

# MENTONE CLUSTER DEVELOPMENT PHASE V

## A SUBDIVISION SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

**NOTES :**

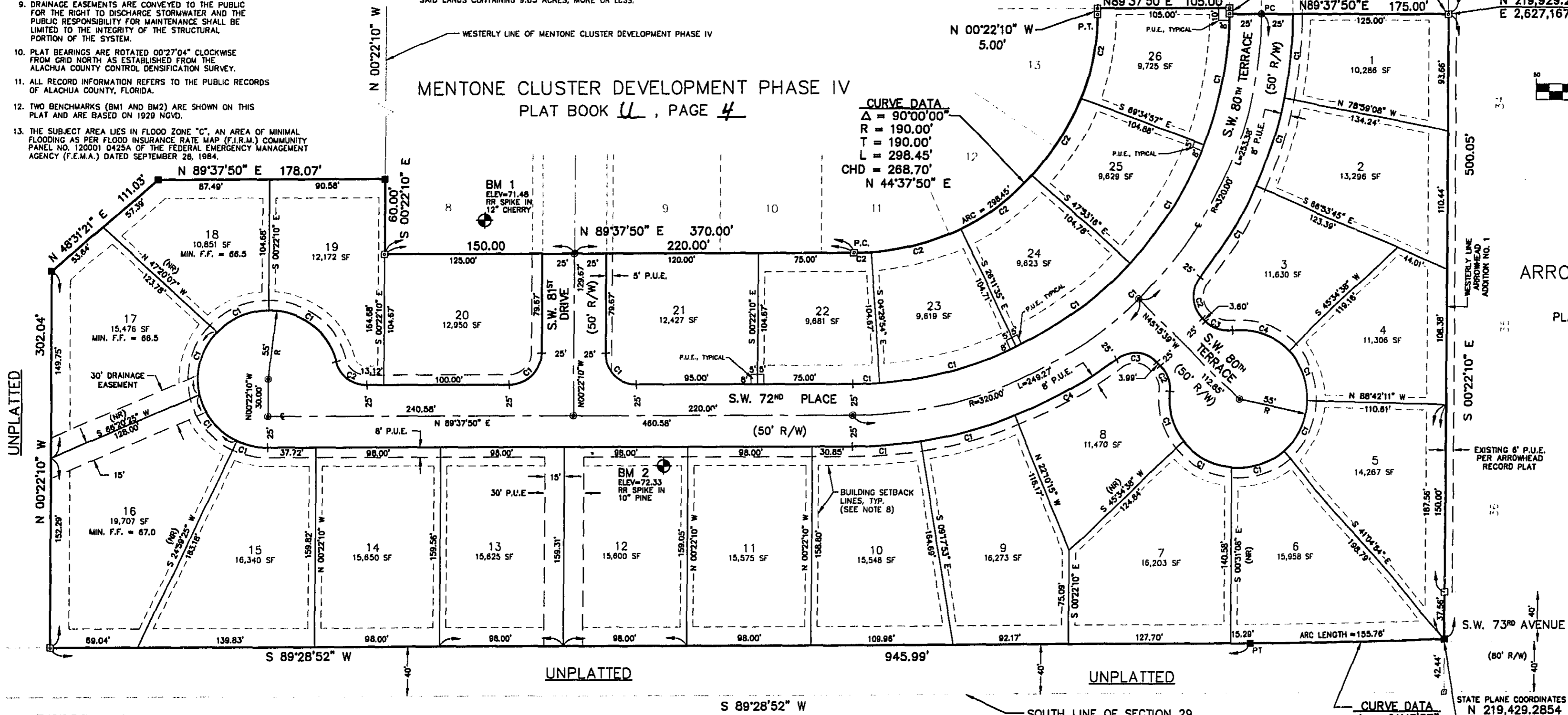
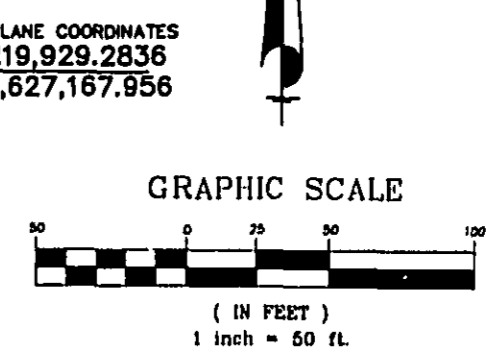
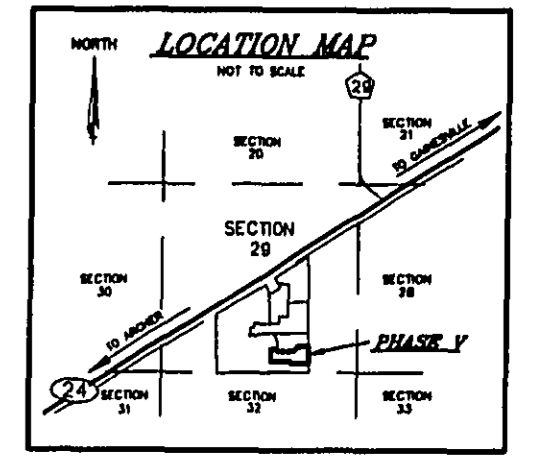
- LOT AREAS SHOWN TO NEAREST SQUARE FOOT.
- ERROR OF CLOSURE DOES NOT EXCEED 1 FT. IN 10,000 FT.
- BEARING BASE IS THE WEST LINE OF SECTION 29 BEING N 00°11'37" W.
- LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.
- ALL PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR A PUBLIC DAMAGES. (F.S. 177.091 (3))
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DATE OF FIELD SURVEY: FEBRUARY 4, 1998
- BUILDING SETBACK LINES ARE AS FOLLOWS UNLESS OTHERWISE NOTED:  
FRONT - 15'  
SIDE - 5'  
STREET SIDE - 10'  
REAR - 15'
- SETBACK LINES ON CORNER LOTS (3, 8, 20, AND 21) HAVE NOT BEEN SHOWN. THE HOMES ON THESE LOTS MAY BE CONSTRUCTED TO FRONT EITHER STREET BUT MUST ADHERE TO THE STATED SETBACK DIMENSIONS.
- DRAINAGE EASEMENTS ARE CONVEYED TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER AND THE PUBLIC RESPONSIBILITY FOR MAINTENANCE SHALL BE LIMITED TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.
- PLAT BEARINGS ARE ROTATED 00°27'04" CLOCKWISE FROM GRID NORTH AS ESTABLISHED FROM THE ALACHUA COUNTY CONTROL DENSIFICATION SURVEY.
- ALL RECORD INFORMATION REFERS TO THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- TWO BENCHMARKS (BM1 AND BM2) ARE SHOWN ON THIS PLAT AND ARE BASED ON 1929 NGVD.
- THE SUBJECT AREA LIES IN FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING AS PER FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120001 D25A OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), DATED SEPTEMBER 28, 1984.

**DESCRIPTION :**

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF MENTONE CLUSTER DEVELOPMENT PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK "T", PAGES 23 AND 24 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE WESTERLY LINE OF ARROWHEAD ADDITION NO. 1, A SUBDIVISION RECORDED IN PLAT BOOK "J", PAGE 8 OF SAID PUBLIC RECORDS; THENCE RUN S 00°22'10" E ALONG SAID WESTERLY LINE OF ARROWHEAD ADDITION NO. 1, A DISTANCE OF 489.67 FEET TO THE SOUTHEAST CORNER OF MENTONE CLUSTER DEVELOPMENT PHASE IV AND THE POINT OF BEGINNING; THENCE CONTINUE S 00°22'10" E ALONG SAID WESTERLY LINE OF ARROWHEAD ADDITION NO. 1, A DISTANCE OF 500.05 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONVEX NORTHERLY AND HAVING A CENTRAL ANGLE OF 01°47'57", A RADIUS OF 4,980.00 FEET, AND A CHORD BEARING AND DISTANCE OF S 88°34'58" W, 155.76 FEET, RESPECTIVELY; THENCE RUN WESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 155.76 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°28'52" W, A DISTANCE OF 945.99 FEET; THENCE RUN N 00°22'10" W, A DISTANCE OF 302.04 FEET; THENCE RUN N 48°31'21" E, A DISTANCE OF 111.03 FEET; THENCE RUN N 89°37'50" E, A DISTANCE OF 178.07 FEET; THENCE RUN S 00°22'10" E, A DISTANCE OF 60.00 FEET; THENCE RUN N 89°37'50" E, A DISTANCE OF 370.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N 44°37'50" E, 288.70 FEET, RESPECTIVELY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N 00°22'10" W, A DISTANCE OF 5.00 FEET; THENCE RUN N 89°37'50" E, A DISTANCE OF 105.00 FEET; THENCE RUN S 00°22'10" E, A DISTANCE OF 4.67 FEET; THENCE RUN N 89°37'50" E, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING

SAID LANDS CONTAINING 9.83 ACRES, MORE OR LESS.



**CURVE DATA**  
 $\Delta = 90^{\circ}00'00''$   
 $R = 190.00'$   
 $T = 190.00'$   
 $L = 298.45'$   
 $CHD = 288.70'$   
 $N 44^{\circ}37'50'' E$

- LEGEND**
- DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. #4258) FOUND
  - DENOTES NAIL AND DISC (P.L.S. #4258) PERMANENT CONTROL POINT (TO BE SET FOLLOWING ROAD CONSTRUCTION)
  - DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. #4258) SET
  - DENOTES CONCRETE MONUMENT FOUND
  - DENOTES IRON PIPE FOUND (NO I.D.) UNLESS OTHERWISE NOTED
  - DENOTES REBAR AND CAP FOUND (P.L.S. #4281)
  - P.C. DENOTES POINT OF CURVATURE
  - P.T. DENOTES POINT OF TANGENCY
  - P.I. DENOTES POINT OF INTERSECTION
  - P.R.C. DENOTES POINT OF REVERSE CURVATURE
  - C.A. DENOTES COMMON AREA AND DRAINAGE EASEMENT
  - Δ DENOTES CURVE DELTA
  - R DENOTES CURVE RADIUS
  - T DENOTES CURVE TANGENT
  - L DENOTES CURVE LENGTH
  - R/W DENOTES RIGHT-OF-WAY
  - CL DENOTES CENTERLINE
  - P.U.E. DENOTES PUBLIC UTILITIES EASEMENT
  - B.L. DENOTES BUILDING SETBACK LINE
  - P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
  - O.R. DENOTES OFFICIAL RECORDS
  - SF DENOTES SQUARE FEET
  - (NR) DENOTES LINES NOT RADIAL
  - TR DENOTES TYPICAL
  - CRU DENOTES GAINESVILLE REGIONAL UTILITIES ELEVATION
  - F.F. DENOTES FINISH FLOOR ELEVATION
  - MIN. DENOTES MINIMUM
  - BM DENOTES BENCHMARK ELEVATION AND LOCATION
  - CHD DENOTES CHORD BEARING & DISTANCE
  - R/S DENOTES RAILROAD SPIKE
  - NGVD DENOTES NATIONAL GEODETIC VERTICAL DATUM
  - N XXXXX DENOTES STATE PLANE COORDINATES ESTABLISHED FROM THE ALACHUA COUNTY DENSIFICATION SURVEY. THESE COORDINATES ARE GRID COORDINATES AND CAN NOT BE USED TO DIRECTLY INFER GROUND DISTANCES AND ASSOCIATED BEARINGS.

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	C1	345.00'	87.60'	33.91'	87.49'	N 09°14'37" E	111°3'54"
2	C1	345.00'	73.75'	37.01'	73.81'	N 08°50'57" E	121°51'17"
3	C1	345.00'	84.87'	42.65'	84.66'	N 30°09'08" E	140°5'43"
4	C2	25.00'	35.98'	21.91'	32.95'	S 04°01'51" E	82°27'37"
5	C1	25.00'	24.39'	12.01'	21.85'	S 70°55'11" E	51°19'04"
6	C4	55.00'	20.01'	25.92'	48.36'	S 70°50'03" E	52°09'21"
7	C1	55.00'	43.89'	23.19'	42.73'	S 21°33'47" E	45°43'11"
8	C1	55.00'	46.71'	24.27'	44.41'	S 29°06'28" W	47°37'18"
9	C1	55.00'	44.95'	23.82'	43.71'	S 72°19'57" W	48°49'32"
10	C2	345.00'	49.38'	28.49'	47.74'	N 61°12'29" W	45°03'48"
11	C1	55.00'	42.45'	22.34'	41.40'	N 18°03'05" W	44°13'01"
12	C2	25.00'	22.39'	12.01'	21.65'	N 19°36'07" W	51°19'04"
13	C1	55.00'	38.78'	21.73'	32.81'	N 88°15'51" E	82°00'24"
14	C1	345.00'	89.80'	45.75'	90.64'	S 60°19'51" E	153°02'48"
15	C1	345.00'	77.51'	38.92'	77.35'	S 74°15'58" W	125°2'22"
16	C1	345.00'	53.76'	28.04'	53.71'	S 85°09'58" W	08°55'43"
17	C1	55.00'	49.38'	28.49'	47.74'	N 39°10'49" W	51°29'29"
18	C1	55.00'	53.80'	29.27'	51.68'	N 14°33'41" E	58°02'51"
19	C1	55.00'	45.18'	23.94'	43.90'	N 68°08'23" E	47°02'53"
20	C1	55.00'	72.50'	42.60'	67.36'	S 52°36'30" E	75°31'21"
21	C1	25.00'	39.27'	25.00'	35.36'	N 44°37'50" E	80°00'00"
22	C1	25.00'	39.27'	25.00'	35.36'	S 45°22'10" E	80°00'00"
23	C2	190.00'	13.72'	6.86'	13.71'	N 87°33'25" E	04°09'10"
24	C1	295.00'	111.70'	56.53'	111.03'	N 74°39'15" E	21°41'41"
25	C2	190.00'	72.06'	36.47'	71.63'	N 74°37'45" E	21°43'50"
26	C1	295.00'	107.03'	54.11'	106.44'	N 10°01'23" E	20°42'51"
27	C1	295.00'	72.04'	36.48'	71.61'	N 52°54'07" E	21°43'28"
28	C1	295.00'	111.70'	56.53'	111.03'	N 31°19'53" E	21°41'41"
29	C2	190.00'	72.07'	36.44'	71.58'	N 31°10'58" E	21°42'51"
30	C1	295.00'	107.03'	54.11'	106.44'	N 10°01'23" E	20°42'51"
31	C2	190.00'	68.83'	34.69'	68.25'	N 09°58'41" E	20°41'42"
CL	G1	320.00'	502.85'	320.00'	452.55'	S 44°37'50" W	80°00'00"

**DEDICATION :**

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE HEREOF DESCRIBED LANDS TO BE KNOWN AS MENTONE CLUSTER DEVELOPMENT PHASE V AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS, EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON. THIS DEDICATION IS SUBJECT TO THE FOLLOWING RESERVATION: THE OWNERS RESERVE THE RIGHT, TITLE AND INTEREST IN THE LANDS DESCRIBED TO GRANT A NON-EXCLUSIVE ELECTRIC UTILITY EASEMENT TO CLAY ELECTRIC COOPERATIVE, INC., OVER, UNDER, UPON AND ACROSS THOSE AREAS DESIGNATED ON THE PLAT AS "PUBLIC UTILITY EASEMENT".

Witness: *Cory N. Young* (Witness)  
 Witness: *Jessie G. Klein* (Witness)  
 BY: *Vernelle C. York* (President)  
 CARET CORPORATION  
 1010 S. MAIN STREET, SUITE 200  
 ALACHUA, FLORIDA 32001

**STATE OF FLORIDA, COUNTY OF ALACHUA**

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, VERNELLE C. YORK, WELL KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THIS INSTRUMENT AS THE FREE ACT AND DEED FOR THE CARET CORPORATION, AND THAT SHE HAS THE POWER TO EXECUTE THIS DEDICATION IN BEHALF OF SAID CORPORATION AS THE FREE ACT AND DEED FOR SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 10th DAY OF August 1998.  
 QINA KAY RONE, Notary Public, Commission Expires 7-20-99

**CONSENT OF MORTGAGEE**

THIS IS TO CERTIFY THAT MERCHANTS AND SOUTHERN BANK, N.A., THE HOLDER OF THE MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 2061, PAGE 1986 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, EXECUTES THIS PLAT FOR THE PURPOSE OF RELEASING FROM THE LIEN OF SAID MORTGAGE THE COMMON AREAS AND ROAD RIGHTS OF WAY SHOWN THEREON, AND FOR THE PURPOSE OF SUBORDINATING SAID MORTGAGE TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THIS PLAT. EXECUTED WITH FULL AUTHORITY OF THE BOARD OF DIRECTORS THIS 10th DAY OF August 1998, BY *Dennis Cove* AS President OF MERCHANTS AND SOUTHERN BANK, N.A.

Witness: *Jessie G. Klein* (Witness)  
 BY: *Dennis Cove* (President)  
 MERCHANTS AND SOUTHERN BANK, N.A.

**STATE OF FLORIDA, COUNTY OF ALACHUA**

BEFORE ME THIS DAY PERSONALLY APPEARED *Dennis Cove* AS President OF MERCHANTS AND SOUTHERN BANK, N.A., WHO EXECUTED THIS PLAT ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED *N/A* AS IDENTIFICATION AND WHO DID (DO NOT TAKE AN OATH)

Notary Public: *Sari A. Halbert*, Commission Expires 04-26-02

**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: *John Halbert* 8/24/98, COUNTY ENGINEER  
 PLANNING, ZONING AND OTHER COUNTY SERVICE REQUIREMENTS NOT OTHERWISE LISTED: *D.J. Starbo* 9/1/98, COUNTY MANAGER  
 WATER & SEWER REQUIREMENTS: *Paul J. Meyer* 8/26/98, ENVIRONMENTAL HEALTH OFFICER  
 FORM AND LEGALITY: *Dennis Cove* 9/1/98, COUNTY ATTORNEY  
 APPROVED BY ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS: *David Brown* 9-3-98, CLERK  
 FILED AND RECORDED THIS 30th DAY OF Sept 1998, CLERK: *J.K. Buddy IRby*, DEPUTY CLERK

**SURVEYOR'S CERTIFICATION :**

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE HEREOF DESCRIBED LANDS AND SUBDIVISION THEREOF AND THAT SAID LANDS HAVE BEEN SURVEYED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MARKERS HAVE BEEN SET AND THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

Signature: *Eugene J. Quinn, P.L.S.*  
 EUGENE J. QUINN, Florida Registered Land Surveyor Cert. No. 4258  
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER  
 Date: *Aug 7, 1998*

**MENTONE CLUSTER DEVELOPMENT PHASE V**

PREPARED BY: QUINN & ASSOCIATES, INC., CONSULTING ENGINEERS & LAND SURVEYS, 3501 S. MAIN STREET, SUITE NO. 2, GAINESVILLE, FLORIDA 32601, (352) 372-9594

45

D:\MNTONE\PHASE 5\709\PLAT Thu Aug 06 11:01:18 1998