OAKMONT PHASE 4
A PLANNED DEVELOPMENT
LYING IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA

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PLAT BOOK __ ,PAGE __
SHEET ONE OF FOUR

DESCRIPTION: (BY SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 00°38'27" WEST, ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 810.05 FEET; THENCE DEPARTING THE WEST LINE OF SAID SECTION 13, NORTH 89°21'27" EAST, A DISTANCE OF 50.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" AND THE **POINT OF BEGINNING**. SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF SW 122ND STREET AS ESTABLISHED PER OFFICIAL RECORDS BOOK 3931, PAGE 515 OF THE PUBLIC RECORDS OF SAID COUNTY (ALSO KNOWN AS PARKER ROAD AND HAVING A RIGHT OF WAY WIDTH OF 90 FEET); THENCE CONTINUE NORTH 89°21'27" EAST, A DISTANCE OF 861.43 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; SAID POINT BEING ON A SOUTHERLY PROJECTION OF THE WEST LINE OF THE COMMON AREA / OPEN SPACE AS SHOWN ON THE PLAT OF OAKMONT PHASE 1, UNIT 1D, AS RECORDED IN PLAT BOOK 30, PAGES 5 THROUGH 8, OF THE PUBLIC RECORD OF SAID COUNTY; THENCE NORTH 0°21'54" WEST, ALONG SAID SOUTHERLY PROJECTION AND WEST LINE, A DISTANCE OF 326.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE NORTHWEST CORNER OF SAID COMMON AREA / OPEN SPACE; THENCE NORTH 89°38'06" EAST, ALONG THE NORTH LINE OF SAID COMMON AREA / OPEN SPACE, A DISTANCE OF 29.05 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE DEPARTING SAID NORTH LINE, NORTH 0°21'54" WEST, A DISTANCE OF 127.50 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 89°38'06" EAST, A DISTANCE OF 48.08 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE SOUTH 89°38'06" WEST, A DISTANCE OF 38.08 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 0°21'54" WEST, A DISTANCE OF 426.48 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 45°21'29" EAST, A DISTANCE OF 220.12 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 89°38'06" EAST, A DISTANCE OF 252.40 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°21'54" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE END OF SAID CURVE; THENCE NORTH 89°38'06" EAST, A DISTANCE OF 60.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°38'06" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE END OF SAID CURVE; THENCE NORTH 89°38'06" EAST, A DISTANCE OF 155.14' TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 257.50 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°29'19" EAST, 52.73 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°45'11", AN ARC DISTANCE OF 52.82 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°29'19" EAST, 31.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°14'49", AN ARC DISTANCE OF 34.14 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE SOUTH 00CX'21"54" EAST, A DISTANCE OF 5.58 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 89°38'06" EAST, A DISTANCE OF 55.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°50'46" EAST, 37.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°25'20", AN ARC DISTANCE OF 42.07 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 325.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°09'14" EAST, 36.41 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°25'20, AN ARC DISTANCE OF 36.43 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 89°38'06" EAST, A DISTANCE OF 389.29 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°59'43" EAST, 63.84 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°16'45", AN ARC DISTANCE OF 63.98 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE NORTHWEST CORNER OF COMMON AREA "AA" AS SHOWN ON THE PLAT OF SAID OAKMONT PHASE 1, UNIT 1D; THENCE NORTH 11°38'39" WEST, A DISTANCE OF 50.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" SAID POINT LYING ON THE SOUTHERLY LINE OF COMMON AREA / DRAINAGE EASEMENT "LL" AS SHOWN ON THE PLAT OF OAKMONT PHASE 1, UNIT 1A, AS RECORDED IN PLAT BOOK 29, PAGES 35 THROUGH 39 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°59'43" EAST, 54.05 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 11°16'45", AN ARC DISTANCE OF 54.14 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE SOUTH 89°39'35" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 425.57 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°58'40" WEST, 35.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY AND WESTERLY LINE OF SAID COMMON AREA "LL", THROUGH A CENTRAL ANGLE OF 90°23'58", AN ARC DISTANCE OF 39.44 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 0°22'37" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 48.80 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 7°26'03" WEST, 61.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 61.43 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 14°32'12" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 30.29 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 75°29'48" WEST, A DISTANCE OF 60.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 14°30'12" WEST, A DISTANCE OF 78.12 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE SOUTHEAST CORNER OF LOT 312 AS SHOWN ON THE PLAT OF OAKMONT PHASE 2, AS RECORDED IN PLAT BOOK 30, PAGES 30 THROUGH 35 OF SAID PUBLIC RECORDS, SAID POINT ALSO MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 492.34 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°58'41" WEST, 62.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTH LINE OF SAID LOT 312, THROUGH A CENTRAL ANGLE OF 7°18'00", AN ARC DISTANCE OF 62.73 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE SOUTH 89°45'06" WEST, ALONG THE SOUTH LINE OF LOTS 312, 297, AND A COMMON AREA / OPEN SPACE OF SAID OAKMONT PHASE 2, A DISTANCE OF 631.93 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; SAID POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°41'00" WEST, 17.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID COMMON AREA / OPEN SPACE, THROUGH A CENTRAL ANGLE OF 53°07'48", AN ARC DISTANCE OF 18.55 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°22'11" WEST, 36.68 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID COMMON AREA / OPEN SPACE, AN ARC DISTANCE OF 37.01 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°36'06" WEST, 20.88 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID COMMON AREA / OPEN SPACE, AN ARC DISTANCE OF 22.06 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 0°21'54" WEST, ALONG THE WESTERLY LINE OF SAID COMMON AREA / OPEN SPACE, A DISTANCE OF 77.58 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE NORTHWEST CORNER OF SAID COMMON AREA / OPEN SPACE, SAID POINT LYING ON THE SOUTHERLY LINE OF LOT 289 OF SAID OAKMONT PHASE 2; THENCE SOUTH 89°38'06" WEST, ALONG THE SOUTH LINE OF LOT 289, 298 AND 297 OF SAID OAKMONT PHASE 2, A DISTANCE OF 183.78 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 297. SAID POINT ALSO MARKING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°07'45" WEST, 8.84 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID LOT 287, THROUGH A CENTRAL ANGLE OF 25°31'41", AN ARC DISTANCE OF 8.91 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 0°21'54" WEST, ALONG THE WESTERLY LINE OF SAID LOT 287, A DISTANCE OF 101.38 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE NORTHWEST CORNER OF SAID LOT 287, SAID POINT ALSO LYING ON THE EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 268 OF SAID OAKMONT PHASE 2; THENCE DEPARTING THE WEST LINE OF SAID LOT 278, SOUTH 89°38'06" WEST, ALONG SAID EASTERLY PROJECTION AND SAID SOUTH LINE, A DISTANCE OF 180.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE SOUTHWEST CORNER OF SAID LOT 268; THENCE NORTH 0°21'54" WEST, ALONG THE WEST LINE OF LOTS 268 THROUGH 264 OF SAID OAKMONT PHASE 2, A DISTANCE OF 330.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE NORTHWEST CORNER OF SAID LOT 264; THENCE NORTH 89°38'06" EAST, ALONG THE NORTH LINE OF SAID LOT 264, A DISTANCE OF 91.46 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; SAID POINT LYING ON A SOUTHERLY PROJECTION OF THE WEST LINE OF LOT 263 OF SAID OAKMONT PHASE 2; THENCE DEPARTING THE NORTH LINE OF SAID LOT 264, NORTH 0°21'54" WEST, ALONG SAID SOUTHERLY PROJECTION AND SAID WESTERLY LINE, A DISTANCE OF 180.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE NORTHWEST CORNER OF SAID LOT 263; THENCE NORTH 89°38'06" EAST ALONG THE NORTH LINE OF LOTS 263 THROUGH 254 OF SAID OAKMONT PHASE 2, A DISTANCE OF 640.08 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE NORTHEAST CORNER OF SAID LOT 254. SAID POINT ALSO LYING ON THE WESTERLY LINE OF LOT 251 OF SAID OAKMONT, SAID POINT ALSO LYING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 609.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 0°56'00" WEST, 387.44 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF LOTS 251 THROUGH 248 AND A COMMON AREA / OPEN SPACE OF SAID OAKMONT PHASE 2, THROUGH A CENTRAL ANGLE OF 37°05'43", AN ARC DISTANCE OF 394.29 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 18°16'14" EAST, A DISTANCE OF 13.95 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°19' WEST, 34.84 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°55'52", AN ARC DISTANCE OF 44.48 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 260.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°46'14" WEST, 7.49; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°31'59", AN ARC DISTANCE OF 7.49 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE SOUTH 5°27'42" WEST, A DISTANCE OF 5.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 84°32'18" WEST, A DISTANCE OF 73.64 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°14'51" WEST, 31.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°25'42", AN ARC DISTANCE OF 34.22 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 736.50 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°49'24" WEST, 31.54 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°27'13", AN ARC DISTANCE OF 31.54 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 75°29'13" WEST, A DISTANCE OF 55.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°53'34" WEST, 39.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 104°56'41", AN ARC DISTANCE OF 45.79 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 0°21'54" WEST, A DISTANCE OF 60.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 89°38'06" EAST, A DISTANCE OF 37.94 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°11'36" EAST, 27.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°12'59", AN ARC DISTANCE OF 29.18 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 791.50 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°57'45" EAST, 61.06 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°25'17", AN ARC DISTANCE OF 61.08 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 272.50 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°59'43" EAST, 58.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°21'21", AN ARC DISTANCE OF 58.78 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE SOUTHEAST CORNER OF LOT 366 AS SHOWN ON THE PLAT OF OAKMONT PHASE 3, RECORDED IN PLAT BOOK 35, PAGES 60 THROUGH 65 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°38'06" WEST, ALONG THE SOUTH LINE OF LOTS 366 THROUGH 373, TRACT "A", LOTS 374 TROUGH 381 AND A WESTERLY PROJECTION OF SAID SOUTH LINE OF SAID OAKMONT PHASE 3, A DISTANCE OF 893.07 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075". SAID POINT LYING ON THE BOUNDARY OF SAID OAKMONT PHASE 2; THENCE ALONG SAID BOUNDARY THROUGH THE FOLLOWING SIX (6) COURSES; 1.) SOUTH 0°20'34" EAST, A DISTANCE OF 485.43 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 145.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 3°58'25 WEST, 21.94 FEET; 2.) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°40'39", AN ARC DISTANCE OF 21.96 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; 3.) THENCE SOUTH 8°18'45" WEST, A DISTANCE OF 141.64 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 455.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 3°58'25" WEST, 69.84 FEET; 4.) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°40'39", AN ARC DISTANCE OF 68.91 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; 5.) THENCE SOUTH 0°21'54" EAST, A DISTANCE OF 34.03 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; 6.) SOUTH 89°28'07" WEST, A DISTANCE OF 210.26 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075". SAID POINT LYING ON AFOREMENTIONED EAST RIGHT OF WAY LINE; THENCE SOUTH 0°37'35" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 158.87 FEET; THENCE SOUTH 0°38'33" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1627.76 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF COMMON AREA "AA" AS SHOWN ON THE PLAT OF OAKMONT PHASE 1, UNIT 1D, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 11°38'39" WEST, A DISTANCE OF 50.00 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" SAID POINT LYING ON THE SOUTHERLY LINE OF COMMON AREA / DRAINAGE EASEMENT "LL" AS SHOWN ON THE PLAT OF OAKMONT PHASE 1, UNIT 1A, AS RECORDED IN PLAT BOOK 29, PAGES 35 THROUGH 39 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°59'43" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 11°16'45", AN ARC DISTANCE OF 54.14 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE SOUTH 89°39'35" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 301.57 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89°39'35" WEST, A DISTANCE OF 124.00 FEET A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°58'40" EAST, 35.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY AND WESTERLY LINE OF SAID COMMON AREA "LL", THROUGH A CENTRAL ANGLE OF 90°23'58", AN ARC DISTANCE OF 39.44 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE NORTH 0°22'37" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 13.58 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075" MARKING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°18'40" EAST, 33.42 FEET; THENCE DEPARTING SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°53'31", AN ARC DISTANCE OF 33.42 FEET TO A 5/8 STEEL ROD AND CAP STAMPED "CHW, INC LB 5075"; THENCE SOUTH 84°15'25" EAST, A DISTANCE OF 127.75 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 57.307 ACRES, MORE OR LESS

SURVEYOR'S NOTES:

1. BEARINGS HEREON ARE FLORIDA STATE PLANE NORTH GRID WITH A VALUE OF N 00°37'36" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 18 EAST.
2. STATE PLANE COORDINATES SHOWN HEREON ARE GRID BASED ON ALACHUA COUNTY CONTROL DENSIFICATION & IDENTIFICATION OF LAND CORNERS PROJECT OF 1988.
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000'.
4. BENCHMARKS SHOWN HEREON ARE BASED ON THE MOST NORTHERLY ANCHOR BOLT OF POWER POLE NUMBER 11-44-12, AS SHOWN ON A SURVEY PREPARED BY THE PERRY C. MCGRIFF CO. INC., DATED APRIL 15, 1980, PROJECT NUMBER 80-0040, HAVING AN ELEVATION OF 97.52' (NGVD 1929 DATUM).
5. THIS PLAT IS FOUR SHEETS TOTAL, EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEETS TWO THROUGH FOUR FOR DETAILED INFORMATION.
6. CC OAKMONT, LLC, SHALL HAVE THE SOLE AND ABSOLUTE RIGHT TO CONVEY, BY A SEPARATE DOCUMENT, ANY AND ALL PARCELS, INCLUDING THE COMMON AREAS AND OPEN SPACE, TO ANY RESPONSIBLE PROPERTY OWNERS ASSOCIATION APPROVED FOR THE PROPERTY CONTAINED HEREIN OR TO THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT.
7. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
8. PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET PER CHAPTER 177.091 (8) AND (9) FLORIDA STATUTES.
9. THE AREA WITHIN THIS PLAT IS CONTAINED WITHIN THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3380, PAGE 281 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
10. THE AREA WITHIN THIS PLAT IS SUBJECT TO THE DECLARATION OF CONSENT TO JURISDICTION OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AND TO THE IMPOSITION OF SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 3624, PAGE 886 AND OFFICIAL RECORDS BOOK 3730, PAGE 1296, AND DISCLOSURE OF COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 3797, PAGE 488, ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
11. ALL LOT LINES ARE RADIAL, UNLESS SHOWN OTHERWISE.
12. THE LIFT STATION PARCEL (TRACT "A") SHOWN ON SHEET 4 OF 4 SHALL BE DEDICATED TO THE CITY OF GAINESVILLE BY SEPARATE INSTRUMENT.
13. HOMES BUILT UPON LOTS 497-563, 575-592, 601-603, AND 626-639 "SHALL REQUIRE BEARING CAPACITY TESTING IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 1804.2.2 REGARDING QUESTIONABLE SOILS.

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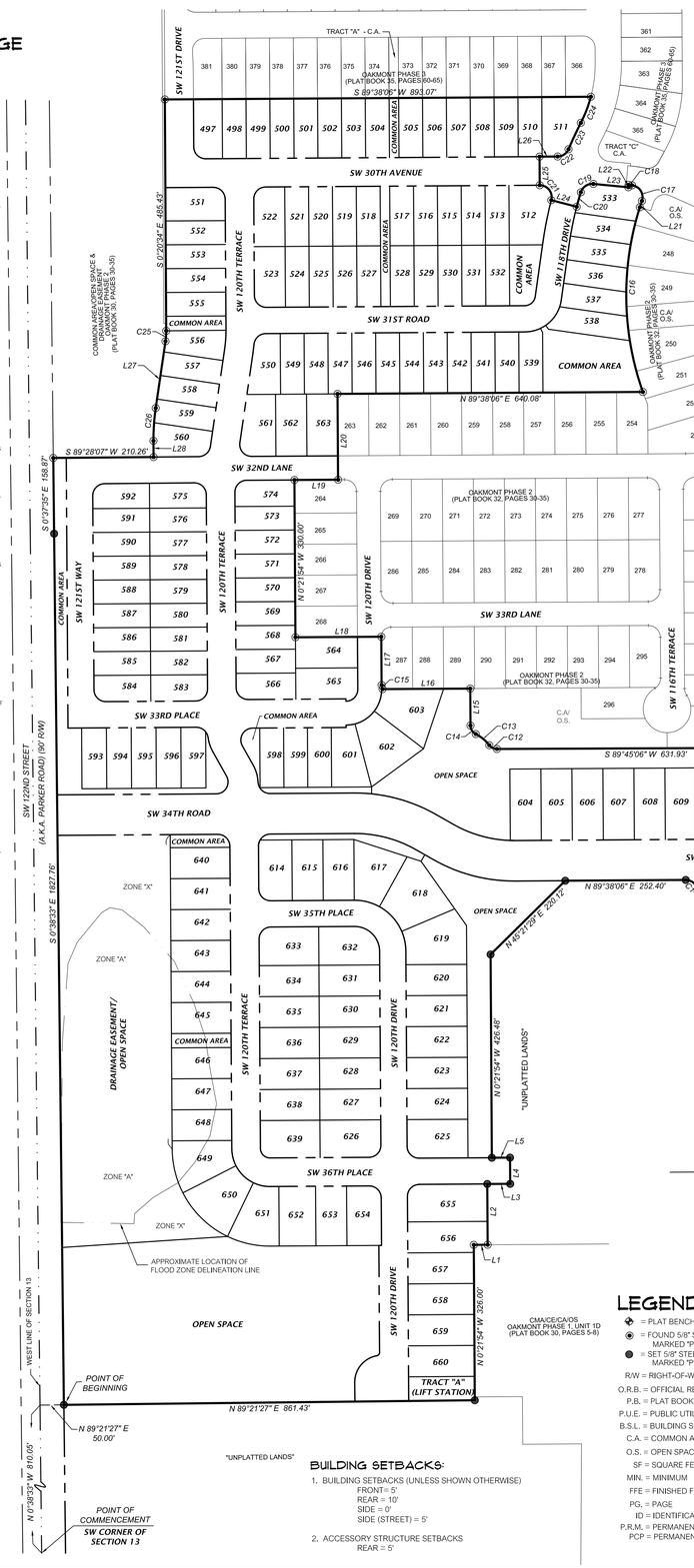
SW 121ST DRIVE
TRACT "A" - C.A.
OAKMONT PHASE 3 (PLAT BOOK 35, PAGES 60-65)
S 89°38'06" W 893.07'
SW 30TH AVENUE
SW 120TH TERRACE
SW 31ST ROAD
SW 118TH DRIVE
COMMON AREA
OPEN SPACE
COMMON AREA/OPEN SPACE & DRAINAGE EASEMENT (PLAT BOOK 30, PAGES 30-35)
S 0°20'34" E 485.43'
S 89°28'07" W 210.26'
S 0°37'35" E 158.87'
SW 32ND LANE
OAKMONT PHASE 2 (PLAT BOOK 32, PAGES 39-35)
SW 120TH DRIVE
SW 33RD LANE
SW 33RD PLACE
SW 116TH TERRACE
SW 117TH TERRACE
SW 115TH TERRACE
SW 34TH ROAD
SW 122ND STREET (A.K.A. PARKER ROAD (90' R/W))
SW 35TH PLACE
SW 36TH PLACE
DRAINAGE EASEMENT/ OPEN SPACE
ZONE "X"
ZONE "A"
APPROXIMATE LOCATION OF FLOOD ZONE DELINEATION LINE
WEST LINE OF SECTION 13
POINT OF BEGINNING
N 89°21'27" E 861.43'
N 89°21'27" E 50.00'
N 0°38'33" W 810.05'
POINT OF COMMENCEMENT
SW CORNER OF SECTION 13
"UNPLATTED LANDS"
N 89°38'06" E 252.40'
N 45°21'29" E 220.12'
N 0°21'54" W 426.48'
N 0°21'54" W 326.00'
N 89°38'06" E 640.08'
S 89°45'06" W 631.93'
S 89°39'35" W 425.57'
N 89°38'06" E 389.29'
CMA/CE/CA/OS OAKMONT PHASE 1, UNI