

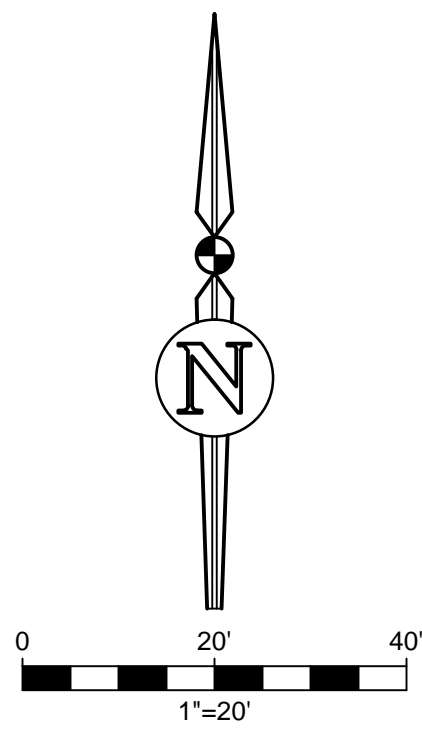
Plotted May 27, 2025 - 16:00:24 - Jared Rogers

\\fs\Survey\Projects\2023\2023-0113 (Willow Oak Plantation - Lot 215 Replat)\DWG\2023-0113.S00 - REPLAT.dwg - PLAT

WILLOW OAK PLANTATION - REPLAT OF LOT 215

SITUATED IN SECTION 32, TOWNSHIP 10 SOUTH, RANGE 19 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA
BEING A REPLAT OF LOT 215 OF WILLOW OAK PLANTATION,
AS RECORDED IN PLAT BOOK 27, PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____
SHEET 1 OF 1



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C49	05°41'15"	3750.00'	372.24'	372.09'	186.27'	S 03°13'32" W
C83	00°59'17"	3775.00'	65.10'	65.10'	32.55'	N 02°18'46" E
C185	04°15'02"	3750.00'	278.20'	278.14'	139.16'	S 03°56'38" W
C186	01°28'13"	3750.00'	94.04'	94.04'	47.02'	S 01°08'01" W

LEGAL DESCRIPTION

LOT 215, OF WILLOW OAK PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

GENERAL NOTES:

- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF LOT 215 AS BEING NORTH 89 DEGREES, 07 MINUTES, 10 SECONDS EAST, AS SHOWN UPON THE PLAT OF WILLOW OAK PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 44, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY 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.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- TOTAL NUMBER OF LOTS = 1
- TOTAL AREA OF SUBDIVISION = 6,373± SQUARE FEET
- THE SUBJECT PARCEL (LOT 215) HAS A MINIMUM REQUIRED FINISHED FLOOR ELEVATION OF 82.90 FEET AS SHOWN UPON THE PLAT OF WILLOW OAK PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 44, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- PURSUANT TO CHAPTER 177.091(9) -- MONUMENTS HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THE ACCESSORY BUILDING SETBACKS SHALL BE CONSISTENT WITH THE ZONING DISTRICT SETBACKS IN CHAPTER 403, UNIFIED LAND DEVELOPMENT CODE. CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.
- THE PURPOSE OF THIS REPLAT IS TO GRANT A VARIANCE FROM UNIFIED LAND DEVELOPMENT CODE TABLE 403.07.2 ON THE NORTHERN PROPERTY BOUNDARY TO CORRECT A SIDE BUILDING SETBACK ENROACHMENT WITH ASSOCIATED BUFFER OF 1.8 FEET.

OWNER'S CERTIFICATION AND DEDICATION

WE, BRETT DAVID WALLEN AND DEBORAH LEE WALLEN, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "WILLOW OAK PLANTATION - REPLAT OF LOT 215"; AND DO HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE PUBLIC UTILITY EASEMENT SHOWN HEREON.

BRETT DAVID WALLEN

WITNESS

WITNESS

DEBORAH LEE WALLEN

WITNESS

WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BRETT DAVID WALLEN AND DEBORAH LEE WALLEN, AND DID ACKNOWLEDGE TO AND BEFORE ME BY MEANS OF PHYSICAL PRESENCE THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2025

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES

TYPE OF IDENTIFICATION PRODUCED
(IF NOT PERSONALLY KNOWN)

MORTGAGEE'S DEDICATION

KNOWN ALL PERSONS BY THESE PRESENT THAT BANK OF AMERICA, N.A., THE HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 4906, PAGE 2388 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE DEDICATION SHOWN HEREON.

NAME:

TITLE:
BANK OF AMERICA, N.A.

WITNESS

WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF ALACHUA

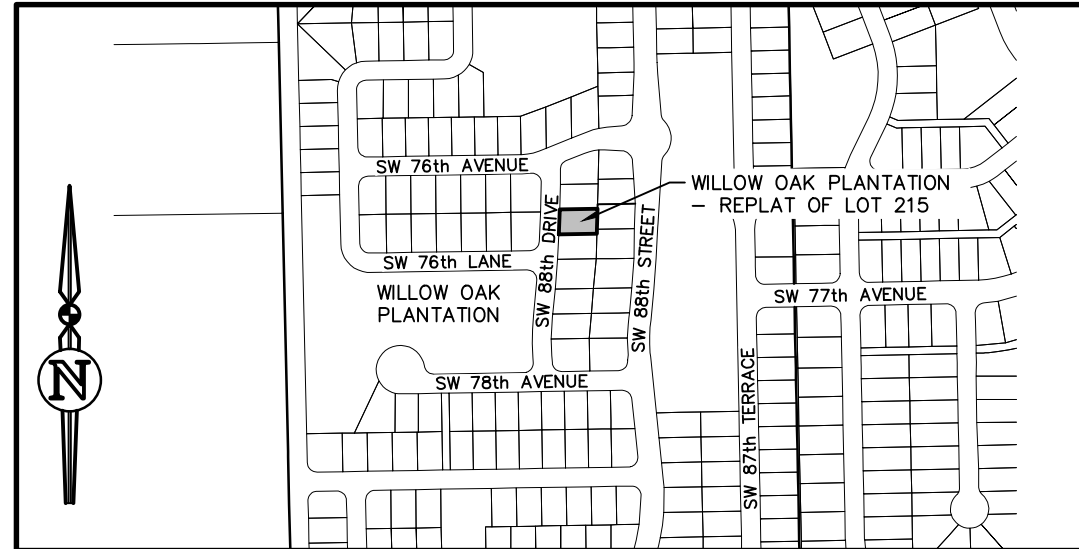
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ AS _____ OF BANK OF AMERICA, N.A., AND DID ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2025

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES

TYPE OF IDENTIFICATION PRODUCED
(IF NOT PERSONALLY KNOWN)



LOCATION MAP
ALACHUA COUNTY, FLORIDA
SCALE 1" = 500'

LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PRM	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS	PCP	PERMANENT CONTROL POINT
R	RADIUS	POC	POINT OF COMMENCEMENT
L	ARC LENGTH	POB	POINT OF BEGINNING
D	DELTA (CENTRAL) ANGLE	PB	PLAT BOOK
CB	CHORD BEARING	PC	POINT OF CURVATURE
CD	CHORD DISTANCE	PT	POINT OF TANGENCY
(R)	RADIAL	O.R.	OFFICIAL RECORDS BOOK
(NR)	NON-RADIAL	PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY	DE	DRAINAGE EASEMENT
±	MORE OR LESS	SECTION 32-10-19	SECTION 32, TOWNSHIP 10 SOUTH, RANGE 19 EAST
I.D.	IDENTIFICATION	FFE	MINIMUM REQUIRED FINISHED FLOOR ELEVATION
MAG	CHRISNIK'S BRAND	S.F.	SQUARE FEET
N=231658.49	STATE PLANE COORDINATES	AC	ACRES
E=2636887.77	(NAD83 - FLORIDA NORTH ZONE)	BSL	BUILDING SETBACK LINE (PRINCIPAL BUILDING)

- PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IRON ROD AND CAP "PRM LB 2389" (SET)
- PERMANENT REFERENCE MONUMENT (PRM) - DISK "PRM LB 2389" (SET)
- PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH DISK "PCP LB 2389" (FOUND)

CERTIFICATE AND SIGNATURE COUNTY REPRESENTATIVE

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

MATTHEW PICKEL, PSM
COUNTY SURVEYOR
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION No. 6125

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:

ENGINEERING REQUIREMENTS

COUNTY ENGINEER

DATE

FORM AND LEGALITY

COUNTY ATTORNEY

DATE

APPROVED AND ACCEPTED BY THE ALACHUA
COUNTY BOARD OF COUNTY COMMISSIONERS

CHAIR / VICE CHAIR
ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

DATE

RECEIVED AND RECORDED ON THIS

DAY OF

A.D. 2025

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "WILLOW OAK PLANTATION - REPLAT OF LOT 215" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

EDA CONSULTANTS INC.
720 SW 2ND AVENUE, SOUTH TOWER, SUITE 300, GAINESVILLE, FLORIDA 32601
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6687

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