





## SURVEYOR'S NOTES:

- 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.
- 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, AGENT'S 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.
- SYMBOLS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":10,000'.
- 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 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.
- SETBACKS UNLESS SHOWN OTHERWISE:  
FRONT: 10'  
FRONT GARAGE FACING: 20'  
REAR: 10'  
SIDE: 5'  
SIDE STREET: 10'  
REAR ACCESSORY BUILDING: 7.5'
- ALL COMMON AREAS AND OPEN SPACES WILL BE DEDICATED TO LAUREATE VILLAGE HOMEOWNERS ASSOCIATION BY SEPARATE CONVEYANCE.
- TRACT 'A' WILL BE DEDICATED TO THE CITY OF GAINESVILLE BY SEPARATE CONVEYANCE.

## LEGEND:

- = BENCHMARK  
□ = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)  
○ = FOUND IRON PIPE 3/4" NO IDENTIFICATION  
● = SET 5/8" IRON ROD AND CAP (PRM LB #5075)  
▲ = SET NAIL AND DISK (PCP LB #5075)  
ID.  
= IDENTIFICATION  
P.C.P.  
= PERMANENT CONTROL POINT  
P.R.M.  
= PERMANENT REFERENCE MONUMENT  
P.U.E.  
= PUBLIC UTILITIES EASEMENT  
O.R.  
= OFFICIAL RECORDS  
PG.  
= PAGE  
RW  
= RIGHT OF WAY  
O.R.B.  
= OFFICIAL RECORDS BOOK  
S.F.  
= SQUARE FEET  
FEMA  
= FEDERAL EMERGENCY MANAGEMENT AGENCY  
MIN  
= MINIMUM  
FFE  
= FINISHED FLOOR ELEVATION  
NR  
= NON RADIAL

## LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 89°16'10" W	2.44'
L2	S 0°43'50" W	12.20'
L3	S 0°43'50" W	65.00'
L4	S 87°43'00" W	45.01'
L5	N 90°00'00" W	60.00'
L6	N 90°00'00" W	60.00'
L7	N 0°00'00" E	2.50'

## CURVE DATA TABLE

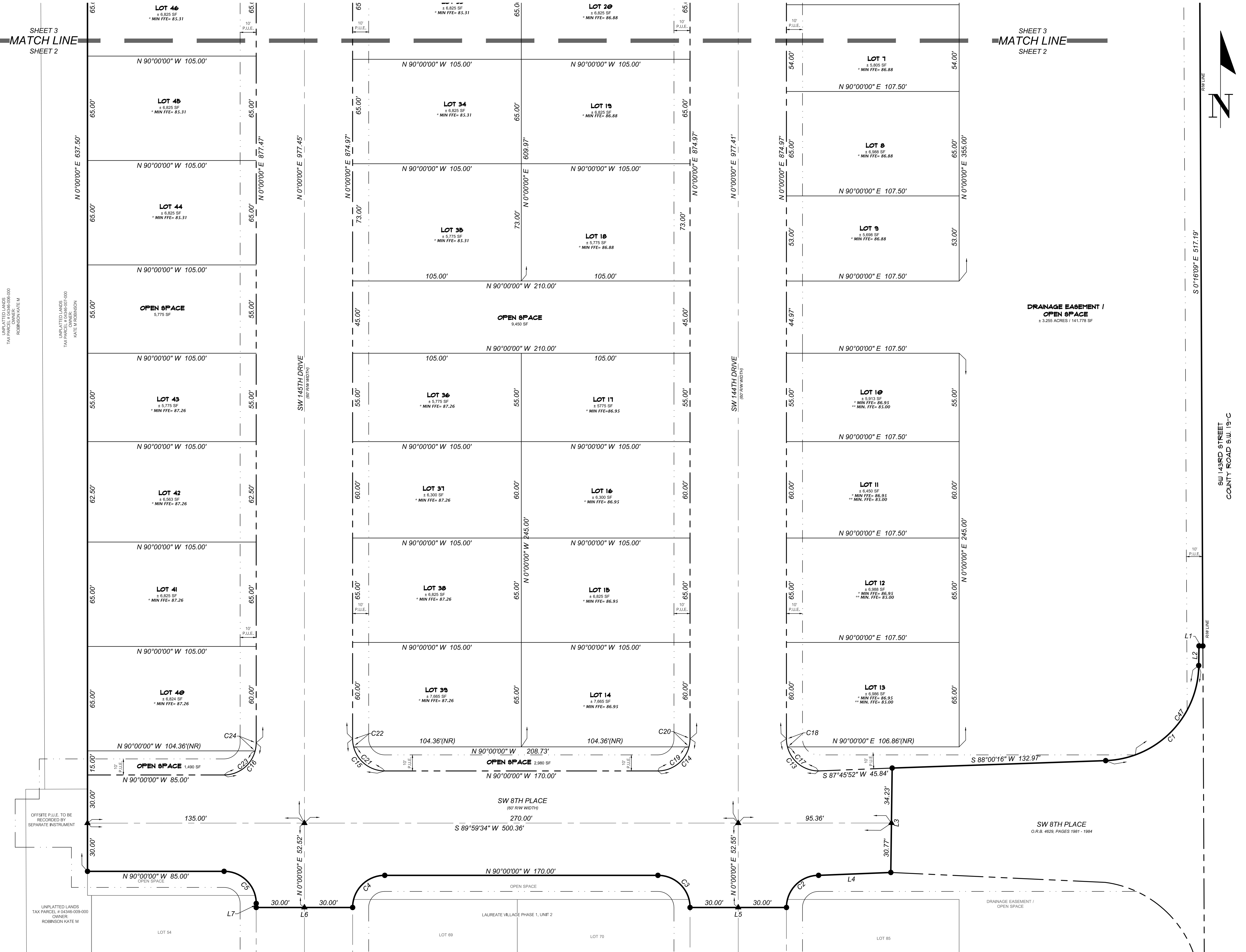
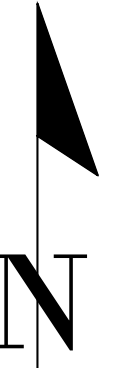
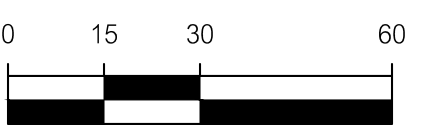
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	91.39'	60.00'	87°16'26"	57.21'	82.81'	N 44°22'03" E
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°00'00" W
C3	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°00'00" W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°00'00" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°00'00" W
C13	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°00'00" E
C14	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°00'00" E
C15	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°00'00" E
C16	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°00'00" E
C17	26.36'	20.00'	75°31'21"	15.49'	24.49'	S 52°14'20" E
C18	5.05'	20.00'	14°28'39"	2.54'	5.04'	S 7°14'20" E
C19	26.36'	20.00'	75°31'21"	15.49'	24.49'	N 52°14'20" E
C20	5.05'	20.00'	14°28'39"	2.54'	5.04'	N 7°14'20" E
C21	26.36'	20.00'	75°31'21"	15.49'	24.49'	S 52°14'20" E
C22	5.05'	20.00'	14°28'39"	2.54'	5.04'	S 7°14'20" E
C23	26.36'	20.00'	75°31'21"	15.49'	24.49'	N 52°14'20" E
C24	5.05'	20.00'	14°28'39"	2.54'	5.04'	N 7°14'20" E
C47	72.54'	60.00'	69°16'13"	41.44'	68.20'	S 35°21'56" W

# 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

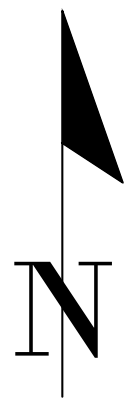
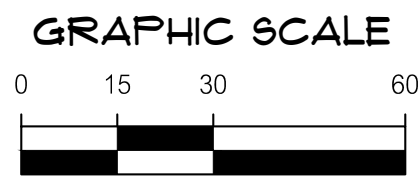
**CHW**  
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Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com  
est. 1988 **FLORIDA**  
CA-5075PLAT BOOK \_\_, PAGE \_\_  
SHEET TWO OF FOUR

## GRAPHIC SCALE



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LAUREATE VILLAGE PHASE 1, UNIT 1  
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TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



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PLAT BOOK \_\_, PAGE \_\_  
SHEET THREE OF FOUR

SURVEYOR'S NOTES:

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

- = BENCHMARK
- = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)
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CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C25	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 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'	S 45°00'00" W
C28	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°00'00" W
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
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
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'	S 74°48'29" E



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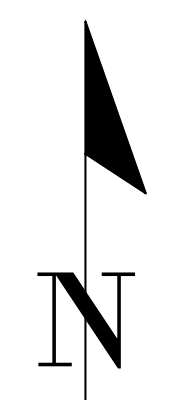
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CA-5075

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



 = BENCH-MARK  
 = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)  
 = FOUND IRON PIPE 3/4" NO IDENTIFICATION  
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**MIN** = MINIMUM  
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**NR** = NON RADIAL

LINE	DIRECTION	LENGTH
L9	N 86°01'57" W	60.00'
L10	N 90°00'00" E	6.76'
L15	S 3°58'03" W	6.94'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C8	32.63'	20.00'	93°28'15"	21.25'	29.13'	N 42°46'04" W
C9	30.03'	20.00'	86°01'58"	18.66'	27.29'	N 46°59'02" E
C10	165.38'	435.00'	21°46'57"	83.70'	164.38'	S 79°06'31" E
C11	62.73'	165.00'	21°46'57"	31.75'	62.35'	S 79°06'31" E
C27	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°00'00" W
C28	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°00'00" W
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
C31	30.03'	20.00'	86°01'57"	18.66'	27.29'	S 46°59'01" W
C32	32.80'	20.00'	93°58'04"	21.44'	29.25'	S 43°00'58" E
C33	124.86'	332.50'	21°30'57"	63.18'	124.13'	S 79°14'31" E
C34	103.20'	282.49'	20°55'55"	52.18'	102.63'	S 78°57'00" E
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" E
C37	67.33'	435.00'	8°52'04"	33.73'	67.26'	S 85°33'58" E
C38	97.74'	435.00'	12°52'26"	49.08'	97.54'	S 74°41'43" E
C39	0.31'	135.00'	0°02'27"	0.16'	0.31'	S 68°14'16" E
C40	60.53'	465.00'	21°01'08"	30.61'	60.19'	S 78°43'37" E
C41	2.20'	165.00'	0°45'49"	1.10'	2.20'	S 89°37'05" E
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
C44	7.60'	282.49'	13°22'29"	3.80'	7.60'	S 69°15'17" E
C45	73.40'	332.50'	12°38'54"	36.85'	73.25'	S 74°48'29" E
C46	51.46'	332.50'	8°52'04"	25.78'	51.41'	S 85°33'58" E

Tech: kenm Plot Date: Nov 08,2019 1:09pm Filename: C:\Users\kenm\appdata\local\temp\AcPublish\_25876\16-0164 LAUREATE Ph. 1, UNIT 1 PLAT.dwg