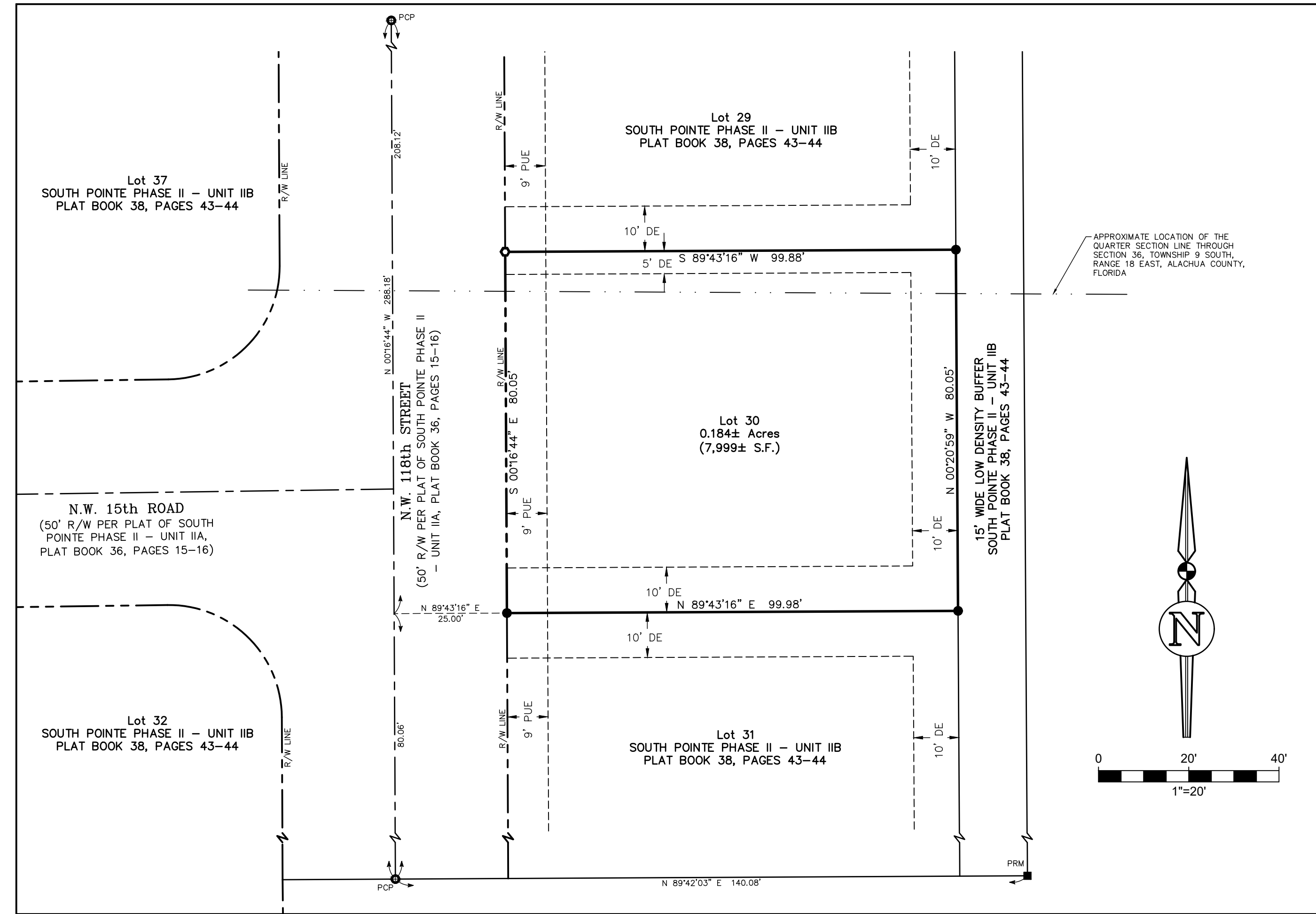
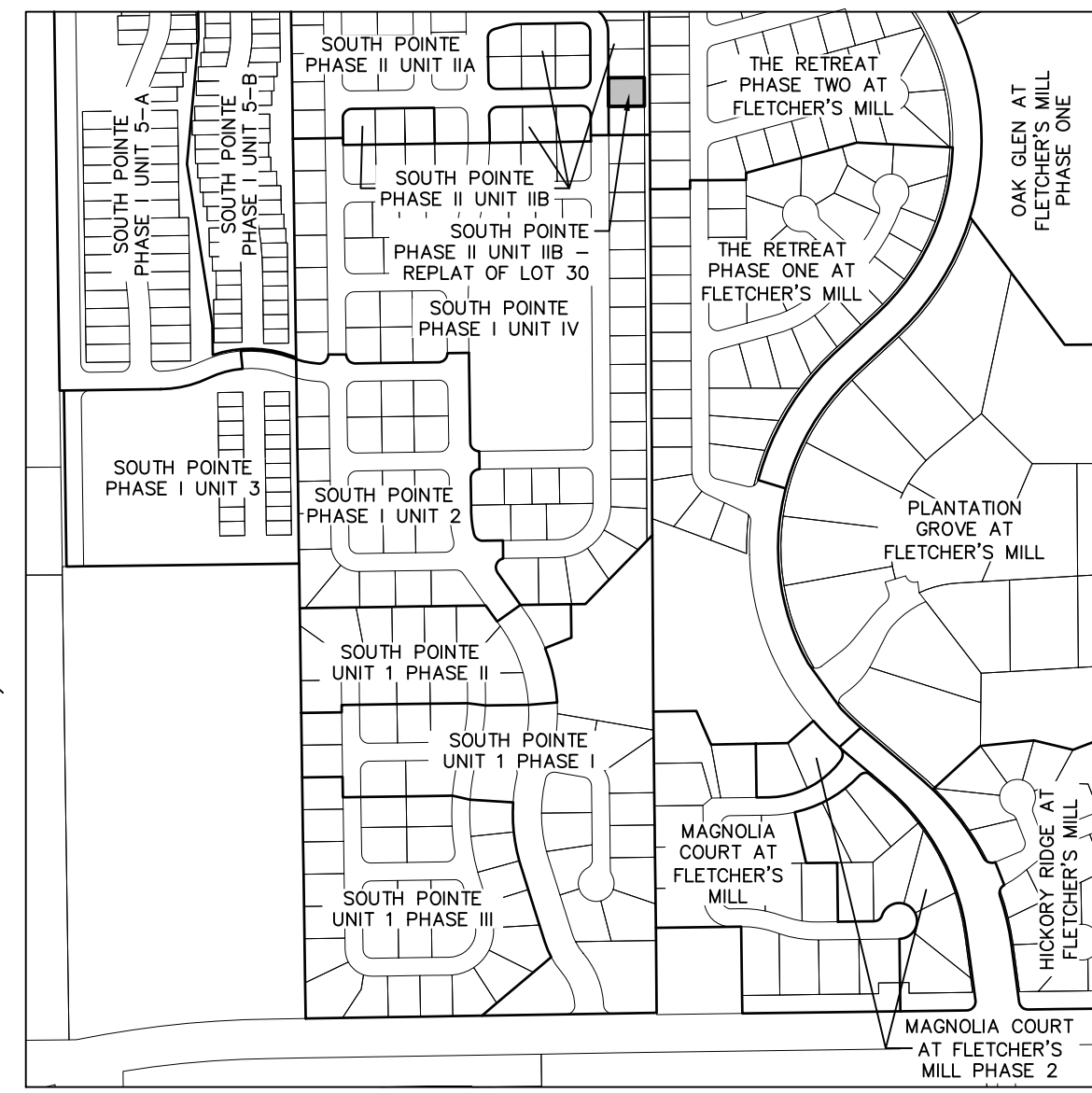


SOUTH POINTE PHASE II - UNIT IIB - REPLAT OF LOT 30

SITUATED IN THE SECTION 36, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA BEING A REPLAT OF LOT 30 OF SOUTH POINTE PHASE II - UNIT IIB, PLAT BOOK 38, PAGES 43 & 44, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK , PAGE
SHEET 1 OF 1



LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PAE	PUBLIC ACCESS EASEMENT
LB	LICENSED BUSINESS	PC	POINT OF CURVATURE
R	RADIUS	PCP	PERMANENT CONTROL POINT
L	ARC LENGTH	POC	POINT OF COMMENCEMENT
D	DELTA (CENTRAL) ANGLE	POB	POINT OF BEGINNING
CB	CHORD BEARING	PRM	PERMANENT REFERENCE MONUMENT
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	PDE	PRIVATE DRAINAGE EASEMENT
±	MORE OR LESS	SECTION 22-10-19	SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
I.D.	IDENTIFICATION	FFE	MINIMUM REQUIRED FINISHED FLOOR ELEVATION
MAG	CHRISNIK'S BRAND	S.F.	SQUARE FEET
N=231688.49	STATE PLANE COORDINATES	AC	ACRES
E=2636887.77	(NAD83 - FLORIDA NORTH ZONE)	BSL	BUILDING SETBACK LINE (TYPICAL)
CM	CONCRETE MONUMENT	GOVT	GOVERNMENT
PB	PLAT BOOK	IR/C	IRON ROD WITH PLASTIC CAP
●	PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C - "PRM LB 2389" (SET) UNLESS OTHERWISE NOTED		
○	PERMANENT REFERENCE MONUMENT (PRM) - MAG NAIL WITH BRASS DISK "PRM LB 2389" (SET)		
■	PERMANENT REFERENCE MONUMENT (PRM) - NAIL WITH DISK "MYERS PRM PCP GRIFFIS LB 7239" (FOUND)		
■	PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CONCRETE MONUMENT WITH DISK "MYERS PRM PCP GRIFFIS LB 7239" (FOUND)		

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.

LEGAL DESCRIPTION

LOT 30, SOUTH POINTE PHASE II - UNIT IIB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 43, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

OWNER'S CERTIFICATION AND DEDICATION

I, OLIVIA C. NUSS, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "SOUTH POINTE PHASE II - UNIT IIB - REPLAT OF LOT 30"; AND DO HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE EASEMENTS SHOWN HEREON.

OLIVIA C. NUSS _____ WITNESS _____ WITNESS _____

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, OLIVIA C. NUSS, 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 UNITED WHOLESALE MORTGAGE, LLC, THE HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 5211, PAGE 402 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE DEDICATION SHOWN HEREON.

NAME: _____ WITNESS _____ WITNESS _____
TITLE: UNITED WHOLESALE MORTGAGE, LLC

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ AS _____ OF UNITED WHOLESALE MORTGAGE, LLC, 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) _____

CERTIFICATE AND SIGNATURE OF 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.

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

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 _____ DATE _____
ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

RECEIVED AND RECORDED ON THIS _____ DAY OF _____ A.D. 2025 _____ CLERK _____ DEPUTY CLERK _____

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "SOUTH POINTE PHASE II - UNIT IIB - REPLAT OF LOT 30" 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



Plotted Jun 30, 2025 - 14:33:14 - Alaminston