

Alachua West PD-R

Legal Description:

A TRACT OF LAND SITUATED IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, BEING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S.87°26'55" W., ALONG THE SECTION LINE, A DISTANCE OF 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FEET RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE RUN S.01°45'18" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 571.16 FEET TO THE NORTH RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S.55°03'28" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1074.22 FEET; THENCE RUN N.01°54'18" W., PARALLEL WITH AND ONE FOOT WEST OF THE WEST RIGHT OF WAY LINE OF THE 20 FOOT WIDE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 415, PAGE 139; THENCE ALONG THE BOUNDARY RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 100 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A, BEING THE SOUTH RIGHT OF WAY LINE, A DISTANCE OF 550.41 FEET; THENCE RUN N.01°54'18" W., A DISTANCE OF 611.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2918, PAGE 1475 OF SAID PUBLIC RECORDS; THENCE RUN N.87°27'04" E., ALONG THE SOUTH LINE OF SAID LANDS, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2241, PAGE 1384 OF SAID PUBLIC RECORDS, A DISTANCE OF 1283.53 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN S.01°47'55" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 611.24 FEET TO THE POINT OF BEGINNING.

Parcel Id. No.:

03042-050-006

03042-050-007

03042-052-002

03042-052-003

03042-052-004

03042-052-005

03042-052-006

Owner:

RL Regi Florida, LLC
700 NW 107th Avenue, Suite 20
Miami, FL 33172



Vicinity Ma

Scale: 1" = 3,00

Applicant / Agent:

Poulos & Bennett, LLC

2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Planner / Civil Engineer

Poulos & Bennett, LLC

2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Geotechnical Engineer:

Universal Engineering Science

3532 Maggie Blvd.
Orlando, FL 32811
407.423.0504
407.423.3106

Surveyors

Brinkman Surveying & Mapping, Inc.

4607 NW 6th Street, Suite C
Gainesville, FL 32609
352.374.7707

Environmental:

McAlpine Environmental Consulting, Inc.

18312 Cortez Boulevard
Brooksville, FL 34601
352.585.2033

POULOS & BENNETT

4625 Halder Lane, Suite B, Orlando, FL 32814
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

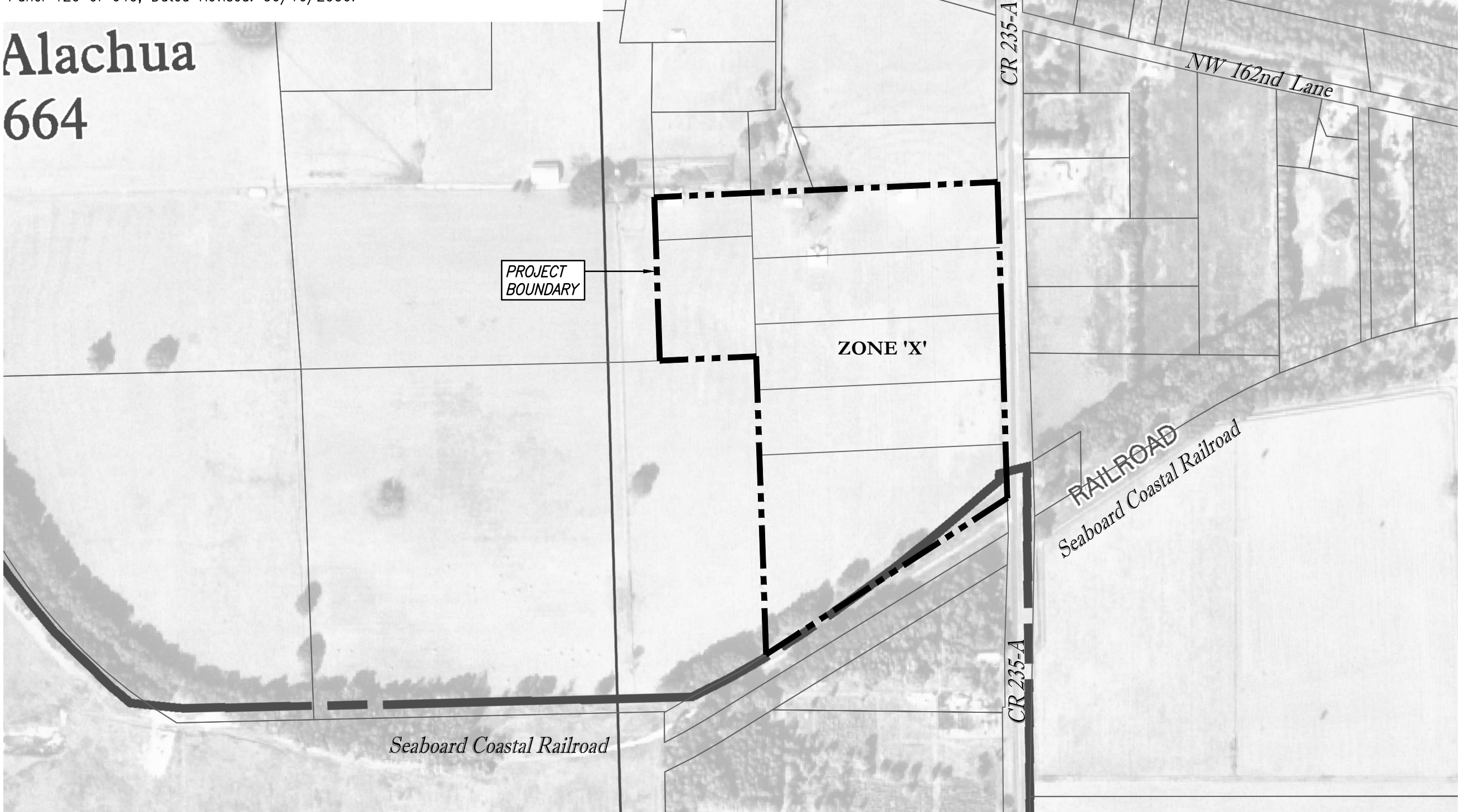
&B Job No.: 16-110

DATE: May 23, 2017

FEMA Flood Classification	
Zone	Zone Description
X	Area Outside The 100 Year Flood; Areas Of 0.2% Annual Chance Flood; Areas Of 1% Annual Chance Flood With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; And Areas Protected By Levees From 1% Annual Chance Flood.

Source: FEMA Map Service Center, Alachua Co., Florida, Map No. 12001C0120D, Panel 120 of 640, Dated Revised: 06/16/2006.

Alachua
664

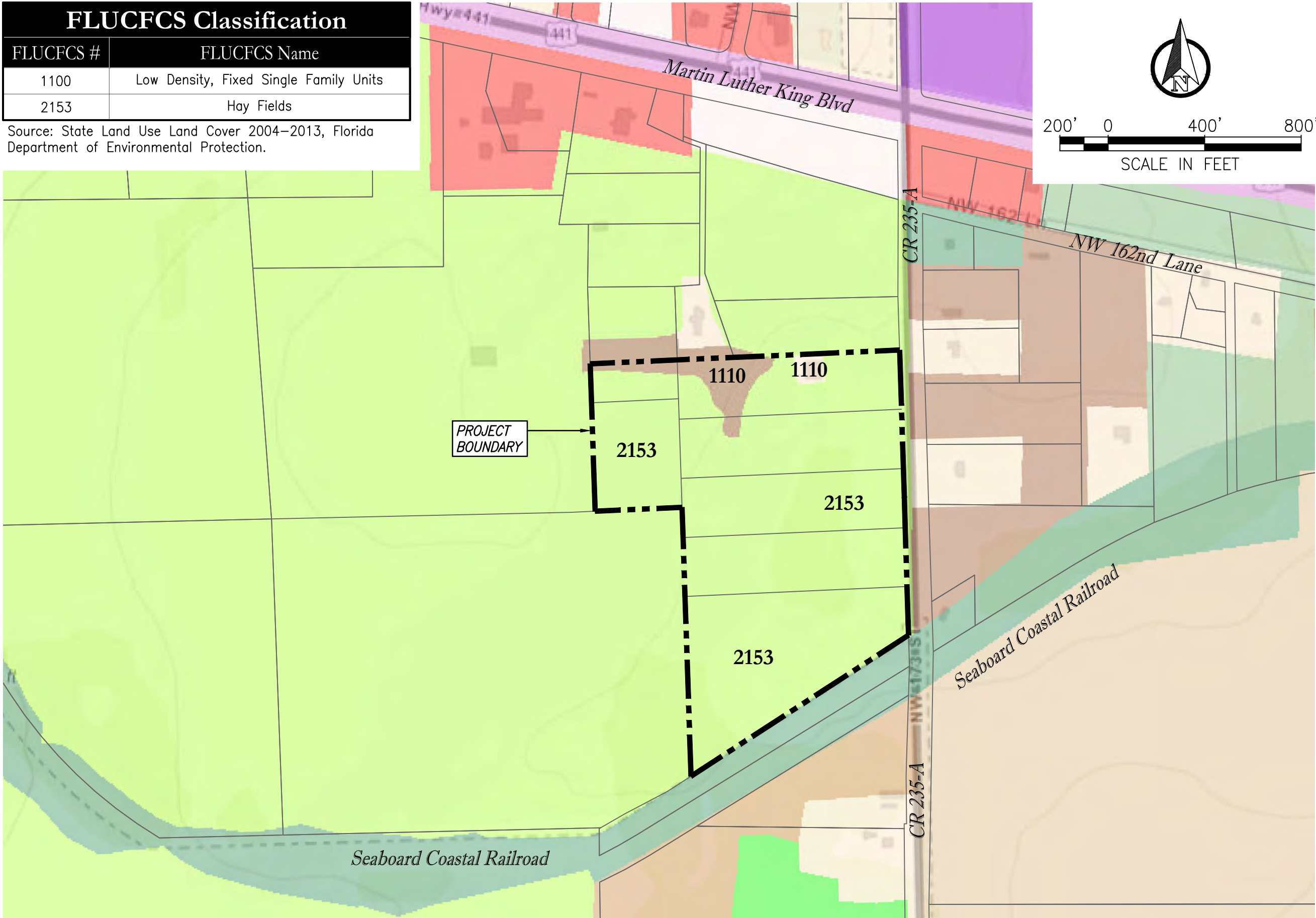


FEMA FLOODPLAIN MAP

SCALE: 1" = 400'

FLUCFCS Classification	
FLUCFCS #	FLUCFCS Name
1100	Low Density, Fixed Single Family Units
2153	Hay Fields

Source: State Land Use Land Cover 2004-2013, Florida Department of Environmental Protection.

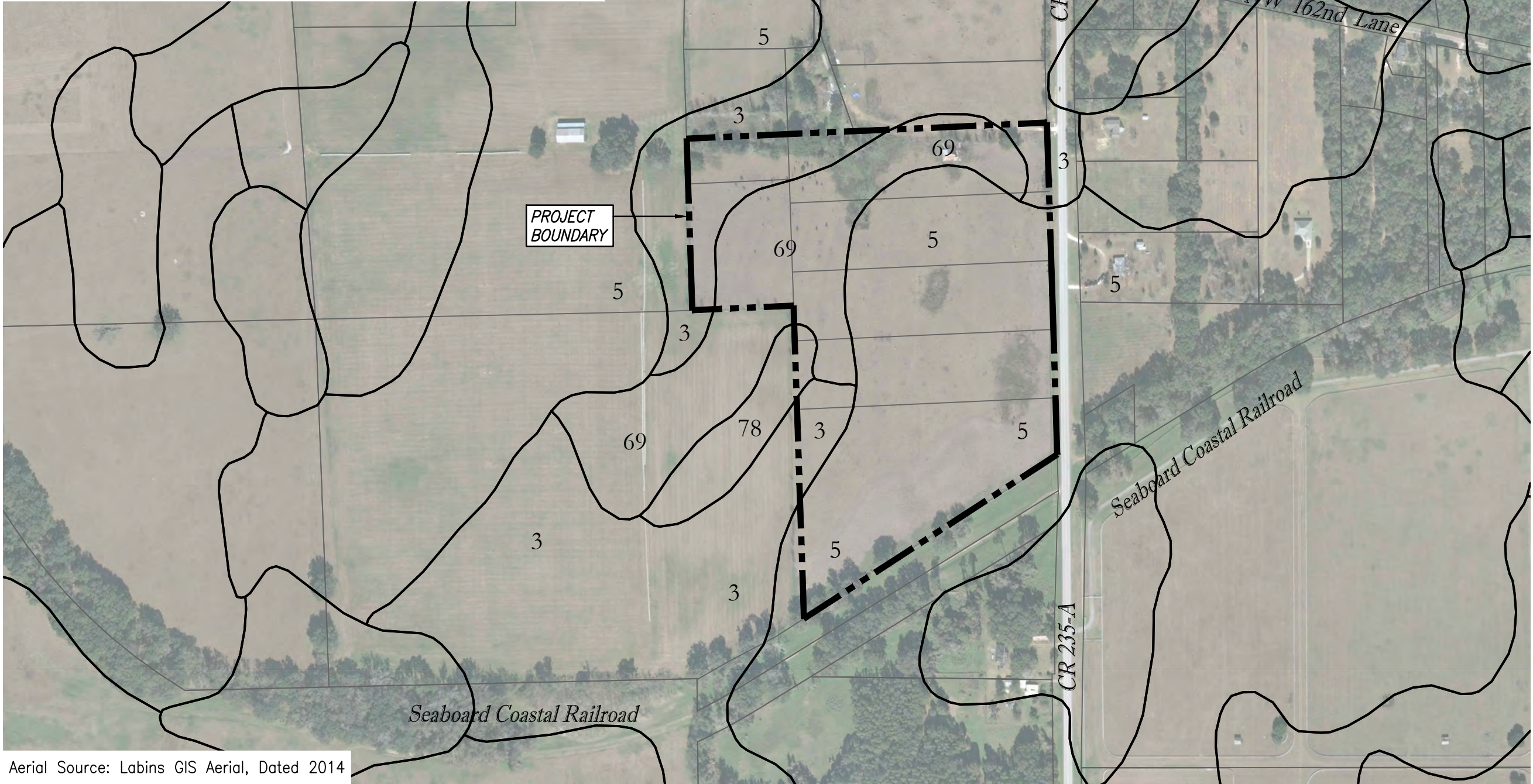


FLUCFCS MAP

SCALE: 1" = 400'

Soil Classification		
Soil #	Soil Name	Hydrologic Group
3	Arredondo Fine Sands, 0 to 5 % Slopes	A
5	Fort Meade Fine Sand, 0 To 5 % Slopes	A
69	Arredondo Fine Sands, 5 To 8 % Slopes	A
78	Norfolk Loamy Fine Sands Fine Sands, 5 To 8 % Slopes	B

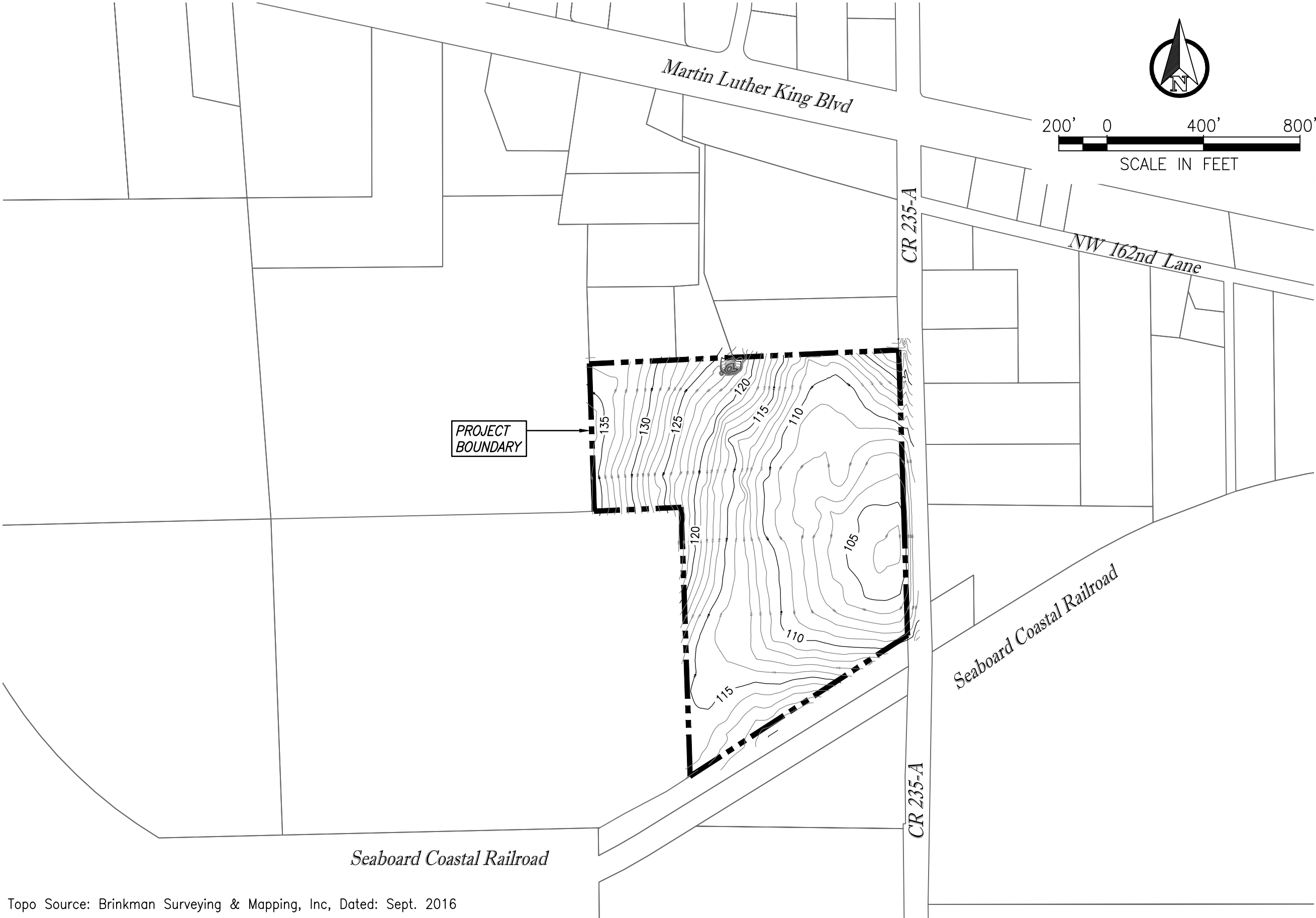
Source: USDA Natural Resource - Alachua County, FL, Dated: January 2017



Aerial Source: Labins GIS Aerial, Dated 2014

AERIAL & SOILS MAP

SCALE: 1" = 400'



Topo Source: Brinkman Surveying & Mapping, Inc, Dated: Sept. 2016

TOPOGRAPHIC MAP

SCALE: 1" = 400'

Key Map:

Consultant:

1	03/09/2017	SUBMIT TO CITY OF ALACHUA
-	01/31/2017	SUBMIT TO CITY OF ALACHUA
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		
JOB NO.:		16-110
DESIGNED BY:		BW
DRAWN BY:		BW
CHECKED BY:		KH
APPROVED BY:		KH
SCALE IN FEET:		AS SHOWN

ALACHUA
WEST PD-R

Submittal To:
CITY OF ALACHUA, FL

Sheet Title:
EXISTING
CONDITIONS
PLAN

Sheet No.:
1.00

DATE: March 8, 2017

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



PROPOSED ACCESS

DEVELOPMENT DATA

Units Proposed	
Maximum Dwelling Units	Proposed Net Density
143	4.0 du/ac
143	4.0 du/ac

<u>Residential Lot Standards:</u>	
<u>Building Setbacks:</u>	
<i>Classified street (Collector)</i>	75' from CR 235-A, R.O.W. centerline
<u>Interior Lots</u>	
<i>Primary Front Yard</i>	20'
<i>Rear Yard</i>	15'
<i>Side Yard</i>	5'
<i>Secondary Front Yard</i>	15'
<u>Minimum Lot Size:</u>	5,500 SF
<u>Minimum Living Area:</u>	750 SF (per dwelling unit)
<u>Minimum Lot Width:</u>	50'
<u>Maximum Lot Coverage:</u>	65%
<u>Maximum Building Height:</u>	35'

<u>Community Recreation Tract Standards:</u>	
<i>Building Setbacks:</i>	
<i>Primary Front Yard</i>	20'
<i>Rear Yard (Adj. to Open Space)</i>	5'
<i>Side Yard</i>	20'
<i>Secondary Front Yard</i>	20'
<i>Minimum Lot Size:</i>	5,500 SF
<i>Maximum Floor Area Ratio:</i>	0.5 FAR
<i>Minimum Lot Width:</i>	50'
<i>Maximum Lot Coverage:</i>	65%
<i>Maximum Building Height:</i>	35'

Open Space

10% open space shall be provided within the planned development in accordance with City of Alachua Code, Section 6.7.3 -6.7.6

Open Space Required		
Net Developable Acres	Open Space Area	(%) Open Space Required
35.8	3.6 Acres	10%

Open Space Provided		
Open Space Use	Open Space Area	(%) Open Space Provided
Stormwater	5.4 Acres	15%
Recreation	0.5 Acres	1%
Landscape Buffer	0.4 Acres	1%
Total Open Space	6.3 Acres	17%

PHASING

The Alachua West Project will be constructed in three phases:

Phase 1: 50 Lots and associated infrastructure, project stormwater, open space and recreation – Construction to commence within one (1) year of construction plan approval.

Phase 2: 53 Lots and associated infrastructure – Construction to commence within three (3) years of construction plan approval.

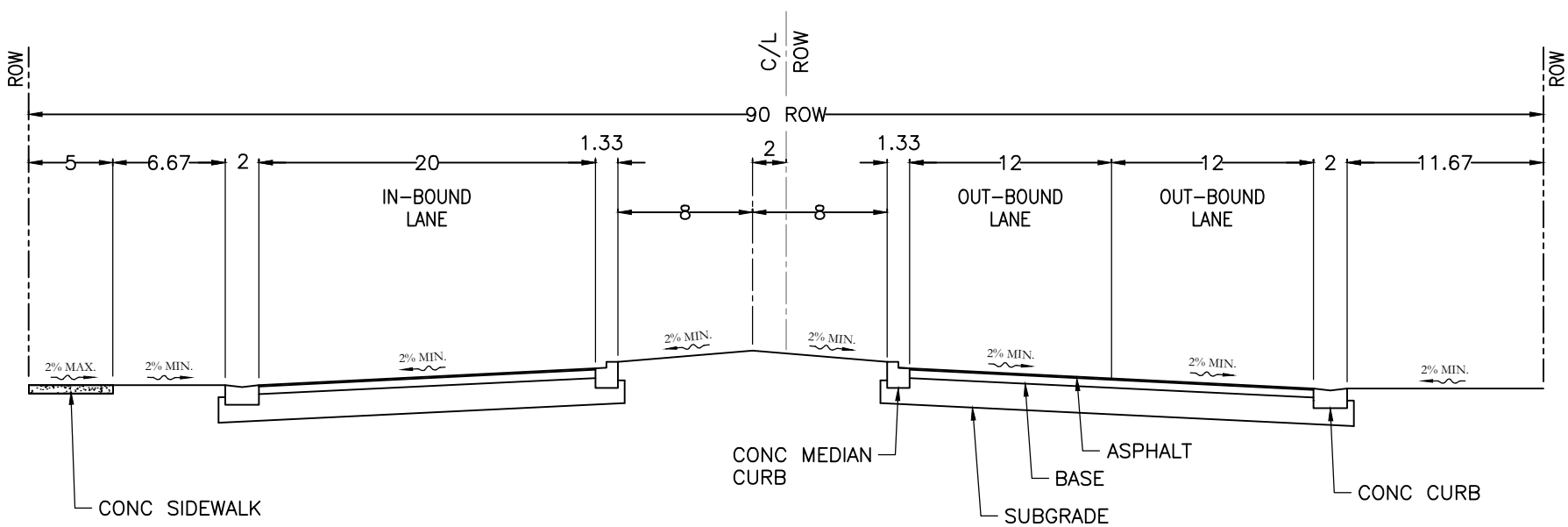
Phase 3: 40 Lots and associated infrastructure – Construction to commence within five (5) years of construction plan approval.

1. THE NORTHERN MOST EMERGENCY ACCESS LOCATION WILL BE PROVIDED UNTIL CONSTRUCTION OF PHASE 2 IS COMPLETE, AFTER WHICH, THE PERMANENT EMERGENCY ACCESS LOCATION AT THE SOUTHEAST CORNER OF THE DEVELOPMENT WILL BE UTILIZED FOR ALL PHASES.
2. EMERGENCY ACCESS INTERNAL CIRCULATION IS CONCEPTUAL. FINAL PATH TO BE DETERMINED DURING FINAL PLAN PROCESS.

NOTES

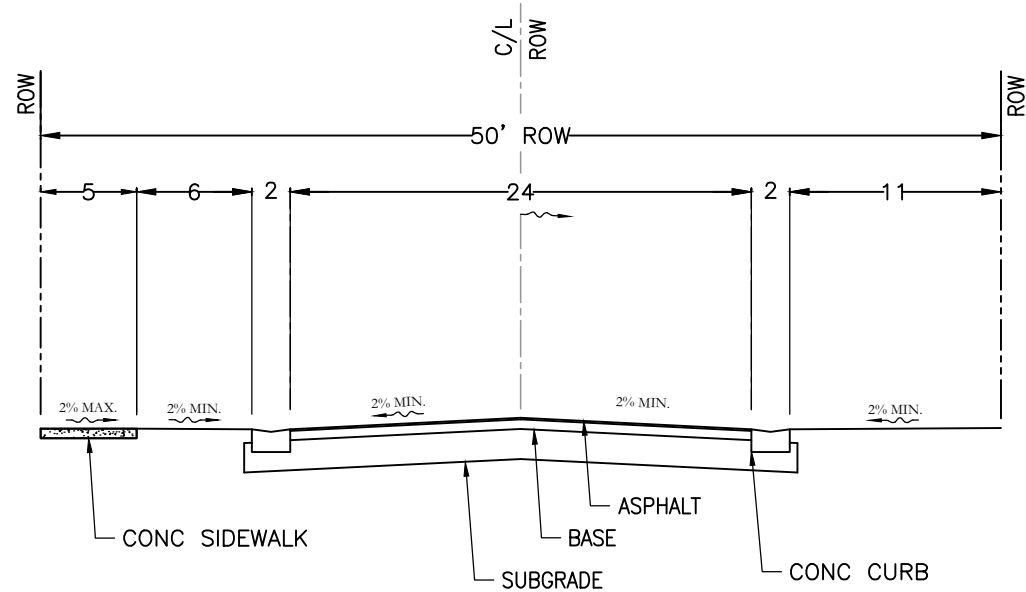
1. LOCATION AND AREAS OF ON-SITE IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGE AND WILL BE FURTHER DEFINED DURING PRELIMINARY AND FINAL PLAN APPROVAL PROCESSES.
2. PROPOSED LOT WIDTHS MAY VARY, A MINIMUM 50' LOT WIDTH OR GREATER SHALL BE PROVIDED.

Z:\2016\16-110 MC DANIEL - ALACHUA WEST PROPERTY\CAD\PRELIMINARY\PD\16110_TSN



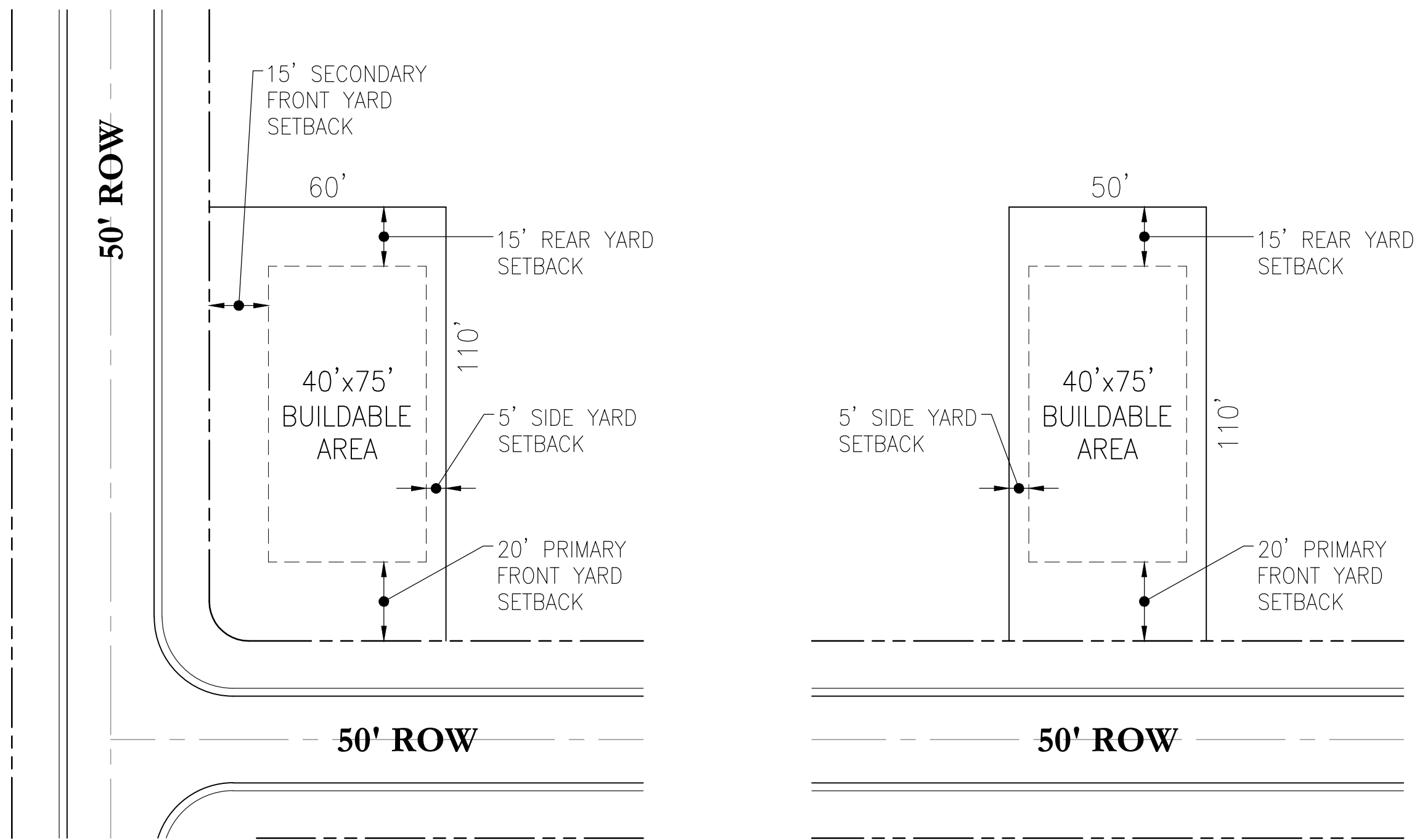
TYPICAL ENTRANCE ROAD SECTION (90' ROW)
N.T.S.

NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS

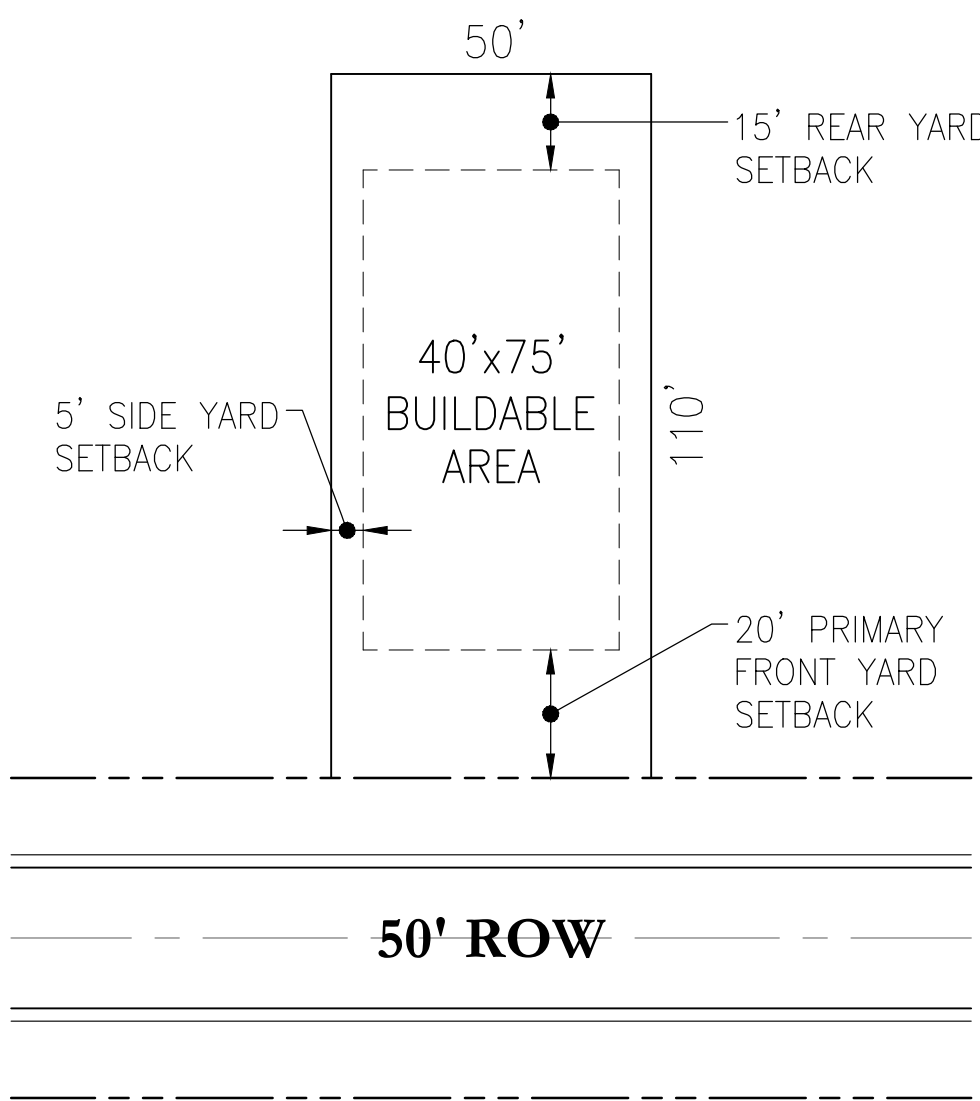


TYPICAL ROAD SECTION (50' ROW)
N.T.S.

NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS



MINIMUM CORNER LOT (TYPICAL)
N.T.S.



MINIMUM STANDARD LOT (TYPICAL)
N.T.S.

1. Development Acreage Summary:

Land Use Summary

Land Use	Gross Acres	Net Developable Acres	Units Allowed		Units Proposed	
			Land Use Designation Density	Total Allowed Units (Gross Density)	Maximum Dwelling Units	Proposed Net Density
Single Family Residential	35.8	35.8	4.0 du/ac	143	143	4.0 du/ac
Total:	35.8	35.8	4.0 du/ac	143	143	4.0 du/ac

2. Existing Future Land Use:

Medium Density Residential

3. Proposed Future Land Use:

Moderate Density Residential

4. Existing Zoning:

RMF-8 (Residential Multi-family)

5. Proposed Zoning:

PD-R (Planned Development Residential)

6. Permitted Uses:

Single Family, Detached Residential; accessory uses and accessory structures. Community Open Space / Recreation Areas to allow private parks, including playground equipment, sports courts and similar amenities, and recreational trails.

7. Phasing:

Project will be developed in one (1) phase.

8. Recreation

Recreation facilities shall be private for the use of community residents and owned and maintained by Home Owner's Association.

Recreation amenities shall be determined at Final PD Plan.

9. Utilities

- On-site potable water and wastewater facilities to be provided and located within internal public right-of ways and/or dedicated easements along internal public right-of-ways. On-site potable water and wastewater facilities to be designed to comply with City of Alachua design and construction requirements and/or specifications.
- Landowner / developer is responsible to provide right-of-way and easements and construction of on-site facilities and for all other infrastructure located within the project, including but not limited to electrical utility lines, telephone lines, cable TV lines, or underground conduit for such features, and to specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City of Alachua.
- Proposed lift-station design and specifications to be in accordance with City of Alachua Requirements for Design and Construction. Proposed lift-station location to be coordinated with City of Alachua Public Services Department.

10. Proposed Parking

- A minimum of 2 parking spaces will be provided within each fee simple lot, per City of Alachua Code, Section 6.1.4(B) - Minimum 9'x18' (6.1.7)
- No additional parking is required by Table 6.1-1 of the City of Alachua Code for those potential uses proposed within the Community Open Space/ Recreation Area.

11. Stormwater:

Stormwater management for the build out of the planned development shall be provided onsite within a designated tract and in accordance with City of Alachua Code Section 3.6.3 (A)(5)(b)(iv), Section 6.9, and SRWMD regulations.

12. Signage:

Signage shall be provided within the the planned development in accordance with City of Alachua Code, Section 6.5

13. Landscape and Buffering:

Landscaping and buffering shall be provided within the the planned development in accordance with Alachua Code, Section 6.2

14. Street Improvements:

Divided Right-of-Way: 90' ROW - Local Street / Type B

Right-of-Way: 50' ROW - Local Street / Type B

Block Length: Max. 600 feet

Cul de Sac Length: Max. 600 feet

Street Dimensions: 24-foot wearing surface. The minimum street wearing surface width for local streets may be reduced by two feet when served by a sidewalk or multi-use path that is a minimum of 8 feet.

Sidewalks: Min. Width 5 feet, one side of ROW

15. Design Standards

In accordance with Alachua Code Section 4.3.1(A)(4):

Orientation Dwelling units shall be oriented so the primary entrances face the street.

Building massing If 30 feet or more in width, the front façade shall incorporate wall off-sets, or articulations, with a minimum depth of two feet, so no single wall expanse exceeds 25 feet in length.

Building materials Metal siding and exposed smooth-finished concrete block shall not be used for any building elevations.

Variety in Elevations A minimum of four (4) distinctly different house designs shall be provided. The same house design shall not occur more than once every four building lots on the same side of the street. In accordance with Alachua Code Section 4.3.1(A)(4).

Key Map:

Consultant:

2 03/23/2017 SUBMIT TO CITY OF ALACHUA

1 03/09/2017 SUBMIT TO CITY OF ALACHUA

01/31/2017 SUBMIT TO CITY OF ALACHUA

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: -

JOB NO.: 16-110

DESIGNED BY: BW

DRAWN BY: BW

CHECKED BY: KH

APPROVED BY: KH

SCALE IN FEET: N.T.S.

Project Name:

ALACHUA
WEST PD-R

Submittal To:

CITY OF ALACHUA, FL

Sheet Title:

TYPICAL SECTIONS
AND NOTES

Sheet No.:

4.00

DATE: May 2, 2017

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
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Eng. Bus. No. 28567

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, BEING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S.87°26'50"W., ALONG THE SECTION LINE, A DISTANCE OF 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE RUN S.01°45'18"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 571.16 FEET TO THE NORTH RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S.57°03'28"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1074.22 FEET; THENCE RUN N.01°54'18"W., PARALLEL WITH AND ONE FOOT WEST OF THE WEST RIGHT OF WAY LINE OF THE 20 FOOT WIDE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGE 139 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1114.62 FEET TO THE SOUTH LINE OF SECTION 8; THENCE RUN S.87°26'55"W., ALONG SAID SOUTH LINE, A DISTANCE OF 360.41 FEET; THENCE RUN N.01°54'18"W., A DISTANCE OF 611.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2018, PAGE 1475 OF SAID PUBLIC RECORDS; THENCE RUN N.87°27°04"E., ALONG THE SOUTH LINE OF SAID LANDS, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2241, PAGE 1364 OF SAID PUBLIC RECORDS, A DISTANCE OF 1283.53 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN S.01°47'55"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 611.24 FEET TO THE POINT OF BEGINNING.

BEARING NOTE:

BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N. 87°24'04" E., FOR THE NORTH PROPERTY LINE OF THE SUBJECT PARCEL.

FENCE NOTE:

SOME FENCE TIES AS SHOWN HEREON, (IF APPLICABLE) HAVE BEEN DRAWN EXAGGERATED FOR SAKE OF GRAPHIC REPRESENTATION.

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE REFERRED FROM F.D.O.T. BENCHMARK NO. 39 (NGVD 1929 DATUM).
EXAMPLE: +187.53 = CONCRETE/PAVEMENT SHOT
+187.51 = GROUND SHOT

TITLE NOTE:

FOR MATTERS OF TITLE, THIS SURVEYOR HAS RELIED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY THE CLIENT, ISSUED BY NORTH AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: 11657-16-00609, EFFECTIVE DATE: MAY 19, 2016. THIS SURVEYOR HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS ON THIS PARCEL FOR ANY CLAIMS OF TITLE EASEMENTS, OR RESTRICTIONS THAT MAY EFFECT THIS PARCEL, THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS ARE NOT CERTIFIED HEREON.

FLOOD NOTE:

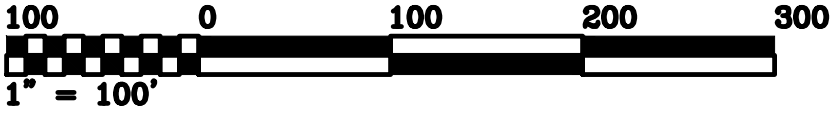
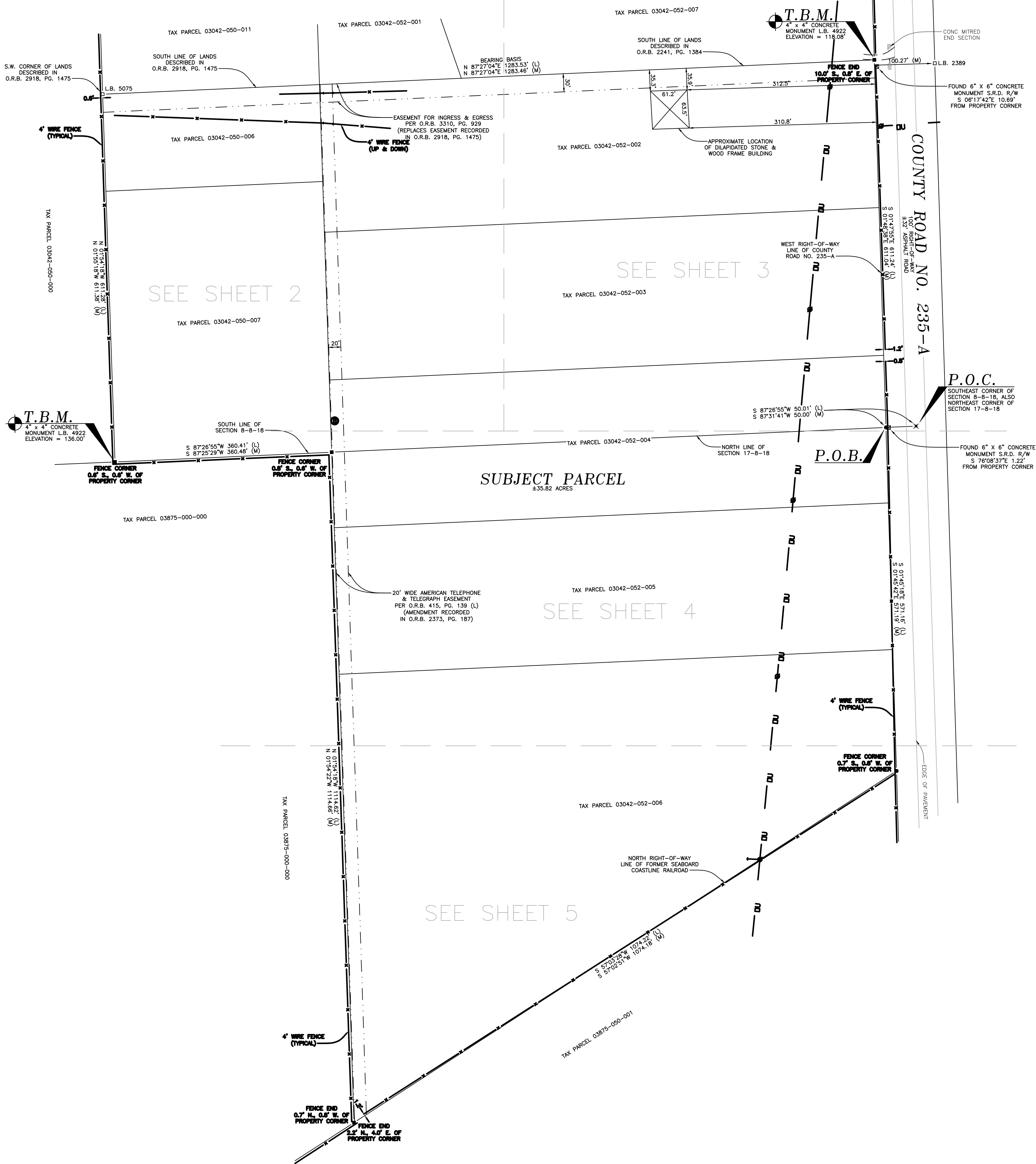
IN THE OPINION OF THIS SURVEYOR, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12001C01200, DATED 6/16/2006, THIS PROPERTY IS IN FLOOD ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM SAID MAP. INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, 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.

SURVEYOR NOTES:

- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO ENCROACHMENTS, BOUNDARY LINE DISPUTES, EASEMENTS, OR CLAIMS OF EASEMENTS, OTHER THAN ARE DEPICTED ON THIS DRAWING.
- ALL UTILITIES AND OR IMPROVEMENTS, IF ANY, MAY NOT BE SHOWN ON THIS DRAWING.
- IN THE OPINION OF THIS SURVEYOR THE BOUNDARY SHOWN HEREON BEST REPRESENTS THE LOCATION OF THE SUBJECT PROPERTY IN RELATION TO THE DESCRIPTION AND THOSE PROPERTY CORNERS FOUND TO BE ACCEPTABLE TO THIS SURVEYOR.
- NO BUILDING SETBACK INFORMATION WAS PROVIDED TO THIS SURVEYOR. PRIOR TO ANY NEW CONSTRUCTION, THE APPROPRIATE GOVERNING AUTHORITY SHOULD BE CONTACTED FOR THE CURRENT SETBACK REQUIREMENTS.
- THIS MAP OF SURVEY REFLECTS CONDITIONS LOCATED AS OF THE DATE OF FIELD WORK COMPLETION (SEE TITLE BLOCK).
- AREAS OF ENVIRONMENTAL CONCERN HAVE NOT BEEN LOCATED BY THIS SURVEYOR, UNLESS OTHERWISE DEPICTED HEREON.
- MEASUREMENTS SHOWN HEREON ARE IN FEET IN ACCORDANCE WITH THE UNITED STATES STANDARD.

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

IN SECTIONS 8 & 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



CERTIFIED TO:

- M3 DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- NORTH AMERICAN TITLE INSURANCE COMPANY

LEGEND:

- = FOUND 5/8" REBAR & CAP
- S & M 2047
- = SET 1/2" REBAR & CAP
- L.B. 6894
- X = FOUND NAIL & DISK
- L.B. 2389
- = FOUND 4" x 4" CONCRETE MONUMENT L.B. 4922
- = FOUND 4" x 4" CONCRETE MONUMENT (AS LABELED)
- B = FOUND 8" x 6" CONCRETE MONUMENT S.R.D. R/W
- = BELL SYSTEM MANHOLE (& CONCRETE VAULT)
- = WOOD UTILITY POLE

ABBREVIATIONS:

- A = ARC LENGTH
- A/C = AIR CONDITIONER
- ALUM = ALUMINUM
- ASPH = ASPHALT
- AVE = AVENUE
- BLK = BLOCK
- BLVD = BOULEVARD
- BM = BENCHMARK
- C = CALCULATED FROM MEASURED
- CATV = CABLE TELEVISION
- C/B = CONCRETE BLOCK
- CL = CENTER LINE
- CM = CHAIN LINK FENCE
- CM = CONCRETE MONUMENT
- CMP = CORRUGATED METAL PIPE
- CNC = CONCRETE
- DOT = DEPARTMENT OF TRANSPORTATION
- ELEC = ELECTRIC
- ELEV = ELEVATION
- FND = FOUND
- FNC = FENCE
- FW = FENCE WIRE
- IP = IRON PIPE
- (L) = PER LEGAL DESCRIPTION
- LB = LICENSED SURVEYOR BUSINESS
- LP = LIGHT POLE
- LS = LAND SURVEYOR
- (M) = FIELD MEASURED
- MH = MANHOLE
- O.U. = OVERHEAD UTILITIES
- ORB = OPTICAL RECORD BOOK
- P = PLAT
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PL = PROPERTY LINE
- PGB = POINT OF BEGINNING
- PCC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- P.U.E. = PUBLIC UTILITIES EASEMENT
- RAD = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- SAN = SANITARY
- SECT = SECTION
- S.R.D. = STATE ROAD DEPARTMENT
- T = TANGENT
- TSM = TEMPORARY BENCHMARK
- TEL = TELEPHONE
- TRANS = TRANSFORMER
- TYP = TYPICAL
- WM = WATER METER
- WV = WATER VALVE


CERTIFICATE OF SURVEYOR:

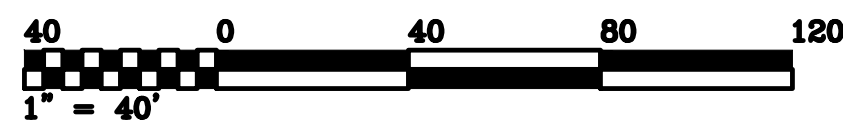
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THIS SURVEYOR IS PROHIBITED.

I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE HEREON DESCRIBED PROPERTY, AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

BY: JAMES E. BRINKMAN, PSM - FLA. CERT# 5562
DATE:

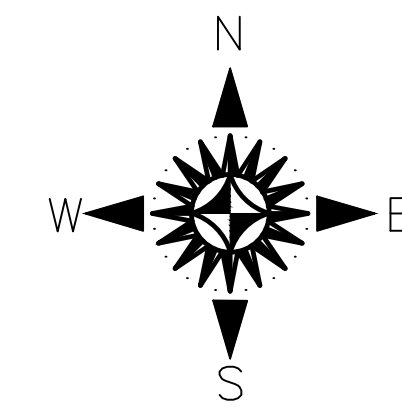
SHEET 1 OF 5

 BRINKMAN SURVEYING & MAPPING INC.		
4607 NW 6th STREET SUITE C, GAINESVILLE, FL 32609		
PHONE: (352) 374-7707		FAX: (352) 374-8757
SCALE: 1" = 100'	"THE BENCHMARK IN QUALITY SERVICE"	DRAWN BY: B.G.
DATE: 9/28/2016		CHECKED BY: J.B.
FIELD WORK COMPLETED ON 9/27/2016 SKETCH		
PREPARED FOR: M3 DEVELOPMENT, LLC		DRAWING NUMBER 138-16



BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 8 & 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



S.W. CORNER OF LANDS
DESCRIBED IN
O.R.B. 2918, PG. 1475

TAX PARCEL 03042-050-011
SOUTH LINE OF LANDS
DESCRIBED IN
O.R.B. 2918, PG. 1475

TAX PARCEL 03042-052-001

SOUTH LINE OF L
DESCRIBED IN
O.R.B. 2241, PG.

4' WIRE FENCE
(TYPICAL)

TAX PARCEL 03042-050-000

TAX PARCEL 03042-050-006

4' WIRE FENCE
(UP & DOWN)

EASEMENT FOR EGRESS
PER O.R.B. 2918, PG. 1475
(REPLACES EASEMENT
IN O.R.B. 2918, PG. 1475)

TAX PARCEL 03042-052-002

TAX PARCEL 03042-052-003

TAX PARCEL 03042-050-007

TAX PARCEL 03042-052-004

SUBJECT PARCEL
±35.82 ACRES

LEGEND:

- = FOUND 5/8" REBAR & CAP
S & M 2047
- = SET 1/2" REBAR & CAP
L.B. 6854
- ✕ = FOUND NAIL & DISK
L.B. 2389
- = FOUND 4" x 4" CONCRETE
MONUMENT L.B. 4922
- = FOUND 4" x 4" CONCRETE
MONUMENT (AS LABELED)
- ▣ = FOUND 6" x 6" CONCRETE
MONUMENT S.R.D. R/W
- ⊙ = BELL SYSTEM MANHOLE
(& CONCRETE VAULT)
- ⊞ = WOOD UTILITY POLE

ABBREVIATIONS:

- A = ARC LENGTH
- A/C = AIR CONDITIONER
- ALUM = ALUMINUM
- ASPH = ASPHALT
- AVE = AVENUE
- BLVD = BOULEVARD
- BM = BENCHMARK
- BLVD = BOULEVARD
- C = CALCULATED FROM MEASURED
- CATV = CABLE TELEVISION
- C/B = CONCRETE BLOCK
- CL = CENTER LINE
- CLF = CHAIN LINK FENCE
- CM = CONCRETE MONUMENT
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- DOT = DEPARTMENT OF TRANSPORTATION
- ELEC = ELECTRIC
- ELEV = ELEVATION
- FND = FOUND
- FNC = FENCE
- FP = IRON PIPE
- IP = IRON PIPE
- LS = LAND SURVEYOR
- LS = LICENSED SURVEYOR BUSINESS
- LP = LIGHT POLE
- LS = LAND SURVEYOR
- (M) = FIELD MEASURED
- MANHOLE = MANHOLE
- OU = OVERHEAD UTILITIES
- ORB = OFFICIAL RECORD BOOK
- P = PLAT
- PR = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PK = PARKER KALON NAIL
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- P.U. = PUBLIC UTILITIES EASEMENT
- RAD = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- SAN = SANITARY
- SECT = SECTION
- S.R.D. = STATE ROAD DEPARTMENT
- T = TANGENT
- TBM = TEMPORARY BENCHMARK
- TEL = TELEPHONE
- TRANS = TRANSFORMER
- TYP = TYPICAL
- WM = WATER METER
- WV = WATER VALVE

SHEET 2 OF 5

BRINKMAN SURVEYING & MAPPING INC. 4607 NW 6th STREET SUITE C, GAINESVILLE, FL 32609 PHONE: (352) 374-7707 FAX: (352) 374-8757	
SCALE: 1" = 40'	DATE: 9/28/2016
FIELD WORK COMPLETED ON 9/27/2016	
DRAWN BY: B.G. CHECKED BY: J.B.	
SKETCH	
REPRODUCED FOR: M3 DEVELOPMENT, LLC	
DRAWING NUMBER 138-16	

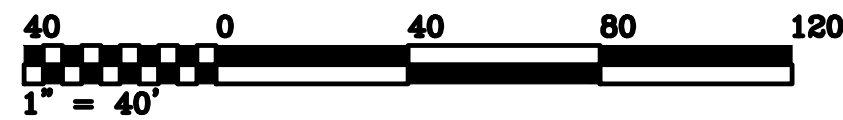
T.B.M.
4" x 4" CONCRETE
MONUMENT L.B. 4922
ELEVATION = 136.00'

FENCE CORNER
0.6' S., 0.6' W. OF
PROPERTY CORNER

FENCE CORNER
0.8' S., 0.6' W. OF
PROPERTY CORNER

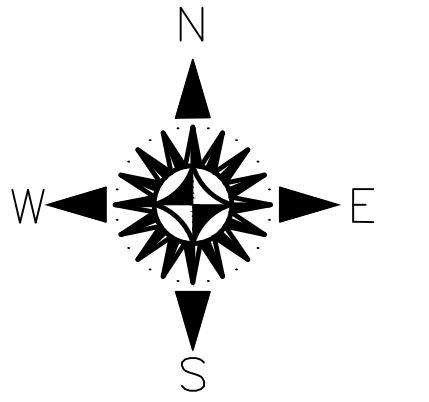
SOUTH LINE OF
SECTION 18-8-18

S 87°26'55"W 360.41'
S 87°25'29"W 360.48' (M)



BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 8 & 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



TAX PARCEL 03042-052-001

TAX PARCEL 03042-052-007

T.B.M.
4" x 4" CONCRETE
MONUMENT L.B. 4922
ELEVATION = 118.08'

CONC MITRED
END SECTION

SOUTH LINE OF LANDS
DESCRIBED IN
O.R.B. 2241, PG. 1384

FENCE END
10.0' S., 0.8' E. OF
PROPERTY CORNER

FOUND 6" X 6" CONCRETE
MONUMENT S.R.D. R/W
S 06°17'42"E 10.69'
FROM PROPERTY CORNER

EASEMENT FOR EGRESS
PER O.R.B. 2350, PG. 429
(REPLACES EASEMENT RECORDED
IN O.R.B. 2918, PG. 1475)

4' WIRE FENCE
(UP & DOWN)

APPROXIMATE LOCATION
OF DILAPIDATED STONE &
WOOD FRAME BUILDING

WEST RIGHT-OF-WAY
LINE OF COUNTY
ROAD NO. 235-A

COUNTY ROAD NO. 235-A

- LEGEND:
- = FOUND 5/8" REBAR & CAP
S & M 2047
 - = SET 1/2" REBAR & CAP
L.B. 6894
 - ✕ = FOUND NAIL & DISK
L.B. 2389
 - = FOUND 4" x 4" CONCRETE
MONUMENT L.B. 4922
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MONUMENT (AS LABELED)
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 - ⊞ = WOOD UTILITY POLE

- ABBREVIATIONS:
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 - ELEC = ELECTRIC
 - ELEV = ELEVATION
 - FND = FOUND
 - FND = FOUND
 - FP = IRON PIPE
 - (L) = PER LOCAL DESCRIPTION
 - LB = LICENSED SURVEYOR BUSINESS
 - LP = LIGHT POLE
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 - (M) = FIELD MEASURED
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 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - P.U. = PUBLIC UTILITIES EASEMENT
 - RAD = RADIUS
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 - TYP = TYPICAL
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 - WV = WATER VALVE

P.O.C.

SOUTHEAST CORNER OF
SECTION 8-8-18, ALSO
NORTHEAST CORNER OF
SECTION 17-8-18

S 87°26'55"W 50.01' (L)
S 87°51'41"W 50.00' (M)

P.O.B.

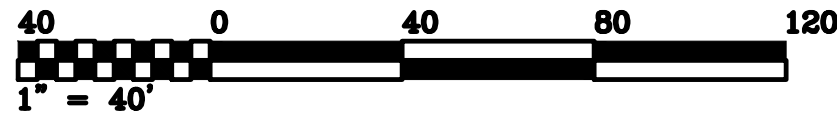
FOUND 6" X 6" CONCRETE
MONUMENT S.R.D. R/W
S 76°08'37"E 1.22'
FROM PROPERTY CORNER

SUBJECT PARCEL

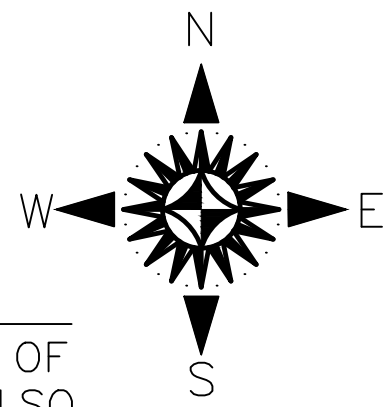
±35.82 ACRES

SHEET 3 OF 5

BRINKMAN SURVEYING & MAPPING INC.	
4607 NW 6th STREET SUITE C, GAINESVILLE, FL 32609	
PHONE: (352) 374-7707	FAX: (352) 374-8757
SCALE: 1" = 40'	DATE: 9/28/2016
"THE BENCHMARK IN QUALITY SERVICE"	
FIELD WORK COMPLETED ON 9/27/2016	SKETCH
PREPARED FOR: M3 DEVELOPMENT, LLC	DRAWN BY: B.G.
	CHECKED BY: J.B.
	138-16

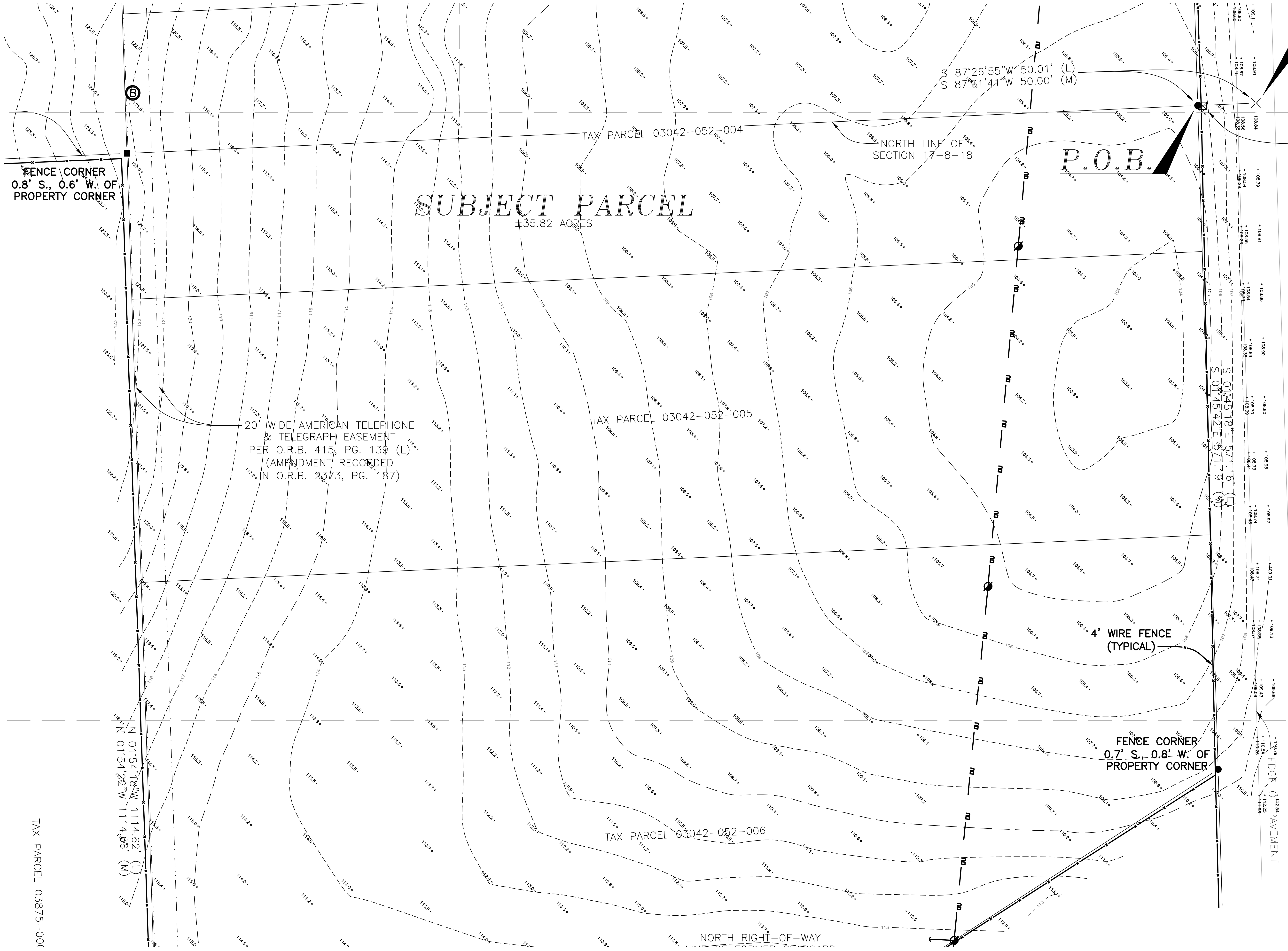


BOUNDARY & TOPOGRAPHIC SURVEY
IN SECTIONS 8 & 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



P.O.C.

SOUTHEAST CORNER OF
SECTION 8-8-18, ALSO
NORTHEAST CORNER OF
SECTION 17-8-18



P.O.B.

FOUND 6" X 6" CONCRETE
MONUMENT S.R.D. R/W
S 76°08'37"E 1.22'
FROM PROPERTY CORNER


LEGEND:

- = FOUND 5/8" REBAR & CAP
S & M 2047
- = SET 1/2" REBAR & CAP
L.B. 6894
- ✕ = FOUND NAIL & DISK
L.B. 2389
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MONUMENT L.B. 4922
- = FOUND 4" X 4" CONCRETE
MONUMENT (AS LABELED)
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(& CONCRETE VAULT)
- ⊞ = WOOD UTILITY POLE

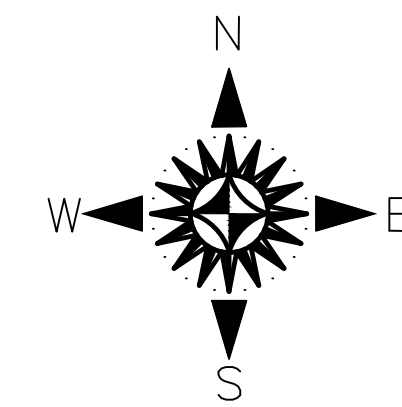
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- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- DOT = DEPARTMENT OF TRANSPORTATION
- ELEC = ELECTRIC
- ELEV = ELEVATION
- FND = FOUND
- FNC = FENCE
- GP = GUY WIRE
- IP = IRON PIPE
- (L) = PER LEGAL DESCRIPTION
- LB = LICENSED SURVEYOR BUSINESS
- LP = LIGHT POLE
- LS = LAND SURVEYOR
- M = FIELD MEASURED
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SHEET 4 OF 5

**BRINKMAN SURVEYING & MAPPING INC.**
4607 NW 6th STREET SUITE C, GAINESVILLE, FL 32609
PHONE: (352) 374-7707 FAX: (352) 374-8757

SCALE: 1" = 40'	"THE BENCHMARK IN QUALITY SERVICE"	DRAWN BY: B.G.
DATE: 9/28/2016		CHECKED BY: J.B.
FIELD WORK COMPLETED ON 9/27/2016 SKETCH		
PREPARED FOR: M3 DEVELOPMENT, LLC		DRAWING NUMBER 138-16



- = FOUND 5/8" REBAR & CAP
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MONUMENT S.R.D. R/W
- ⊙ = BELL SYSTEM MANHOLE
(& CONCRETE VAULT)
- ⦿ = WOOD UTILITY POLE

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- A/C = AIR CONDITIONER
- ALU = ALUMINUM
- ASPH = ASPHALT
- BLK = BLACK
- BK = BLOCK
- BLVD = BOULEVARD
- BEN = BENCHMARK
- CA = CALCULATED FROM MEASURED
- CBL = CABLE TELEVISION
- C/C = CONCRETE CURB
- CL = CENTER LINE
- CLF = CHAIN LINK FENCE
- CON = CONCRETE MONUMENT
- CMP = CORRUGATED METAL PIPE
- CR = CROWN
- DOT = DEPARTMENT OF TRANSPORTATION
- ELEV = ELEVATION
- END = END
- FIN = FENCE
- FR = FENCE RAIL
- IR = IRON PIPE
- LOC = LOCAL DESCRIPTION
- LI = LICENSED SURVEYOR BUSINESS
- LP = LIGHT POLE
- LA = LAND SURVEYOR
- MF = FIELD MEASURED
- M = MANHOLE
- O.U. = OVERHEAD UTILITY
- AC = ACCESSION RECORD BOOK
- PL = PLAT
- PR = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- INT = INTERSECTION
- PK = PARKER KALON NAIL
- PROP = PROPERTY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PU = UTILITY
- RA = RADIUS
- RF = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- SA = SECTION
- SEC = SECTION
- S.R.D. = SIDE ROAD DEPARTMENT
- TAN = TANGENT
- TBM = TEMPORARY BENCHMARK
- TEL = TELEPHONE
- TR = TRANSFORMER
- TRNG = TYPICAL
- W = WATER
- WM = WATER METER
- WMR = WATER METER READING

SHEET 5 OF 5



BRINKMAN SURVEYING & MAPPING INC.
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PREPARED FOR: M3 DEVELOPMENT, LLC		DRAWING NUMBER JBR-16