



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: Upland Industrial Park
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 05964-002-002, 05964-002-003, 05964-002-004, 05964-002-005
4. Existing Use of Property: Vacant Industrial
5. Future Land Use Map Designation: Industrial
6. Zoning Designation: Industrial Light Warehouse (ILW)
7. Acreage: 4.82

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Tommy R. Bon, PSM Title: Project Surveyor
Company (if applicable): CHW
Mailing address: 11801 Research Drive
City: Alachua State: FL ZIP: 32615
Telephone: () 352-331-1976 FAX: () _____ e-mail: tommyb@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Upland Properties of NCF, LLC
Mailing Address: 6318 NW 18th Drive
City: Gainesville State: Florida ZIP: 32653

* 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.

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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.

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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.

[Signature]

Signature of Applicant

Signature of Co-applicant

Tommy R. Bon, RSM

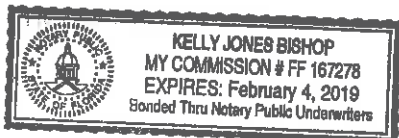
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of February, 2018, by Tommy R. Bon, RSM

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



Kelly Jones Bishop
Signature of Notary Public, State of Florida

Concurrency Impact Analysis

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0357
From: Craig Brashier, AICP, Director of Planning
Date: May 29, 2018
RE: Upland Industrial Park Minor Subdivision / Final Plat

This application is for a minor subdivision / final plat for Lots 2/3 and 4/5 in the master planned Upland Industrial Park within the City of Alachua. The proposed, ±4.8-acre non-residential development will be two (2) multi-tenant buildings totaling ±50,000 ft² for industrial and office uses. The site is located southwest of US-441 at the end of NW 101st Drive. Due to the site's non-residential use, the estimated impacts to local transportation and utility infrastructure are calculated, but not for Alachua's schools and recreation facilities. Since this application is for a non-residential subdivision, concurrency is not reserved as part of the subdivision approval but will be reserved as part of any site plan approval(s) for development of the property.

This analysis will serve as a concurrency report that intends to estimate how approval of the proposed development will impact City of Alachua public facilities. These estimates are provided in the calculations below:

TRANSPORTATION IMPACT ANALYSIS

Table 1: Trip Generation Calculations

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
General Light Industrial (ITE 110)	34.7	6.97	242	1.01	35	1.08	38
General Office Building (ITE 710)	15.3	11.03	169	1.56	24	1.49	23
Total	-	-	411	-	59	-	61

1. Source: ITE Trip Generation 9th Edition

Conclusion: The proposed development will create a minimal impact on the area's transportation infrastructure on the currently vacant site. Approval of the proposed development is anticipated to generate an estimated **411 net daily vehicle trips** to local roadways.

Table 1: Potential Impacts on Roadways, Segment 3/4

	AADT	PM
Traffic System Category	Segment 3/4: U.S. Hwy 441	
	(From NW 126 th Ave to SR 235)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	18,579	1,765
Reserved Trips ¹	1,848	264
Available Capacity	15,073	1,171
Projected Trip Generation ²	411	61
Available Capacity w/ Development Approval	14,662	1,110

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: This roadway segment's projected trip distribution percentage is estimated to be 100% for Segment 3/4.

Conclusion:

Tables 1 identifies the intended facility's specific impact on Roadway Segment 3/4. This segment of US-441 will continue to have sufficient roadway capacity during both AADT and PM Peak. In fact, the affected roadway segment will not experience a failing roadway Level of Service (LOS) as a result of the proposed development's approval.

PUBLIC FACILITIES IMPACT ANALYSIS

Table 2: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	61,382
Residual Capacity ¹	937,618
Percentage of Permitted Design Capacity Utilized ¹	59.23%
Projected Potable Water Demand from Proposed Project ²	7,500
Residual Capacity after Proposed Project	930,118

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 ft. of floor space x 50,000 ft²

Conclusion

Quality: The proposed development will not negatively impact potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

Quantity: The proposed development is estimated to generate **7,500 GPD** for potable water demand.

System Capacity: As calculated in Table 2, the percentage of the City's potable water system that is being utilized will not exceed 85% as a result of the proposed development's approval.

Table 3: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,094
Residual Capacity ¹	788,906
Percentage of Permitted Design Capacity Utilized ¹	47.41%
Projected Sanitary Sewer Demand from Proposed Project ²	7,500
Residual Capacity After Proposed Project	781,406

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 ft. of floor space x 50,000 ft²

Conclusion

Quality: The approval of the proposed development will not negatively impact sanitary sewer quality standards of the U.S. EPA and the FDEP.

Quantity: The proposed development is estimated to generate **7,500 GPD** for sanitary sewer demand.

System Capacity: As calculated in Table 3, the percentage of the City's sanitary sewer system that is being utilized will not exceed 85% as a result of the proposed development's approval.

Table 4: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ¹	5,287.39	964.95
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated by Proposed Project²		110

1. Source: City of Alachua March 2018 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

Formula Used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times 50,000 \text{ ft}^2) \times 365) / 2,000$

Conclusion

As shown in Table 4, the New River Solid Waste Facility has a 50-year capacity. The proposed development will not negatively impact the adopted solid waste LOS as the site is only expected to generate **110 tons of solid waste per year**—well below the current capacity.

Stormwater

The Grading and Drainage Plan that was submitted during the site's development review process conveyed the site's elevation and resulting drainage to a stormwater management facility (SMF) located to the north of the proposed non-residential development site. The SMF is consistent with LOS standards provided in the City of Alachua Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

Comprehensive Plan Consistency Analysis

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0357
From: Craig Brashier, AICP, Director of Planning
Date: May 29, 2018
RE: Upland Industrial Park Minor Subdivision / Final Plat

This application is for a minor subdivision / final plat for Lots 2/3 and 4/5 in the master planned Upland Industrial Park within the City of Alachua. The proposed non-residential development will be two (2) multi-tenant buildings totaling $\pm 50,000$ ft² for office/industrial uses. The site is located southwest of US-441 at the end of NW 101st Drive. This analysis will serve as a consistency report that will document how the proposed site is consistent and complies with specific Comprehensive Plan Goals, Objectives, and Policies. The Comprehensive Plan language is provided in plain text and the consistency statement is provided in **bold** text.

Future Land Use Element

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

This application is consistent with Objective 1.5 of the City of Alachua Comprehensive Plan to provide industrial services within the City of Alachua, the County, and the greater North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to present unwanted impacts to adjacent properties.

The proposed ± 4.8 -acre industrial site will have access onto US-441, a major transportation corridor, from NW 101st Drive. US-411 will provide convenient access for future tenants.

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

The ± 4.8 -acre project site is anticipated to include $\pm 35,000$ -sq. ft. of industrial space and $\pm 15,000$ -sq. ft. office space. The site possesses an underlying Industrial FLU designation and is also surrounded by adjacent properties that have Industrial and Commercial FLU and Zoning Districts. Therefore, the proposed industrial development is consistent with the list of permitted uses found within Policy 1.5.b. of the City of Alachua Comprehensive Plan and will not negatively impact adjacent properties.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The proposed industrial development is located within a platted commercial subdivision of the City that possesses an existing cul-de-sac with direct vehicular and nonvehicular access to US-441 for all lots. In addition, the sidewalk connects to the sidewalk along US 441, further supporting Policy 1.5.d of the City of Alachua Comprehensive Plan.

2. Buffering from adjacent existing/potential uses;

Development plans submitted during Upland Industrial Park's development review process demonstrated that the proposed development meets or exceeds the buffering minimums required by the City of Alachua as per the standards found within the City of Alachua Land Development Regulations Table 6.2-1. The site will have a minimum 5' buffer along the eastern, southern, and western boundaries.

3. Open space provisions and balance of proportion between gross floor area and site size;

Upland Industrial Park's ±1.4-acre drainage easement/common area is significantly greater than 10% of the entire development's total land area. Therefore, the subject lots' open space requirement is already satisfied by the Park's existing drainage facility and is consistent with the policies set forth by the City of Alachua Comprehensive Plan. Perimeter buffers will also increase the site's open space.

4. Adequacy of pervious surface area in terms of drainage requirements;

The Grading and Drainage Plan submitted during the site's development review process illustrates the proposed development's consistency with this performance standard. Onsite water drainage will be successfully mitigated by the ±1.4-acre master drainage basin located along Upland Industrial Park's frontage. This site is already permitted by the SRWMD. The proposed development is consistent with the existing permit.

5. Placement of signage;

The proposed development's signage will be consistent with the City of Alachua Land Development Regulations. The City of Alachua Development Standards §6.5.4 (C)(2)(b) states that the freestanding signs may be located on any lot parcel or outparcel that is part of the development.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

The photometric plan submitted during the site's development review process shows consistency with all applicable development standards required for developments of this size and intent. The plan illustrated that:

- Onsite lamp lumens will not exceed the 8,500-lumen maximum established in 6.4.4(D)(2) of the LDR.
- Lighting for the site will be directed inward in order to limit light pollution on adjacent properties (6.4.4 (B)(1)).
- Impacts from onsite lighting to adjacent properties shall be minimized due the surrounding area's nonresidential character (6.4.3 (A)).

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

Development plans submitted during Upland Industrial Park's development review process demonstrated that the proposed development allows for safe and convenient onsite circulation. As a result, the project site is consistent with the City's required safety standards for onsite circulation patterns. Delivery trucks are routed to the rear of the building while employees, customers, and pedestrians are directed to the front of the building.

8. Landscaping, as it relates the requirements of the Comprehensive Plan and Land Development Regulations;

Landscaping plans submitted during the site's development review process illustrated that the site meets the following required landscaping standards found within the City of Alachua Comprehensive Plan and Land Development Regulations:

- Three canopy trees (per acre) planted on the primary or street-facing side, two canopy trees (per acre) planted on the side or rear of each structure, and four canopy trees for each 100 lineal feet of façade (6.2.2 (D)(c)(i)).
- Six ornamental/understory trees per acre, with 50% planted in the front and 25% planted on each side (6.2.2 (D)(c)(ii)).
- Row of shrubs planted along all facades (6.2.2 (D)(c)(iii)).
- A combination of solid sod to cover 100% of the lot site that is disturbed by construction. The area within 20 feet of the front building will also be sodded (6.2.2 (D)(c)(iv)).

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and

There are no topographical or soil issues that will constrain site development. The site's natural topography ranges from 142 to 108 from south to north respectively. A retaining wall will be constructed along the southern boundary to address grade changes. The ±4.8-acre site does not possess any significant features such as existing vegetation, floodplains, wetlands, or items or areas of historical value. Onsite soils (Arredondo Fine Sand, 5 to 8% Slopes and Kendrick Sand, 5 to 8 % Slopes) are conducive to nonresidential developments of this nature and can facilitate the proposed building footprint. In addition, the site did not have any significant trees or vegetation and no known archeological sites were found.

10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

No performance based zoning requirements were proposed for this site in order to attain an acceptable design.

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Development plans submitted during Upland Industrial Park's development review process demonstrated that the subject property is consistent with this performance standard. The proposed development has a 0.24 FAR, therefore meeting the required maximum of 0.75 FAR.

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

The landscaping contained within the project site internally and along the perimeter is equal to ±67,274 sq. ft. (1.54 acres) or 32% of the site. Therefore, the site exceeds the minimum landscaped area amount of 30% and is consistent with this Comprehensive Plan Policy.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Development plans submitted during Upland Industrial Park's development review process illustrated that the project area meets or exceeds the buffering minimums required by the City of Alachua as per the requirements found within the City of Alachua Land Development Regulations Tables 6.2-1 and 6.2-2. According to Table 6.2-2, the required buffers include a basic buffer with a 5-ft. width. The site satisfies this requirement by having a 5' buffer along the eastern, southern and western boundary.

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.

As shown on development plans previously submitted during the site's development review process, Upland Industrial Park's ±1.4-acre drainage easement/common area is significantly greater than 10% of the entire master development's total land area. Therefore, the subject lots' open space requirement is already satisfied by the Park's existing drainage facility and is consistent with the policies set forth by the City of Alachua Comprehensive Plan. The buffers will also add to the site's open space.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

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 negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Upland Industrial Park's natural topography ranges from 142 to 108 from south to north respectively, which can be seen on the CHW Topographic Survey submitted during the site's development review process. A retaining wall will be constructed to address grade changes. As illustrated within the survey, no FEMA floodplains or National Wetland Inventory (NWI)-identified wetlands are found within the ±4.8-acre project site. In addition, the proposed development will respect the Park's existing topography by utilizing natural slopes to ensure that the intended industrial facility will be serviced by the Upland Industrial Park's existing ±1.4-acre master drainage basin.

Objective 5.2: Availability of facilities and services:

The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

The proposed non-residential facility will not negatively impact the City's adopted levels of service for transportation, potable water, sanitary sewer, and solid waste. A Concurrency Analysis for the project site has been submitted along with this application. Calculations are provided in the Concurrency Analysis that illustrate the sit's estimated impact to public facilities.

Transportation Element

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

The site will maintain one access point to US 441. The existing access point is ±375 ft. from the closest adjacent ingress/egress point.

Vision 2020

GOAL 1: Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start - up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

The proposed ±4.8-acre industrial site is located within the City of Alachua along US-441. The intended use will provide local employment opportunities and bring forth additional economic activity that will assist the City in growing Alachua's economy.

Economic Element

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

This industrial project site is a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. The site represents an expansion of economic vitality via an industrial development within city limits and will become a hub of local employment for the City of Alachua and County constituents. Development of this industrial facility will assist the City in ensuring the further growth of Alachua's economy.

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater

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

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be reevaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

The development plans previously submitted during the site's development review process show that the proposed development will remain consistent with the City of Alachua wastewater Level of Service Standards. The wastewater generated from the proposed industrial use will drain from the site via two (2) existing Polyvinyl Chloride (PVC) gravity mains into an existing sanitary sewer manhole located within the adjacent cul-de-sac's center-most point. From there,

wastewater will flow northeast where it will connect to the City's existing wastewater infrastructure located along US-441. Concurrency with public facilities are examined further in the Concurrency Analysis provided with this application's submittal.

GOAL 3: Stormwater

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

The drainage plans previously submitted during the site's development review process demonstrated that the proposed development will remain consistent with the City of Alachua stormwater Level of Service Standards. Runoff generated from the site's development will flow northeast into the existing ±1.4-acre master drainage basin located at the Upland Industrial Park's frontage along US-441. Stormwater concurrency is examined further in the Concurrency Analysis provided with this document's submittal. This basin is already permitted by SRWMD and the proposed development is consistent with the issued permit.

GOAL 4: Potable water

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

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:

3. A water main exists within ¼ 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.

- Policy 4.1.c: The City establishes the following level of service standards for potable water
1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
 2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
 3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

The development plans previously submitted during the site's development review process show that the site will remain consistent with the City of Alachua potable water Level of Service Standards. The site's potable water needs will be serviced by a PVC potable water main that surrounds the Upland Industrial Park cul-de-sac. Concurrency with public facilities is examined further in the Concurrency Analysis provided with this document's submittal.

L:\2017\17-0357\Planning\Reports\RPT_180529_Upland Industrial Park_MinorSub_Final Plat_Consistency.docx

DATE: February 7, 2018
CLIENT: Upland Properties of NCF, LLC
PROJECT NAME: Upland Industrial Park Lots 2, 3, 4, 5
PROJECT NO: 17-0357
DESCRIPTION FOR: Minor Subdivision Application

LOTS 2, 3, 4 AND 5, UPLAND INDUSTRIAL PARK, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA
COUNTY, FLORIDA.

THE TAX PARCEL NUMBERS ARE:

LOT 2 – TP#: 05964-002-002
LOT 3 – TP#: 05964-002-003
LOT 4 – TP#: 05964-002-004
LOT 5 – TP#: 05964-002-005

Recording \$ 27.00
Doc Stamps \$ 4375.00
Intangible Tax \$
Total \$ 4402.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2316756 3 PGS

2007 FEB 27 08:26 AM BK 3552 PG 1238

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#319889
Doc Stamp-Deed: 4,375.00



2316756

Prepared by and return to:

Melissa Jay Murphy, Esq.
Attorney at Law
Salter, Feiber, Murphy, Hutson, & Menet, P.A.
Post Office Box 357399
Gainesville, FL 32635-7399
352-376-8201
File Number: 07-0089.4 AL

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of **February, 2007** between **MBI Holdings, LLC, a Illinois limited liability company** whose post office address is **252 W. Adams Street, Morton, IL 61550**, grantor, and **Upland Properties of NCF, LLC, a Florida limited liability company** whose post office address is **3455 SW 42nd Avenue, Gainesville, FL 32608**, 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 05964-002-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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, 2006**.

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:

JAMES S. COCHRAN

Witness Name: James S. Cochran

Witness Name: JAMES P. SMITH

MBI Holdings, LLC, a Illinois limited liability company

By:

John R. Faklaris
John R. Faklaris, Manager

(Corporate Seal)

State of ILLINOIS
County of Franklin

The foregoing instrument was acknowledged before me this 22nd day of February, 2007 by John R. Faklaris, Manager of MBI Holdings, LLC, a Illinois limited liability company, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

Patrick H. Mooney

My Commission Expires:

11/14/07

Exhibit A

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN THENCE SOUTH 2 DEG 47 MIN 20 SEC EAST, ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 922.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 AND 25 (US NO. 441), 200 FOOT RIGHT OF WAY; THENCE RUN SOUTH 64 DEG 10 MIN EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1639.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 64 DEG 10 MIN EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 698.24 FEET; THENCE RUN SOUTH 6 DEG 39 MIN WEST, A DISTANCE OF 495.28 FEET; THENCE RUN NORTH 83 DEG 21 MIN WEST, A DISTANCE OF 659.47 FEET; THENCE RUN NORTH 6 DEG 39 MIN EAST, A DISTANCE OF 724.40 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: 05964-002-000.



2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 002

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

Get Bills by Email

PAID 2017-11-16 \$1,752.09

Receipt #17-0020612

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 002

Alternate Key: 1028560

Millage code: 1700

Millage rate: 23.1480

Assessed value: 69,420

School assessed value: 87,100

Unimproved land value: 87,100

Property Appraiser*Location is not guaranteed to be accurate.*

2017 Annual bill

View

Legal description

Ad valorem: \$1,741.75

Non-ad valorem: \$83.34

Total Discountable: 1825.09

No Discount NAVA: 0.00

Total tax:

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 2

Location

Book, page, item: --

Geo number: 19-08-19-05964002002

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 1.000





2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 003

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

Get Bills by Email

PAID 2017-11-16 \$2,588.48

Receipt #17-0020609

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 003

Alternate Key: 1028561

Millage code: 1700

Millage rate: 23.1480

Assessed value: 104,130

School assessed value: 130,700

Unimproved land value: 130,700

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 3

Ad valorem: \$2,612.99

Non-ad valorem: \$83.34

Total Discountable: 2696.33

No Discount NAVA: 0.00

Total tax:

Location

Book, page, item: --

Geo number: 19-08-19-05964002003

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 1.500





2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 004

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

Get Bills by Email

PAID 2017-11-16 \$2,400.95

Receipt #17-0020605

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 004

Alternate Key: 1028562

Millage code: 1700

Millage rate: 23.1480

Assessed value: 96,360

School assessed value: 120,900

Unimproved land value: 120,900

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem: \$2,417.65

Non-ad valorem: \$83.34

Total Discountable: 2500.99

No Discount NAVA: 0.00

Total tax:

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 4

Location

Book, page, item: --

Geo number: 19-08-19-05964002004

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 1.388





2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 005

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

Get Bills by Email

PAID 2017-11-16 \$1,640.93

Receipt #17-0020600

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 005

Alternate Key: 1028563

Millage code: 1700

Millage rate: 23.1480

Assessed value: 64,810

School assessed value: 81,300

Unimproved land value: 81,300

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem: \$1,625.96

Non-ad valorem: \$83.34

Total Discountable: 1709.30

No Discount NAVA: 0.00

Total tax:

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 5

Location

Book, page, item: --

Geo number: 19-08-19-05964002005

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 0.933



DELLSALTER

ATTORNEYS AT LAW

November 19, 2018

City of Alachua
c/o Marion Rush, City Attorney
Rush & Glassman
726 N.E. 1st Street
Alachua, FL 32601

In re: Proposed re-plat of Lots 2, 3, 4 and 5 of Upland Industrial Park, (the "Property") according to plat recorded in Plat Book 28, Page 61, Public Records of Alachua County, Florida, (the "Plat").

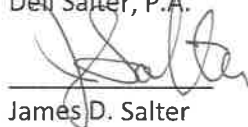
Dear Ladies and Gentlemen:

Pursuant to the requirements of the City of Alachua for the platting or re-platting of lands in the City of Alachua, Florida, and the recording of said plats or re-plats, this letter is written as a statement of the condition of the title of the Property as of the date of this opinion. I have examined the legal description for the proposed re-plat of Lots 2, 3, 4 and 5 in Upland Industrial Park and find it to be accurate and further find that title to the Property as of the date of this opinion is as follows:

1. Title to Lots 2, 3, 4 and 5 is vested in Upland Properties of NCF, LLC, a Florida limited liability company.
2. As to Lots 2 and 3, a Mortgage in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1578, Public Records of Alachua County, Florida.
3. As to Lots 2 and 3, a Collateral Assignment of Leases, Rents and Profits in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1595, Public Records of Alachua County, Florida.
4. As to Lots 2 and 3, a UCC Financing Statement in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1599, Public Records of Alachua County, Florida.
5. There are no liens or mortgages affecting Lots 4 and 5.

Sincerely yours,

Dell Salter, P.A.



James D. Salter

JDS/de

p 352.416-0090

BOUNDARY SURVEY
OF LOTS 2, 3, 4, & 5 OF UPLAND INDUSTRIAL PARK,
LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION:

LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF SOUTH 64°10'00" EAST FOR THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 AND THE NORTHERLY LINE OF UPLAND INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. SAID BEARING IS IDENTICAL TO THE PLAT OF RECORD.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- EASEMENT AND BUILDING SETBACK LINES SHOWN HEREON ARE BASED ON THE PLAT OF RECORD.
- THE BASIC BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(D)(3)(c), TABLE 6.2-2.

CURVE DATA TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	99.61'	300.00'	19°01'29"	99.16' N 16°10'39" E
C2	393.07'	80.00'	281°30'46"	101.22' S 84°35'55" E
C3	108.74'	80.00'	77°52'47"	100.56' N 17°13'06" E
C4	112.90'	80.00'	80°51'35"	103.76' S 62°09'06" E
C5	67.41'	80.00'	48°16'50"	65.44' N 53°16'41" E
C6	104.01'	80.00'	74°29'35"	96.84' S 8°06'31" E
C7	45.40'	50.00'	52°01'12"	43.85' S 19°20'42" E

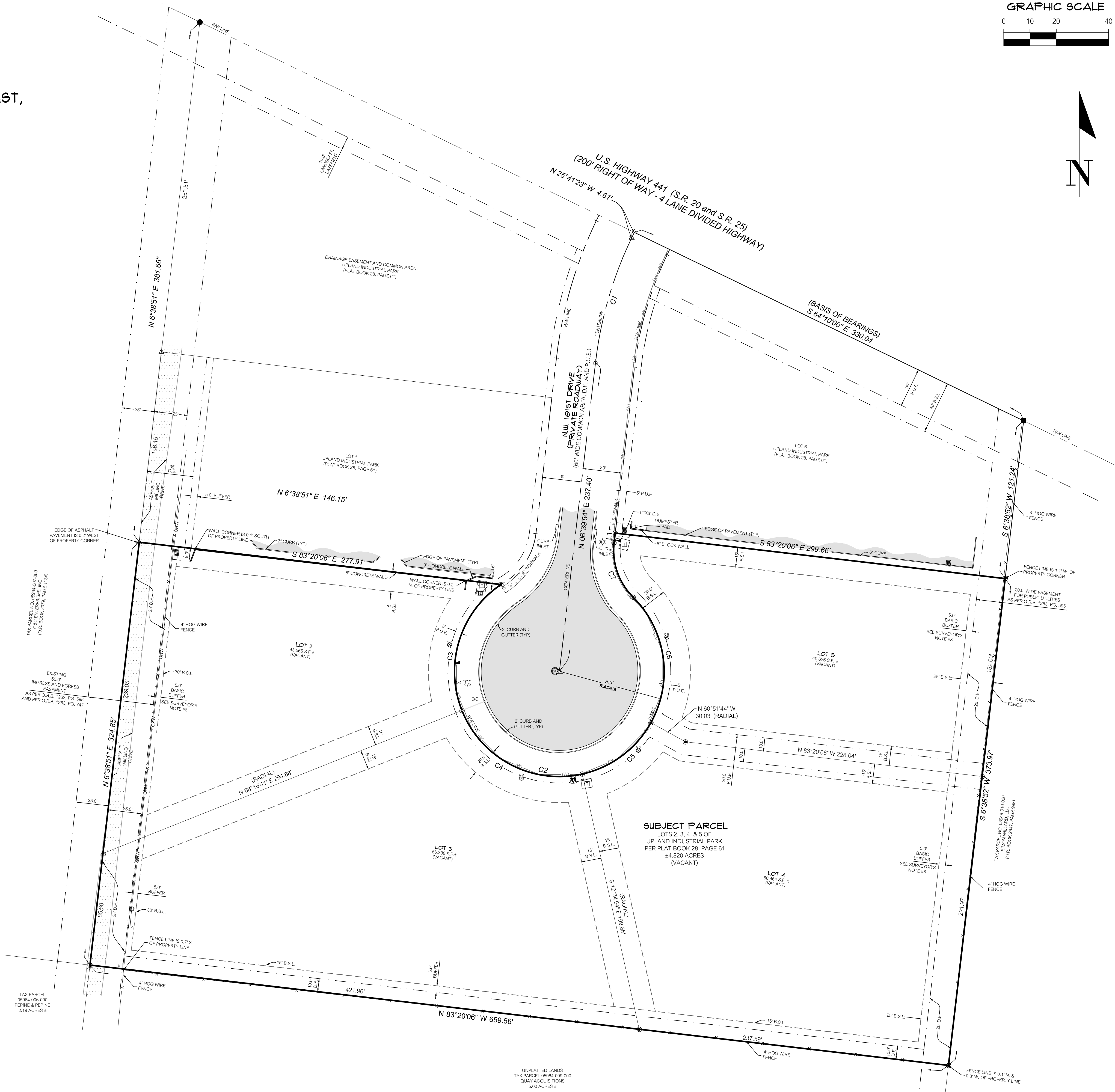
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 6°38'51" E	7.47'

LEGEND

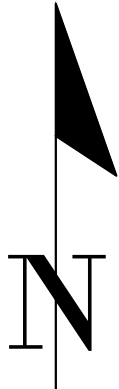
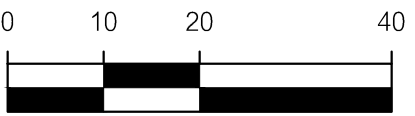
P.U.E. = PUBLIC UTILITIES EASEMENT
D.E. = DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
TYP. = TYPICAL
RW = RIGHT OF WAY
T.P. = TAX PARCEL
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
△ = FOUND NAIL AND DISK STAMPED "C&E LB 5075 PCP"
■ = FOUND CONCRETE MONUMENT "C&E LB 5075 PRM"
● = FOUND 5/8" REBAR & CAP MARKED "LB 5075"
● = FOUND 1/2" IRON ROD (NO ID)
○ = CLEANOUT
⊕ = FIRE HYDRANT
⊗ = FIBER OPTIC LINE MARKER
⊙ = GUY ANCHOR
⊙ = WOOD LIGHT POLE
⊙ = SANITARY SEWER MANHOLE
⊙ = STORM SEWER MANHOLE
⊙ = SEWER VALVE
⊙ = TRANSFORMER

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 F.I.R.M. PANEL NO. 12001C01400, EFFECTIVE JUNE 16, 2006.



GRAPHIC SCALE



11001 Research Drive
Alachua, Florida 32015
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

CHW
Professional Consultants

SCALE: 1" = 20'
VERIFY SCALE
BASED ON SCALE
ON ORIGINAL DRAWING
0
IF NOT THE SAME, THIS SHEET, ADJUST
SCALES ACCORDINGLY.

UPLAND PROPERTIES OF NCF, LLC

CERTIFIED TO:

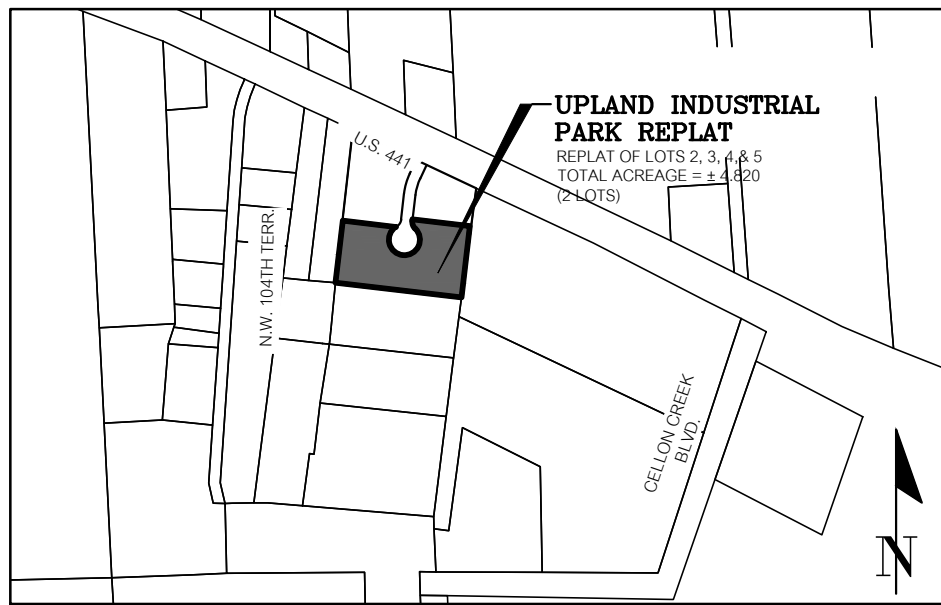
SURVEY DATE: 09-27-2017
REVISION DATE: N/A

PROJECT NUMBER: 17-0357
FIELD BOOK & PAGE: 540-35

THOMAS R. BON
Professional Surveyor & Mapper Fla. License No. 6547

This map prepared by:
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.:
1 OF 1



VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF SOUTH 64°10'00" EAST FOR THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 AND THE NORTHERLY LINE OF UPLAND INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID BEARING IS IDENTICAL TO THE PLAT OF RECORD.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1"10.000'.
- THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 USING THE FDOT PUBLISHED ELEVATION OF 33.314 METERS (109.30 FEET) FOR THE TOP OF A FOOT BRASS DISK (STAMPED 1-75 BW 11) LOCATED AT THE SOUTHWEST CORNER OF A STORM INLET AS SHOWN HEREON. THE ELEVATION OF 109.30 FEET IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND HAS BEEN CONVERTED BY CORPSON GEODETIC SOFTWARE TO AN ELEVATION OF 108.51 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- BUILDING SETBACK REQUIREMENTS (MINIMUM) UNLESS OTHERWISE SHOWN:

PRIMARY BUILDING:	
FRONT	20'
SIDE	15'
REAR	15'
- THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. MAP NUMBER 12001C0140D, EFFECTIVE JUNE 16, 2006.
- ALL PLATTED UTILITY EASEMENTS ARE ALSO 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.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON WILL BE CONVEYED TO THE UPLAND INDUSTRIAL PARK OWNERS ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
- LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
- ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
- THE BASIC BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(D)(3)(C), TABLE 6.2-2.
- SUBJECT PROPERTY IS AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 595, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
- SUBJECT PROPERTY IS AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 747, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
- SUBJECT PROPERTY IS AFFECTED BY COVENANTS, RESTRICTIONS AND OTHER MATTERS AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 591 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (UNABLE TO BE GRAPHICALLY DEPICTED HEREON)

LINE DATA TABLE			LINE DATA TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 6°39'54"E	7.47'	L19	N 71°46'22"E	55.93'
L2	S 6°39'54"W	7.47'	L20	S 6°39'52"W	131.12'
L3	S 7°08'49"E	8.94'	L21	N 83°20'06"W	124.43'
L4	S 85°52'11"W	12.48'	L22	N 83°20'06"W	161.12'
L5	S 4°08'12"E	57.47'	L23	N 6°38'51"E	103.04'
L6	S 83°20'06"E	52.46'	L24	S 83°20'06"E	76.65'
L7	S 20°07'30"W	10.28'	L25	S 3°43'40"E	7.44'
L8	N 83°20'06"W	63.04'	L26	S 6°31'16"E	18.79'
L9	N 83°20'06"W	63.04'	L27	S 4°07'32"E	44.38'
L10	N 20°13'12"E	10.29'	L28	S 4°08'12"E	39.20'
L11	S 83°20'06"E	40.02'	L29	S 83°20'06"E	153.53'
L12	N 4°08'12"W	51.17'	L30	S 6°39'54"W	26.00'
L13	N 83°20'06"W	65.63'	L31	N 83°20'06"W	472.56'
L14	S 6°38'51"W	103.04'	L32	N 6°39'54"E	26.00'
L15	S 83°20'06"E	156.54'	L33	S 83°20'06"E	204.88'
L16	S 83°20'06"E	129.00'	L34	N 4°08'12"W	36.01'
L17	N 6°38'52"E	131.12'	L35	N 4°38'28"W	45.25'
L18	S 71°46'22"W	55.32'	L36	N 6°31'16"W	15.81'

CURVE DATA TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	99.61'	300.00'	19°01'29"	99.16' N 16°10'39"E
C2	393.07'	80.00'	281°30'46"	101.22' S 84°35'55"E
C3	45.40'	50.00'	52°01'12"	43.85' S 19°20'42"E
C4	198.32'	80.00'	142°02'14"	151.30' S 14°51'39"E
C5	194.74'	80.00'	139°28'32"	150.10' N 24°22'58"E
C6	40.86'	45.00'	52°01'12"	39.47' S 19°20'42"E
C7	184.12'	85.00'	124°06'24"	150.18' S 16°41'54"W
C8	5.50'	3.50'	90°00'23"	4.95' S 40°51'59"W
C9	13.82'	10.00'	79°11'53"	12.75' S 43°44'09"E
C10	17.59'	10.00'	100°48'07"	15.41' N 46°15'51"E
C11	14.40'	16.50'	49°59'30"	13.94' N 20°51'32"E
C12	205.19'	85.00'	138°18'43"	158.67' N 16°47'55"W
C13	21.39'	80.00'	15°19'06"	21.32' S 48°29'55"W
C14	26.53'	80.00'	19°00'09"	26.41' S 31°20'17"W
C15	23.57'	15.00'	90°01'03"	21.22' S 51°39'23"W
C16	15.70'	10.00'	89°58'57"	14.14' S 38°20'37"E
C17	15.71'	10.00'	90°01'02"	14.14' N 51°39'23"E
C18	30.07'	15.00'	114°52'30"	25.28' N 50°47'23"W
C19	24.10'	80.00'	17°15'34"	24.01' N 19°40'35"W
C20	23.81'	80.00'	17°02'57"	23.72' N 36°49'50"W
C21	78.19'	39.00'	114°52'30"	65.74' S 50°47'23"E
C22	53.42'	34.00'	90°01'02"	48.09' S 51°39'23"W
C23	53.40'	34.00'	89°58'57"	48.08' N 38°20'37"W
C24	61.27'	39.00'	90°01'03"	65.16' N 51°39'23"E
C25	89.65'	270.00'	19°01'29"	89.24' N 16°10'39"E
C26	109.57'	330.00'	19°01'29"	109.07' N 16°10'39"E
C27	45.40'	50.00'	52°01'12"	43.85' N 32°40'30"E
C28	3.53'	80.00'	2°31'39"	3.53' S 57°25'17"E
C29	13.42'	80.00'	9°36'37"	13.40' S 81°04'28"E
C30	11.28'	80.00'	8°04'54"	11.28' S 89°55'13"E
C31	69.11'	50.00'	79°11'53"	63.74' S 43°44'09"E
C32	70.37'	40.00'	100°48'07"	61.64' N 46°15'51"E

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 F.I.R.M. PANEL NO. 12001C0140D, EFFECTIVE JUNE 16, 2006.

UPLAND INDUSTRIAL PARK REPLAT

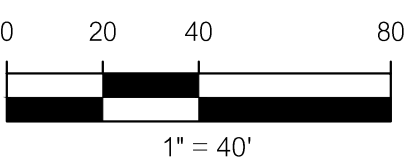
A REPLAT OF LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK, LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGEND

- △ = FOUND PERMANENT CONTROL POINT - NAIL AND DISK STAMPED "LB 5075 C&E, INC. P.C.P." - UNLESS SHOWN OTHERWISE
- = FOUND 4" X 4" PERMANENT REFERENCE MONUMENT STAMPED "LB 5075 C&E, INC. P.R.M."
- = FOUND 5/8" IRON ROD & CAP MARKED "P.R.M. LB 5075"
- = FOUND 4" X 4" CONCRETE MONUMENT STAMPED "RLS 509" - UNLESS SHOWN OTHERWISE
- ⊕ = PLAT BENCHMARK

- O.R.B. = OFFICIAL RECORDS BOOK
- P.U.E. = PUBLIC UTILITIES EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- C.A.E. = CROSS-ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- PG. = PAGE
- ± = MORE OR LESS
- S.R. = STATE ROAD
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R.W. = RIGHT OF WAY
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- ▨ = CROSS ACCESS EASEMENT

GRAPHIC SCALE



DESCRIPTION:

LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

EASEMENT DETAIL

1" = 40'

LOT 2

LOT 3

OWNER'S CERTIFICATION AND DEDICATION

UPLAND PROPERTIES OF NCF, LLC, 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 "UPLAND INDUSTRIAL PARK REPLAT, A REPLAT OF LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK," AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

BRYAN K. NAZWORTH, MANAGING MEMBER
UPLAND PROPERTIES OF NCF, LLC
13570 NW 101ST STREET
ALACHUA, FLORIDA 32615

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

THEREBY 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. 2019

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NO: _____

MORTGAGEE'S APPROVAL

CITIZENS STATE BANK, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4564, PAGE 1578, AS INSTRUMENT NO. 2097059 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____

MORTGAGEE: CITIZENS STATE BANK

BY: _____

WITNESS

TITLE: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

THEREBY 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. 2019

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 CHAPTER 177, PART 1 - PLATTING OF 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 _____

ATTEST: _____

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. 2019

CLERK OF THE COURT _____

BY _____

DATE _____

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "UPLAND INDUSTRIAL PARK REPLAT, A REPLAT OF LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES.

DATE _____

AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CHW, INC. LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

ALL PLATTED UTILITY EASEMENTS ARE ALSO 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.

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.