LEGISLATIVE # 170677A

SECTION 10, TOWNSHIP 10 SOUTH, RANGE \mathcal{O} 0 EAST

ALACHUA CITY 0 H COUNTY, GAINESVILLE FLORIDA

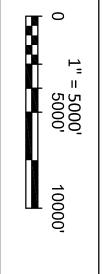
U.S. HIGHWAY 441 GAINES STATE ROAD 329 - MAIN STREET VILLE STATE ROAD S.E. 15TH STREET PROJE LOCATION

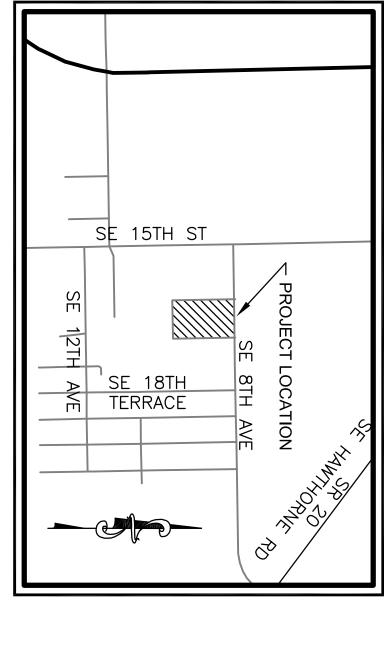
COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 20 EAST, AND RUN S 89°51'23" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, 430.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00°15'07" WEST 780.80 FEET; THENCE RUN S 89°45'53" EAST 610.00 FEET; THENCE RUN N 00°15'07" EAST 113.57 FEET; THENCE RUN S 89°50'45" EAST 341.81 FEET; THENCE RUN N 00°15'07" EAST 668.06 FEET TO THE NORTH LINE OF SAID SECTION 10; THENCE RUN N 89°51'23" W, ALONG THE NORTH LINE OF SAID SECTION 10, 951.81 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

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FRONT 15 FEET INDIVIDUAL LOT. SIDE 5 FEET REAR 20 FEET

PRIMARY BUILDING (UNLESS OTHERWISE NOTED HEREON)

NOTE: LOTS 1, 2, 25, 28, 29, 30,

31,

32,

33 8 34

AS NOTED

2.) BUILDING SETBACK REQUIREMENTS (MINIMUM) UNLESS OTHERWISE SHOWN:

1.) THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA NORTH ZONE. ELEVATIONS ARE RELATED TO NORTH AMERICAN VERTICAL DATUM 1988 PER A SURVEY AS SUPPLIED TO THIS SURVEYOR BY JBROWN PROFESSIONAL GROUP, INC. DATED 01/28/2014, PROJECT NO. 2013—107a. SEE THIS SURVEY FOR EXISTING IMPROVEMENTS.

SURVEYOR'S NOTES

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7.) IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL BUILDINGS WHERE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE AHJ. IT IS HIGHLY RECOMMENDED THAT DEVELOPERS EVALUATE AND ADDRESS THE POTENTIAL NEED FOR IBPRES IN THE EARLY STAGES OF PROJECT PLANNING. FOR ADDITIONAL SPECIFIC REQUIREMENTS PERTAINING TO SIGNAL STRENGTH, COVERAGE, MAINTENANCE AND TESTING REFER TO NFPA 72—14.4.12 AND 24.5.2. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10—9 (NFPA 1—11.10)]

6.) FIRE HYDRANTS AND STABILIZED SURFACES SHALL BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-16.4.3)]

5.) THE DEVELOPMENT SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10 $-5({\rm A})$ & (B)]

3.) THIS SUBDIVISION CONTAINS A TOTAL OF 34 RESIDENTIAL 4.) THE DEVELOPMENT SHALL NOT BE A GATED COMMUNITY

34 RESIDENTIAL

8.) THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS FOR THE DURATION OF DEMOLITION, ALTERATION AND CONSTRUCTION. AS SPECIFIED IN THE FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 241, THE FIRE SAFETY PROGRAM SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, AS WELL AS IDENTIFYING FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, TEMPORARY AND PERMANENT WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES, AND FIRE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE.

0 1000' 1000' 2000'

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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

12.) EAST AND WEST PRIVATE ALLEYS, PRIVATE LOOP ROAD "B", AND COMMON OPEN SPACES SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE HEARTWOOD COMMUNITY HOMEOWNER'S ASSOCIATION, INC. THE CONSERVATION EASEMENT SHALL BE DEDICATED BY SEPARATE INSTRUMENT TO THE ST JOHN'S RIVER WATER MANAGEMENT DISTRICT

10.) THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10000.

9.) ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE

11.) THE TOTAL ACREAGE OF THIS SUBDIVISION IS $656,814.754~\mathrm{SF}$ (15.08 ACRES \pm).

REVISIONS:

1. REVISED OWNER'S CERTIFICATION AND DEDICATION PER COMMENTS 12/11/2017

NOTICE: ALL CHAMPION AND HIGH QUALITY HERITAGE TREES SHALL BE PRESERVED OR MITIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CITY OF GAINESVILLE DEVELOPMENT CODE.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED 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.

George F. Young, Inc.

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601
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BUSINESS ENTITY LB21 EMAIL: SAHALL@GEORGEFYOUNG.COM
ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES
ESVILLE-LAKEWOOD RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA-VENICE

CLERK OF COURT RECEIVED AND FILED FOR RECORD, THIS DAY OF, 2017
CLERK OF THE CITY COMMISSION
CITY MANAGER DATE
AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS:
CITY ATTORNEY DATE
FORM AND LEGALITY:
GENERAL MANAGER OF GAINESVILLE REGIONAL UTILITIES DATE
UTILITY REQUIREMENTS
NINO
PUBLIC WORKS DIRECTOR DATE
ENGINEERING REQUIREMENTS:
PROFESSIONAL SURVEYOR AND MAPPER PSM NUMBER DATE
CITY OF GAINESVILLE DEPARTMENT SIGNATURES WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE'S ORDINANCES AND REGULATIONS AS FOLLOWS: SURVEY REQQUIREMENTS PER CHAPTER 177, PART 1, FLORIDA STATUES:
STACY A. HALL PSM No. 3784 1905 S. MAIN STREET GAINESVILLE, FL 32601 352 378 1444
SURVEYOR'S CERTIFICATION I DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF "HEARTWOOD SUBDIVISION", AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY DATED JANUARY 28, 2014, AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.
UBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES TYPE OF IDENTIFICATION PRODUC
ACKNOWLEDGMENT I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME THE PERSON HEREON DESCRIBED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME. WITNESS MY HAND AND OFFICIAL SFALTHIS DAY OF A.D.
CITY OF GAINESVILLE WITNESS WITNESS 802 NW 5TH AVE. #200 GAINESVILLE FL. 32601
ADOPTION AND CERTIFICATION ADOPTION AND CERTIFICATION THE CITY OF GAINESVILLE 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 "HEARTWOOD SUBDIVISION", AND DOES HEREBY DEDICATE TO THE PUBLIC LOOP ROAD "A", NORTH WEST ROAD, NORTH EAST ROAD, SOUTH ROAD AND WEST ROAD; THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; EASEMENT FOR INGRESS AND EGRESS OVER EAST AND WEST PRIVATE ALLEYS, AND PRIVATE LOOP ROAD "B"; THE DRAINAGE EASEMENT FOR STORMWATER DISCHARGE AS SHOWN.
SHEET 1 OF 2

