

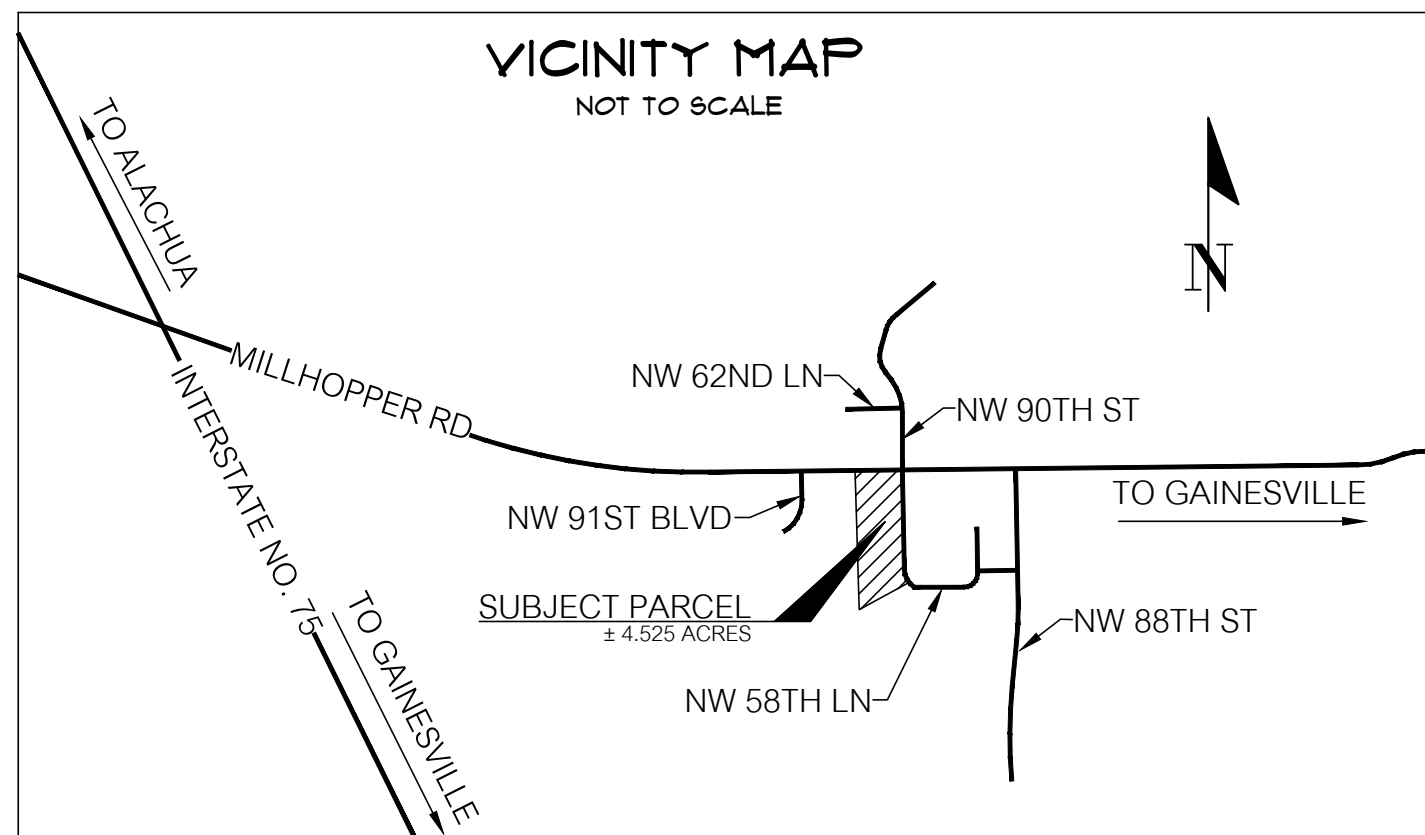
RESERVE AT MILLHOPPER

A REPLAT OF LOT 1, LOT 2 & LOT 3 OF PROVENCE SUBDIVISION, PLAT BOOK 28, PAGE 69-70, LOCATED IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 19 EAST ALACHUA COUNTY, FLORIDA

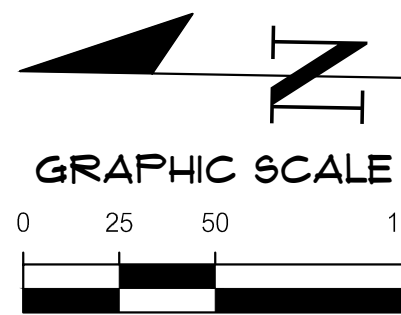


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Alachua, Florida 32615
(352) 331-1976
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CA-5075

PLAT BOOK , PAGE
SHEET ONE OF ONE



DESCRIPTION:
LOT 1, LOT 2 AND LOT 3, PROVENCE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGES 69 & 70 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

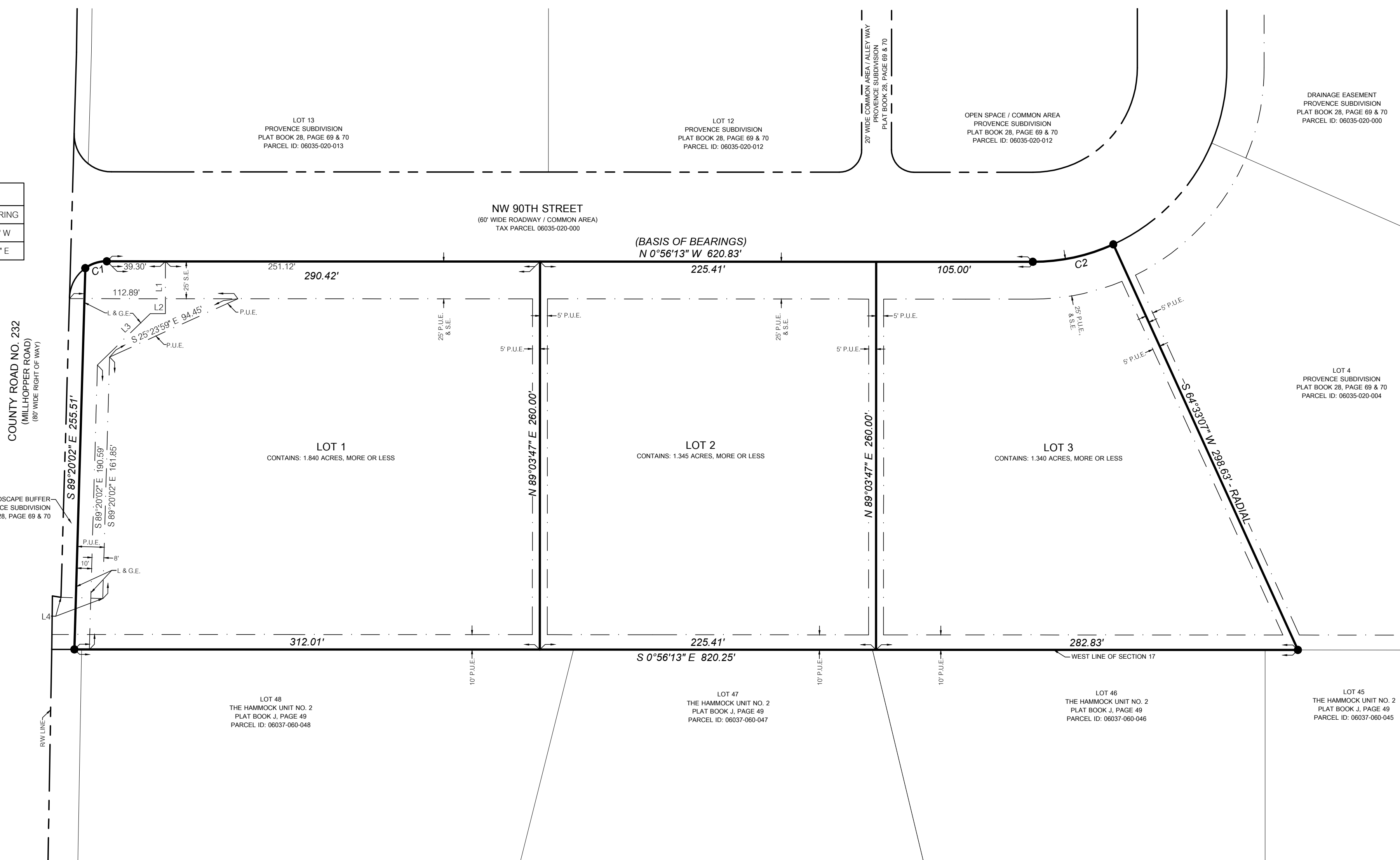


SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO A VALUE OF N 0°56'13" W FOR THE EASTERLY LINE OF LOTS 1, 2 & 3, PROVENCE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 69 & 70 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. SAID BEARING BEING IDENTICAL TO THE PLAT OF RECORD.
 - 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.
 - MONUMENTS AT ALL LOT CORNERS SHALL BE SET PER CHAPTER 177.091 (9) FLORIDA STATUTES.
 - THIS SUBDIVISION IS SUBJECT TO ALL MATTERS CONTAINED ON THE PLAT OF PROVENCE SUBDIVISION, AS RECORDED IN PLAT BOOK 28, PAGE 69, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 - THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3989, PAGE 749, AS AMENDED IN OFFICIAL RECORDS BOOK 4647, PAGE 883, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS.
 - THIS SUBDIVISION IS SUBJECT TO ASSIGNMENTS OF DEVELOPER RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 5154, PAGE 2992, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 - THE SETBACKS SHALL BE CONSISTENT WITH THE ZONING DISTRICT SETBACKS IN CHAPTER 403, ULDC.
- CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENTS FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°03'47" E	35.00'
L2	S 0°56'13" E	10.17'
L3	S 45°12'14" E	49.40'
L4	S 00°39'58" W	28.00'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	15.39'	25.00'	35°16'01"	7.95'	15.15'	N 18°34'13" W
C2	55.61'	130.00'	24°30'40"	28.24'	55.19'	S 13°11'33" E



- LEGEND:**
- = FOUND 5/8" STEEL REBAR & CAP MARKED 'C & E LB 5075', REPLACED WITH A 5/8" STEEL REBAR AND CAP MARKED 'CHW PRM LB 5075'
 - P.U.E. = PUBLIC UTILITIES EASEMENT
 - S.E. = SIDEWALK EASEMENT
 - L & G.E. = LANDSCAPE & GATE EASEMENT
 - R.W. = RIGHT OF WAY
 - M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

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.

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. 12001C02800, EFFECTIVE DATE: JUNE 16, 2006.

MORTGAGEE'S APPROVAL

SOUTHSTATE BANK, N.A. BY VIRTUE OF ITS INTEREST IN THE DOCUMENTS AND INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 5154, PAGE 2860 AND BOOK 5154, PAGE 2977, ALL IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATE: _____ MORTGAGEE: _____
BY: _____
WITNESS: _____
SIGNATURE: _____
TITLE: _____

OWNER'S CERTIFICATION AND DEDICATION

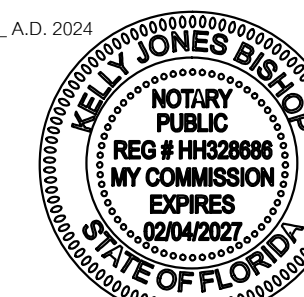
JEFFREY M. WILDE BUILDER, INC., A FLORIDA CORPORATION, WARRING HOMES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "PROVENCE SUBDIVISION - REPLAT OF LOTS 1, 2 & 3", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND DOES HEREBY DEDICATE TO THE OWNERS, RESIDENTS, AND THEIR ASSIGNS THE SIDEWALK EASEMENT, THE MAINTENANCE OF WHICH WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

JEFFREY M. WILDE BUILDER, INC.
A FLORIDA CORPORATION
WITNESS: _____
JEFFREY M. WILDE, MANAGER
WARRING HOMES, INC.
A FLORIDA CORPORATION
WITNESS: _____
MARK WARRING, MANAGER

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JEFFREY M. WILDE AND MARK 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

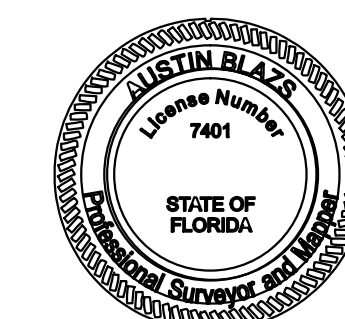
IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "PROVENCE SUBDIVISION - REPLAT OF LOTS 1, 2 & 3" 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 COMPLY WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE: _____
AUSTIN BLAZZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7401
CHW, LLC, LR NO. 3075
11801 RESEARCH DRIVE
ALACHUA, FL 32615



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