& LOCATION MAP PROJECT SITE SW 8TH AVENUE SW 8TH AVENUE

OAKHAYEN WALK

11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com

est. 1988 FLORIDA

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

PLAT BOOK __PAGE SHEET ONE OF ONE

NEIL R. EULIANO - MANAGING MEMBER

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

GRAPHIC SCALE

CURVE DATA TABLE

C1 78.28' 50.00' 89°42'15" 49.74'

C2 | 39.14' | 25.00' | 89°42'15" | 24.87'

CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING

N 45°11'11" E

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

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 OF FAIRFIELD PHASE I AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK IN PAGE 33 OF THE POBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 0019'37" WEST, ALONG THE WEST LINE OF SAID FAIRFIELD PHASE I, A DISTANCE 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:

- 1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 00°19'37" EAST FOR THE EAST LINE OF THE SUBJECT PARCEL. SAID
- 2 COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA NORTH STATE PLANE (NAD 83) COORDINATE SYSTEM

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
- MFFE = MINIMUM FINISHED FLOOR ELEVATION ▲ = SET NAIL AND DISK "PCP LB #5075"

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 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 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 _____ 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: APPROVED BY ALACHUA COUNTY: DATE CHAIR, BOARD OF COUNTY COMMISSIONERS RECEIVED AND FILED FOR RECORD ON THIS ____ DAY OF _____ A.D. 2022 CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

COUNTY ATTORNEY

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 _ 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.

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

EAST LINE OF THE NW 1/4 OF SECTION 8-10-19 N 485.00'	POINT OF BEGINNING / THE NORTHWEST CORNER	C8 70.37' 58.76' 68°37'22" 40 C9 19.04' 14.28' 76°23'42" 11	48' 10.88' \$ 51°00'49" E 10' 66.24' \$ N 49°38'41" W 23' 17.66' \$ 53°31'51" E 59' 16.99' \$ N 75°38'31" W	 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. 					= PLAT BENCHMARK LINE DATA TABLE LINE DIRECTION LENGTH L1 \$89°39'56" E 39.33' L2 N 34°11'49" W 13.21'	
FOUND 1/2" STEEL ROD AND CAP STAMPED "WITNESS PLS 4789" NORTH 13°1'149" WEST, 1.97' FROM PROPERTY CORNER	OF FAIRFIELD PHASE I, PER P.B. "N" PG. 33 UNABLE TO SET PROPERTY CORNER DUE TO LARGE ROCK BELOW SURFACE PLA	LOT 5 AIRFIELD PHASE I T BOOK "N", PAGE 33	LOT 6 FAIRFIELD PHASE I PLAT BOOK "N", PAGE 33	FAIRFI PLAT BOX (BASIS OF S 0°19'37'	ELD PHASE I DK "N", PAGE 33 F BEARINGS) "W 585.00"	LOT FAIRFIELD PLAT BOOK "N	PHASE I	LOT 9 FAIRFIELD PHASE I PLAT BOOK "N", PAGE 33	LOT 10 FAIRFIELD PHASE I PLAT BOOK "N", PAGE 33	LOT 11 FAIRFIELD PHAS PLAT BOOK "N", PA
PLAT BENCHMARK SET 1/2" STEEL ROD AND CAP STAMPED "TRAVERSE LB 5075" NORTHING: 240619.35 EASTING: 2626651.85 ELEVATION = 85.40' (NAVD 1988)	5' OFFSET CORNERS	2 89°44′12″ E 104.91′ S 89°44′12″ E 104.91′	THE WEST LINE OF FAIRFIELD PHASE I, PER P.B. "N" PG. 33		317.36' COMMON AREA / I	DRAINAGE EASEMENT IS: 37,098 ± S.F.		N 89°38'37" W 80.41'	129.98' NORTHING: 239972.44 EASTING: 2626655.53	LOT 1 FAIRFIELD PHASE II FAIRFIELD PHASE II A BOOK "P", PAGE 21 BIBINDA BIBIND
	ATION	72.67' 50.00' 50.00		500.00'	50.00'	50.00'	C8 C11		OPEN SPACE CONTAINS: 32,073 ± S.F.	195.00' LOT 2 FAIRFIELD PHASE II PLAT BOOK "P", PAGE 21
SW 8TH AVENUE	S 89°44'12" E 394.92' S 89°44'12" E 394.93'	S S S CONTAINS: 5,752 ± S.F. CONTAINS: 5,752 ± S.F. MFFE = 83.00' LOT 2 CONTAINS: 5,752 MFFE = 83.00 S S CONTAINS: 5,752 MFFE = 83.00 LOT 2 CONTAINS: 5,752 MFFE = 83.00 LOT 2 CONTAINS: 5,752	\$ 88 S S S S S S S S S S S S S S S S S S	CONTAINS: 5,752 ± S.F. MFFE = 83.00' LOT 4 CONTAINS: 5,752 ± S.F. MFFE = 843.00' Z1,74% S60 S70 S70 S70 S70 S70 S70 S70	CONTAINS: 5.752 ± S.F. MFFE = 83.00, 7.774 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00 & 0.00	LOT 6 CONTAINS: 5,752 ± S.F. MFFE = 83.00'	N 89°44'12" W 66.10' (D) DRAINAGE EASEMENT S 89°44'12" E 91.08'		S 0°20'04" W 131.22'	44'12" W 395.00' LOT 3 AIRFIELD PHASE II AT BOOK "P", PAGE 21
	55.00'			50.00' S 0°20'04" W 399.66' S 0°20'04" W 399.63'	50.00'		30.00' - 14.66'	C. C	LOT 7 CONTAINS: 6,557 ± S.F. S 0°20'04" W 102.71'	50.00' N 89
	COMMON AREA CONTAINS: 1,250 ± S.F. OO' OO' CONTAINS: 1,250 ± S.F. CO	50.00' 50.	50.00'	N 0°20'04" E 399.60'	50.00'	49.51'	40.09' C2	25'————————————————————————————————————	LOT 8 CONTAINS: 5,258 ± S.F. 0.39' N 0°20'04" E 100.43'	FAIRFIELD PHASE II, PER P.B. "P" PG. 21- LOT 40 OF LOT 40 OF LOT 4 FAIRFIELD PHASE II PLAT BOOK "P", PAGE 21
	S 89°44'12" E 125.00' CO CO SUN STANDEDICATION S 89°44'12" E 125.00' SUN STANDEDICATION CO	S 89°44'12" E 125.00' S 89°44'12" E 125.00' S 89°44'12" E 125.00'	16 LOT 15 CONTAINS: 6,250 ± S.F.	CONTAINS: 6,250 ± S.F.	LOT 13 CONTAINS: 6,250 ± S.F. LOT 13 CONTAINS: 6,250 ± S.F.	LOT 12 CONTAINS: 6,219 ± S.F.	N 89°57'4" W 125.00 N TOLUMENT STATE OF THE PROPERTY OF THE PR	S 89°57'41" E 100.13' OUBLIC RIGHT OF WAY (50' R/W WIDTH) N 89°57'41" W 100.39' N 89°57'41" W 100.39'	LOT 9 CONTAINS: 5,017 ± S.F. N 0°20'04" E 100.24'	100' 50.00' LOT 5 IRRIBLID PHASE II F BOOK "P", PAGE 21
PLAT BENCHMARK SET 1/2" STEEL ROD AND CAP STAMPED "TRAVERSE LB 5075" NORTHING: 240566.67 EASTING: 2626249.72 ELEVATION = 82.60' (NAVD 1988)	50.00'	50.00' 50.0	50.00'	50.00'	50.00'	50.00'	64.96'	10' P.U.E./M.U.P. 25.00' 25.00'	LOT 10 CONTAINS: 5,007 ± S.F.	THE SOUTHEA CORNER OF LIFE FAIRFIELD PHAPER P.B. "P" PI
ELEVATION = 82.60' (NAVD 1988) NORTHING: 240550.62 EASTING: 2626251.32		COMMON AREA & DRAINAGE EASEMENT FAIRFIELD PHASE II PLAT BOOK "P", PAGE 21	FAIF	N 0°20'04" E 585.00' THE NORTH LINE OF LOT 10 OF RFIELD PHASE II, PER P.B. "P" PG. 21-	LOT 12 FAIRFIELD PHASE II PLAT BOOK "P", PAGE 21		LOT 10 FAIRFIELD PHASE II	SW 9TH LANE (50' R/W WIDTH)	LOT 9 FAIRFIELD PHASE II PLAT BOOK "P", PAGE 21 NORTHING: 239966.13	LOT 6 FAIRFIELD PHASE I PLAT BOOK "P", PAGE