

DESCRIPTION:

GOVERNMENT LOT NO. 5 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, LESS THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, OUTSIDE THE ARREDONDO GRANT, SAID POINT BEING ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST; THENCE RUN EAST 677.77 FEET, THENCE RUN NORTH 3 DEGREES WEST 350 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 721.61 FEET TO THE EAST SIDE OF COUNTY ROAD NO. N.W. 31, THENCE RUN NORTH 3 DEGREES WEST 1208.96 FEET ALONG THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. N.W. 31, THENCE RUN EAST 721.61 FEET, MORE OR LESS TO THE EAST BOUNDARY OF GOVERNMENT LOT 5, THENCE RUN SOUTH 3 DEGREES EAST 1208.96 FEET ALONG THE EAST BOUNDARY OF GOVERNMENT LOT 5 TO THE POINT OF BEGINNING.

LESS & EXCEPT

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, OUTSIDE THE ARREDONDO GRANT, SAID POINT BEING ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, THENCE RUN EAST 677.77 FEET, THENCE RUN NORTH 3 DEGREES WEST 350 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 721.61 FEET TO THE EAST SIDE OF COUNTY ROAD NO. N.W. 31, THENCE RUN NORTH 3 DEGREES WEST 1208.96 FEET ALONG THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. N.W. 31, THENCE RUN EAST 721.61 FEET, MORE OR LESS TO THE EAST BOUNDARY OF GOVERNMENT LOT 5, THENCE RUN SOUTH 3 DEGREES EAST 1208.96 FEET ALONG THE EAST BOUNDARY OF GOVERNMENT LOT 5 TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, OUTSIDE THE ARREDONDO GRANT, SAID POINT BEING ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, THENCE RUN EAST 677.77 FEET, THENCE RUN NORTH 3 DEGREES WEST 350 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 721.61 FEET TO THE EAST SIDE OF COUNTY ROAD NO. N.W. 31, THENCE RUN NORTH 3 DEGREES WEST 1208.96 FEET ALONG THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. N.W. 31, THENCE RUN EAST 721.61 FEET, MORE OR LESS TO THE EAST BOUNDARY OF GOVERNMENT LOT 5, THENCE RUN SOUTH 3 DEGREES EAST 1208.96 FEET ALONG THE EAST BOUNDARY OF GOVERNMENT LOT 5 TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S 01°45'15" E FOR THE WEST LINE OF GOVERNMENT LOT 6 AS SHOWN HEREON. SAID BEARING IS IDENTICAL TO BEARING RECORDED IN OFFICIAL RECORDS BOOK 2504, PAGE 271 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER TITLE OPINION LETTER BY HOLDEN, CARPENTER & ROSCOW, DATED NOVEMBER 20, 2015 SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- THE NORTH LINE OF THE LANDS SHOWN HEREON LIES APPROXIMATELY 850 FEET SOUTH OF THE CENTERLINE OF NW 104TH PLACE.
- MINIMUM FINISHED FLOOR ELEVATION SHOWN HEREON ARE ESTABLISHED 1-FOOT ABOVE THE BASE FLOOD ELEVATION OF 139 FEET PER FEMA LOMR CASE NUMBER 09-04-0431P, DATED OCTOBER 08, 2009. (NAVD 88 DATUM)
- ALL LOT CORNERS WILL BE PLACED PRIOR TO THE RECORDING OF THIS SUBDIVISION, IN ACCORDANCE WITH SECTION 177.091(9), FAC.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":10,000".
- NW 59TH TERRACE IS A VARIABLE WIDTH RIGHT OF WAY AS MAINTAINED BY THE CITY OF ALACHUA. WESTERLY RIGHT OF WAY LIMITS IS UNKNOWN.
- NO STRUCTURE SHALL BE LOCATED WITHIN FLOOD PRONE AREAS OF ANY LOT, WHERE OTHER ALTERNATIVES FOR THE LOCATION OF SUCH STRUCTURES EXIST ON SITE.
- NO FILLING OF WETLANDS OR FLOOD PLAINS, AS SHOWN HEREON, SHALL OCCUR ON INDIVIDUAL LOTS WITHOUT A LOT SPECIFIC ENVIRONMENTAL RESOURCE PERMIT (ERP) FROM THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION = 139 FEET) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120001 0285 D, EFFECTIVE DATE: JUNE 16, 2006. REVISED TO REFLECT LOMR CASE NO. 09-04-0431P, EFFECTIVE DATE OCTOBER 8, 2009.

FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT THE CITY LDR ADMINISTRATOR AND OBTAIN THE LATEST INFORMATION ABOUT FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS LAND.

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.

LEGEND:

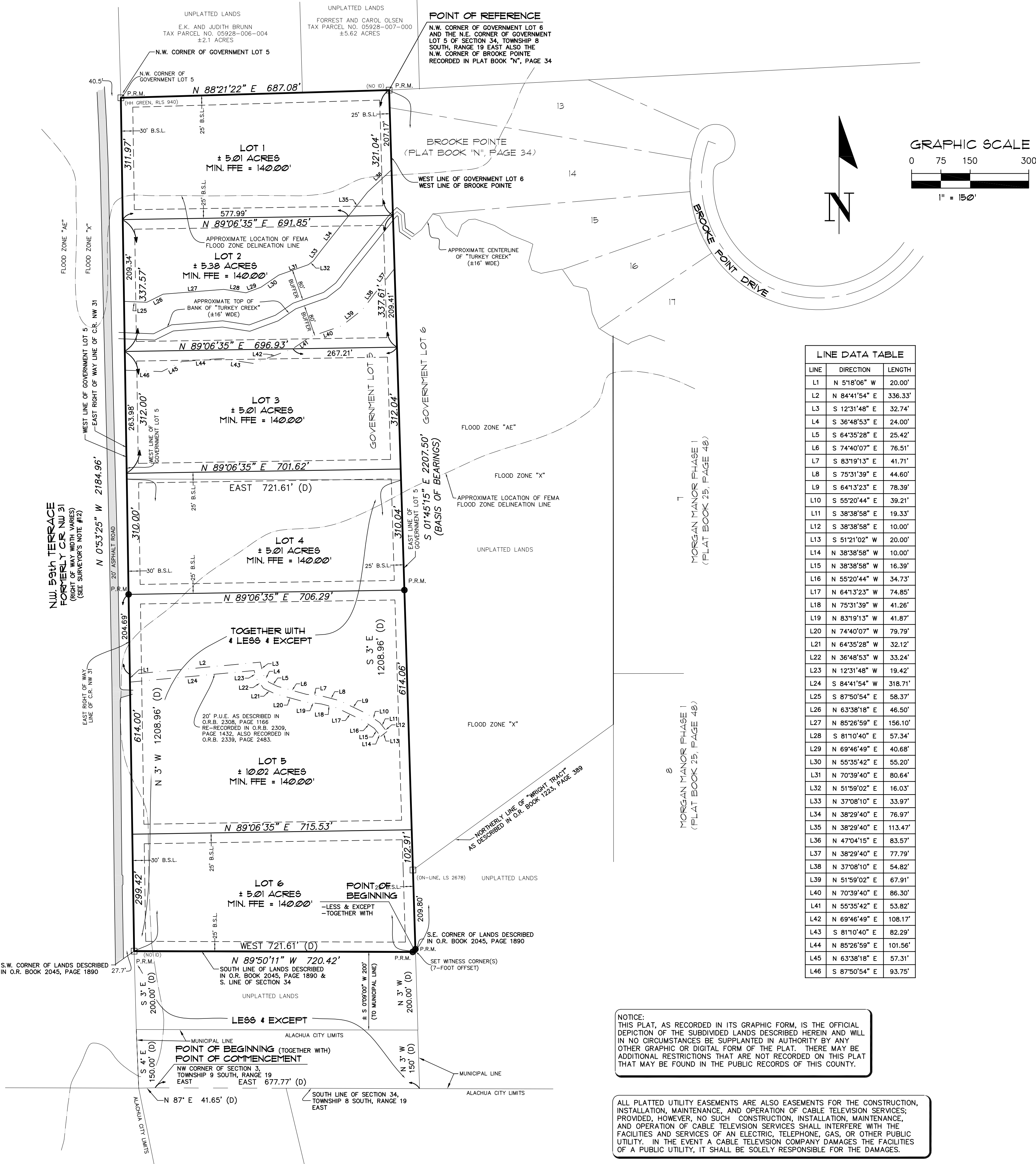
- NOID = NO IDENTIFICATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
O.R. = OFFICIAL RECORDS BOOK
O.R.B. = OFFICIAL RECORDS BOOK
P.O.B. = POINT OF BEGINNING
P.R.M. = PERMANENT REFERENCE MONUMENT
C.R. = COUNTY ROAD
P.U.E. = PUBLIC UTILITIES EASEMENT
(D) = DATA BASED ON DESCRIPTION AS SHOWN HEREON
(M) = DATA BASED ON FIELD MEASUREMENTS
MIN. FFE = MINIMUM FINISHED FLOOR ELEVATION
3-9-19 = SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST
□ FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
● SET 5/8" STEEL ROD & CAP MARKED "PRM LB #5075"
--- APPROXIMATE LOCATION OF FEMA FLOOD ZONE DELINEATION LINE

CURRENT ZONING: A (AGRICULTURE)

PER CITY OF ALACHUA CODE OF ORDINANCES:
THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CURRENT LAND DEVELOPMENT REGULATIONS FOR BUSINESSES WITHIN THE AGRICULTURE ZONING DISTRICT.
SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT: 30 FEET
SIDE: 25 FEET
REAR: 25 FEET

SANCTUARY OAKS

LOCATED IN GOVERNMENT LOT 5,
IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 51°06'06" W	20.00'
L2	N 84°41'54" E	336.33'
L3	S 12°31'48" E	32.74'
L4	S 36°48'53" E	24.00'
L5	S 64°35'28" E	25.42'
L6	S 74°40'07" E	76.51'
L7	S 83°19'13" E	41.71'
L8	S 75°31'39" E	44.60'
L9	S 64°32'23" E	78.39'
L10	S 55°20'44" E	39.21'
L11	S 38°38'58" E	19.33'
L12	S 38°38'58" E	10.00'
L13	S 51°21'02" W	20.00'
L14	N 38°38'58" W	10.00'
L15	N 38°38'58" W	16.39'
L16	N 55°20'44" W	34.73'
L17	N 64°32'23" W	74.85'
L18	N 75°31'39" W	41.26'
L19	N 83°19'13" W	41.87'
L20	N 74°40'07" W	79.79'
L21	N 64°35'28" W	32.12'
L22	N 36°48'53" W	33.24'
L23	N 12°31'48" W	19.42'
L24	S 84°41'54" W	318.71'
L25	S 87°50'54" E	58.37'
L26	N 63°38'18" E	46.50'
L27	N 85°26'59" E	156.10'
L28	S 81°10'40" E	57.34'
L29	N 69°46'49" E	40.68'
L30	N 55°35'42" E	55.20'
L31	N 70°39'40" E	80.64'
L32	N 51°59'02" E	16.03'
L33	N 37°08'10" E	33.97'
L34	N 38°29'40" E	76.97'
L35	N 38°29'40" E	113.47'
L36	N 47°04'15" E	83.57'
L37	N 38°29'40" E	77.79'
L38	N 37°08'10" E	54.82'
L39	N 51°59'02" E	67.91'
L40	N 70°39'40" E	86.30'
L41	N 55°35'42" E	53.82'
L42	N 69°46'49" E	108.17'
L43	S 81°10'40" E	82.29'
L44	N 85°26'59" E	101.56'
L45	N 63°38'18" E	57.31'
L46	S 87°50'54" E	93.75'

NOTICE:
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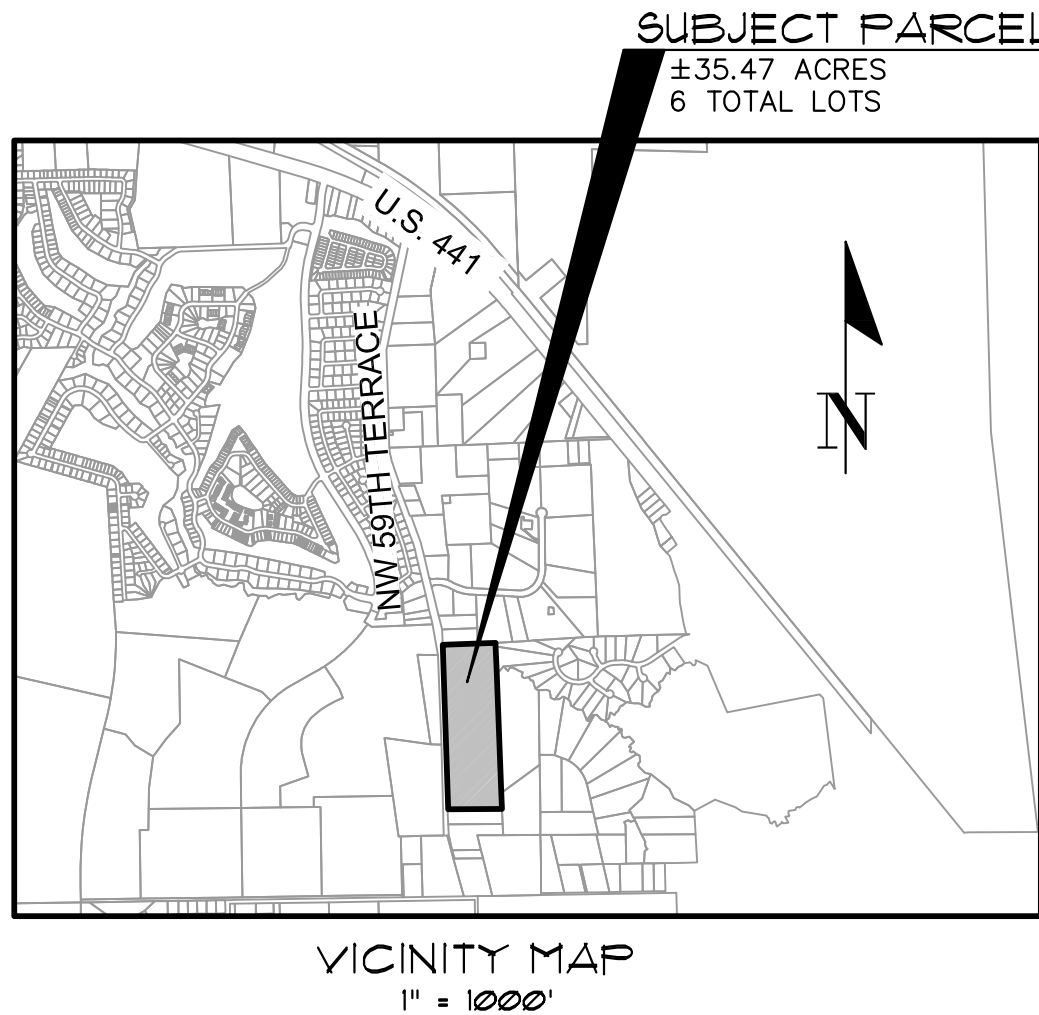
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.

J.T.T. 15-0435
10/21/2016

CHW
Professional Consultants

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Gainesville, Florida 32607
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www.chw-inc.com
est. 1988 FLORIDA
LB-5075

PLAT BOOK __, PAGE __
SHEET ONE OF ONE



OWNER'S CERTIFICATION AND DEDICATION

I, PAMELA NEFF, HEREBY CERTIFY I AM THE OWNERS OF THE LANDS DESCRIBED HEREON AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "SANCTUARY OAKS".

WITNESS: PAMELA NEFF, OWNER & SUBDIVIDER
9809 NW 59TH TERRACE
GAINESVILLE, FLORIDA 32653

WITNESS

ACKNOWLEDGEMENT (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 HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2016

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NO.: _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON: _____ APPROVED BY (PROFESSIONAL SURVEYOR AND MAPPER): _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA COUNTY, FLORIDA.

MAYOR: _____

ATTEST: _____

CITY MANAGER: _____ DATE: _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON: _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY: _____

CITY ATTORNEY: _____

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: _____

AND APPROVED BY: _____

COUNTY HEALTH DEPARTMENT: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____ A.D. 2016

CLERK OF THE COURT: _____

BY: _____

DATE: _____

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "SANCTUARY OAKS" 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 OF THE SURVEY REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1, PLATTING, SECTION 177.061 OF THE FLORIDA STATUTES.

DATE: _____

THOMAS R. BON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER
CHW, INC. LB NO. 5075
132 NW 76TH DRIVE
GAINESVILLE, FL 32607