WITNESS:

WITNESS SIGNATURE

CITY MANAGER

PRINTED NAME.

SIGNATURE:

## 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

#### 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 94.92 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 1577.01 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.8817'56"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.

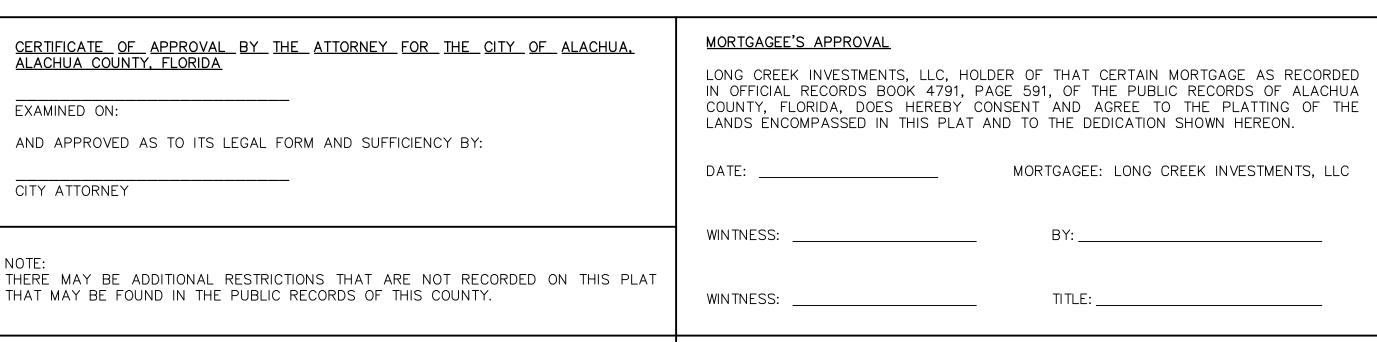
#### **SURVEYORS NOTES:**

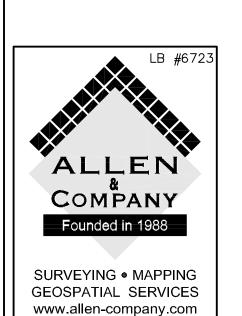
- 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING A BEARING OF NORTH 88°33'42" EAST, FOR ANGULAR DESIGNATION ONLY.
- 2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.)
- 3. ALL PLATTED UTILITY EASEMENTS SHALL 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.
- 4. 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.
- 5. 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.
- 6. CURRENT ZONING IS RSF-4 (RESIDENTIAL SINGLE FAMILY).
- 7. 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, OR ASSIGNS OF THE DEVELOPER, SEPARATELY GRANTING OFF-PLAT FASEMENT 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 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.
- 8. THIS PLAT CONTAINS 145 LOTS, 11 TRACTS AND 1.15 MILES OF ROAD.
- 9. 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.
- 10. ALL DISTANCES SHOWN HEREON ARE GROUND.
- 11. BUILDING SETBACKS FOR ALL LOTS ARE AS FOLLOWS: (UNLESS OTHERWISE SHOWN)

FRONT = 20'REAR = 15'

REAR (ACCESSORY) =  $10^{\circ}$ STREET SIDE = 12.50' (2.5 OVERHANG + 10' P.U.E)

- 12. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000"
- 13. 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.
- 14. 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, POTABLE WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTIONS 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
- 15. WATER AND SEWER SERVICE ARE BEING PROVIDED BY THE CITY OF ALACHUA.
- 16. THE LIFT STATION SERVING BRAIRWOOD 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.
- 17. THE EXISTING LIFT STATION IS NOT A PART OF THE PLAT.





16 EAST PLANT STREET

(407) 654-5355

WINTER GARDEN, FLORIDA 34787

LEGEND:

D.E.

P.C.

P.B.

U.E.

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.

VICINITY MAP

SCALE: 1" = 2000'

NW 178TH AVE

NW 178TH AVE

NW 171 PLACE

SECTION 16. / TOWNSHIP 8

SOUTH,

RANGE 18 /

KEY MAP

NOT TO SCALE

TISHEET 5

SHEET 1 — DEDICATION AND ACKNOWLEDGMENTS

SHEETS 3, 4, 5, AND 6 - LOT DIMENSIONS

SHEET 2 - BOUNDARY DETAIL

SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SECTION 9. TOWNSHIP 8

SOUTH, RANGE 18 EAST

SECTION 32, TOWNSHIP

SECTION 5. TOWNSHIP 8

SOUTH, RANGE 18 EAST

US-441 S / ML KING BLVD

SECTION 8, TOWNSHIP 8

SOUTH, RANGE 18 EAST

SECTION 17. TOWNSHIP 8

SOUTH, RANGE 18 EAST

NW 149TH PL

SOUTH, RANGE 18 EAST

SECTION 31, TOWNSHIP 7

SECTION 6, TOWNSHIP 8

SOUTH, RANGE 18 EAST

SECTION 7, TOWNSHIP 8

SOUTH, RANGE 18 EAST

SECTION 18, TOWNSHIP 8

SOUTH, RANGE 18 EAST

P.S.M. PROFESSIONAL SURVEYOR AND MAPPER

P.U.E. PUBLIC UTILITY EASEMENT

NON-TANGENT

PLAT BOOK

PAGE(S)

RADIUS

ARC LENGTH

DELTA ANGLE

CENTERLINE

CHORD DISTANCE

CHORD BEARING

UTILITY EASEMENT

SQUARE FOOTAGE OF LOT

A SET 4" X 4" CONCRETE

NAIL & DISK LB #6723

MONUMENT P.R.M. LB #6723

CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

A SET 1/2" IRON ROD AND/OR

PERMANENT CONTROL POINT (P.C.P.)

DRAINAGE EASEMENT

POINT OF CURVATURE POINT OF TANGENCY

POINT OF INTERSECTION

LICENSED BUSINESS OFFICIAL RECORDS BOOK

SOUTH, RANGE 18 EAST

NW 190TH AVE

SECTION 37, TOWNSHIP

SOUTH, RANGE 18 EAST

SECTION 41, TOWNSHIP 8

SOUTH, RANGE 18 EAST

OWNSHIP

SOUTH,

RANGE 18

SECTION 10, TOWNSHIP 8

RANGE 18

SECTION 37, TOWNSHIP 8/

SOUTH, RANGE 18 EAST -

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.

### 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, FLOR	RIDA.
DATE:	SIGNATURE:
WINTNESS:	BY:

WINTNESS: \_\_\_\_\_ 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.
WINTNESS:	BY:

WINTNESS: \_\_\_\_\_ TITLE: \_\_\_\_



#### BRIARWOOD PHASES 2 AND 3 DEDICATION

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 NECCESARY TO VEST FEE SIMPLE IN THE CITY AS AFOREMENTIONED.

DEVELOPER AND OWNER:

LIMITED LIABLITY COMPANY

TROON CREEK, LLC., A FLORIDA

PRINTED NAME		BY:
WITNESS SIGN	ATURE	CRAIG J. ROUHIER, MANAGER DEVELOPER'S ADDRESS: 643 EGRET PLACE DRIVE WINTER GARDEN, FL 34787
PRINTED NAME	-	
ACKNOWLEDGN STATE OF FLO COUNTY OF _		
MEANS OF (	) PHYSICAL PRE	RTIFICATION AND DEDICATION WAS ACKNOWLEDGED BY SENCE OR ( ) ONLINE NOTARIZATION, THIS DAY BY CRAIG J. ROUHIER, AS MANAGER OF TROON CREEK
LLC., A FLOR	DA LIMITED LIA KNOWN TO ME.	BILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS
LLC., A FLOR	DA LIMITED LIA KNOWN TO ME.	BILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS
LLC., A FLOR PERSONALLY	DA LIMITED LIA KNOWN TO ME. 	
LLC., A FLORI PERSONALLY NOTARY PUBL	DA LIMITED LIA KNOWN TO ME.  IC  CERTIFICATE	PRINTED NAME
LLC., A FLORI PERSONALLY  NOTARY PUBL  ( THIS IS T	DA LIMITED LIA KNOWN TO ME.  IC  CERTIFICATE  DF THE CITY  O CERTIFY THA	PRINTED NAME  OF APPROVAL BY THE CITY COMMISSION
LLC., A FLORI PERSONALLY NOTARY PUBL ( THIS IS T WAS APP	DA LIMITED LIA KNOWN TO ME.  IC  CERTIFICATE  DF THE CITY  O CERTIFY THA	PRINTED NAME  OF APPROVAL BY THE CITY COMMISSION  OF ALACHUA, ALACHUA COUNTY, FLORIDA  T ON, THE FOREGOING PLAT

#### SURVEYOR'S CERTIFICATE

FILED FOR RECORD ON

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.

TAINTED MAINE.	
LORIDA 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:

PLAT BOOK PAGE BRIARWOOD PHASES 2 AND 3 SHEET 2 OF 6 A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA CURVE TABLE LINE TABLE LINE | BEARING | LENGTH CURVE RADIUS CHORD BEARING CHORD DELTA LENGTH S46\*29'45"E | 28.26' | 89\*55'06" | 31.39' L1 | S88\*33'42"W | 46.00' C41 | 20.00' | N43\*32'53"E | 28.28' | 89\*58'53" | 31.41' L2 | S88'32'42"W | 19.01' L3 | N88'33'42"E | 50.00' NOELLE ESTATES REPLAT PHASE 1 & 2 MEADOW GLEN PHASE 1 & 2 LOT 26 PLAT BOOK S, PAGE 55 LOT 23 ZONING: AGRICULTURAL (A) POINT OF BEGINNING POINT OF COMMENCEMENT NW CORNER OF NORTH LINE OF NW CORNER OF THE NE 1/4 OF  $\neg$ LESS AND EXCEPT THE NORTHEAST 1/4 OF-BRIARWOOD PHASE 1 PLAT BOOK 37, PAGES 33-37 SECTION 8-8-18 LOT 19 NE CORNER OF SECTION 8-8-18 SECTION 8-8-18 NORTH LINE OF BASIS OF BEARING THE NORTHEAST 1/4 OF SECTION 8-8-18 N88'33'42"E 1353.11' WESTERLY RIGHT-OF-WAY TRACT "A1B" DRAINAGE EASÉMENT OF COUNTY ROAD S-235-A TRACT A2

OPEN SPACE/STORMWATER

OPEN SPACE/STORMWATER

OPEN SPACE/STORMWATER

OPEN SPACE/STORMWATER

OPEN SPACE/STORMWATER

OPEN SPACE/STORMWATER

OPEN SPACE/STORMWATER (NW 173 STREET) TYPICAL EASEMENTS AND SETBACKS LOT 80 LOT 79 101 100 102 103 105 107 108 S02**\***46<sup>'</sup>59"E TRACT A2 50.01 OPEN SPACE/STORMWATER TYPICAL EASEMENTS AND SETBACKS 15' REAR NW 173RD ROAD SETBACK — - SETBACK 10' MIN. ACCESSORY TRACT "RW1" 10' MIN. ACCESSORY -- STRUCTURE WESTERLY LINE OF STRUCTURE BRIARWOOD PHASE I 97 LOT 59 LOT 58 123 124 BRIARWOOD PHASE 1 — 12.5' MIN. SIDE PLAT BOOK 37, PAGES 33 \_\_\_\_ ---7.5' MIN. SIDE 7.5' MIN. SIDE -- -ZONING: RESIDENTIAL, SINGLE — — SETBACK SETBACK 185 DRAINAGE EASEMENT FAMILY (RSF-4) PER O.R.B. 4830, PG. 1472 (SEE SHEET 3 FOR EASEMENT GEOMETRY) TRACT G 7.5' MIN. SIDE — OPEN SPACE/STORMWATER LOT 54 SETBACK OPEN SPACE/STORMWATER DRAINAGE EASEMENT 125 N88°32'42"E-PER O.R.B. 4830, PG. 1472 50.00**'** 20' MIN. FRONT SETBACK (SEE SHEET 4 FOR EASEMENT GEOMETRY) LOT 53 OT PART OF NW 170TH PLACE 1" =100' GRAPHIC SCALE THIS PLAT\_ ✓ TRACT LS-1 (LIFT STATION) 50' R/W NW 170TH PLACE 25' 87 126 . 4830, PG. 1485 128 LOT 52 118 40.00' | POINT OF BEGINNING NOTE: ACCESSORY STRUCTURES NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS SHALL ADHERE TO ALL SETBACKS LESS AND EXCEPT NW 172ND AVENUE S01°27'18"E 10.00" UTILITY EASEMENT S88'32'42"W PER O.R.B. 4830, PG. 1459 WESTERLY LINE OF 117.41' 114.95' NW 172ND AVENUE BRIARWOOD PHASE I 130 DRAINAGE EASEMENT TRACT B3 PER O.R.B. 4830, PG. 1472 SEE SHEET 4 OF 6 OPEN SPACE OPEN SPACE / O LEGEND: SEE SHEET 5 OF 6 LOT 24 LOT 23 LOT 22 143 144 135 1401 139 133 134 137 138 131 P.S.M. PROFESSIONAL SURVEYOR AND MAPPER PUBLIC UTILITY EASEMENT SEE SHEET 3 OF 6
SEE SHEET 6 OF 6 D.E. DRAINAGE EASEMENT NOT PLATTED 150 132 POINT OF CURVATURE PROPERTY ID: 03048-002-000 ORB. 4892, PG. 882 SW CORNER OF P.T. POINT OF TANGENCY TRACT H1 ZONING: AGRICULTURAL (A) BRIARWOOD PHASE 1 POINT OF INTERSECTION OPEN SPACE/STORMWATER OPEN SPACE/STORMWATER SOUTHERLY LINE OF OPEN SPACE/STORMWATER TRACT "B1B" BRIARWOOD PHASE 1 \_\_\_ N.T. NON-TANGENT 207 P.B. PLAT BOOK 176 195 206 137.44' 194 PG. PAGE(S) WEST LINE OF LANDS LICENSED BUSINESS -DESCRIBED IN ORB 4299, 152

175

174

173

170 | 171 |

163

NOT PLATTED

0 OPERTY ID: 03044-010-005

NORTHERLY LINE OF

OFFICIAL RECORDS
BOOK 2293, PAGE 2144

NOT PLATTED PROPERTY ID: 03044-010-004

ORB. 2293, PG. 2144

ZONING: AGRICULTURAL (A)

LANDS DESCRIBED IN

OPEN
SPACE/STORMWATER OF ZONING: AGRICULTURAL (A)

TRACT B4

94.92'

S88'31'58"W

155

157

158

159

160

179

178

177

167

NW 170TH PLACE

TRACT "RW1"

229

168

169

164

NORTHERLY LINE OF LANDS DESCRIBED IN

OFFICIAL RECORDS BOOK 2293, PAGE 2124

182

183

184

186

227

185

228

193

192

191

222 | 223 | 224 |

225

S88°32'42"W 1577.01'

위

226

196

198

200

219

199

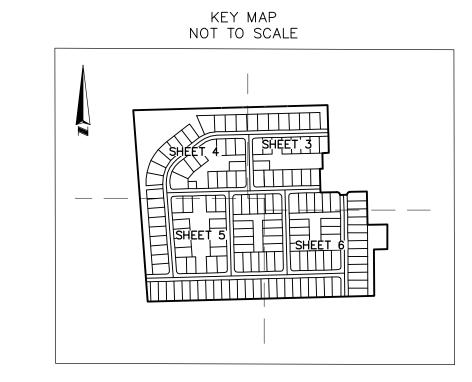
221

NOT PLATTED

PROPERTY ID: 03044-010-002

ORB. 2293, PG. 2124 ZONING: RESIDENTIAL, MULTI-FAMILY (RMF-8)

OFFICIAL RECORDS BOOK RADIUS ARC LENGTH DELTA ANGLE CHORD DISTANCE CB CHORD BEARING UTILITY EASEMENT 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



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

TRACT K

OPEN SPACE /

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STORMWATÉR

WEST LINE OF THE

SECTION 8-8-18

EAST 1/2 OF

208

209

210

212

214

205

204

203

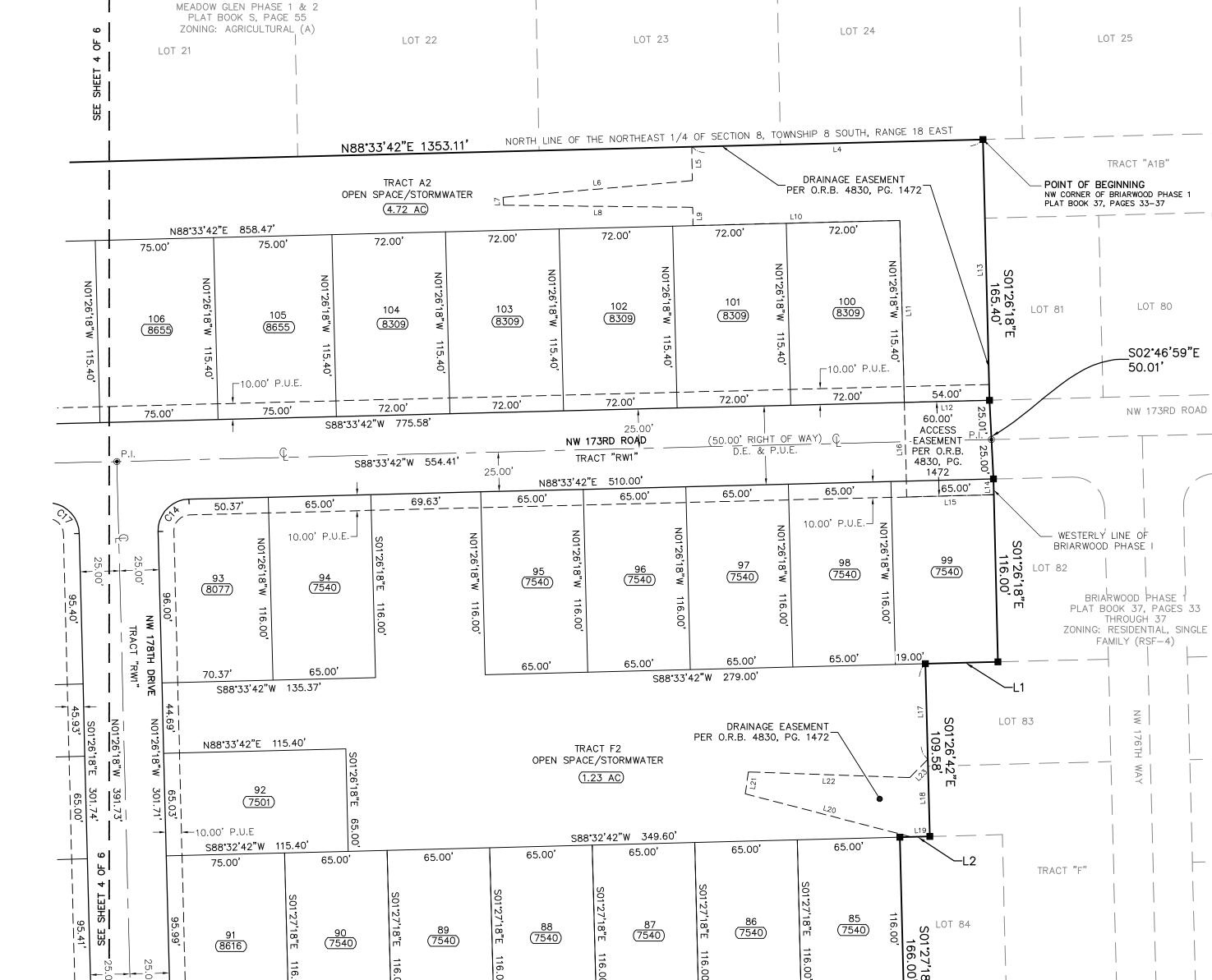
202

216

NW 170TH PLACE

TRACT "RW1"

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



S88'32'42"W 445.03\ NW 172ND AVENUE

TRACT "RW1"

SEE SHEET 6 OF 6

N88\*32'42"E 246.53'

55.00'\_\_

UTILITY EASEMENT

PER O.R.B. 4830, PG. 1459

┌10.00' P.U.E.

N88°32'42"E 201.53

\_ 55.00' \_

S88°32'42"W 356.44'

(33389) TRACT J1

OPEN SPACE/STORMWATER

N88'32'42"E

<u>48.26'</u> \_

68.22'

11.53'--

16.32'

114.95'

43.31' 11.69' 55.00'

NOELLE ESTATES REPLAT PHASE 1 & 2

┌10.00' P.U.E.

\_\_\_\_55.00'\_\_\_

N88'32'42"E 300.80'

S88\*32'42"W 340.80'

(29961)

TRACT I1

SEE SHEET 5 OF 6

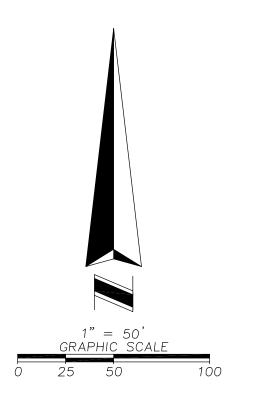
\_\_\_55.00' \_\_

N88°32'42"E \_\_243.51'

(50.00' RIGHT OF WAY)

D.E. & P.U.E.

PLAT BOOK	PAGE	
SHEET 3 OF 6		



LOT 2

LOT 51

-SOUTHERLY LINE OF

DRAINAGE EASEMENT PER O.R.B. 4830, PG. 1472

LOT 24

WESTERLY LINE OF
BRIARWOOD PHASE I

TRACT "B1B"

BRIARWOOD PHASE I

LOT 26

LOT 60

LOT 61

TRACT "E"

N88'32'05"E

117.41'

OPEN SPACE /

(7682)

S89'35'24"W 136.72'

STORMWATER N88\*33'42"E 137.03'

10.00' P.U.E.

NW 172ND AVENUE

		CURVE TA	BLE		
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 <b>*</b> 58'53"	31.41'

### LEGEND:

P.S.M. PROFESSIONAL SURVEYOR AND MAPPER PUBLIC UTILITY EASEMENT DRAINAGE EASEMENT D.E. POINT OF CURVATURE POINT OF TANGENCY POINT OF INTERSECTION NON-TANGENT PLAT BOOK PAGE(S) LICENSED BUSINESS OFFICIAL RECORDS BOOK ARC LENGTH DELTA ANGLE CHORD DISTANCE CHORD BEARING UTILITY EASEMENT

SQUARE FOOTAGE OF LOT

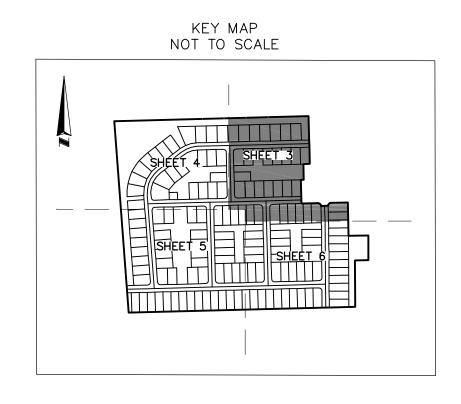
A SET 4" X 4" CONCRETE
MONUMENT P.R.M. LB #6723

CENTERLINE

A SET 1/2" IRON ROD AND/OR
NAIL & DISK LB #6723
PERMANENT CONTROL POINT (P.C.P.)

CHANGE IN DIRECTION ALONG

CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES



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.



LINE BEARING LENGTH

L5 S00°55'47"E 21.53'

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'

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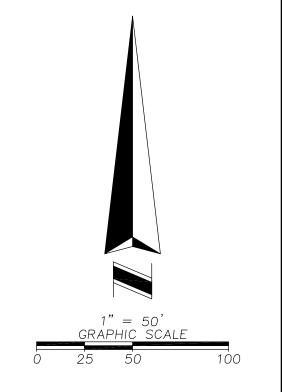
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SHEET INDEX
SHEET 1 - DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 - BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 - LOT DIMENSIONS

55.00'

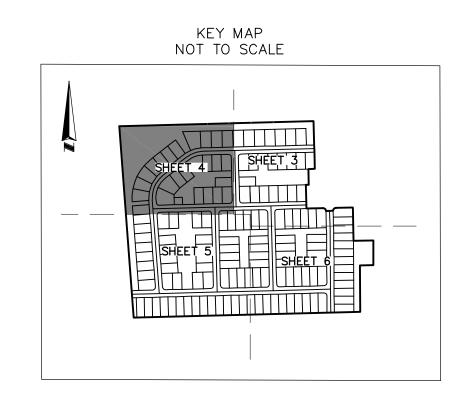
A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA PLAT BOOK\_\_\_\_\_ PAGE\_\_\_\_

SHEET 4 OF 6



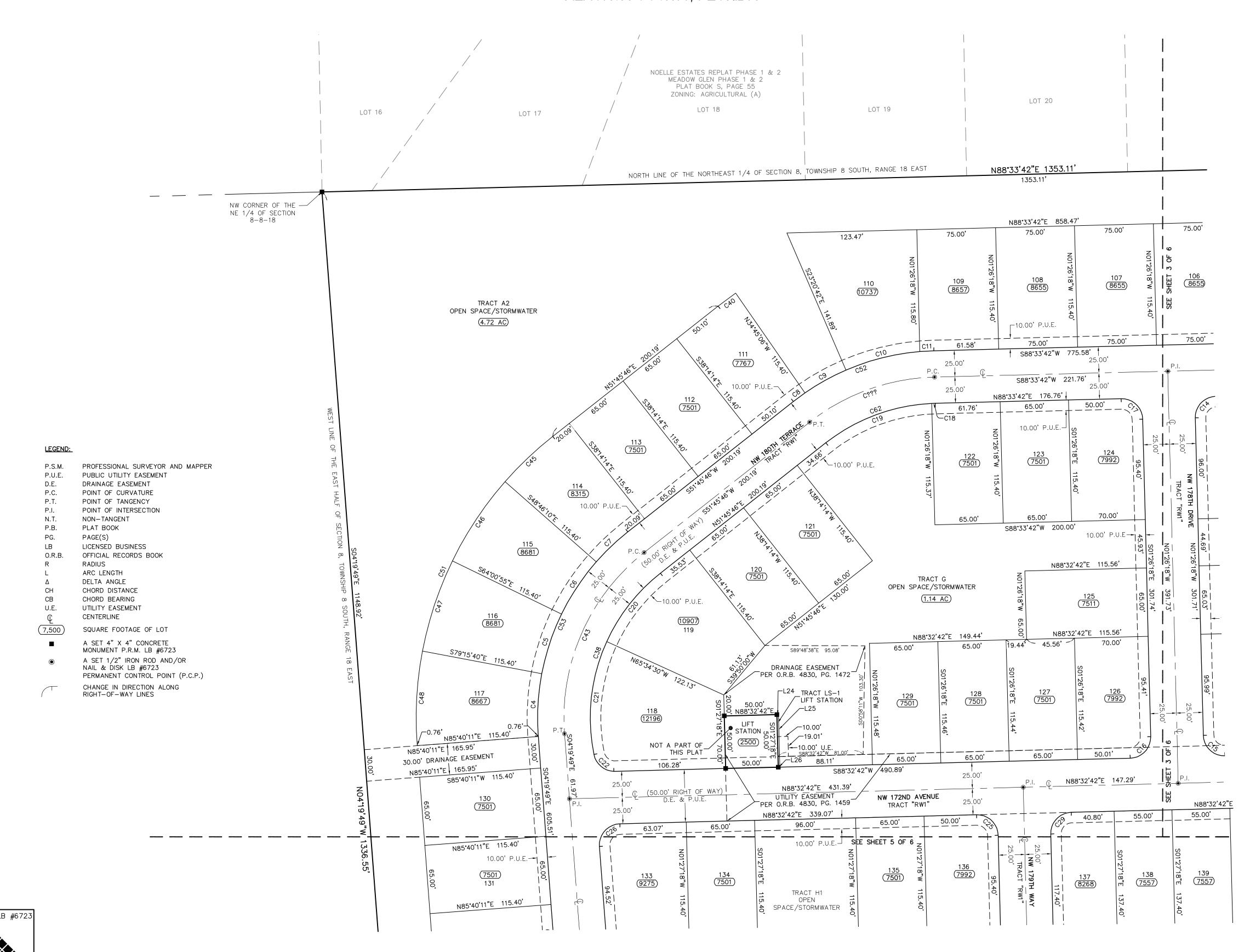
		CURVE TA	BLE		
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C4	225.00	N03*12'15"E	59.01	15 <b>°</b> 04'09"	59.18'
C5	225.00'	N18 <b>°</b> 21'42"E	59.69'	15°14'45"	59.87
C6	225.00	N33*36'27"E	59.69	15 <b>°</b> 14'45"	59.87
C7	225.00	N46 <b>°</b> 29'48"E	41.30'	10 <b>°</b> 31'56"	41.36'
C8	225.00	N53°30'20"E	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 <b>°</b> 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 <b>°</b> 52'59"	109.60'
C22	20.08'	S49°40'32"E	24.80'	76 <b>°</b> 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	63 <b>°</b> 13'15"	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 <b>°</b> 14'45"	90.58
C47	340.40'	S18*21'42"W	90.31	15 <b>°</b> 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 <b>°</b> 47'56"	112.40

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



<u>BUII</u>	_DING_SE	TBACKS:
		EASEMENT 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.



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SHEET INDEX
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SHEET 2 — BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 — LOT DIMENSIONS

TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

A PORTION OF LAND LYING IN SECTION 8,

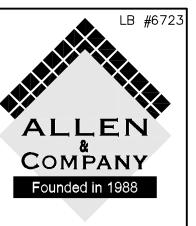
PLAT BOOK PAGE SHEET 5 OF 6

		CURVE TA	BLE		
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C3	20.00'	N42*06'27"E	28.98'	92°52'31"	32.42'
C23	20.00	S47*53'33"E	27.57	87'07'29"	30.41
C24	20.00'	N43°32'42"E	28.28'	90'00'00"	31.42'
C25	20.00'	N46 <b>°</b> 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'
C30	20.00'	S46*27'18"E	28.28'	90.00,00	31.42'

KEY MAP NOT TO SCALE

BUILDING SETBACKS: SEE TYPICAL EASEMENT AND SETBACKS ON SHEET 2 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.

NOT PLATTED OPERTY ID: 03048-002-000 ORB. 4892, PG. 882 ZONING: AGRICULTURAL (A)  WEST LINE OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOL	N85'40'11"E 115.40'
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  TO SQUARE FOOTAGE OF LOT  A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723 PERMANENT CONTROL POINT (P.C.P.)  CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES	



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A PORTION OF LAND LYING IN SECTION 8,
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CITY OF ALACHUA,
ALACHUA COUNTY ELORIDA

PLAT BOOK\_\_\_\_\_PAGE\_\_\_\_

SHEET 6 OF 6

#### LEGEND:

PROFESSIONAL SURVEYOR AND MAPPER PUBLIC UTILITY EASEMENT DRAINAGE EASEMENT POINT OF CURVATURE POINT OF TANGENCY POINT OF INTERSECTION NON-TANGENT PLAT BOOK PAGE(S) LICENSED BUSINESS OFFICIAL RECORDS BOOK ARC LENGTH DELTA ANGLE CHORD DISTANCE CHORD BEARING UTILITY EASEMENT CENTERLINE 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

 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'

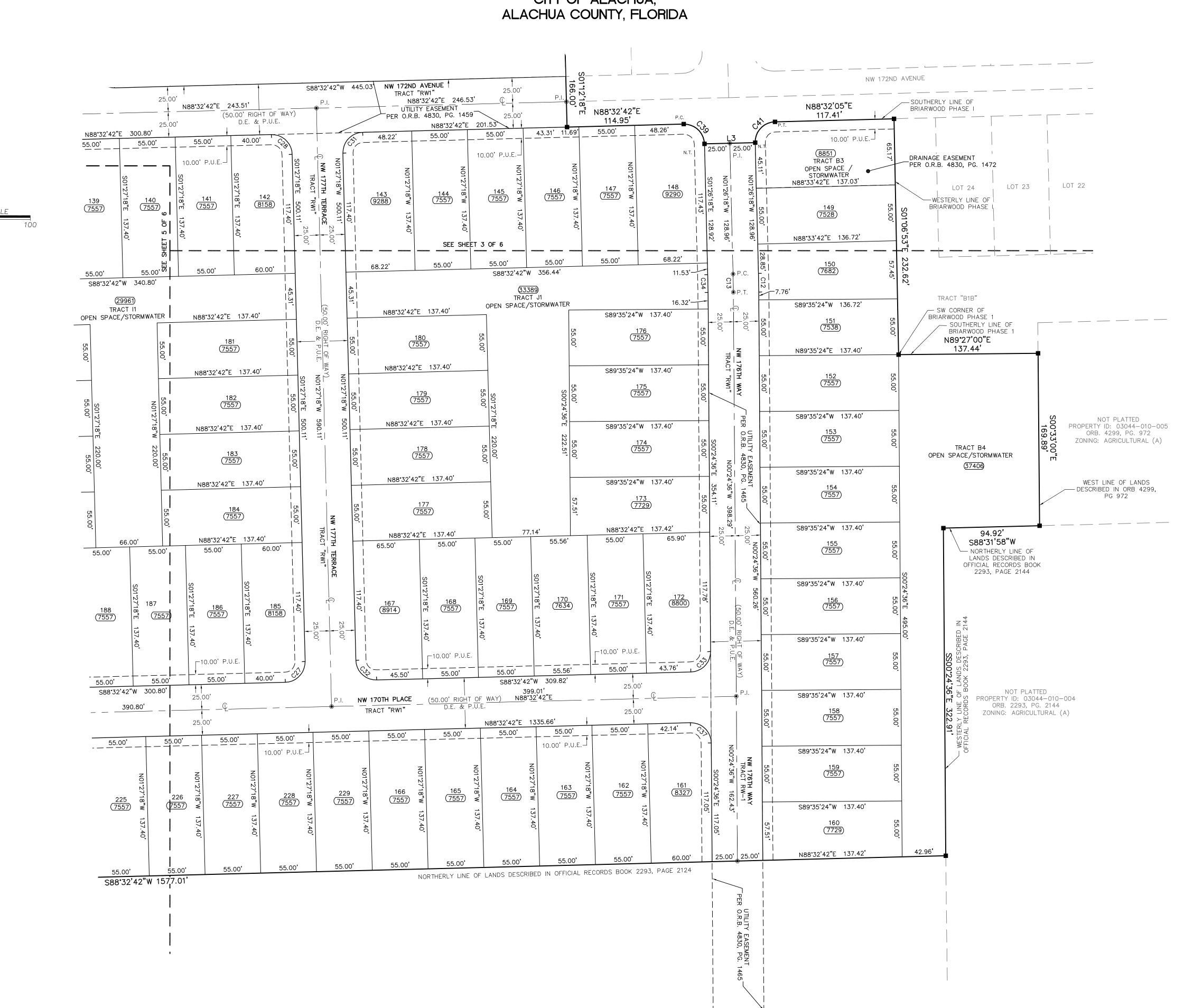
KEY MAP
NOT TO SCALE

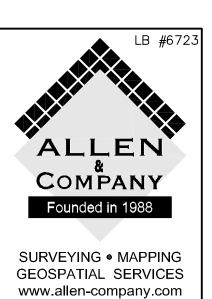
SHEET 5
SHEET 6

BUILDING SETBACKS:

SEE TYPICAL EASEMENT AND SETBACKS ON SHEET 2

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