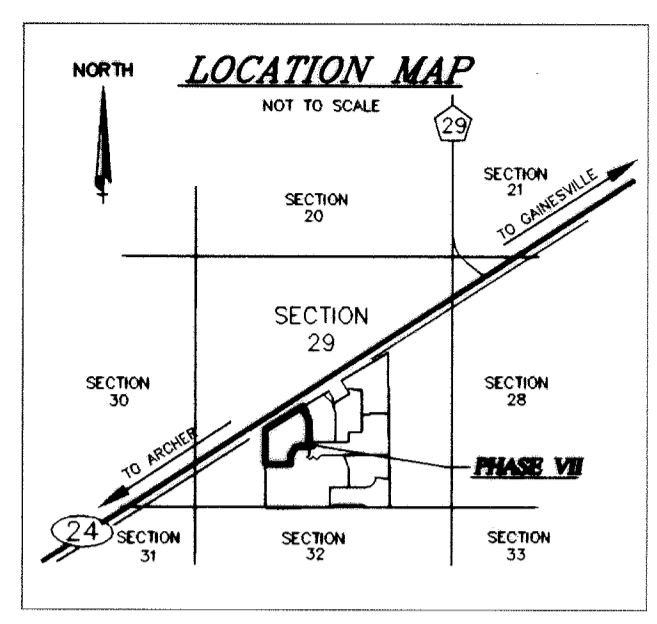


MENTONE CLUSTER DEVELOPMENT PHASE VII A SUBDIVISION SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA



DESCRIPTION :

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 1, OF MENTONE CLUSTER DEVELOPMENT PHASE VI, A SUBDIVISION RECORDED IN PLAT BOOK 22, PAGE 8, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN S 58°22'34" W, ALONG THE SOUTHERLY LINE OF A CITY OF GAINESVILLE UTILITIES TRANSMISSION RIGHT-OF-WAY, A DISTANCE OF 839.95 FEET; THENCE RUN S 0°14'28" E, A DISTANCE OF 506.63 FEET; THENCE RUN N 89°37'50" E, A DISTANCE OF 184.72 FEET; THENCE RUN N 0°22'10" W, A DISTANCE OF 4.93 FEET; THENCE RUN N 89°37'50" E, A DISTANCE OF 254.08 FEET; THENCE RUN S 0°22'10" E, A DISTANCE OF 4.93 FEET; THENCE RUN N 89°37'50" E, A DISTANCE OF 106.50 FEET; THENCE RUN N 0°22'10" W, A DISTANCE OF 149.86 FEET; THENCE RUN N 30°44'25" E, A DISTANCE OF 76.53 FEET; THENCE RUN N 58°22'34" E, A DISTANCE OF 151.54 FEET; THENCE RUN N 89°37'50" E, A DISTANCE OF 150.19 FEET, TO THE WESTERLY LINE OF SAID MENTONE CLUSTER DEVELOPMENT PHASE VI; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 5 CALLS: THENCE RUN N 0°22'10" W, A DISTANCE OF 317.17 FEET; THENCE RUN N 17°50'18" W, A DISTANCE OF 76.37 FEET; THENCE RUN N 31°37'26" W, A DISTANCE OF 160.00 FEET; THENCE RUN N 58°22'34" E, A DISTANCE OF 29.72 FEET; THENCE RUN N 31°37'26" W, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. CONTAINING 12.60 ACRES, MORE OR LESS



CURVE DATA TABLE with columns: LOT, CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists curve data for lots 1 through 40.

- LEGEND: DENOTES PERMANENT REFERENCE MONUMENT, DENOTES PERMANENT REFERENCE MONUMENT SET, DENOTES PERMANENT CONTROL POINT, DENOTES PERMANENT CONTROL POINT (NAIL AND DISC FOUND (#4258)), DENOTES TEMPORARY BENCHMARK ELEVATION AND LOCATION, DENOTES BUILDING SETBACK LINE, DENOTES POINT OF CURVATURE, DENOTES POINT OF TANGENCY, DENOTES POINT OF INTERSECTION, DENOTES POINT OF REVERSE CURVATURE, DENOTES CURVE DELTA, DENOTES CURVE RADIUS, DENOTES CURVE TANGENT, DENOTES CURVE LENGTH, DENOTES CHORD BEARING & DISTANCE, DENOTES RIGHT-OF-WAY, DENOTES CENTERLINE, DENOTES PUBLIC UTILITIES EASEMENT, DENOTES BUILDING SETBACK LINE, DENOTES PROFESSIONAL LAND SURVEYOR, DENOTES OFFICIAL RECORDS, DENOTES SQUARE FEET, DENOTES LINES NOT RADIAL, DENOTES TYPICAL, DENOTES GAINESVILLE REGIONAL UTILITIES ELEVATION, DENOTES FINISH FLOOR ELEVATION, DENOTES MINIMUM, DENOTES RAILROAD SPIKE, DENOTES NATIONAL GEODETIC VERTICAL DATUM, 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.

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: SURVEY REQUIREMENTS: PROFESSIONAL SURVEYOR & MAPPER 12/10/2000 DATE; ENGINEERING REQUIREMENTS: COUNTY ENGINEER 12/21/00 DATE; PLANNING, ZONING AND OTHER COUNTY SERVICE REQUIREMENTS NOT OTHERWISE LISTED: COUNTY MANAGER 1/10/01 DATE; WATER & SEWER REQUIREMENTS: ENVIRONMENTAL HEALTH OFFICER 1/19/01 DATE; FORM AND LEGALITY: COUNTY ATTORNEY 1/20/01 DATE; APPROVED BY ALACHUA COUNTY: BOARD OF COUNTY COMMISSIONERS 1/10/01 DATE; FILED AND RECORDED THIS 23rd DAY OF January 2001; CLERK: J.K. Buddy Irby DEPUTY CLERK: J. Kenna Wanson

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 0°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 (28))
6. 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. (F.S. 177.091 (27))
7. DATE OF FIELD SURVEY: OCTOBER 09, 2000.
8. BUILDING SETBACK LINES ARE AS FOLLOWS UNLESS OTHERWISE NOTED: FRONT - 15' SIDE - 5' STREET SIDE - 10' REAR - 15' SETBACK
9. THE MAINTENANCE OF THE COMMON AREAS, SUCH AS MOWING AND PROPERTY MANAGEMENT ARE THE RESPONSIBILITY OF THE MENTONE COMMUNITY ASSOCIATION, INC. DRAINAGE EASEMENTS IN THE COMMON AREAS 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.
10. PLAT BEARINGS ARE ROTATED 0°27'04" CLOCKWISE FROM GRID NORTH AS ESTABLISHED FROM THE ALACHUA COUNTY CONTROL DENSIFICATION SURVEY.
11. ALL RECORD INFORMATION REFERS TO PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
12. TWO BENCHMARKS ARE SHOWN ON THIS PLAT AND ARE BASED ON 1929 NGVD.
13. THE SUBJECT AREA LIES IN FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING AS PER FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 120001 0425A OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) DATED SEPTEMBER 28, 1984.
14. A REBAR & CAP WILL BE SET BY OTHERS AT ALL LOT CORNERS NOT ALREADY MONUMENTED.

CONSENT OF MORTGAGEE: THIS IS TO CERTIFY THAT MERCHANTS AND SOUTHERN BANK, N.A., THE HOLDER OF 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 THE COMMON AREAS 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 12th DAY OF Dec., 2000, BY James R. Stewart as EVP OF MERCHANTS AND SOUTHERN BANK, N.A. Witnesses: Elin DeHantje, Joan Stewart

STATE OF FLORIDA, COUNTY OF ALACHUA: BEFORE ME THIS DAY PERSONALLY APPEARED James R. Stewart as Executive Vice President 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 AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH. Notary Public: Patricia Stroud, My Commission Expires November 21, 2004

DEDICATION:

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE HERON DESCRIBED LANDS TO BE KNOWN AS MENTONE CLUSTER DEVELOPMENT PHASE VII AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS, EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON. ALL COMMON AREAS ARE HEREBY DEDICATED TO THE MENTONE COMMUNITY ASSOCIATION, INC. 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". Witnesses: Cory N. Young, Vernelle C. York

STATE OF FLORIDA, COUNTY OF ALACHUA: I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, VERNELLE 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 19th DAY OF December, 2000. Notary Public: Glis Colson Ross, My Commission Expires July 20, 2003

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE HERON 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 COMPLES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. Eugene J. Quinn, Registered Land Surveyor, No. 4258

December 8, 2000 DATE: MENTONE CLUSTER DEVELOPMENT PHASE VII PREPARED BY: QUINN & ASSOCIATES, INC. CONSULTING ENGINEERS & LAND SURVEYORS 3501 S. MAIN STREET, SUITE NO. 2 GAINESVILLE, FLORIDA 32601 (352) 372-9594