

CHENEY WALK ESTATES PHASE II A REPLAT OF LOT 37 IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST GAINESVILLE, FLORIDA

DEDICATION AND CONSENT:

C & G ENTERPRISES, LLC, A LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF CHENEY WALK ESTATES PHASE II, A REPLAT OF LOT 37 AS DESCRIBED HEREIN AND DOES HEREBY DEDICATE THE PUBLIC UTILITY EASEMENT TO THE USE OF THE PUBLIC FOR THE PURPOSE OF UTILITY INSTALLATION AND MAINTENANCE.

WITNESS: _____ C & G ENTERPRISES
 PRINT NAME: _____
 WITNESS: _____ GARY B. SCHNEIDER, MANAGING MEMBER
 PRINT NAME: _____

STATE OF FLORIDA, COUNTY OF ALACHUA
 I DO HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME GARY B. SCHNEIDER, AS MANAGING MEMBER OF C & G ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAID INSTRUMENT AS HIS FREE ACT AND DEED.

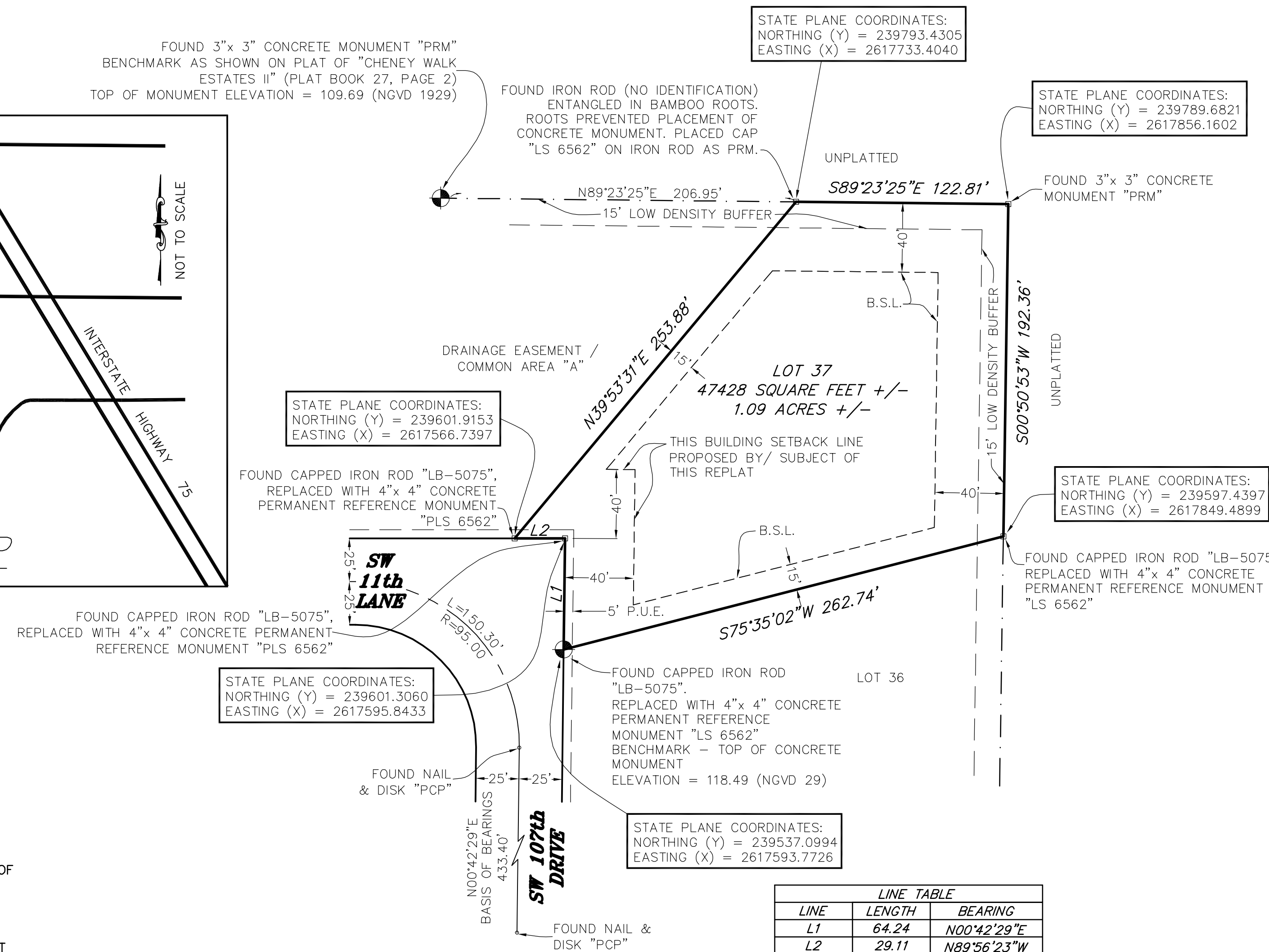
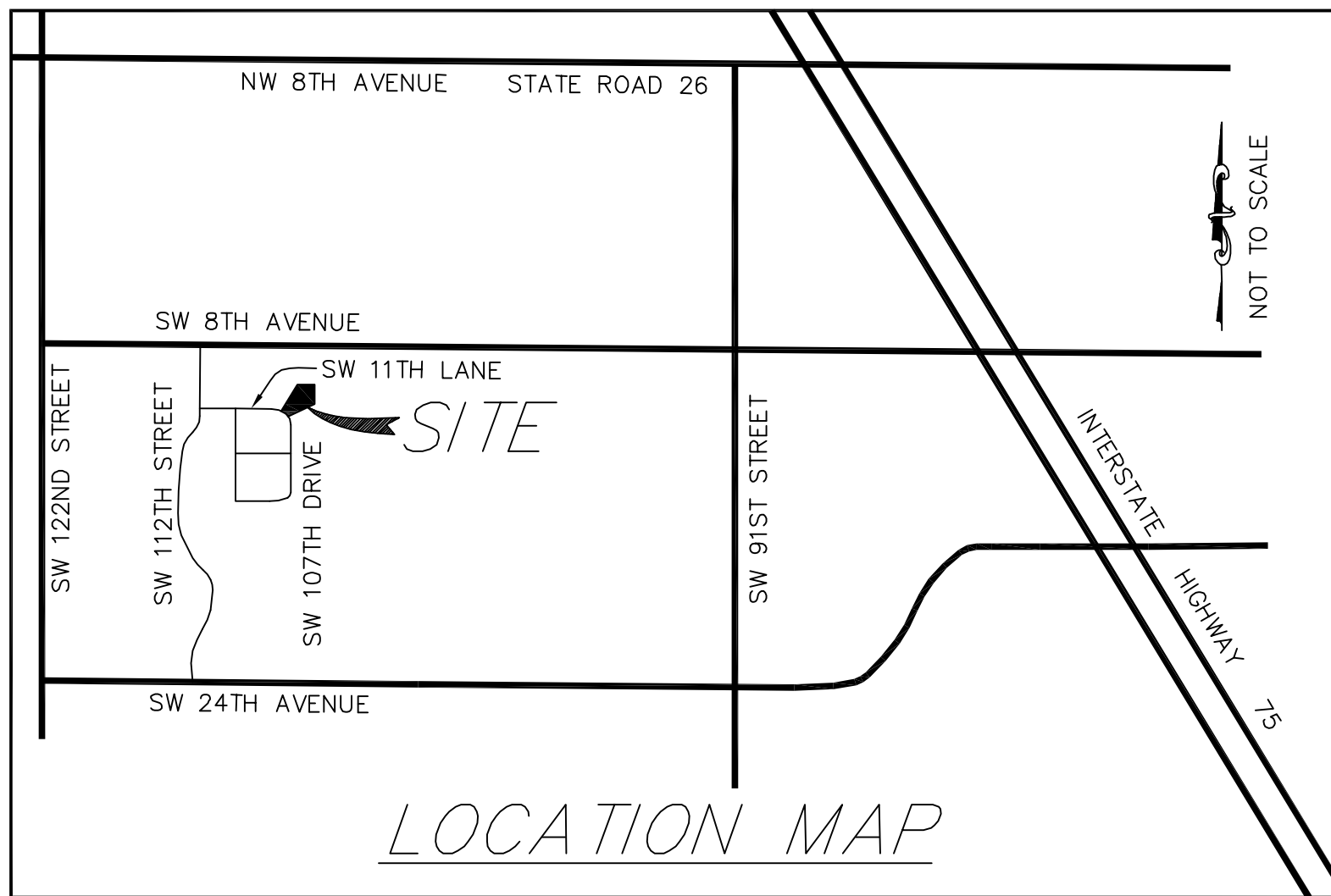
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2014.
 NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATION AND 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:

SURVEYING REQUIREMENTS:	_____ COUNTY SURVEYOR	DATE: _____
ENGINEERING REQUIREMENTS:	_____ COUNTY ENGINEER	DATE: _____
FORM AND LEGALITY:	_____ COUNTY ATTORNEY	DATE: _____
APPROVAL BY ALACHUA COUNTY FLORIDA:	_____ CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE: _____

FILED FOR RECORD THIS _____ DAY OF _____, 2014.
 CLERK: _____ DEPUTY CLERK: _____

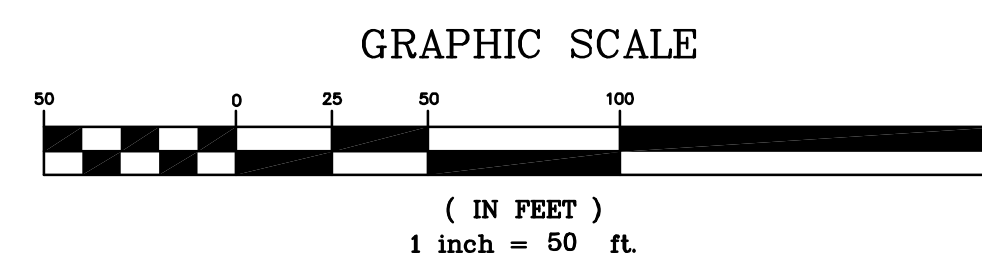


LEGAL DESCRIPTION:

LOT 37 OF "CHENEY WALK ESTATES PHASE II", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 SUBJECT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2996, PAGE 796; JOINDER AND CONSENT RECORDED IN OFFICIAL RECORDS BOOK 2999, PAGES 782 AND 784; AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3026, PAGE 581; DECLARATION OF ANNEXATION RECORDED IN OFFICIAL RECORDS BOOK 3336, PAGE 1301, ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

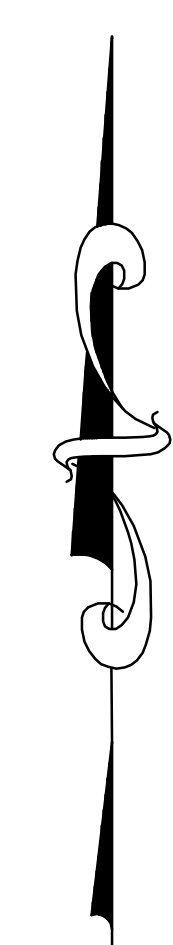
SURVEYOR'S NOTES:

1. "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. "NOTICE" THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS SURVEY DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN; SPECIFICALLY THE CENTERLINE BEARING OF N00°42'29"E BETWEEN THE TWO FOUND NAILS AND DISKS AS SHOWN ON THE RECORD PLAT OF "CHENEY WALK ESTATES PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
4. 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 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. FLORIDA STATUTE 177.091 (28).
5. THIS PLAT IS BASED ON FOUND MONUMENTATION, WHICH, IN THE OPINION OF THIS SURVEYOR, BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
6. THIS SURVEYOR HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
7. THE MEASUREMENTS FOR THIS SURVEY WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD.
8. THE PURPOSE OF THIS REPLAT IS TO CHANGE THE FRONT BUILDING SETBACK FROM THE LOCATION AS SHOWN ON THE RECORD PLAT OF "CHENEY WALK ESTATES PHASE II AS RECORDED IN PLAT BOOK 27, PAGE 2 OF THE PUBLIC RECORD OF ALACHUA COUNTY, FLORIDA TO 40 FEET AS SHOWN ON THIS REPLAT. ALL OTHER EASEMENTS, NOTES, RESTRICTIONS, SETBACKS, ETC. AS SHOWN ON THE RECORD PLAT OF "CHENEY WALK ESTATES PHASE II, PLAT BOOK 27, PAGE 2, ARE UNCHANGED AND REMAIN IN FULL FORCE AND EFFECT.
9. AS PER NOTE SHOWN ON THE RECORDED PLAT (PLAT BOOK 27, PAGE 2) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING).
10. STATE PLANE COORDINATE VALUES SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE VALUES SHOWN ON THE RECORD PLAT OF "CHENEY WALK ESTATES PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (NORTH AMERICAN DATUM OF 1983). THE BEARINGS SHOWN ON THIS PLAT MUST BE ROTATED 01°08'21" CLOCKWISE TO MATCH THE STATE PLANE COORDINATE GRID.



LEGEND:

B.S.L. = BUILDING SETBACK LINE
 P.U.E. = PUBLIC UTILITIES EASEMENT
 PRM = PERMANENT REFERENCE MONUMENT
 PCP = PERMANENT CONTROL POINT
 NGVD 29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE DESCRIBED LANDS AND SUBDIVISION THEREOF, AND THAT SAID LANDS HAVE BEEN SURVEYED UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

BY: _____
 HENRY J. RAIMATO
 PROFESSIONAL SURVEYOR AND MAPPER
 NO. 6562, STATE OF FLORIDA

DATE SIGNED: _____
 DATE OF FIELD SURVEY: APRIL 8, 2013.

Henry J. Raimato, PSM
 LICENSE # 6562, STATE OF FLORIDA
 5228 NW 43RD ROAD
 GAINESVILLE, FLORIDA 32606
 484-678-7927