

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

SHEET 1 OF 6

PLAT BOOK _____ PAGE _____

BRIARWOOD PHASES 2 AND 3
D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS: THAT TROON CREEK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "BRIARWOOD PHASES 2 AND 3," BEING IN THE CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS: ALL STREETS AND RIGHTS-OF-WAY, STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN AND IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE CITY OF ALACHUA, FOR THE PUBLIC PURPOSES DESCRIBED AND REFLECTED ON THIS PLAT.

TRACT RW-1 IS HEREBY DEDICATED PUBLICLY FOR RIGHTS-OF-WAY TO BE CONVEYED IN FEE SIMPLE AND MAINTAINED BY "CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA."

ALL STREETS AND RIGHTS OF WAY IDENTIFIED AS TRACT RW-1 ARE ACCEPTED AND TO BE MAINTAINED BY THE CITY OF ALACHUA. TRACTS "A2, B3, F2, G, H1, I1, J1, K, AND L" ARE TO BE CONVEYED IN FEE SIMPLE BY DEED, SUBJECT TO THE NON-EXCLUSIVE STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS OF THE CITY OF ALACHUA SHOWN ON AND IDENTIFIED ON THIS PLAT AND FURTHER BE MAINTAINED AS LANDSCAPE, RECREATION, INGRESS, EGRESS, MAINTENANCE, DRAINAGE, AND UTILITY EASEMENTS BY THE "BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC" ESTABLISHED FOR THIS COMMUNITY.

TRACT LS-1 (LIFT STATION) IS HEREBY DEDICATED IN FEE SIMPLE TO THE "CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA," WITHOUT ANY RESTRICTION WHATSOEVER. CITY OWNERSHIP OF THIS TRACT AND THE IMPROVEMENTS THEREON VESTS UPON APPROVAL OF THIS PLAT BY THE CITY COMMISSION OF THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA. RECORDING OF THIS PLAT SHALL ACT AS CONVEYANCE TO THE "CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA," AND NO FURTHER INSTRUMENT SHALL BE NECESSARY TO VEST FEE SIMPLE IN THE CITY AS AFOREMENTIONED.

WITNESS: DEVELOPER AND OWNER:
TROON CREEK, LLC., A FLORIDA LIMITED LIABILITY COMPANY

PRINTED NAME BY: _____
CRAIG J. ROUHIER, MANAGER
DEVELOPER'S ADDRESS:
643 EGRET PLACE DRIVE
WINTER GARDEN, FL 34787

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING OWNER'S CERTIFICATION AND DEDICATION WAS ACKNOWLEDGED BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022 BY CRAIG J. ROUHIER, AS MANAGER OF TROON CREEK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC PRINTED NAME _____

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

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

MAYOR

ATTEST: _____

CITY MANAGER FILED FOR RECORD ON _____

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1-PLATTING. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTING OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNATURE: _____

PRINTED NAME: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____, DAY OF _____, A.D. 2022

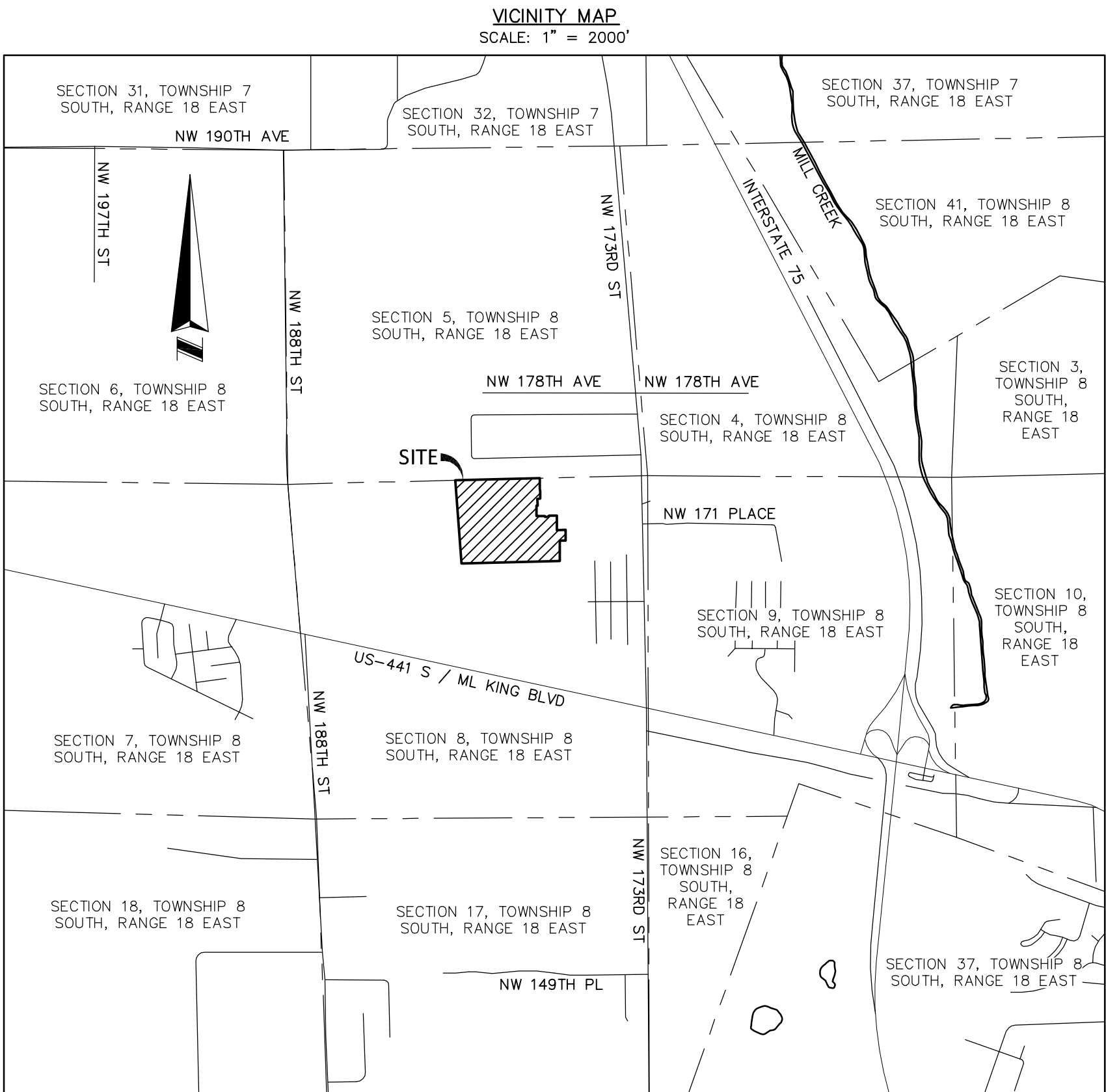
CLERK OF COURT

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BRIARWOOD PHASES 2 AND 3" IS A TRUE AND CORRECT REPRESENTATION OF THE 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 PLATTING OF THE FLORIDA STATUTES.

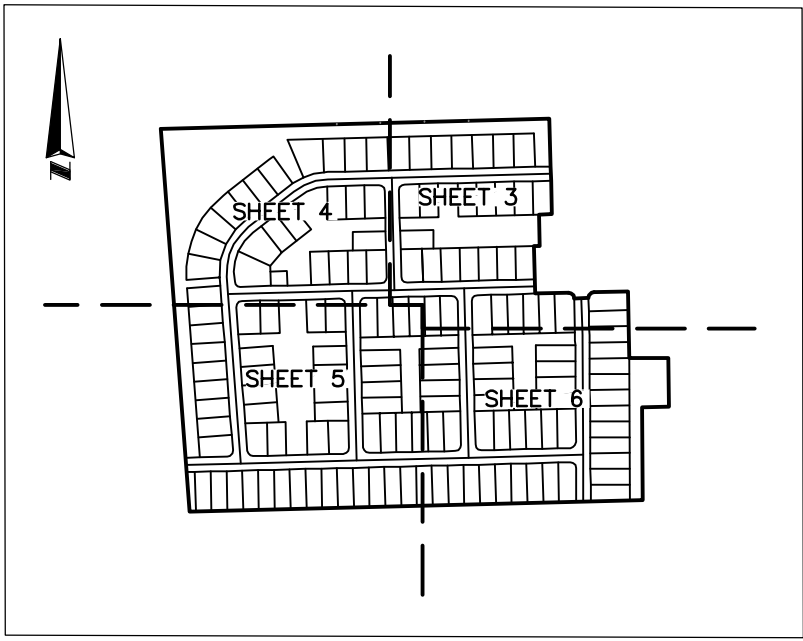
SIGNATURE DATE: _____
JAMES L. RICKMAN (LICENSE NO. 5633)
ALLEN AND COMPANY
16 E. PLANT ST.
WINTER GARDEN, FL 34787



LEGEND:

- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.I. POINT OF INTERSECTION
N.T. NON-TANGENT
P.B. PLAT BOOK
PG. PAGE(S)
LB LICENSED BUSINESS
O.R.B. OFFICIAL RECORDS BOOK
R RADIUS
L ARC LENGTH
Δ DELTA ANGLE
CH CHORD DISTANCE
CB CHORD BEARING
U.E. UTILITY EASEMENT
C CENTERLINE
(7,500) SQUARE FOOTAGE OF LOT
■ A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
● A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723
● PERMANENT CONTROL POINT (P.C.P.)
↻ CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



SHEET INDEX

SHEET 1 - DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 - BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 - LOT DIMENSIONS

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.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12001C0110D ALACHUA COUNTY, FLORIDA, DATED JUNE 16, 2006, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE WESTERLY LINE OF SAID BRIARWOOD PHASE 1: SOUTH 01°26'18" EAST FOR A DISTANCE OF 165.40 FEET; THENCE RUN SOUTH 02°46'59" EAST FOR A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 01°26'18" EAST FOR A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 88°33'42" WEST FOR A DISTANCE OF 46.00 FEET; THENCE RUN SOUTH 01°26'42" EAST FOR A DISTANCE OF 109.58 FEET; THENCE RUN SOUTH 88°32'42" WEST FOR A DISTANCE OF 19.01 FEET; THENCE RUN SOUTH 01°27'18" EAST FOR A DISTANCE OF 166.00 FEET; THENCE RUN NORTH 88°32'42" EAST FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 46°29'45" EAST AND A CHORD DISTANCE OF 28.26 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°55'06" FOR A DISTANCE OF 31.39 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 88°33'42" EAST FOR A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 43°32'53" EAST AND A CHORD DISTANCE OF 28.28 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'53" FOR A DISTANCE OF 31.41 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'05" EAST FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°06'53" EAST FOR A DISTANCE OF 232.62 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 89°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1 FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 972 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 169.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHERLY LINE: SOUTH 88°31'58" WEST FOR A DISTANCE OF 84.92 FEET; THENCE RUN SOUTH 00°24'36" EAST FOR A DISTANCE OF 322.91 FEET; THENCE RUN SOUTH 88°32'42" WEST FOR A DISTANCE OF 157.01 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF AFORESAID SECTION 8; THENCE RUN NORTH 04°19'49" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1336.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 FOR A DISTANCE OF 1353.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.16 ACRES, MORE OR LESS

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS, BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4830, PAGE 1485 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 8 THE FOLLOWING TWO (2) COURSES: 1.) S.88°17'56"W, 59.11 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235-A (NW 173 STREET) A 100' PUBLIC RIGHT OF WAY; 2.) THENCE S.88°33'42"W, 1660.70 FEET; THENCE DEPARTING SAID NORTH BOUNDARY LINE S.01°27'22"E, 546.98 FEET; THENCE S.88°32'42"W, 869.64 FEET TO THE POINT OF BEGINNING. THENCE S.01°27'18"E, 10.00 FEET; THENCE S.88°32'42"W, 50.00 FEET; THENCE N.01°27'18"W, 50.00 FEET; THENCE N.88°32'42"E, 50.00 FEET; THENCE S.01°27'18"E, 40.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.06 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LAND CONTAINS A TOTAL AREA OF 45.10 ACRES, MORE OR LESS.

SURVEYORS' NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING A BEARING OF NORTH 88°33'42" EAST, FOR ANGULAR DESIGNATION ONLY.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.)
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY SERVICE PROVIDER, INCLUDING, BUT NOT LIMITED TO A COMMUNITY DEVELOPMENT DISTRICT, THAT IS EXTENDING UTILITY SERVICES, INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, GAS, TELEPHONE AND CABLE, POTABLE AND RECLAIMED WATER, AND SANITARY SEWER TO, OR FOR THE BENEFIT OF THE LANDS SHOWN HEREON.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE NORTH LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
- A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 6723 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE CURRENT ALLOTTED TIME IN SUBSECTION 177.019(9), FLORIDA STATUTES.
- CURRENT ZONING IS RSF-4 (RESIDENTIAL SINGLE FAMILY).
- THERE IS 10' WIDE PUBLIC UTILITY EASEMENT ("P.U.E.") ALONG THE FRONT OF EACH LOT AND EXCEPT AS OTHERWISE SHOWN ON THIS PLAT. EACH P.U.E. SHOWN OR NOTED ON THIS PLAT IS OR WILL BE SUBJECT TO THE DEVELOPER, SEPARATELY GRANTING OFF-PLAT EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER FACILITIES SOLELY AND EXCLUSIVE FOR (A) ANY CABLE SYSTEM OR CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE, INFORMATION SERVICE OR OTHER TELECOMMUNICATION SERVICE, MONITORING SERVICE, OR OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY DIGITAL COMMUNICATION MEDIA, ITS SUCCESSORS OR ASSIGNS, (B) ANY WATER SERVICE, WASTEWATER SERVICE OR RE-USE WATER SERVICE, AND (C) ANY ELECTRIC SERVICE, GAS SERVICE OR OTHER UTILITY SERVICE PROVIDED BY ANY PUBLIC UTILITY COMPANY OR GOVERNMENTAL AGENCY THAT MAY BE AUTHORIZED FROM TIME TO TIME BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, TO INSTALL UTILITY SYSTEMS OR FACILITIES WITHIN ANY SUCH P.U.E. NO "PLATTED UTILITY EASEMENTS" ARE GRANTED OR CREATED BY THIS PLAT.
- THIS PLAT CONTAINS 145 LOTS, 11 TRACTS AND 1.15 MILES OF ROAD.
- STREET STUBS AT THE AT THE WESTERN TERMINUS OF 120TH PLACE AND THE SOUTHERN TERMINUS OF NW 167TH WAY SHALL BE CONVERTED TO A TRAFFIC CIRCLE, SPEED TABLE, OR OTHER TRAFFIC CALMING DEVICE UPON EXTENSION OF THE STREET TO ADJACENT LANDS.
- ALL DISTANCES SHOWN HEREON ARE GROUND.
- BUILDING SETBACKS FOR ALL LOTS ARE AS FOLLOWS: (UNLESS OTHERWISE SHOWN)
FRONT = 20'
REAR = 15'
REAR (ACCESSORY) = 10'
STREET SIDE = 12.50' (2.5 OVERHANG + 10' P.U.E)
SIDE = 7.5'
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":10,000"
- THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, 4, 5 AND 6.
- TRACTS A2, B3, B4, F2, G, H1, I1, J1, K, AND L SHOWN ON THIS PLAT ARE DRAINAGE, UTILITIES, ACCESS AND OPEN SPACE/STORMWATER TRACTS. IF AND TO THE EXTENT HEREAFTER SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, THE TRACTS MAY BE USED FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS, FENCES, BERMS, LANDSCAPING, LIGHTING, IRRIGATION AND DRAINAGE IMPROVEMENTS, SYBARI WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTION FACILITIES SYSTEM, RE-USE WATER DISTRIBUTION SYSTEM, SIDEWALKS, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.
- WATER AND SEWER SERVICE ARE BEING PROVIDED BY THE CITY OF ALACHUA.
- THE LIFT STATION SERVING BRIARWOOD PHASES 2 AND 3 IS RECORDED BY SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 4830, PAGE 1485 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE EXISTING LIFT STATION IS NOT A PART OF THE PLAT.

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

EXAMINED ON: _____

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

CITY ATTORNEY

NOTE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACKNOWLEDGEMENT AND ACCEPTANCE OF HOA

THE BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC. HEREBY ACKNOWLEDGES AND ACCEPTS THE MAINTENANCE AND OTHER RESPONSIBILITIES CONTEMPLATED, DESCRIBED AND SHOWN ON THIS PLAT OF BRIARWOOD PHASES 2 AND 3 AND AS FURTHER SET FORTH IN OFFICIAL RECORDS BOOK 4830, PAGE 1495 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DATE: _____ SIGNATURE: _____

WITNESS: _____ BY: _____

WITNESS: _____ TITLE: _____

MORTGAGEE'S APPROVAL

LONG CREEK INVESTMENTS, LLC, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4791, PAGE 591, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATE: _____ MORTGAGEE: LONG CREEK INVESTMENTS, LLC

WITNESS: _____ BY: _____

WITNESS: _____ TITLE: _____

MORTGAGEE'S APPROVAL

GOLDEN POND FARMS, INC., HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4791, PAGE 597, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATE: _____ MORTGAGEE: GOLDEN POND FARMS, INC.

WITNESS: _____ BY: _____

WITNESS: _____ TITLE: _____

BRIARWOOD PHASES 2 AND 3

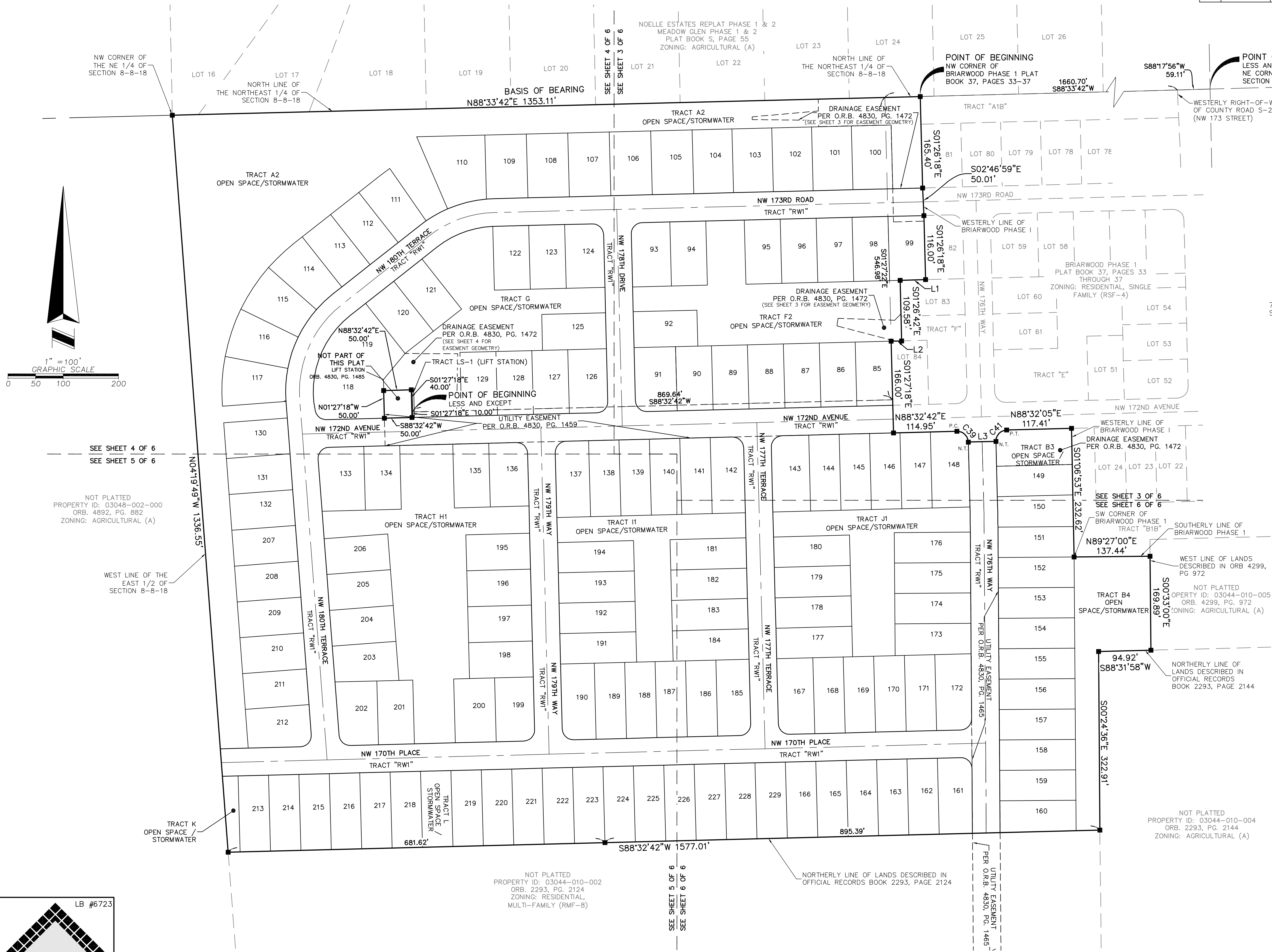
A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

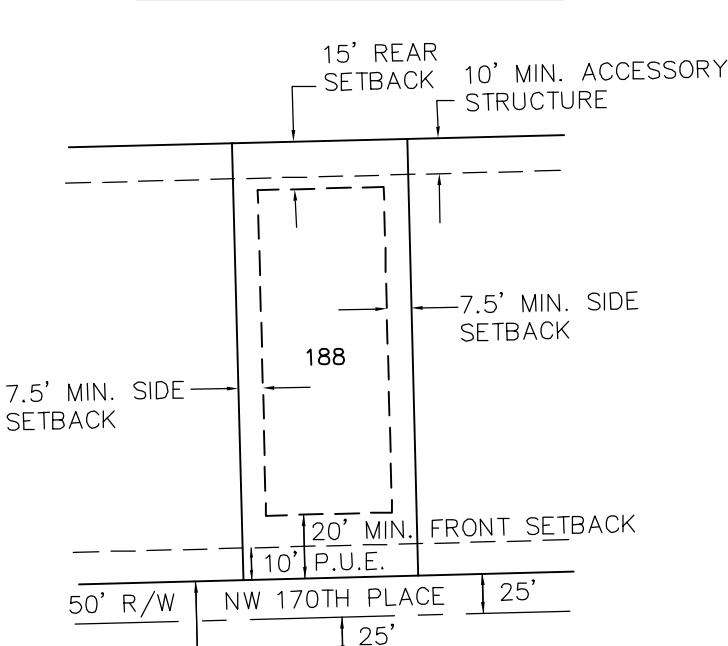
SHEET 2 OF 6

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°33'42"W	46.00'
L2	S88°32'42"W	19.01'
L3	N88°33'42"E	50.00'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C39	20.00'	S46°29'45"E	28.26'	89°55'06"	31.39'
C41	20.00'	N43°32'53"E	28.28'	89°58'53"	31.41'

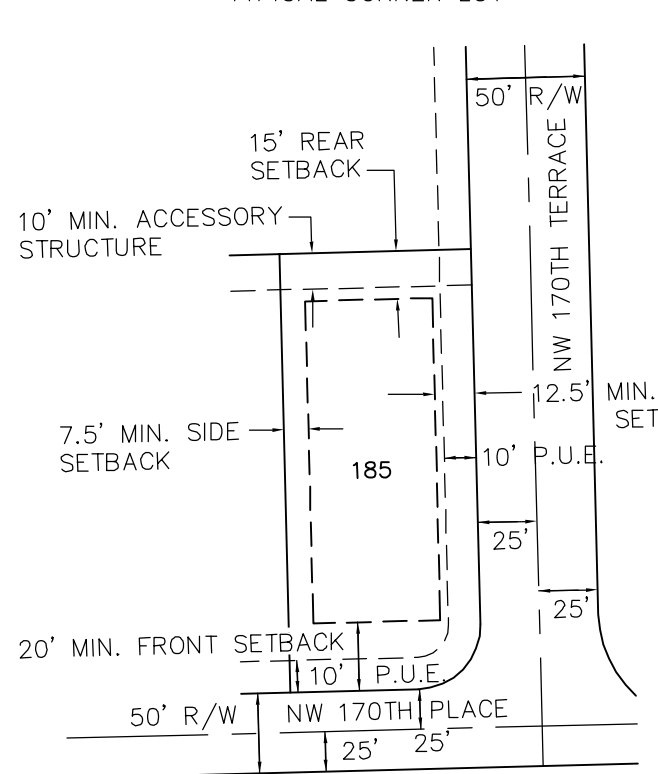


TYPICAL EASEMENTS AND SETBACKS



NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS

TYPICAL EASEMENTS AND SETBACKS



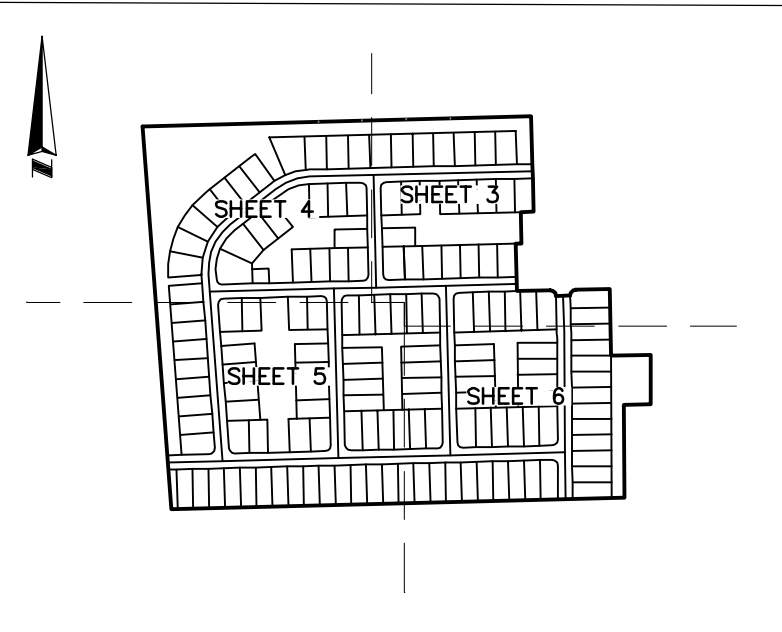
NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS

LEGEND:

- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- N.T. NON-TANGENT
- P.B. PLAT BOOK
- P.G. PAGE(S)
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- R. RADIUS
- L. ARC LENGTH
- A. CHORD DISTANCE
- CH. CHORD BEARING
- CB. UTILITY EASEMENT
- U.E. CENTERLINE
- (7,500) SQUARE FOOTAGE OF LOT
- A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
- A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723
- PERMANENT CONTROL POINT (P.C.P.)
- CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP

NOT TO SCALE



NOTE:

THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, 4, 5 AND 6.



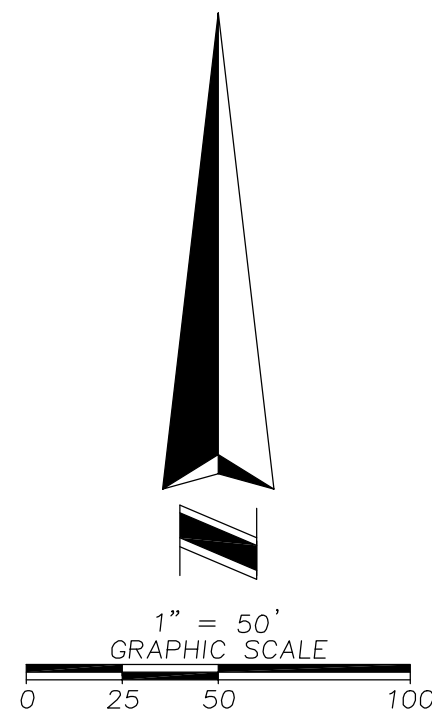
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET INDEX

SHEET 1 - DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 - BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 - LOT DIMENSIONS

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA



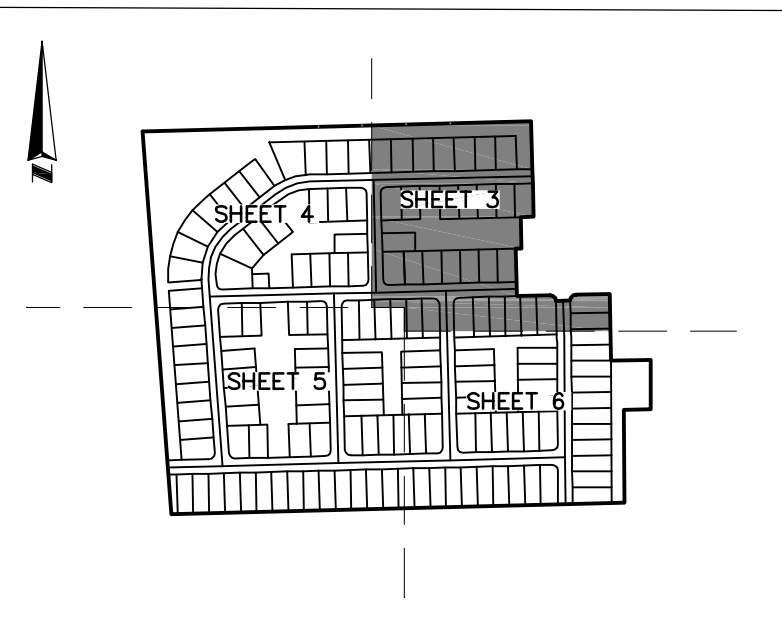
LINE	BEARING	LENGTH
L4	S88°33'42"W	184.64'
L5	S00°55'47"E	21.53'
L6	S84°57'19"W	120.31'
L7	S02°12'11"E	5.00'
L8	S89°21'41"E	119.94'
L9	S00°55'47"E	11.56'
L10	N88°33'42"E	131.09'
L11	S01°25'49"E	115.40'
L12	N88°33'42"E	54.00'
L13	S01°26'18"E	165.40'
L14	S01°26'18"E	10.00'
L15	S88°33'42"W	55.18'
L16	N01°25'49"W	60.00'
L17	S01°26'42"E	60.66'
L18	S01°26'42"E	48.92'
L19	S88°32'42"W	11.71'
L20	N75°25'06"W	108.76'
L21	N08°31'31"E	14.00'
L22	S87°58'56"E	102.29'
L23	N44°37'12"E	16.27'


CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	1025.00'	S00°55'27"E	18.40'	1°01'42"	18.40'
C13	1000.00'	N00°55'27"W	17.95'	1°01'42"	17.95'
C14	20.00'	S43°33'42"W	28.28'	90°00'00"	31.42'
C15	20.00'	S46°26'48"E	28.29'	90°01'00"	31.42'
C16	20.00'	N43°33'12"E	28.28'	89°59'00"	31.41'
C17	20.00'	N46°26'18"W	28.28'	90°00'00"	31.42'
C28	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C31	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C34	975.00'	N00°55'27"W	17.50'	1°01'42"	17.50'
C39	20.00'	S46°29'45"E	28.26'	89°55'06"	31.39'
C41	20.00'	N43°32'53"E	28.28'	89°58'53"	31.41'

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
U.E.	UTILITY EASEMENT
CL	CENTERLINE
7,500	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
●	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723
○	PERMANENT CONTROL POINT (P.C.P.)
→	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP NOT TO SCALE





ALLEN & COMPANY

 Founded in 1988

SURVEYING • MAPPING
 GEOSPATIAL SERVICES
 www.allen-company.com
 16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355

SHEET INDEX

SHEET 1 - DEDICATION AND ACKNOWLEDGMENTS
 SHEET 2 - BOUNDARY DETAIL
 SHEETS 3, 4, 5, AND 6 - LOT DIMENSIONS

BUILDING SETBACKS:

SEE TYPICAL EASEMENT
 AND SETBACKS ON SHEET 2

NOTE:

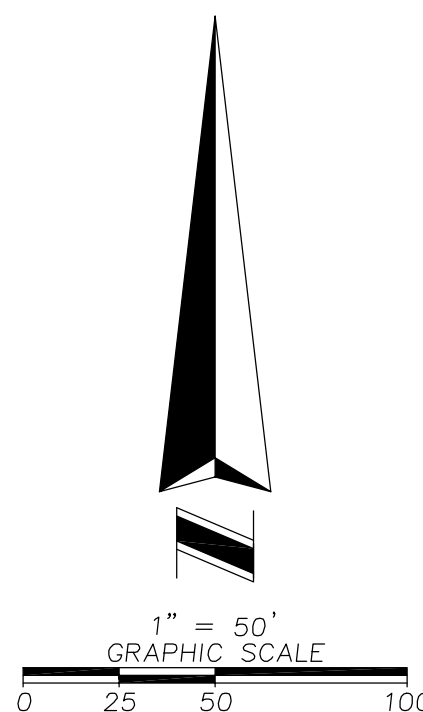
THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, 4, 5 AND 6.

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 4 OF 6



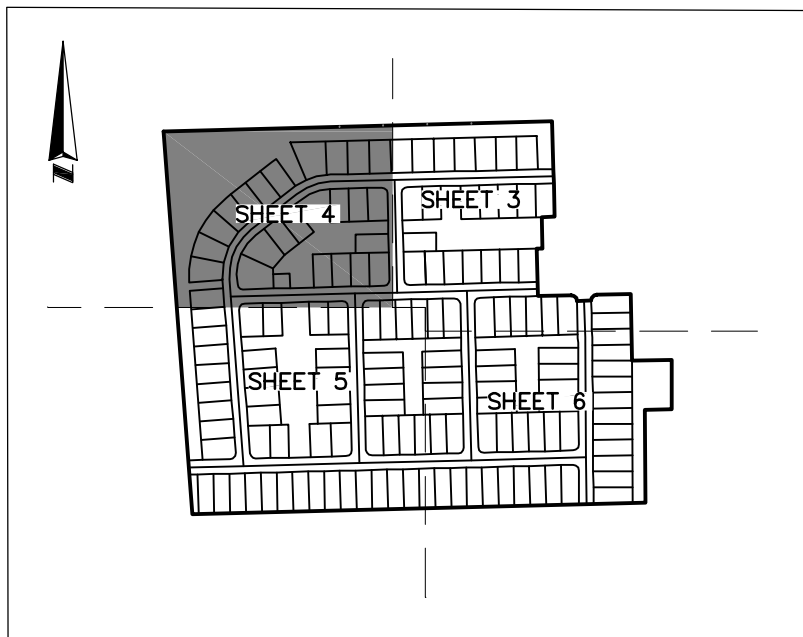
LEGEND:

- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.I. POINT OF INTERSECTION
N.T. NON-TANGENT
P.B. PLAT BOOK
PG. PAGE(S)
LB LICENSED BUSINESS
O.R.B. OFFICIAL RECORDS BOOK
R. RADIUS
L. ARC LENGTH
Δ. DELTA ANGLE
CH. CHORD DISTANCE
CB. CHORD BEARING
U.E. UTILITY EASEMENT
C. CENTERLINE
Q. SQUARE FOOTAGE OF LOT
■ A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
● A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723
● PERMANENT CONTROL POINT (P.C.P.)
└ CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C4	225.00'	N03°12'15"E	59.01'	15°04'09"	59.18'
C5	225.00'	N18°21'42"E	59.69'	15°14'45"	59.87'
C6	225.00'	N33°36'27"E	59.69'	15°14'45"	59.87'
C7	225.00'	N46°29'48"E	41.30'	10°31'56"	41.36'
C8	225.00'	N53°30'20"E	13.69'	3°29'08"	13.69'
C9	225.00'	N60°57'06"E	44.72'	11°24'24"	44.79'
C10	225.00'	N75°53'56"E	72.29'	18°29'16"	72.60'
C11	225.00'	N86°51'08"E	13.42'	3°25'08"	13.43'
C14	20.00'	S43°33'42"W	28.28'	90°00'00"	31.42'
C15	20.00'	S46°26'48"E	28.29'	90°01'00"	31.42'
C16	20.00'	N43°33'12"E	28.28'	89°59'00"	31.41'
C17	20.00'	N46°26'18"W	28.28'	90°00'00"	31.42'
C18	175.00'	S88°01'50"W	3.24'	1°03'44"	3.24'
C19	175.00'	S69°37'52"W	107.39'	35°44'12"	109.15'
C20	175.00'	S38°05'38"W	82.71'	27°20'16"	83.50'
C21	175.00'	S06°29'01"W	107.82'	35°52'59"	109.60'
C22	20.08'	S49°40'32"E	24.80'	76°16'08"	26.73'
C25	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C26	20.00'	S42°06'27"W	28.98'	92°52'31"	32.42'
C29	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C38	175.00'	N20°09'09"E	183.45'	6°31'315"	193.10'
C40	340.40'	S53°30'20"W	20.70'	3°29'08"	20.71'
C45	340.40'	S46°29'48"W	62.49'	10°31'56"	62.57'
C46	340.40'	S33°36'27"W	90.31'	15°14'45"	90.58'
C47	340.40'	S18°21'42"W	90.31'	15°14'45"	90.58'
C48	340.40'	S03°12'15"W	89.27'	15°04'09"	89.53'
C51	340.40'	S23°42'59"W	320.10'	56°05'35"	333.25'
C52	225.00'	S70°09'44"W	142.04'	36°47'56"	144.51'
C53	225.00'	S23°42'59"W	211.58'	56°05'35"	220.28'
C62	175.00'	N70°09'44"E	110.47'	36°47'56"	112.40'

LINE TABLE		
LINE	BEARING	LENGTH
L24	N88°32'42"E	1.50'
L25	S01°27'18"E	50.00'
L26	N88°32'42"E	1.50'

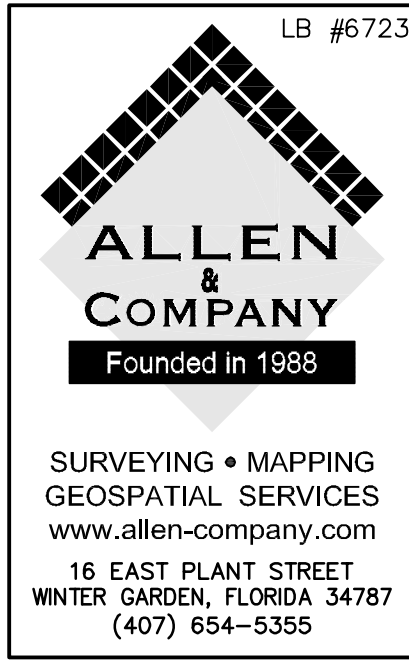
KEY MAP
NOT TO SCALE



BUILDING SETBACKS:
SEE TYPICAL EASEMENT
AND SETBACKS ON SHEET 2

NOTE:

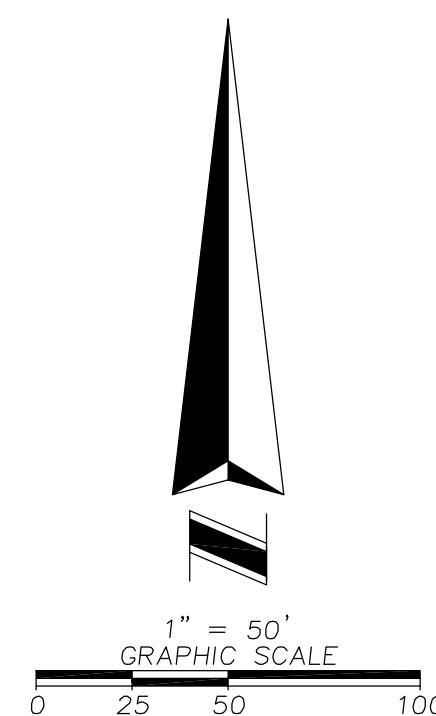
THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE
WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGMENTS SEE
SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT
DIMENSIONS SEE SHEET 3, 4, 5 AND 6.



SHEET INDEX

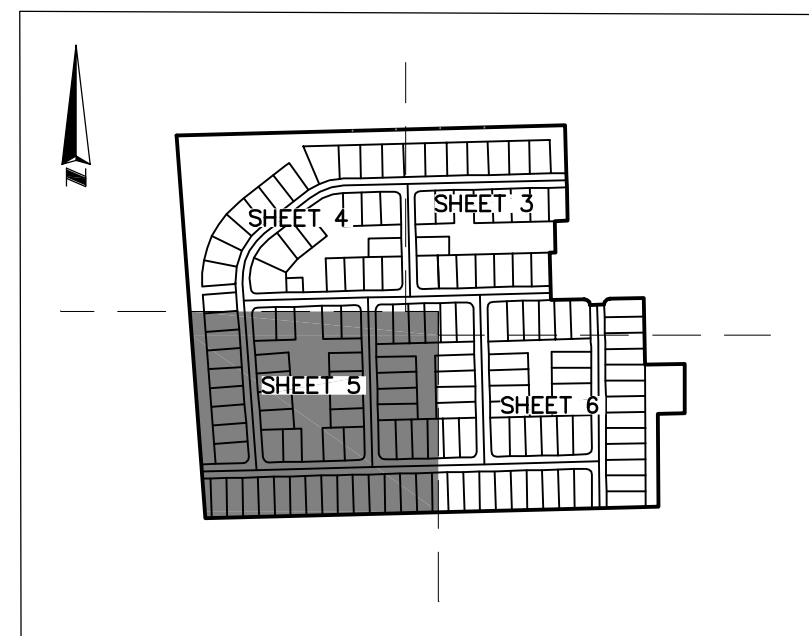
SHEET 1 - DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 - BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 - LOT DIMENSIONS

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA



CURVE TABLE						
CURVE	RADIUS	CHORD	BEARING	CHORD	DELTA	LENGTH
C3	20.00'	N42°06'27"E	28.98'	92°52'31"	32.42'	
C24	20.00'	S47°53'33"E	27.57'	97°07'29"	30.41'	
C24	20.00'	N31°32'42"E	28.28'	90°00'00"	31.42'	
C25	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'	
C26	20.00'	S42°06'27"W	28.98'	92°52'31"	32.42'	
C29	20.00'	S43°32'44"W	28.28'	90°00'00"	31.42'	
C30	20.00'	S46°27'18"E	28.28'	90°00'00"	31.42'	

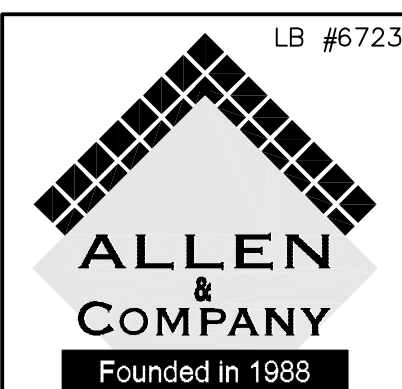
KEY MAP
NOT TO SCALE



NOTE:

BUILDING SETBACKS:
SEE TYPICAL EASEMENT
AND SETBACKS ON SHEET 2

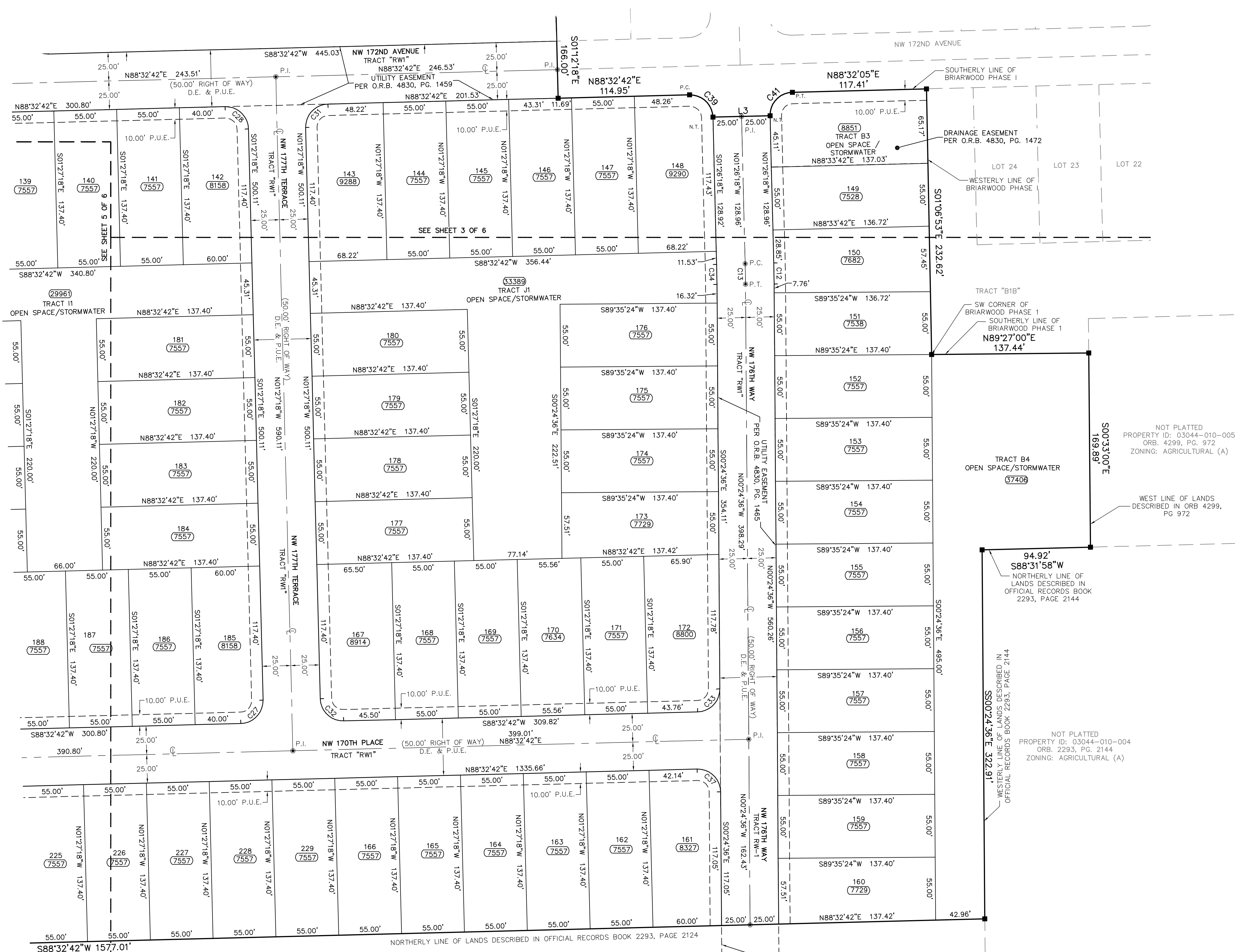
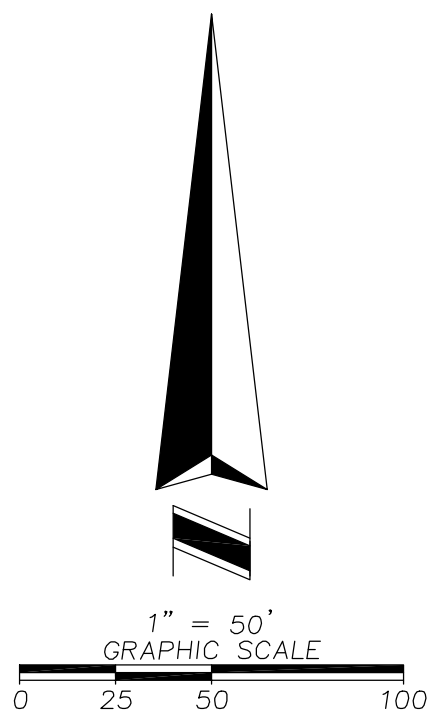
SHEET INDEX
SHEET 1 - DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 - BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 - LOT DIMENSIONS



**SURVEYING • MAPPING
GEOSPATIAL SERVICES**
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

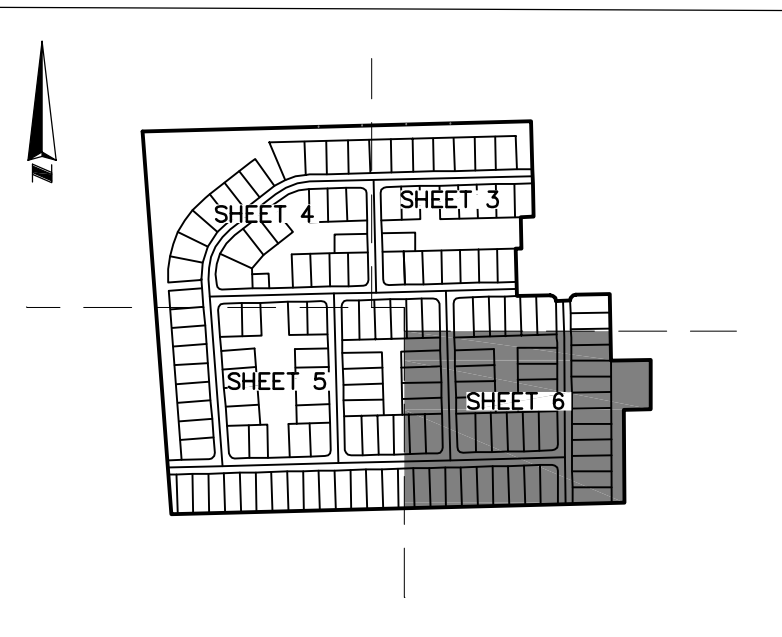


LEGEND:

- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- N.T. NON-TANGENT
- P.B. PLAT BOOK
- P.G. PAGE(S)
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- R RADIUS
- L ARC LENGTH
- Δ DELTA ANGLE
- CH CHORD DISTANCE
- CB CHORD BEARING
- U.E. UTILITY EASEMENT
- CL CENTERLINE
- 7,500 SQUARE FOOTAGE OF LOT
- 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
- 1/2" IRON ROD AND/OR NAIL & DISK LB #6723
- PERMANENT CONTROL POINT (P.C.P.)
- CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	1025.00'	S00°55'27"E	18.40'	1°01'42"	18.40'
C13	1000.00'	N00°55'27"W	17.95'	1°01'42"	17.95'
C27	20.00'	N43°32'42"E	28.28'	90°00'00"	31.42'
C28	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C31	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C32	20.00'	S46°27'18"E	28.28'	90°00'00"	31.42'
C33	20.00'	N44°04'03"E	28.03'	88°57'18"	31.05'
C34	975.00'	N00°55'27"W	17.50'	1°01'42"	17.50'
C37	20.00'	N45°55'57"W	28.54'	91°02'42"	31.78'

KEY MAP
NOT TO SCALE



NOTE:

THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, 4, 5 AND 6.

BUILDING SETBACKS:

SEE TYPICAL EASEMENT
AND SETBACKS ON SHEET 2

LB #6723

ALLEN & COMPANY
Founded in 1988

SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET INDEX

SHEET 1 - DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 - BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 - LOT DIMENSIONS