VICINITY MAP NOT TO SCALE STATE ROAD NO. 26 PROJECT SITE ±14.966 ACRES SW STH AVE

LAUREATE VILLAGE PHASE I, UNIT 2

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

CURVE DATA TABLE										
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING				
C1	14.45'	191.00'	4°20'02"	7.23'	14.44'	N 30°15'00" W				
C2	96.41'	170.00'	32°29'33"	49.54'	95.12'	N 16°14'46" W				
СЗ	31.42'	20.00'	90°00'01"	20.00'	28.28'	N 45°00'00" E				
C4	31.42'	20.00'	90°00'01"	20.00'	28.28'	S 45°00'00" E				
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°00'00" E				
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°00'00" E				
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°00'00" E				
C8	31,42'	20.00'	90°00'00"	20,00'	28.28'	N 45°00'00" E				
C9	79.02'	67.96'	66°37'01"	44.66'	74.64'	S 49°09'25" E				

40

OPEN SPACE

N 90°00'00" E

85.00'

SITE BENCHMARK

STAMPED "TRAVERSE LB 5075"

SE CORNER OF FRACTIONAL SECTION 3.

OUTSIDE THE ARREDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST

LINE DATA TABLE

LINE DIRECTION LENGTH

60.00'

15.00'

2.50'

60.00'

45.01'

DRAINAGE

EASEMENT

/ OPEN

SW 8TH PLACE

O.R.B. 4629, PAGES 1981 - 1984

SPACE

L1 N 90°00'00" E

L2 N 90°00'00" E

L3 N 90°00'00" W

L4 N 0°00'00" E

L5 S 0°00'00" E

L6 N 90°00'00" E

L8 N 87°43'00" E

L9 S 89°16'10" E

SOUTH LINE OF SECTION 3, OUTSIDE

10 SOUTH, RANGE 18 EAST

N 89°48'47" E 3594.12'

(BASIS OF BEARINGS)

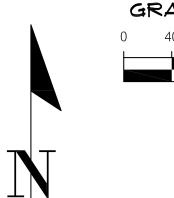
N 90°00'00" E

Alachua, Florida 32615 www.chw-inc.com est. 1988 FLORIDA

PLAT BOOK__,PAGE SHEET ONE OF TWO

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.



AS HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL

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:

FLOOD ZONE:

JUNE 16, 2006.

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:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL

FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

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

UNPLATTED LANDS

TAX PARCEL #: 04346-014-000

OWNER: KATE M. ROBINSON

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 SOUARE 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 KNOW AS COUNTY ROAD SOUTHWEST 19-C); THENCE RUN NORTH 00°14' 27" EAST, ALONG WEST RIGHT OF WAY LINE OF SAID SOUTHWEST 143RD STREET, A DISTANCE OF 1283.19 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4460, PAGES 2414 THROUGH 2416 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF SAID SOUTHWEST 143RD STREET, SOUTH 89°47'23" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 755.90 FEET TO A 3/4" IRON PIPE MARKING THE SOUTHWES' CORNER OF SAID LANDS AND THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1988, PAGES 1962 THROUGH 1964 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTH LINE, SOUTH 00°13'48" WEST, ALONG THE WEST LINE AND SOUTHERLY PROJECTION OF SAID WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1988, PAGES 1962 THROUGH 1964 OF SAID RECORDS, A DISTANCE OF 292.70 FEET; THENCE DEPARTING SAID LINE, NORTH 89°53'38" WEST, A DISTANCE OF 269.27 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 191,00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 30°1500"
WEST, 14.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°20'02", AN ARC LENGTH OF 14.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°14'46" WEST, 95.12 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°29'33", AN ARC LENGTH OF 96.41 FEET: THENCE NORTH 00°00'00" EAST, A DISTANCE OF 147.72 FEET: THENCE NORTH 90°00'00" EAST, A DISTANCE OF 122.50 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 370.02 FEET; THENCE NORTH 80°59'56" EAST, A DISTANCE OF 370.02 FEET; THENCE NORTH 80°59'56" EAST, A DISTANCE OF 370.02 FEET; THENCE NORTH 80°59'56" EAST, A DISTANCE OF 62.50 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 45°00'00" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'01", AN ARC LENGTH OF 31.42 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 60.00 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 SOUTH 45°00'00" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'01". AN ARC LENGTH OF 31.42 FEET: THENCE NORTH 90°00'00" EAST. A DISTANCE OF 82.50 FEET: THENCE NORTH 00°00'00" EAST. A DISTANCE OF 487.19 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 2.50 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°59'56" EAST, A DISTANCE OF 85.00 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 SOUTH 45°00'00" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 2.50 FEET: THENCE NORTH 90°00'00" EAST. 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"
EAST, 28.28 FEET; THENCE NORTHEASTERLY 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" EAST, A DISTANCE OF 170.00 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 SOUTH 45°00'00" EAST, 28.28 FEET; THENCE SOUTHEASTERLY 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" EAST, A DISTANCE OF 60.00 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 NORTH 45°00'00" EAST, 28.28 FEET: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET; THENCE NORTH 87°43'00" EAST, A DISTANCE OF 45.01 FEET, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST 6TH ROAD (AS DESCRIBED IN OFFICIAL RECORDS BOOK 4629. PAGES 1981 THROUGH 1984 OF SAID PUBLIC RECORDS); THENCE ALONG THE SOUTH RIGHT OF WAY LINES OF SAID SOUTHWEST 6TH ROAD THOUGH THE FOLLOWING THREE (3) COURSES: ONE (1) SOUTH 87°21'03" EAST, A DISTANCE OF 133.60 FEET TO THE BEGINNING OF A CURVE CONCAVE OUTHWESTERLY, HAVING A RADIUS OF 67.96 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°09'25" EAST, 74.64 FEET: TWO (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°37'01". AN ARC LENGTH OF 79.02 FEET; THREE (3) SOUTH 89°16'10" EAST, A DISTANCE OF 5.19 FEET TO THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED SOUTHWEST 143RD STREET: THENCE DEPARTING THE SOUTH RIGHT OF WAY LINE OF SAID SOUTHWEST 6TH/ ROAD, SOUTH 0°16'21" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTHWEST 143RD STREET, A DISTANCE OF 354.86 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 0°12'45" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTHWEST 143RD/ STREET, A DISTANCE OF 418.13 FEET TO THE POINT OF

THE ABOVE DESCRIBED LANDS CONTAIN 16.865 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.
- 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 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).
- 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.
- THIS MAP CONSISTS OF FOUR (2) SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHER. SEE SHEETS TWO FOR DETAILED
- 8. SETBACKS UNLESS SHOWN OTHERWISE:

FRONT GARAGE FACING: 20' 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

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)

= PERMANENT CONTROL POINT = PERMANENT REFERENCE MONUMENT P.R.M.

P.U.E. = PUBLIC UTILITIES EASEMENT O.R. = OFFICIAL RECORDS

R/W = RIGHT OF WAY O.R.B. = OFFICIAL RECORDS BOOK = SQUARE FEET

= FEDERAL EMERGENCY MANAGEMENT AGENCY = MINIMUM

= FINISHED FLOOR ELEVATION FFE = NON RADIAL

 $^{\prime}$ 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

BE SOLELY RESPONSIBLE FOR THE DAMAGES.

A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL

S 87°21′03" E 133.60′ ELEVATION = 83.86' (NAVD 88) SOUTH R/W LINE UNPLATTED LANDS TAX PARCEL # 04346-006-000 OWNER: ROBINSON KATE M DRAINAGE EASEMENT / OPEN SPACE 10' UTILITIES EASEMENT O.R.B. 1281, PAGE 350 -60 82.50' 30' INGRESS, EGRESS & PUBLIC— — UTILITIES EASEMENT — (O.R.B. 1281, PAGE 350) SITE BENCHMARK OPEN SPACE STAMPED "TRAVERSE LB 5075" ELEVATION = 84.75'SW 144TH CIRCLE (60' R/W WIDTH) 88 OPEN SPACE UNPLATTED LANDS OPEN SPACE TAX PARCEL #: 04346-014-0 OWNER: KATE M. ROBINSÓN POINT OF BEGINNING SE CORNER OF THE LANDS DESCRIBED IN O.R.B. 4460, PAGES 2414 - 2416 S 89°47'23" W 755.90' SW CORNER OF THE LANDS SOUTH LINE OF THE LANDS DESCRIBED IN O.R.B. 4460, PAGES 2414 - 2416-DESCRIBED IN O.R.B. 4460, N 90°00'00" E 122:50 PAGES 2414 - 2416 & NW CORNER OF THE LANDS DESCRIBED IN O.R.B. 1988, PAGES 1962 - 1964 APPROXIMATE LOCATION OF 20' AT&T EASEMENT AS SCALED UNPLATTED LANDS FROM UNRECORDED SUBDIVISION TAX PARCEL #: 04346-011-000 OF FLETCHER BROTHERS FARM JUAN O. & DONNA RIVERA WEST LINE OF THE LANDS - DESCRIBED IN O.R.B. 1988, - S 89°48'47" W OPEN SPACE PAGES 1962 - 1964 50.00' EAST LINE OF FRACTIONAL SECTION 3, OUTSIDE THE ARREDONDO GRAN POINT OF COMMENCEMENT TOWNSHIP 10 SOUTH, RANGE 18 EAST [|] N 89°53'38" W 269.27 TOWNSHIP 10 SOUTH, RANGE 18 EAST

UNPLATTED LANDS

TAX PARCEL #: 04346-012-000

OWNER: RUSSIN RICHARD A MILDRED M LIFE ESTATE

LAUREATE VILLAGE PHASE 1, UNIT

OPEN SPACE

SW 8TH PLACE

N 90°00'00" E 170.00'



RECORDS BOOK _____, PAGE _____, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _ (NOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF ______A.D. 2019

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_

COMMISSION NO.:_____

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 2", 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 EASEMENTS 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.

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'S ORDINANCES AND REGULATIONS AS FOLLOWS:

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

LDO HEREBY CERTIFY THAT THIS PLAT ENTITLED "LAUREATE VILLAGE PHASE 1. UNIT 2" 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.

> AARON H. HICKMAN PROFESSIONAL SURVEYOR AND MAPPER —— FLORIDA REGISTRATION NUMBER CAUSSEAUX, HEWETT, & WALPOLE, INC. LB NO. 5075

LICENSED BUSINESS NO. 5075

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.
- 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 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).
- 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 (2) SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHER. SEE SHEETS TWO FOR DETAILED
- 8. SETBACKS UNLESS SHOWN OTHERWISE:
 - FRONT: 10' FRONT GARAGE FACING: 20' 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

LEGEND:

- = 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)
- = IDENTIFICATION
- = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT = PUBLIC UTILITIES EASEMENT
- P.U.E. O.R. = OFFICIAL RECORDS
- R/W = RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS BOOK = SQUARE FEET
- S.F. = FEDERAL EMERGENCY MANAGEMENT AGENCY
- FFE = FINISHED FLOOR ELEVATION

= NON RADIAL

CURVE DATA TABLE											
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING					
C1	14.45'	191.00'	4°20'02"	7.23'	14.44'	N 30°15'00" W					
C2	96.41'	170.00'	32°29'33"	49.54'	95.12'	N 16°14'46" W					
C3	31.42'	20.00'	90°00'01"	20,00'	28,28'	N 45°00'00" E					
C4	31.42'	20.00'	90°00'01"	20.00'	28.28'	S 45°00'00" E					
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°00'00" E					
C6	31,42'	20.00'	90°00'00"	20.00'	28,28'	N 45°00'00" E					
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°00'00" E					
C8	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°00'00" E					
C9	79.02'	67.96'	66°37'01"	44.66'	74.64'	S 49°09'25" E					
C10	449.51'	165.00'	156°05'29"	779.32'	322.84'	N 90°00'00" E					
C11	424.44'	135.00'	180°08'15"	112543.65'	270.00'	S 89°55'53" E					
C12	288.98'	105.00'	157°41'23"	532.48'	206.03'	S 89°59'56" E					
C13	34.06'	25.00'	78°03'18"	20.26'	31.48'	S 50°58'15" W					
C14	8.58'	5.00'	98°21'06"	5.79'	7.57'	N 37°56'45" W					
C15	8.52'	5.00'	97°38'15"	5.72'	7.53'	S 37°32'50" W					
C16	34.06'	25.00'	78°04'04"	20.27'	31.49'	N 50°57'37" W					
C17	827.38'	272.50'	173°57'51"	5168.70'	544.24'	S 89°59'56" E					
C18	31.40'	20.00'	89°57'06"	19.98'	28.27'	S 45°01'38" E					
C19	31.41'	20.00'	89°58'52"	19.99'	28.28'	N 45°00'34" E					
C20	31.41'	20.00'	89°58'18"	19.99'	28.28'	S 45°00'51" E					
C21	31.40'	20.00'	89°57'58"	19.99'	28.28'	N 45°01'01" E					
C22	115.53'	272.50'	24°17'27"	58.65'	114.66'	N 15°09'52" E					
C23	101.15'	272.50'	21°16'01"	51.16'	100.57'	N 37°56'36" E					
C24	100.12'	272.50'	21°03'06"	50.63'	99.56'	N 59°06'10" E					
C25	99.39'	272.50'	20°53'49"	50.25'	98.84'	N 80°04'38" E					
C26	99.04'	272,50'	20°49'26"	50.07'	98.49'	S 79°03'45" E					
C27	99.13'	272.50'	20°50'34"	50.12'	98.58'	S 58°13'45" E					
C28	99.64'	272.50'	20°57'04"	50.38'	99.09'	S 37°19'55" E					
C29	113.38'	272.50'	23°50'23"	57.52'	112.57'	S 14°56'12" E					
C30	26.36'	20.00'	75°31'21"	15.49'	24.49'	N 52°14'20" W					
C31	5.05'	20.00'	14°28'39"	2,54'	5.04'	N 7°14'20" W					
C32	5.05'	20.00'	14°28'39"	2.54'	5.04'	S 7°14'20" W					
C33	26.36'	20.00'	75°31'21"	15.49'	24.49'	S 52°14'20" W					
C34	26,36'	20.00'	75°31'21"	15,49'	24.49'	N 52°14'20" W					
C35	5.05'	20.00'	14°28'39"	2.54'	5.04'	N 7°14'20" W					
C36	5.05'	20.00'	14°28'39"	2,54'	5.04'	S 7°14'20" W					
C37	26.36'	20.00'	75°31'21"	15.49'	24.49'	S 52°14'20" W					
C38	20.33'	67.96'	17°08'23"	10.24'	20.25'	N 73°53'44" W					
C39	47.54'	165.00'	16°30'29"	23.94'	47.38'	N 20°12'30" E					
C40	60.83'	165.00'	21°07'27"	30.77'	60.49'	N 39°01'28" E					
C41	59,81'	165,00'	20°46'07"	30.24'	59.48'	N 59°58'15" E					
C42	59.07'	165.00'	20°30'47"	29.86'	58.76'	N 80°36'41" E					
C43	58.73'	165.00'	20°23'33"	29.68'	58.42'	S 78°56'08" E					
C44	58,82'	165,00'	20°25'26"	29,72'	58.51'	S 58°31'39" E					
C45	59.33'	165.00'	20°36'09"	29.99'	59.01'	S 38°00'52" E					
C46	45.38'	165.00'	15°45'32"	22,84'	45.24'	S 19°50'01" E					
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