

DRAKE MEADOWS

LYING IN FRACTIONAL SECTION 27, TOWNSHIP 9 SOUTH, RANGE 18 EAST
OUTSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 1 OF 3

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 27, TOWNSHIP 9 SOUTH, RANGE 18 EAST, LYING OUTSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE PLAT OF BELMONT CLUSTER DEVELOPMENT, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 24 THROUGH 26 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 88 DEGREES, 01 MINUTE, 23 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BELMONT CLUSTER DEVELOPMENT, PHASE 1, ALSO BEING THE SOUTH LINE OF A 40 FOOT WIDE DEDICATED RIGHT-OF-WAY, A DISTANCE OF 33.24 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 9 SOUTH, RANGE 18 EAST, LYING OUTSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01 DEGREE, 05 MINUTES, 26 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1257.09 FEET TO A POINT ON THE SOUTH LINE OF SAID FRACTIONAL SECTION 27; THENCE NORTH 87 DEGREES, 23 MINUTES, 21 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1283.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NW 143RD STREET (ALSO KNOWN AS COUNTY ROAD NO. 241), AN 80 FOOT WIDE RIGHT-OF-WAY; THENCE NORTH 00 DEGREES, 55 MINUTES, 30 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1253.56 FEET TO THE SOUTHEAST CORNER OF A 40 FOOT WIDE DEDICATED RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 3592, PAGE 1082 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 88 DEGREES, 05 MINUTES, 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 40 FOOT WIDE DEDICATED RIGHT-OF-WAY, A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER OF SAID 40 FOOT WIDE DEDICATED RIGHT-OF-WAY; THENCE SOUTH 88 DEGREES, 04 MINUTES, 17 SECONDS WEST, ALONG A LINE THAT IS 40.00 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID BELMONT CLUSTER DEVELOPMENT, PHASE 1, A DISTANCE OF 351.51 FEET; THENCE SOUTH 88 DEGREES, 01 MINUTE, 23 SECONDS WEST, CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 662.42 FEET; THENCE SOUTH 47 DEGREES, 31 MINUTE, 58 SECONDS WEST, A DISTANCE OF 17.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.195 ACRES, MORE OR LESS.

GENERAL NOTES

- BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 01°05'26" E ON THE WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF FRACTIONAL SECTION 27, TOWNSHIP 9 SOUTH, RANGE 18 EAST, OUTSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- 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, OR 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.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 128
- TOTAL ACREAGE OF SUBDIVISION = 37.195± Acres
- ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND ARE BASED ON AN ELEVATION OF 90.46 FEET (NGVD 1929 DATUM) ON F.D.O.T. TBM 7, A SQUARE CUT IN THE END OF CONCRETE CURB DIVIDER AT THE ENTRANCE ROAD TO SOMERSET SUBDIVISION. FOR THE PURPOSES OF THIS SURVEY, THAT ELEVATION WAS CONVERTED TO 89.68 FEET (NAVD 1988 DATUM) USING CORPSCON V6.0.1. U.S. ARMY CORPS OF ENGINEERS.
- PURSUANT TO CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 12001C0270D & 12001C0290D, COMMUNITY NUMBER 120001, PANELS 0270D & 0290D, WITH AN EFFECTIVE DATE OF JUNE 16, 2006.
- THE COMMON AREAS SHOWN HEREON SHALL BE CONVEYED TO THE [HOMEOWNERS ASSOCIATION] FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.
- THE LINES ARE RADIAL OR NON-RADIAL AS DESIGNATED ON THE MAP PORTION OF THIS PLAT.
- BUILDING SETBACK REQUIREMENTS (MINIMUM) ARE AS FOLLOWS (UNLESS OTHERWISE SHOWN):

FRONT	10 FEET
FRONT (GARAGE)	20 FEET
SIDE (INTERIOR)	5 FEET
SIDE (STREET)	10 FEET
REAR (PRINCIPAL)	10 FEET
REAR (ACCESSORY)	7.5 FEET
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO ALACHUA COUNTY OVER ALL PRIVATE DRAINAGE EASEMENTS AND PRIVATE STORMWATER TRACTS FOR EMERGENCY MAINTENANCE. THIS EASEMENT IN NO WAY OBLIGATES ALACHUA COUNTY TO TAKE ANY ACTION AND ANY ACTION VOLUNTARILY TAKEN BY ALACHUA COUNTY DOES NOT CREATE A PERMANENT OR CONTINUING OBLIGATION TO MAINTAIN AN EASEMENT. MAINTENANCE OF STORMWATER FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE RIGHT TO DISCHARGE STORMWATER RESERVED UNTO THE PUBLIC.
- HOME CONSTRUCTION ON LOTS 25 THROUGH 32, 77 THROUGH 79, AND 84 THROUGH 111 SHALL REQUIRE BEARING CAPACITY TESTING IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 1804.2.2 REGARDING QUESTIONABLE SOILS.

PURPOSE OF COMMON AREAS

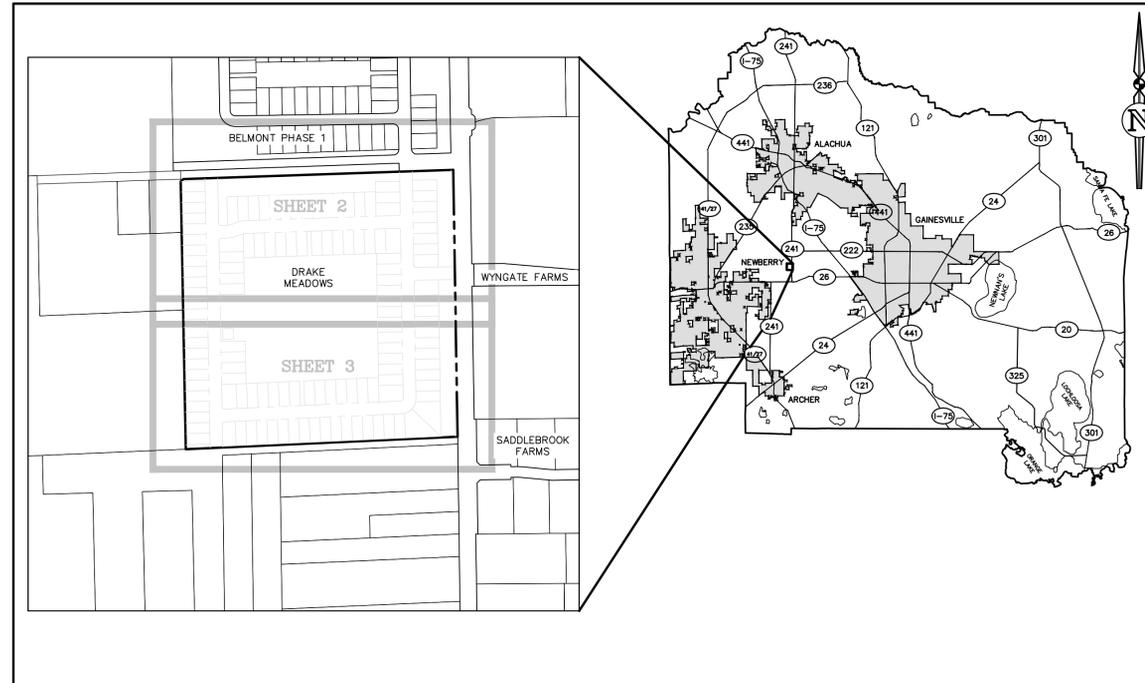
COMMON AREA No. 1	COMMON AREA; BUFFERS; PUBLIC UTILITY EASEMENT
COMMON AREA No. 2	DRAINAGE EASEMENT; COMMON AREA; BUFFERS; PUBLIC UTILITY EASEMENT
COMMON AREA No. 3	COMMON AREA; BUFFERS; PUBLIC UTILITY EASEMENT
COMMON AREA No. 4	COMMON AREA; BUFFERS; PUBLIC UTILITY EASEMENT
COMMON AREA No. 5	COMMON AREA; BUFFERS; PUBLIC UTILITY EASEMENT
COMMON AREA No. 6	COMMON AREA; BUFFERS; PUBLIC UTILITY EASEMENT
COMMON AREA No. 7	STORMWATER & DRAINAGE; DRAINAGE EASEMENT; COMMON AREA; BUFFERS; PUBLIC UTILITY EASEMENT
COMMON AREA No. 8	COMMON AREA; BUFFERS; PUBLIC UTILITY EASEMENT
LIFT STATION	SANITARY SEWER AND RELATED FACILITIES

LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PRM	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS	PCP	PERMANENT CONTROL POINT
R	RADIUS	POC	POINT OF COMMENCEMENT
L	ARC LENGTH	POB	POINT OF BEGINNING
D	DELTA (CENTRAL) ANGLE	PB	PLAT BOOK
CB	CHORD BEARING	PC	POINT OF CURVATURE
CD	CHORD DISTANCE	PT	POINT OF TANGENCY
(R)	RADIAL	O.R.	OFFICIAL RECORDS BOOK
(NR)	NON-RADIAL	PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY	DE	DRAINAGE EASEMENT
±	MORE OR LESS	FFE	MINIMUM REQUIRED FINISHED FLOOR ELEVATION
I.D.	IDENTIFICATION	S.F.	SQUARE FEET
MAG	CHRISNIK'S BRAND	AC	ACRES
N=231668.49	STATE PLANE COORDINATES	BSL	BUILDING SETBACK LINE (TYPICAL)
E=2636667.77	(NAD83 - FLORIDA NORTH ZONE)		

SECTION 27-9-18 SECTION 27, TOWNSHIP 9 SOUTH, RANGE 18 EAST

- PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET)
- PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)
- PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH STEEL WASHER "TOP LB 2389" (TO BE SET)
- PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)



LOCATION MAP ALACHUA COUNTY, FLORIDA NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

I, [OFFICER], AS [OFFICE] OF [CORPORATION], DO HEREBY CERTIFY THAT [CORPORATION] IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "DRAKE MEADOWS"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS, RIGHT-OF-WAYS AND EASEMENTS AS SHOWN HEREON. MAINTENANCE OF STORMWATER FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE RIGHT TO DISCHARGE STORMWATER RESERVED UNTO THE PUBLIC.

_____	WITNESS	_____	WITNESS
[OFFICER]			
[OFFICE]			
[CORPORATION]			

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, [OFFICER], AS [OFFICE] OF [CORPORATION], AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE/SHE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2019.

_____	MY COMMISSION EXPIRES	_____	TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)
NOTARY PUBLIC, STATE OF FLORIDA			

MORTGAGEE'S APPROVAL

[MORTGAGEE], AS MORTGAGEE, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS SHOWN HEREON AS "DRAKE MEADOWS" AND TO THE DEDICATION SHOWN HEREON.

_____	WITNESS	_____	WITNESS
[MORTGAGEE OFFICER]			
[MORTGAGEE OFFICE]			
[MORTGAGEE]			

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, [MORTGAGEE OFFICER], AS [MORTGAGEE OFFICE] OF [MORTGAGEE], AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE/SHE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2019.

_____	MY COMMISSION EXPIRES	_____	TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)
NOTARY PUBLIC, STATE OF FLORIDA			

CERTIFICATE AND SIGNATURE COUNTY REPRESENTATIVE

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART I, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY ORDINANCES AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

_____	DATE
CHARLIE BRECKEN, PSM	
COUNTY SURVEYOR	
PROFESSIONAL SURVEYOR & MAPPER	
FLORIDA CERTIFICATION No. 6763	

CERTIFICATE OF APPROVAL FOR ALACHUA COUNTY, FLORIDA

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE ALACHUA COUNTY'S ORDINANCES AND REGULATIONS:

_____	ENGINEERING REQUIREMENTS	_____	COUNTY ENGINEER	_____	DATE
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_____	FORM AND LEGALITY	_____	COUNTY ATTORNEY	_____	DATE
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_____	APPROVED AND ACCEPTED BY THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS	_____	CHAIR / VICE CHAIR ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS	_____	DATE
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_____	RECEIVED AND RECORDED ON THIS	_____	DAY OF _____ A.D. 2019	_____	CLERK	_____	DEPUTY CLERK
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SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "DRAKE MEADOWS" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF ANOTHER PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE SAME LEGAL ENTITY; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

EDA ENGINEERS-SURVEYORS-PLANNERS, INC. 2404 NW 43RD STREET, GAINESVILLE, FLORIDA 32606
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6687

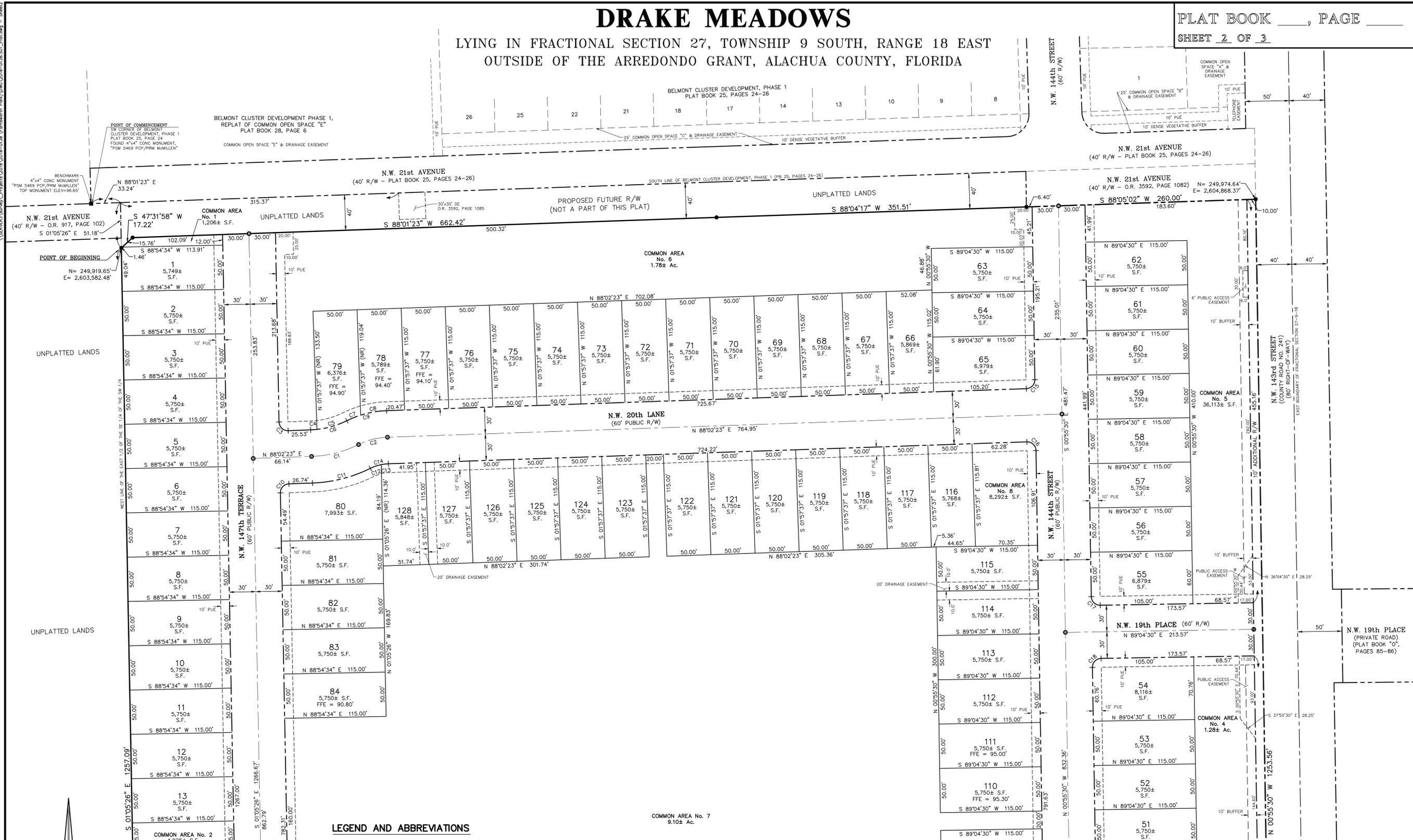


NOT FOR FINAL RECORDING

DRAKE MEADOWS

LYING IN FRACTIONAL SECTION 27, TOWNSHIP 9 SOUTH, RANGE 18 EAST
OUTSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 3

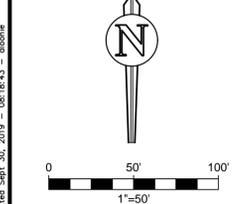


LEGEND AND ABBREVIATIONS

- | | | | |
|---------------------------------|----------------------------------|------|---|
| PSM | PROFESSIONAL SURVEYOR AND MAPPER | PRM | PERMANENT REFERENCE MONUMENT |
| LB | LICENSED BUSINESS | PCP | PERMANENT CONTROL POINT |
| R | RADIUS | POB | POINT OF BEGINNING |
| L | ARC LENGTH | POC | POINT OF CURVATURE |
| D | DELTA (CENTRAL) ANGLE | PT | POINT OF TANGENCY |
| CB | CHORD BEARING | OR | OFFICIAL RECORDS BOOK |
| CD | CHORD DISTANCE | PUE | PUBLIC UTILITY EASEMENT |
| (R) | RADIAL | DE | DRAINAGE EASEMENT |
| (NR) | NON-RADIAL | DE | DRAINAGE EASEMENT |
| R/W | RIGHT-OF-WAY | FFE | MINIMUM REQUIRED FINISHED FLOOR ELEVATION |
| + | MORE OR LESS | S.F. | SQUARE FEET |
| I.D. | IDENTIFICATION | AC | ACRES |
| MAG | CHRISNIK'S BRAND | BSL | BUILDING SETBACK LINE (TYPICAL) |
| N=231668.49 | E=263688.77 | | |
| SECTION 27-9-18 | | | |
| TOWNSHIP 9 SOUTH, RANGE 18 EAST | | | |
| FLORIDA NORTH ZONE | | | |

Curve Table						Curve Table					
Curve #	Delta	Radius	Arc	Chord	Tangent	Curve #	Delta	Radius	Arc	Chord	Tangent
C1	24°24'02"	130.00'	55.36'	54.95'	28.11'	C10	89°07'49"	10.00'	15.56'	14.03'	9.85'
C2	24°24'02"	80.00'	34.07'	33.81'	17.30'	C11	24°24'02"	160.00'	68.14'	67.63'	34.59'
C3	90°52'11"	10.00'	15.86'	14.25'	10.15'	C12	15°07'48"	50.00'	13.20'	13.17'	6.64'
C4	4°08'29"	100.00'	7.23'	7.23'	3.62'	C13	9°16'14"	50.00'	8.09'	8.08'	4.05'
C5	20°15'33"	100.00'	35.36'	35.17'	17.87'	C14	24°24'02"	50.00'	21.29'	21.13'	10.81'
C6	24°24'02"	100.00'	42.59'	42.27'	21.62'	C15	88°57'54"	10.00'	15.53'	14.01'	9.82'
C7	8°49'38"	110.00'	16.95'	16.93'	8.49'	C16	91°02'06"	10.00'	15.89'	14.27'	10.18'
C8	15°34'24"	110.00'	29.90'	29.81'	15.04'	C17	90°00'00"	10.00'	15.71'	14.14'	10.00'
C9	24°24'02"	110.00'	46.85'	46.49'	23.78'	C18	90°00'00"	10.00'	15.71'	14.14'	10.00'

BUILDING SETBACK REQUIREMENTS (MINIMUM) ARE AS FOLLOWS (UNLESS OTHERWISE SHOWN):
FRONT 10 FEET
FRONT (GARAGE) 20 FEET
SIDE (INTERIOR) 5 FEET
SIDE (STREET) 10 FEET
REAR (PRINCIPAL) 10 FEET
REAR (ACCESSORY) 7.5 FEET



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