

OAKHAVEN WALK

A PARCEL OF LAND LYING IN SECTION 8,
TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA

DESCRIPTION: (BY THIS SURVEYOR)

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 8; THENCE SOUTH 00°25'27" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 40.00 FEET; THENCE NORTH 89°40'23" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 485.00 FEET TO THE NORTHWEST CORNER OF FAIRFIELD PHASE I AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK "N" PAGE 33 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°19'37" WEST, ALONG THE WEST LINE OF SAID FAIRFIELD PHASE I, A DISTANCE OF 585.00 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID FAIRFIELD PHASE I, SAID POINT ALSO BEING ON THE NORTH LINE OF FAIRFIELD PHASE II, AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK "P", PAGE 21 OF SAID PUBLIC RECORDS; THENCE NORTH 89°44'12" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 395.00 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID FAIRFIELD PHASE II; THENCE NORTH 0°20'04" EAST, ALONG THE EAST LINE OF SAID FAIRFIELD PHASE II AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 585.00 FEET; THENCE SOUTH 89°44'12" EAST, A DISTANCE OF 394.92 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING THE AS THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2633, PAGE 1212 OF SAID PUBLIC RECORDS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 00°19'37" EAST FOR THE EAST LINE OF THE SUBJECT PARCEL, SAID BEARING IS IDENTICAL TO THE DESCRIPTION.
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA NORTH STATE PLANE (NAD 83) COORDINATE SYSTEM.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1" TO 10,000'.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- ALL LOT CORNERS AND PERMANENT CONTROL POINTS ARE SET PER 177.091(9) OF THE FLORIDA STATUTES.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- NO FURTHER SUBDIVISION OF ANY LOT SHALL BE PERMITTED WITHOUT FULL COMPLIANCE OF ALL COUNTY REGULATIONS.
- CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO THE BEGINNING OF LOT CONSTRUCTION.

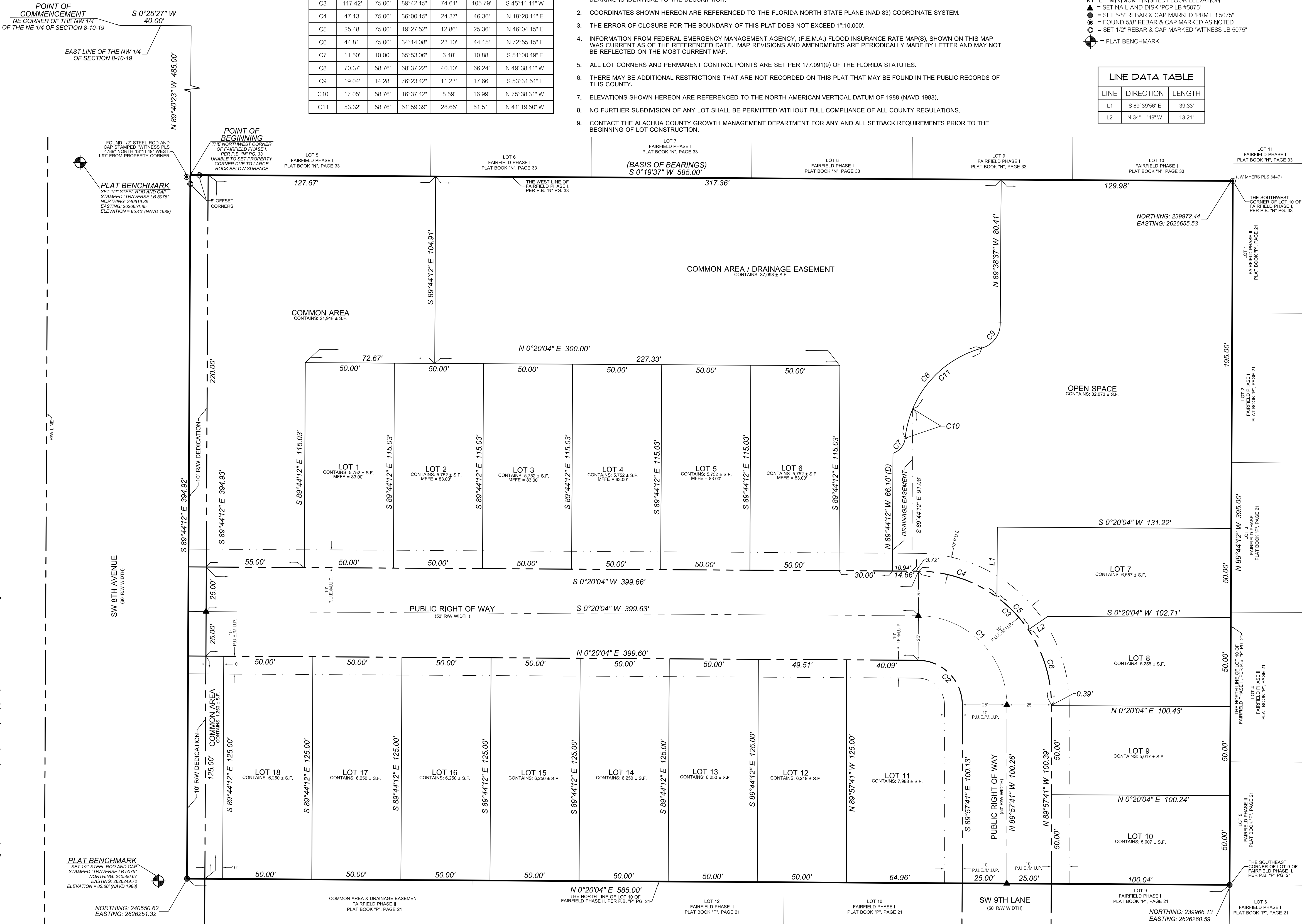
FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0293E, EFFECTIVE DATE: SEPTEMBER 24, 2021.

LEGEND:

NAVD = NORTH AMERICAN VERTICAL DATUM
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R.W. = RIGHT OF WAY
B.S.L. = BUILDING SETBACK LINE
P.U.E. = RECREATIONAL EASEMENT
M.U.P. = MULTI USE PATH EASEMENT
M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
● = SET NAIL AND DISK "TOP LB #5075"
○ = SET 5/8" REBAR & CAP MARKED "TRM LB 5075"
○ = FOUND 5/8" REBAR & CAP MARKED AS NOTED
○ = SET 1/2" REBAR & CAP MARKED "WITNESS LB 5075"
⬢ = PLAT BENCHMARK

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°39'50" E	39.33'
L2	N 34°11'49" W	13.21'



OWNER'S DEDICATION & CERTIFICATION

MULTERRA, LLC, DOES HEREBY CERTIFY THEY ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS OAKHAVEN WALK AND DOES HEREBY DEDICATE THE STREET RIGHTS-OF-WAY TO THE PUBLIC, AND DOES HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS TO THE USE OF THE PUBLIC FOR THE PURPOSE OF UTILITY INSTALLATION AND MAINTENANCE, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE OAKHAVEN WALK HOMEOWNERS ASSOCIATION AND DOES HEREBY DEDICATE THE USE OF COMMON AREA(S) AND MULTI USE PATH EASEMENTS TO THE PUBLIC FOR PROPER MUNICIPAL SERVICES.

WITNESS _____ BY: NEIL R. EULIANO - MANAGING MEMBER

WITNESS _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS _____ DAY OF _____, 2022, BY NEIL R. EULIANO AS MANAGING MEMBER FOR MULTERRA, LLC.

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____

MORTGAGEE'S APPROVAL

AS 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 ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: _____

WITNESS _____ ADDRESS: _____

WITNESS _____ BY: _____

WITNESS _____ TITLE: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS _____ DAY OF _____, 2022, BY _____ FOR _____.

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____

CERTIFICATION AND 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:

ENGINEERING REQUIREMENTS: DATE _____ COUNTY ENGINEER _____

FORM AND LEGALITY: DATE _____ COUNTY ATTORNEY _____

APPROVED BY ALACHUA COUNTY: DATE _____ CHAIR, BOARD OF COUNTY COMMISSIONERS _____

RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 2022

CLERK _____ DEPUTY CLERK _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

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 RICHARD BRECKEN _____ DATE _____
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER: LS 6763.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "OAKHAVEN WALK", WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

DATE _____ ANDREW K SMITH, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: 7132
CHW, INC., LICENSED BUSINESS NO. 5075