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8

MENTONE CLUSTER DEVELOPMENT PHASE VI

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

PLAT BOOK 22 PAGE 8

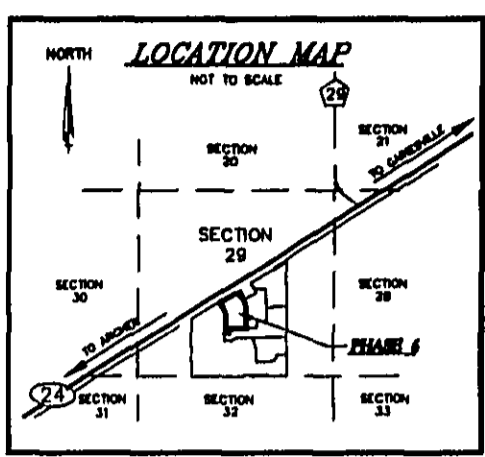
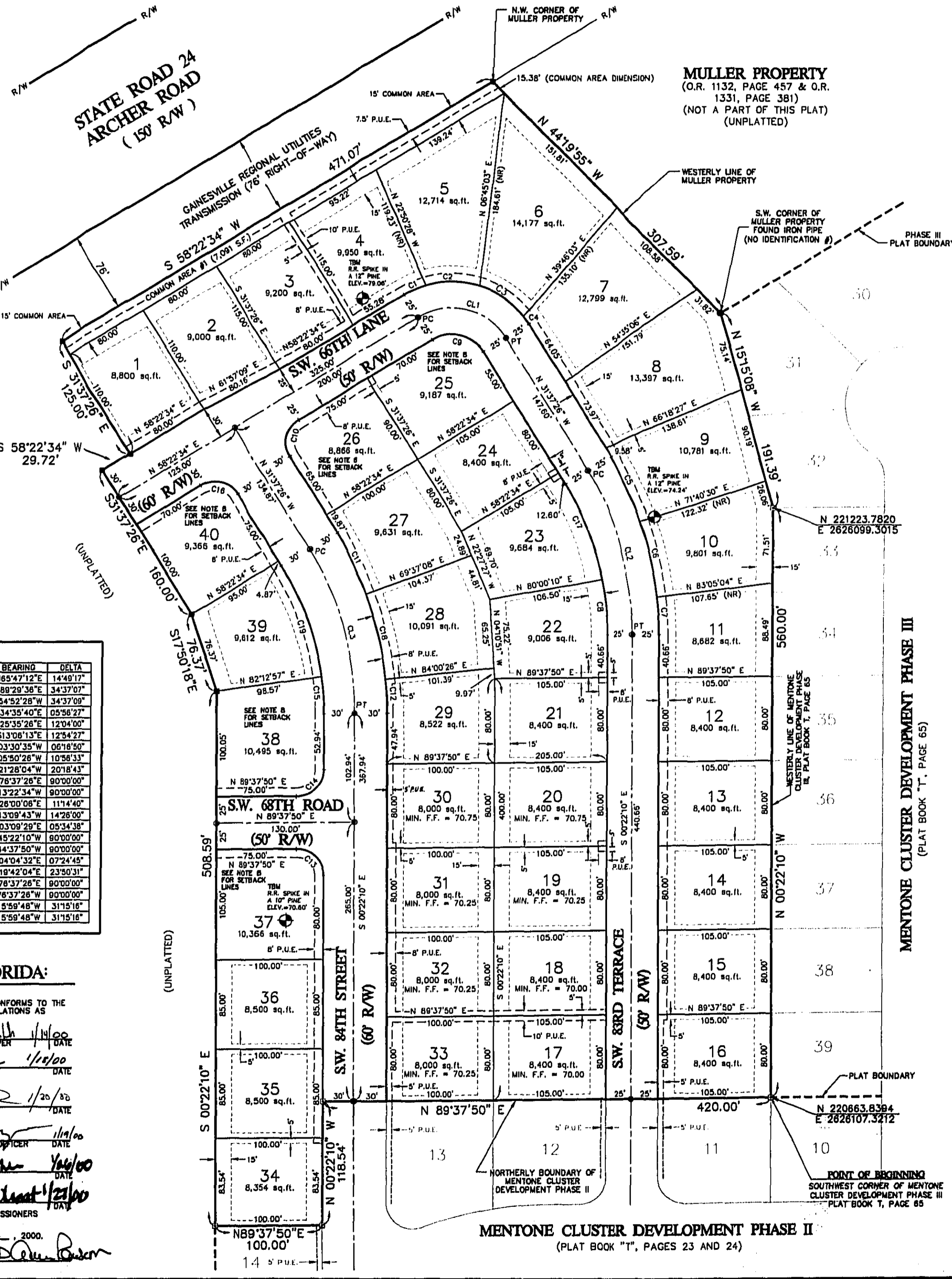
SHEET 1 OF 1

NOTES :

- LOT AREAS SHOWN TO NEAREST SQUARE FOOT.
- ERROR OF CLOSURE DOES NOT EXCEED 1 FT. IN 10,000 FT.
- BEARING BASE IS THE WEST LINE OF MENTONE CLUSTER DEVELOPMENT PHASE III, HAVING A BEARING OF N 00°22'10" W.
- LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.
- 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))
- 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.
- DATE OF FIELD SURVEY: OCTOBER 13, 1999.
- BUILDING SETBACK LINES ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
FRONT - 15'
SIDE - 5'
STREET SIDE - 10'
REAR - 15'
- SETBACK LINES ON CORNER LOTS (25, 26, 37, 38 AND 40) HAVE NOT BEEN SHOWN. THE HOMES ON THESE LOTS MAY BE CONSIDERED TO FRONT EITHER STREET BUT MUST ADHERE TO THE STATED SETBACK DIMENSIONS.
- THE MAINTENANCE OF THE COMMON AREAS, SUCH AS MOWING AND PROPERTY MANAGEMENT ARE THE RESPONSIBILITY OF THE MENTONE COMMUNITY ASSOCIATION, INC.
- PLAT BEARINGS ARE ROTATED 00°27'04" CLOCKWISE FROM GRID NORTH AS ESTABLISHED FROM THE ALACHUA COUNTY CONTROL DENSIFICATION SURVEY.
- ALL RECORD INFORMATION REFERS TO PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THREE BENCHMARKS ARE SHOWN ON THIS PLAT AND ARE BASED ON 1929 NVD.
- 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 NO. 120001 (AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) DATED SEPTEMBER 28, 1984.
- A REBAR & CAP WILL BE SET BY OTHERS AT ALL LOT CORNERS NOT ALREADY MONUMENTED.

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 SOUTHWEST CORNER OF MENTONE CLUSTER DEVELOPMENT PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK T, PAGE 65 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 39 OF MENTONE CLUSTER DEVELOPMENT PHASE III, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 11 AND NORTHWEST CORNER OF LOT 10 OF MENTONE CLUSTER DEVELOPMENT PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK T, PAGES 23 AND 24 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N 00°22'10" W ALONG THE WESTERLY LINE OF MENTONE CLUSTER DEVELOPMENT PHASE II, A DISTANCE OF 580.00 FEET, THENCE RUN N 15°15'00" W, CONTINUING ALONG SAID WESTERLY LINE OF MENTONE CLUSTER DEVELOPMENT PHASE II A DISTANCE OF 181.39 FEET TO THE SOUTHWEST CORNER OF THE MULLER PROPERTY DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1132, PAGE 457 AND OFFICIAL RECORDS BOOK 1331, PAGE 381 OF SAID PUBLIC RECORDS; THENCE RUN N 44°19'55" W, ALONG THE WESTERLY LINE OF SAID MULLER PROPERTY A DISTANCE OF 307.59 FEET TO THE NORTHWEST CORNER OF SAID MULLER PROPERTY AND AT THE INTERSECTION WITH THE SOUTHERLY LINE OF A CITY OF GAINESVILLE UTILITIES TRANSMISSION RIGHT-OF-WAY, THENCE RUN S 58°22'34" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 471.07 FEET; THENCE RUN S 31°37'28" E, A DISTANCE OF 125.00 FEET; THENCE RUN S 58°22'34" W, A DISTANCE OF 35.72 FEET; THENCE RUN S 31°37'28" E, A DISTANCE OF 100.00 FEET; THENCE RUN S 17°50'18" E, A DISTANCE OF 78.37 FEET; THENCE RUN S 00°22'10" E, A DISTANCE OF 508.59 FEET TO THE NORTHWEST CORNER OF LOT 14 AS RECORDED IN THE SAID MENTONE CLUSTER DEVELOPMENT PHASE II; THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID MENTONE CLUSTER DEVELOPMENT PHASE II, THE FOLLOWING THREE CALLS: N 89°37'50" E, A DISTANCE OF 100.00 FEET; THENCE RUN N 00°22'10" W, A DISTANCE OF 118.54 FEET; THENCE RUN N 89°37'50" E, A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.13 ACRES, MORE OR LESS



- ### LEGEND
- DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. #4208) FOUND.
 - DENOTES NAIL AND DISC (P.L.S. #1238) FOUND.
 - DENOTES NAIL AND DISC (P.L.S. #1238) FOUND.
 - DENOTES NAIL AND DISC (P.L.S. #1238) FOUND.
 - DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. #4208) SET.
 - 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.
 - Δ DENOTES CURVE DELTA.
 - R DENOTES CURVE RADIUS.
 - T DENOTES CURVE TANGENT.
 - L DENOTES CURVE LENGTH.
 - CH DENOTES CHORD BEARING & DISTANCE.
 - R/W DENOTES RIGHT-OF-WAY.
 - DENOTES CENTERLINE.
 - P.U.E. DENOTES PUBLIC UTILITIES EASEMENT.
 - DENOTES BUILDING SETBACK LINE.
 - DENOTES PROFESSIONAL LAND SURVEYOR.
 - O.R. DENOTES OFFICIAL RECORDS.
 - sq.ft. 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.
 - DENOTES TEMPORARY BENCHMARK ELEVATION AND LOCATION.
 - R.R. DENOTES RAILROAD.
 - NVD 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.

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 VI" 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".

Suzanne Browning
WITNESS
Kelly Malloy
WITNESS

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

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
4	C1	85.00'	21.99'	11.06'	21.93'	N85°47'12"E	144°01'27"
5	C2	85.00'	51.36'	26.49'	50.58'	S89°29'36"E	34°37'07"
6	C3	85.00'	51.36'	26.49'	50.58'	N84°52'28"W	33°37'07"
7	C4	85.00'	8.81'	4.41'	8.81'	S34°35'40"E	05°56'27"
9	C5	325.00'	88.45'	34.15'	86.32'	S25°38'28"E	12°04'00"
10	C6	325.00'	73.21'	26.76'	73.08'	S13°08'13"E	12°54'27"
11	C7	325.00'	35.62'	17.83'	35.61'	N03°30'35"W	06°18'50"
22	C8	275.00'	52.52'	26.34'	52.44'	N05°50'28"W	10°56'33"
23	C17	275.00'	97.49'	49.26'	96.08'	N21°28'04"W	20°18'43"
25	C9	35.00'	54.98'	35.00'	49.50'	S78°37'28"E	90°00'00"
26	C10	25.00'	39.27'	25.00'	35.36'	S13°22'34"W	90°00'00"
27	C11	330.00'	84.79'	32.49'	84.85'	S26°00'08"E	11°14'40"
28	C18	330.00'	83.13'	41.79'	82.91'	N13°09'43"W	14°28'00"
28	C12	330.00'	32.12'	16.07'	32.11'	S03°09'29"E	05°34'38"
37	C13	25.00'	39.27'	25.00'	35.36'	N45°22'10"W	90°00'00"
38	C14	25.00'	39.27'	25.00'	35.36'	S44°37'50"W	90°00'00"
38	C15	270.00'	34.93'	17.49'	34.91'	S04°04'32"E	07°24'45"
39	C19	270.00'	112.35'	57.00'	111.54'	N18°42'04"E	23°50'31"
40	C16	25.00'	39.27'	25.00'	35.36'	S78°37'28"E	90°00'00"
CL	CL1	80.00'	84.25'	80.00'	84.85'	N78°37'28"W	90°00'00"
CL	CL2	300.00'	183.65'	83.92'	181.83'	N15°59'48"W	31°15'16"
CL	CL3	300.00'	183.65'	83.92'	181.83'	N15°59'48"W	31°15'16"

STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, VERMELLE C. YORK, WELL KNOWN TO ME BY 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 CAREY 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 28th DAY OF December, 1999.

NOTARY PUBLIC *Cynthia R. Olin*

MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

THIS IS TO CERTIFY THAT MERCHANTS AND SOUTHERN BANK, N.A., THE HOLDER OF THE MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 2051, PAGE 1866 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, EXECUTES THIS PLAT FOR THE PURPOSE OF RELEASING 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 28th DAY OF December, 1999, BY

Dennis F. Cone as President
OF MERCHANTS AND SOUTHERN BANK, N.A.

WITNESS *Suzanne Browning*
Kelly Malloy

STATE OF FLORIDA, COUNTY OF ALACHUA

BEFORE ME THIS DAY PERSONALLY APPEARED Dennis F. Cone as 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

(DID NOT TAKE AN OATH) AS IDENTIFICATION WHO WHO DID *Cynthia R. Olin*
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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 Survey & Mapping* 1/11/00 DATE
- ENGINEERING REQUIREMENTS: *Emilio Magaña* 1/10/00 DATE COUNTY ENGINEER
- PLANNING, ZONING AND OTHER COUNTY SERVICE REQUIREMENTS NOT OTHERWISE LISTED: *John K. Budd* 1/20/00 DATE COUNTY MANAGER
- WATER & SEWER REQUIREMENTS: *David W. Wayne* 1/14/00 DATE ENVIRONMENTAL HEALTH OFFICER
- FORM AND LEGALITY: *David W. Wayne* 1/14/00 DATE COUNTY ATTORNEY
- APPROVED BY ALACHUA COUNTY: *Penelope West* 1/20/00 DATE BOARD OF COUNTY COMMISSIONERS

FILED AND RECORDED THIS 31st DAY OF Jan, 2000.
CLERK *J.K. "Buddy" Johnson* DEPUTY CLERK *Debra Rosen*

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.

Elaine J. Quinn, P.S.
ELAINE J. QUINN
FLORIDA REGISTERED LAND SURVEYOR CERT. NO. 4258
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

DATE December 23, 1999

MENTONE CLUSTER DEVELOPMENT PHASE VI

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

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