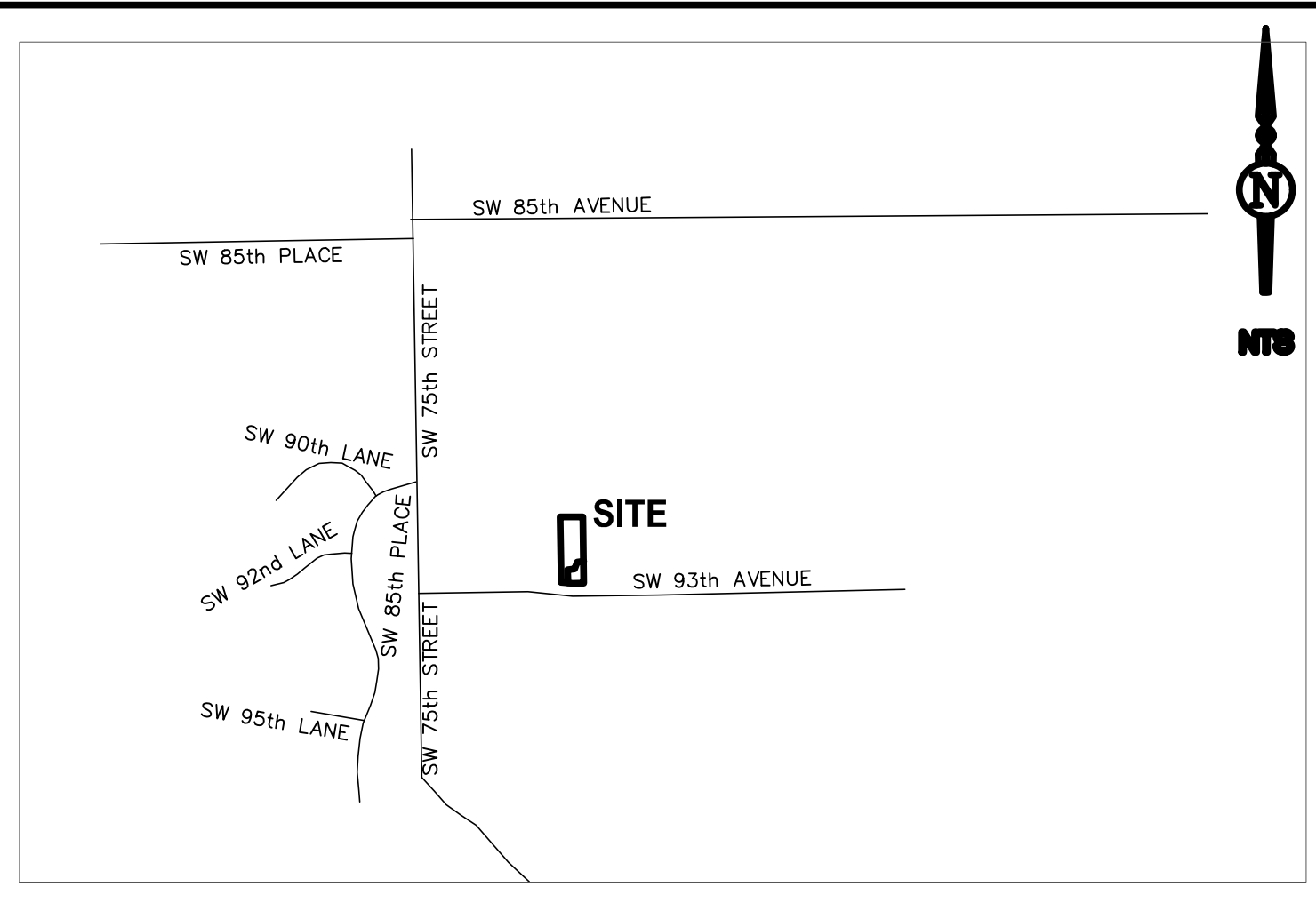


VICINITY MAP



**LOT 10, FARMS OF KANAPAHA  
REPLAT**  
SITUATED IN  
SECTION 4, TOWNSHIP-11-SOUTH, RANGE-19-EAST,  
ALACHUA COUNTY, FLORIDA

**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.

Plat Book \_\_\_\_\_, Page \_\_\_\_\_  
Sheet One of One

**Owner's Certification and Dedication:**  
KNOW ALL MEN BY THESE PRESENTS, THAT WILLIAM J. LARSON AS TRUSTEE OF THE WILLIAM J. LARSON REVOCABLE TRUST OF 2008, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "LOT 10, FARMS OF KANAPAHA REPLAT".

THE WILLIAM J. LARSON REVOCABLE TRUST OF 2008  
BY: WILLIAM J. LARSON AS TRUSTEE

WITNESS  
PRINT NAME \_\_\_\_\_

WITNESS  
PRINT NAME \_\_\_\_\_ WILLIAM J. LARSON AS TRUSTEE

**Acknowledgment:**  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY WILLIAM J. LARSON, AS TRUSTEE OF THE WILLIAM J. LARSON REVOCABLE TRUST OF 2008, ON BEHALF OF THE COMPANY, SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**Certificate of Surveyor:**  
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF LOT 10, FARMS OF KANAPAHA, REPLAT AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY COMPLETED ON MAY 1, 2024 AND THAT THE PLAT COMPLIES WITH ALL OF PART 1, PLATTING, REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: \_\_\_\_\_  
RICHARD L. WHITE, PLS. 3530 N.W. 43RD STREET, GAINESVILLE, FLORIDA, 32606. CERTIFICATE OF AUTHORIZATION NO. 8031  
J. BROWN PROFESSIONAL GROUP, INC. 3530 N.W. 43RD STREET, GAINESVILLE, FLORIDA, 32606. CERTIFICATE OF AUTHORIZATION NO. 8031

**CERTIFICATE OF REVIEW BY PROFESSIONAL SURVEYOR AND MAPPER**

FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING OF THE FLORIDA STATUTES  
EXAMINED ON: \_\_\_\_\_  
AND  
APPROVED BY: \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER

**CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT**

EXAMINED ON: \_\_\_\_\_  
AND  
APPROVED BY: \_\_\_\_\_  
COUNTY HEALTH DEPARTMENT

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR ALACHUA COUNTY.**

EXAMINED ON: \_\_\_\_\_  
AND  
APPROVED BY: \_\_\_\_\_  
COUNTY ATTORNEY

**CERTIFICATE OF APPROVAL BY ALACHUA COUNTY COMMISSION**

THIS IS TO CERTIFY THAT ON \_\_\_\_\_, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.  
MAYOR \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
CHAIR: BOARD OF COUNTY COMMISSIONERS

**RECEIVED AND RECORDED**

RECEIVED AND RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
CLERK \_\_\_\_\_ DEPUTY CLERK \_\_\_\_\_

**JBPro**  
CIVIL ENGINEERING | LAND PLANNING SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, FL 32606  
4420 US-1 S, Suite 1 | St. Augustine, FL 32086  
1826 Ox Bottom Lane | Tallahassee, FL 32304  
Toll Free: (844) Go-JBPro

Scale:	1"=100'
Proj. No.:	RES-23-110
Drawn:	rlw
Checked:	R.White
Dwg. Name:	RES-23-110-85
Dwg. Date:	05.01.2024
Field Book:	33
Pages:	68
Sheet:	1 of 1

**PROPERTY DESCRIPTION:**

LOT 10 OF FARMS OF KANAPAHA, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

**SUBDIVIDER:**

THE WILLIAM J. LARSON REVOCABLE TRUST OF 2008  
7128 SW 93rd AVE  
GAINESVILLE, FL 32608

**NOTES:**

- ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- BEARINGS ARE BASED ON THE WEST BOUNDARY OF THE SUBJECT PARCEL, HAVING A MEASURED BEARING OF S00°53'21"E UTILIZING STATE PLANE NAD83 FLORIDA NORTH ZONE PROJECTION.
- STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA NORTH COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
- THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0435E, EFFECTIVE 9.24.2021.
- THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000
- ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN SET.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED ON MAY 1, 2024 BY THIS FIRM.
- 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
- CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.
- THE SETBACKS SHALL BE CONSISTENT WITH THE ZONING DISTRICT SETBACKS IN CHAPTER 403, ULDC. CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.

**BUILDING SETBACKS:**

FRONT = 40 FEET  
SIDE = 10 FEET  
REAR = 40 FEET

**ABBREVIATIONS:**

AC = ACRES  
FCM = CONCRETE MONUMENT WITH CAP  
FIR = FOUND 5/8" IRON ROD WITH CAP  
  
ID = IDENTIFICATION  
JBPRO = JBROWN PROFESSIONAL GROUP  
N&D = NAIL AND DISK  
NTS = NOT TO SCALE  
P.B. = PLAT BOOK  
R/W = RIGHT-OF-WAY  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.O.B. = POINT OF BEGINNING

**SYMBOL LEGEND:**

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CL RIGHT-OF-WAY LINE
- SET 5/8" IRON ROD WITH CAP "JBPRO PRM LB 8031"

