# BUCKINGHAM SOUTH UNIT NO. 2 - REPLAT OF LOT 35

PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ SHEET 1 OF 1.

LYING IN SECTION 5 TOWNSHIP 10 SOUTH RANGE 19 EAST ALACHUA COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF BUCKINGHAM SOUTH UNIT NO. 2 AS RECORDED IN PLAT BOOK "J", PAGE 28 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

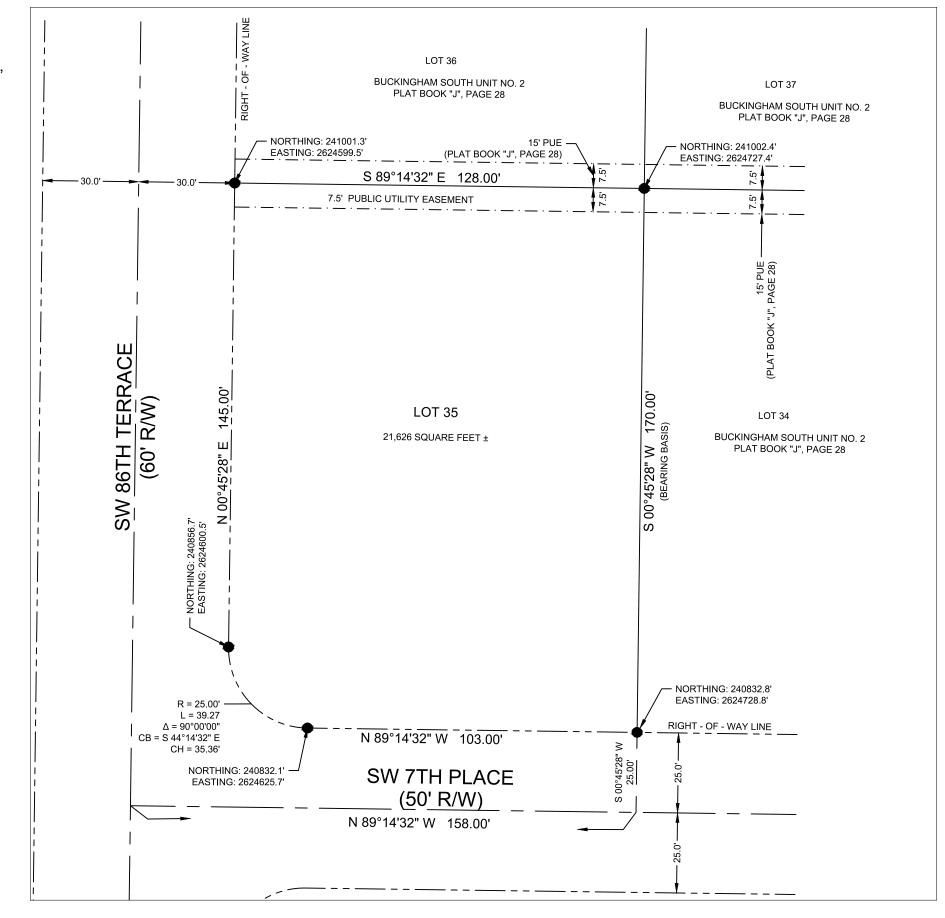
# **LEGAL DESCRIPTION**

LOT 35, BUCKINGHAM SOUTH UNIT NO 2., A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 28, OF THE PUBLIC RECORDS OF ALACHUA COUNTY. FLORIDA

# **GENERAL NOTES**

THE INTENT OF THIS REPLAT IS TO AMEND ONLY THE SETBACK LINES TO CONFORM WITH AND TO BE CONSISTENT WITH THE ALACHUA COUNTY UNIFIED LAND DEVELOPMENT CODE VERSION APRIL 18TH, 2022.

- 2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF LOT 35 AS BEING SOUTH 00 DEGREES 45 MINUTES 28 SECONDS WEST AS PER THE PLAT OF "BUCKINGHAM SOUTH UNIT NO. 2", AS RECORDED IN PLAT BOOK "J", PAGE 28 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 3. THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- 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 OR 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 5. THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT
- 6. TOTAL ACREAGE OF SUBDIVISION = 0.496± ACRES (21,626 SQUARE FEET±)
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0293E, COMMUNITY NUMBER 120001, PANEL 0293E, WITH A MAP REVISED DATE OF SEPTEMBER 24, 2021.
- 8. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.
- 9. THIS LAND APPEARS TO BE SUBJECT TO THE "RESTRICTIVE COVENANTS FOR BUCKINGHAM SOUTH SUBDIVISION UNIT TWO", AS RECORDED IN OFFICIAL RECORDS BOOK 1093, PAGE 840 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 10. CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.



# OWNER'S CERTIFICATION AND DEDICATION

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF

MY COMMISION EXPIRES

PURPOSES HEREIN EXPRESSED.

NOTARY PUBLIC, STATE OF FLORIDA

WE, BRIAN MEADE AND LINDSAY A. WOODWARD, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "BUCKINGHAM SOUTH UNIT NO. 2 - REPLAT OF LOT 35".

BRIAN MEADE	WITNESS	WITNESS				
LINDSAY A. WOODWARD	WITNESS	WITNESS				
ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA						
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BRIAN MEADE, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED THE ABOVE, INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.						
WITNESS MY HAND AND OFFICIAL	SEAL THIS DA	Y OF 2023.				
NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISION EXPIRES	TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)				
ACKNOWLEDGEMEN	<u>IT</u>	STATE OF FLORIDA, COUNTY OF ALACHUA				
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, LINDSAY A. WOODWARD, AND DID						

ACKNOWLEDGE TO AND BEFORE ME THAT SHE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND

# **MORTGAGEE'S APPROVAL**

**MORTGAGEE'S APPROVAL** 

DATE

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS NAME

WITNESS NAME

WITNESS NAME

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS MORTGAGEE, AS NOMINEE FOR MILED, INC., ITS SUCCESSORS AND ASSIGNS HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4892, PAGE 1977, AS INSTRUMENT NO. 3339810 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

FLAGSTAR BANK., AS MORTGAGEE, AS NOMINEE FOR PNC BANK, ITS SUCCESSORS AND ASSIGNS HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4979, PAGE 700, AS INSTRUMENT NO.

3399940 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO

PRINTED NAME: \_\_\_\_\_

MORTGAGEE: FLAGSTAR BANK, AS MORTGAGEE,

AS NOMINEE FOR PNC BANK. ITS SUCCESSORS AND ASSIGNS

THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

WITNESS SIGNATURE	DATE	MORTGAGEE: MORTGAGE ELECTRONIC
	_	REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR MILEND, INC. ITS SUCCESSORS AND ASSIGN
WITNESS NAME		BY:
		PRINTED NAME:
WITNESS SIGNATURE	DATE	TITLE:

Т	PE OF IDENTIFICATION PRODUCE	ΞD
(1	NOT PERSONALLY KNOWN)	
		:1



# 0 15 30 1 INCH =30 FEET

# **LOCATION MAP**

ALACHUA COUNTY, FLORIDA

# NOTICE:

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.

# **ABBREVIATIONS**

PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
R RADIUS
L ARC LENGTH
Δ DELTA (CENTRAL) ANGLE
CB CHORD. BEARING
CH CHORD- DISTANCE
R/W RIGHT - OF - WAY
± MORE OR LESS
I.D. IDENTIFICATION
MAG CHRISNIK'S BRAND NAIL
PRM PERMANENT REFERENCE MONUMENT
PUE PUBLIC UTILITY EASEMENT
N = 240832.8' STATE PLANE COORDINATES

E = 2624728.8' (NAD 83 - FLORIDA NORTH ZONE)

● PERMANENT REFERENCE MONUMENT - CAPPED 1/2" IRON PIPE "3002 PRM - LB8313"

# SURVEYOR'S CERTIFICATE OF REVIEW

CERTIFICATE OF APPROVAL FOR ALACHUA COUNTY, FLORIDA

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT C	ONFORMS TO THE REQUIREMENTS OF THE ALACHUA COU	NTY'S ORDINANCES AND REGULATIONS
ENGINEERING REQUIREMENTS	COUNTY ENGINEER	DATE
FORM AND LEGALITY	COUNTY ATTORNEY	DATE
APPROVED AND ACCEPTED BY THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS		
ALACHUA	CHAIR / VICE CHAIR COUNTY BOARD OF COUNTY COMMISSIONERS	DATE
RECEIVED AND RECORDED ON THIS		

# SURVEYOR'S CERTIFICATE:

I DO HEREBY CERTIFY THAT THIS PLAT OF "BUCKINGHAM SOUTH UNIT NO. 2 — REPLAT OF "LOT 35" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I, PLATTING OF THE FLORIDA STATUTES.

DEPUTY CLERK

3002 SURVEYING, LLC 3700 NW 91ST ST, A-200, GAINESVILLE, FL 32606. FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 8313 BY BRIAN E. MURPHY - PROFESSIONAL SURVEYOR AND MAPPERS; FLORIDA CERTIFICATE NO. 7033

CLERK