

#### **DESCRIPTION:** (BY THIS SURVEYOR)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 3 FOR A POINT OF REFERENCE AND RUN NORTH 89°48'47" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 3594.12 FEET TO A 4 INCH SQUARE IRON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE RUN NORTH 00°14'27" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1000.03 FEET; THENCE RUN SOUTH 89°48'47" WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO AN IRON PIPE LOCATED ON THE

WEST RIGHT OF WAY LINE OF SOUTHWEST 143RD STREET (ALSO KNOWN AS SOUTHWEST COUNTY ROAD 19-C): THENCE RUN NORTH 00°14' 27" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTHWEST 143RD STREET, A DISTANCE OF 1283.19 FEET TO AN IRON PIPE: THENCE RUN NORTH 00°15'38" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 550.91 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 6TH ROAD (AS DESCRIBED IN OFFICIAL RECORDS BOOK 4629, PAGES 1981 THROUGH 1984 OF SAID PUBLIC RECORDS); THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF SAID SOUTHWEST 143RD STREET AND ALONG THE NORTH AND WEST RIGHT OF WAY LINES OF SAID SOUTHWEST 6TH ROAD THROUGH THE FOLLOWING FIVE (5) COURSES: ONE (1), THENCE NORTH 89°16'10" WEST, A DISTANCE OF 2.44 FEET; TWO (2), SOUTH 0°43'50" WEST, A DISTANCE OF 12.20 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FFET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 44°22'03" FAST, 82.81 FFET: THREE (3), SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°16'26", AN ARC LENGTH OF 91.39 FEET TO THE POINT OF TANGENCY: FOUR (4), SOUTH 88°00'16" WEST, A DISTANCE OF 132.97 FEET: FIVE (5), SOUTH 0°43'50" WEST, A DISTANCE OF 65.00 FEET: THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF SAID SOUTHWEST 6TH ROAD, SOUTH 87°43'00" WEST, A DISTANCE OF 45.01 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°00'00" WEST 28 28 FEET: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 31.42 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 28.28 FEET; THENCE NORTHWESTERLY AI ONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 170.00 TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°00'00" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 2.50 FEET; TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 28,28 FEFT: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 85.00 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 637.50 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 105.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 56°00'04" WEST, 83.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°59'51", AN ARC LENGTH OF 89.01 FEET TO THE POINT OF TANGENCY; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 127.29: THENCE NORTH 03°58'03" FAST, A DISTANCE OF 163.47 FEFT: THENCE NORTH 86°01'57" WEST, A DISTANCE OF 60.00 FEFT TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 42°46'04" WEST, 29.13 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°28'15", AN ARC LENGTH OF 32.63 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 6.76 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY. HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°59'02" EAST, 27,29 FEET: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°01'58", AN ARC LENGTH OF 30.03 FEET; THENCE NORTH 3°58'03" EAST, A DISTANCE OF 88.25 FEET; THENCE SOUTH 86°01'57" EAST, A DISTANCE OF 60.00 FEET: THENCE NORTH 90°00'00" EAST, A DISTANCE OF 198.98 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 435.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°06'31" EAST, 164.38 FEET: THENCE EASTERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 21°46'57". AN ARC LENGTH OF 165.38 FEET: TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 165.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°06'31" EAST, 62.35 FEET: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°46'57", AN ARC LENGTH OF 62.73 FEET TO THE POINT OF TANGENCY: THENCE NORTH 90°00'00" EAST, A DISTANCE OF 77.80 FEET: THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 102.50 FEET: THENCE NORTH 90°00'00" EAST, A DISTANCE OF 531.13 FEET TO WEST RIGHT OF WAY LINE OF AFOREMENTIONED SOUTHWEST 143RD

## THE ABOVE DESCRIBED LANDS CONTAIN 21.120 ACRES, MORE OR LESS

## **SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH 89°48'47" EAST, FOR THE SOUTH LINE OF SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST.

SOUTH 00°16'09" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE OF SAID SOUTHWEST 143RD STREET, A DISTANCE OF 517.19 FEET TO THE POINT OF

- 2. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR VIA THREE (3) SEPARATE COMMITMENTS: (1) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE REFERENCE: 16-525.RW, HAVING AN EFFECTIVE DATE OF JUNE 21, 2016; (2) FIRST AMERICAN TITLE INSURANCE COMPANY, AGENTS FILE REFERENCE: 16-129, HAVING AN EFFECTIVE DATE OF JUNE 16, 2016; (3) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE REFERENCE: 15-296S, EFFECTIVE DATE OF APRIL 18, 2016. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THIS SURVEYOR.
- 3. SYMBOLS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- 4. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
- 5. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). THE ELEVATION OF 89.205 FEFT FOR THE TOP OF A CONCRETE MONUMENT STAMPED 2661001 BM2. LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 26 & COUNTY ROAD 241 NORTH. THE ELEVATION OF 89.205 FEET IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND HAS BEEN CONVERTED BY CORPSCON GEODETIC SOFTWARE TO AN ELEVATION OF 88.418 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(9) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 30 DAYS OF FINAL CONSTRUCTION OF ROADWAYS.
- THIS MAP CONSISTS OF FOUR (4) SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHER. SEE SHEETS TWO (2) THROUGH FOUR (4) FOR DETAILED LOT INFORMATION.
- 8. SETBACKS UNLESS SHOWN OTHERWISE
- FRONT: 10' FRONT GARAGE FACING: 20' SIDE: 5' SIDE STREET: 10'

9. ALL COMMON AREAS AND OPEN SPACES WILL BE DEDICATED TO LAUREATE VILLAGE HOMEOWNERS ASSOCIATION BY SEPARATE

- REAR ACCESSORY BUILDING: 7.5'
- 10. TRACT "A" WILL BE DEDICATED TO THE CITY OF GAINESVILLE BY SEPARATE CONVEYANCE.

## **LEGEND:**

= FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED) = FOUND 4" SQUARE IRON PIPE

= FOUND IRON PIPE 3/4" NO IDENTIFICATION = SET 5/8" IRON ROD AND CAP (PRM LB #5075)

▲ = SET NAIL AND DISK (PCP LB #5075) = IDENTIFICATION

= PERMANENT CONTROL POINT = PERMANENT REFERENCE MONUMENT

P.U.E. = PUBLIC UTILITIES EASEMENT

O.R. = OFFICIAL RECORDS

= PAGE = RIGHT OF WAY

O.R.B. = OFFICIAL RECORDS BOOK = SQUARE FEET = FEDERAL EMERGENCY MANAGEMENT AGENCY FFMA

MIN = MINIMUM = FINISHED FLOOR ELEVATION = NON RADIAL

## LAUREATE VILLAGE PHASE 1, UNIT 1

SITUATED IN FRACTIONAL SECTION 3, OUTSIDE OF THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, \_

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_DAY OF \_\_\_\_\_ A.D. 2019

INSTRUMENT AS HIS FREE ACT AND DEED.

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:

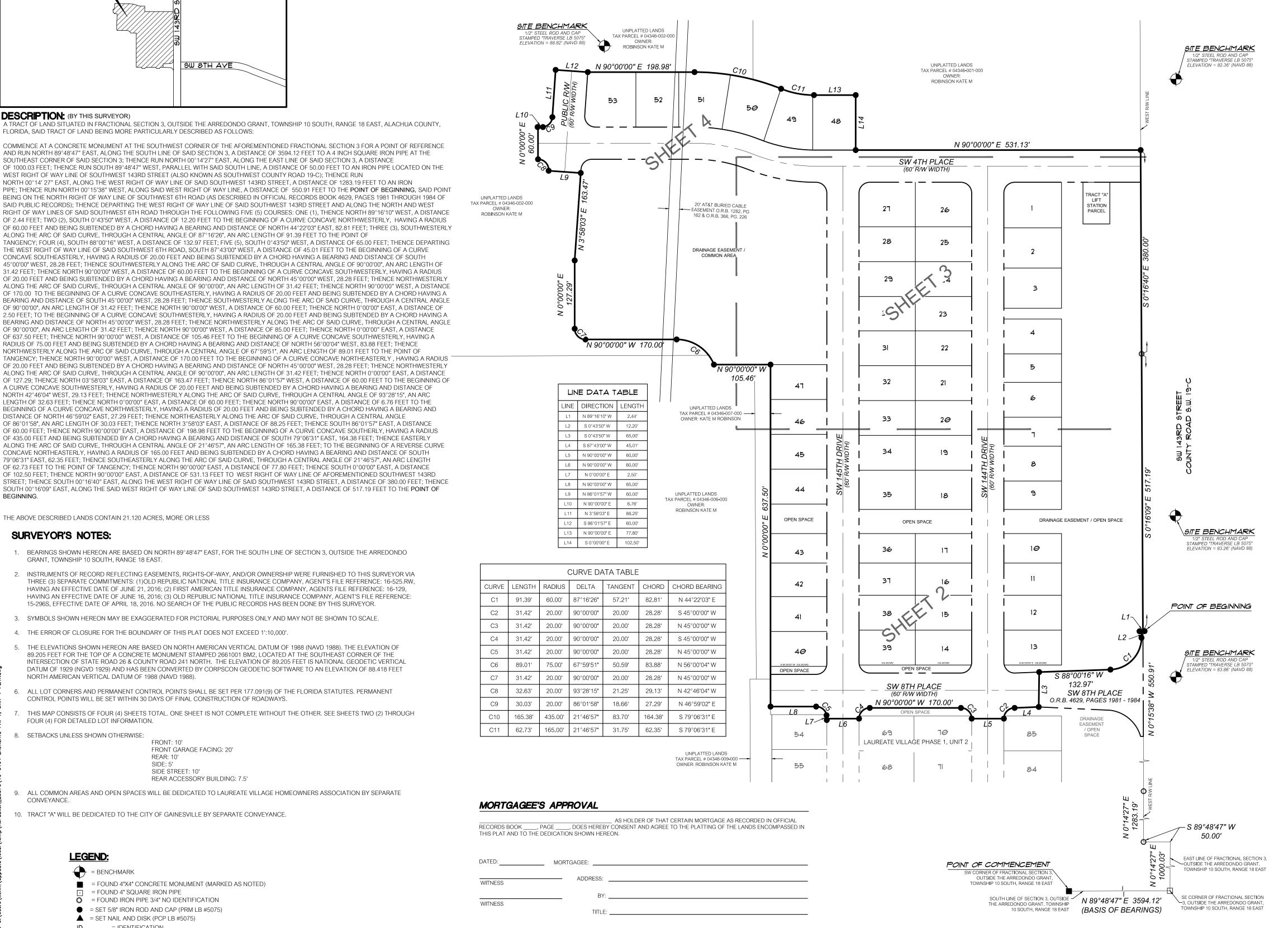
COMMISSION NO.:



11801 Research Drive Alachua, Florida 32615 www.chw-inc.com

est, 1988 FLORIDA

# PLAT BOOK\_\_,PAGE \_\_ SHEET ONE OF FOUR



#### SEWER MINIMUM FINISHED FLOOR ELEVATION NOTE:

NOTE: ALL LOTS WITH A SINGLE ASTERISK ( ) MUST HAVE THE FINISHED FLOOR ELEVATION CONSTRUCTED AT OR ABOVE THE ELEVATION SHOWN WITH A SINGLE ASTERISK (%). OR IT MUST HAVE AN APPROVED SEWAGE BACKWATER VALVE INSTALLED ON THE SANITARY SEWER LATERAL, UPSTREAM OF THE GRU CLEANOUT IN THE PUE. HOWEVER, EACH LOT MUST BE EVALUATED ON A LOT BY LOT BASIS, BASED UPON THE PROPOSED RESIDENCE LOCATION. ALL LOTS WITH A DOUBLE ASTERISK ( ) HAVE AN ABSOLUTE MINIMUM FINISHED FLOOR ELEVATION BASED UPON THE MAXIMUM FLOOD ELEVATION OF THE ADJACENT STORMWATER MANAGEMENT FACILITY OR 12" ABOVE THE RIM OF THE SEWER MANHOLE, WHICHEVER IS GREATER.



#### FLOOD ZONE:

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. 12001C0290D AND 12001C0270D, EFFECTIVE DATE JUNE 16, 2006.

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.

#### OWNER'S CERTIFICATION AND DEDICATION

KATE M. ROBINSON, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "LAUREATE VILLAGE PHASE 1, UNIT 1"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS SHOWN HEREON; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES FASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; 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 LAUREATE VILLAGE HOMEOWNERS ASSOCIATION.

WITNESS	KATE M. ROBINSON
	<u></u>

## ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KATE M. ROBINSON, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT

WITNESS MY HAND AND OFFICIAL SEAL THIS	DAY OF	A.D. 2019	
NOTARY PUBLIC-STATE OF FLORIDA			
COMMISSION EXPIRES:			
COMMISSION NO :			

## CERTIFICATION AND APPROVAL FOR ALACHUA COUNTY, FLORIDA

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA

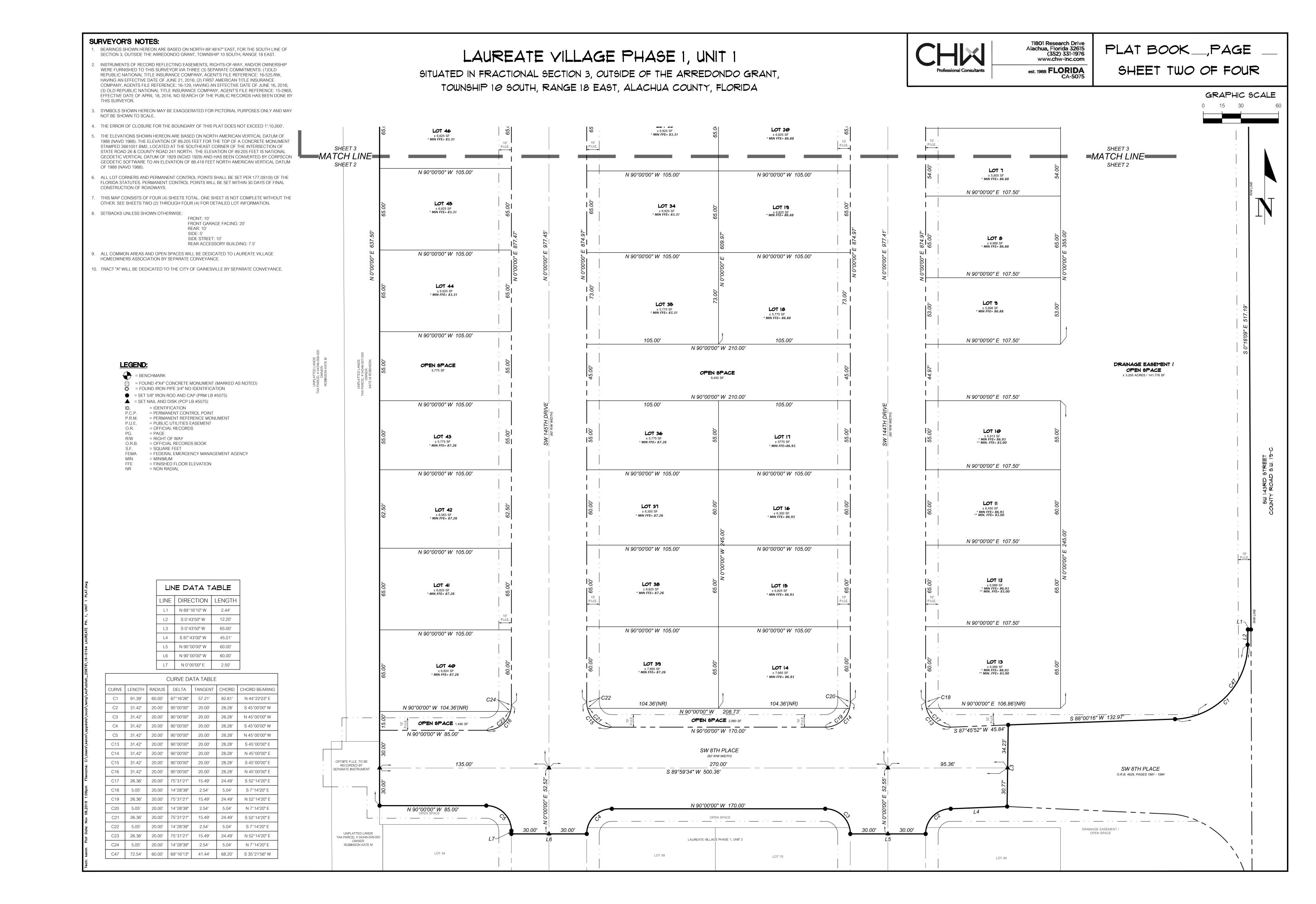
COUNTY O CHAINANCES AND NEGOEATIONS AS	0.0220.00	
SURVEYING REQUIREMENTS:	DATE	COUNTY SURVEYOR
ENGINEERING REQUIREMENTS:	DATE	COUNTY ENGINEER
FORM AND LEGALITY:	DATE	COUNTY ATTORNEY
APPROVED BY ALACHUA COUNTY:	DATE	CHAIR, BOARD OF COUNTY COMMISSIONERS
RECEIVED AND FILED FOR RECORD ON THIS	DAY OF	A.D. 2019

## SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "LAUREATE VILLAGE PHASE 1, UNIT 1" 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 1 OF THE FLORIDA STATUTES.

PROFESSIONAL SURVEYOR AND MAPPER ----FLORIDA REGISTRATION NUMBER CAUSSEAUX, HEWETT, & WALPOLE, INC. LB NO. 5075

LICENSED BUSINESS NO. 5075



#### 11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com GRAPHIC SCALE PLAT BOOK\_\_,PAGE \_\_ LAUREATE VILLAGE PHASE 1, UNIT 1 0 15 30 SHEET THREE OF FOUR est. 1988 FLORIDA SITUATED IN FRACTIONAL SECTION 3, OUTSIDE OF THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA UNPLATTED LANDS TAX PARCEL # 04346-001-000 OFFSITE P.U.E. TO BE RECORDED BY SEPARATE OFFSITE 10' X 10' S.W.E. TO BE RECORDED BY — OWNER: ROBINSON KATE M OFFSITE P.U.E. TO BE RECORDED BY N 90°00'00" E 531.13' **SURVEYOR'S NOTES:** N 90°00'00" E 608.91 1. BEARINGS SHOWN HEREON ARE BASED ON NORTH 89°48'47" EAST, FOR THE SOUTH LINE OF SECTION 3, OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST. SHEET 3 INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP SW 4TH PLACE WERE FURNISHED TO THIS SURVEYOR VIA THREE (3) SEPARATE COMMITMENTS: (1)OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE REFERENCE: 16-525.RW. (60' R/W WIDTH) 270.00' HAVING AN EFFECTIVE DATE OF JUNE 21, 2016; (2) FIRST AMERICAN TITLE INSURANCE COMPANY, AGENTS FILE REFERENCE: 16-129, HAVING AN EFFECTIVE DATE OF JUNE 16, 2016; (3) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE REFERENCE: 15-296S, EFFECTIVE DATE OF APRIL 18, 2016. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY N 90°00'00" W 235.21' 3. SYMBOLS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY 87.50' 85.00' 50.00' NOT BE SHOWN TO SCALE. 4. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'. 30.00' 30.00' 5. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). THE ELEVATION OF 89,205 FEET FOR THE TOP OF A CONCRETE MONUMENT STAMPED 2661001 BM2, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF TRACT "A" STATE ROAD 26 & COUNTY ROAD 241 NORTH. THE ELEVATION OF 89.205 FEET IS NATIONAL LIFT STATION GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND HAS BEEN CONVERTED BY CORPSCON PARCEL GEODETIC SOFTWARE TO AN ELEVATION OF 88.418 FEET NORTH AMERICAN VERTICAL DATUM ±3,886 SF (TO BE CONVEYED BY 6. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(9) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 30 DAYS OF FINAL CONSTRUCTION OF ROADWAYS. 7. THIS MAP CONSISTS OF FOUR (4) SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHER. SEE SHEETS TWO (2) THROUGH FOUR (4) FOR DETAILED LOT INFORMATION. N 90°00'00" E 50.00' N 90°00'00" E 107.50' 8. SETBACKS UNLESS SHOWN OTHERWISE: N 90°00'00" W 105.00' N 90°00'00" W 105.00' FRONT: 10' FRONT GARAGE FACING: 20' SIDE: 5' SIDE STREET: 10' REAR ACCESSORY BUILDING: 7.5' 9. ALL COMMON AREAS AND OPEN SPACES WILL BE DEDICATED TO LAUREATE VILLAGE HOMEOWNERS ASSOCIATION BY SEPARATE CONVEYANCE. 10. TRACT "A" WILL BE DEDICATED TO THE CITY OF GAINESVILLE BY SEPARATE CONVEYANCE. DRAINAGE EASEMENT / **COMMON AREA** ± 3.702 ACRES / 161,243 SF N 90°00'00" W 105.00' N 90°00'00" W 105.00' N 90°00'00" E 107.50' LOT 29 <u>LEGEND:</u> N 90°00'00" W 105.00' N 90°00'00" W 105.00' = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED) = FOUND IRON PIPE 3/4" NO IDENTIFICATION N 90°00'00" E 107.50' ■ = SET 5/8" IRON ROD AND CAP (PRM LB #5075) ▲ = SET NAIL AND DISK (PCP LB #5075) DRAINAGE EASEMENT / **OPEN SPACE** ± 3.255 ACRES / 141.778 SF = IDENTIFICATION ± 6,717 SF \* **MIN FFE= 86.88** P.C.P. = PERMANENT CONTROL POINT N 90°00'00" E 107.50' = PERMANENT REFERENCE MONUMENT = PUBLIC UTILITIES EASEMENT = OFFICIAL RECORDS = RIGHT OF WAY O.R.B. = OFFICIAL RECORDS BOOK = SQUARE FEET N 90°00'00" W 105.00' N 90°00'00" W 105.00' = FEDERAL EMERGENCY MANAGEMENT AGENCY = MINIMUM = FINISHED FLOOR ELEVATION = NON RADIAL LOT 22 N 90°00'00" E 107.50' N 90°00'00" W 210.46' N 90°00'00" W 105.46' N 90°00'00" W 105.00' N 90°00'00" W 105.00' N 90°00'00" W 105.00' LOT 32 N 90°00'00" E 107.50' CURVE DATA TABLE CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING C25 31.42' 20.00' 90°00'00" 20.00' 28.28' \$ 45°00'00" W C26 31.42' 20.00' 90°00'00" 20.00' 28.28' N 45°00'00" W C27 31.42' 20.00' 90°00'00" 20.00' 28.28' \$ 45°00'00" W N 90°00'00" W 105.00' C28 31.42' 20.00' 90°00'00" 20.00' 28.28' N 45°00'00" W N 90°00'00" W 105.00' N 90°00'00" W 105.00' C29 | 125.44' | 342.49' | 20°59'08" | 63.43' | 124.74' | S 78°58'37" E C30 | 102.33' | 272.50' | 21°30'57" | 51.78' | 101.73' | S 79°14'31" E C33 | 124.86' | 332.50' | 21°30'57" | 63.18' | 124.13' | S 79°14'31" E N 90°00'00" E 107.50' **LOT 33** ± 6,825 SF \* MIN FFE= 85.31 C34 | 103.20' | 282.49' | 20°55'55" | 52.18' | 102.63' | S 78°57'00" E LOT 20 LOT 46 ± 6,825 SF \* MIN FFE= 86.88 ± 6,825 SF \* **MIN FFE= 85.31** C35 | 114.32' | 312.49' | 20°57'39" | 57.81' | 113.68' | S 78°57'52" E C36 | 113.60' | 302.50' | 21°30'57" | 57.48' | 112.93' | N 79°14'31" W MATCH LINE ■MATCH LINE C42 | 2.22' | 282.49' | 0°27'04" | 1.11' | 2.22' | S 89°11'26" E C43 | 93.38' | 282.49' | 18°56'23" | 47.12' | 92.96' | S 79°29'43" E N 90°00'00" W 105.00' N 90°00'00" W 105.00' N 90°00'00" W 105.00' C44 7.60' 282.49' 1°32'29" 3.80' 7.60' S 69°15'17" E C45 73.40' 332.50' 12°38'54" 36.85' 73.25' \$ 74°48'29" E N 90°00'00" E 107.50'

