



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: _____

2. Address of Subject Property: _____

3. Parcel ID Number(s): _____

4. Existing Use of Property: _____

5. Future Land Use Map Designation : _____

6. Zoning Designation: _____

7. Acreage: _____

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent

2. Name of Applicant(s) or Contact Person(s): _____ Title: _____

Company (if applicable): _____

Mailing address: _____

City: _____ State: _____ ZIP: _____

Telephone: () _____ FAX: () _____ e-mail: _____

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

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

* 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: 1 inch=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 1 inch = 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.

Sean Barnes

Signature of Applicant

Signature of Co-applicant

SEAN BARNES PROJECT MANAGER

Typed or printed name and title of applicant

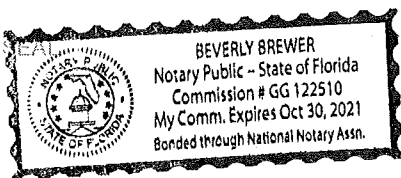
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 11 day of Sept., 2019, by Sean Barnes

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

NOTARY SEAL



Beverly Brewer

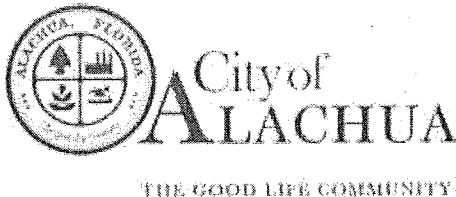
Signature of Notary Public, State of FL



TAX PARCEL NUMBER: 03980-003-029

LEGAL DESCRIPTION (OFFICIAL RECORD BOOK 4689, PAGE 1327):

LOT TWENTY-NINE (29), PILOT FOREST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15703 NW 118th Place Alachua, FL 32615

Parcel ID Number(s): 03980-003-029

Acreage: 0.60 acres (26,266 Square Feet)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Timothy Tees & Pamela Tees-Pinedo Title: Owners

Company (if applicable): _____

Mailing Address: 15703 NW 118th Place

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-275-1280

FAX: _____

e-mail: pamelapinedo@hotmail.com

C. AUTHORIZED AGENT

Name: Sean Barnes

Title: Project Manager

Company (if applicable): Geoline Surveing, Inc.

Mailing address: 13430 NW 104th Terrace, Suite A

City: Alachua

State: FL

ZIP: 32615

Telephone: 386-418-0500

FAX: 386-462-9986

e-mail: sbarnes@geolineinc.com

D. REQUESTED ACTION:

Submit the necessary paperwork and maps for a replat of Lot 29 of Pilot Forest Plat Book "J", Page 92 in order to change the side (East) setback line from 40 feet to 20 feet.

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.

Timothy B Tees

Signature of Applicant

Pamela Tees-Pinedo

Signature of Co-applicant

Timothy Tees

Typed or printed name and title of applicant

Pamela Tees-Pinedo

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28 day of Aug., 2019 by Timothy Tees,

Pamela Tees, who is/are personally known to me, or who has/have produced FL drivers license as identification.

NOTARY SEAL

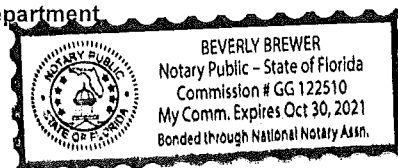
Beverly Brewer

Signature of Notary Public, State of FL

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014



6/3/2019 11:12 AM
BOOK 4689 PAGE 1327
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 893043

Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1,596.00
Intang. Tax: \$0.00

Consideration: \$228,000.00

Prepared by and return to:

David E. Menet, Esq.

Attorney at Law

Salter Feiber, P.A.

3940 N.W. 16th Boulevard Bldg B

Gainesville, FL 32605

352-376-8201

File Number: 19-0312.7 KW

Recording

Doc Stamps

Intangible Tax

Total

\$ 27.00
\$ 1596.00
\$ —
\$ 1623.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on **May 24, 2019** between **Donna L. Barnes**, an unmarried person whose post office address is **3836 NE 19th Street Circle, Ocala, FL 34470**, grantor, and **Timothy Bryan Tees and Pamela Janina Tees-Pinedo**, husband and wife whose post office address is **15703 NW 118th Place, Alachua, FL 32615**, 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 as if fully set forth herein.

Parcel Identification Number: 03980-003-029

and

Parcel Identification Number: 03980-003-028

The Grantor hereby warrants that the spouse with whom title to this property was acquired was continuously married to me from the time of its acquisition through the time of my spouse's death.

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, 2018**.

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:

Whitney J. Perkins
Witness Name: Whitney J. Perkins

Kim Horner
Witness Name: Kim Horner

Donna L. Barnes (Seal)
Donna L. Barnes

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 24th day of May, 2019 by Donna L. Barnes, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



DAVID E. MENET
Commission # GG 168830
Expires January 20, 2022
Bonded Thru Budget Notary Services

Exhibit A

Parcel 1:

Parcel Identification Number: 03980-003-028

Lot Twenty-Eight (28), PILOT FOREST, as per plat thereof recorded in Plat Book "J", Page 92, of the Public Records of Alachua County, Florida.

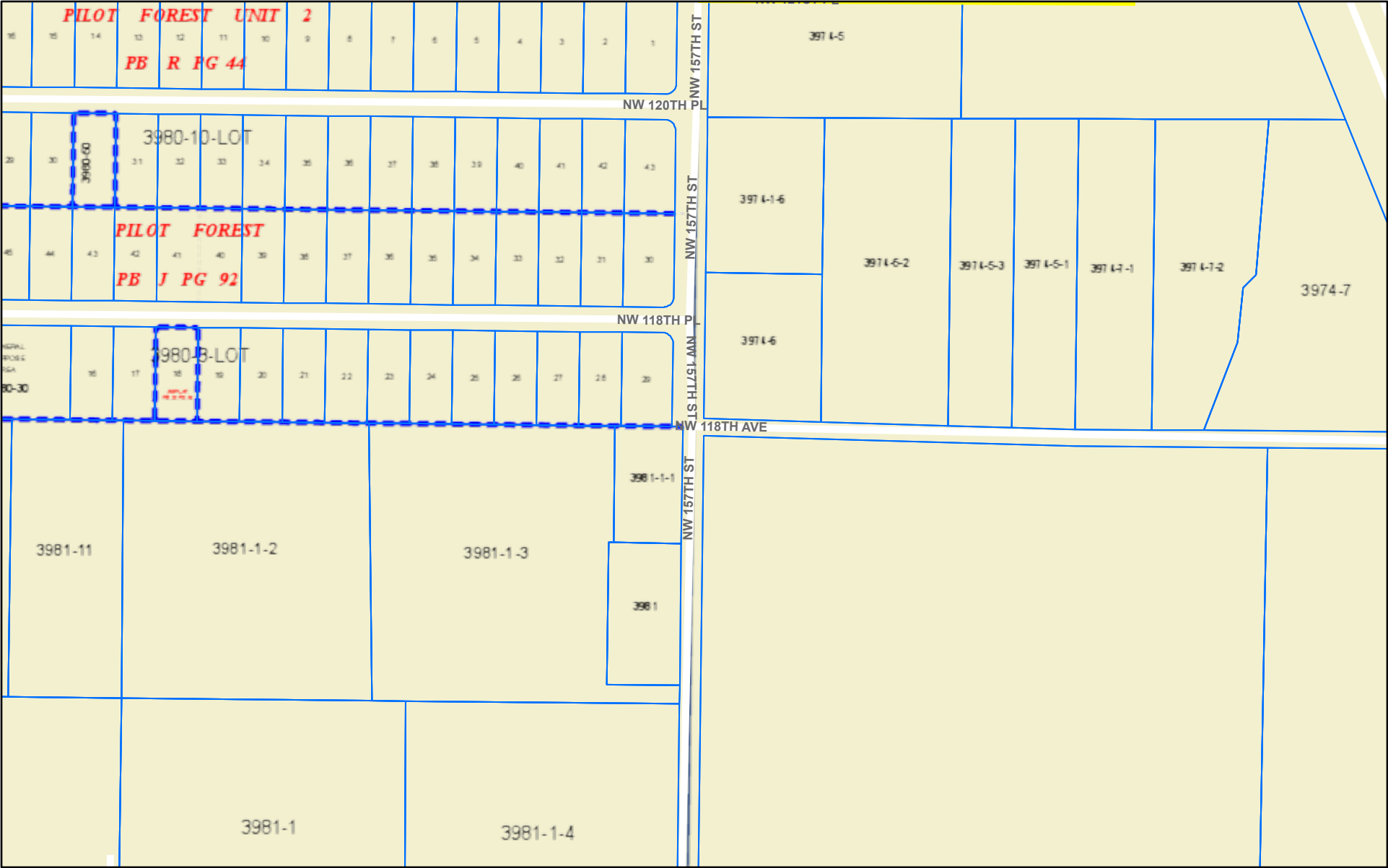
AND

Parcel 2:

Parcel Identification Number: 03980-003-029

Lot Twenty-Nine (29), PILOT FOREST, as per plat thereof recorded in Plat Book "J", Page 92, of the Public Records of Alachua County, Florida.

Insert Map Title Here



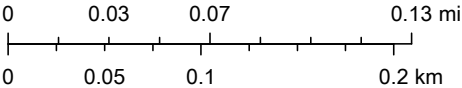
9/11/2019, 11:11:06 AM

Road Centerlines

OTHER  Parcels

 PLANNED

1:4,514



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule A

Transaction Identification Data for reference only:

Commitment Number: 712471	Revision Number: None	Issuing Office File Number: 19-0312.7 KW	Issuing Office: 588
Property Address: 15717 NW 118th Place, Alachua, FL 32615 AND 15703 NW 118th Place, Alachua, FL 32615	Loan ID Number: 2019041541	ALTA Universal ID: None	Issuing Agent: Salter Feiber, P.A.
1. Commitment Date: March 28, 2019 @ 11:00 PM Updated May 15, 2019 @ 11:00 PM AND Updated October 21, 2019 @ 11:00 PM			
2. Policy to be issued: Proposed Policy Amount:			

OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$228,000.00

Proposed Insured: Timothy Bryan Tees and Pamela Janina Tees-Pinedo, husband and wife

MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$221,160.00

Proposed Insured: Michigan Mutual, Inc., its successors and/or assigns as their interests may appear

- The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE. (Identify estate covered, i.e., fee, leasehold, etc.)
- Title to the estate or interest in the Land is at the Commitment Date vested in:
Ronald K Barnes and Donna L. Barnes
- The Land is described as follows:
See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111



AUTHORIZED SIGNATORY

David E. Menet, Esq.
Attorney at Law

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-I

Issuing Office File Number: 19-0312.7 KW

Requirements

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Warranty Deed from Donna L. Barnes, joined by spouse, if married, or non-homestead clause to Timothy Bryan Tees and Pamela Janina Tees-Pinedo, husband and wife (as to Parcels 1 and 2).
 - B. Mortgage from Timothy Bryan Tees and Pamela Janina Tees-Pinedo, husband and wife, joined by spouses, if married, to the proposed insured mortgagee(s), (as to Parcels 1 and 2).
 - C. Record certified copy of death certificate of Ronald K. Barnes.
 - D. Record proof of proper estate tax clearances with respect to the Estate of Ronald K. Barnes, decedent, or affidavit that the transfer divests the lien of federal and Florida estate taxes. See 26 U.S.C., Sec. 6324(a)(2) and Sec. 198.22, F.S.
 - E. Record an affidavit of Donna L. Barnes establishing that the marriage between her and Ronald K. Barnes, deceased, was continuous and uninterrupted from a time prior to their taking title to the subject property until his death on June 22, 2017.
 - F. Record Satisfaction of the Mortgage from Donna L. Barnes and Ronald K. Barnes, wife and husband to Chase Manhattan Mortgage Corporation, dated 6/2/2002 and recorded in O.R. Book 2467, Page 1353, Public Records of Alachua County, Florida (as to Parcel 2).
5. FOR INFORMATIONAL PURPOSES NOTE: Taxes for the year 2018 are shown as paid under receipt number 18-0137106 on 3/26/2019 as to folio/parcel/account Number 03980 003 028; the gross amount being \$ 744.11. (as to Parcel 1)
6. FOR INFORMATIONAL PURPOSES NOTE: Taxes for the year 2018 are shown as paid under receipt number 18-0030022 on 11/26/2018 as to folio/parcel/account Number 03980 003 029; the gross amount being \$1,990.67. (as to Parcel 2).
7. FOR INFORMATIONAL PURPOSES NOTE: The following note is incorporated herein for information purposes only and is not part of the exceptions from coverage (Schedule B-II of the commitment and Schedule B-I of the policy): The following are the instrument(s) affecting said land which operate as a conveyance that have been filed for record within 24 months of the effective date of this commitment: None. The last deed of record was recorded 9/18/1991 in O.R. Book 1827, Page 1280, Public Records of Alachua County, Florida.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Old Republic National Title Insurance Company
AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule B-I (Continued)

Issuing Office File Number: 19-0312.7 KW

8. Affidavit from the Seller/Grantor of the subject property, or some other person having actual knowledge, affirming the Seller/Grantor's marital status (if applicable), establishing that no person other than the Seller/Grantor is in possession, that more than 90 days has elapsed since the completion of all improvements for which payment has not been made in full and that there are no claims pending and unpaid which constitute a lien against the subject property.
9. Affidavit executed by the Buyer/Mortgagor affirming their marital status (if applicable) and establishing that there are no claims pending and/or unpaid which constitute a lien against the subject property.
10. Evidence that maintenance and recreational charges, if any, have been paid.
11. A survey meeting the underwriter's requirements must be furnished. If such survey reveals any encroachments, overlaps, boundary line disputes, or other adverse matters, they will appear as exceptions in the policy to be issued based upon this commitment.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-II

Issuing Office File Number: 19-0312.7 KW

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
 - a. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. All matters contained on the Plat of Pilot Forest, as recorded in Plat Book J, Page 92, as affected by Affidavits recorded in O.R. Book 1197, Page 83 and O.R. Book 1517, Page 497, Public Records of Alachua County, Florida.
5. Easement as recorded in O.R. Book 3840, Page 2361, Public Records of Alachua County, Florida.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Exhibit A

Parcel 1:

Parcel Identification Number: 03980-003-028

Lot Twenty-Eight (28), PILOT FOREST, as per plat thereof recorded in Plat Book "J",
Page 92, of the Public Records of Alachua County, Florida.

AND

Parcel 2:

Parcel Identification Number: 03980-003-029

Lot Twenty-Nine (29), PILOT FOREST, as per plat thereof recorded in Plat Book "J",
Page 92, of the Public Records of Alachua County, Florida.

**ATTORNEYS' TITLE FUND SERVICES, LLC
UPDATE**

Provided For: Salter Feiber, P.A.
Fund File Number: 712471-2 U1
File Reference No.: 19-0312.7 KW
Date Prepared: May 21, 2019
Prepared by:
Phone Number: 1-800-336-3863; ext.

Pursuant to your request, we have searched the public records of Alachua County, Florida, from March 28, 2019 through May 15, 2019 to reflect all recorded documents affecting the above referenced Fund File.

This search does not cover matters other than those recorded in the Official Records of the county and does not assure the legality or validity of the referenced instruments. This chain does not alleviate the necessity of an examination of the complete instruments. Any court file has not been examined in whole or in part and no determination has been made about its compliance with applicable law.

Ad Valorem tax information is not provided.

This search is provided to cover the "GAP" period between prior title evidence and the effective date of this search. Liability for incorrect information is limited to the liability under the Fund File being updated herein.

1. O.R. Book 4679, Page 1851
2. O.R. Book 4684, Page 2008

TOI: Satisfaction of Mortgage
TOI: Warranty Deed

DOF: April 26, 2019
DOF: May 14, 2019

**ATTORNEYS' TITLE FUND SERVICES, LLC
UPDATE**

Provided For: Salter Feiber, P.A.
Fund File Number: 712471-4 U3
File Reference No.: 19-0312.7 KW
Date Prepared: October 25, 2019
Prepared by:
Phone Number: 1-800-336-3863; ext.

Pursuant to your request, we have searched the public records of Alachua County, Florida, from June 7, 2019 through October 21, 2019 to reflect all recorded documents affecting the above referenced Fund File.

This search does not cover matters other than those recorded in the Official Records of the county and does not assure the legality or validity of the referenced instruments. This chain does not alleviate the necessity of an examination of the complete instruments. Any court file has not been examined in whole or in part and no determination has been made about its compliance with applicable law.

Ad Valorem tax information is not provided.

This search is provided to cover the "GAP" period between prior title evidence and the effective date of this search. Liability for incorrect information is limited to the liability under the Fund File being updated herein.

1. O.R. Book 4694, Page 814

TOI: Satisfaction of Mortgage

DOF: June 19, 2019

AMERICAN LAND TITLE ASSOCIATION

COMMITMENT FOR TITLE INSURANCE

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Issued through the Office of

Salter Feiber, P.A. - 588
3940 N.W. 16th Boulevard
Bldg B
Gainesville, FL 32605



Authorized Signatory
David E. Menet, Esq.
Attorney at Law



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



Secretary

Commitment Conditions

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I-Requirements;
 - (f) Schedule B, Part II-Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

August 14, 2019

City of Alachua Planning and Development
Replat of Lot 29 of Pilot Forest (Plat Book J, Page 92)

Final Plat Attachment 3 Regarding Concurrency Impact Analysis

Article 2.4.14 of the City of Alachua's Land Development Regulations deals with Concurrency Impact Analysis. This article specifically deals with the impact the proposed development will have on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools.

This replat of Lot 29 of Pilot Forest does not create any additional lots. Therefore there is no additional impact to the public facilities. The level of Service (LOS) Standard for each public facilities will not be impacted in any way.

This lot and the residence has existed since the Plat of Pilot Forest was developed in 1979, this replat is vested from the concurrency requirements as set forth in Article 2.4.14 paragraph "C" (1). No additional traffic and no additional resources are required as part of this replat. The only change being made to the original plat as part of this replat is the side (East) setback line is being changed from 40 feet to 20 feet.

Final Plat Attachment 34 Regarding Comprehensive Plan

Goal 1 of the Future Use Element sets forth a Future Land Use Map 2025 in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens. The development of Pilot Forest is located within the area set forth for the moderate development.

Objective 1.2 of the Future Land Use Element establishes three residential land use categories to ensure orderly urban growth pattern. Moderate Density, Medium Density, and High Density.

Policy 1.2a sets forth a moderate density of 0 to 4 dwelling units per acre. The lots within Pilot Forest (Plat Book J, Page 92) fall within this moderate density category.

Final plat Attachment 6 Regarding City of Alachua Public School Generation Form.

Policy 2.4b of the Public School Facilities Elements allows for five exceptions from the school concurrency requirements. The replat of lot 29 falls under exemption 1 that is "Single family lots of record that received final subdivision or plat approval prior to the effective date of the PSFE..."

Final Plat Attachment 10 Regarding Suwannee River Water Management District

Chapter 62-330 F.A.C. is applicable to all environmental resource permits. These permits are only applicable to those Environmental Resource Permits that involve the design of a water management system requiring a permit as provided in 62-330 F.A.C. The re-platting of lot 29 of Pilot Forest (Plat Book J, Page 92) does not involve the design or redesign of a stormwater management system. No permit is required.

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): _____ Title: _____
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: _____ FAX: _____ e-mail: _____
- If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

B. PROJECT

- Project Name: _____
- Address of Subject Property: _____
- Parcel ID Number(s): _____
- Section _____ Township _____ Range _____ Grant _____ Acreage: _____
- Existing Use of Property: _____
- Future Land Use Map Designation: _____
- Zoning Designation: _____
- Development Data (check all that apply):
☐ Single Family Residential Number of Units _____
☐ Multi-Family Residential Number of Units _____
☐ Exempt (see exempt developments on page 2)
- Review Type:

<i>Preliminary Development Order</i>	<i>Final Development Order</i>
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Large Scale	<input 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"/> <u>Revised</u>	
- School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
Elementary: _____
Middle: _____
High: _____

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	_____ units	x	_____ Elementary School Multiplier*	_____ Student Stations**
Middle School	_____ units	x	_____ Middle School Multiplier*	_____ Student Stations**
High School	_____ units	x	_____ High School Multiplier*	_____ Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____ units	x	_____ Elementary School Multiplier*	_____ Student Stations**
Middle School	_____ units	x	_____ Middle School Multiplier*	_____ Student Stations**
High School	_____ units	x	_____ High School Multiplier*	_____ Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

- ☒ Existing legal lots eligible for a building permit.
- ☒ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☒ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Sean Barnes

Signature of Applicant

Signature of Co-applicant

SEAN BARNES PROJECT MANAGER

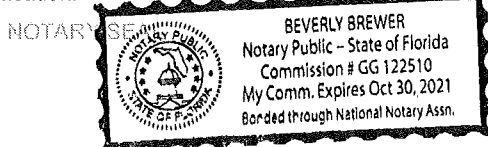
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 11 day of Sept., 2009 by Sean Barnes

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



Beverly Brewer
Signature of Notary Public, State of FL

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

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: _____



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

August 14, 2019

Timothy & Pamela Tees
15703 NW 118th Place
Alachua, FL 32615

Subject: Environmental Resource Permit (ERP) Exemption, ERP-001-235164-1, Replat of Lot 29 Pilot Forest, Alachua County

Dear Timothy & Pamela Tees:

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 or before August 13, 2019. The project proposed activity consists of a replat of Pilot Forest, Lot 29, Alachua County Parcel No. 03980-003-029, to modify the building setback lines. The project shall be constructed according to the exemption request submitted by Sean Barnes, of Geoline Surveying, 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;
- 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.

VIRGINIA H. JOHNS Chair
Alachua, Florida

VACANT
Upper Suwannee River Basin

DON QUINCEY Vice Chair
Chiefland, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

VACANT
At Large

KEVIN BROWN
Alachua, Florida

BRADLEY WILLIAMS
Monticello, Florida

GARY F. JONES
Old Town, Florida

HUGH THOMAS
Executive Director

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., CFM
Division of Resource Management

PS/tm

Charles F. & Deborah M. Stark
11718 NW 157th Street
Alachua, FL 32615

Mary & Marlow Smith
5317 SW County Road 791
Lake Butler, FL 32054

Mathew Everett Thomas
11420 NW 15th Street
Alachua, FL 32615

J.L. & Earnestine Cannady
PO Box 1532
Alachua, FL 32616

Diane V. Miller
15813 NW 118th Place
Alachua, FL 32615

Kristina M. McMican
15818 NW 118th Place
Alachua, FL 32615

Rebecca Ann Mercado
15802 NW 118th Place
Alachua, FL 32615

Tom Hubbard
15728 NW 118th Place
Alachua, FL 32615

Jonathan A. & Ann M. Nicholas
15716 NW 118th Place
Alachua, FL 32615

Chad B. & Virginia L. Johnson
15704 NW 118th Place
Alachua, FL 32615

Kevin M. & Colleen E. Gould
15803 NW 120th Place
Alachua, FL 32615

Mark Paul Willis
15727 NW 120th Place
Alachua, FL 32615

Erik R. Orozco & Veronica V.
Orozco
15715 NW 120th Place
Alachua, FL 32615

Steven & Lori A. Maiman
19 Lehigh Drive
Somers Point, NJ 08244

Damon D. Watson
3715 NE 70th Lane
Gainesville, FL 32609

Barbara Jean Gornto Luck
11809 NW 157th Street
Alachua, FL 32615

Lawrence & Tonia R. Lambert
15506 NW 118th Place
Alachua, FL 32615

Chestnut Hill Investment Inc
15105 NW 94th Ave
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Bonnie Flynn
16801 NW 166th Drive
Alachua

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

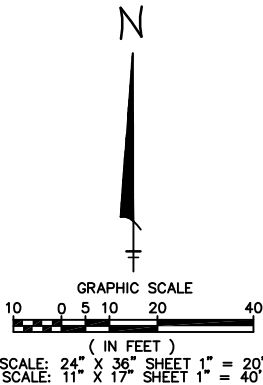
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

BOUNDARY SURVEY

IN SECTION 28 , TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA
FOR: TIMOTHY AND PAMELA TEES



PROPERTY DESCRIPTIONS
(OFFICIAL RECORD BOOK 4689, PAGE 1327)

LOT TWENTY-NINE (29), PILOT FOREST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 89°34'18" WEST ALONG THE SOUTH LINE OF LOT 29 THE SUBJECT PARCEL.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATORS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED SEPTEMBER 23, 2019.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR AN ABSTRACT. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.
7. SUBJECT PROPERTY STREET ADDRESS:
15703 NW 118TH PLACE, ALACHUA, FL 32615



GEOLINE SURVEYING, INC., LB 7082

David G. Short 10/31/2019
DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

DESIGNED	SEAN BARNES	SCALE	1" = 20'
DRAWN	SEAN BARNES	DATE	SEPTEMBER 23, 2019
CHECKED	DAVID SHORT	PROJECT #	200-742

TIMOTHY & PAMELA TEES PROPERTY
ALACHUA COUNTY, FLORIDA

DRAWING # 200-742 SHEET # 1 OF 1

LEGEND

- INDICATES 4" X 4" CONCRETE MONUMENT FOUND (NO IDENTIFICATION)
- INDICATES 3/4" IRON PIN/PIPE FOUND (NO IDENTIFICATION)
- INDICATES SET 1/2" REBAR AND CAP "LB 7082 GEOLINE"
- ⊕ INDICATES WOOD UTILITY POLE
- INDICATES OVERHEAD UTILITY LINE

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120664 0120 D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR ALACHUA COUNTY, FLORIDA, DATED 6/16/2006, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

LOT 27

LOT 28

PILOT FOREST
PLAT BOOK J, PAGE 92

TIMOTHY TEES & PAMELA TEES PINEDO
PARCEL NUMBER: 03980-003-028
OFFICIAL RECORD
BOOK 4689, PAGE 1327

SUBJECT PROPERTY

TIMOTHY TEES & PAMELA TEES PINEDO
PARCEL NUMBER: 03980-003-029
OFFICIAL RECORD
BOOK 4689, PAGE 1327
26,266 SQUARE FEET ±
0.603 ACRES ±

CHARLES F. & DEBORAH STARK
PARCEL NUMBER: 03981-001-001
OFFICIAL RECORD
BOOK 1048, PAGE 179

SOUTHEAST CORNER OF THE NE 1/4
OF SECTION 28, TOWNSHIP 8 SOUTH,
RANGE 18 EAST

