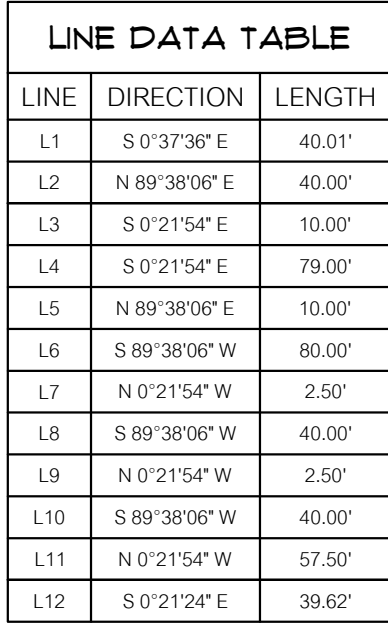
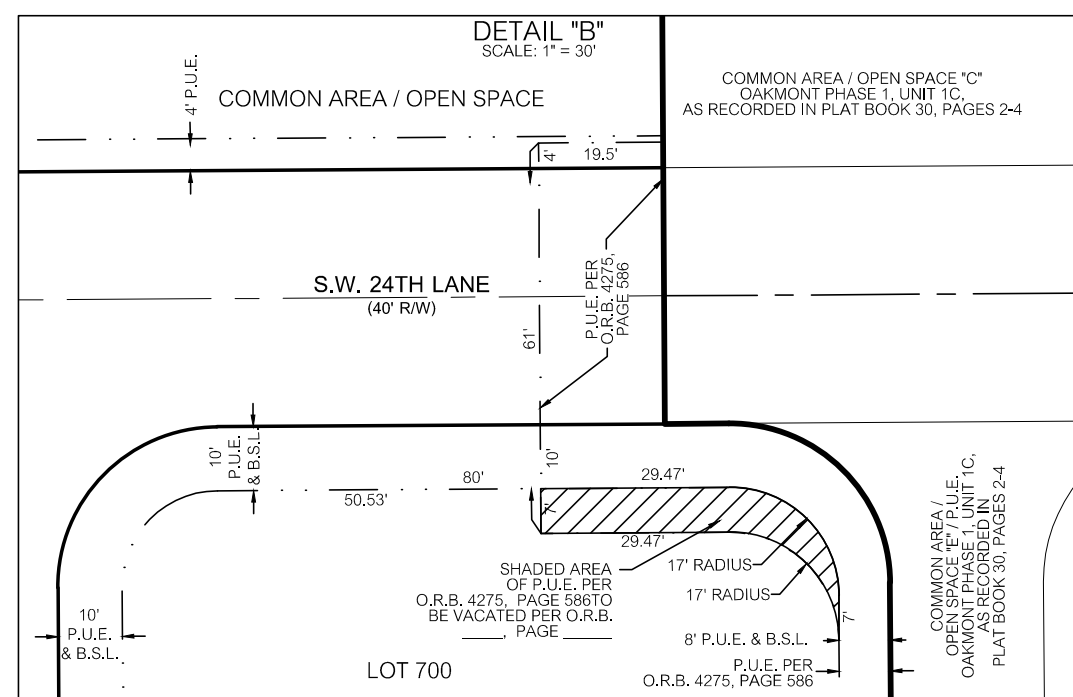


A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE ABOVE DESCRIBED LANDS CONTAIN: 11.218 ACRES, MORE OR LESS



SURVEYOR'S NOTES:

1. BEARINGS HEREON ARE FLORIDA STATE PLANE NORTH GRID WITH A VALUE OF N 0° 07' 00" E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 18 EAST.

2. STATE PLANE COORDINATES HEREON ARE GRID BASED ON ALACHUA COUNTY PLANNED DENSIFICATION & IDENTIFICATION OF LAND CORNERS PROJECT OF 2007.

3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000."

4. BENCHMARKS HEREON ARE BASED ON THE MOST NORTHERLY ANCHOR BOLT OF ORDER POLE NUMBER 1-4442-25 AS SHOWN ON A SURVEY PREPARED BY THE PERRY C. MCGRIFR CO. INC. DATED 04/15/1980, PROJECT NUMBER 466-80, HAVING AN ELEVATION OF 75.92' (NGVD 1929 DATUM).

5. C&C OAKMONT, LLC, SHALL HAVE THE SOLE AND ABSOLUTE RIGHT TO CONVEY BY A SEVERAL DEED ANY OR ALL OF THE PARCELS, INCLUDING THE COMMON AREAS & OPEN SPACE, TO ANY RESPONSIBLE PROPERTY OWNERS ASSOCIATION APPROVED BY THE PROPERTY OWNERS ASSOCIATION HEREON OR TO THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT.

6. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.

7. PERMANENT CURBLINE POINTS AND LOT CORNERS SHALL BE SET PER CHAPTER 177.091 (8) AND (9) FLORIDA STATUTES.

8. ALL LOT LINES ARE FLAT, UNLESS SHOWN OTHERWISE.

9. HOMES BUILT UPON LOTS 682 THROUGH 685 "SHALL REQUIRE A BEARING CLOSURE TESTING IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 1804.2.2 REGARDING OUTCLOSURES."

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD
ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN, AS
INTERPOLATED FROM F.I.R.M. PANEL NO.
12001C0290E, EFFECTIVE DATE: SEPTEMBER 24, 2021

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 ARE ALSO 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.

- = PLAT BENCHMARK
- = POINT 58° STEEL REBAR & CAP MARKED BY RM LB 5075
- = SANITARY SEWER MAN-HOLE
- ▲ = NAIL AND DISK STAMPED "CHWP PCB LB 5075" (TO BE SET) R/W = RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.U.E. = PUBLIC UTILITIES EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- C.A. = COMMON AREA
- O.S. = OPEN SPACE
- SF = SQUARE FEET
- MIN. = MINIMUM
- FFE = FINISHED FLOOR ELEVATION
- PG. = PAGE
- ID. = IDENTIFICATION
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- NRE = NORTH RIM ELEVATION

[illegible]

CC OAKMONT, LLC A FLORIDA LIMITED LIABILITY COMPANY
BY: CC NORTH CENTRAL, LLC A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

WITNESS: _____ BY: _____
MORTEZA HOSSEINI-KARGAR, PRESIDENT

WITNESS: _____

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, MORTEZA HOSSEINI-KARGAR, AS
 PRESIDENT OF CC NORTH CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS SOLE
 MEMBER OF CC OAKMONT, LLC, A FLORIDA LIMITED LIABILITY 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 _____ DAY OF _____ A.D. 2021

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC-STATE OF FLORIDA

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

ENGINEERING REQUIREMENTS: _____ DATE _____ COUNTY ENGINEER _____

FORM AND LEGALITY: _____
DATE COUNTY ATTORNEY

APPROVED AND ACCEPTED BY ALACHUA
BOARD OF COUNTY COMMISSIONERS:

DATE	CHAIR / VICE CHAIR, B.O.C.C.
------	------------------------------

RECEIVED AND FILED FOR RECORD, THIS _____ DAY OF _____, 2021.

CLERK _____ DEPUTY CLERK _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, 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.

ALACHUA COUNTY SURVEYOR CHARLES R. BRECKEN _____ DATE _____
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER: LS 6763

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "OAKMONT PHASE 5B, A PLANNED UNIT DEVELOPMENT" 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 I FLORIDA STATUTES.

DATE _____ AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CHW, INC. LICENSED BUSINESS NO. 5075