

\\SERVER3\survey\Projects\2022-2023-2006 (Lerner Rural Subdivision)\DWG\2022-2006-Plat.dwg - Sheet 1
Plotted Mar 16, 2023 - 08:22:46 - albonie

LERNER RURAL SUBDIVISION

SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____

SHEET 1 OF 2

NOT FOR FINAL RECORDING

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 89°21'00" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 33, A DISTANCE OF 283.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°21'00" EAST, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 849.18 FEET TO THE NORTHWEST CORNER OF THE EAST 210 FEET OF NORTH 210 FEET OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 02°12'00" EAST, ALONG THE WEST LINE OF SAID EAST 210 FEET OF NORTH 210 FEET, AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 272.08 FEET; THENCE SOUTH 89°49'57" EAST, 210.18 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4; THENCE SOUTH 02°12'00" EAST, 1071.40 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4; THENCE SOUTH 89°34'13" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4, A DISTANCE OF 713.04 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4772, PAGE 2026 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 02°19'43" WEST, 417.88 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND; THENCE SOUTH 89°33'20" WEST, ALONG THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND, 343.07 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4772, PAGE 466 OF SAID PUBLIC RECORDS; THENCE NORTH 02°20'39" WEST, ALONG THE EAST LINE OF SAID CERTAIN PARCEL OF LAND (OFFICIAL RECORDS BOOK 4772, PAGE 466) A DISTANCE OF 924.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.02 ACRES, MORE OR LESS.

GENERAL NOTES

- BEARINGS AS SHOWN HEREON ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM (SEE NOTE 9) WITH A BEARING OF N 89°21'00" E ON THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 18 EAST.
- 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.
- 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" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0120D, COMMUNITY NUMBER 120001, PANEL 0120D, WITH A MAP REVISED DATE OF JUNE 6, 2006.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 4
- TOTAL ACREAGE OF SUBDIVISION = 28.02 ACRES,±
- 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 COORDINATES AND BEARINGS 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) [NAD83(2011)].
- CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.
- MONUMENTS WILL BE SET AT ALL LOT CORNERS PRIOR TO LOT TRANSFER.
- PRIVATE INGRESS AND EGRESS EASEMENTS SHALL BE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.
- LOTS 1, 2 AND 3 SHALL NOT HAVE DIRECT ACCESS TO N.W. 110th AVENUE. LOT 4 MUST ACCESS N.W. 110th AVENUE VIA THE 30' INGRESS, EGRESS EASEMENT.
- THE ACTIVITIES/ACTS/USES IDENTIFIED BELOW ARE PROHIBITED IN DESIGNATED "CONSERVATION MANAGEMENT AREA(S)" UNLESS PART OF AN APPROVED MANAGEMENT PLAN WITHOUT EXPRESS WRITTEN PERMISSION FROM THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT. VIOLATION OF ANY ONE OF THESE PROVISIONS WITHOUT SUCH WRITTEN PERMISSION SHALL BE CONSIDERED A DISCRETE VIOLATION OF A DEVELOPMENT ORDER ISSUED BY THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS. DEVELOPMENT ORDER TERMS ARE ENFORCEABLE BY THE ALACHUA COUNTY CODES ENFORCEMENT SPECIAL MAGISTRATE. VIOLATION MAY RESULT IN MONETARY PENALTIES OF UP TO \$15,000 AND/OR ORDER TO RESTORE CONSERVATION AREA(S) TO PREEXISTING CONDITIONS AT THE EXPENSE OF THE OWNER(S). FAILURE TO COMPLY WITH CODES ENFORCEMENT BOARD ORDERS MAY RESULT IN LIENS AGAINST THE PROPERTY. PROHIBITED ACTIVITIES/ACTS/USES IN "CONSERVATION MANAGEMENT AREA(S)":
 - CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND.
 - DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL OR DUMPING OR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS.
 - REMOVAL OR DESTRUCTION OF NATIVE TREES, SHRUBS, OR OTHER VEGETATION.
 - EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK, OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE.
 - SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINANTLY IN ITS NATURAL CONDITION.
 - ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.
 - ACTS OR USES DETRIMENTAL TO SUCH RETENTION OF LAND OR WATER AREAS.
 - ACTS OR USES DETRIMENTAL TO THE PRESERVATION OF THE STRUCTURAL INTEGRITY OR PHYSICAL APPEARANCE OF SITES OR PROPERTIES OF HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL, OR CULTURAL SIGNIFICANCE

MORTGAGEE'S APPROVAL

TRIAD FINANCIAL SERVICES, INC, AS MORTGAGEE, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS SHOWN HEREON AS "LERNER RURAL SUBDIVISION" AND TO THE DEDICATION SHOWN HEREON.

BENJAMIN BLAIR
CONSTRUCTION LOAN ADMISTRATOR
TRIAD FINANCIAL SERVICES, INC

WITNESS

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BENJAMIN BLAIR, AS CONSTRUCTION LOAN ADMISTRATOR OF TRIAD FINANCIAL SERVICES, INC, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE/SHE 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)

OWNER'S CERTIFICATION AND DEDICATION

WE, MICHAEL LERNER, YEVGENIYA BRODSKAYA AND JIMMY ADAMS, ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "LERNER RURAL SUBDIVISION"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE PUBLIC UTILITY EASEMENT AS SHOWN HEREON; AND DOES HEREBY DEDICATE TO THE LOT OWNERS, FOREVER, THE PRIVATE INGRESS, EGRESS & UTILITY EASEMENTS AS SHOWN HEREON.

MICHAEL LERNER

WITNESS

WITNESS

YEVGENIYA BRODSKAYA

WITNESS

WITNESS

JIMMY ADAMS

WITNESS

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, MICHAEL LERNER, AND DID ACKNOWLEDGE TO AND BEFORE ME BY MEANS OF PHYSICAL PRESENCE THAT HE/SHE 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)

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, YEVGENIYA BRODSKAYA, AND DID ACKNOWLEDGE TO AND BEFORE ME BY MEANS OF PHYSICAL PRESENCE THAT HE/SHE 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)

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

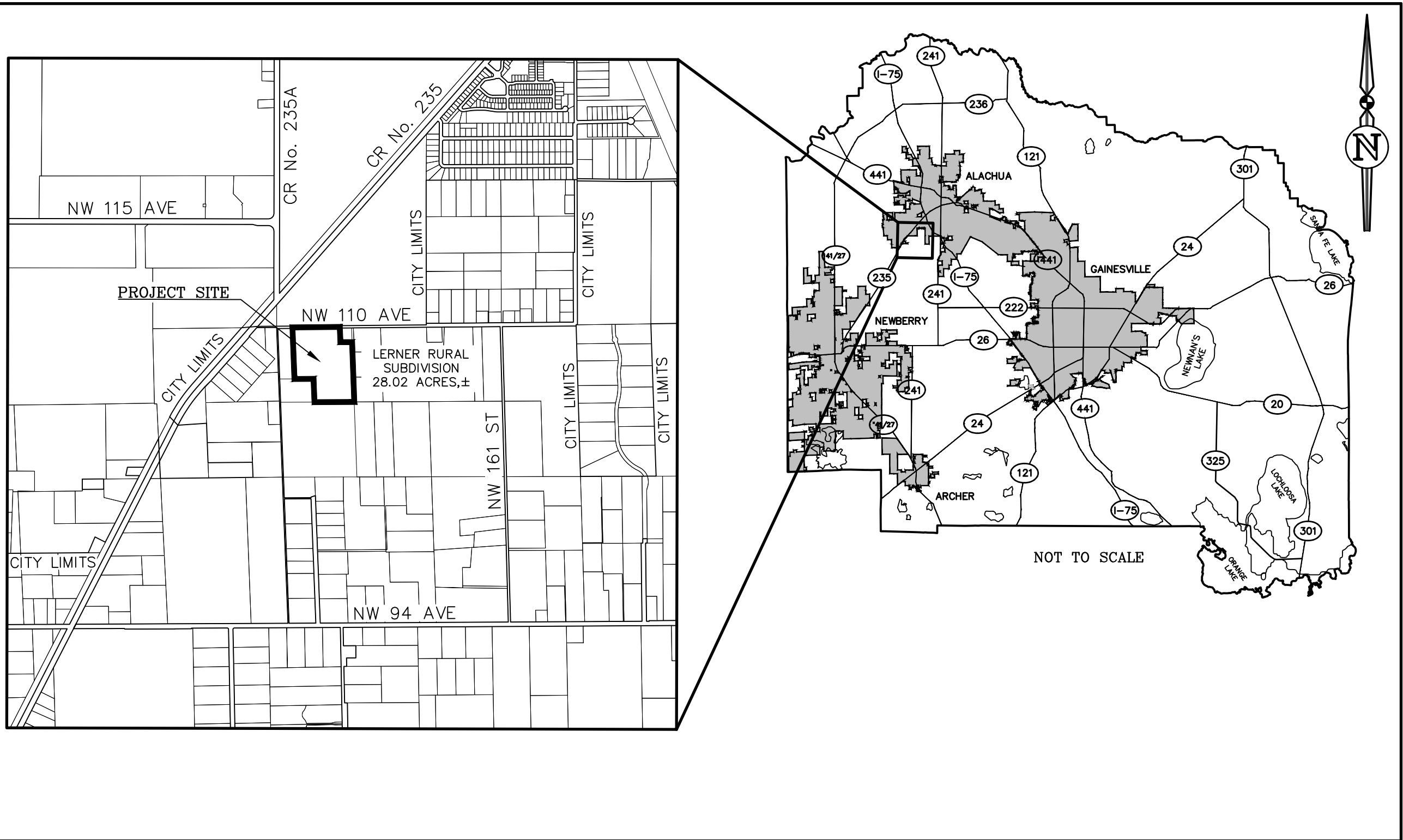
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JIMMY ADAMS, AND DID ACKNOWLEDGE TO AND BEFORE ME BY MEANS OF PHYSICAL PRESENCE THAT HE/SHE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

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

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, 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.

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

DATE

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:

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

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "LERNER RURAL SUBDIVISION" 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.

EDA CONSULTANTS INC.
720 SW 2ND AVENUE, SOUTH TOWER, SUITE 300, GAINESVILLE, FLORIDA 32601
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: ROBERT W. GRAVER - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 4239

eda

\\SERVER3\survey\Projects\2022\2022-0006 (Lerner Rural Subdivision)\DWG\2022-0006 Plot.dwg - Sheet 2
Plotted Mar 16, 2023 - 08:22:46 - albonie

LERNER RURAL SUBDIVISION

SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____

SHEET 2 OF 2

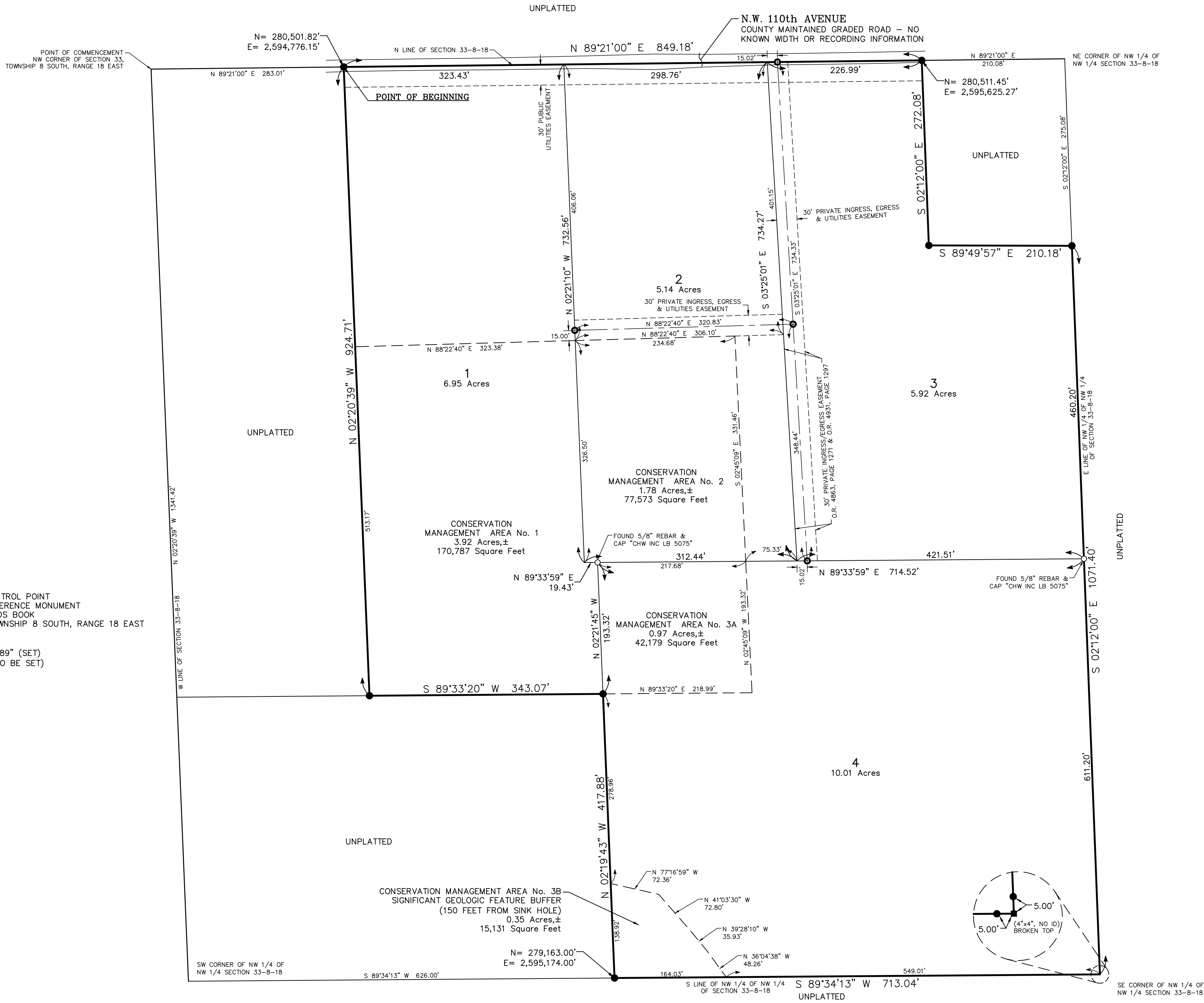
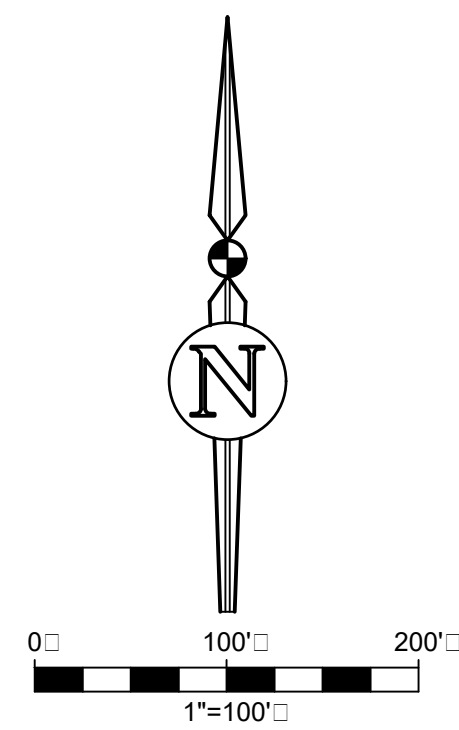
NOT FOR FINAL RECORDING

LEGEND AND ABBREVIATIONS

PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
± MORE OR LESS
ID IDENTIFICATION
N=231668.49 STATE PLANE COORDINATES
E=2636887.77 (NAD83 - FLORIDA NORTH ZONE)

PCP PERMANENT CONTROL POINT
PRM PERMANENT REFERENCE MONUMENT
O.R. OFFICIAL RECORDS BOOK
SECTION 33-8-18 SECTION 33, TOWNSHIP 8 SOUTH, RANGE 18 EAST

● PERMANENT REFERENCE MONUMENT (PRM) - 5/8" REBAR & CAP "PRM LB 2389" (SET)
○ PERMANENT CONTROL POINT (PCP) - 5/8" REBAR & CAP "PCP LB 2389" (TO BE SET)
■ FOUND CONCRETE MONUMENT (SIZE, ID)



eda