

THAT PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, COMPRISED
OF LANDS DESCRIBED IN O.R.B. 4427, PG. 373 AND O.R.B. 4564, PG. 460 AND O.R.B.
4564, PG. 462, AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY,
FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE PARCEL, BEING N00°06'04"W.
2. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION "GNVL" (DE 6005), WITH A PUBLISHED ELEVATION OF 170.03 FEET.
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000
5. ALL PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET AT A FUTURE DATE.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BETWEEN 26 OCTOBER AND 27 NOVEMBER, 2017 AND BETWEEN 04 JANUARY AND 07 FEBRUARY, 2018.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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. 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

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 10 FEET
SIDE (INTERIOR) = 5 FEET
SIDE (STREET) = 10 FEET
REAR = 10 FEET
REAR FOR LOT WITH REAR ALLEY = 17 FEET

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.

KNOW ALL MEN BY THESE PRESENTS, THAT ALDEVOO, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TOLOSA PHASE 1" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREBY EXPRESSED; HEREBY DEDICATED ALL STREET RIGHTS OF WAY, DRIVEWAYS, RIGHTRIGHT-OF-WAY, BOULEVARDES, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.

ALDEVCO, LLC

WITNESS BY:

PRINT NAME

WITNESS

PRINT NAME

LUIS A. DIAZ
AUTHORIZED MEMBER

HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME LUIS A. DIAZ, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE MANAGER OF ALDECO, LLC. SAID PERSON WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__

____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TOLOSA PHASE 1 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY COMPLETED ON 03/16/2018 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, PLATTING OF THE FLORIDA STATUTES.

DATE: _____

TROY V. WRIGHT, P.S.M.	JBROWN PROFESSIONAL GROUP, INC.
PROFESSIONAL SURVEYOR & MAPPER	3530 N.W. 43rd STREET
FLORIDA CERTIFICATE NO. 7210	GAINESVILLE, FLORIDA, 32606
	CERTIFICATE OF AUTHORIZATION NO. 803

THIS IS TO CERTIFY, THAT ON _____, ANTHONY, J. BROWN, JR., PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 43879, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ALACHUA, FLORIDA.

DATE: _____
ANTHONY J. BROWN, JR. P.E. JBROWN PROFESSIONAL GROUP, INC.
PROFESSIONAL ENGINEER 3530 N.W. 43rd STREET
FLORIDA CERTIFICATE NO. 43879 GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 803

EXAMINED ON: _____

EXAMINED ON: _____

AND _____

APPROVED BY: _____
ROBERT W. GRAVER, PSM 4239

EXAMINED ON: _____

EXAMINED ON: _____

APPROVED BY: _____
COUNTY HEALTH DEPARTMENT

EXAMINED ON: _____

EXAMINED ON: _____

AND _____

APPROVED BY: _____
CITY ATTORNEY

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

MAYOR _____

ATTEST: _____

CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED

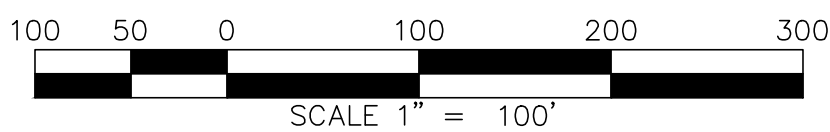
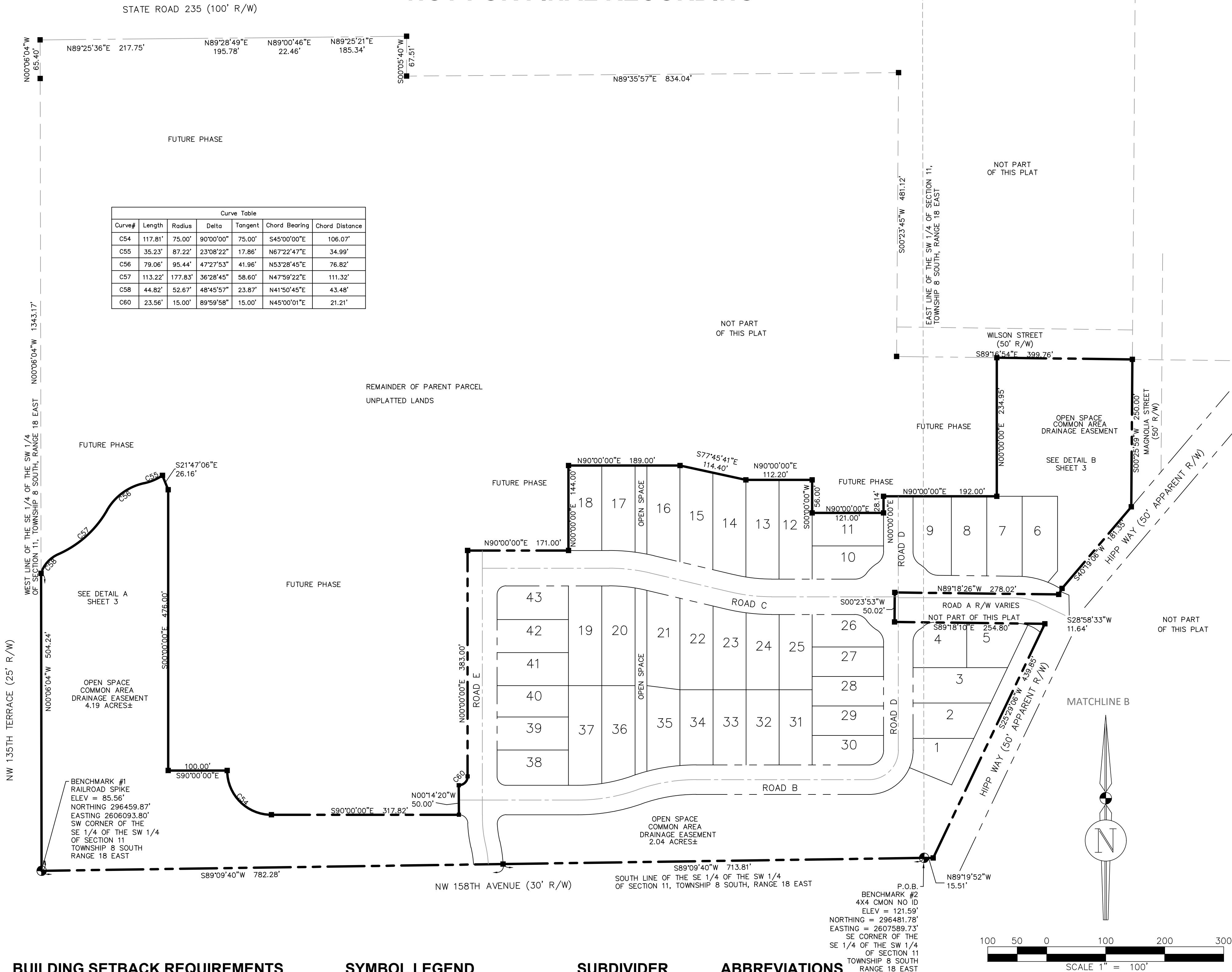
RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____

DEPUTY CLERK _____ DATE _____

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C54	117.81'	75.00'	90°00'00"	75.00'	S45°00'00"E	106.07'
C55	35.23'	87.22'	23°08'22"	17.86'	N67°22'47"E	34.99'
C56	79.06'	95.44'	47°27'53"	41.96'	N53°28'45"E	76.82'
C57	113.22'	177.83'	36°28'45"	58.60'	N47°59'22"E	111.32'
C58	44.82'	52.67'	48°45'57"	23.87'	N41°50'45"E	43.48'
C60	23.56'	16.00'	89°59'58"	15.00'	N45°00'01"E	21.21'

ALDEVCO, LLC
GAINESVILLE, FL

JBPRO = JBROWN PROFESSIONAL GROUP
NTS = NOT TO SCALE
O.R.B. = OFFICIAL REFERENCE BOOK
P.B. = PLAT BOOK
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
PRM = PERMANENT REFERENCE MARKER
P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET



Prepared By:

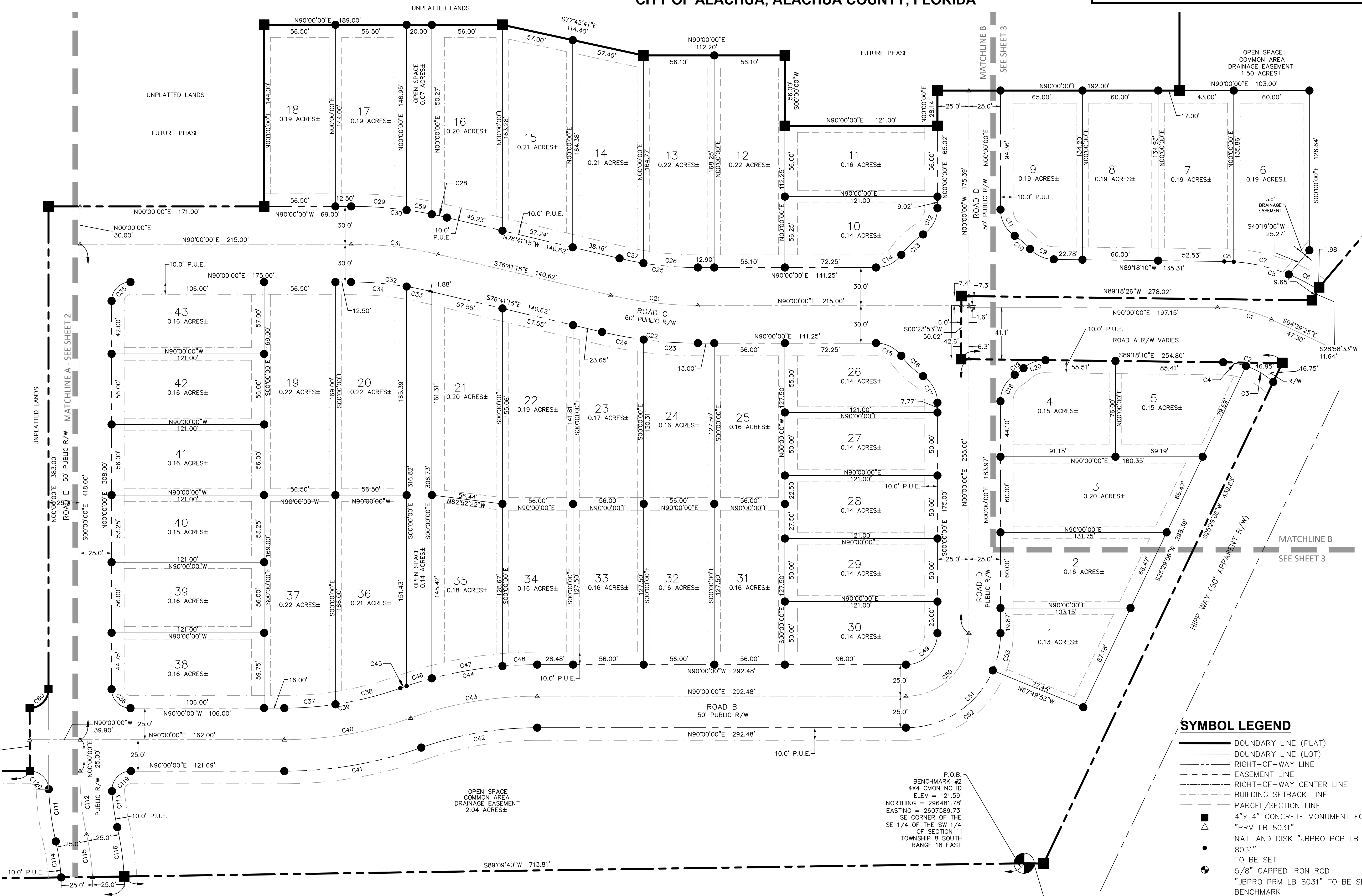
 **JBrown**
Professional Group Inc.
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbprogroup.com

TOLOSA PHASE 1
A PLANNED DEVELOPMENT SITUATED IN
SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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
SUPPORTED 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.

Plat Book — , Page
Sheet Two of Three



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	44.23'	100.00'	25°20'35"	22.48'	N77°19'43"W	43.87'
C2	43.68'	60.00'	41°42'48"	22.86'	N68°26'46"W	42.72'
C3	25.28'	60.00'	24°08'15"	12.83'	N59°39'30"W	25.09'
C4	18.41'	60.00'	17°34'33"	9.28'	N80°30'54"W	18.33'
C5	78.54'	140.00'	32°08'29"	40.33'	N73°13'56"W	77.51'
C6	26.08'	140.00'	10°40'19"	13.08'	N62°29'51"W	26.04'
C7	44.98'	140.00'	18°24'34"	22.69'	N77°02'18"W	44.79'
C8	7.48'	140.00'	3°03'35"	3.74'	N87°46'22"W	7.48'
C9	21.12'	26.00'	46°32'17"	11.18'	S66°02'02"E	20.54'
C10	16.02'	66.00'	13°54'21"	8.05'	N49°43'04"W	15.98'
C11	24.73'	25.00'	56°40'14"	13.48'	S28°20'07"E	23.73'
C12	24.91'	25.00'	57°04'45"	13.60'	S28°32'23"E	23.89'
C13	23.81'	67.00'	20°21'54"	12.03'	S46°53'49"W	23.69'
C14	23.25'	25.00'	53°17'08"	12.54'	N63°21'26"E	22.42'
C15	23.25'	25.00'	53°17'08"	12.54'	N63°21'26"E	22.42'
C16	23.81'	67.00'	20°21'54"	12.03'	S46°53'49"E	23.69'
C17	24.91'	25.00'	57°04'46"	13.60'	S28°32'22"W	23.89'
C18	24.73'	25.00'	56°40'14"	13.48'	S28°20'07"W	23.73'
C19	8.81'	66.00'	7°39'01"	4.41'	N52°50'44"E	8.81'
C20	18.91'	26.00'	41°40'35"	9.90'	S69°51'31"W	18.50'
C21	69.70'	300.00'	13°18'45"	35.01'	S83°20'38"E	69.55'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C22	76.67'	330.00'	13°18'45"	38.51'	S83°20'38"E	76.50'
C23	43.12'	330.00'	7°29'14"	21.59'	S86°15'23"E	43.09'
C24	33.55'	330.00'	5°49'31"	16.79'	S79°36'01"E	33.54'
C25	62.73'	270.00'	13°18'45"	31.51'	S83°20'38"E	62.59'
C26	43.39'	270.00'	9°12'25"	21.74'	S85°23'48"E	43.34'
C27	19.35'	270.00'	4°06'20"	9.68'	S78°44'25"E	19.34'
C28	12.27'	330.00'	2°07'47"	6.13'	N77°45'09"W	12.26'
C29	44.15'	330.00'	7°39'44"	22.10'	N86°10'08"W	44.10'
C30	76.67'	330.00'	13°18'45"	38.51'	N83°20'38"W	76.50'
C31	69.70'	300.00'	13°18'45"	35.01'	N83°20'38"W	69.55'
C32	62.73'	270.00'	13°18'45"	31.51'	N83°20'38"W	62.59'
C33	18.54'	270.00'	3°56'00"	9.27'	N78°39'16"W	18.53'
C34	44.20'	270.00'	9°22'44"	22.15'	N85°18'38"W	44.15'
C35	23.56'	15.00'	90°00'00"	15.00'	S45°00'00"W	21.21'
C36	23.56'	15.00'	90°00'00"	15.00'	S45°00'00"E	21.21'
C37	40.65'	275.00'	6°28'08"	20.36'	N85°45'56"E	40.61'
C38	53.06'	275.00'	11°03'17"	26.61'	N76°00'13"E	52.98'
C39	93.71'	275.00'	19°31'25"	47.31'	N80°14'17"E	93.25'
C40	102.23'	300.00'	19°31'25"	51.61'	N80°14'17"E	101.73'
C41	110.74'	325.00'	19°31'25"	55.91'	N80°14'17"E	110.21'
C42	93.71'	275.00'	19°31'25"	47.31'	S80°14'17"W	93.25'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C43	102.23'	300.00'	19°31'25"	51.61'	S80°14'17"W	101.73'
C44	110.74'	325.00'	19°31'25"	55.91'	S80°14'17"W	110.21'
C45	5.39'	325.00'	0°57'02"	2.70'	S70°57'06"W	5.39'
C46	20.89'	325.00'	3°40'57"	10.45'	S73°16'05"W	20.88'
C47	56.91'	325.00'	10°02'02"	28.53'	S80°07'34"W	56.84'
C48	27.55'	325.00'	4°51'25"	13.78'	S87°34'17"W	27.54'
C49	39.27'	25.00'	90°00'01"	25.00'	N44°59'59"E	35.36'
C50	78.54'	50.00'	90°00'00"	50.00'	N45°00'00"E	70.71'
C51	117.81'	75.00'	90°00'00"	75.00'	N45°00'00"E	106.07'
C52	87.38'	75.00'	66°45'12"	49.41'	N56°37'24"E	82.52'
C53	30.43'	75.00'	23°14'48"	15.43'	N11°37'24"E	30.22'
C54	117.81'	75.00'	90°00'00"	75.00'	S45°00'00"E	106.07'
C55	35.23'	87.22'	23°08'22"	17.86'	N67°22'47"E	34.99'
C56	79.06'	95.44'	47°27'53"	41.96'	N53°28'45"E	76.82'
C57	113.22'	177.83'	36°28'45"	58.60'	N47°59'22"E	111.32'
C58	44.82'	52.67'	48°45'57"	23.87'	N41°50'45"E	43.48'
C59	20.28'	330.00'	3°31'14"	10.14'	N80°34'39"W	20.27'
C60	23.56'	15.00'	88°59'58"	15.00'	N45°00'01"E	21.21'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C111	41.83'	225.00'	10°39'06"	20.98'	S07°42'50"E	41.77'
C112	50.52'	203.64'	14°12'52"	25.39'	S05°52'28"E	50.39'
C113	28.88'	175.00'	9°27'23"	14.47'	S08°18'42"E	28.85'
C114	28.87'	175.00'	9°27'05"	14.47'	N08°18'51"W	28.83'
C115	34.19'	200.00'	9°47'43"	17.14'	N08°08'32"W	34.15'
C116	39.52'	225.00'	10°03'46"	19.81'	N08°00'30"W	39.47'
C119	24.50'	15.00'	93°35'00"	15.97'	S43°12'30"W	21.87'
C120	22.94'	15.00'	87°36'43"	14.39'	N46°11'38"W	20.77'

BUILDING SETBACK REQUIREMENTS

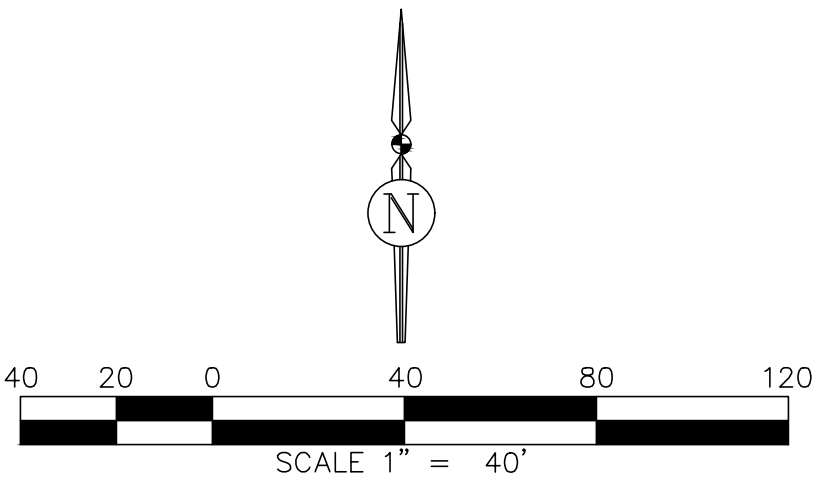
MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 10 FEET
SIDE (INTERIOR) = 5 FEET
SIDE (STREET) = 10 FEET
REAR = 10 FEET
REAR FOR LOT WITH REAR ALLEY = 17 FEET

ABBREVIATIONS

JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- RIGHT-OF-WAY CENTER LINE
- BUILDING SETBACK LINE
- PARCEL/SECTION LINE
- 4" x 4" CONCRETE MONUMENT FOUND
- "PRM LB 8031"
- NAIL AND DISK "JBPRO PCP LB 8031"
- TO BE SET
- 5/8" CAPPED IRON ROD
- "JBPRO PRM LB 8031" TO BE SET
- BENCHMARK



JBrown
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3630 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbgroup.com

Scale: 1"=40'
Proj. No.: 379-19-01
Drawn: R.BOOKER
Checked: T.WRIGHT
Dwg. Name: 379-19-01-SP1
Dwg. Date: 12/23/2019
Field Book: N/A
Pages: 2 of 3

TOLOSA PHASE 1
A PLANNED DEVELOPMENT SITUATED IN
SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
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Plat Book ____, Page ____
Sheet Three of Three

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 10 FEET
SIDE (INTERIOR) = 5 FEET
SIDE (STREET) = 10 FEET
REAR = 10 FEET
REAR FOR LOT WITH REAR ALLEY = 17 FEET

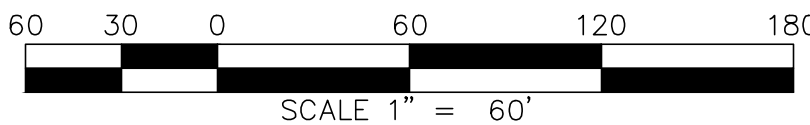
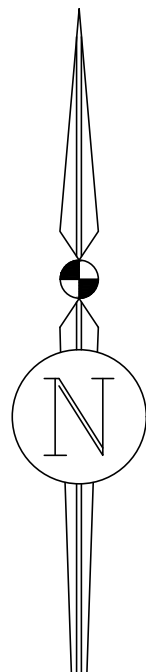
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SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- RIGHT-OF-WAY CENTER LINE
- BUILDING SETBACK LINE
- PARCEL/SECTION LINES
- 4"x 4" CONCRETE MONUMENT FOUND "PRM LB 8031"
- NAIL AND DISK "JBPRO PCP LB 8031" TO BE SET
- 5/8" CAPPED IRON ROD "JBPRO PRM LB 8031" TO BE SET
- BENCHMARK

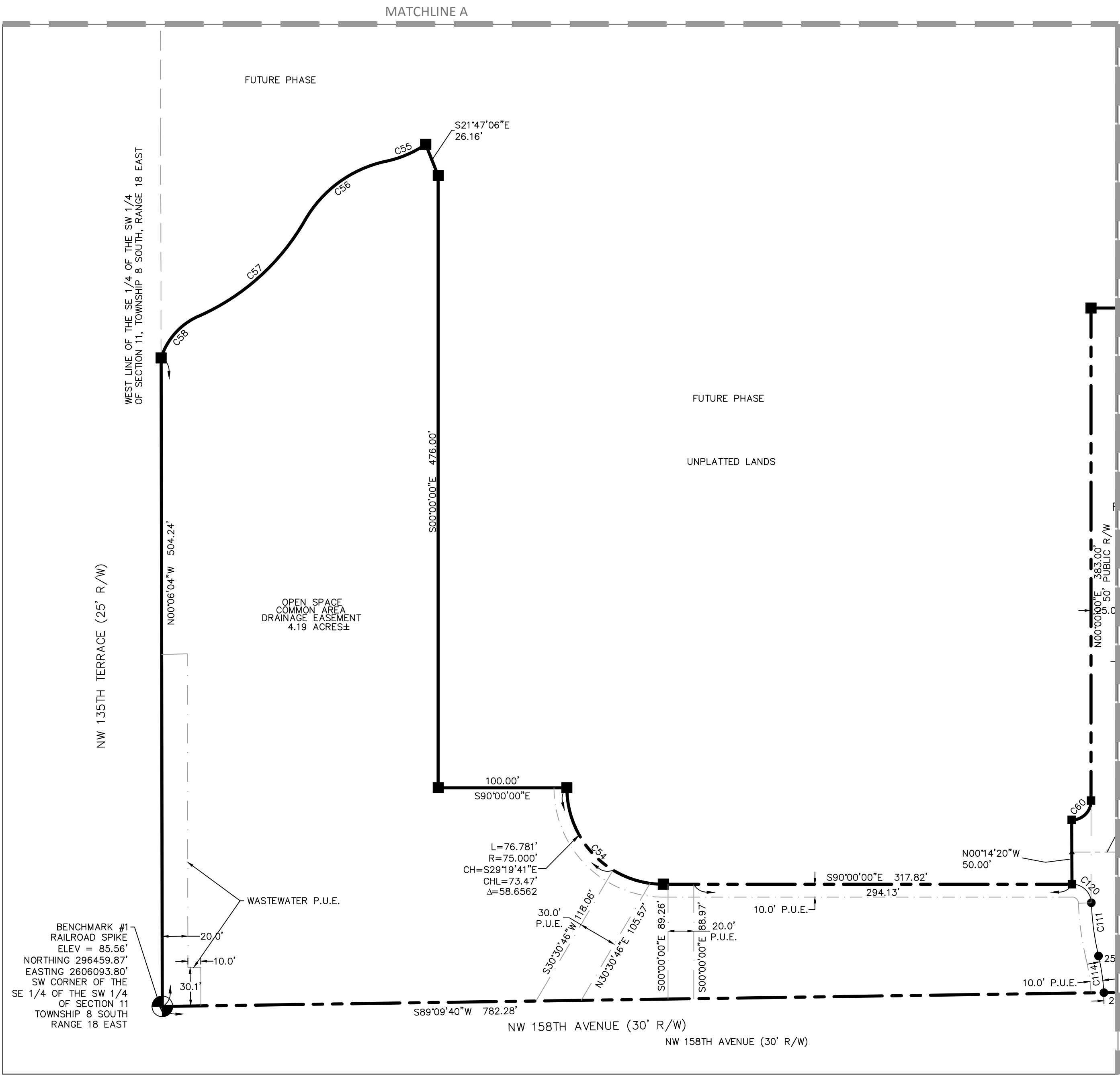
Curve Table						
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C5	78.54'	140.00'	32°08'29"	40.33'	N73°13'56"W	77.51'
C6	26.08'	140.00'	10°40'19"	13.08'	N62°29'51"W	26.04'
C7	44.98'	140.00'	18°24'34"	22.69'	N77°02'18"W	44.79'
C8	7.48'	140.00'	3°03'35"	3.74'	N87°48'22"W	7.48'
C9	21.12'	26.00'	46°32'17"	11.18'	S66°02'02"E	20.54'
C10	16.02'	66.00'	13°54'21"	8.05'	N49°43'04"W	15.98'
C11	24.73'	25.00'	56°40'14"	13.48'	S28°20'07"E	23.73'
C18	24.73'	25.00'	56°40'14"	13.48'	S28°20'07"W	23.73'
C19	8.81'	66.00'	7°39'01"	4.41'	N52°50'44"E	8.81'
C20	18.91'	26.00'	41°40'35"	9.90'	S69°51'31"W	18.50'
C54	117.81'	75.00'	90°00'00"	75.00'	S45°00'00"E	106.07'
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C60	23.56'	15.00'	89°59'58"	15.00'	N45°00'01"E	21.21'
C111	41.83'	225.00'	10°39'06"	20.98'	S07°42'50"E	41.77'
C120	22.94'	15.00'	87°36'43"	14.39'	N46°11'38"W	20.77'



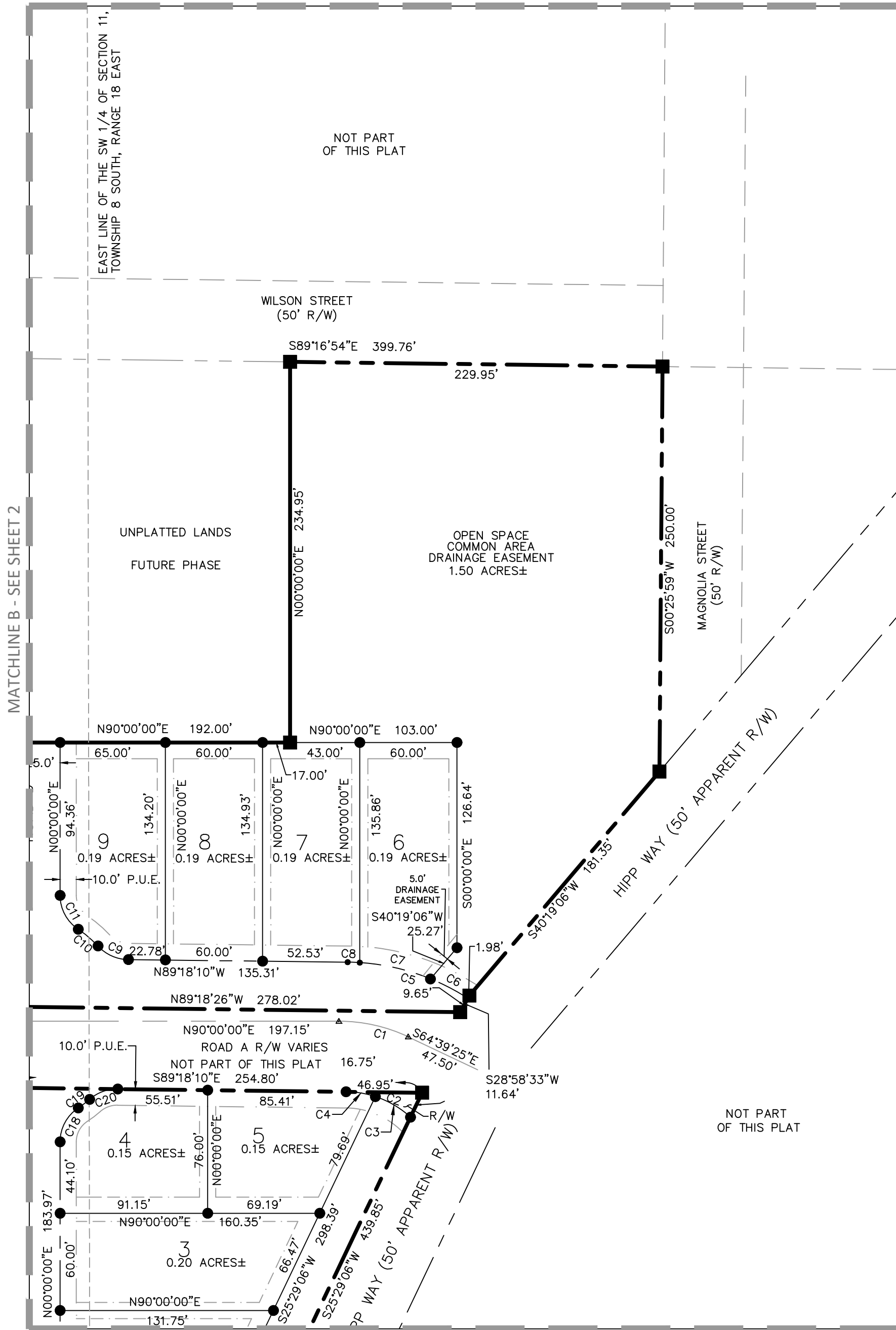
JBrown
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CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbgroup.com

Scale:	1"=60'
Proj. No.	379-19-01
Drawn:	R.BOOKER
Checked:	T.WRIGHT
Dwg. Name:	379-19-01-SP1
Dwg. Date:	12/23/2019
Field Book:	N/A
Pages:	3 of 3



COMMON AREA DETAIL A



COMMON AREA DETAIL B