

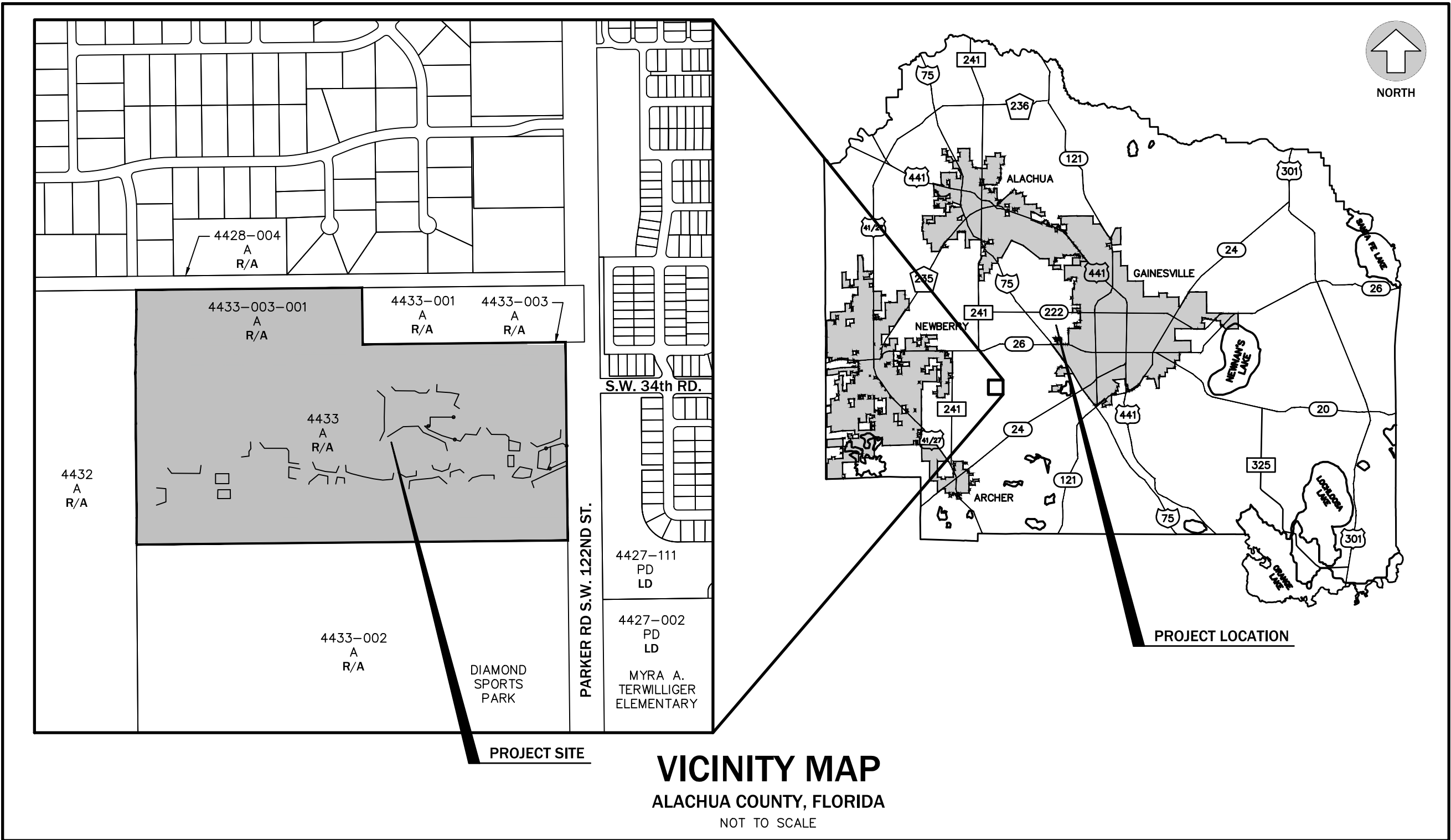
SOUTHWEST NATURE PARK

PRELIMINARY AND FINAL DEVELOPMENT PLAN

ALACHUA COUNTY, FLORIDA

DEVELOPMENT INFORMATION		
1.	NAME OF PROJECT:	SOUTHWEST NATURE PARK
2.	PROJECT DESCRIPTION	CONSTRUCTION OF TESTING PONDS AND A TEMPORARY WATER LINE.
3.	PROJECT ADDRESS:	3488 SW 122ND ST ARCHER, FL 32618
4.	TAX PARCEL NUMBERS:	04433-000-000, 04433-003-003
5.	SECTION/TOWNSHIP/RANGE:	SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST
6.	ZONING:	AGRICULTURAL (A)
7.	FUTURE LAND USE DESIGNATION:	RURAL/AGRICULTURAL
8.	TOTAL SITE AREA:	±76.14 ACRES

CONTACT INFORMATION		
1.	PROPERTY OWNER:	CITY OF GAINESVILLE FLORIDA d/b/a GAINESVILLE REGIONAL UTILITIES 4747 N. MAIN STREET GAINESVILLE, FL 32609
2.	ENGINEER:	Jones Edmunds and Associates 730 NE WALDO RD. GAINESVILLE, FL 32641 (352) 377-5821 CONTACT: ALAN FOLEY, P.E.
2.	CONSULTANT ENGINEER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: SERGIO REYES, P.E.
3.	PLANNER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP
4.	SURVEYOR:	CHW Professional Consultants 11801 RESEARCH DRIVE ALACHUA, FL 32615 (352) 331-1976 CONTACT: AARON HICKMAN, PSM



LEGEND		FUTURE LAND USE:	
ZONING:		LD	— LOW DENSITY
PD	— PLANNED DEVELOPMENT	R/A	— RURAL/AGRICULTURAL
A	— AGRICULTURAL		

LEGAL DESCRIPTION

(PARCEL 1)(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO.: 20-160, DATED: FEBRUARY 19, 2020)
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; AND RUN THENCE SOUTH 89 DEGREES, 28 MINUTES 37 SECONDS WEST, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION, 150.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 110 FOOT CITY OF GAINESVILLE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 890, PAGES 34-36, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES, 38 MINUTES, 15 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1155.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198 OF THE PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 38 MINUTES 15 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1153.35 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 701, PAGE 45 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 24 MINUTES 07 SECONDS WEST, 1179.85 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 701, PAGE 45, AND THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 38 MINUTES 21 SECONDS EAST, ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4, A DISTANCE OF 1481.03 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198; THENCE NORTH 89 DEGREES 26 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198 A DISTANCE OF 2509.67 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAY.

LESS AND EXCEPT THAT LANDS AS CONVEYED IN OFFICIAL RECORDS BOOK 2298, PAGE 1371 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT (NO I.D.) FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE OF THE ARREDONDO GRANT, AND RUN THENCE SOUTH 00 DEGREES 38'42" EAST, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 374.85 FEET; THENCE NORTH 89 DEGREES 23'46" EAST, A DISTANCE OF 2509.87 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF A 110' CITY OF GAINESVILLE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 890, PAGE 34 ET SEQ. OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 38'07" WEST, ALONG SAID WEST RIGHT OF WAY LINE, 44.85 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND ON THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4, ALSO KNOWN AS THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 701, PAGE 45 OF SAID PUBLIC RECORDS, THENCE SOUTH 89 DEGREES 24'13" WEST, ALONG SAID SOUTH LINE, 1179.86 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND AT THE SOUTHWEST CORNER OF SAID PARCEL (O.R. 701, PG. 45); THENCE NORTH 00 DEGREES 37'45" WEST, 329.64 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND AT THE NORTHWEST CORNER OF SAID PARCEL (O.R. 701, PG. 45) LYING ON THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 24'18" WEST, ALONG SAID NORTH BOUNDARY, 1330.00 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS CONTAINED IN THAT CERTAIN FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2331, PAGE 312 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, FOR THE POINT OF BEGINNING, AND RUN S.00 DEGREES 38'59"E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 1481.25 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.89 DEGREES 26'39"E, ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198, A DISTANCE OF 1.7 FEET, MORE OR LESS, TO A FENCE LINE RUNNING NORTH AND SOUTH; THENCE RUN NORTHERLY, ALONG SAID FENCE LINE AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1481 FEET, MORE OR LESS, TO THE NORTH LINE OF THE AFOREMENTIONED SOUTHEAST 1/4 OF SECTION 14; THENCE RUN S.89 DEGREES 24'21"W, ALONG SAID NORTH LINE, A DISTANCE OF 18.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(PARCEL 2)(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO.: 20-160 A, DATED: JULY 20, 2020)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT (NO I.D.) FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE OF THE ARREDONDO GRANT, AND RUN THENCE SOUTH 00 DEGREES 38'42" EAST, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 374.85 FEET; THENCE NORTH 89 DEGREES 23'46" EAST, A DISTANCE OF 2509.87 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF A 110' CITY OF GAINESVILLE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 890, PAGE 34 ET SEQ. OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 38'07" WEST, ALONG SAID WEST RIGHT OF WAY LINE, 44.85 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND ON THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4, ALSO KNOWN AS THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 701, PAGE 45 OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 24'13" WEST, ALONG SAID SOUTH LINE, 1179.86 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND AT THE SOUTHWEST CORNER OF SAID PARCEL (O.R. 701, PG. 45); THENCE NORTH 00 DEGREES 37'45" WEST, 329.64 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND AT THE NORTHWEST CORNER OF SAID PARCEL (O.R. 701, PG. 45) LYING ON THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 24'18" WEST, ALONG SAID NORTH BOUNDARY, 1330.00 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS CONTAINED IN THAT CERTAIN FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2331, PAGE 312 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, FOR THE POINT OF BEGINNING, AND RUN S.00 DEGREES 38'59"E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 1481.25 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.89 DEGREES 26'39"E, ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198, A DISTANCE OF 1.7 FEET, MORE OR LESS, TO A FENCE LINE RUNNING NORTH AND SOUTH; THENCE RUN NORTHERLY, ALONG SAID FENCE LINE AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1481 FEET, MORE OR LESS, TO THE NORTH LINE OF THE AFOREMENTIONED SOUTHEAST 1/4 OF SECTION 14; THENCE RUN S.89 DEGREES 24'21"W, ALONG SAID NORTH LINE, A DISTANCE OF 18.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C100	SPECIAL EXCEPTION CONDITIONS & RESPONSES
C150	TREE CANOPY PRESERVATION PLAN
C200	TREE DEMOLITION PLAN
C201	SITE PLAN
C202	GRADING PLAN
C400	UTILITY PLAN
SHEET 1-16	BOUNDARY AND TOPOGRAPHIC SURVEY (BY OTHERS)



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

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No.	Date	Comment

THE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
SERGIO J. REYES, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THE DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 23-096

Project phase: COUNTY SUBMITTAL

Project title:

SOUTHWEST NATURE PARK
ALACHUA COUNTY,
FLORIDA

Sheet title:

COVER SHEET

Designed: ---

Sheet No.:

Drawn: TAR

Checked: TAR

Date: 11/30/23

C000