

BLUES CREEK UNIT 5 PHASE 1

LEGAL DESCRIPTION:
A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

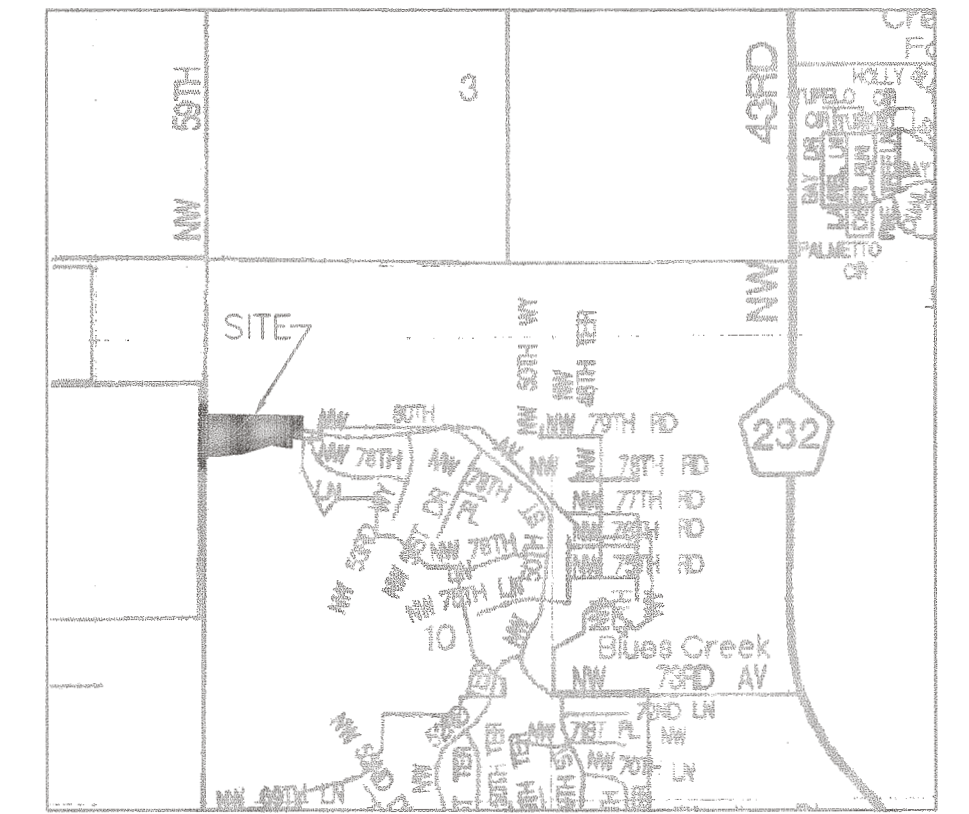
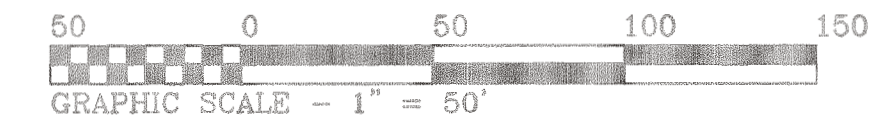
FOR THE POINT OF BEGINNING, COMMENCE AT A P.R.M. #4788 AT THE NORTHWEST CORNER OF LOT 11 OF "BLUES CREEK, UNIT 4-B", AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK "S", AT PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00 DEG. 20 MIN. 54 SEC. EAST ALONG THE WEST BOUNDARY OF SAID LOT 11, A DISTANCE OF 182.40 FEET; THENCE RUN SOUTH 06 DEG. 01 MIN. 45 SEC. WEST, A DISTANCE OF 60.00 FEET TO A P.R.M. #4788 ON THE NORTH BOUNDARY OF LOT 12 OF SAID "BLUES CREEK, UNIT 4-B"; THENCE RUN NORTH 83 DEG. 58 MIN. 15 SEC. WEST ALONG THE NORTH BOUNDARY OF SAID LOT 12, A DISTANCE OF 72.69 FEET TO A P.R.M. #4788 AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE RUN SOUTH 08 DEG. 01 MIN. 45 SEC. WEST ALONG THE WEST BOUNDARY OF SAID LOT 12, A DISTANCE OF 95.03 FEET; THENCE RUN NORTH 80 DEG. 18 MIN. 43 SEC. WEST, A DISTANCE OF 259.62 FEET; THENCE RUN SOUTH 74 DEG. 56 MIN. 48 SEC. WEST, A DISTANCE OF 268.25 FEET; THENCE RUN SOUTH 89 DEG. 39 MIN. 06 SEC. WEST, A DISTANCE OF 200.58 FEET; THENCE RUN SOUTH 83 DEG. 09 MIN. 22 SEC. WEST, A DISTANCE OF 85.37 FEET TO THE WEST LINE OF SAID SECTION 10; THENCE RUN NORTH 00 DEG. 23 MIN. 44 SEC. WEST ALONG THE SAID WEST LINE OF SECTION 10, A DISTANCE OF 345.99 FEET; THENCE RUN NORTH 89 DEG. 39 MIN. 06 SEC. EAST, A DISTANCE OF 909.61 FEET TO THE POINT OF BEGINNING, CONTAINING 6.26 ACRES, MORE OR LESS.

A PORTION OF A PLANNED UNIT DEVELOPMENT SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

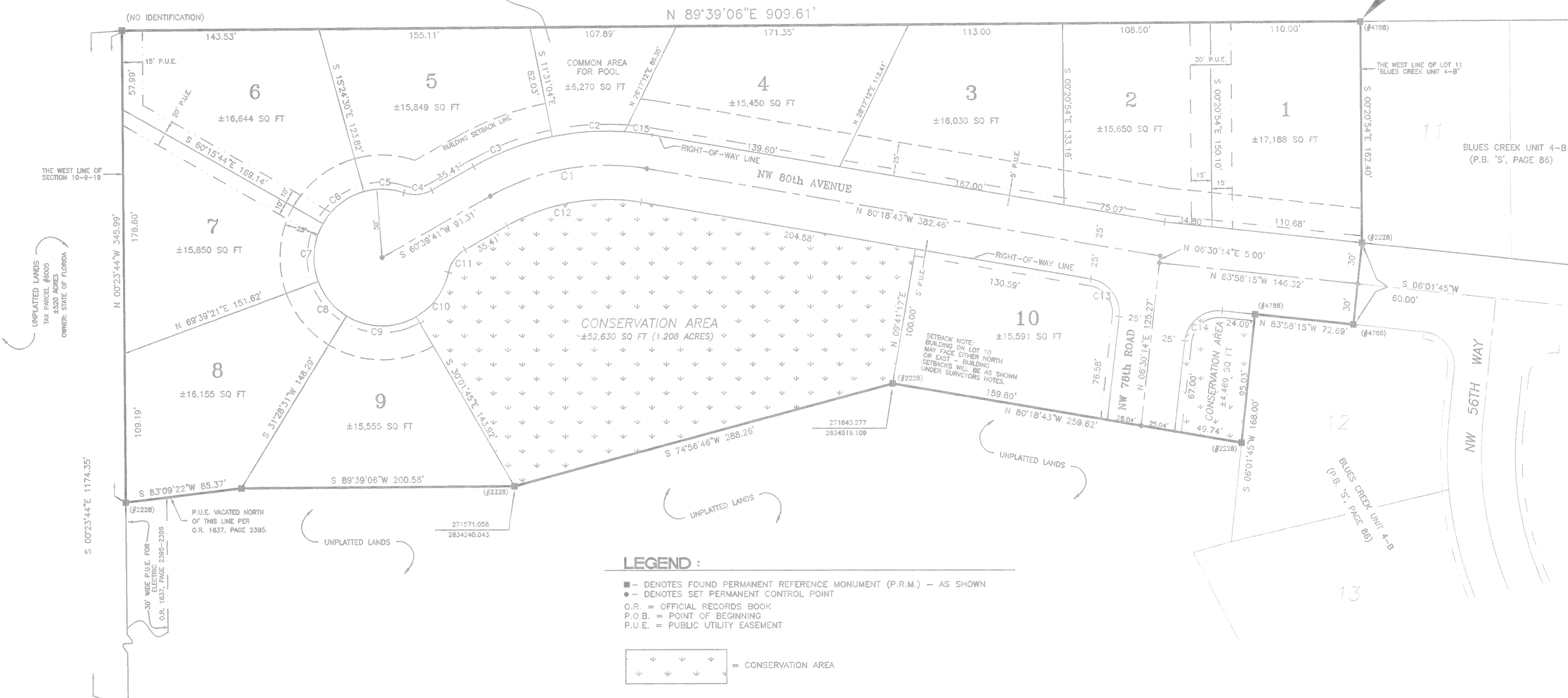
2024-277K

UNPLATTED LANDS
TAX PARCEL #4006-3
±140 ACRES
OWNER: A.D. WESS

NOTE:
THE DEVELOPER SHALL COMPLETE POOL CONSTRUCTION WHEN 2/3 OF THE LOTS IN UNIT 5 HAVE RECEIVED A CERTIFICATE OF OCCUPANCY.



LOCATION MAP
(NO SCALE)



LEGEND:
 ■ - DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) - AS SHOWN
 ● - DENOTES SET PERMANENT CONTROL POINT
 O.R. = OFFICIAL RECORDS BOOK
 P.O.B. = POINT OF BEGINNING
 P.U.E. = PUBLIC UTILITY EASEMENT
 [Symbol] = CONSERVATION AREA

SURVEYOR'S NOTES:

- 1) MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1/10,000.
- 2) BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 89°39'06" E FOR THE NORTH LINE OF BLUES CREEK UNIT 5 PHASE 1 AS SHOWN HEREON.
- 3) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE 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.
- 4) BUILDING SETBACK REQUIREMENTS: (EXCEPT AS OTHERWISE NOTED ON THIS PLAT)
 FRONT = 25 FEET SIDE = 10 FEET
 REAR = 20 FEET STREET SIDE = 15 FEET
- 5) 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.
- 6) ALL COMMON AREAS AND CONSERVATION AREAS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE BLUES CREEK MASTER OWNERS ASSOCIATION INC.
- 7) THE CONSERVATION AREAS SHOWN ON THIS PLAT ARE PART OF THE DESIGNATED PRESERVATION AREA AS DESCRIBED IN THE BLUES CREEK MITIGATION PLAN SUBMITTED TO THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT, DATED RECEIVED APRIL 7, 2000
- 8) THERE SHALL BE NO CONSTRUCTION WHATSOEVER, EXCEPT THAT WHICH IS SPECIFICALLY AUTHORIZED BY THE ENVIRONMENTAL RESOURCES PERMIT, WITHIN THE CONSERVATION AREAS DELINEATED ON THE PLAT OF BLUES CREEK, UNIT 5, PHASE 1, INCLUDING AND WITHOUT LIMITATION TO CLEARING, DREDGING, OR FILLING.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH BEARING
C1	175.00'	62.02'	119.20'	39°01'36"	116.91'	S 80°10'29"W
C2	200.00'	26.94'	33.85'	1°52'03"	33.38'	S 80°07'16"W
C3	200.00'	31.30'	62.10'	17°47'20"	61.85'	S 69°33'21"W
C4	25.00'	11.18'	21.03'	48°11'23"	20.41'	S 84°43'23"W
C5	50.00'	15.41'	29.90'	34°18'54"	29.45'	N 85°18'43"W
C6	50.00'	20.64'	39.14'	44°51'14"	38.15'	S 52°09'53"W
C7	50.00'	23.36'	43.70'	50°04'55"	42.33'	S 04°41'48"W
C8	50.00'	17.30'	33.32'	38°10'50"	32.71'	S 39°28'04"E
C9	50.00'	29.75'	53.67'	61°30'15"	51.13'	S 89°16'37"E
C10	50.00'	22.00'	41.45'	47°29'57"	40.21'	N 38°13'17"E
C11	25.00'	11.18'	21.03'	48°11'23"	20.41'	N 38°34'00"E
C12	150.00'	53.16'	102.17'	39°01'36"	100.21'	N 80°10'29"E
C13	25.00'	11.18'	21.03'	48°11'23"	20.41'	S 38°54'14"E
C14	25.00'	24.79'	39.08'	89°31'30"	35.21'	N 51°18'00"E
C15	200.00'	10.30'	20.58'	5°53'46"	20.57'	N 83°15'36"W

STATE PLANE COORDINATE NOTE:
 THE STATE PLANE COORDINATES SHOWN HEREON WERE PROJECTED FROM THE ALACHUA COUNTY CONTROL IDENTIFICATION & IDENTIFICATION OF LAND CORNERS PROJECT, DATED DEC. 1983, WHICH IS BASED ON NAD 1983. THE BEARINGS SHOWN HEREON MUST BE ROTATED 0°32'41" IN A CLOCKWISE DIRECTION TO MATCH THE STATE PLANE COORDINATE SYSTEM WHICH REFERS TO GRID NORTH.

APPROVAL BY THE CITY OF GAINESVILLE:
 WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE AS FOLLOWS:

SURVEY REQUIREMENTS - AS TO COMPLIANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES:	<i>Patricia R. Dunbar</i>	3/27/03
ENGINEERING REQUIREMENTS:	<i>Alma Scott</i>	3/27/03
ACCEPTED BY THE CITY PLAN BOARD:	<i>David S.</i>	3/28/03
LEGALITY OF DEDICATION:	<i>Alma Scott</i>	02/01/03
ACCEPTED BY THE CITY COMMISSION:	<i>Patricia R. Dunbar</i>	4/9/07
UTILITY REQUIREMENTS:	<i>Michael Hunt</i>	3/25/2003
AS CONFORMING TO THE LAWS OF THE STATE OF FLORIDA:	<i>Wayne Bowers</i>	4-1-03

FILED FOR RECORD THIS 1st DAY OF October, 2003
 J.K. "Buddy" Irby, CLERK, Diana Marcella, DEPUTY CLERK

DEDICATION:
 I, THE UNDERSIGNED, LARRY ROSS, SOLE GENERAL PARTNER OF BLUES CREEK DEVELOPMENT, LIMITED, A FLORIDA LIMITED PARTNERSHIP, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE HEREON DESCRIBED LANDS AND SUBDIVISION THEREOF, AND DO HEREBY CONVEY TO THE PUBLIC, FOREVER, THE STREETS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN HEREON FOR "BLUES CREEK UNIT 5 PHASE 1".

Patricia R. Dunbar WITNESS
Jacquelyn Bechtol WITNESS
Larry Ross LARRY ROSS, SOLE GENERAL PARTNER OF BLUES CREEK DEVELOPMENT, LIMITED.

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA):
 I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME LARRY ROSS, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREON AND THAT HE ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF March, 2003
Jacquelyn Bechtol NOTARY PUBLIC, MY COMM. EXPIRES _____

CONVEYANCE OF CONSERVATION AREA AND COMMON AREA:
 I, THE UNDERSIGNED, LARRY ROSS, SOLE GENERAL PARTNER OF BLUES CREEK DEVELOPMENT, LIMITED, A FLORIDA LIMITED PARTNERSHIP, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE HEREON DESCRIBED LANDS AND SUBDIVISION THEREOF, AND DO HEREBY CONVEY TO THE "BLUES CREEK MASTER OWNERS ASSOCIATION, INC.", THE CONSERVATION AREAS AND COMMON AREAS AS SHOWN HEREON FOR USE AND MAINTENANCE.

Patricia R. Dunbar WITNESS
Jacquelyn Bechtol WITNESS
Larry Ross LARRY ROSS, SOLE GENERAL PARTNER OF BLUES CREEK DEVELOPMENT, LIMITED.

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA):
 I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME LARRY ROSS, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREON AND THAT HE ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF March, 2003
Jacquelyn Bechtol NOTARY PUBLIC, MY COMM. EXPIRES _____

CERTIFICATE OF SURVEYOR:
 I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE DESCRIBED LANDS AND SUBDIVISION THEREOF, AND THAT SAID LANDS HAVE BEEN SURVEYED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA CONFORMS WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

BY: *Alan J. Haaker* DATE: 3-18-03
 ALAN J. HAAKER
 REGISTERED LAND SURVEYOR, FLORIDA CERT. NO. 5548

J.W. BROWN INC., LAND SURVEYORS
 101 NW 75th STREET Suite-2
 GAINESVILLE, FLORIDA, 32607 PH: (352)331-3663

JACQUELYN BECHTOL
 MY COMMISSION # CC 99361
 EXPIRES: Jan 22, 2005
 1000-NOTARY FL Notary Service & Bonding, Inc.