO. 1 - REPLAT OF LOT 71", WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

DATE \_\_\_\_\_ RICHARD A. BERRY 7045  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER  
CAUSSEUX, HEWETT, & WALPOLE, INC.  
LICENSED BUSINESS NO. 5075  
11801 RESEARCH DRIVE  
ALACHUA, FL 32615

Title: replat Plat Date: Jul 27, 2018 3:16pm Filename: \\s\2018\18-0358\Survey\DWG\18-0358 LOT 71 (REPLAT).dwg



