

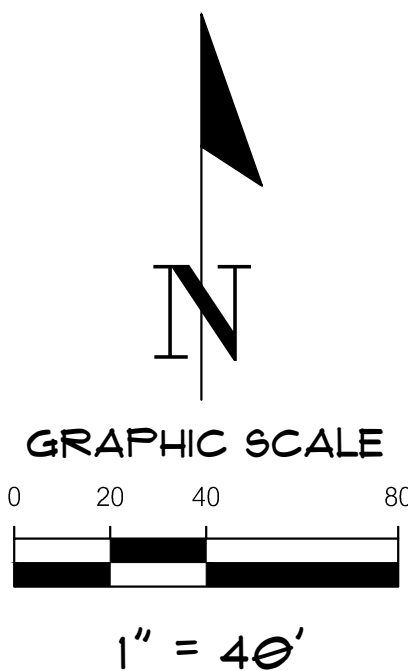
WARRING'S PLACE

A REPLAT OF LOT 13A, WYNGATE FARMS, A REPLAT OF LOT 13, A PLANNED DEVELOPMENT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 10, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA LOCATED IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA

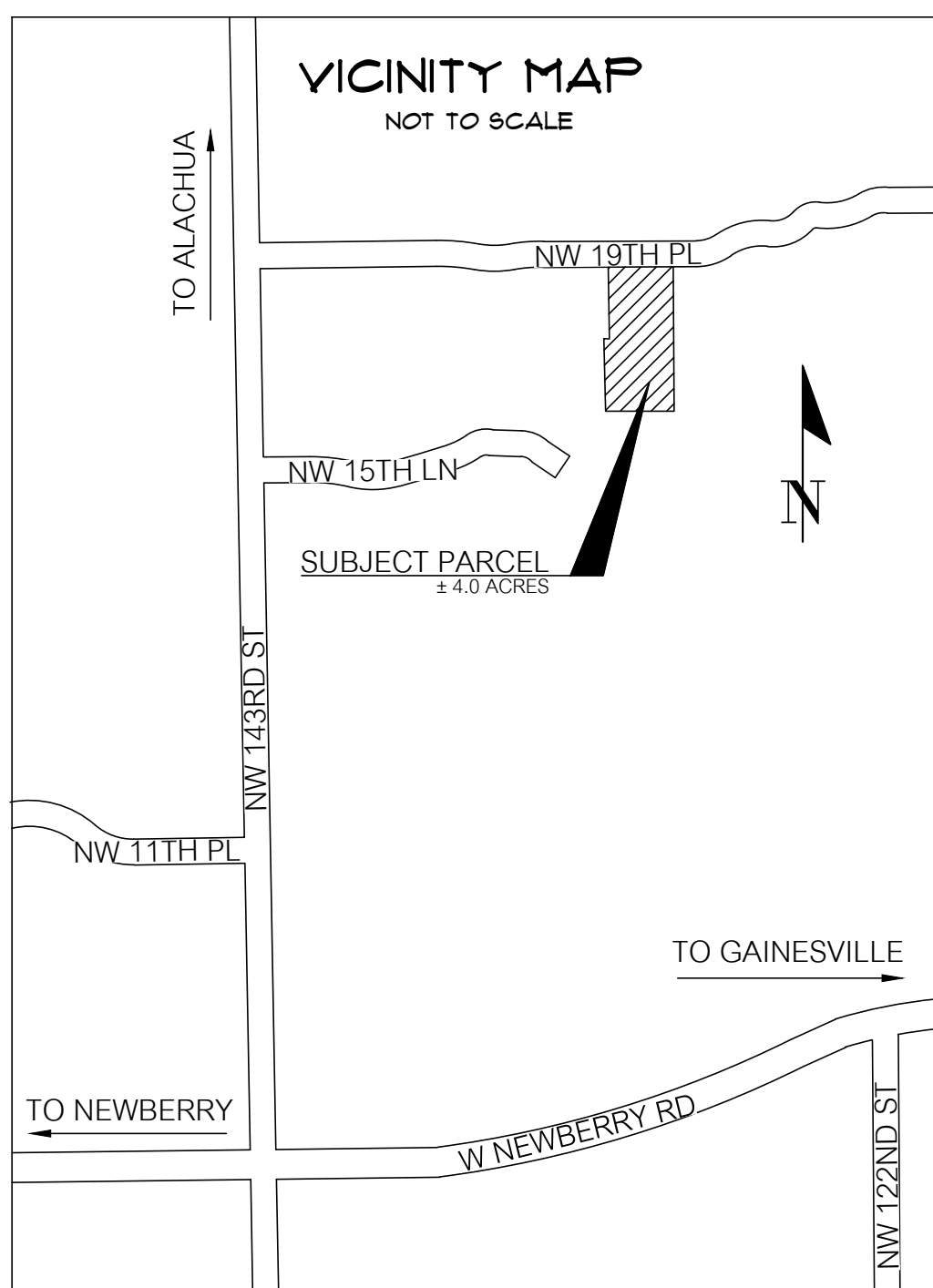


11601 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

PLAT BOOK ____, PAGE ____,
SHEET ONE OF ONE



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°44'29"E	15.00'



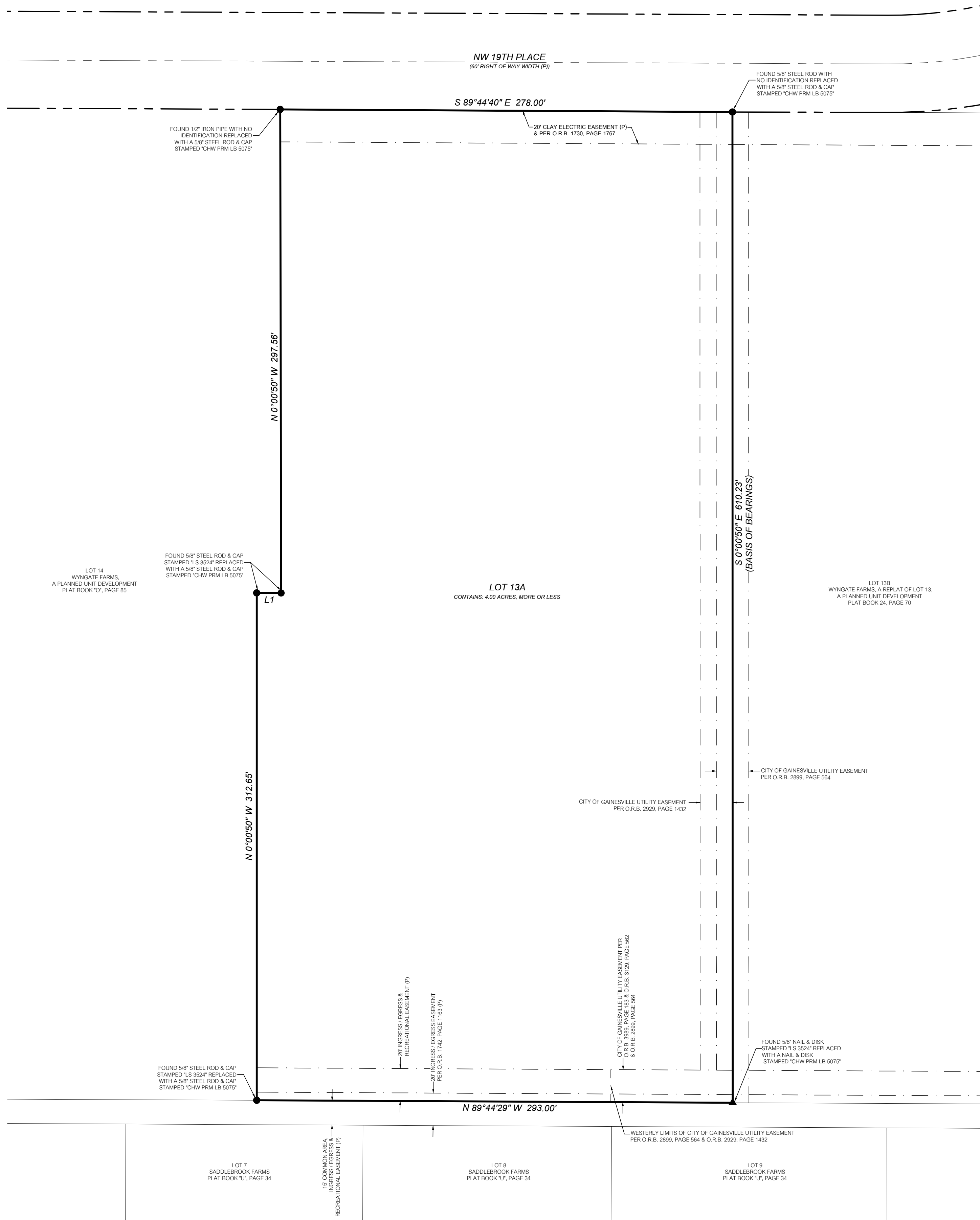
- LEGEND:**
- = SET 5/8" STEEL ROD & CAP STAMPED "CHW PRM LB 5075"
 - ▲ = SET NAIL AND DISK STAMPED "CHW PRM LB 5075"
 - O.R.B. = OFFICIAL RECORDS BOOK
 - B.S.L. = BUILDING SETBACK LINES
 - (P) = DATA BASED ON PLAT BOOK 24, PAGE 70

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0290E, EFFECTIVE DATE: SEPTEMBER 24, 2021.

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.

ALL PLATTED UTILITY EASEMENTS ARE ALSO 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.



DESCRIPTION:

(PER WESTCOOR LAND TITLE INSURANCE COMPANY, POLICY NUMBER: OP-61-FL1299-15561393, DATED NOVEMBER 30, 2023)
LOT 13A, WYNGATE FARMS, A REPLAT OF LOT 13, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 70, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 00°00'50" EAST, FOR THE EAST LINE OF LOT 13A, SAID BEARING BEING IDENTICAL TO THE PLAT OF WYNGATE FARMS, A REPLAT OF LOT 13, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 24, PAGE 70.
- SYMBOLS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- THE ERROR OF CLOSURE FOR THE BOUNDARY DOES NOT EXCEED 1:10,000.
- BUILDING SETBACKS:
FRONT: 40' MINIMUM
SIDE (EAST): 25' MINIMUM
SIDE (WEST): 25' MINIMUM
REAR: 40' MINIMUM
- LOT 13A, AS SHOWN HEREON, IS SUBJECT TO RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1730, PAGE 944, AND AMENDED IN OFFICIAL RECORDS BOOK 1770, PAGE 415, JOINED RECORDED IN OFFICIAL RECORDS BOOK 1786, PAGE 473, OFFICIAL RECORDS BOOK 2663, PAGE 1425 AND OFFICIAL RECORDS BOOK 4528, PAGE 804; AGREEMENT BY FEE SIMPLE TITLE HOLDERS RECORDED IN OFFICIAL RECORDS BOOK 4294, PAGE 1740, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- LOT 13A, AS SHOWN HEREON, IS SUBJECT TO RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1654, PAGE 2631, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

OWNER'S CERTIFICATION AND DEDICATION

MARK WARRING AND COLLEEN RENEE WARRING, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "WARRING'S PLACE".

WITNESS: MARK WARRING
7106 NW 18TH AVE
GAINESVILLE, FL 32605

WITNESS: COLLEEN RENEE WARRING
7106 NW 18TH AVE
GAINESVILLE, FL 32605

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

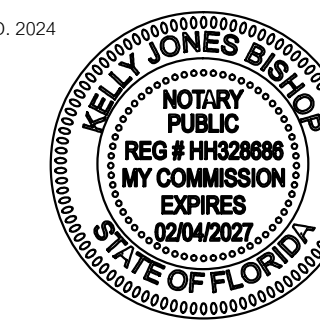
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, MARK WARRING AND COLLEEN RENEE WARRING, KNOWN TO ME TO BE THE PERSONS HEREIN DESCRIBED AND ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NO.: _____



CERTIFICATION AND 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:

ENGINEERING REQUIREMENTS: COUNTY ENGINEERING _____ DATE _____

FORM AND LEGALITY: COUNTY ATTORNEY _____ DATE _____

APPROVED BY: CHAIR BOARD OF COUNTY COMMISSIONERS _____ DATE _____

RECEIVED AND FILED FOR RECORD ON THIS ____ DAY OF _____, A.D. 2024.

CLERK: _____ DEPUTY CLERK: _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, 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.

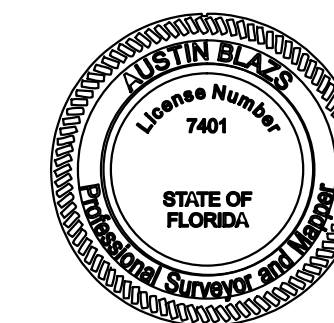
SURVEYOR AND MAPPER FOR THE COUNTY OF ALACHUA _____ DATE _____

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER: _____

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "WARRING'S PLACE" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE _____



AUSTIN BLAZS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7401
CHW, LLC, LB NO. 5075
11601 RESEARCH DRIVE
ALACHUA, FL 32615