

897.1  
#1 T-68

# SAN FELASCO ESTATES UNIT NO. 1

A CLUSTER DEVELOPMENT

PLAT BOOK T PAGE 68

SITUATED IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 19 EAST  
ALACHUA COUNTY, FLORIDA

### NOTES

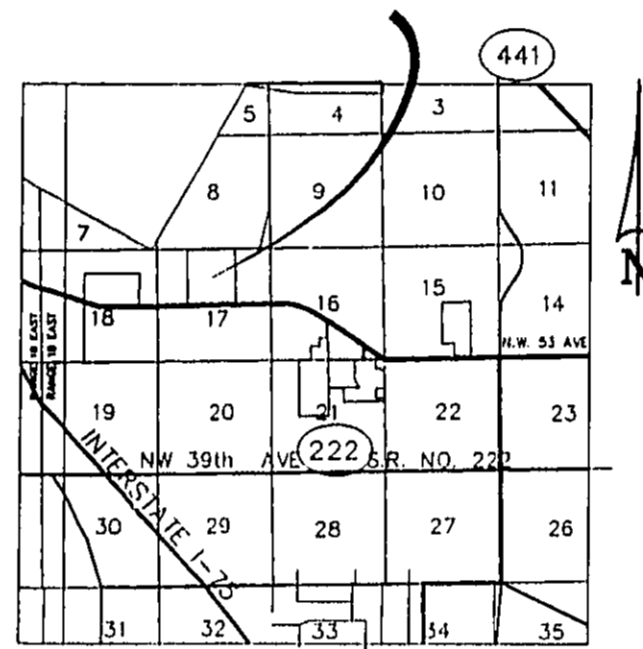
- SINCE MILLHOPPER ROAD IS A DESIGNATED ALACHUA COUNTY SCENIC ROAD, A 100 FOOT COMMON OPEN SPACE AND PROTECTED AREA SHALL BE PROVIDED ALONG SAID ROAD AND SHALL BE PROTECTED FROM TREE REMOVAL OF ANY TREES WITH AN 8" OR LARGER DIAMETER AS PER THE ALACHUA COUNTY SCENIC ROAD ORDINANCE. THIS AREA IS ALSO SUBJECT TO ALL OTHER PROTECTIONS RELATED TO THE SCENIC ROAD ORDINANCE.
- COMMON OPEN SPACE SHALL BE OWNED, MAINTAINED AND PROTECTED BY THE SAN FELASCO ESTATES HOMEOWNERS ASSOCIATION.
- COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE SAN FELASCO ESTATES HOMEOWNERS ASSOCIATION AND SHALL INCLUDE THE COMMONLY OWNED ROADWAY SYSTEM, EXCLUSIVE OF THE PRIVATE INGRESS-EGRESS EASEMENTS.
- USES WITHIN THE 100 FOOT NATURAL UNDISTURBED SETBACK AREA ADJACENT TO THE SAN FELASCO STATE PRESERVE SHALL CONFORM TO THE ALACHUA COUNTY ZONING ORDINANCE CRITERIA RELATING TO THE VEGETATIVE BUFFER OVERLAY DISTRICT.

### SURVEYOR'S NOTES

- THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE RIGHT OF WAY SURVEY MAP FOR MILLHOPPER ROAD WIDENING, USING A BEARING OF S89°58'11"W ALONG THE NORTH RIGHT OF WAY LINE.
- THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000
- ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

### CLUSTER DEVELOPMENT DATA FOR UNITS 1 AND 2 COMBINED

- A. TOTAL PROJECT AREA = 121.26 ACRES
- B. COMMON AREA RIGHT OF WAY = 5.23 ACRES
- C. NUMBER OF LOTS PROPOSED = 58
- D. "R" ZONING REQUIRED LOT AREA = 116.0 ACRES
- E. LOT AREA PROVIDED = 71.25 ACRES
- F. REQUIRED COMMON OPEN SPACE = (116.0 - 71.25) = 44.25 ACRES
- G. COMMON OPEN SPACE PROVIDED = 44.78 ACRES
- H. STORMWATER MANAGEMENT AREA = 3.1 ACRES = 6.0% OF COMMON OPEN SPACE



### NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### UTILITY SERVICE NOTES

- A G.R.U. POTABLE WATER SYSTEM WILL BE CONSTRUCTED.
- SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC TANKS.
- ELECTRIC SERVICE WILL BE PROVIDED BY G.R.U.
- NATURAL GAS WILL BE PROVIDED BY G.R.U.
- CABLE TV SERVICE WILL BE PROVIDED BY COX CABLE.
- TELEPHONE SERVICE WILL BE PROVIDED BY BELLSOUTH.

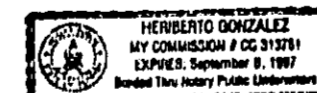
### CONSENT OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT BANK OF WINTER PARK, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE DEDICATION THEREOF.

### BANK OF WINTER PARK

Judith E. Hawkins      Dean Shaheen  
 WITNESS      DEAN SHAHEEN, SENIOR VICE PRESIDENT

Deborah S. McCricken  
 WITNESS



### STATE OF FLORIDA, COUNTY OF ORANGE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, DEAN SHAHEEN, SENIOR VICE PRESIDENT OF BANK OF WINTER PARK, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF AUGUST, 1997.  
Herberto Gonzalez  
 NOTARY PUBLIC, STATE OF FLORIDA      MY COMMISSION EXPIRES: 9-8-97

### LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN S.89°46'55"W, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1608.97 FEET TO A CONCRETE MONUMENT (#748) AND THE POINT OF BEGINNING; THENCE RUN S.00°33'56"W, A DISTANCE OF 2,640.15 FEET TO A CONCRETE MONUMENT (#748) LYING ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 232 (MILLHOPPER ROAD) (R/W VARIES), SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5045.00 FEET AND A CENTRAL ANGLE OF 00°00'00"; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 119.68 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.83°56'05"W, 119.67 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.83°15'18"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 323.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 4955.00 FEET AND A CENTRAL ANGLE OF 05°26'41"; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 470.21 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.85°58'25"W, 470.03 FEET; THENCE RUN N.00°04'10"W, A DISTANCE OF 1,149.80 FEET; THENCE RUN N.54°09'42"W, A DISTANCE OF 1,269.98 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1187, PAGE 208 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N00°34'25"E, ALONG SAID EAST LINE, A DISTANCE OF 781.45 FEET TO A CONCRETE MONUMENT (#748) ON THE NORTH LINE OF SAID SECTION 17; THENCE RUN N87°11'31"E, ALONG THE NORTH LINE OF SECTION 17, A DISTANCE OF 1,041.95 FEET TO A CONCRETE MONUMENT (#748); THENCE RUN N89°46'53"E, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 84.73 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT A.A. MOKHTARA COMPANY, A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREON DESCRIBED PROPERTY AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. THE COMMON AREA AND COMMON OPEN SPACE IS HEREBY DEDICATED TO THE SAN FELASCO ESTATES HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID COMMON AREAS AND COMMON OPEN SPACE, WITH THE EXCEPTION OF PUBLIC UTILITIES.

J. Brant      Michel Moukhtara  
 WITNESS      MICHEL MOKHTARA, PRESIDENT

### STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, MICHEL MOKHTARA, PRESIDENT OF A.A. MOKHTARA COMPANY, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF Aug, 1997.  
Eric Hume  
 NOTARY PUBLIC, STATE OF FLORIDA      MY COMMISSION EXPIRES: 2-27-98

### CERTIFICATE OF LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED PROPERTY ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S) AND PERMANENT CONTROL POINTS (PCP'S) HAVE BEEN LOCATED OR WILL BE SET AS CALLED FOR UNDER CHAPTER 177, SECTION .091 (7 & 8), LAWS OF THE STATE OF FLORIDA, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 (F.S. 1994) AND CHAPTER 61G17-7, PURSUANT TO F.S. 472.027.

Charles D. Sapp      Aug. 20, 1997  
 CHARLES D. SAPP, PROFESSIONAL LAND SURVEYOR      DATE  
 FLORIDA REGISTRATION NO. 4948

### CERTIFICATE OF APPROVAL FOR ALACHUA COUNTY, FLORIDA

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY'S ORDINANCES AND REGULATIONS AS FOLLOWS:

ENGINEERING REQUIREMENTS	<u>E. P. Taylor</u> COUNTY ENGINEER	<u>9/20/97</u> DATE
PLANNING, ZONING, AND OTHER COUNTY SERVICE REQUIREMENTS	<u>120 Shaheen</u> COUNTY MANAGER	<u>9/24/97</u> DATE
WATER AND SEWER REQUIREMENTS	<u>Stefano B.S.</u> ENVIRONMENTAL HEALTH OFFICER	<u>9/23/97</u> DATE
FORM AND LEGALITY	<u>David W. Ryan</u> COUNTY ATTORNEY	<u>9/24/97</u> DATE
APPROVED BY ALACHUA COUNTY	<u>Robert E. Sumner</u> CHAIRMAN OF THE COUNTY COMMISSION	<u>9-24-97</u> DATE
CLERK OF THE COURT	<u>J.K. "Buddy" IRby</u> CLERK	<u>9-25-97</u> DATE
RECEIVED AND FILED FOR RECORD THIS <u>25th</u> DAY OF <u>Sept</u> , 1997.	<u>Carolyn C. Griffin</u> DEPUTY CLERK	<u>9-25-97</u> DATE

**CHARLES D. SAPP**  
 CONSULTING ENGINEER - LAND SURVEYOR  
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