

NOTES:

- 1) ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 70.45 FEET (NAVD 1988 DATUM) ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BRASS DISK STAMPED "175 73 B11" IN THE TOP OF A ROUND CONCRETE MONUMENT PER NATIONAL GEODETIC SURVEY DATASHEET PID AR0405.
- 2) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 00°00'00" W ON THE EAST LINE OF LOTS 90, 91, AND 92.
- 3) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
- 4) ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.
- 5) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
- 6) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.

LEGEND OF SYMBOLS & ABBREVIATIONS:

- BFPR = WATERLINE BACKFLOW PREVENTER  
COL = COLUMN  
CTVJB = CABLE TV JUNCTION BOX  
CONC = CONCRETE  
FTE = FINISHED FLOOR ELEVATION  
ELEV = ELEVATION  
ID. = IDENTIFICATION  
No. = NUMBER  
O.R. = OFFICIAL RECORDS BOOK  
PGS. = PAGES  
P.U.E. = PUBLIC UTILITY EASEMENT  
R/W = RIGHT OF WAY  
S.F. = SQUARE FEET  
TRAN = ELECTRICAL TRANSFORMER PAD  
TELJB = TELEPHONE JUNCTION BOX  
W/ = WITH  
O CO = SANITARY OR STORM SEWER CLEAN-OUT  
IRRVLV = IRRIGATION CONTROL VALVE  
● = FOUND REBAR & CAP (5/8", PRM LB 2389)  
● = SET NAIL & DISK (PRM LB 2389)  
O = SET 5/8" REBAR & CAP (PRM LB 2389)  
TELPE = TELEPHONE PEDESTAL  
CTVPE = CABLE TELEVISION PEDESTAL  
ELEC = ELECTRIC METER  
GM = GAS METER  
WM = WATER METER  
WV = WATER VALVE  
FENCE LINE  
CONCRETE

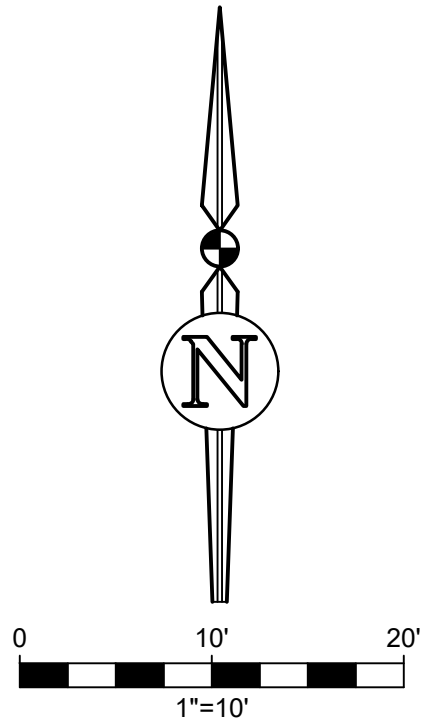
LEGAL DESCRIPTION:

LOTS NINETY (90), NINETY-ONE (91), AND NINETY-TWO (92) OF "THE VUE AT CELEBRATION POINTE", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGES 83, 84, AND 85 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

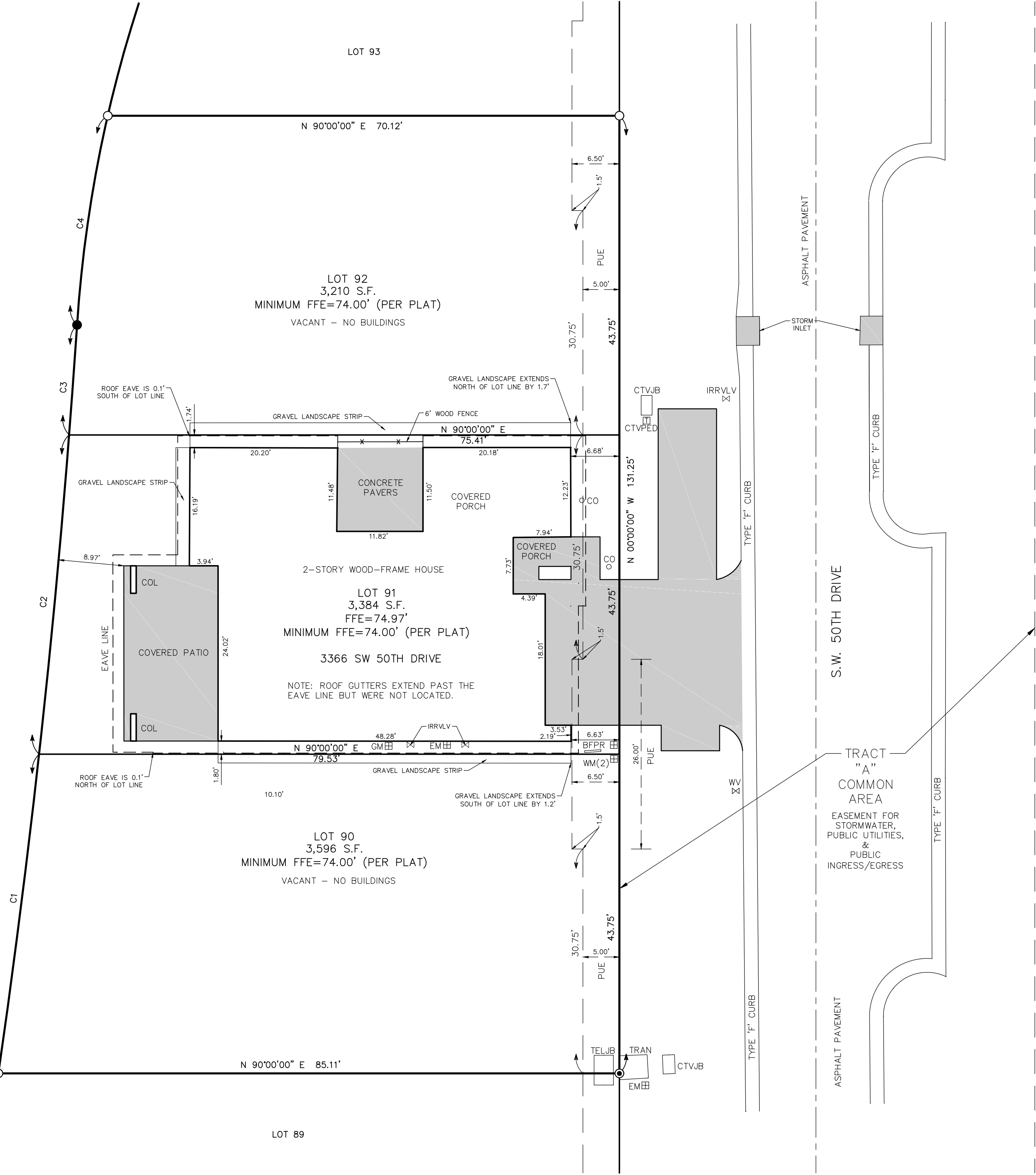
BOUNDARY SURVEY

IN  
SECTION 15, TOWNSHIP 10 SOUTH, RANGE 19 EAST  
ALACHUA COUNTY, FLORIDA  
FOR  
CELEBRATION POINTE HOLDINGS, LLC

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	1° 54' 05"	1329.12'	44.11'	44.11'	22.06'	N 07° 16' 38" E
C2	1° 53' 40"	1329.12'	43.95'	43.94'	21.97'	N 05° 22' 46" E
C3	0° 39' 06"	1329.12'	15.12'	15.12'	7.56'	N 04° 08' 23" E
C4	9° 07' 54"	182.00'	29.01'	28.98'	14.53'	N 08° 20' 46" E



TAX PARCEL: 06820-002-000  
OWNER OF RECORD: CELEBRATION POINTE HOLDINGS, LLC



FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) X AND SCREEN(S) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 130001-W-1 PANEL 0470E-2, EFFECTIVE DATE 09/24/21. SAID MAP DESCRIBES ZONE(S) X (NO SCREEN) AS BEING "AREA OF MINIMAL FLOOD HAZARD".



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<div>Project No.</div> <div>2023.0042.S00</div> <div>Drawn</div> <div>Check</div>	<div>eda consultants inc.</div> <div>Corporate Authorisation No. LB 2389</div> <div>By: ROBERT W. GRAVER</div>		<div>P.S.W. 4239</div> <div>NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE BASED SEAL</div>
	<div>AG</div>		
	<div>BG</div>		

1079	29-33	4/20/2023	4/25/2023	5/18/2023
Tablebook	Page	Survey Date	Drawings Completed	Revised
PREPARED FOR: 1) CELEBRATION POINTE HOLDINGS, LLC				
2)				
3)				
4)				
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PRACTICE ACT, CHAPTER 472, PART 1, F.S., AND THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES.				
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 4/19/2023.				