T-65

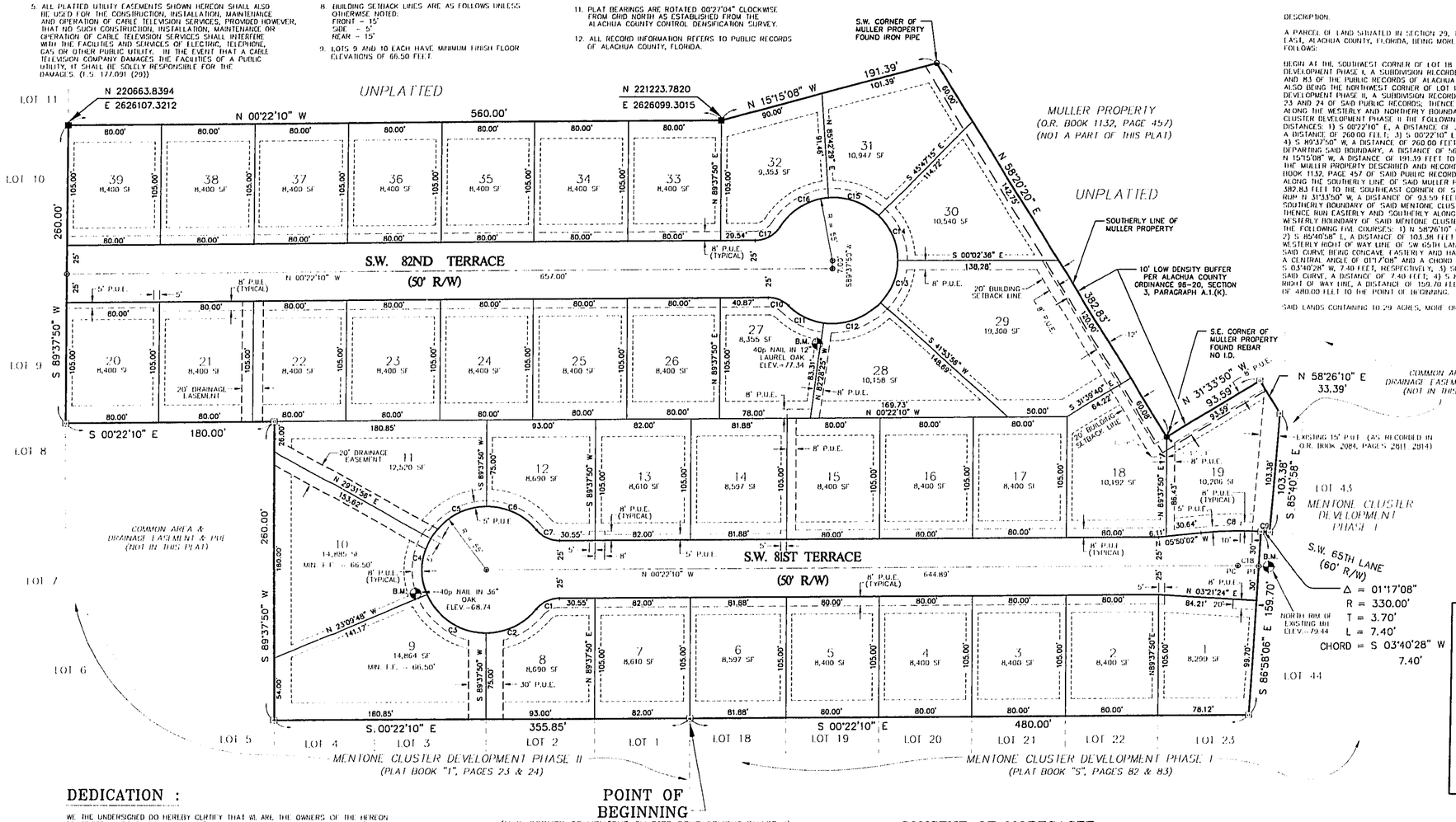
MENTONE CLUSTER DEVELOPMENT PHASE III

A SUBDIVISION SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

PLAT BOOK T PAGE 65

NOTES :

1. LOT AREAS SHOWN TO NEAREST SQUARE FOOT.
2. ERROR OF CLOSURE DOES NOT EXCEED 1 FT. IN 10,000 FT.
3. BEARING BASE IS THE WEST LINE OF SECTION 29 BEING N 00° 11' 37" W.
4. LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.
5. ALL PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. (F.S. 177.091 (29))
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. DATE OF FIELD SURVEY: APRIL 21, 1997
8. BUILDING SETBACK LINES ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
   FRONT - 15'
   SIDE - 5'
   REAR - 15'
9. LOTS 9 AND 10 EACH HAVE MINIMUM FINISH FLOOR ELEVATIONS OF 66.50 FEET.
10. DRAINAGE EASEMENTS ARE CONVEYED TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER AND THE PUBLIC RESPONSIBILITY FOR MAINTENANCE SHALL BE LIMITED TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.
11. PLAT BEARINGS ARE ROTATED 00°27'04" CLOCKWISE FROM GRID NORTH AS ESTABLISHED FROM THE ALACHUA COUNTY CONTROL Ddensification SURVEY.
12. ALL RECORD INFORMATION REFERS TO PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



DESCRIPTION :

DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 18 OF MENTONE CLUSTER DEVELOPMENT PHASE I, A SUBDIVISION RECORDED IN PLAT BOOK "S", PAGES 82 AND 83 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF MENTONE CLUSTER DEVELOPMENT PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK "T", PAGES 23 AND 24 OF SAID PUBLIC RECORDS; THENCE RUN SOUTHERLY AND WESTERLY ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID MENTONE CLUSTER DEVELOPMENT PHASE II THE FOLLOWING FOUR COURSES AND DISTANCES: 1) S 00°22'10" E, A DISTANCE OF 355.85 FEET, 2) S 89°37'50" W, A DISTANCE OF 260.00 FEET, 3) S 00°22'10" E, A DISTANCE OF 180.00 FEET, 4) S 89°37'50" W, A DISTANCE OF 260.00 FEET; THENCE RUN N 00°22'10" W, DEPARTING SAID BOUNDARY, A DISTANCE OF 560.00 FEET; THENCE RUN N 15°15'08" W, A DISTANCE OF 191.39 FEET TO THE SOUTHWEST CORNER OF THE MULLER PROPERTY DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1132, PAGE 457 OF SAID PUBLIC RECORDS; THENCE RUN N 58°20'20" E, ALONG THE SOUTHERLY LINE OF SAID MULLER PROPERTY, A DISTANCE OF 382.83 FEET TO THE SOUTHEAST CORNER OF SAID MULLER PROPERTY; THENCE RUN N 31°33'50" W, A DISTANCE OF 93.59 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID MENTONE CLUSTER DEVELOPMENT PHASE I; THENCE RUN EASTERLY AND SOUTHERLY ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID MENTONE CLUSTER DEVELOPMENT PHASE I THE FOLLOWING FIVE COURSES: 1) N 58°26'10" E, A DISTANCE OF 33.39 FEET; 2) S 85°40'58" E, A DISTANCE OF 103.38 FEET TO A POINT ON A CURVE IN THE WESTERLY RIGHT OF WAY LINE OF SW 65TH LANE (A 60 FOOT RIGHT OF WAY), SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 01°17'08" AND A CHORD BEARING AND DISTANCE OF S 03°40'28" W, 7.40 FEET, RESPECTIVELY, 3) SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.40 FEET, 4) S 86°58'06" E, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 159.70 FEET, 5) S 00°22'10" E, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

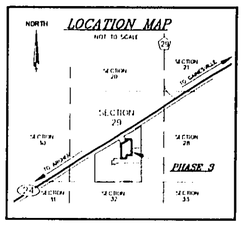
SAID LANDS CONTAINING 10.29 ACRES, MORE OR LESS.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LOCATION MAP
NOT TO SCALE



LEGEND

(•)	DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (#2529) FOUND
⊕	DENOTES NAIL AND DISC (P.L.S. #2529) PERMANENT CONTROL POINT
■	DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. #2529) SET
●	DENOTES IRON PIPE FOUND (NO I.D.) UNLESS OTHERWISE NOTED
P.C.	DENOTES POINT OF CURVATURE
P.T.	DENOTES POINT OF TANGENCY
P.I.	DENOTES POINT OF INTERSECTION
P.R.C.	DENOTES POINT OF REVERSE CURVATURE
C.A.	DENOTES COMMON AREA AND DRAINAGE EASEMENT
Δ	DENOTES CURVE DELTA
R	DENOTES CURVE RADIUS
T	DENOTES CURVE TANGENT
L	DENOTES CURVE LENGTH
R/W	DENOTES RIGHT-OF-WAY
℄	DENOTES CENTERLINE
P.U.E.	DENOTES PUBLIC UTILITIES EASEMENT
	DENOTES BUILDING SETBACK LINE
P.L.S.	DENOTES PROFESSIONAL LAND SURVEYOR
O.R.	DENOTES OFFICIAL RECORDS
SF	DENOTES SQUARE FEET
(NR)	DENOTES LINES NOT RADIAL
TYP.	DENOTES TYPICAL
GRU	DENOTES GAINESVILLE REGIONAL UTILITIES
ELEV.	DENOTES ELEVATION
F.F.	DENOTES FINISH FLOOR ELEVATION
MIN.	DENOTES MINIMUM
B.M.	DENOTES BENCHMARK ELEVATION AND LOCATION (DATUM IS MEAN SEA LEVEL)
40p	DENOTES 5/8" 40 PENNY NAIL
N 999999 E 999999	DENOTES STATE PLANE COORDINATES ESTABLISHED FROM THE ALACHUA COUNTY DENSIFICATION SURVEY. THESE COORDINATES ARE GRID COORDINATES AND CAN NOT BE USED TO DIRECTLY INVERSE GROUND DISTANCES AND ASSOCIATED BEARINGS.

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
8	C1	25.00'	22.39'	12.01'	21.65'	S 26°01'42" E	51°19'04"
8	C2	55.00'	49.26'	26.42'	47.63'	N 26°01'42" W	51°19'04"
9	C3	55.00'	64.51'	36.55'	60.88'	N 13°14'01" E	67°12'22"
10	C4	55.00'	50.58'	27.24'	48.82'	S 86°48'56" E	52°41'44"
11	C5	55.00'	57.69'	31.82'	55.08'	S 30°25'07" E	60°05'54"
12	C6	55.00'	49.26'	26.42'	47.63'	S 25°17'25" W	51°19'04"
12	C7	25.00'	22.39'	12.01'	21.65'	N 25°17'25" E	51°19'04"
19	C8	330.00'	51.07'	25.59'	51.02'	S 01°24'01" E	08°52'03"
19	C9	330.00'	7.40'	3.70'	7.40'	S 03°40'28" W	01°17'08"
27	C10	25.00'	19.44'	10.24'	18.96'	S 21°54'41" W	44°33'45"
27	C11	55.00'	35.20'	18.22'	34.60'	N 25°01'53" E	36°39'56"
28	C12	55.00'	53.40'	29.02'	51.33'	N 20°17'14" W	55°37'39"
29	C13	55.00'	40.26'	21.08'	39.37'	N 69°01'20" W	41°56'42"
30	C14	55.00'	43.91'	23.20'	42.75'	S 67°05'04" W	45°44'39"
31	C15	55.00'	46.56'	24.78'	45.18'	S 19°57'32" W	48°30'16"
32	C16	55.00'	51.40'	27.76'	49.57'	S 31°04'26" E	53°33'49"
32	C17	25.00'	25.08'	13.71'	24.04'	N 29°06'45" W	57°29'11"
01	C18	300.00'	17.81'	8.91'	17.81'	S 01°19'52" W	03°24'04"

DEDICATION :

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE HEREON DESCRIBED LANDS TO BE KNOWN AS "MENTONE CLUSTER DEVELOPMENT PHASE III" AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS, EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON. THIS DEDICATION IS SUBJECT TO THE FOLLOWING RESERVATION: THE OWNERS RESERVE THE RIGHT, TITLE AND INTEREST IN THE LANDS DESCRIBED TO GRANT A NON-EXCLUSIVE ELECTRIC UTILITY EASEMENT TO CLAY ELECTRIC COOPERATIVE, INC., OVER, UNDER, UPON AND ACROSS THOSE AREAS DESIGNATED ON THE PLAT AS "PUBLIC UTILITY EASEMENT," AND SUCH OTHER AREAS AS THE OWNERS AND CLAY ELECTRIC COOPERATIVE, INC., DEEM ADVISABLE, EXCEPT ANY AREAS LYING WITHIN BUFFERS SHOWN HEREON.

Thomas M. Odom
WITNESS

Vermelle C. York
CARET CORPORATION
BY: VERMELLE C. YORK
PRESIDENT

Russell Whitlow
WITNESS

STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, VERMELLE C. YORK, WELL KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THIS INSTRUMENT AS THE FREE ACT AND DEED FOR THE CARET CORPORATION, AND THAT SHE HAS THE POWER TO EXECUTE THIS DEDICATION IN BEHALF OF SAID CORPORATION AS THE FREE ACT AND DEED FOR SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 29 DAY OF August, 1997.

QINA KAY RONE
COMMISSION # CC 501285
EXPIRES JUL 20, 1999
BONDED THRU ATLANTIC BONDING CO., INC.

NOTARY PUBLIC Qina Kay Rone
MY COMMISSION EXPIRES 7-20-99

POINT OF BEGINNING

(N.W. CORNER OF MENTONE CLUSTER DEVELOPMENT PHASE II)
(S.W. CORNER OF MENTONE CLUSTER DEVELOPMENT PHASE I)

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: [signature] COUNTY ENGINEER — 9/4/97 DATE

PLANNING, ZONING AND OTHER COUNTY SERVICE REQUIREMENTS NOT OTHERWISE LISTED: [signature] COUNTY MANAGER — 9/8/97 DATE

WATER & SEWER REQUIREMENTS: [signature] ENVIRONMENTAL HEALTH OFFICER — 9/11/97 DATE

FORM AND LEGALITY: [signature] COUNTY ATTORNEY — 9/15/97 DATE

APPROVED BY ALACHUA COUNTY: [signature] CHAIRMAN BOARD OF COUNTY COMMISSIONERS — 9/16/97 DATE

FILED AND RECORDED THIS 18th DAY OF Sept., 1997.

CLERK J.K. "Buddy" Irby — DEPUTY CLERK [signature]

CONSENT OF MORTGAGEE

MERCHANTS AND SOUTHERN BANK, N.A., MORTGAGEE IN THE MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 2061 PAGE 1966 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, EXECUTES THIS PLAT FOR THE PURPOSE OF RELEASING FROM THE LIEN OF SAID MORTGAGE AND ROAD RIGHTS OF WAY SHOWN THEREON, AND FOR THE PURPOSE OF SUBORDINATING SAID MORTGAGE TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THIS PLAT. EXECUTED WITH FULL AUTHORITY OF THE BOARD OF DIRECTORS THIS 29th DAY OF August, 1997, BY James R. Stewart AS Exec. Vice Pres. OF MERCHANTS AND SOUTHERN BANK, N.A.

Cory R. Young
WITNESS

[signature]

Thomas M. Odom
WITNESS

STATE OF FLORIDA, COUNTY OF ALACHUA

BEFORE ME THIS DAY PERSONALLY APPEARED James R. Stewart AS Exec. Vice Pres. OF MERCHANTS AND SOUTHERN BANK, N.A., WHO EXECUTED THIS PLAT ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED drivers license AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

QINA KAY RONE
COMMISSION # CC 501285
EXPIRES JUL 20, 1999
BONDED THRU ATLANTIC BONDING CO., INC.

Qina Kay Rone
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-20-99

SURVEYOR'S CERTIFICATION :

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS AND SUBDIVISION THEREOF AND THAT SAID LANDS HAVE BEEN SURVEYED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MARKERS HAVE BEEN SET AND THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

Eugene F. Quinn, P.L.S.
EUGENE F. QUINN
FLORIDA REGISTERED LAND SURVEYOR CERT. NO. 4258
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

August 28, 1997
DATE

MENTONE CLUSTER DEVELOPMENT PHASE III

PREPARED BY:
QUINN & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
3501 S. MAIN STREET, SUITE NO. 2
GAINESVILLE, FLORIDA 32601
(352) 372-9594

SHEET 1 OF 1

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