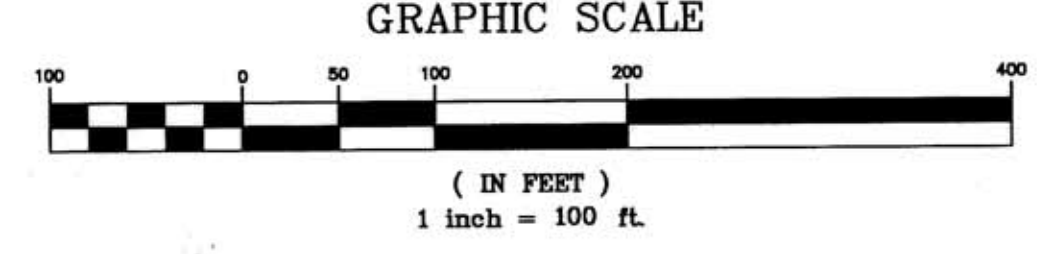
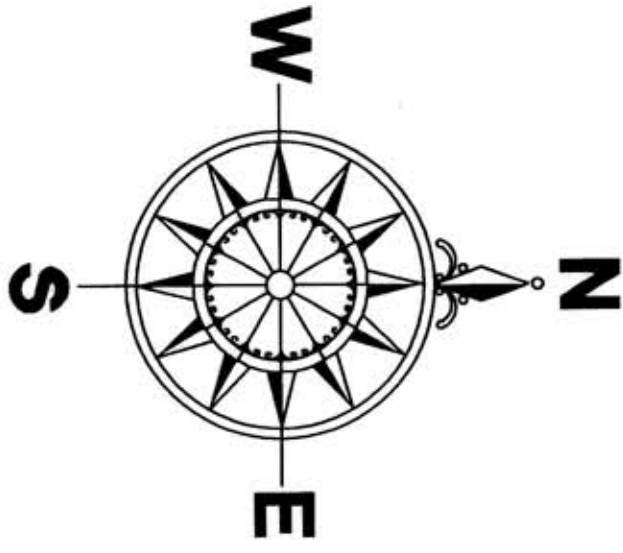


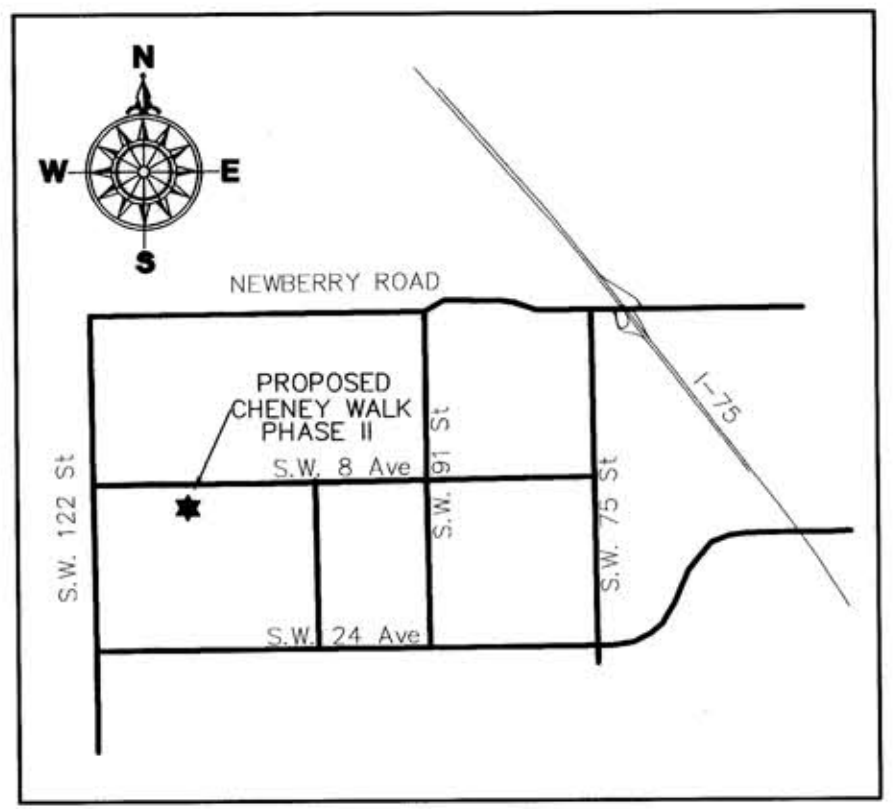
" CHENEY WALK ESTATES PHASE II "

LYING IN THE NE 1/4 OF SECTION 12,
TOWNSHIP 10 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA



- LEGEND AND ABBREVIATIONS:**
- AC. = ACRES
 - O.R. = OFFICIAL RECORDS
 - PCP = PERMANENT CONTROL POINT
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - PRM = PERMANENT REFERENCE MONUMENT
 - RLS = REGISTERED LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - R/W = RIGHT-OF-WAY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - BSL = BUILDING SETBACK LINE
 - (TYP) = TYPICAL
 - ID. = IDENTIFICATION
 - MIN. = MINIMUM
 - FT. = FINISH FLOOR
 - ELEV. = ELEVATION
 - SO. FT. = SQUARE FEET
 - CHD = CHORD
 - LDB = LOW DENSITY BUFFER
 - T10S = TOWNSHIP 10 SOUTH
 - R8E = RANGE 8 EAST
 - L = LENGTH
 - R = RADIUS
 - FND = FOUND
 - Δ = RAILROAD SPIKE
 - ⊙ = FOUND NAIL AND DISK (LB 5075) PCP
 - = PERMANENT REFERENCE MONUMENT FOUND (LB 5075)
 - ▲ = PERMANENT CONTROL POINT NAIL AND DISK TO BE SET (LB 5075)
 - = SET PRM 4"x4" CONCRETE MONUMENT (LB 5075)
 - = PERMANENT REFERENCE MONUMENT FOUND (AS NOTED)
 - N 256448.8021 E 2601421.4683 = STATE PLANE COORDINATES
 - ⊕ = SITE BENCHMARK
 - D.E. = Drainage Easement

LOCATION MAP
NOT TO SCALE



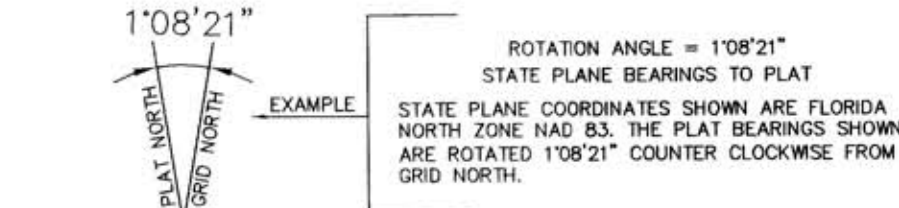
ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.

LEGAL DESCRIPTION: (CHENEY WALK ESTATES PHASE II)
A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1808, PAGE 372 OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 00°51'09" WEST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD SW 32 (SW 8TH AVENUE, 80' RIGHT OF WAY); THENCE NORTH 89°25'21" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1329.41 FEET TO THE NORTHEAST CORNER OF "HAYES GLEN", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "N", PAGE 12 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°42'29" WEST, ALONG THE EAST BOUNDARY OF SAID "HAYES GLEN", A DISTANCE OF 601.80 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075) AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1808, PAGE 372 OF SAID PUBLIC RECORDS; THENCE NORTH 88°28'47" EAST, ALONG THE NORTH BOUNDARY OF SAID LAND, A DISTANCE OF 575.14 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH BOUNDARY LINE SOUTH 00°03'37" WEST, A DISTANCE OF 279.58 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075); THENCE NORTH 89°56'23" WEST, A DISTANCE OF 78.72 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075); THENCE SOUTH 00°03'37" WEST, A DISTANCE OF 50.00 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075); THENCE SOUTH 89°56'23" EAST, A DISTANCE OF 156.49 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075); THENCE SOUTH 00°42'29" WEST, A DISTANCE OF 298.02 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075); THENCE SOUTH 89°56'23" EAST, A DISTANCE OF 153.81 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075); THENCE SOUTH 00°42'29" WEST, A DISTANCE OF 259.05 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075); THENCE SOUTH 89°56'23" EAST, A DISTANCE OF 188.92 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075) AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTH-WESTERLY, AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°21'08", AN ARC DISTANCE OF 38.99 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075) AT THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°23'03" EAST, 35.15 FEET; THENCE NORTH 00°42'29" EAST, A DISTANCE OF 27.92 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075); THENCE SOUTH 89°49'39" EAST, A DISTANCE OF 302.24 FEET TO A 4" X 4" CONCRETE MONUMENT (PRM LB 5075) AT THE INTERSECTION WITH THE EAST BOUNDARY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1808, PAGE 372 OF SAID PUBLIC RECORDS; THENCE NORTH 89°22'38" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 329.55 FEET TO A 3" X 3" CONCRETE MONUMENT (PRM 2228) AT THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 00°42'31" EAST, ALONG THE WEST BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 94.48 FEET TO A 4" X 4" CONCRETE MONUMENT (LB 5075) AT THE INTERSECTION WITH THE NORTH BOUNDARY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1808, PAGE 372 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°28'47" WEST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 423.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 12.48 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 00°42'29" E FOR THE EAST BOUNDARY OF "HAYES GLEN" AS MEASURED BETWEEN THE MONUMENTATION FOUND AT THE SE CORNER OF LOT 3 AND THE MONUMENT FOUND AT THE SE CORNER OF LOT 7.
 - THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":10,000".
 - BUILDING SETBACK REQUIREMENTS (MINIMUM) UNLESS OTHERWISE SHOWN:
FRONT = 40' SIDE INTERIOR = 15' ACCESSORY BUILDING REQUIREMENTS SIDE = 7.5'
REAR = 40' SIDE STREET = 40'
 - BENCHMARKS SHOWN HEREON ARE BASED ON AN ELEVATION OF 104.42 ON A NAIL IN THE SOUTH SIDE OF A FENCE POST, 8.75' WEST OF THE NE CORNER OF LOT 12 ABNEY GLEN AS SHOWN ON PLAT BOOK "U", PAGE 56 OF THE ALACHUA COUNTY PUBLIC RECORDS.
 - ALL LOT CORNERS FOR A LOT SHALL BE SET BEFORE THE SALE OF THE LOT.
 - THE COMMON AREA SHOWN HEREON WILL BE CONVEYED TO THE CHENEY WALK ESTATES HOMEOWNERS ASSOCIATION, INC. FOR OWNERSHIP, MANAGEMENT AND MAINTENANCE (BY SEPARATE CONVEYANCE).
 - PRIOR TO CONSTRUCTING A BUILDING ON LOT 33, A GEOTECHNICAL ANALYSIS SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF SOILS PREVIOUSLY PLACED ON-SITE TO FILL A DEPRESSIONAL AREA. THE CONSTRUCTION ON LOT 33 SHALL COMPLY WITH SECTION 1804.2 OF THE FLORIDA BUILDING CODE.
 - BASED ON THE SUPPLIED TITLE OPINION LETTER THE AREA WITHIN THIS PLAT IS SUBJECT TO THE FOLLOWING:
EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, CONTAINED IN INSTRUMENT RECORDED DECEMBER 17, 1998, O.R. BOOK 2802, PAGE 1450, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
RIGHT OF WAY EASEMENTS TO CITY OF GAINESVILLE CONTAINED IN TRANSFER CLOSING STATEMENT RECORDED IN O.R. BOOK 1698, PAGE 139; PARTIAL RELEASE RECORDED IN O.R. BOOK 1795, PAGE 1579; CORRECTIVE PARTIAL RELEASE RECORDED IN O.R. BOOK 1798, PAGE 122, ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
FEDERAL TAX LIEN FILED AGAINST RALPH C. PRATT AND SANDRA N. PRATT RECORDED IN OFFICIAL RECORDS BOOK 2874 PAGE 401 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



MORTGAGEE'S APPROVAL
WACHOVA BANK, SUCCESSOR BY MERGER WITH SOUTHWEST BANK, AS MORTGAGEE, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 2883, PAGE 770 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

SIGNATURE: *[Signature]* MORTGAGEE: WACHOVA BANK
DATED: 11/18/06 ADDRESS: 104 N. MAIN ST.
BY: *[Signature]* TITLE: V.P.

STATE OF FLORIDA-COUNTY OF ALACHUA
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME *[Signature]* WHO WAS DULY SWORN, AND WHO FURNISHED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "C", AREAS OF MINIMAL FLOODING, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120001 0275 A, EFFECTIVE 9/28/84.

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: 1/10/06 DATE: *[Signature]* PROFESSIONAL SURVEYOR AND MAPPER

ENGINEERING REQUIREMENTS: 1/26/06 DATE: *[Signature]* COUNTY ENGINEER

WATER AND SANITARY SEWAGE REQUIREMENTS: 2/2/06 DATE: *[Signature]* ENVIRONMENTAL HEALTH OFFICER

PLANNING, ZONING, AND OTHER COUNTY SERVICE REQUIREMENTS NOT OTHERWISE LISTED: 3/7/06 DATE: *[Signature]* COUNTY MANAGER

FORM AND LEGALITY: 2/19/06 DATE: *[Signature]* COUNTY ATTORNEY

APPROVED BY ALACHUA COUNTY: 2/10/06 DATE: *[Signature]* CHAIR, BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY

RECEIVED AND FILED FOR RECORD ON THIS 22 DAY OF February A.D. 2006

J.R. "Buddy" Irby CLERK *[Signature]* DEPUTY CLERK

OWNER'S CERTIFICATION AND DEDICATION

WE, BOLLMEYER DEVELOPMENT COMPANY AND RALPH C. PRATT AND SANDRA N. PRATT, 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 "CHENEY WALK ESTATES PHASE II", AND DO HEREBY DEDICATE THE RIGHTS-OF-WAY SHOWN HEREON TO THE PUBLIC FOREVER; AND DO HEREBY DEDICATE THE PUBLIC UTILITIES EASEMENTS TO THE USE OF THE PUBLIC FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; AND DO HEREBY DEDICATE THE DRAINAGE EASEMENTS TO THE USE OF THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER, AND THE PUBLIC'S RESPONSIBILITY FOR MAINTENANCE SHALL BE LIMITED TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.

WITNESS: *[Signature]* THOMAS D. FOLEY, DIRECTOR BOLLMEYER DEVELOPMENT COMPANY

WITNESS: *[Signature]* RALPH C. PRATT, OWNER

WITNESS: *[Signature]* SANDRA N. PRATT, OWNER

STATE OF FLORIDA-COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME THOMAS D. FOLEY, DIRECTOR OF BOLLMEYER DEVELOPMENT COMPANY, WHO WAS DULY SWORN, AND WHO FURNISHED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF November A.D. 2006

MY COMMISSION EXPIRES: 3-19-09 *[Signature]* NOTARY PUBLIC-STATE OF FLORIDA

STATE OF FLORIDA-COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME RALPH C. PRATT AND SANDRA N. PRATT, WHO WERE DULY SWORN, AND WHO FURNISHED FLORIDA DRIVER'S LICENSES AS IDENTIFICATION, AND EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF November A.D. 2006

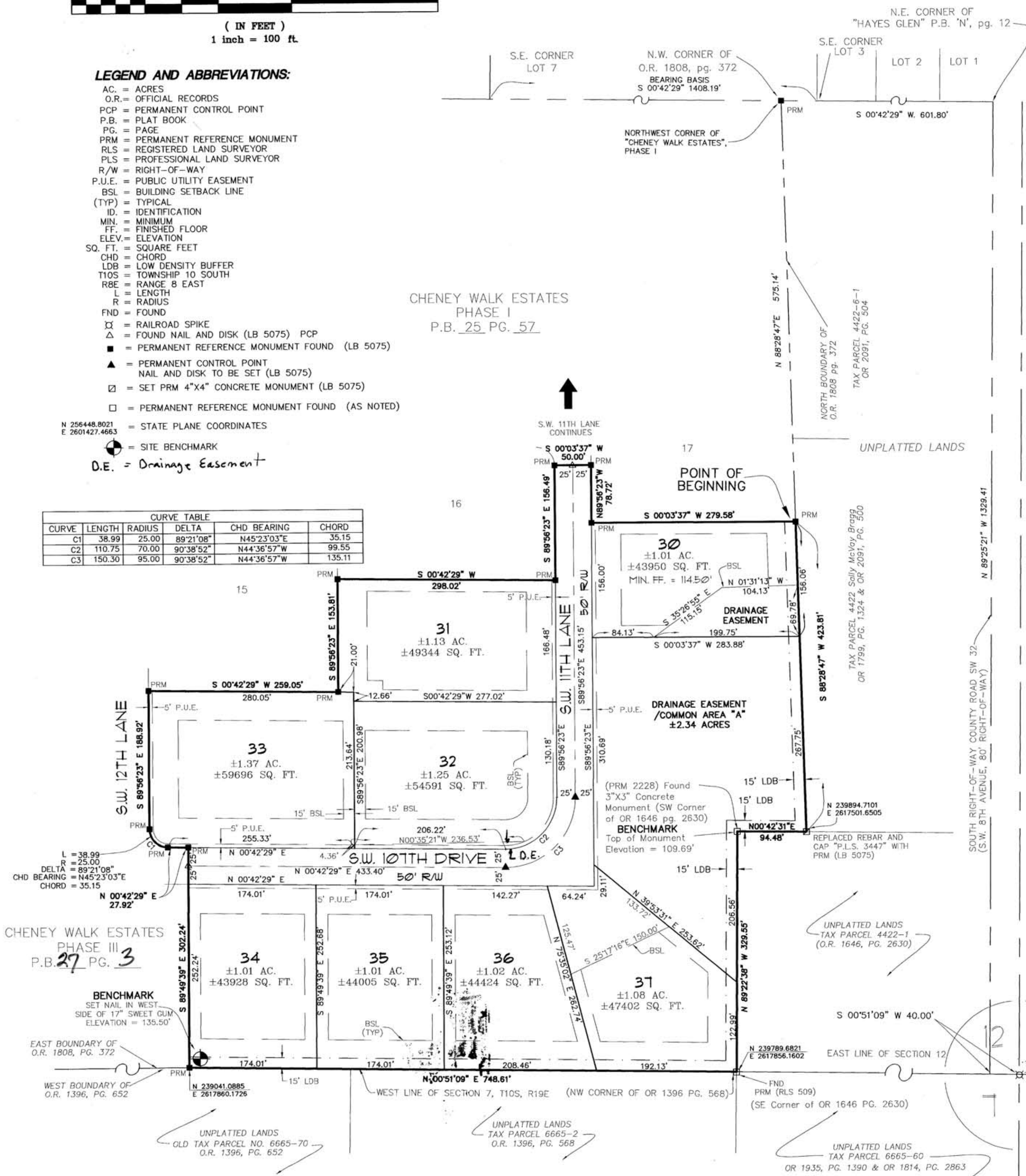
MY COMMISSION EXPIRES: 11/8/06 *[Signature]* NOTARY PUBLIC-STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "CHENEY WALK ESTATES PHASE II" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177 PART 1 OF THE FLORIDA STATUTES.

DATE: Oct. 24, 2005 *[Signature]*

KEVIN WAYNE HEWETT PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6093
CAUSSEAU & ELLINGTON, INC.
AUTHORIZATION NO. 5028



COUNTY ROAD SW 32
S.W. 8th AVE. (80' R/W)

CHENEY WALK ESTATES PHASE III P.B. 27 PG. 3

UNPLATTED LANDS OLD TAX PARCEL NO. 6665-70 O.R. 1396, PG. 652

UNPLATTED LANDS TAX PARCEL 6665-2 O.R. 1396, PG. 668

UNPLATTED LANDS TAX PARCEL 6665-60 O.R. 1396, PG. 1390 & OR 1814, PG. 2863

CURVE	LENGTH	RADIUS	DELTA	CHD	BEARING	CHORD
C1	38.99	25.00	89°21'08"	N45°23'03"E	35.15	
C2	110.75	70.00	90°38'52"	N44°36'57"E	99.55	
C3	150.30	95.00	90°38'52"	N44°36'57"E	135.11	

BENCHMARK SET NAIL IN WEST SIDE OF 17' SWEET GUM ELEVATION = 135.50'

EAST BOUNDARY OF O.R. 1808, PG. 372

WEST BOUNDARY OF O.R. 1396, PG. 652

CHENEY WALK ESTATES PHASE I P.B. 25 PG. 57

POINT OF BEGINNING

±1.01 AC. ±43950 SQ. FT. MIN. FF. = 114.50'

DRAINAGE EASEMENT / COMMON AREA "A" ±2.34 ACRES

±1.08 AC. ±47402 SQ. FT.

FOUND RAILROAD SPIKE POINT OF COMMENCEMENT N.E. CORNER OF SECTION 12, T10S, R18E

REPLACED REBAR AND CAP "P.L.S. 3447" WITH PRM (LB 5075)

FND PRM (RLS 509) (SE Corner of OR 1646 PG. 2630)

FND PRM (RLS 509) (SE Corner of OR 1646 PG. 2630)

UNPLATTED LANDS TAX PARCEL 6665-2 O.R. 1396, PG. 668

UNPLATTED LANDS TAX PARCEL 6665-60 O.R. 1396, PG. 1390 & OR 1814, PG. 2863