

WYNGATE FARMS,

A REPLAT OF LOT 13

A PLANNED UNIT DEVELOPMENT LOCATED IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA



NOTICE:

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. [FLORIDA STATUTE 177.091 (26)]

DESCRIPTION:

LOT 13 OF WYNGATE FARMS, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK "0", PAGES 85 & 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA TOGETHER WITH:
(PARCEL "A")
BEGIN AT A CONCRETE MONUMENT (#3524) MARKING THE S.E. CORNER OF LOT 14 OF WYNGATE FARMS AS PER PLAT BOOK "0", PAGES 85 & 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00°00'50" WEST ALONG THE EAST LINE OF SAID LOT 14 A DISTANCE OF 312.65 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE LEAVING SAID EAST LINE SOUTH 89°44'29" EAST A DISTANCE OF 696.39 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE SOUTH 00°01'14" EAST A DISTANCE OF 312.65 FEET TO A CONCRETE MONUMENT (#3524); THENCE NORTH 89°44'29" WEST A DISTANCE OF 696.43 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON THE INTERPRETATION OF F.I.R.M. PANEL 275 OF 500 COMMUNITY PANEL NO. 120001 0275A THAT THIS PROPERTY IS IN FLOOD ZONE "C", MAP EFFECTIVE DATE SEPT. 28, 1984.

SURVEYORS NOTES:

1. THE BEARING STRUCTURE SHOWN HEREON IS BASED ON A PORTION OF THE SOUTH LINE OF THE SUBJECT PROPERTY HAVING A BEARING OF N 89°44'29" W, SAID BEARING IS ROTATED 00°42'16" CLOCKWISE FROM THE GRID BEARING CALCULATED FROM THE ALACHUA COUNTY CONTROL DENSIFICATION & IDENTIFICATION OF LAND CORNERS PROJECT OF 1988.
2. COORDINATES SHOWN HEREON ARE BASED UPON ALACHUA COUNTY CONTROL DENSIFICATION & IDENTIFICATION OF LAND CORNERS PROJECT OF 1988.
3. THE ERROR OF CLOSURE OF THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1"/10,000'.
4. ELEVATIONS ARE BASED ON N.G.V.D. 1929 VERTICAL DATUM.

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 AS FOLLOWS:

SURVEYING REQUIREMENTS:

Willie Holt 8/28/03
PROFESSIONAL SURVEYOR & MAPPER DATE

ENGINEERING REQUIREMENTS:

Willie Holt 8/28/03
COUNTY ENGINEER DATE

FORM AND LEGALITY:

Frank Anthony 9/16/03
COUNTY ATTORNEY DATE

PLANNING, ZONING AND OTHER COUNTY SERVICE REQUIREMENTS NOT LISTED:

Joe A. Gre 9/10/03
COUNTY MANAGER DATE

WATER AND SEWER REQUIREMENTS:

Patricia Myer 9/16/03
COUNTY ENVIRONMENTAL HEALTH OFFICER DATE

APPROVED BY:

Robert J. Long 9/16/03
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

CLERK OF COURT CERTIFICATE:

RECEIVED AND FILED FOR RECORD THIS 16th DAY OF September 2003.

J.K. "Buddy" Irby *Shirley Marie Elie*
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, WHETHER GRAPHIC OR DIGITAL.

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. [FLORIDA STATUTE 177.091 (27)]

NOTICE:

ALL ROADS, INGRESS/EGRESS EASEMENTS AND RECREATIONAL EASEMENTS ARE TO BE PRIVATELY MAINTAINED AS THE RESPONSIBILITY OF THE WYNGATE FARMS HOMEOWNERS ASSOCIATION, INC. AND SHALL REMAIN ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

NOTICE:

ALL LOTS ARE TO BE SERVED BY ON-SITE WELL AND SEPTIC TANKS.

DEDICATION:

WE, ERIC D. TAYLOR AND HIS WIFE KRISTI HAWLEY TAYLOR, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED LAND, AND DO HEREBY DEDICATE TO CLAY ELECTRIC AND DEDICATE AND CONVEY TO WYNGATE FARMS HOMEOWNERS ASSOCIATION, INCORPORATED THE EASEMENTS AND COMMONS AREAS AS SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS WYNGATE FARMS, A REPLAT OF LOT 13.

Laurie Roder MR. ERIC D. TAYLOR, OWNER
Eric D. Taylor
Celia D. Hattge MRS. KRISTI HAWLEY TAYLOR, OWNER
Kristi Hawley Taylor

STATE OF FLORIDA, COUNTY OF ALACHUA
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME ERIC D. TAYLOR AND HIS WIFE KRISTI HAWLEY TAYLOR 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 & OFFICIAL SEAL THIS 27th DAY OF August, 2003.
Laurie Roder 7-4-04
NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES:

MORTGAGEE'S APPROVAL:

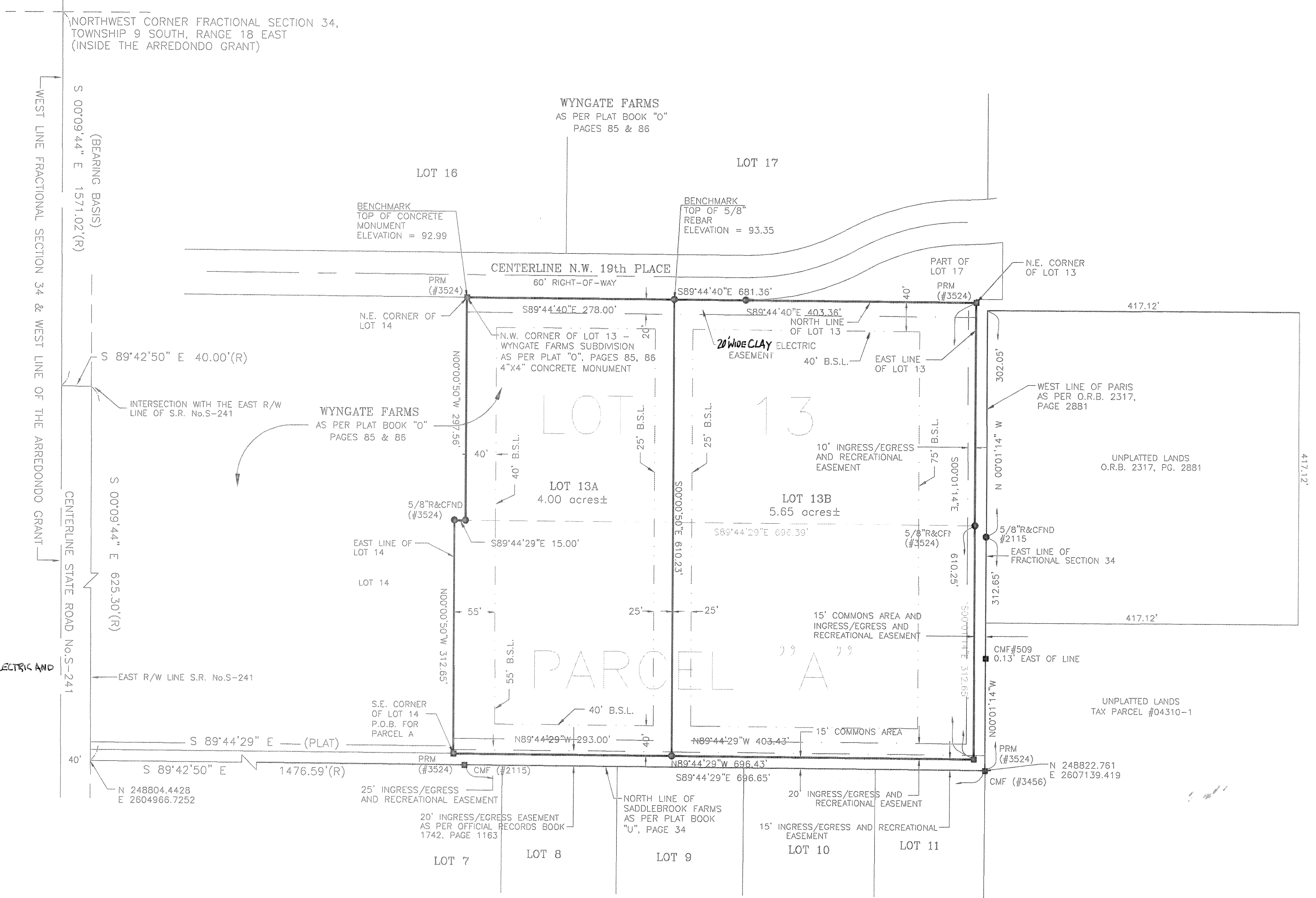
KNOW ALL MEN BY THESE PRESENTS THAT MERCHANTS AND SOUTHERN BANK, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 2617, PAGE 478 DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

Celia D. Hattge
Laurie Roder
WITNESS JAMES R. STEWART, EXECUTIVE VICE-PRESIDENT OF MERCHANTS AND SOUTHERN BANK

STATE OF FLORIDA, COUNTY OF ALACHUA

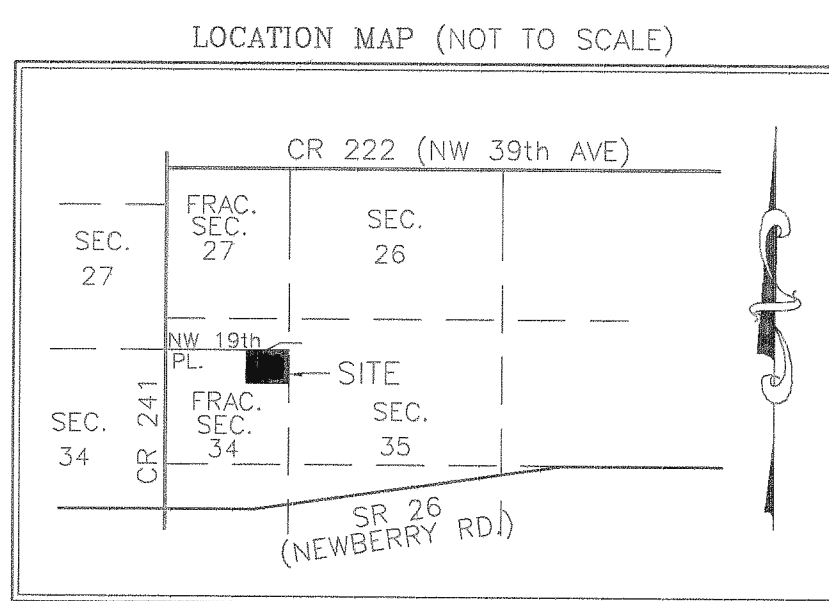
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME JAMES R. STEWART, EXECUTIVE VICE-PRESIDENT, KNOWN TO ME TO BE THE PERSON STATED ABOVE AND WHO EXECUTED THE ABOVE INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED.

WITNESS MY HAND & OFFICIAL SEAL THIS 27th DAY OF August, 2003.
Laurie Roder 7-4-04
NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES:



LEGEND

| | |
|------------|---|
| (R) | RECORD MEASUREMENT |
| (C) | COMPUTED MEASUREMENT |
| RCF | REBAR & CAP FOUND |
| NDF | NAIL & DISK FOUND |
| CMF | 4"x4" CONCRETE MONUMENT FOUND |
| ACCDS | ALACHUA COUNTY CONTROL DENSIFICATION SURVEY |
| PLS | PROFESSIONAL LAND SURVEYOR |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| P.C.P.I.D. | PERMANENT CONTROL POINT IDENTIFICATION |
| B.S.L. | BUILDING SETBACK LINE |
| P.O.B. | POINT OF BEGINNING |
| F.I.R.M. | FLOOD INSURANCE RATE MAP |
| PG. | PAGE |
| S.R. | STATE ROAD |
| R/W | RIGHT-OF-WAY |
| O.R.B. | OFFICIAL RECORD BOOK |
| R&CFND | REBAR & CAP FOUND |



SCALE @ 1" = 100'

SURVEYORS CERTIFICATE:
I DO HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND CORRECT REPRESENTATION OF THE HEREDIN DESCRIBED LAND ACCORDING TO A SURVEY MADE UNDER MY PERSONAL DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) AND PERMANENT CONTROL POINTS (P.C.P.) HAVE BEEN SET AND MARKED FOR AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177 OF THE FLORIDA STATUTES.
Terrence J. Brannan 8/26/03
TERRENCE J. BRANNAN PLS DATE
FLORIDA CERTIFICATE NO. 3524

SCALE: 1" = 100'

| | |
|--|-------------------------|
| BAR IS ONE INCH ON ORIGINAL DRAWING | DATE: 3-19-2003 |
| 0 1" | DRAWN BY: GUY |
| IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY | REVISION NOTES: |
| JOB NO. 94466 | ACAD FILE: 94466REPLAT2 |

TERRENCE J. BRANNAN LAND SURVEYOR INC.
4424 N.W. 13th ST., C-9 GAINESVILLE, FLORIDA 32609
PHONE: (352) 371-3159 FAX: (352) 371-0528