

VICINITY MAP



POTANO WOODS RURAL SUBDIVISION

A RURAL RESIDENTIAL SUBDIVISION SITUATED IN SECTION 28 & 29, TOWNSHIP-10-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA

NOT FOR RECORDING

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 PRESENT, THAT JOHNATHAN A & DORIS G FERGUSON (OWNERS), BEING THE OWNERS IN FEE, SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "POTANO WOODS RURAL SUBDIVISION" (THE "PLAT"), HAVE CAUSED SAID LAND TO BE DIVIDED AND AS OWNERS, DO HEREBY DEDICATE A 20.0' ACCESS/UTILITY EASEMENT AND A 20.0' SHARED DRIVEWAY EASEMENT AS PLATED HEREON TO THE FUTURE OWNERS OF LOTS 2 AND 3, THEIR SUCCESSORS IN TITLE, HEIRS AND ASSIGNS, AND DO FURTHER DEDICATE TO THE OWNERS OF LOTS 1, 2 AND 3, THEIR SUCCESSORS IN TITLE, HEIRS AND ASSIGNS, THE NON-BUILDABLE TREE CANOPY PRESERVATION AREAS SHOWN HEREON.

WITNESS _____ POTANO WOODS RURAL SUBDIVISION BY:
PRINT NAME _____ JOHNATHAN A FERGUSON
OWNER

WITNESS _____ DORIS G FERGUSON
PRINT NAME _____ OWNER

Acknowledgment:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ____ DAY OF _____, 2024 BY JOHNATHAN A FERGUSON, AS SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ____ DAY OF _____, 2024 BY DORIS G FERGUSON, AS SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF POTANO WOODS RURAL SUBDIVISION AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY COMPLETED ON 6/30/2022 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____
RICHARD L. WHITE, P.L.S. JEROME PROFESSIONAL GROUP, INC.
PROFESSIONAL LAND SURVEYOR 3530 N.W. 43rd STREET
FLORIDA CERTIFICATE NO. LS-4816 GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate and Signature County Representative

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

PROFESSIONAL SURVEYOR & MAPPER DATE: _____

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:

ENGINEERING REQUIREMENTS:
DATE _____ COUNTY ENGINEER

FORM AND LEGALITY:
DATE _____ COUNTY ATTORNEY

APPROVED BY ALACHUA COUNTY:
DATE _____

DATE _____ CHAIR: BOARD OF COUNTY COMMISSIONERS

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

CLERK
DEPUTY CLERK

DESCRIPTION

A PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN SECTIONS 28 AND 29, TOWNSHIP-10-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT STAMPED "EDA" KNOWN AS MARKING THE NORTHWEST CORNER OF SECTION 28 (ALSO THE NORTHEAST CORNER OF SECTION 29), TOWNSHIP-10-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 01 DEGREES 24 MINUTES 16 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID SECTION 28 (ALSO THE EAST BOUNDARY OF SECTION 29, TOWNSHIP-10-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA A DISTANCE OF 1575.94 FEET TO A 5/8" RE-BAR WITH CAP (P.R.M. LB8031) FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE NORTH 89 DEGREES 06 MINUTES 11 SECONDS EAST 321.47 FEET TO A 5/8" RE-BAR WITH CAP (P.R.M. LB8031) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5031, PAGE 1827 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01 DEGREES 22 MINUTES 38 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID LANDS A DISTANCE OF 256.43 FEET TO A 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 88 DEGREES 18 MINUTES 57 SECONDS EAST 170.61 FEET TO A 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 01 DEGREES 02 MINUTES 47 SECONDS WEST 254.08 FEET TO A 5/8" RE-BAR WITH CAP (P.R.M. LB8031) MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 89 DEGREES 06 MINUTES 11 SECONDS EAST 408.43 FEET TO A 5/8" RE-BAR WITH CAP (P.R.M. LB8031) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3333, PAGE 150 OF SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 413.76 FEET TO A 5/8" RE-BAR (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3333, PAGE 150 OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 04 MINUTES 31 SECONDS WEST 413.76 FEET TO A 5/8" RE-BAR (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS AND A PROJECTION THEREOF A DISTANCE OF 548.67 FEET TO A 5/8" RE-BAR (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3333, PAGE 150 OF SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 413.76 FEET TO A 5/8" RE-BAR (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00 DEGREES 12 SECONDS EAST A DISTANCE OF 480.48 FEET TO A 5/8" RE-BAR (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 88 DEGREES 57 MINUTES 36 SECONDS WEST 474.68 FEET TO A 1/2" RE-BAR (NO IDENTIFICATION) LYING ON THE AFORESAID WEST BOUNDARY OF SECTION 28 (ALSO THE EAST BOUNDARY OF SECTION 29); THENCE NORTH 88 DEGREES 11 MINUTES 55 SECONDS WEST 12.50 FEET TO A 1/2" RE-BAR (NO IDENTIFICATION) LYING ON THE EAST RIGHT-OF-WAY BOUNDARY OF SW 170th STREET (FORMERLY STATE ROAD #241); THENCE NORTH 02 DEGREES 05 MINUTES 43 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY BOUNDARY A DISTANCE OF 1030.15 FEET TO A 5/8" RE-BAR WITH CAP (P.R.M. LB8031); THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND RUN NORTH 89 DEGREES 06 MINUTES 11 SECONDS EAST 25.25 FEET TO THE POINT OF BEGINNING.

NOTES

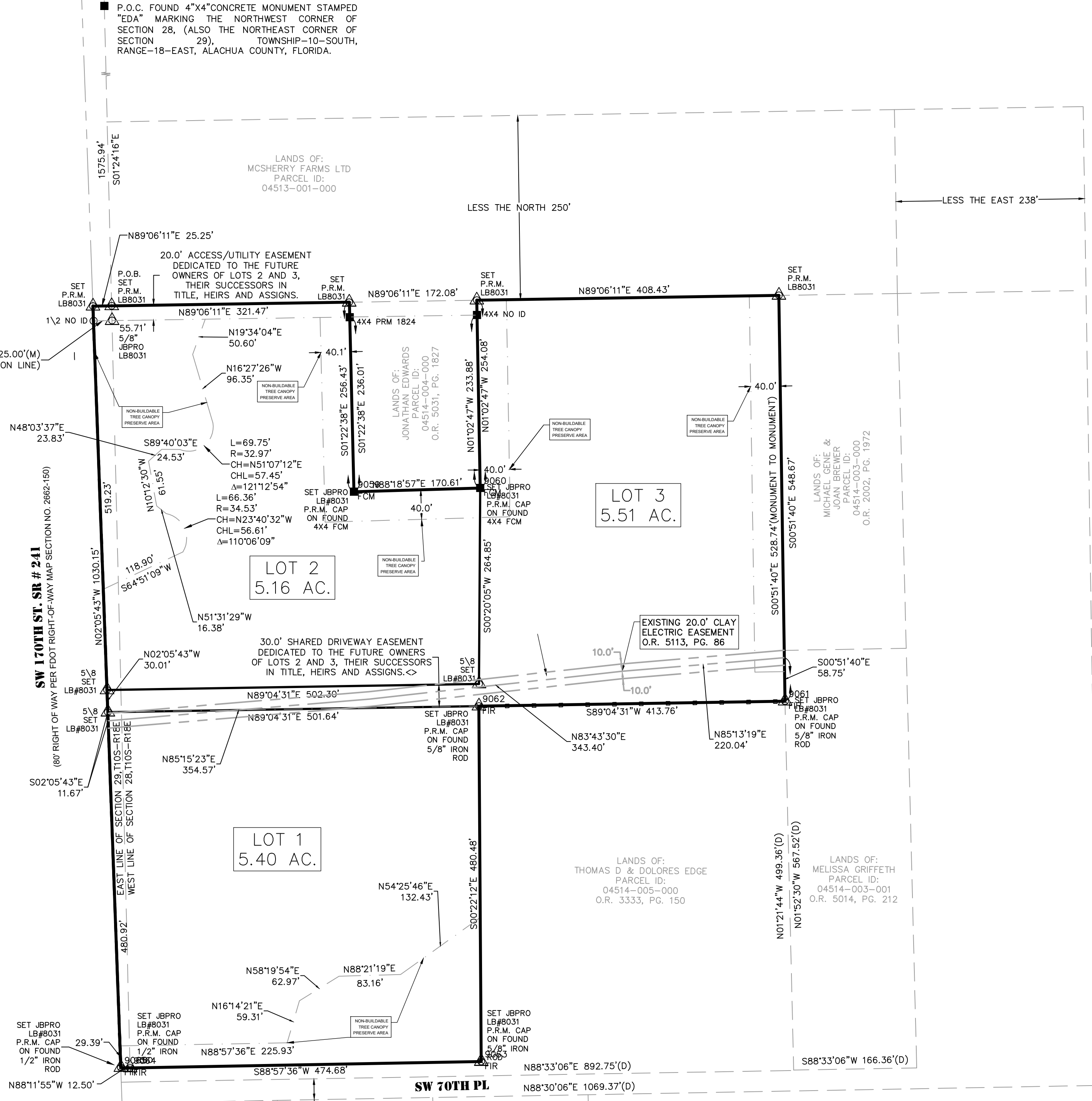
- ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- BEARINGS ARE BASED ON THE WEST BOUNDARY OF THE SUBJECT PARCEL HAVING A MEASURED BEARING OF N02°05'43"W UTILIZING STATE PLANE NAD83 FLORIDA NORTH ZONE PROJECTION.
- STATE PLANE COORDINATES ARE REFERENCED TO 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 PROPERTY BEING SUBDIVIDED HEREON FALLS COMPLETELY WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 12001C0410D (DATED 06/16/2006).
- THIS PLAT IS BASED ON A BOUNDARY SURVEY COMPLETED ON APRIL 18, 2023.
- THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000.
- 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.
- NO FURTHER SUBDIVISION OF ANY LOT SHALL BE PERMITTED WITHOUT FULL COMPLIANCE WITH ALL COUNTY REGULATIONS. THIS RESTRICTION SHALL BE BINDING ON ALL PARTIES, THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, GRANTEEES AND ASSIGNS AND SHALL RUN WITH THE LAND.
- ANY TREE WITHIN THE TREE CANOPY RETENTION EASEMENTS SHALL NOT BE REMOVED UNLESS DISEASED OR DEAD, OR AUTHORIZED BY THE COUNTY FOR REMOVAL PER ARTICLE 2 OF CHAPTER 406 TREES AND NATIVE VEGETATION.
- REMOVAL OF ANY TREE OF REGULATED SIZE WILL REQUIRE A PERMIT FROM ALACHUA COUNTY.
- ALL BUILDING PERMITS INCLUDING PRIMARY STRUCTURES, ACCESSORY STRUCTURES, OUTDOOR KITCHENS, POOLS, OR ENCLOSURES WILL BE REQUIRED TO GO THROUGH PRE-APPLICATION SCREENING PRIOR TO ANY TYPE OF PERMIT APPLICATION, AND IT WILL BE DETERMINED AT THAT TIME IF A SURVEY OF THE EASEMENT AND TREE BARRICADES WILL BE REQUIRED. IF A SURVEY OF THE EASEMENT AND TREE BARRICADES ARE REQUIRED, THEN THEY SHALL BE INSTALLED AND INSPECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREES WITHIN THE TREE CANOPY RETENTION EASEMENTS SHALL BE PROTECTED TO THE DRIP LINE.
- NO STRUCTURES SHALL BE PERMITTED WITHIN THE TREE CANOPY RETENTION EASEMENTS.
- REPRODUCED COPIES THAT ARE NOT AT 24"x36" MAY NOT BE TO SCALE.

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- - - RIGHT-OF-WAY LINE
- - - SHARED R/W & INGRESS/EGRESS ESMT
- - - PUBLIC UTILITIES EASEMENT LINE
- - - PARCEL LINE
- - - BUILDING SETBACK LINE
- - - TREE CANOPY RETENTION ESMT
- 5/8" IRON ROD & CAP (JBPRO LB 8031)(SET)
- PIPE (FOUND)
- 4"x4" CONCRETE MONUMENT (FOUND P.R.M.)
- △ NAIL & DISK (JBPRO LB8031 PRM/PCP)(SET)
- LOT NUMBER
- △ 5/8" ROD & CAP (PBPRO LB8031)

ABBREVIATIONS

- AC = ACRES
- A.K.A. = ALSO KNOWN AS
- B.S.L. = BUILDING SETBACK LINE
- ESMT = EASEMENT
- ID = IDENTIFICATION
- INC = INCORPORATED
- JBPRO = JBROWN PROFESSIONAL GROUP
- LB = LICENSED BUSINESS
- NTS = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- PCP = PERMANENT CONTROL POINT
- PG. = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT-OF-WAY
- SQFT = SQUARE FEET
- TRAV PT = TRAVERSE POINT



SUBDIVIDER
JOHNATHAN A & DORIS G FERGUSON
12216 FRANKO CIR
CEDAR KEY, FL 32625

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1626 Oy Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

