

SAVANNAH STATION - PHASE 2A, UNIT 1

LOCATED IN THE NORTH ONE-HALF (N 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1986 FLORIDA
CA-5075

PLAT BOOK____, PAGE____
SHEET ONE OF THREE

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF NORTH 41°53'43" EAST FOR THE SOUTHEASTERLY R/W LINE OF COUNTY ROAD NO. 235.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT IS WITHIN THE TOLERANCE OF A 1:5000 CLOSURE.
- THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER 17576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
- BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
FRONT= 10'
REAR = 5'
SIDE = 5'
SIDE (STREET) = 5'
- THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. MAP NUMBER 120669 0120 D, EFFECTIVE JUNE 16, 2006.
- ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE SAVANNAH STATION OWNERS ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
- LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
- ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
- THE BASIC BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(D)(3)(c), TABLE 6-2-2.
- PROPERTY IS AFFECTED BY EASEMENT(S) CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3365, PAGE 1340, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON).

DESCRIPTION:

PARCEL A:

A PARCEL OF LAND, BEING SITUATED IN THE NORTH ONE-HALF (N 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "1", PAGE 92 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER LYING AND BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°53'43" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,307.62 FEET TO THE MOST NORTHERLY CORNER OF SAVANNAH STATION PHASE ONE, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "27", PAGE 41 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 41°53'43" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 656.87 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 48°08'17" EAST, A DISTANCE OF 290.00 FEET; THENCE SOUTH 41°53'43" WEST, A DISTANCE OF 395.00 FEET; THENCE SOUTH 48°08'17" EAST, A DISTANCE OF 6.83 FEET; THENCE SOUTH 41°53'43" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 48°08'17" EAST, A DISTANCE OF 44.03 FEET; THENCE SOUTH 41°53'43" WEST, A DISTANCE OF 221.89 FEET TO THE NORTH BOUNDARY LINE OF AFOREMENTIONED SAVANNAH STATION PHASE ONE, A SUBDIVISION; THENCE CONTINUE NORTH 48°08'17" EAST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 7.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°58'47" WEST, 24.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 58°14'05" AND AN ARC LENGTH OF 25.41 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°23'35" EAST, 111.12 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 105°04'05" AND AN ARC LENGTH OF 128.36 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°30'53" WEST, 19.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 105°04'05" AND AN ARC LENGTH OF 128.36 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°30'53" WEST, 19.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 46°49'53" AND AN ARC LENGTH OF 20.43 FEET TO END OF SAID CURVE; THENCE NORTH 48°06'05" EAST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 183.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 4.57 ACRES, MORE OR LESS.

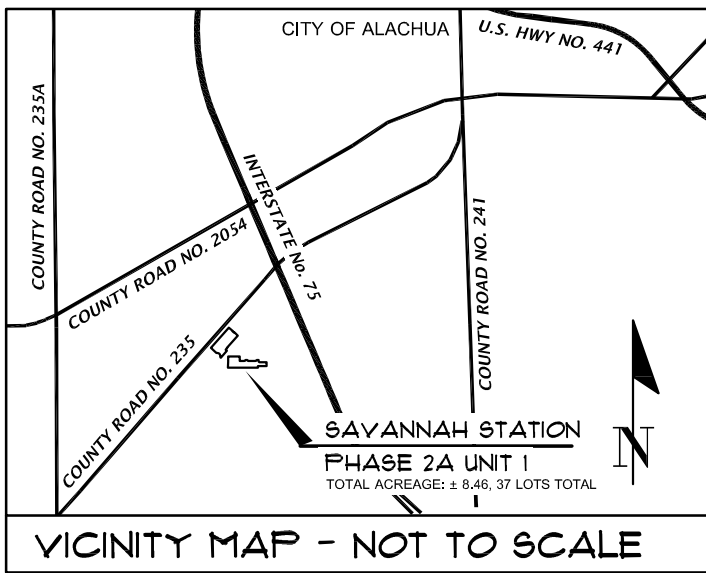
TOGETHER WITH:

PARCEL B:

COMMENCE AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "1", PAGE 92 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER LYING AND BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°53'43" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,307.62 FEET TO THE MOST NORTHERLY CORNER OF SAVANNAH STATION PHASE ONE, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "27", PAGE 41 OF SAID PUBLIC RECORDS, THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 48°06'05" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SAVANNAH STATION PHASE ONE, A SUBDIVISION, A DISTANCE OF 183.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°30'53" EAST, 19.87 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 46°49'53" AND AN ARC LENGTH OF 20.43 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°23'35" EAST, 111.12 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 105°04'05" AND AN ARC LENGTH OF 128.36 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°30'53" WEST, 19.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 105°04'05" AND AN ARC LENGTH OF 128.36 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°30'53" WEST, 19.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 46°49'53" AND AN ARC LENGTH OF 20.43 FEET TO END OF SAID CURVE; THENCE NORTH 48°06'05" EAST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 183.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 3.89 ACRES, MORE OR LESS.

SAID PARCELS OF LANDS COMBINED CONTAINING A NET ACREAGE OF 8.46 ACRES, MORE OR LESS.



LEGEND

- PLAT BENCHMARK
- FOUND 5/8" STEEL ROD AND CAP MARKED (MARKED AS NOTED)
- FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)
- FOUND NAIL AND DISK (MARKED AS NOTED)
- FOUND 3/4" IRON PIPE (NO IDENTIFICATION)
- SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
- SET NAIL AND DISK STAMPED "PRM 5075"
- P.U.E. = PUBLIC UTILITIES EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- D.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
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- = MORE OR LESS
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- R/W = RIGHT OF WAY
- ID. = IDENTIFICATION
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- C.A. = COMMON AREA
- O.S. = OPEN SPACE
- NO. = NUMBER

FLOOD ZONE:

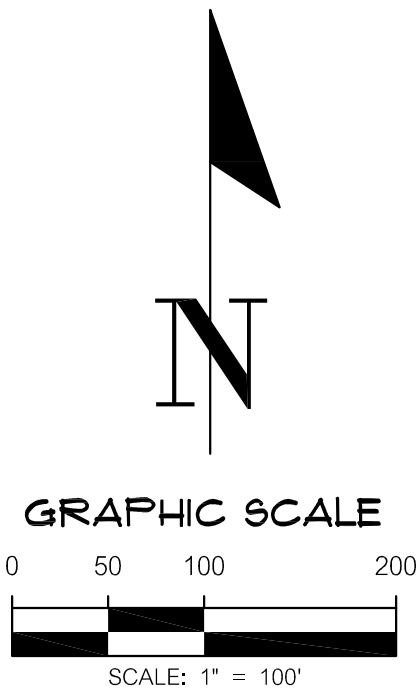
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. 120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.41	25.00'	58°14'05"	13.93'	24.33'	N 18°58'47" W
C2	128.36	70.00'	105°04'05"	91.34'	111.12'	N 42°23'35" W
C3	20.43	25.00'	46°49'53"	10.83'	19.87'	N 71°30'53" W
C4	32.78	150.00'	12°31'21"	16.46'	32.72'	S 41°40'59" E
C5	23.52	25.00'	53°54'43"	12.71'	22.67'	S 62°32'29" E
C6	3.43	100.00'	1°57'49"	1.71'	3.43'	N 89°20'40" E
C7	39.24	25.00'	89°56'31"	24.97'	35.34'	N 45°17'14" E
C8	39.30	25.00'	90°03'29"	25.03'	35.37'	S 44°42'46" E
C9	39.24	25.00'	89°56'31"	24.97'	35.34'	N 45°17'14" E
C10	22.60	25.00'	51°47'25"	12.14'	21.84'	S 25°34'44" E
C11	14.09	75.00'	10°45'47"	7.07'	14.07'	S 46°05'33" E



OWNER'S CERTIFICATION AND DEDICATION

FLETCHER DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "SAVANNAH STATION - PHASE 2A, UNIT 1"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE STORMWATER INFRASTRUCTURE, SHALL BE THE RESPONSIBILITY OF THE SAVANNAH STATION PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

BLAKE FLETCHER
FLETCHER DEVELOPMENT, LLC
4510 NW 6TH PLACE
GAINESVILLE, FLORIDA 32607

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D. 2019

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NO.: _____

MORTGAGEE'S APPROVAL

CAMPUS USA CREDIT UNION, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4679, PAGE 1932, 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.

DATED: _____

MORTGAGEE: _____

WITNESS

BY: _____

WITNESS

TITLE: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE/SHE EXECUTED THIS INSTRUMENT AS HIS/HER FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D. 2019

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NO.: _____

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

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

MAYOR

ATTEST:

CITY MANAGER

FILED FOR RECORD ON

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

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON

AND APPROVED BY:

COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS ____ DAY OF _____, A.D. 2019

CLERK OF THE COURT

BY

DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY ORDINANCES AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

ALACHUA COUNTY SURVEYOR CHARLES RICHARD BRECKEN _____ DATE _____

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER: LS 6763

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "SAVANNAH STATION - PHASE 2A, UNIT 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES.

DATE

AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CHW, INC. LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

SAVANNAH STATION - PHASE 2A, UNIT 1

LOCATED IN THE NORTH ONE-HALF (N 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



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PLAT BOOK __, PAGE __
SHEET TWO OF THREE

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF NORTH 41°53'43" EAST FOR THE SOUTHEASTERLY RW LINE OF COUNTY ROAD NO. 235.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT IS WITHIN THE TOLERANCE OF A 1:5000 CLOSURE.
3. THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER 17516, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
FRONT= 10'
REAR = 5'
SIDE = 5'
SIDE (STREET) = 5'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. MAP NUMBER 120669 0120 D, EFFECTIVE JUNE 16, 2006.
6. ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE SAVANNAH STATION OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THE BASIC BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(D)(3)(c), TABLE 6.2-2.
11. PROPERTY IS AFFECTED BY EASEMENT(S) CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3365, PAGE 1349, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, (SHOWN GRAPHICALLY HEREON)

LEGEND

- = PLAT BENCHMARK
- ⊙ = FOUND 5/8" STEEL ROD AND CAP MARKED (MARKED AS NOTED)
- ⊠ = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)
- △ = FOUND NAIL AND DISK (MARKED AS NOTED)
- = FOUND 3/4" IRON PIPE (NO IDENTIFICATION)
- = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
- ▲ = SET NAIL AND DISK STAMPED "PRM 5075"
- P.U.E. = PUBLIC UTILITIES EASEMENT
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- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- C.A. = COMMON AREA
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- NO. = NUMBER
- D.E. = DRAINAGE EASEMENT

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C4	32.78'	150.00'	12°31'21"	16.46'	32.72'	N 41°40'59" W
C5	23.52'	25.00'	53°54'43"	12.71'	22.67'	N 62°32'29" W
C6	3.43'	100.00'	1°57'49"	1.71'	3.43'	N 89°20'40" E
C7	39.24'	25.00'	89°56'31"	24.97'	35.34'	N 45°17'14" E
C8	39.30'	25.00'	90°03'29"	25.03'	35.37'	S 44°42'46" E
C9	39.24'	25.00'	89°56'31"	24.97'	35.34'	N 45°17'14" E
C10	22.60'	25.00'	51°47'25"	12.14'	21.84'	S 25°34'44" E
C11	14.09'	75.00'	10°45'47"	7.07'	14.07'	S 46°05'33" E
C12	78.59'	50.00'	90°03'29"	50.05'	70.75'	N 44°42'46" W
C13	50.15'	125.00'	22°59'10"	25.42'	49.81'	S 78°45'54" W
C14	50.36'	125.00'	23°04'58"	25.53'	50.02'	S 78°48'48" W
C15	36.81'	100.00'	21°05'27"	18.62'	36.60'	S 77°49'02" W
C16	39.78'	150.00'	15°11'48"	20.01'	39.67'	S 82°39'35" W
C17	53.70'	75.00'	41°01'38"	28.06'	52.56'	N 20°11'51" W
C18	39.30'	25.00'	90°03'29"	25.03'	35.37'	S 44°42'46" E
C19	37.89'	100.00'	21°42'25"	19.17'	37.66'	S 79°24'17" W
C20	2.23'	100.00'	1°16'46"	1.12'	2.23'	N 67°54'42" E
C21	60.48'	150.00'	23°06'06"	30.66'	60.07'	N 78°49'22" E
C36	40.24'	100.00'	23°03'16"	20.39'	39.97'	S 78°47'57" W
C37	60.18'	150.00'	22°59'10"	30.50'	59.77'	S 78°45'54" W
C38	67.79'	75.00'	51°47'25"	36.41'	65.51'	N 25°34'44" W
C39	40.12'	100.00'	22°59'10"	20.33'	39.85'	S 78°45'54" W
C40	20.39'	150.00'	07°47'22"	10.21'	20.38'	S 71°10'00" W

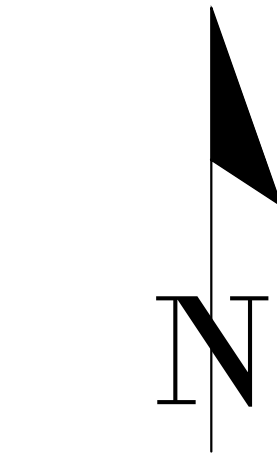
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 41°43'49" E	29.74'
L2	N 41°43'49" E	18.96'
L3	S 41°43'49" W	18.96'

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

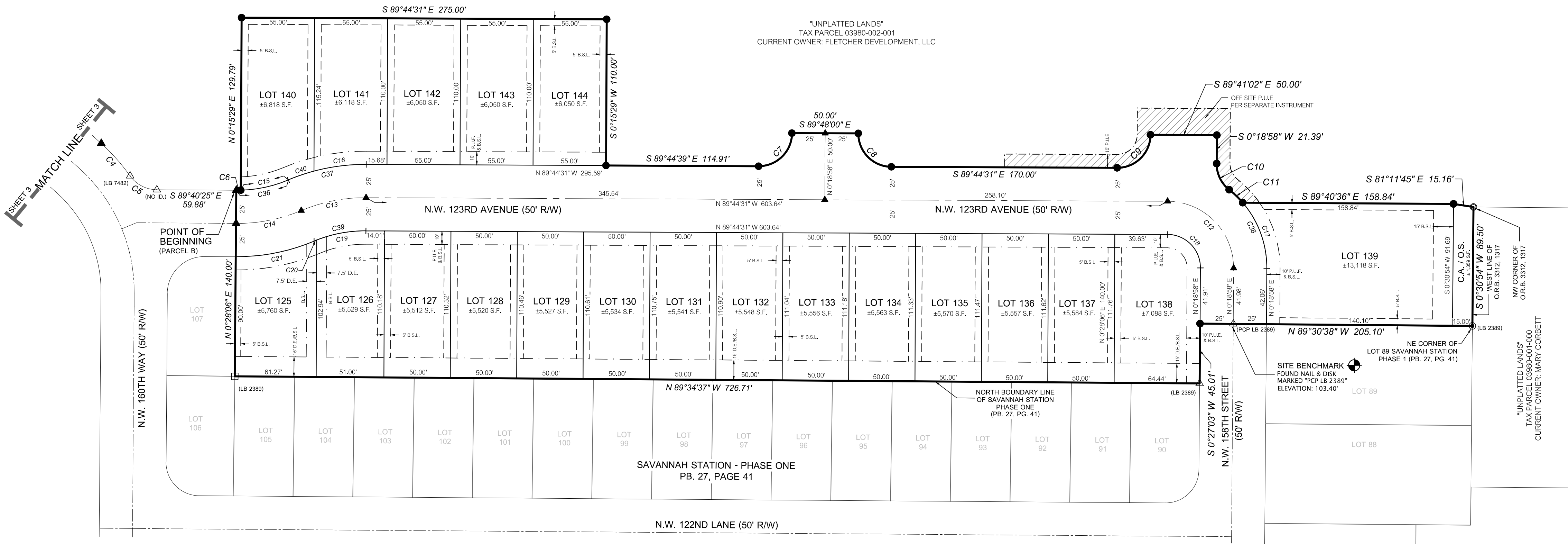
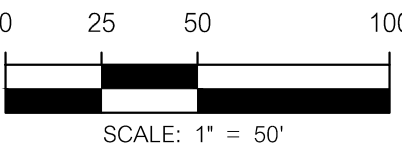
NOTICE:
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FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. 120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



GRAPHIC SCALE



SAYANNAH STATION - PHASE 2A, UNIT 1

LOCATED IN THE NORTH ONE-HALF (N 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA**
CA-5075

PLAT BOOK __, PAGE __
SHEET THREE OF THREE

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF NORTH 41°53'43" EAST FOR THE SOUTHEASTERLY RW LINE OF COUNTY ROAD NO. 235.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT IS WITHIN THE TOLERANCE OF A 1:5000 CLOSURE.
3. THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER 17516, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
FRONT= 10'
REAR = 5'
SIDE = 5'
SIDE (STREET) = 5'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. MAP NUMBER 120669 0120 D, EFFECTIVE JUNE 16, 2006.
6. ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE SAYANNAH STATION OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THE BASIC BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(D)(3)(c), TABLE 6.2-2.
11. PROPERTY IS AFFECTED BY EASEMENT(S) CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3365, PAGE 1349, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, (SHOWN GRAPHICALLY HEREON)

LEGEND

- = PLAT BENCHMARK
- = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
- ▲ = SET NAIL AND DISK STAMPED "PRM 5075"
- P.U.E. = PUBLIC UTILITIES EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.C. = PAGE
- ± = MORE OR LESS
- S.R. = STATE ROAD
- PRM = PERMANENT REFERENCE MONUMENT
- RW = RIGHT OF WAY
- ID. = IDENTIFICATION
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- C.A. = COMMON AREA
- O.S. = OPEN SPACE
- NO. = NUMBER

FLOOD ZONE:

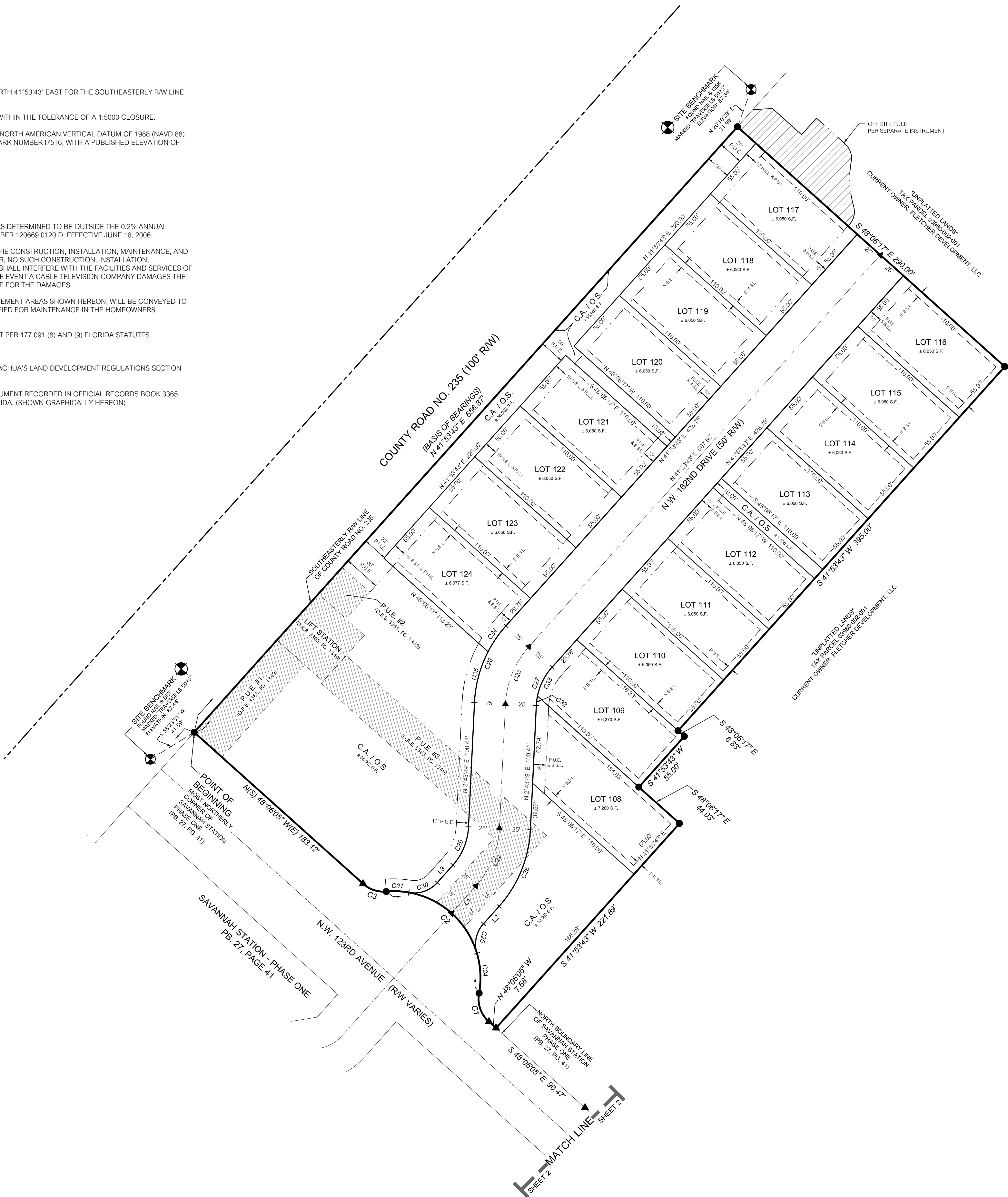
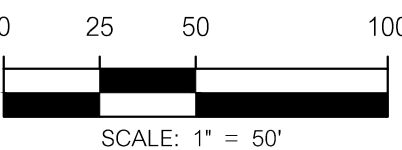
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GRAPHIC SCALE



CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.41	25.00'	58°14'05"	13.93'	24.33'	N 18°58'47" W
C2	128.36	70.00'	105°04'05"	91.34'	111.12'	N 42°23'35" W
C3	20.43'	25.00'	46°49'53"	10.83'	19.87'	N 71°30'53" W
C22	51.05'	75.00'	39°00'00"	26.56'	50.07'	N 22°13'49" E
C23	51.27'	75.00'	39°09'54"	26.68'	50.27'	N 22°18'46" E
C24	32.56'	70.00'	26°39'14"	16.58'	32.27'	N 3°11'09" W
C25	25.41'	25.00'	58°14'35"	13.93'	24.33'	N 12°36'32" E
C26	68.07'	100.00'	39°00'00"	35.41'	66.76'	N 22°13'49" E
C27	34.18'	50.00'	39°09'54"	17.79'	33.52'	N 22°18'46" E
C28	68.36'	100.00'	39°09'54"	35.57'	67.03'	S 22°18'46" W
C29	34.03'	50.00'	39°00'00"	17.71'	33.38'	S 22°13'49" W
C30	25.41'	25.00'	58°14'35"	13.93'	24.33'	S 70°51'07" W
C31	18.20'	70.00'	14°54'02"	9.15'	18.15'	N 87°28'36" W
C32	7.74'	50.00'	8°52'28"	3.88'	7.74'	N 7°10'03" E
C33	26.43'	50.00'	30°17'26"	13.53'	26.13'	N 26°45'00" E
C34	25.49'	100.00'	14°36'26"	12.82'	25.43'	S 34°35'30" W
C35	42.86'	100.00'	24°33'27"	21.76'	42.53'	S 15°00'33" W

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 41°43'49" E	29.74'
L2	N 41°43'49" E	18.96'
L3	S 41°43'49" W	18.96'