

\\SERVERS\survey\Projects\2023\2023-0042 (The VUE Lot 90-92)\DWG\2023-0042.S00 - REPLAT.dwg - PLAT

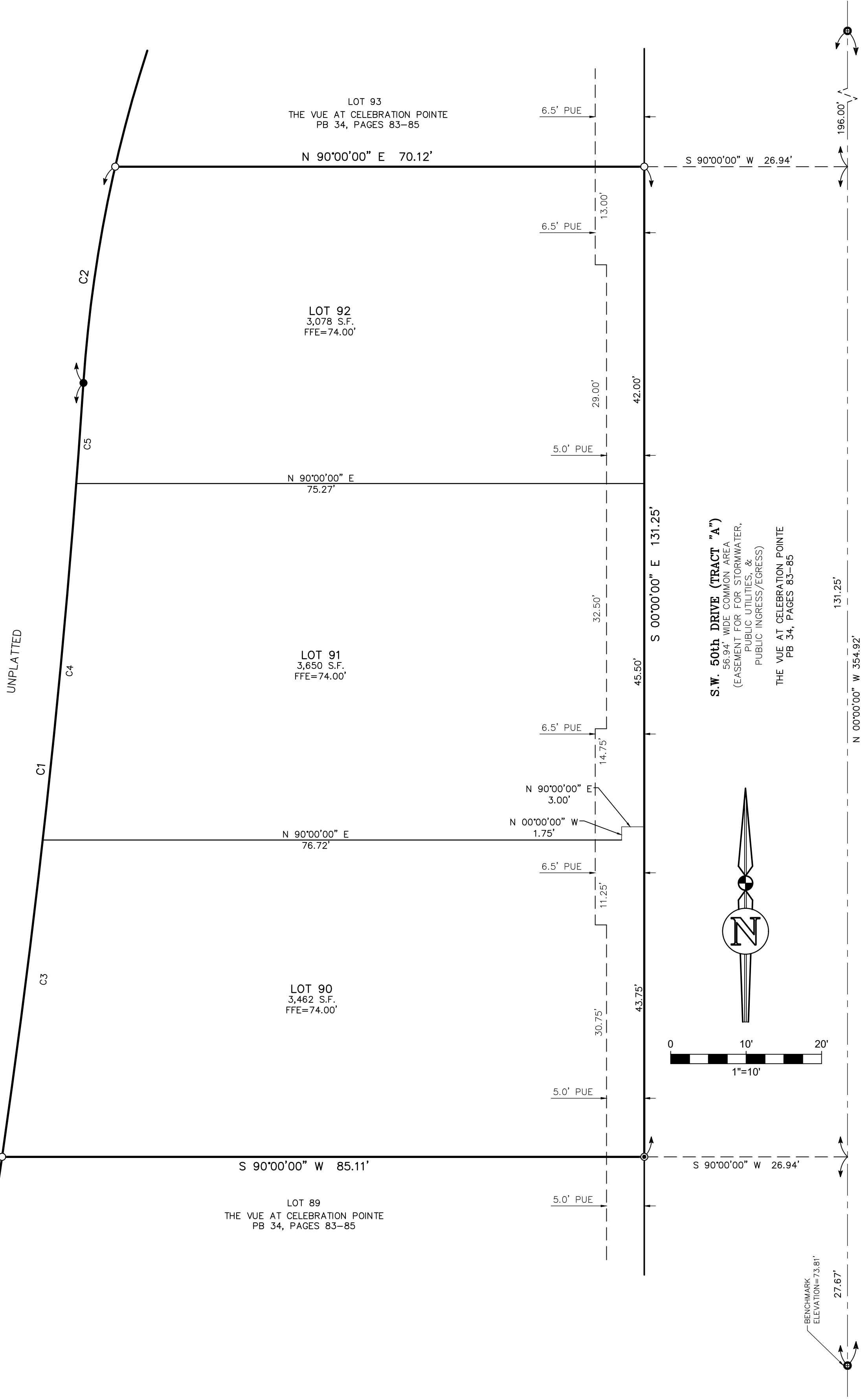
Plotted Apr 27, 2023 - 16:23:53 - oplorestt

THE VUE AT CELEBRATION POINTE - REPLAT OF LOTS 90, 91, & 92

SITUATED IN SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA
BEING A REPLAT OF LOTS 91, 92, & 93 OF THE VUE AT CELEBRATION POINTE,
AS RECORDED IN PLAT BOOK 34, PAGES 83-85 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____
SHEET 1 OF 1

CURVE TABLE									
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING			
C1	4° 26' 51"	1329.12'	103.17'	103.14'	51.61'	N 06° 00' 15" E			
C2	9° 07' 54"	182.00'	29.01'	28.98'	14.53'	N 08° 20' 46" E			
C3	1° 49' 32"	1329.12'	42.35'	42.34'	21.18'	N 07° 18' 54" E			
C4	2° 02' 46"	1329.12'	47.48'	47.46'	23.73'	N 05° 22' 46" E			
C5	0° 34' 34"	1329.12'	13.36'	13.36'	6.88'	N 04° 04' 06" E			



LEGAL DESCRIPTION

LOTS NINETY (90), NINETY-ONE (91), AND NINETY-TWO (92) OF "THE VUE AT CELEBRATION POINTE", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGES 83, 84, AND 85 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PRM	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS	PCP	PERMANENT CONTROL POINT
R	RADIUS	POC	POINT OF COMMENCEMENT
L	ARC LENGTH	POB	POINT OF BEGINNING
D	DELTA (CENTRAL) ANGLE	PB	PLAT BOOK
CB	CHORD BEARING	PC	POINT OF CURVATURE
CD	CHORD DISTANCE	PT	POINT OF TANGENCY
(R)	RADIAL	O.R.	OFFICIAL RECORDS BOOK
(NR)	NON-RADIAL	PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY	DE	DRAINAGE EASEMENT
±	MORE OR LESS	FFE	MINIMUM REQUIRED FINISHED FLOOR ELEVATION
I.D.	IDENTIFICATION	S.F.	SQUARE FEET
MAG	CHRISNIK'S BRAND	AC	ACRES
N=231668.49	STATE PLANE COORDINATES		
E=2636887.77	(NAD83 - FLORIDA NORTH ZONE)		

- PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IRON ROD AND CAP "PRM LB 2389" (FOUND)
- PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IRON ROD AND CAP "PRM LB 2389" (SET)
- ⊙ PERMANENT REFERENCE MONUMENT (PRM) - MAG NAIL WITH DISK "PRM LB 2389" (SET)
- ⦿ PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH DISK "PCP LB 2389" (FOUND)

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 00°00'00" W ON THE EAST LINE OF LOTS 90, 91, AND 92.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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. 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.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X (NO SCREEN)" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0435E; COMMUNITY NUMBER 120001; PANEL 0435E; WITH A MAP REVISED DATE OF SEPTEMBER 24, 2021.
- TOTAL NUMBER OF LOTS = 3
- TOTAL AREA OF SUBDIVISION = 10,190± SQUARE FEET
- ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 70.45 FEET (NAVD 1988 DATUM) ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BRASS DISK STAMPED "75 73 811" IN THE TOP OF A ROUND CONCRETE MONUMENT PER NATIONAL GEODETIC SURVEY DATASHEET PID AR0455.
- PURSUANT TO CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- THE PROPERTY AS DESCRIBED HEREON IS SUBJECT TO A BLANKET GRANT OF EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, LLC, AS PER OFFICIAL RECORDS BOOK 4412, PAGE 696 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE PROPERTY AS DESCRIBED HEREON IS SUBJECT TO THE "DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE VUE AT CELEBRATION POINTE", RECORDED IN OFFICIAL RECORDS BOOK 4580, PAGE 485 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATION AND DEDICATION

I, SVEIN H. DYRKOLBOTN, AS MANAGER OF SHD-CELEBRATION POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VUE AT CELEBRATION POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT THE VUE AT CELEBRATION POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "THE VUE AT CELEBRATION POINTE - REPLAT OF LOTS 90, 91, & 92".

SVEIN H. DYRKOLBOTN
MANAGER
SHD-CELEBRATION POINTE, LLC

WITNESS

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, SVEIN H. DYRKOLBOTN, AS MANAGER OF SHD-CELEBRATION POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE VUE AT CELEBRATION POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____ A.D. 2023

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES

TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)

MORTGAGEE DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT MAINSTREET COMMUNITY BANK OF FLORIDA, THE HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIALS RECORDS BOOK 4590 PAGE 2176 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE DEDICATION SHOWN HEREON.

ARTHUR CAMPBELL
SENIOR VICE PRESIDENT AND COMMERCIAL LENDING OFFICER
MAINSTREET COMMUNITY BANK OF FLORIDA

WITNESS

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

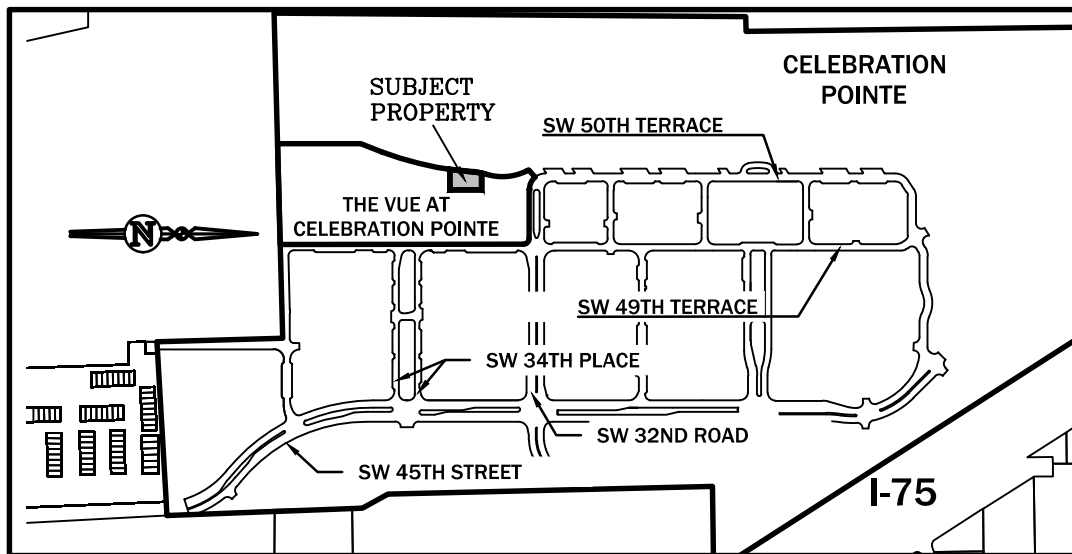
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ARTHUR CAMPBELL, AS SENIOR VICE PRESIDENT AND COMMERCIAL LENDING OFFICER OF MAINSTREET COMMUNITY BANK OF FLORIDA, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____ A.D. 2023

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES

TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)



LOCATION MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

CERTIFICATE OF APPROVAL FOR ALACHUA COUNTY, FLORIDA

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE ALACHUA COUNTY'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	CHAIR / VICE CHAIR ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS	DATE

RECEIVED AND RECORDED ON THIS	DAY OF	A.D. 2023	CLERK	DEPUTY CLERK
-------------------------------	--------	-----------	-------	--------------

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.

CERTIFICATE AND SIGNATURE COUNTY REPRESENTATIVE

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART I, 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.

SURVEYOR FOR ALACHUA COUNTY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION No. _____

DATE

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "THE VUE AT CELEBRATION POINTE - REPLAT OF LOTS 90, 91, AND 92" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF ANOTHER PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE SAME LEGAL ENTITY, 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 OF THE FLORIDA STATUTES.

EDA CONSULTANTS INC. 720 S.W. 2ND AVE SOUTH TOWER, SUITE 300, GAINESVILLE, FLORIDA 32601
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6687



eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com