LEGISLATIVE

180304B

GRAND OAKS AT TOWER - PHASE 1

SITUATED IN LOTS 3 AND 4, SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
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Alachua, Florida 32615
(352) 331-1976
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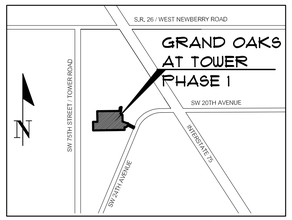
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __

SHEET ONE OF SIX



VICINITY MAP

NOT TO SCALE

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE FLORIDA NORTH ZONE (NAD 83/90) GRID.
2. BENCHMARKS SHOWN HEREON ARE (NAVD 1988)
3. THE COMMON AREAS, OPEN SPACES AND INGRESS/EGRESS EASEMENT SHOWN HEREON WILL BE CONVEYED TO THE GRAND OAKS AT TOWER PHASE 1 HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, FOR OWNERSHIP, MANAGEMENT & MAINTENANCE BY SEPARATE DOCUMENT.
4. ALL LOTS IN GRAND OAKS AT TOWER PHASE 1 ARE SINGLE FAMILY DETACHED WITH BUILDING SETBACKS AS FOLLOWS:
   (UNLESS SHOWN OTHERWISE)
   FRONT - 10'
   SIDE (STREET) - 10'
   SIDE - 5'
   REAR - 10'
5. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
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. BENCHMARKS SHOWN HEREON ARE (NAVD 1988)
8. TRACT A (LIFT STATION PARCEL) TO BE DEEDED TO THE CITY OF GAINESVILLE BY A SEPARATE INSTRUMENT.
9. THIS MAP CONSISTS OF SIX SHEETS TOTAL, ONE SHEET IS NOT COMPLETE WITHOUT THE OTHER. SEE SHEETS 2 THROUGH 6 FOR DETAILED LOT INFORMATION.

OWNER'S CERTIFICATION AND DEDICATION

WESEMAN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF "GRAND OAKS AT TOWER, PHASE 1", AS DESCRIBED HEREIN AND DOES HEREBY DEDICATE TO THE PUBLIC, FOR PURPOSE OF OWNERSHIP, OPERATION AND MAINTENANCE THE ROAD RIGHTS-OF-WAY; 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 DRAINAGE EASEMENTS TO THE USE OF THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER WITH THE PUBLIC'S RESPONSIBILITY FOR MAINTENANCE LIMITED ONLY TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM. FURTHERMORE, AN EASEMENT FOR INGRESS & EGRESS OVER AND ACROSS THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC SERVICE VEHICLE ACCESS PURPOSES.

WITNESS _____ GARY WESEMAN, MANAGING MEMBER

WITNESS _____

STATE OF FLORIDA-COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, GARY WESEMAN, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED, WITH FULL AUTHORITY TO DO SO FROM WESEMAN DEVELOPMENT LLC.

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

_____ COMMISSION EXPIRES:_____

NOTARY PUBLIC-STATE OF FLORIDA COMMISSION NO. :_____

MORTGAGEE'S APPROVAL

RENASANT BANK AS HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4664, PAGE 2154, AND ASSIGNMENT OF RENTS AND LEASES IN OFFICIAL RECORDS BOOK 4664, PAGE 2166, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED:_____ MORTGAGEE: _____

_____ ADDRESS: _____

WITNESS

_____ BY: _____

WITNESS

TITLE: _____

STATE OF FLORIDA-COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED, WITH FULL AUTHORITY TO DO SO FROM REMASANT BANK.

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

_____ COMMISSION EXPIRES:_____

NOTARY PUBLIC-STATE OF FLORIDA COMMISSION NO. :_____

CERTIFICATE OF APPROVALS BY CITY OF GAINESVILLE:

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE, COUNTY OF ALACHUA, STATE OF FLORIDA ORDINANCES AND REGULATIONS AS FOLLOWS:

SURVEYING REQUIREMENTS: _____ CITY SURVEYOR DATE

ENGINEERING REQUIREMENTS: _____ PUBLIC WORKS DIRECTOR DATE

ACCEPTED BY THE DEVELOPMENT REVIEW BOARD: _____ DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DATE

FORM AND LEGALITY OF DEDICATION: _____ CITY ATTORNEY DATE

UTILITY REQUIREMENTS: _____ GENERAL MANAGER OF GAINESVILLE REGIONAL UTILITIES DATE

AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS: _____ CITY MANAGER DATE

ACCEPTED BY CITY COMMISSION: _____ CLERK OF CITY COMMISSION DATE

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____A.D. 2019

_____ CLERK OF THE CIRCUIT COURT _____ DEPUTY CLERK

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "GRAND OAKS AT TOWER, PHASE 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 FLORIDA STATUTES.

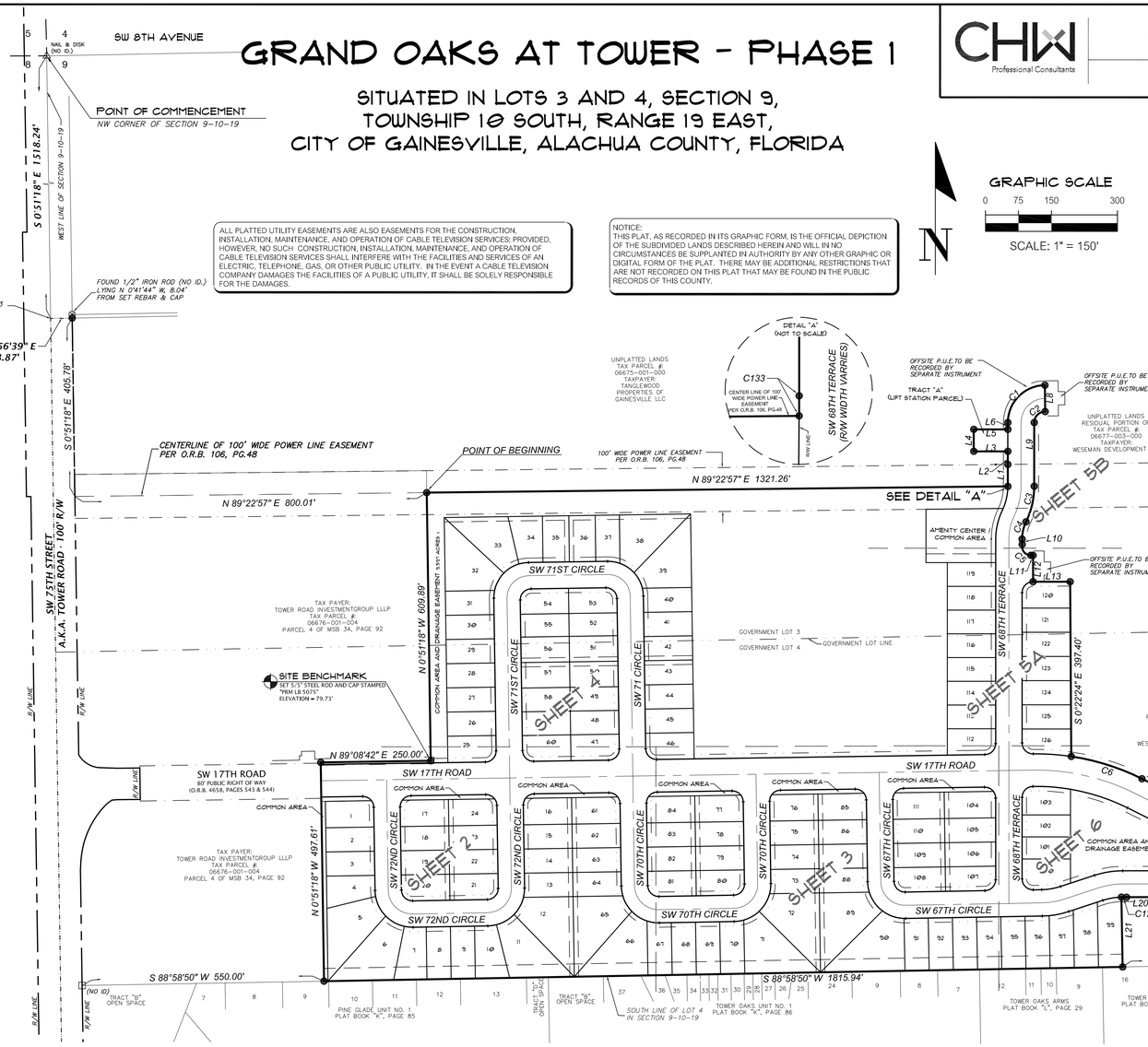
_____ _____

AARON H. HICKMAN DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CAUSSEAUX, HEWETT, & WALPOLE, INC.
11801 RESEARCH DRIVE - ALACHUA, FL 32615
LICENSED BUSINESS NO. 5075

Tech: aaronh Plot Date: Feb 18,2019 10:55am Filename: L:\2017\17-0500\Survey\GWO\Plat\17-0500 GRAND OAKS PHASE 1.dwg

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.

NOTICE:
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.



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'

DESCRIPTION: (BY THIS SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF LOTS 3, AND 4 IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE SOUTH 00°51'18" EAST, ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1518.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 IN SECTION 9; THENCE NORTH 88°56'39" EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 48.87 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SW 75TH STREET (100' RIGHT OF WAY); THENCE SOUTH 0°51'18" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 405.78 FEET TO THE CENTERLINE OF 100 FOOT WIDE POWER LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 106, PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 89°22'57" EAST, ALONG SAID POWER LINE EASEMENT CENTERLINE, A DISTANCE OF 800.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID POWER LINE EASEMENT CENTERLINE, NORTH 89°22'57" EAST, A DISTANCE OF 1321.26 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 0°20'02" EAST, 0.36 FEET; THENCE DEPARTING FROM SAID POWER LINE EASEMENT CENTERLINE, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°10'02", AN ARC LENGTH OF 0.36 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 49.64 FEET TO THE NORTH LINE OF SAID POWER LINE EASEMENT CENTERLINE; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 29.70 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 77.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 77.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 85.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°45'10" EAST, 119.69 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°30'21", AN ARC DISTANCE OF 132.78 FEET; THENCE SOUTH 0°29'39" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°45'10" WEST, 35.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURE, THROUGH A CENTRAL ANGLE OF 89°30'21", AN ARC DISTANCE OF 39.05' FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 144.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°57'45" WEST, 83.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°55'30", AN ARC DISTANCE OF 83.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 90.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°57'45" WEST, 40.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°55'30", AN ARC DISTANCE OF 40.72 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 16.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD 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 DISTANCE OF 31.42 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 84.21 FEET; THENCE SOUTH 0°22'24" EAST, A DISTANCE OF 397.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 537.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°29'34" EAST, 168.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°03'24", AN ARC DISTANCE OF 169.23 FEET; THENCE SOUTH 63°27'52" EAST, A DISTANCE OF 105.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°32'08" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27' FEET; THENCE SOUTH 63°27'52" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°27'52" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'01", AN ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 63°27'52" EAST, A DISTANCE OF 339.89 FEET; THENCE NORTH 68°22'27" EAST, A DISTANCE OF 10.24 FEET TO A POINT LYING 15.19 FEET WESTERLY AS MEASURED PERPENDICULAR TO THE NORTHWESTERLY RIGHT OF WAY OF SW 24TH AVENUE (HAVING A RIGHT OF WAY WIDTH OF 100 FEET) SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1974.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 26°18'08" WEST, 64.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND PARALLEL TO SAID NORTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 1°52'44", AN ARC LENGTH OF 64.76 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25°22'50" WEST, PARALLEL TO SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 43.90 FEET; THENCE NORTH 26°45'49" WEST, A DISTANCE OF 8.39 FEET; THENCE NORTH 63°27'52" WEST, A DISTANCE OF 341.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°32'08" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 26°32'08" WEST, A DISTANCE OF 42.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 85.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°16'04" WEST, 89.41 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°27'52", AN ARC DISTANCE OF 94.15 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 69.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 145.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°23'00" WEST, 3.04 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°12'08", AN ARC DISTANCE OF 3.04 FEET; THENCE SOUTH 01°01'10" EAST, A DISTANCE OF 158.75 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 4 IN SECTION 9; THENCE SOUTH 88°58'50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1815.94 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°51'18" WEST, A DISTANCE OF 497.61 FEET; THENCE NORTH 89°08'42" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 00°51'18" WEST, A DISTANCE OF 609.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 42.687 ACRES, MORE OR LESS.

LEGEND:

- = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
- = FOUND 1/2" IRON ROD (NO ID.)
- = FOUND IRON PIPE (SIZE AS SHOWN HEREON)
- = FOUND NAIL & DISK (NO ID.)
- = SET 5/8" IRON ROD AND CAP (PRM LB #5075)
- = SET NAIL AND DISK (PCP LB #5075)
- = BENCHMARK
- = STORM SEWER MANHOLE
- = TELEPHONE MANHOLE

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
R/W	= RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS BOOK
S.F.	= SQUARE FEET
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY
MSB	= MINOR SUBDIVISION BOOK
MIN	= MINIMUM
FFE	= FINISHED FLOOR ELEVATION
NR	= NON RADIAL

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. 12001C0293D, EFFECTIVE DATE: JUNE 16, 2006.

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 0°00'00" E	49.64'
L2	N 0°00'00" E	29.70'
L3	N 90°00'00" W	77.72'
L4	N 0°00'00" E	50.00'
L5	N 90°00'00" E	77.72'
L6	N 0°00'00" E	15.50'
L8	S 0°29'39" E	60.00'
L9	S 0°00'00" E	144.84'
L10	S 0°00'00" E	16.96'
L11	N 90°00'00" E	5.00'
L12	S 0°00'00" E	60.00'
L13	N 90°00'00" E	84.21'

LINE DATA TABLE

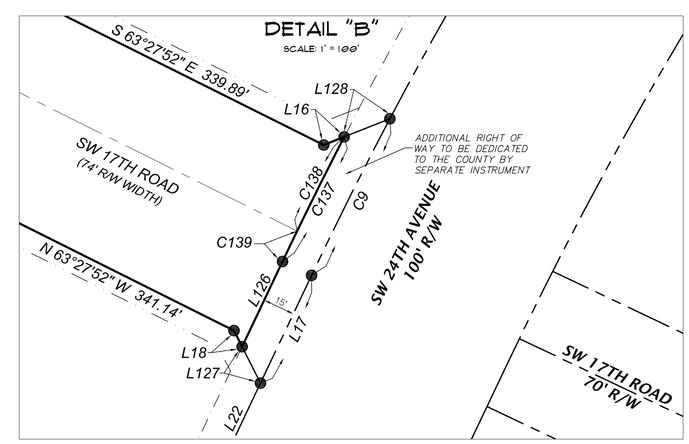
LINE	DIRECTION	LENGTH
L14	S 63°27'52" E	105.91'
L15	S 63°27'52" E	60.00'
L16	N 68°22'27" E	10.24'
L17	S 25°22'50" W	55.56'
L18	N 26°45'49" W	8.39'
L19	S 26°32'08" W	42.20'
L20	N 90°00'00" W	69.93'
L21	N 1°01'10" W	158.75'
L22	S 25°22'50" W	74.30
L23	S 88°58'50" W	477.63'
L126	S 25°22'50" W	43.90'
L127	N 26°45'49" W	19.00'
L128	N 68°22'27" E	22.92'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	132.78'	85.00'	89°30'21"	84.27'	119.69'	N 44°45'10" E
C2	39.05'	25.00'	89°30'21"	24.79'	35.20'	S 44°45'10" W
C3	83.71'	185.00'	25°55'30"	42.58'	83.00'	S 12°57'45" W
C4	40.72'	90.00'	25°55'30"	20.72'	40.38'	S 12°57'45" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°00'00" E
C6	169.23'	537.00'	18°03'24"	85.32'	168.53'	S 72°29'34" E
C7	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 71°32'08" E
C8	31.42'	20.00'	90°00'01"	20.00'	28.28'	S 18°27'52" E
C9	81.54'	1959.86'	2°23'01"	40.77'	81.53'	S 26°33'16" W
C10	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 71°32'08" E
C11	94.15'	85.00'	63°27'52"	52.56'	89.41'	S 58°16'04" W
C12	3.04'	145.00'	1°12'08"	1.52'	3.04'	S 89°23'56" W
C131	559.36'	1959.86'	16°21'09"	281.59'	557.46'	S 35°55'21" W
C133	0.36'	125.01'	0°10'02"	0.18'	0.36'	N 0°05'03" E
C137	64.76'	1974.86'	1°52'44"	32.38'	64.76'	S 26°18'08" W
C138	49.01'	1974.86'	1°25'19"	24.51'	49.01'	S 26°31'50" W
C139	15.75'	1974.86'	0°27'25"	7.88'	15.75'	S 25°35'28" W

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.



GRAND OAKS AT TOWER - PHASE 1

SITUATED IN LOTS 3 AND 4, SECTION 9,
TOWNSHIP 10 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE,
ALACHUA COUNTY, FLORIDA

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Alachua, Florida 32615
(352) 331-1976
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est. 1988 FLORIDA CA-5075

PLAT BOOK __ ,PAGE __
SHEET TWO OF SIX

GRAPHIC SCALE

0 15 30 60

SCALE: 1" = 30'

N

SURVEYORS NOTES:

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4. ALL LOTS IN GRAND OAKS PHASE 1 ARE SINGLE FAMILY DETACHED WITH BUILDING SETBACKS AS FOLLOWS: (UNLESS SHOWN OTHERWISE)
   FRONT - 10'
   SIDE (STREET) - 10'
   SIDE - 5
   REAR - 10'
5. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
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. BENCHMARKS SHOWN HEREON ARE (NAVD 1988)
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9. THIS MAP CONSISTS OF SIX SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHER. SEE SHEETS 2 THROUGH 6 FOR DETAILED LOT INFORMATION.

LEGEND:

- ⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
- ⊗ = FOUND 1/2" IRON ROD (NO ID.)
- ○ = FOUND IRON PIPE (SIZE AS SHOWN HEREON)
- △ = FOUND NAIL & DISK (NO ID.)
- ● = 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
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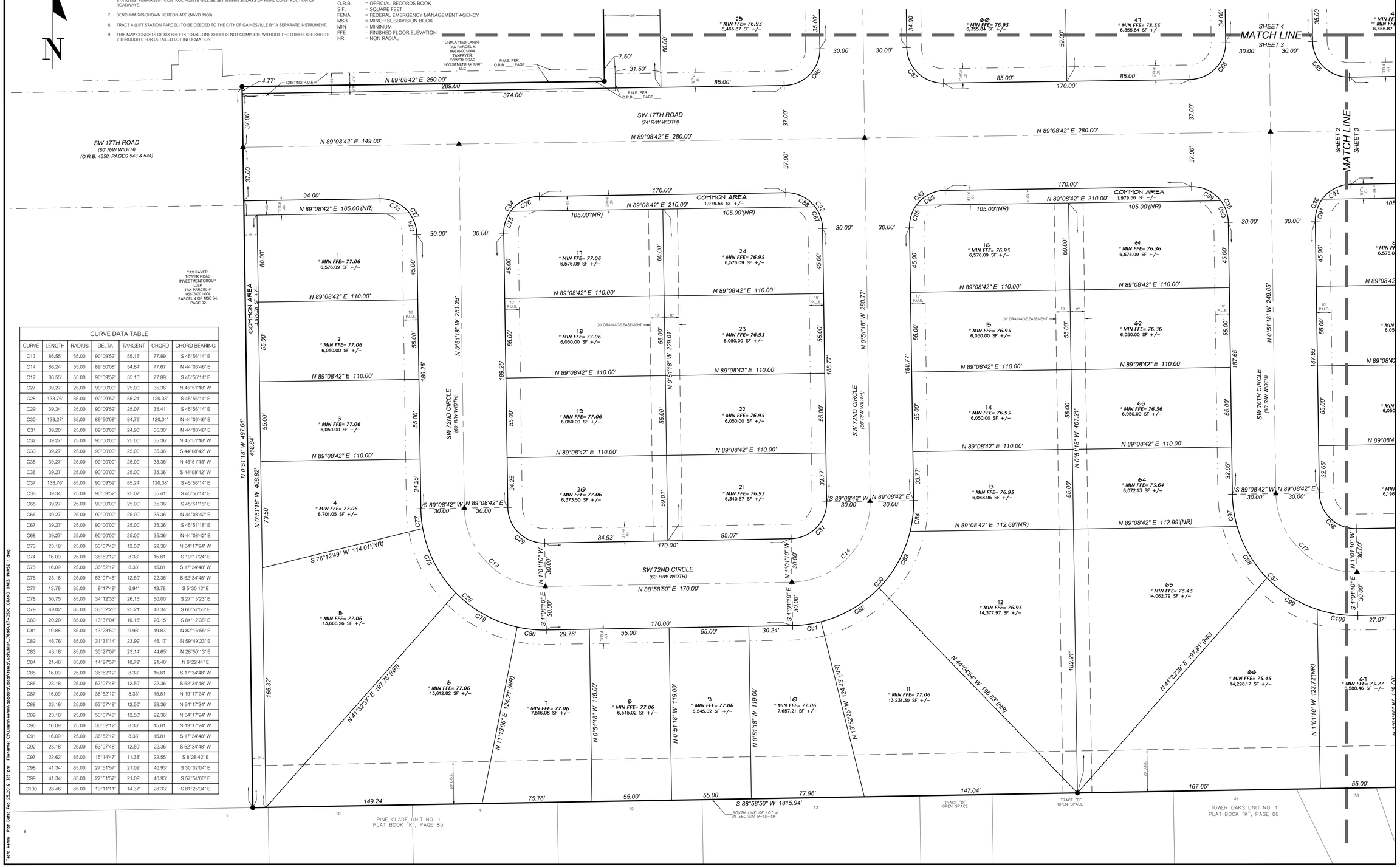
FFE	= FINISHED FLOOR ELEVATION
NR	= NON RADIAL



CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C13	86.55'	55.00'	90°09'52"	55.16'	77.89'	S 45°56'14" E
C14	86.24'	55.00'	89°50'08"	54.84'	77.67'	N 44°03'46" E
C17	86.55'	55.00'	90°09'52"	55.16'	77.89'	S 45°56'14" E
C27	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°51'18" W
C28	133.76'	85.00'	90°09'52"	85.24'	120.38'	S 45°56'14" E
C29	39.34'	25.00'	90°09'52"	25.07'	35.41'	S 45°56'14" E
C30	133.27'	85.00'	89°50'08"	84.76'	120.04'	N 44°03'46" E
C31	39.20'	25.00'	89°50'08"	24.93'	35.30'	N 44°03'46" E
C32	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°51'18" W
C33	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 44°08'42" W
C35	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°51'18" W
C36	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 44°08'42" W
C37	133.76'	85.00'	90°09'52"	85.24'	120.38'	S 45°56'14" E
C38	39.34'	25.00'	90°09'52"	25.07'	35.41'	S 45°56'14" E
C65	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 45°51'18" E
C66	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 44°08'42" E
C67	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 45°51'18" E
C68	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 44°08'42" E
C73	23.18'	25.00'	53°07'48"	12.50'	22.36'	N 64°17'24" W
C74	16.09'	25.00'	36°52'12"	8.33'	15.81'	S 19°17'24" E
C75	16.09'	25.00'	36°52'12"	8.33'	15.81'	S 17°34'48" W
C76	23.18'	25.00'	53°07'48"	12.50'	22.36'	S 62°34'48" W
C77	13.79'	85.00'	9°17'49"	6.91'	13.78'	S 5°30'12" E
C78	50.75'	85.00'	34°12'33"	26.16'	50.00'	S 27°15'23" E
C79	49.02'	85.00'	33°02'26"	25.21'	48.34'	S 60°52'53" E
C80	20.20'	85.00'	13°37'04"	10.15'	20.15'	S 84°12'38" E
C81	19.88'	85.00'	13°23'50"	9.98'	19.83'	N 82°16'55" E
C82	46.76'	85.00'	31°31'14"	23.99'	46.17'	N 59°49'23" E
C83	45.18'	85.00'	30°27'07"	23.14'	44.65'	N 28°50'13" E
C84	21.46'	85.00'	14°27'57"	10.79'	21.40'	N 6°22'41" E
C85	16.09'	25.00'	36°52'12"	8.33'	15.81'	S 17°34'48" W
C86	23.18'	25.00'	53°07'48"	12.50'	22.36'	S 62°34'48" W
C87	16.09'	25.00'	36°52'12"	8.33'	15.81'	N 19°17'24" W
C88	23.18'	25.00'	53°07'48"	12.50'	22.36'	N 64°17'24" W
C89	23.18'	25.00'	53°07'48"	12.50'	22.36'	N 64°17'24" W
C90	16.09'	25.00'	36°52'12"	8.33'	15.81'	N 19°17'24" W
C91	16.09'	25.00'	36°52'12"	8.33'	15.81'	S 17°34'48" W
C92	23.18'	25.00'	53°07'48"	12.50'	22.36'	S 62°34'48" W
C97	22.62'	85.00'	15°14'47"	11.38'	22.55'	S 8°28'42" E
C98	41.34'	85.00'	27°51'57"	21.09'	40.93'	S 30°02'04" E
C99	41.34'	85.00'	27°51'57"	21.09'	40.93'	S 57°54'00" E
C100	28.46'	85.00'	19°11'11"	14.37'	28.33'	S 81°25'34" E

Tech: kenm Plot Date: Feb 25,2019 3:51pm Filename: C:\Users\kenm\appdata\local\temp\AcPublish_7696\(17-0500 GRAND OAKS PHASE 1.dwg

GRAND OAKS AT TOWER - PHASE 1

SITUATED IN LOTS 3 AND 4, SECTION 9,
TOWNSHIP 10 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE,
ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
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www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __ ,PAGE __

SHEET THREE OF SIX

SURVEYORS NOTES:

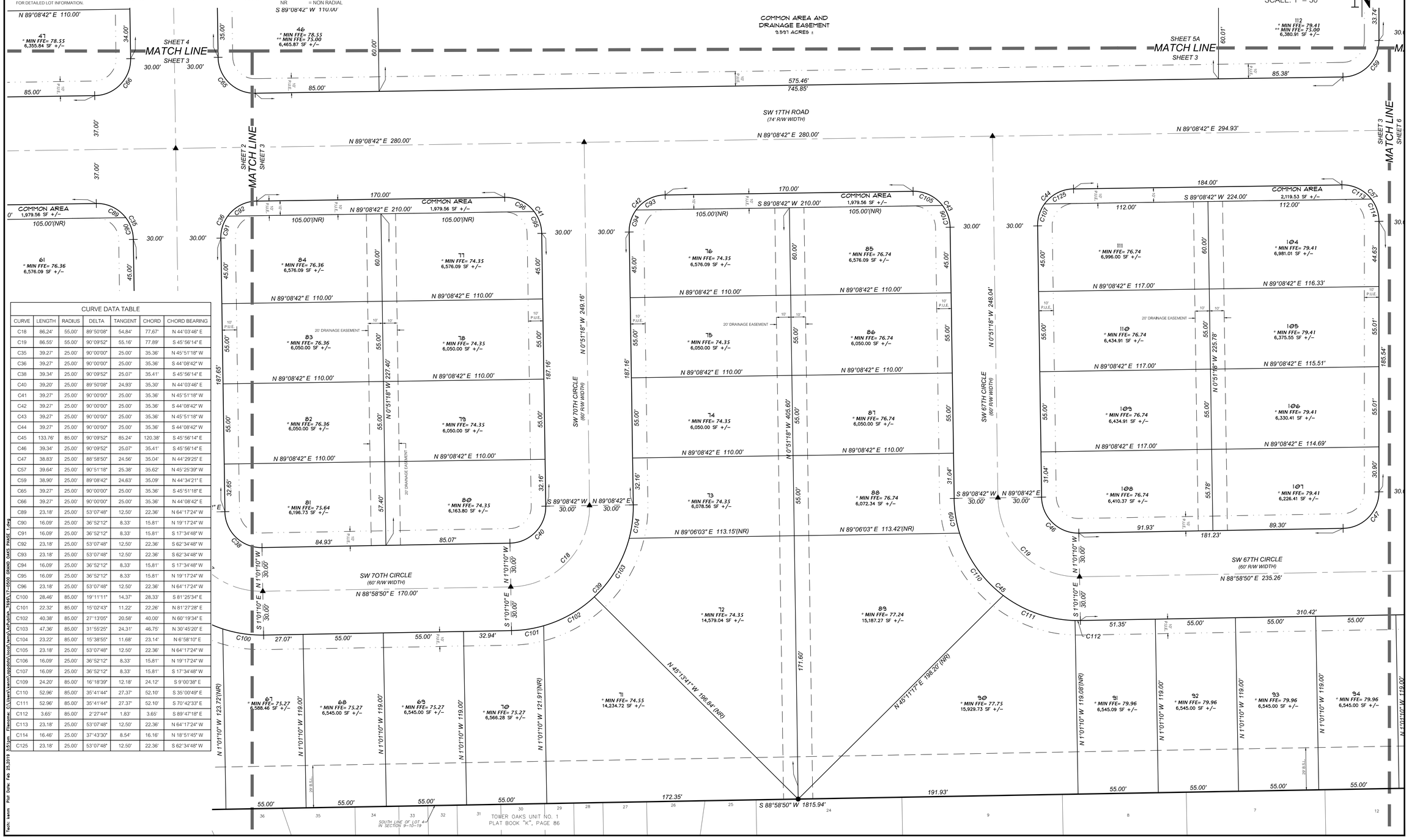
1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE FLORIDA NORTH ZONE (NAD 83/90) GRID.
2. BENCHMARKS SHOWN HEREON ARE (NAVD 1988)
3. THE COMMON AREAS, OPEN SPACES AND INGRESS/EGRESS EASEMENT SHOWN HEREON WILL BE CONVEYED TO THE GRAND OAKS PHASE 1 HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, FOR OWNERSHIP, MANAGEMENT & MAINTENANCE BY A SEPARATE DOCUMENT.
4. ALL LOTS IN GRAND OAKS PHASE 1 ARE SINGLE FAMILY DETACHED WITH BUILDING SETBACKS AS FOLLOWS:
   (UNLESS SHOWN OTHERWISE)
   FRONT - 10'
   SIDE (STREET) - 10'
   SIDE - 5
   REAR - 10'
5. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
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. BENCHMARKS SHOWN HEREON ARE (NAVD 1988)
8. TRACT A (LIFT STATION PARCEL) TO BE DEEDED TO THE CITY OF GAINESVILLE BY A SEPARATE INSTRUMENT.
9. THIS MAP CONSISTS OF SIX SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHER. SEE SHEETS 2 THROUGH 6 FOR DETAILED LOT INFORMATION.

LEGEND:

- ⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
- ⊗ = FOUND 1/2" IRON ROD (NO ID.)
- ○ = FOUND IRON PIPE (SIZE AS SHOWN HEREON)
- △ = FOUND NAIL & DISK (NO ID.)
- ● = 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
R/W	= RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS BOOK
S.F.	= SQUARE FEET
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY
MSB	= MINOR SUBDIVISION BOOK
MIN	= MINIMUM
FFE	= FINISHED FLOOR ELEVATION
NR	= NON RADIAL

GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C18	86.24'	55.00'	89°50'08"	54.84'	77.67'	N 44°03'46" E
C19	86.55'	55.00'	90°09'52"	55.16'	77.89'	S 45°56'14" E
C35	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°51'18" W
C36	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 44°08'42" W
C38	39.34'	25.00'	90°09'52"	25.07'	35.41'	S 45°56'14" E
C40	39.20'	25.00'	89°50'08"	24.93'	35.30'	N 44°03'46" E
C41	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°51'18" W
C42	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 44°08'42" W
C43	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°51'18" W
C44	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 44°08'42" W
C45	133.76'	85.00'	90°09'52"	85.24'	120.38'	S 45°56'14" E
C46	39.34'	25.00'	90°09'52"	25.07'	35.41'	S 45°56'14" E
C47	38.83'	25.00'	88°58'50"	24.56'	35.04'	N 44°29'25" E
C57	39.64'	25.00'	90°51'18"	25.38'	35.62'	N 45°25'39" W
C59	38.90'	25.00'	89°08'42"	24.63'	35.09'	N 44°34'21" E
C65	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 45°51'18" E
C66	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 44°08'42" E
C89	23.18'	25.00'	53°07'48"	12.50'	22.36'	N 64°17'24" W
C90	16.09'	25.00'	36°52'12"	8.33'	15.81'	N 19°17'24" W
C91	16.09'	25.00'	36°52'12"	8.33'	15.81'	S 17°34'48" W
C92	23.18'	25.00'	53°07'48"	12.50'	22.36'	S 62°34'48" W
C93	23.18'	25.00'	53°07'48"	12.50'	22.36'	S 62°34'48" W
C94	16.09'	25.00'	36°52'12"	8.33'	15.81'	S 17°34'48" W
C95	16.09'	25.00'	36°52'12"	8.33'	15.81'	N 19°17'24" W
C96	23.18'	25.00'	53°07'48"	12.50'	22.36'	N 64°17'24" W
C100	28.46'	85.00'	19°11'11"	14.37'	28.33'	S 81°25'34" E
C101	22.32'	85.00'	15°02'43"	11.22'	22.26'	N 81°27'28" E
C102	40.38'	85.00'	27°13'05"	20.58'	40.00'	N 60°19'34" E
C103	47.36'	85.00'	31°55'25"	24.31'	46.75'	N 30°45'20" E
C104	23.22'	85.00'	15°38'55"	11.68'	23.14'	N 6°58'10" E
C105	23.18'	25.00'	53°07'48"	12.50'	22.36'	N 64°17'24" W
C106	16.09'	25.00'	36°52'12"	8.33'	15.81'	N 19°17'24" W
C107	16.09'	25.00'	36°52'12"	8.33'	15.81'	S 17°34'48" W
C109	24.20'	85.00'	16°18'39"	12.18'	24.12'	S 9°00'38" E
C110	52.96'	85.00'	35°41'44"	27.37'	52.10'	S 35°00'49" E
C111	52.96'	85.00'	35°41'44"	27.37'	52.10'	S 70°42'33" E
C112	3.65'	85.00'	2°27'44"	1.83'	3.65'	S 89°47'18" E
C113	23.18'	25.00'	53°07'48"	12.50'	22.36'	N 64°17'24" W
C114	16.46'	25.00'	37°43'30"	8.54'	16.16'	N 18°51'45" W
C125	23.18'	25.00'	53°07'48"	12.50'	22.36'	S 62°34'48" W

Tech: karm Plot Date: Feb 25,2019 3:51pm Filename: C:\Users\karm\Documents\cad\karm\LayOutAlts_NAD\17-050 GRAND OAKS PHASE 1.dwg

GRAND OAKS AT TOWER - PHASE 1

SITUATED IN LOTS 3 AND 4, SECTION 9,
TOWNSHIP 10 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE,
ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __ ,PAGE __
SHEET FOUR OF SIX

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE FLORIDA NORTH ZONE (NAD 83/90) GRID.
2. BENCHMARKS SHOWN HEREON ARE (NAVD 1988)
3. THE COMMON AREAS, OPEN SPACES AND INGRESS/EGRESS EASEMENT SHOWN HEREON WILL BE CONVEYED TO THE GRAND OAKS PHASE 1 HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, FOR OWNERSHIP, MANAGEMENT & MAINTENANCE BY A SEPARATE DOCUMENT.
4. ALL LOTS IN GRAND OAKS PHASE 1 ARE SINGLE FAMILY DETACHED WITH BUILDING SETBACKS AS FOLLOWS:
   (UNLESS SHOWN OTHERWISE)
   FRONT - 10'
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   SIDE - 5
   REAR - 10'
5. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
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.
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- ⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
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- △ = FOUND NAIL & DISK (NO ID.)
- ● = 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
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MSB	= MINOR SUBDIVISION BOOK
MIN	= MINIMUM
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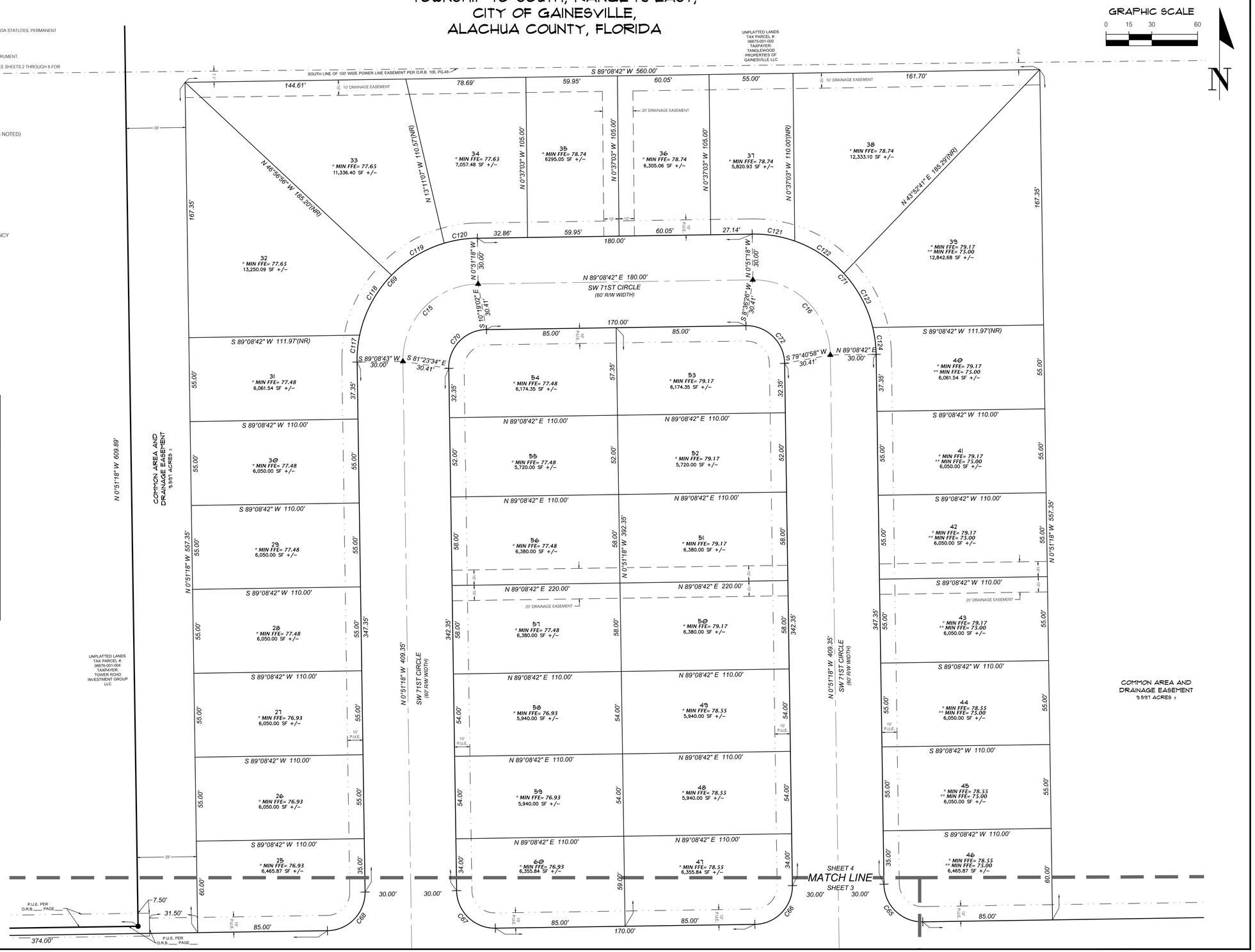
NR	= NON RADIAL

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C15	78.54'	50.00'	90°00'00"	50.00'	70.71'	S 44°08'42" W
C16	78.54'	50.00'	90°00'00"	50.00'	70.71'	N 45°51'18" W
C65	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 45°51'18" E
C66	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 44°08'42" E
C67	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 45°51'18" E
C68	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 44°08'42" E
C69	125.66'	80.00'	90°00'00"	80.00'	113.14'	S 44°08'42" W
C70	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 44°08'42" W
C71	125.66'	80.00'	90°00'00"	80.00'	113.14'	N 45°51'18" W
C72	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°51'18" W
C117	17.80'	80.00'	12°44'46"	8.94'	17.76'	S 5°31'05" W
C118	45.04'	80.00'	32°15'16"	23.13'	44.44'	S 28°01'05" W
C119	40.77'	80.00'	29°12'09"	20.84'	40.33'	S 58°44'46" W
C120	22.06'	80.00'	15°47'51"	11.10'	21.99'	S 81°14'47" W
C121	28.44'	80.00'	20°22'08"	14.37'	28.29'	N 80°40'14" W
C122	38.79'	80.00'	27°47'00"	19.79'	38.41'	N 56°35'40" W
C123	40.63'	80.00'	29°06'07"	20.77'	40.20'	N 28°09'06" W
C124	17.80'	80.00'	12°44'45"	8.94'	17.76'	N 7°13'41" W



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GRAND OAKS AT TOWER - PHASE 1

SITUATED IN LOTS 3 AND 4, SECTION 9,
TOWNSHIP 10 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

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PLAT BOOK __ ,PAGE __
SHEET FIVE OF SIX

SURVEYORS NOTES:

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2. BENCHMARKS SHOWN HEREON ARE (NAVD 1988)
3. THE COMMON AREAS, OPEN SPACES AND INGRESS/EGRESS EASEMENT SHOWN HEREON WILL BE CONVEYED TO THE GRAND OAKS PHASE 1 HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, FOR OWNERSHIP, MANAGEMENT & MAINTENANCE BY A SEPARATE DOCUMENT.
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LEGEND:

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- ⊗ = FOUND 1/2" IRON ROD (NO ID.)
- ○ = FOUND IRON PIPE (SIZE AS SHOWN HEREON)
- △ = FOUND NAIL & DISK (NO ID.)
- ● = SET 5/8" IRON ROD AND CAP (PRM LB #5075)
- ▲ = SET NAIL AND DISK (PCP LB #5075)

ID.	
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P.R.M.	= PERMANENT REFERENCE MONUMENT
P.U.E.	= PUBLIC UTILITIES EASEMENT
O.R.	= OFFICIAL RECORDS
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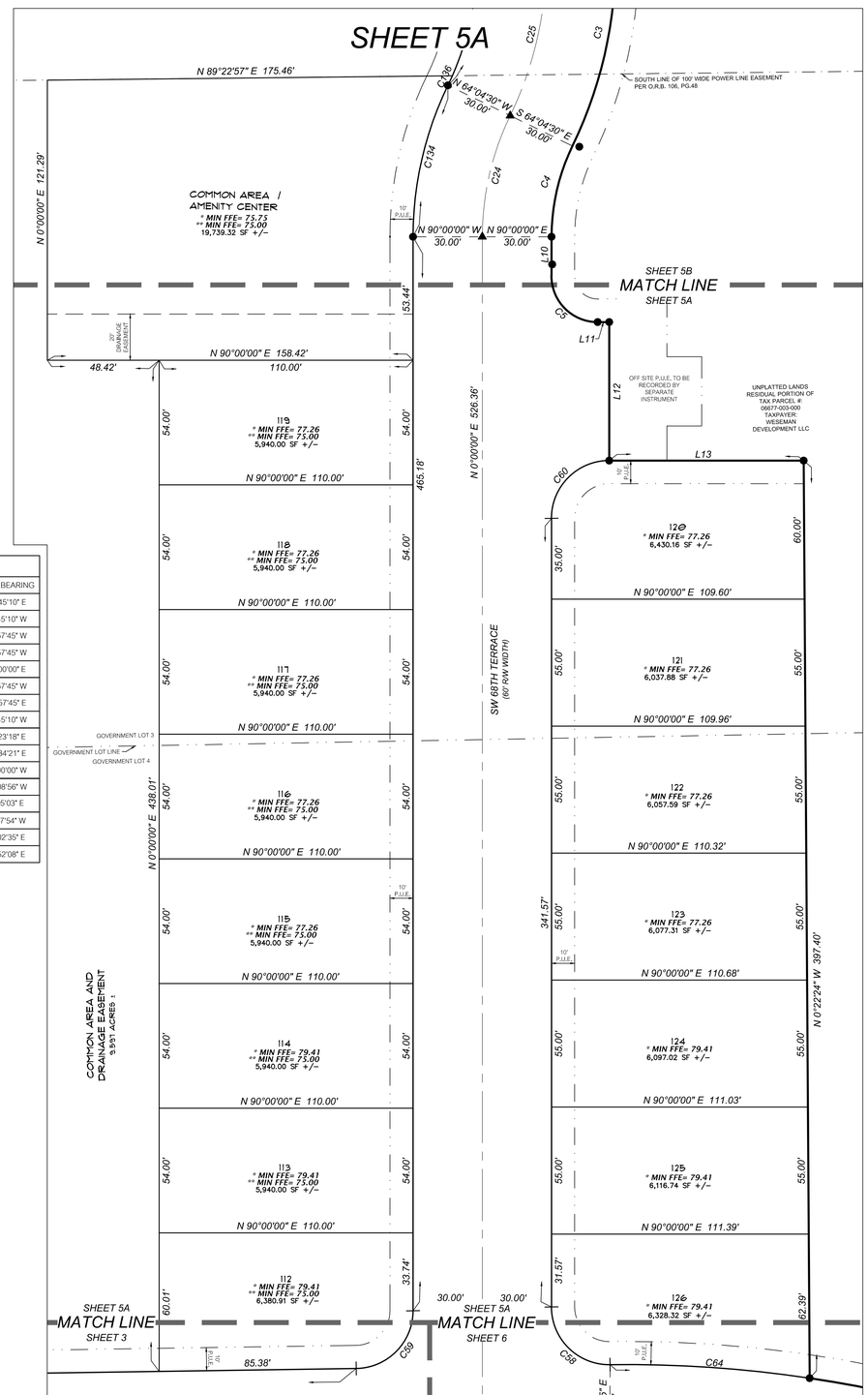
MSB	= MINOR SUBDIVISION BOOK
MIN	= MINIMUM
FFE	= FINISHED FLOOR ELEVATION
NR	= NON RADIAL

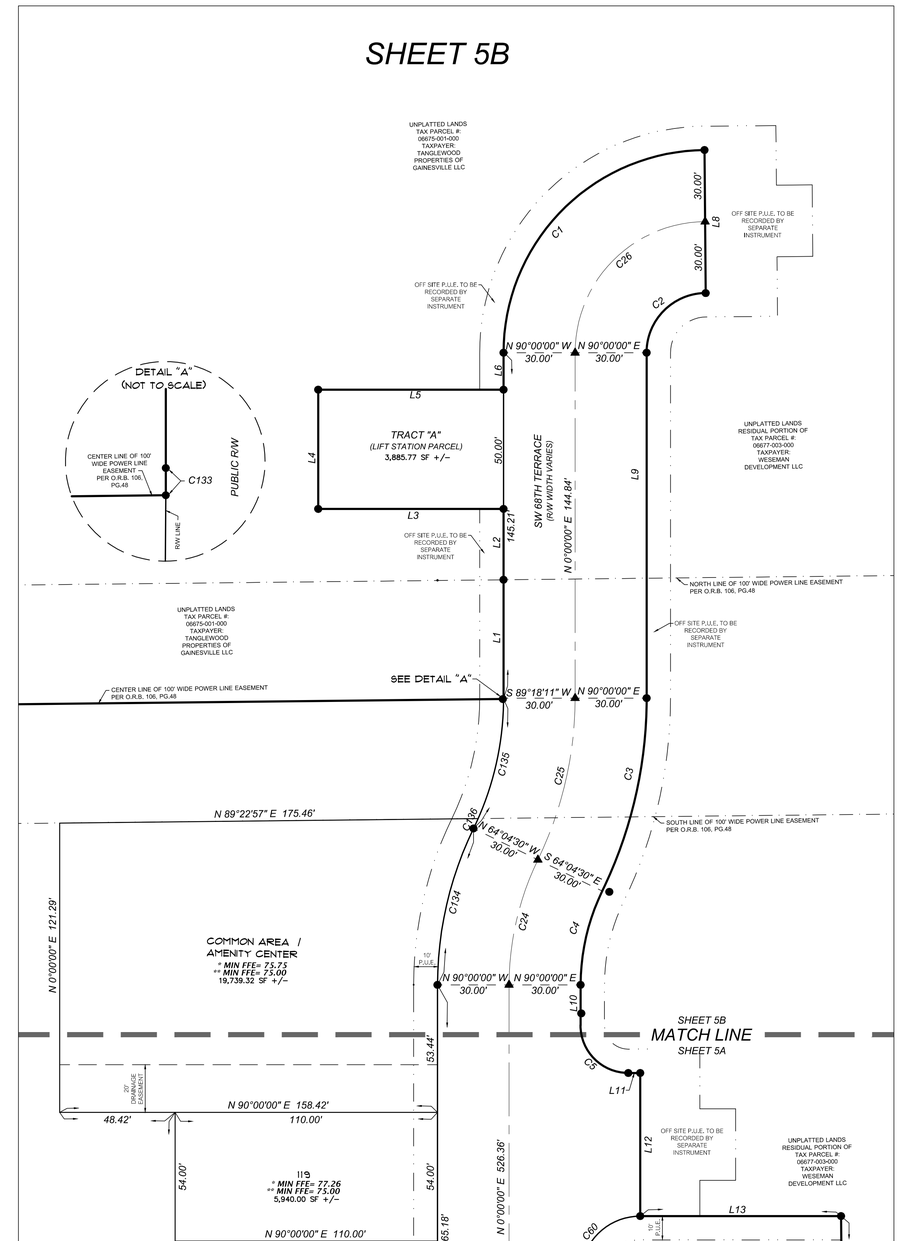
GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

N

SHEET 5A



SHEET 5B



CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	132.78'	85.00'	89°30'21"	84.27'	119.69'	N 44°45'10" E
C2	39.05'	25.00'	89°30'21"	24.79'	35.20'	S 44°45'10" W
C3	83.71'	185.00'	25°55'30"	42.58'	83.00'	S 12°57'45" W
C4	40.72'	90.00'	25°55'30"	20.72'	40.38'	S 12°57'45" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°00'00" E
C24	54.30'	120.00'	25°55'30"	27.62'	53.84'	S 12°57'45" W
C25	70.13'	155.00'	25°55'30"	35.68'	69.54'	N 12°57'45" E
C26	85.92'	55.00'	89°30'21"	54.53'	77.45'	S 44°45'10" W
C58	39.61'	25.00'	90°46'37"	25.34'	35.59'	S 45°23'18" E
C59	38.90'	25.00'	89°08'42"	24.63'	35.09'	N 44°34'21" E
C60	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 45°00'00" W
C64	86.75'	537.00'	9°15'21"	43.47'	86.66'	N 86°08'56" W
C133	0.36'	125.01'	0°10'02"	0.18'	0.36'	N 0°05'03" E
C134	67.89'	150.00'	25°55'49"	34.53'	67.31'	S 12°57'54" W
C135	56.18'	125.00'	25°45'03"	28.57'	55.71'	N 13°02'35" E
C136	4.58'	125.00'	2°05'57"	2.29'	4.58'	N 24°52'08" E

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 0°00'00" E	50.00'
L2	N 0°00'00" E	29.70'
L3	N 90°00'00" W	77.72'
L4	N 0°00'00" E	50.00'
L5	N 90°00'00" E	77.72'
L6	N 0°00'00" E	15.50'
L8	S 0°29'39" E	60.00'
L9	S 0°00'00" E	144.84'
L10	S 0°00'00" E	16.96'
L11	N 90°00'00" E	5.00'
L12	S 0°00'00" E	60.00'
L13	N 90°00'00" E	84.21'

Tech: kenn Plot Date: Feb 25,2019 3:51pm Filename: C:\Users\kenn\appdata\local\temp\AcPublish_7496\17-0500 GRAND OAKS PHASE 1.dwg

GRAND OAKS AT TOWER - PHASE 1

SITUATED IN LOTS 3 AND 4, SECTION 9,
TOWNSHIP 10 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE,
ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __ ,PAGE __
SHEET SIX OF SIX

GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

N

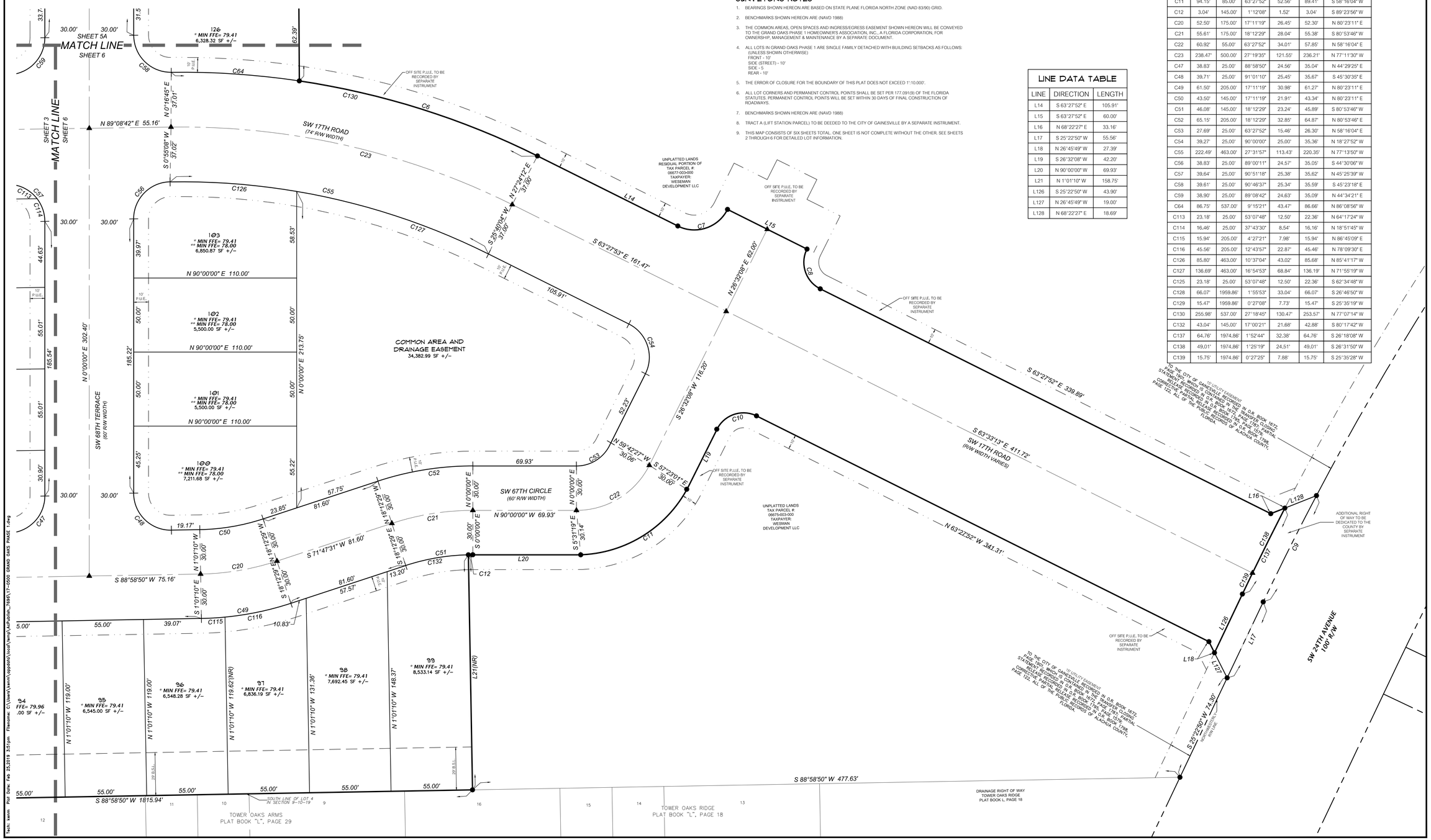
LEGEND:

- ⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
- ⊗ = FOUND 1/2" IRON ROD (NO ID.)
- ○ = FOUND IRON PIPE (SIZE AS SHOWN HEREON)
- △ = FOUND NAIL & DISK (NO ID.)
- ● = 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
R/W	= RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS BOOK
S.F.	= SQUARE FEET
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY
MSB	= MINOR SUBDIVISION BOOK
MIN	= MINIMUM
FFE	= FINISHED FLOOR ELEVATION
NR	= NON RADIAL

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE FLORIDA NORTH ZONE (NAD 83/90) GRID.
2. BENCHMARKS SHOWN HEREON ARE (NAVD 1988)
3. THE COMMON AREAS, OPEN SPACES AND INGRESS/EGRESS EASEMENT SHOWN HEREON WILL BE CONVEYED TO THE GRAND OAKS PHASE 1 HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, FOR OWNERSHIP, MANAGEMENT & MAINTENANCE BY A SEPARATE DOCUMENT.
4. ALL LOTS IN GRAND OAKS PHASE 1 ARE SINGLE FAMILY DETACHED WITH BUILDING SETBACKS AS FOLLOWS: (UNLESS SHOWN OTHERWISE)
   FRONT - 10'
   SIDE (STREET) - 10'
   SIDE - 5
   REAR - 10'
5. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
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. BENCHMARKS SHOWN HEREON ARE (NAVD 1988)
8. TRACT A (LIFT STATION PARCEL) TO BE DEEDED TO THE CITY OF GAINESVILLE BY A SEPARATE INSTRUMENT.
9. THIS MAP CONSISTS OF SIX SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHER. SEE SHEETS 2 THROUGH 6 FOR DETAILED LOT INFORMATION.



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L14	S 63°27'52" E	105.91'
L15	S 63°27'52" E	60.00'
L16	N 68°22'27" E	33.16'
L17	S 25°22'50" W	55.56'
L18	N 26°45'49" W	27.39'
L19	S 26°32'08" W	42.20'
L20	N 90°00'00" W	69.93'
L21	N 1°01'10" W	158.75'
L126	S 25°22'50" W	43.90'
L127	N 26°45'49" W	19.00'
L128	N 68°22'27" E	18.69'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C6	169.23'	537.00'	18°03'24"	85.32'	168.53'	S 72°29'34" E
C7	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 71°32'08" E
C8	31.42'	20.00'	90°00'01"	20.00'	28.28'	S 18°27'52" E
C9	81.54'	1959.86'	2°23'01"	40.77'	81.53'	S 26°33'16" W
C10	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 71°32'08" E
C11	94.15'	85.00'	63°27'52"	52.56'	89.41'	S 58°16'04" W
C12	3.04'	145.00'	1°12'08"	1.52'	3.04'	S 89°23'56" W
C20	52.50'	175.00'	17°11'19"	26.45'	52.30'	N 80°23'11" E
C21	55.61'	175.00'	18°12'29"	28.04'	55.38'	S 80°53'46" W
C22	60.92'	55.00'	63°27'52"	34.01'	57.85'	N 58°16'04" E
C23	238.47'	500.00'	27°19'35"	121.55'	236.21'	N 77°11'30" W
C47	38.83'	25.00'	88°58'50"	24.56'	35.04'	N 44°29'25" E
C48	39.71'	25.00'	91°01'10"	25.45'	35.67'	S 45°30'35" E
C49	61.50'	205.00'	17°11'19"	30.98'	61.27'	N 80°23'11" E
C50	43.50'	145.00'	17°11'19"	21.91'	43.34'	N 80°23'11" E
C51	46.08'	145.00'	18°12'29"	23.24'	45.89'	S 80°53'46" W
C52	65.15'	205.00'	18°12'29"	32.85'	64.87'	N 80°53'46" E
C53	27.69'	25.00'	63°27'52"	15.46'	26.30'	N 58°16'04" E
C54	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 18°27'52" W
C55	222.49'	463.00'	27°31'57"	113.43'	220.35'	N 77°13'50" W
C56	38.83'	25.00'	89°00'11"	24.57'	35.05'	S 44°30'06" W
C57	39.64'	25.00'	90°51'18"	25.38'	35.62'	N 45°25'39" W
C58	39.61'	25.00'	90°46'37"	25.34'	35.59'	S 45°23'18" E
C59	38.90'	25.00'	89°08'42"	24.63'	35.09'	N 44°34'21" E
C64	86.75'	537.00'	9°15'21"	43.47'	86.66'	N 86°08'56" W
C113	23.18'	25.00'	53°07'48"	12.50'	22.36'	N 64°17'24" W
C114	16.46'	25.00'	37°43'30"	8.54'	16.16'	N 18°51'45" W
C115	15.94'	205.00'	4°27'21"	7.98'	15.94'	N 86°45'09" E
C116	45.56'	205.00'	12°43'57"	22.87'	45.46'	N 78°09'30" E
C126	85.80'	463.00'	10°37'04"	43.02'	85.68'	N 85°41'17" W
C127	136.69'	463.00'	16°54'53"	68.84'	136.19'	N 71°55'19" W
C125	23.18'	25.00'	53°07'48"	12.50'	22.36'	S 62°34'48" W
C128	66.07'	1959.86'	1°55'53"	33.04'	66.07'	S 26°46'50" W
C129	15.47'	1959.86'	0°27'08"	7.73'	15.47'	S 25°35'19" W
C130	255.98'	537.00'	27°18'45"	130.47'	253.57'	N 77°07'14" W
C132	43.04'	145.00'	17°00'21"	21.68'	42.88'	S 80°17'42" W
C137	64.76'	1974.86'	1°52'44"	32.38'	64.76'	S 26°18'08" W
C138	49.01'	1974.86'	1°25'19"	24.51'	49.01'	S 26°31'50" W
C139	15.75'	1974.86'	0°27'25"	7.88'	15.75'	S 25°35'28" W