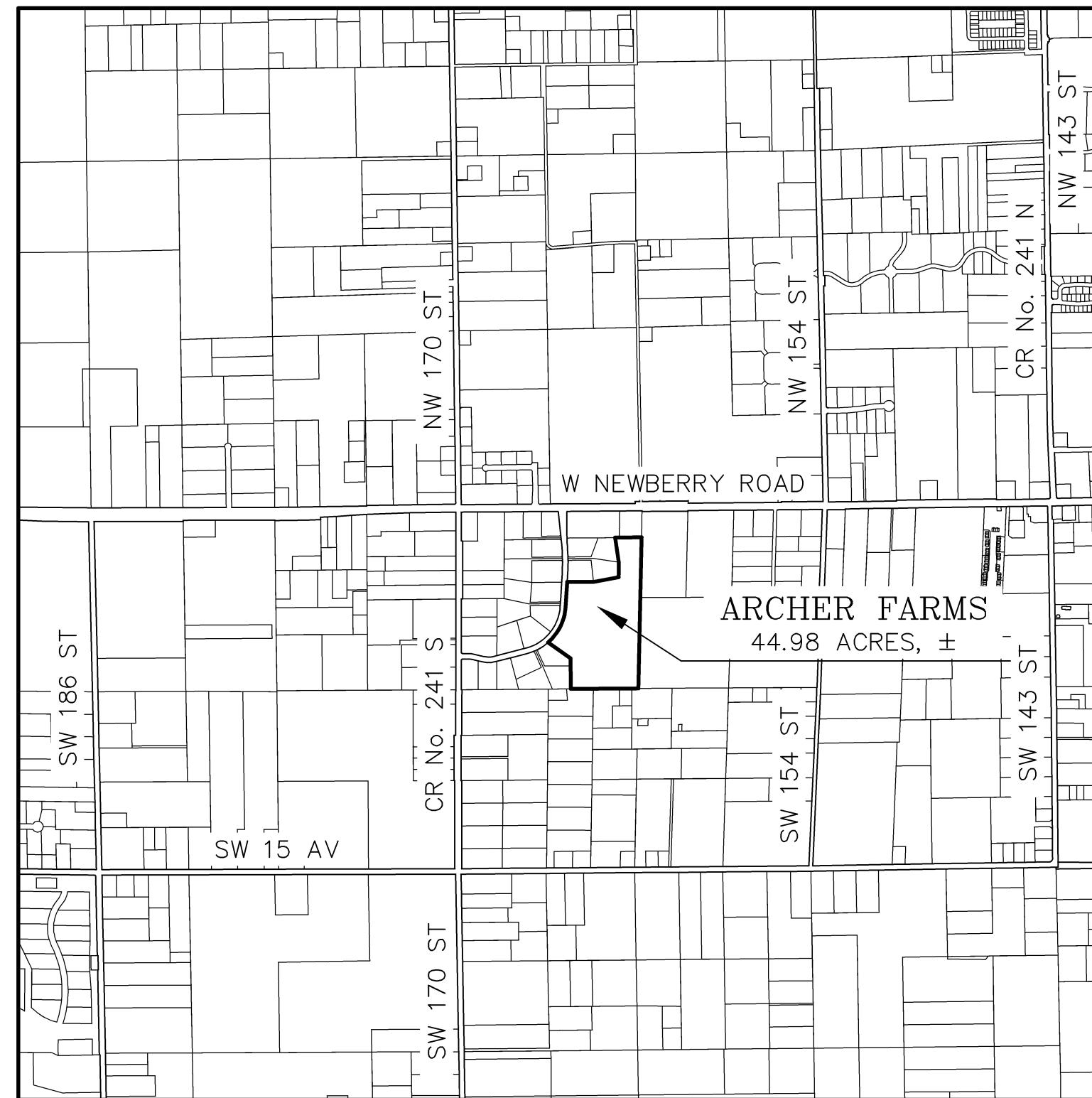


# ARCHER FARMS

A REPLAT OF TRACTS B AND D OF "MARLBORO FARMS" A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK I, PAGES 16, 17 & 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. LYING IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.



VICINITY MAP  
SCALE 1" = 2000'

### OWNER'S CERTIFICATION AND DEDICATION

AF EQUESTRIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "ARCHER FARMS"; AND DOES HEREBY DEDICATE THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREIN TO THE PUBLIC FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL COMMON OPEN SPACE AND DRAINAGE EASEMENTS SHALL BE CONVEYED TO ARCHER FARMS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, FOR OWNERSHIP, MAINTENANCE, AND MANAGEMENT BY SEPARATE INSTRUMENT.

AF EQUESTRIAN, LLC \_\_\_\_\_ WITNESS \_\_\_\_\_ WITNESS \_\_\_\_\_  
BY: SHARLEEN EXLER-VILLAZON  
MANAGING MEMBER

### ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, SHARLEEN EXLER-VILLAZON, MANAGING MEMBER OF AF EQUESTRIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT SHE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014.

NOTARY PUBLIC, STATE OF FLORIDA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_ TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

### MORTGAGEE

KNOW ALL MEN BY THESE PRESENT THAT ANTHONY A. MANCUSO AND NANETTE M. MANCUSO, HUSBAND AND WIFE, THE HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 4206, PAGE 235, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE DEDICATION SHOWN HEREON.

ANTHONY A. MANCUSO \_\_\_\_\_ WITNESS \_\_\_\_\_ WITNESS \_\_\_\_\_  
NANETTE M. MANCUSO \_\_\_\_\_ WITNESS \_\_\_\_\_ WITNESS \_\_\_\_\_

### ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ANTHONY A. MANCUSO AND NANETTE M. MANCUSO, 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. 2014.

NOTARY PUBLIC, STATE OF FLORIDA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_ TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

### LEGAL DESCRIPTION:

All of Tracts B and D of MARLBORO FARMS, according to map or plat thereof recorded in Plat Book I, pages 16, 17 and 18 of the Public Records of Alachua County, Florida.

Containing 44.98 Acres, more or less.

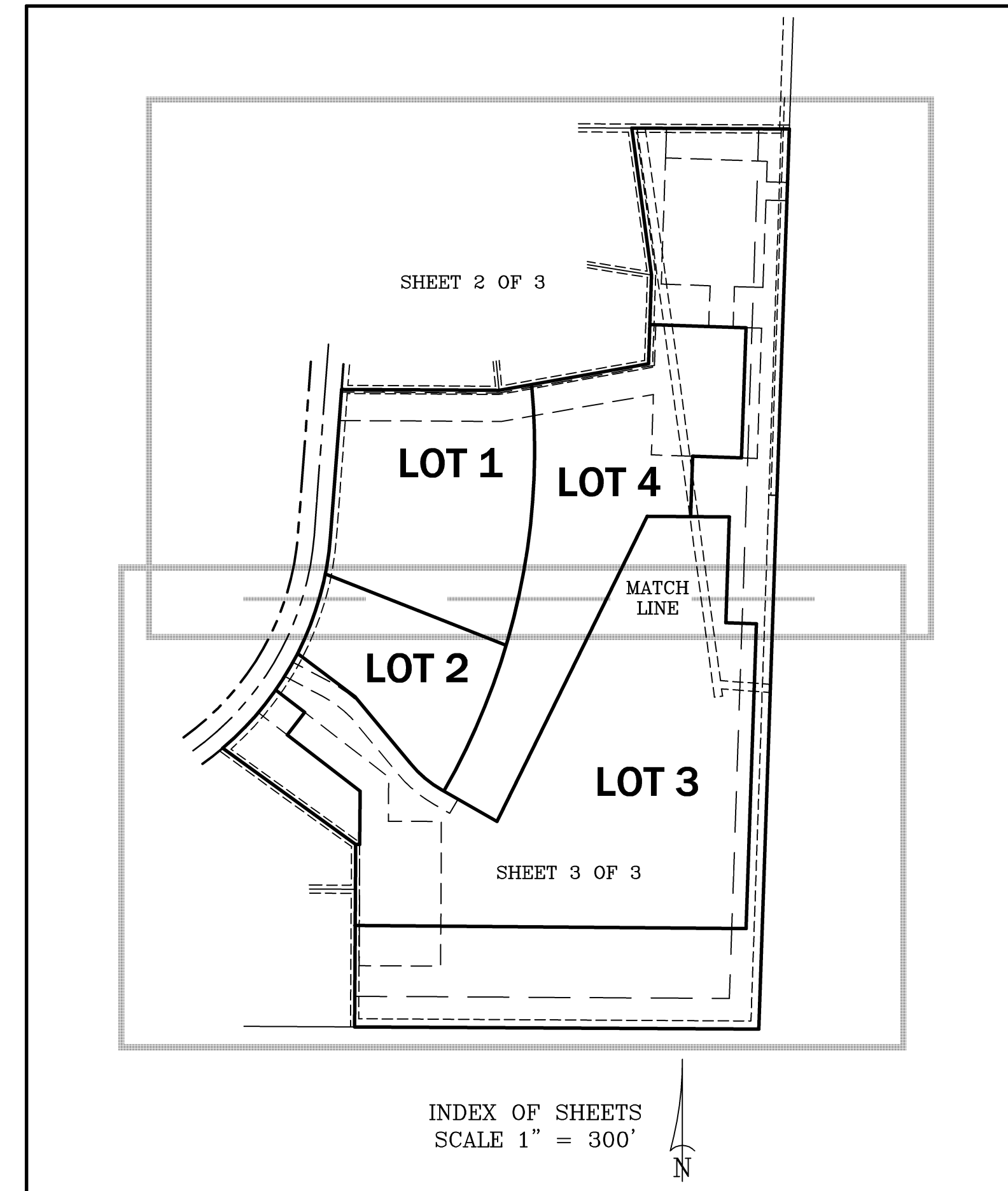
### GENERAL NOTES:

- BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 01°56'44" W ON THE EAST BOUNDARY OF TRACT B OF MARLBORO FARMS AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGES 16, 17 AND 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/15,000.
- BUILDING SETBACK REQUIREMENTS (MINIMUM):  
RESIDENTIAL  
FRONT/REAR SETBACK: 40 FEET (UNLESS OTHERWISE NOTED)  
INTERIOR SIDE SETBACK: 30 FEET (UNLESS OTHERWISE NOTED)  
SIDE STREET SETBACK: 40 FEET  
EQUESTRIAN  
FROM ALL PROPERTY LINES: 50 FEET
- 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.
- 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 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.
- A 5/8" REBAR & CAP (LB 2389) WILL BE SET AT EACH LOT CORNER PER FLORIDA STATUTE 177.091(9) UNLESS SHOWN AS A PERMANENT REFERENCE MONUMENT.
- THE LOTS SHOWN HEREON ARE SUBJECT TO RESTRICTIVE COVENANTS WHICH WILL BE RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA CONTEMPORANEOUS WITH THE RECORDING OF THIS REPLAT.
- THE BOUNDARY OF THIS SUBDIVISION, AS SHOWN HEREON, DOES NOT LIE WITHIN A 0.5-MILE RADIUS OF ANY EXISTING HORIZONTAL GEODETIC CONTROL MONUMENT ESTABLISHED BY THE ALACHUA COUNTY CONTROL DENSIFICATION SURVEY OR ESTABLISHED BY NATIONAL GEODETIC SURVEY.
- THE REAL PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (PANEL NOT PRINTED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0270D; COMMUNITY NUMBER: 120001; PANEL: 0270D; EFFECTIVE DATE: 06/16/06.
- ELEVATIONS SHOWN HEREON WERE PROJECTED FROM AN ELEVATION OF 96.44' ON FLORIDA DEPARTMENT OF TRANSPORTATION T.B.M. NO.4; A RAILROAD SPIKE IN A 0.7m. OAK, 25.9m. LEFT OF STATION 144+48 ON STATE ROAD NO. 26 (1929 DATUM).
- ALL STRAIGHT LINES INTERSECTING CURVED LINES ARE NON-RADIAL UNLESS INDICATED OTHERWISE.
- PUBLIC UTILITIES EASEMENTS AND RIDING TRAILS, WITHIN THE BOUNDARIES OF THIS REPLAT, AS SHOWN ON THE PLAT OF MARLBORO FARMS RECORDED IN PLAT BOOK I, PAGES 16, 17 & 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA ARE VACATED BY VIRTUE OF THIS REPLAT.
- THE COVENANTS RECORDED AT OFFICIAL RECORDS BOOK 2244, PAGE 360, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA HAVE BEEN RELEASED TO THE PROPERTY THAT IS THE SUBJECT MATTER OF THIS REPLAT BY VIRTUE OF THE RELEASE OF COVENANT RECORDED AT OFFICIAL RECORDS BOOK 4279, PAGE 1296, PUBLIC RECORDS, ALACHUA COUNTY, FLORIDA.
- LOTS 1 AND 2 ARE BEING DEVELOPED UNDER THE GENERAL PROVISIONS OF THE SUBDIVISION REGULATIONS.
- LOTS 3 AND 4 ARE BEING DEVELOPED UNDER THE PROVISIONS OF THE RURAL AG SUBDIVISION REGULATIONS.
- MAINTENANCE OF SW 161st TERRACE IS AS PROVIDED IN OFFICIAL RECORDS BOOK 3076, PAGE 1013 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE ARCHER FARMS HOMEOWNER'S ASSOCIATION, INC. ASSUMES NO RESPONSIBILITY FOR THE MAINTENANCE OF SW 161st TERRACE.

### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF ARCHER FARMS IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED PROPERTY ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN SET AS CALLED FOR UNDER CHAPTER 177, SECTION .091 (7), LAWS OF FLORIDA, AND THAT PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNERS WILL BE SET AS CALLED FOR UNDER CHAPTER 177, SECTION .091 (8, & 9), LAWS OF FLORIDA AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING (F.S. 2013) AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO F.S. 472.027.

EDA engineers-surveyors-planners, inc. 2404 NW 43RD STREET, GAINESVILLE, FL 32606  
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB-2389  
BY: ROBERT W. GRAVER - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 4239



INDEX OF SHEETS  
SCALE 1" = 300'

### 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:

CERTIFICATE OF REVIEW \_\_\_\_\_ COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEERING REQUIREMENTS \_\_\_\_\_ COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

FORM AND LEGALITY \_\_\_\_\_ COUNTY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY ALACHUA COUNTY \_\_\_\_\_ CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

CLERK APPROVAL \_\_\_\_\_ CLERK \_\_\_\_\_ DATE \_\_\_\_\_

RECEIVED AND FILED FOR RECORD ON THIS \_\_\_\_\_

DAY OF \_\_\_\_\_ A.D. 2014 \_\_\_\_\_ DEPUTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_



eda engineers-surveyors-planners, inc.  
LB 2389  
2404 NW 43rd ST, GAINESVILLE, FLORIDA 32606-6602  
TEL: (352) 373-3541 FAX: (352) 373-7249  
E-MAIL: mail@eda.com

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Plotted Jun 24, 2014 - 08:36:34 - ablonie