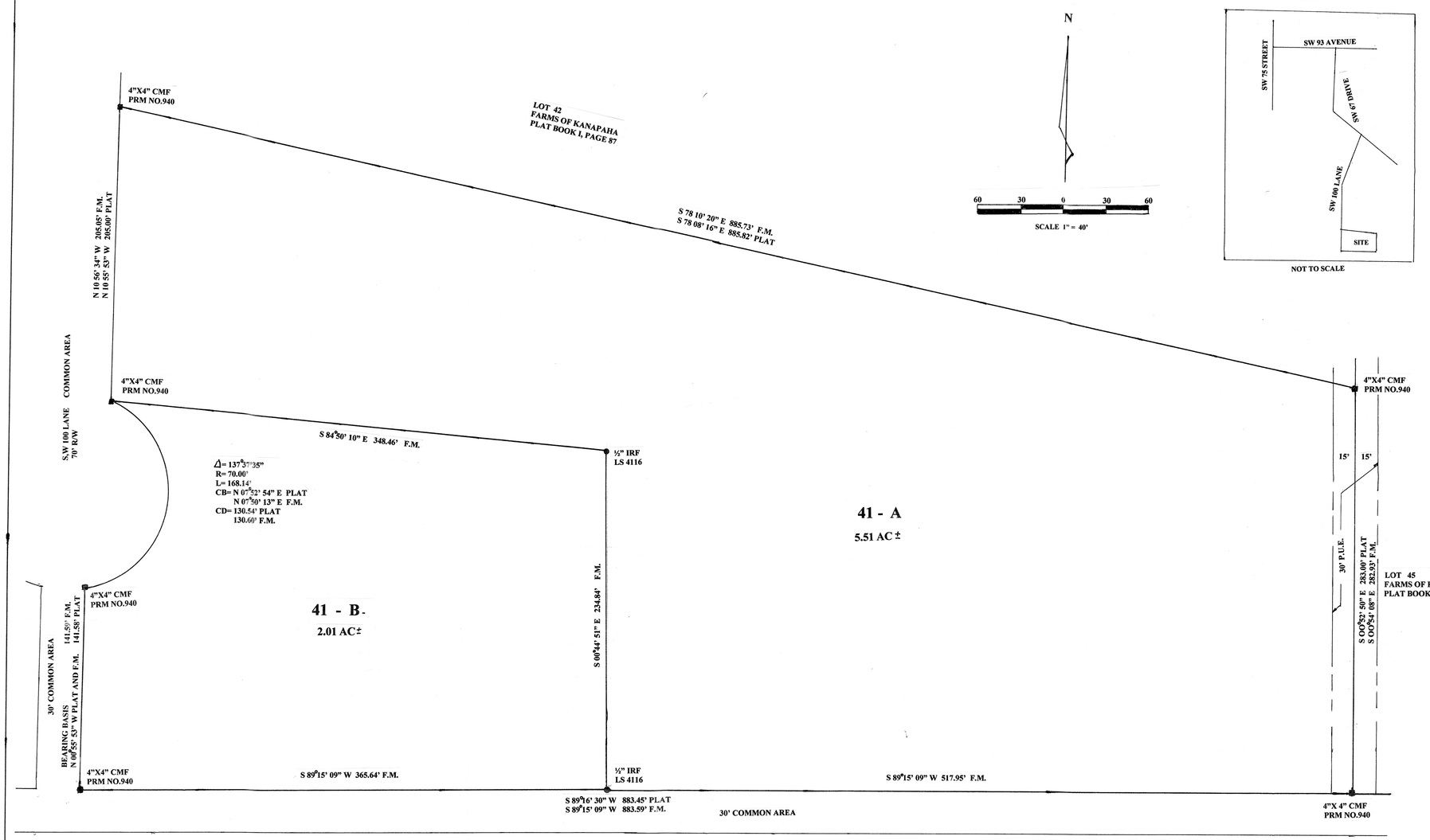
LOT 41, FARMS OF KANAPAHA REPLAT

SITUATED IN
SECTION 4, TOWNSHIP 11 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMOF 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



N

60 30 0 30 60

SCALE 1" = 40'

VICINITY MAP

NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENT, THAT SHARON LEE PELZER, TRUSTEE ALSO KNOWN AS SHERRIE-AUGUSTA SOUTHWORTH, FORMERLY KNOWN AS SHARON LEE PATRICK, FORMERLY KNOWN AS SHARON LEE PELZER, AS TRUSTEE OF THE SHARON PELZER REVOCABLE TRUST AGREEMENT, DATED JUNE 20, 2000 , BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON HAS CAUSED SAID LANDS TO BE SURVEYED AND REPLATTED TO BE KNOWN AS " LOT 41, FARMS OF KANAPAHA REPLAT".

THE SHARON LEE PELZER REVOCABLE TRUST OF JUNE, 2000
_____ BY: SHARON LEE PELZER AS TRUSTEE
WITNESS
PRINT NAME_____

_____ _____
WITNESS SHARON LEE PELZER
_____ AS TRUSTEE
PRINT NAME

_____

ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF O PHYSICAL PRESENCE OR O ONLINE NOTARIZATION THIS _____ DAY OF _____, 20____ BY SHARON LEE PELZER AS TRUSTEE OF THE SHARON LEE PELZER REVOCABLE TRUST OF JUNE 20, 2000, ON BEHALF OF THE COMPANY, SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION,

WITNESS MY HAND AND SEAL THIS_____ DAY OF_____ 20____
_____ NOTARY PUBLIC

MY COMMISION EXPIRES:_____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF LOT 41, FARMS OF KANAPAHA REPLAT AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY COMPLETED ON SEPTEMBER 19, 2025 AND THAT THE PLAT COMPLIES WITH ALL OF PART 1, PLATTING REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

_____ DATE 9/19/25
PHILIP A. PISTORINO PLS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4116

PHILIP A. PISTORINO P.A.
7400 NW 47 COURT
GAINESVILLE, FLORIDA 32606

CERTIFICATE OF REVIEW BY PROESSIONAL 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: _____
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 COMMISION

THIS IS TO CERTIFY, THAT ON _____ THE FOREGOING PLAT WAS APROVED BY THE COUNTY COMMISION

CHAIR:_____
ATEST
_____
CHAIR: BOARD OF COUNTY COMMISIONERS

RECEIVED AND RECORDED

RECEIVED AND RECORDED ON THIS_____DAY OF _____20__

_____ _____
CLERK DEPUTY CLERK

NOTES:

1. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1: 10,000'
2. BEARINGS ARE BASED ON RECORD PLAT ON THE WEST LINE OF THIS PARCEL
3. HAVING A MEASURED BEARING OF N 00°55'53"W UTILIZING STATE PLANE NAD83 FLORIDA NORTH ZONE PROJECTION.
4. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD " ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP PANEL NO. 12001C0445D WITH AN EFFECTIVE DATE OF 06/16/2006.
5. ALL DISTANCES AS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL.
6. ALL PERMANENT REFERENCE MONUMENTS AND LOT CORNERS HAVE BEEN SET.
7. 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 DAMAAGES. 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.
8. CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.
9. UNDERGROUND IMPROVEMENTS NOT LOCATED.
10. ZONING MASTER PLAN
    SETBACKS ARE:
    FRONT: 40 FEET
    SIDE (INTERIOR): 10 FEET
    SIDE (STREET): 25 FEET
    REAR: 40 FEET

ABBREVIATIONS:
AC = ACRES
CMF = CONCRETE MONUMENT FOUND
IRF = ½" IRON REBAR FOUND
F.M. = FIELD MEASURE
NO. = NUMBER
R/W= RIGHT OF WAY
W/ = WITH
Δ = CENTRAL ANGLE
R = RADIUS
L = LENGTH
CB= CHORD BEARING
CD= CHORD DISTANCE
PRM= PERMANENT REFERENCE MONUMENT
P.U.E.= PUBLIC UTILITY EASEMENT
O.R = OFFICIAL RECORD

MORTGAGEE DEDICATION AND CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT _____,
THE HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 3902 , PAGE 291 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE DEDICATION SHOWN HEREON.

_____
LENDER

_____ _____ _____
NAME TITLE WITNESS WITNESS

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ AND DID ACKNOWLEDGE TO AND BEFORE ME THAT EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED, ON BEHALF OF
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2025.

_____ _____
NOTARY PUBLIC OF MY COMMISION EXPIRES

PROPERTY DESCRIPTION:
LOT 41, FARMS OF KANAPAHA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK I, PAGE 87, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SUBDIVIDER:
SHARON LEE PELZER, TRUSTEE OF THE SHARON PELZER REVOCABLE TRUST PURSUANT TO TRUST AGREEMENT DATED JUNE 20, 2000.
6715 SW 100 LANE
GAINESVILLE, FLORIDA 32608

PREPARED BY
PHILIP A. PISTORINO P.A.
SURVEYOR AND MAPPER
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