



## LEGEND:

- = FOUND 4"x4" P.R.M. CONCRETE MONUMENT  
△ = MARKED "LB 5091" UNLESS OTHERWISE NOTED  
△ = FOUND NAIL AND DISK "LB 5091" UNLESS OTHERWISE NOTED  
● = FOUND 5/8" STEEL REBAR & CAP  
● = MARKED "LB 4118" UNLESS OTHERWISE NOTED  
● = FOUND 5/8" STEEL REBAR AND CAP  
▲ = MARKED "PRM LB 5075"  
▲ = SET P.C.P. NAIL AND DISK STAMPED "CHW POP LB 5075"  
(P) = DATA BASED ON RECORD DESCRIPTION  
(M) = BASED ON FIELD MEASUREMENTS  
(CR) = CALCULATED BASED ON RECORD DESCRIPTION  
S/M = RIGHT-OF-WAY  
S.F. = SQUARE FEET  
P.U.E. = PUBLIC UTILITIES EASEMENT  
D.E. = DRAINAGE EASEMENT  
U.S. = UNITED STATES OF AMERICA  
H.W.Y. = HIGHWAY  
AC = ACRES  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.C.P. = PERMANENT CONTROL POINT  
MIN. FFE = MINIMUM FINISHED FLOOR ELEVATION  
FFES = FINISHED FLOOR ELEVATIONS  
O.R. BOOK = OFFICIAL RECORDS BOOK  
ISO = INSURANCE SERVICES OFFICE  
● = SANITARY SEWER MANHOLE  
● = BENCHMARK

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 01°49'00" E FOR THE WEST LINE OF LOTS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107, SAID BEARING IS IDENTICAL TO THE DEED OF RECORD.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":10,000'.
- PRIMARY AND ACCESSORY BUILDING SETBACKS ARE AS FOLLOWS:  
(UNLESS SHOWN OTHERWISE)  
FRONT: 15 FEET  
SIDE: 7.5 FEET  
REAR: 15 FEET
- BENCHMARKS SHOWN HEREON ARE BASED ON A TOPOGRAPHIC SURVEY PREPARED BY R.M. BARRINEAU & ASSOCIATES, INC. DATED 04/25/2003. PUBLISHED DATUM: NGVD 29.
- THIS PLAT IS TWO SHEETS TOTAL, EACH SHEET IS NOT COMPLETE WITHOUT THE OTHER.
- DURATION BUILDERS, INC., SHALL HAVE THE SOLE AND ABSOLUTE RIGHT TO CONVEY, BY A SEPARATE DOCUMENT, ANY AND ALL PARCELS, INCLUDING THE COMMON AREAS, TO ANY RESPONSIBLE PROPERTY OWNERS ASSOCIATION APPROVED FOR THE PROPERTY CONTAINED HEREIN.
- STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
- PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET PER CHAPTER 177.091 (8) AND (9), FLORIDA STATUTES.
- ALL LOT LINES ARE NON-RADIAL, UNLESS SHOWN OTHERWISE.
- THE 15 FOOT BUFFER TO THE NORTH OF LOTS 60, 70, 80, 92, AND 93 SHALL REMAIN UNDISTURBED UNLESS IT IS NECESSARY TO DISTURB IT FOR INSTALLATION OF STORMWATER FACILITIES OR UTILITIES. THE BUFFER AREA, AS SHOWN HEREON, SHALL REMAIN AS AN UNDISTURBED, NATURAL AREA TO PROVIDE SEPARATION BETWEEN HERITAGE OAKS PHASE II AND THE RURAL RESIDENTIAL AREAS LOCATED NORTH OF HERITAGE OAKS PHASE II.
- THE SUBJECT PROPERTY IS AFFECTED BY A MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 473, AS SPREAD TO THE SUBJECT PROPERTY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4231, PAGE 1070, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- ACCESS TO AND FROM THE SUBJECT PROPERTY IS AFFECTED BY THE TERMS AND CONDITIONS AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 2797, PAGE 922, AS RE-RECORDED IN OFFICIAL RECORDS BOOK 2923, PAGE 982 AND AMENDED IN THE PUBLIC RECORDS BOOK 3539, PAGE 151, ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- SUBJECT PROPERTY IS AFFECTED BY GRANT OF EASEMENT AND ACCESS RIGHTS FROM HERITAGE OAKS-TND, LTD. TO COXCOM, INC., RECORDED JULY 6, 2007, IN OFFICIAL RECORDS BOOK 3634, PAGE 487, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (UNABLE TO DEPICT GRAPHICALLY)
- SUBJECT PROPERTY IS AFFECTED BY MEMORANDUM OF AGREEMENT BETWEEN HERITAGE OAKS-TND, LTD. TO COXCOM, INC. RECORDED OCTOBER 3, 2007, IN OFFICIAL RECORDS BOOK 3686, PAGE 792, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (UNABLE TO DEPICT GRAPHICALLY)
- SUBJECT PROPERTY IS AFFECTED BY A PLANNED DEVELOPMENT AGREEMENT FOR HERITAGE OAKS PD-R PROJECT RECORDED IN OFFICIAL RECORDS BOOK 4352, PAGE 1064, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- FENCING WILL BE INSTALLED ON LOTS 60, 70, 80, 92, AND 93 ALONG THE NORTH PROPERTY LINE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING PERMIT ISSUED FOR THE REFERENCED LOTS. FENCING SHALL BE MINIMUM 6 FEET IN HEIGHT AND SHALL BE CONSISTENT WITH SECTION 6.3 OF CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
- AS PER SECTION 3, #6, ORDINANCE 15-05, ALL CATEGORY I AND II EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF AT THE TIME OF CONSTRUCTION OF THE DEVELOPMENT (PRIOR TO THE CITY ACCEPTING PUBLIC INFRASTRUCTURE).
- REGULAR SITE MONITORING SHALL BE REQUIRED TO ENSURE NO CATEGORY I AND OR CATEGORY II EXOTIC PLANT SPECIES ESTABLISH/RE-ESTABLISH ON SITE.
- MINIMUM FINISHED FLOOR ELEVATION NOTE—

\*FFE = MINIMUM FFE TO BE AT LEAST 6" ABOVE THE LOWEST UPSTREAM SANITARY SEWER MANHOLE TOP OR THE LOT MUST HAVE AN APPROVED SEWAGE BACKWATER VALVE INSTALLED ON THE SANITARY SEWER LATERAL UPSTREAM OF THE CLEANOUT; THE FFE MUST MEET THE ELEVATION LISTED (OR HAVE THE BACKWATER VALVE) AND BE 18 INCHES ABOVE THE CLEANOUT INVERT ELEVATION FOR THAT LOT, WHICHEVER IS HIGHER.

\*FFE = TWO MINIMUM FLOOD ELEVATIONS AND A LOWEST LOT ELEVATION WERE CALCULATED FOR LOTS ADJACENT TO STORMWATER BASINS. THE MINIMUM FFES WERE CALCULATED BY ADDING 1 FOOT TO THE TOP OF BANK ELEVATIONS AND THE LOWEST LOT ELEVATION. THE FFE SHOWN ON EACH LOT IS THE HIGHEST OF THE THREE CALCULATED MINIMUM FFES. IN NO CASE SHALL THE MINIMUM FFE FOR ANY LOT ADJACENT TO A STORMWATER MANAGEMENT FACILITY BE LESS THAN THAT SHOWN AS \*MIN FFE.

NOTE THAT ALL LOTS HAVE THE \*FFE SHOWN FOR SANITARY SEWER REQUIREMENTS. ONLY LOTS ADJACENT TO STORMWATER BASINS HAVE THE \*FFE SHOWN FOR THE FLOOD ELEVATION. EACH LOT MUST BE EVALUATED ON A CASE BY CASE BASIS AND WITH THE ELEVATIONS SHOWN ON THE LOT AND INFORMATION ABOVE TO DETERMINE THE FINAL APPROPRIATE FFE FOR THE LOT.

- DOCUMENTATION EVIDENCING COMPLIANCE WITH ISO STANDARDS SHALL BE PROVIDED WITH EACH APPLICATION FOR A BUILDING PERMIT.

# HERITAGE OAKS PHASE II

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

**CHW**  
Professional Consultants

132 NW 76th Drive  
Gainesville, Florida 32607  
(352) 331-1976 / (352) 331-2476  
www.chw-inc.com  
est. 1988 FLORIDA  
LB-5075

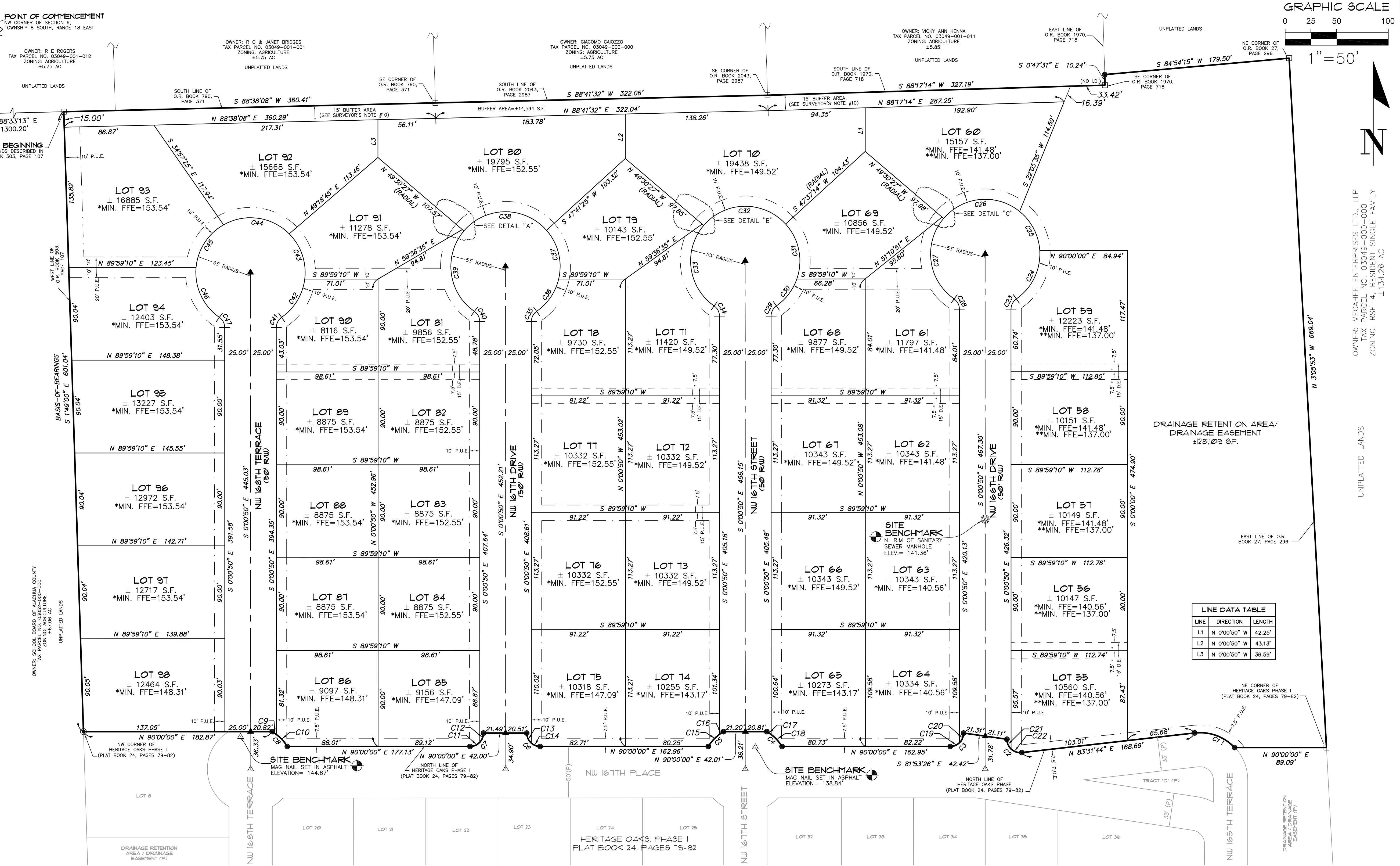
PLAT BOOK — , PAGE —  
SHEET TWO OF TWO

GRAPHIC SCALE

0 25 50 100

1"=50'

N



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 0°00'50" W	42.25'
L2	N 0°00'50" W	43.13'
L3	N 0°00'50" W	36.59'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	42.70'	46.00'	53°01'51"	23.03'	41.18'	S 89°52'54" E
C2	21.88'	13.00'	96°27'02"	14.55'	19.39'	S 48°14'08" E
C3	20.42'	13.00'	90°00'00"	13.00'	18.38'	N 45°00'00" E
C4	20.82'	42.00'	28°24'21"	10.63'	20.61'	N 45°47'39" E
C5	20.82'	42.00'	28°24'21"	10.63'	20.61'	N 45°47'39" E
C6	20.42'	13.00'	90°00'00"	13.00'	18.38'	S 45°00'00" E
C7	20.42'	13.00'	90°00'00"	13.00'	18.38'	S 45°00'00" E
C8	20.83'	42.00'	28°25'13"	10.64'	20.62'	S 45°47'54" E
C9	5.02'	42.00'	6°50'30"	2.51'	5.01'	N 56°35'15" W
C10	15.82'	42.00'	21°34'43"	8.00'	15.72'	N 42°22'39" W
C11	10.64'	13.00'	46°54'39"	5.64'	10.35'	N 66°32'40" E
C12	9.78'	13.00'	43°05'21"	5.13'	9.55'	N 21°32'40" E
C13	11.15'	13.00'	49°07'58"	5.94'	10.81'	S 24°33'59" E
C14	9.27'	13.00'	40°52'01"	4.84'	9.08'	S 69°33'59" E
C15	16.28'	42.00'	33°36'38"	8.24'	16.18'	S 42°41'49" W
C16	4.54'	42.00'	6°11'41"	2.27'	4.54'	S 56°53'59" W

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C17	5.02'	42.00'	6°50'58"	2.51'	5.02'	N 56°34'20" W
C18	15.80'	42.00'	21°33'23"	8.00'	15.71'	N 42°22'10" W
C19	10.08'	13.00'	44°25'05"	5.31'	9.83'	N 67°47'27" E
C20	10.34'	13.00'	45°34'55"	5.46'	10.07'	N 22°47'27" E
C21	10.62'	13.00'	46°48'36"	5.63'	10.33'	S 23°24'55" E
C22	11.26'	13.00'	49°38'26"	6.01'	10.91'	S 27°38'26" E
C23	11.58'	12.00'	55°18'12"	6.29'	11.14'	S 27°38'16" W
C24	54.47'	53.00'	58°52'52"	29.91'	52.10'	N 25°50'56" E
C25	43.83'	53.00'	47°23'14"	23.26'	42.60'	N 27°17'07" W
C26	81.89'	53.00'	88°31'43"	51.66'	73.98'	S 84°45'24" W
C27	88.63'	53.00'	95°48'35"	58.67'	78.66'	S 72°44'45" E
C28	11.58'	12.00'	55°18'12"	6.29'	11.14'	N 27°39'56" W
C29	11.58'	12.00'	55°18'12"	6.29'	11.14'	S 27°38'16" W
C30	33.36'	53.00'	36°03'38"	17.25'	32.81'	N 37°15'33" E
C31	56.99'	53.00'	61°36'30"	31.60'	54.28'	N 11°34'31" W

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C32	89.85'	53.00'	97°07'41"	60.04'	79.47'	S 89°03'23" W
C33	88.63'	53.00'	95°48'35"	58.67'	78.66'	S 72°44'45" E
C34	11.58'	12.00'	55°18'12"	6.29'	11.14'	N 27°39'56" W
C35	11.58'	12.00'	55°18'12"	6.29'	11.14'	N 27°38'16" W
C36	38.83'	53.00'	41°58'33"	20.33'	37.97'	N 34°18'06" E
C37	50.58'	53.00'	54°39'41"	27.39'	48.67'	N 14°01'01" W
C38	90.80'	53.00'	98°09'36"	61.14'	80.10'	S 89°34'21" W
C39	88.63'	53.00'	95°48'35"	58.67'	78.66'	S 72°44'45" E
C40	11.58'	12.00'	55°18'12"	6.29'	11.14'	N 27°39'56" W
C41	11.58'	12.00'	55°18'12"	6.29'	11.14'	S 27°38'16" W
C42	44.67'	53.00'	48°17'31"	23.76'	43.36'	N 31°08'36" E
C43	47.97'	53.00'	51°51'40"	25.77'	46.35'	N 18°55'59" W
C44	89.04'	53.00'	74°38'03"	40.40'	64.28'	N 82°10'51" W
C45	50.96'	53.00'	55°05'17"	27.64'	49.02'	S 32°57'29" W
C46	50.96'	53.00'	60°43'52"	31.05'	53.58'	S 24°57'00" E
C47	11.58'	12.00'	55°18'12"	6.29'	11.14'	N 27°39'56" W

## 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. 12001C0120D, EFFECTIVE DATE: JUNE 16, 2006.

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.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, 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.

