

FLINT ROCK AGRIHOOD - PHASE 2A

A RURAL AGRICULTURAL CLUSTER SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST
AND IN THE SOUTHEAST (SE 1/4) OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA



11601 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-fl.com
est. 1988 FLORIDA
CA-5075

PLAT BOOK __, PAGE __
SHEET ONE OF THREE

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4583, PAGE 928 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 18 EAST AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, THENCE SOUTH 89°29'27" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF AN ELECTRIC TRANSMISSION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 961, PAGE 291 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, NORTH 0°39'26" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1187.13 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 79°35'31" WEST, A DISTANCE OF 481.45 FEET; THENCE SOUTH 74°45'47" WEST, A DISTANCE OF 66.69 FEET; THENCE NORTH 84°18'40" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 12°50'22" EAST, A DISTANCE OF 146.14 FEET; THENCE NORTH 07°59'32" EAST, A DISTANCE OF 199.78 FEET; THENCE SOUTH 89°27'20" EAST, A DISTANCE OF 275.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.10 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°51'11" EAST, 29.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°12'18", AN ARC LENGTH OF 32.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1570.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 04°20'52" WEST, 32.79 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°11'49", AN ARC LENGTH OF 32.79 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85°23'18" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 04°51'17" EAST, A DISTANCE OF 4.49 FEET; THENCE SOUTH 87°35'03" EAST, A DISTANCE OF 290.00 FEET; THENCE NORTH 89°23'34" EAST, A DISTANCE OF 129.17 FEET TO A POINT OF BEGINNING WEST RIGHT OF WAY LINE OF SAID ELECTRIC TRANSMISSION EASEMENT; THENCE SOUTH 00°39'26" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 371.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, THENCE SOUTH 89°29'27" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF AN ELECTRIC TRANSMISSION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 961, PAGE 291 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE, DEPARTING SAID SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, NORTH 0°39'22" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 3696.58 FEET; THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 89°20'48" WEST, A DISTANCE OF 492.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°11'24" WEST, A DISTANCE OF 754.09 FEET; THENCE NORTH 18°02'33" WEST, A DISTANCE OF 127.90 FEET; THENCE NORTH 84°23'11" WEST, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 120.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 4°48'42" EAST, 46.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°23'11", AN ARC LENGTH OF 47.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 73°54'42" WEST, A DISTANCE OF 335.00 FEET; THENCE NORTH 04°14'41" EAST, A DISTANCE OF 30.81 FEET; THENCE NORTH 72°37'50" EAST, A DISTANCE OF 303.85 FEET; THENCE SOUTH 74°20'40" EAST, A DISTANCE OF 150.39 FEET; THENCE SOUTH 84°18'38" EAST, A DISTANCE OF 149.85 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 85°49'38" EAST, A DISTANCE OF 272.24 FEET; THENCE SOUTH 49°42'45" EAST, A DISTANCE OF 346.77 FEET; THENCE SOUTH 18°20'20" EAST, A DISTANCE OF 278.09 FEET; THENCE SOUTH 5°42'24" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINING 21.81 ACRES, MORE OR LESS.

SURVEYORS NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID BEARINGS (FLORIDA NORTH ZONE/NAED 83) PROJECTED FROM RECOVERED ALACHUA COUNTY IDENTIFICATION CONTROL AND LAND CORNERS PROJECT OF 1988 PRIMARY STATION A183 AND AZIMUTH STATION A184.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). BENCHMARK USED TO ESTABLISH ELEVATIONS WAS BM NO. 19, THE MOST NORTHERLY ANCHOR BOLT OF POWER POLE NUMBER 11-44-12, AS SHOWN ON A SURVEY PREPARED BY THE PERRY MCGRIFF CO., INC. DATED APRIL 15, 1980, PROJECT NUMBER M-66-80 HAVING AN ELEVATION OF 97.52' NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929 DATUM). ELEVATIONS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING VERTCON.
- MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE CERTIFICATE, 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.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1" TO 1000'.
- PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (8) AND (9) FLORIDA STATUTES.
- PARAGRAPH 6 WITHIN THE FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 890, PAGE 4, RESERVES A RIGHT OF INGRESS AND EGRESS TO INCLUDE REASONABLE RIGHT TO CONSTRUCT ROADWAYS OR STREETS OR UNDERGROUND UTILITY LINES, INCLUDING WATER, SEWER OR GAS, ACROSS (CROSSWISE OR TRANSVERSELY) SAID LANDS TAKEN BY EMINENT DOMAIN PROCEEDINGS.
- THE PLAT IS THREE (3) PAGES IN TOTAL. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS.
- BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
FRONT = 25' REAR = 30'
SIDE = 12.5' SIDE (STREET) = 40'
- ACCESSORY STRUCTURE SETBACKS (UNLESS SHOWN OTHERWISE):
SIDE = 15 FEET
REAR = 10 FEET
- ALL COMMON AREA AND OPEN SPACE SHALL BE DEEDED TO THE COMMUNITY ASSOCIATION FOR FLINT ROCK UNDER A SEPARATE CONVEYANCE.
- DEPARTMENT OF HEALTH APPROVED NITROGEN REDUCING ENHANCED SEPTIC SYSTEMS SHALL BE UTILIZED WITHIN THE FLINT ROCK DEVELOPMENT FOR ONSITE SEWAGE DISPOSAL SYSTEMS AND SHALL BE CONFIRMED AS PART OF THE BUILDING PERMIT APPROVAL PROCESS.

FLOOD ZONE:

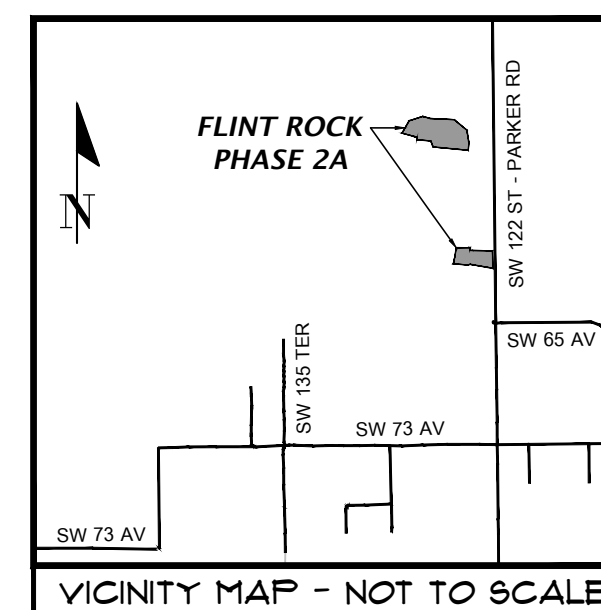
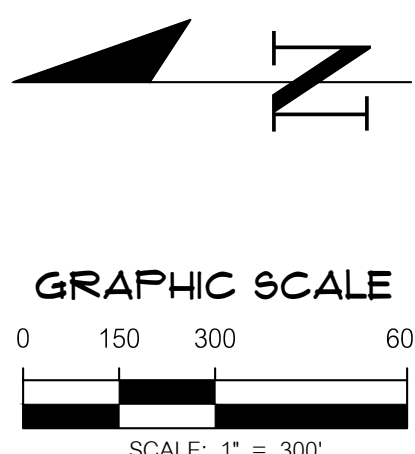
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 430 OF 640, COMMUNITY PANEL NO. 120001 0430 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPERSEDED 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.

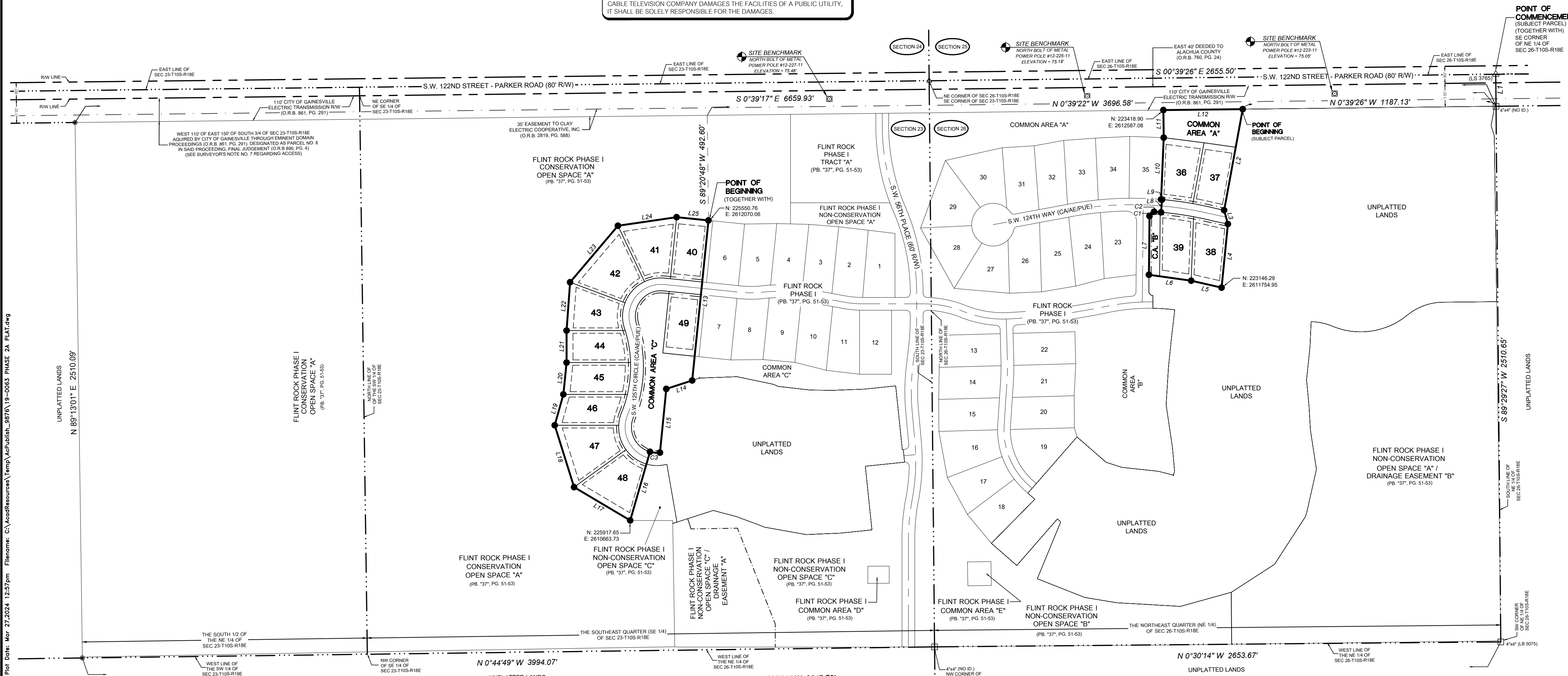
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	32.53	20.00	93°12'18"	29.06	S 42°51'11" E
C2	32.79	1570.00	1°11'49"	32.79	S 04°20'52" W
C3	47.23	120.00	22°32'11"	46.93	N 04°48'42" E

LINE DATA TABLE			LINE DATA TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S 89°29'27" W	150.00	L14	N 18°02'33" W	127.90
L2	N 79°35'31" W	481.45	L15	N 84°23'11" W	300.00
L3	S 74°45'47" W	66.69	L16	N 73°54'42" W	335.00
L4	N 84°18'40" W	300.00	L17	N 30°41'14" E	305.81
L5	N 12°50'22" E	146.14	L18	N 72°37'50" E	303.85
L6	N 7°59'32" E	199.78	L19	S 74°20'40" E	150.39
L7	S 89°27'20" E	275.52	L20	S 84°18'38" E	149.85
L8	S 85°23'18" E	60.00	L21	N 90°00'00" E	150.00
L9	N 4°51'17" E	4.49	L22	S 85°49'38" E	272.24
L10	S 87°35'03" E	290.00	L23	S 49°42'45" E	346.77
L11	N 89°23'34" E	129.17	L24	N 30°20'20" E	278.09
L12	S 0°39'26" E	371.82	L25	S 5°42'24" W	150.00
L13	N 84°11'24" W	754.09			



LEGEND:

- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- R.W. = RIGHT OF WAY
- ID. = IDENTIFICATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PAGE = PAGE
- B.S.L. = BUILDING SETBACK LINES
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.F. = SQUARE FEET
- M.N. = MINIMUM
- F.F.E. = FINISHED FLOOR ELEVATION
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- R. = RANGE
- = FOUND STEEL ROD & CAP MARKED "LB 5075"
- = SET 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- ▲ = SET NAIL AND DISK STAMPED "PCP LB 5075"
- △ = FOUND NAIL AND DISK STAMPED (STAMPED AS NOTED)
- = FOUND CONCRETE MONUMENT (SIZE/TYPE NOTED)
- = SITE BENCHMARK



OWNER'S CERTIFICATION AND DEDICATION

FLINT ROCK AGRIHOOD, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF "FLINT ROCK AGRIHOOD - PHASE 2A, A RURAL AGRICULTURAL CLUSTER SUBDIVISION", AS DESCRIBED HEREIN; AND HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS TO THE USE OF THE PUBLIC FOR THE PURPOSE OF UTILITY INSTALLATION AND MAINTENANCE, AND HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER; THE MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION FOR FLINT ROCK; AND HEREBY DEDICATE THE USE OF THE COMMON AREAS TO THE PUBLIC FOR MUNICIPAL SERVICES; AND HEREBY DEDICATE TO THE PUBLIC ACCESS TO THE MULTI-USE PATHWAYS CONSTRUCTED WITHIN THE COMMON AREAS & NON-CONSERVATION OPEN SPACE FOR THE SOLE PURPOSE OF WALKING, JOGGING, AND RIDING NON-MOTORIZED VEHICLES; THE MAINTENANCE OF THE COMMON AREAS AND NON-CONSERVATION OPEN SPACE WILL BE THE SOLE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION FOR FLINT ROCK.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2024

WITNESS: TARA A. BEAUCHAMP, MANAGING MEMBER

WITNESS: MARILYN M. DEAS, MANAGING MEMBER

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NO.: _____

ACKNOWLEDGEMENT (STATE OF SOUTH CAROLINA, COUNTY OF BEAUFORT)

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NO.: _____

MORTGAGEE'S APPROVAL

WILLIAM B. DEAS & MARILYN M. DEAS, AS TRUSTEES OF THE DEAS FAMILY TRUST, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4848, PAGE 1326 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.

WITNESS TO BOTH: WILLIAM B. DEAS

WITNESS TO BOTH: MARILYN M. DEAS

ACKNOWLEDGEMENT (STATE OF SOUTH CAROLINA, COUNTY OF BEAUFORT)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, WILLIAM B. DEAS, 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. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NO.: _____

ACKNOWLEDGEMENT (STATE OF SOUTH CAROLINA, COUNTY OF BEAUFORT)

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NO.: _____

CERTIFICATION AND APPROVAL FOR ALACHUA COUNTY, FLORIDA

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY'S ORDINANCES AND REGULATIONS AS FOLLOWS:

ENGINEERING REQUIREMENTS: DATE: _____ COUNTY ENGINEER: _____

FORM AND LEGALITY: DATE: _____ COUNTY ATTORNEY: _____

APPROVED BY ALACHUA COUNTY: DATE: _____ CHAIR, BOARD OF COUNTY COMMISSIONERS: _____

RECEIVED AND FILED FOR RECORD ON THIS ____ DAY OF _____ A.D. 2024

CLERK: _____ DEPUTY CLERK: _____

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; HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SURVEYOR AND MAPPER FOR THE COUNTY OF ALACHUA: _____ DATE: _____

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER: _____

SURVEYOR'S CERTIFICATION: I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLINT ROCK AGRIHOOD - PHASE 2A" 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: _____

AUSTIN BLAZS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7401
CHW, LLC, LB NO. 5075
11601 RESEARCH DRIVE
ALACHUA, FL 32615

Technical Drawing File Date: Mar 27, 2024, 12:57pm. Filename: C:\acadresources\Temp\A\alab\ah_3878\1p-0005_PHASE 2A_PLAT.dwg

FLINT ROCK AGRIHOOD - PHASE 2A
A RURAL AGRICULTURAL CLUSTER SUBDIVISION
 SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26,
 TOWNSHIP 10 SOUTH, RANGE 18 EAST
 AND IN THE SOUTHEAST (SE 1/4) OF SECTION 23,
 TOWNSHIP 10 SOUTH, RANGE 18 EAST
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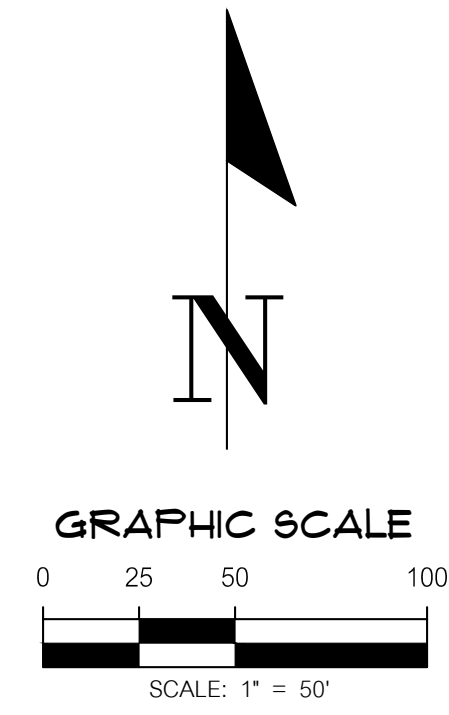


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PLAT BOOK __, PAGE __
 SHEET TWO OF THREE

SURVEYORS NOTES:

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 SIDE = 12.5' SIDE (STREET) = 40'
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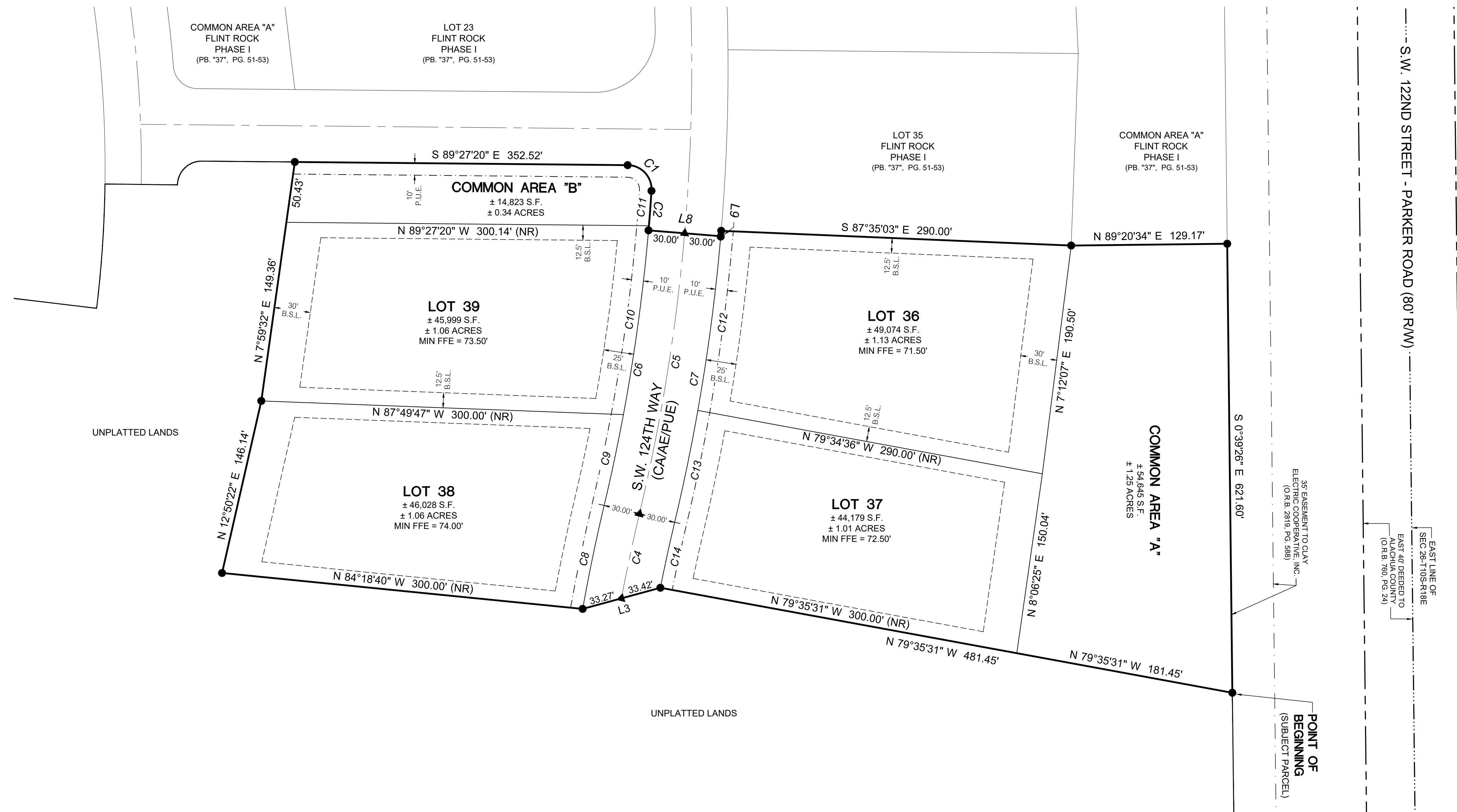


LEGEND:

- (R) = RADIAL
- (NR) = NON-RADIAL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- R/W = RIGHT OF WAY
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- FFE = FINISHED FLOOR ELEVATION
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- SEC = SECTION
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- R = RANGE
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- = SET 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- = SET NAIL AND DISK STAMPED "PPR LB 5075"
- ▲ = FOUND NAIL AND DISK STAMPED (STAMPED AS NOTED)
- = FOUND CONCRETE MONUMENT (SIZE/TYPE NOTED)
- ⊕ = SITE BENCHMARK

LINE	DIRECTION	LENGTH
L3	S 74°45'47" W	66.69'
L8	S 85°23'18" E	60.00'
L8	N 4°51'17" E	4.89'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	32.53'	20.00'	93°12'18"	21.15'	28.06'	S 42°51'11" E
C2	32.79'	1570.00'	1°11'48"	16.40'	32.79'	S 04°20'52" W
C4	71.56'	1500.00'	2°44'00"	35.79'	71.56'	S 12°00'23" W
C5	235.51'	1600.00'	8°26'00"	117.97'	235.29'	N 9°09'35" E
C6	230.82'	1570.00'	8°25'38"	115.67'	230.71'	N 9°09'35" E
C7	239.74'	1630.00'	8°25'38"	120.09'	239.53'	N 9°09'35" E
C8	87.51'	1530.00'	3°16'38"	43.77'	87.50'	S 11°44'05" W
C9	76.87'	1570.00'	2°48'19"	38.44'	76.86'	N 11°44'05" W
C10	157.90'	1570.00'	5°45'45"	79.02'	157.83'	N 7°41'12" E
C11	28.94'	1570.00'	1°03'23"	14.47'	28.94'	N 4°16'38" E
C12	145.22'	1630.00'	5°06'16"	72.66'	145.17'	N 7°29'54" E
C13	94.53'	1630.00'	3°19'22"	47.28'	94.51'	N 11°42'43" E
C14	55.54'	1470.00'	2°09'54"	27.77'	55.54'	S 12°17'27" W

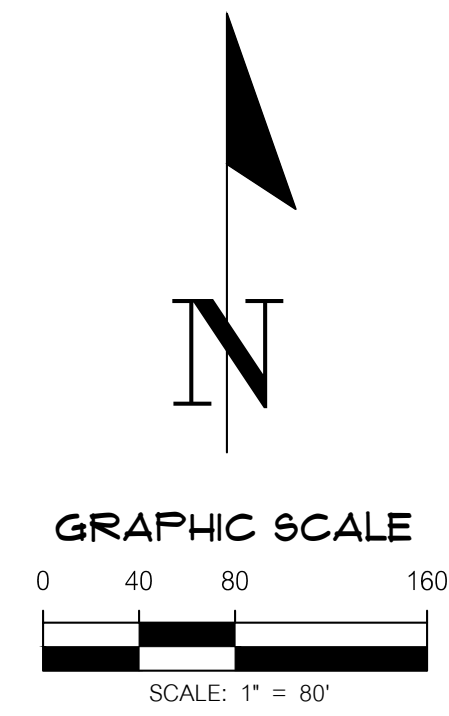


Tech: outlib Plot Date: Mar 27, 2024 12:27pm Filename: C:\resources\Temp\alabuhah_8878\1p-0055_PHASE 2A_PLAT.dwg

FLINT ROCK AGRIHOOD - PHASE 2A
A RURAL AGRICULTURAL CLUSTER SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26,
TOWNSHIP 10 SOUTH, RANGE 18 EAST
AND IN THE SOUTHEAST (SE 1/4) OF SECTION 23,
TOWNSHIP 10 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID BEARINGS (FLORIDA NORTH ZONE) (NAD 83) PROJECTED FROM RECOVERED ALACHUA COUNTY DENSIFICATION CONTROL AND LAND CORNERS PROJECT OF 1988 PRIMARY STATION A183 AND AZIMUTH STATION A184.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). BENCHMARK USED TO ESTABLISH ELEVATIONS WAS BM NO. 19, THE MOST NORTHERLY ANCHOR BOLT OF POWER POLE NUMBER 11-44-12, AS SHOWN ON A SURVEY PREPARED BY THE PERRY MCGRIFF CO. INC. DATED APRIL 15, 1980, PROJECT NUMBER M-66-80 HAVING AN ELEVATION OF 97.52' NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929 DATUM). ELEVATIONS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING VERTCON.
- MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), 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.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":10,000'.
- PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (8) AND (9) FLORIDA STATUTES.
- PARAGRAPH 6 WITHIN THE FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 890, PAGE 4, RESERVES A RIGHT OF INGRESS AND EGRESS TO INCLUDE REASONABLE RIGHT TO CONSTRUCT ROADWAYS OR STREETS OR UNDERGROUND UTILITY LINES, INCLUDING WATER, SEWER OR GAS, ACROSS (CROSSWISE OR TRANSVERSELY) SAID LANDS TAKEN BY EMINENT DOMAIN PROCEEDINGS.
- THE PLAT IS THREE (3) PAGES IN TOTAL. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS.
- BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
FRONT = 25' REAR = 30'
SIDE = 12.5' SIDE (STREET) = 40'
- ACCESSORY STRUCTURE SETBACKS (UNLESS SHOWN OTHERWISE):
SIDE = 15 FEET
REAR = 10 FEET
- ALL COMMON AREA AND OPEN SPACE SHALL BE DEEDED TO THE COMMUNITY ASSOCIATION FOR FLINT ROCK UNDER A SEPARATE CONVEYANCE.
- DEPARTMENT OF HEALTH APPROVED NITROGEN REDUCING ENHANCED SEPTIC SYSTEMS SHALL BE UTILIZED WITHIN THE FLINT ROCK DEVELOPMENT FOR ONSITE SEWAGE DISPOSAL SYSTEMS AND SHALL BE CONFIRMED AS PART OF THE BUILDING PERMIT APPROVAL PROCESS.



LEGEND:

- (R) = RADIAL
- (NR) = NON-RADIAL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- R.W. = RIGHT OF WAY
- ID = IDENTIFICATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.C. = PAGE
- B.S.L. = BUILDING SETBACK LINES
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.F. = SQUARE FEET
- MIN = MINIMUM
- FFE = FINISHED FLOOR ELEVATION
- CA = COMMON AREA
- AE = ACCESS EASEMENT
- SEC = SECTION
- T = TOWNSHIP
- R = RANGE
- = FOUND STEEL ROD & CAP MARKED "LB 5075"
- = SET 3/8" STEEL REBAR AND CAP MARKED "90M LB 5075"
- ▲ = SET NAIL AND DISK STAMPED "PCP LB 5075"
- △ = FOUND NAIL AND DISK STAMPED (STAMPED AS NOTED)
- = FOUND CONCRETE MONUMENT (SIZE/TYPE NOTED)
- ⊕ = SITE BENCHMARK

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C3	47.23'	120.00'	22°33'11"	23.93'	46.93'	N 4°48'42" E
C15	251.81'	150.00'	96°11'05"	167.13'	223.22'	S 64°10'50" W
C16	424.61'	600.00'	40°32'50"	221.63'	415.81'	S 88°00'02" E
C17	298.72'	150.00'	114°06'04"	231.43'	251.75'	N 51°13'26" W
C18	238.97'	120.00'	114°06'04"	185.14'	201.40'	N 51°13'26" W
C19	445.84'	630.00'	40°32'50"	232.71'	436.60'	S 88°00'02" E
C20	201.45'	120.00'	96°11'05"	133.71'	178.61'	S 64°10'50" W
C21	302.17'	180.00'	96°11'05"	200.56'	267.92'	S 64°10'50" W
C22	403.38'	570.00'	40°32'50"	210.55'	395.01'	S 88°00'02" E
C23	358.46'	180.00'	114°06'04"	277.71'	302.09'	N 51°13'26" W

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C24	119.98'	180.00'	38°03'46"	62.09'	117.39'	S 35°07'11" W
C25	121.51'	180.00'	38°40'42"	63.17'	119.22'	S 73°29'50" W
C26	61.08'	180.00'	19°26'36"	30.84'	60.79'	N 77°26'56" W
C27	89.84'	570.00'	9°01'50"	45.01'	89.75'	S 72°14'32" E
C28	150.28'	570.00'	15°06'22"	75.58'	149.85'	S 84°18'36" E
C29	152.55'	570.00'	15°20'05"	76.74'	152.10'	N 80°28'09" E
C30	10.71'	570.00'	1°04'34"	5.35'	10.71'	N 72°15'49" E
C31	122.09'	180.00'	38°51'44"	63.50'	119.76'	N 88°50'30" W
C32	138.22'	180.00'	43°59'49"	72.72'	134.85'	N 47°24'50" W
C33	98.15'	180.00'	31°14'31"	50.33'	96.94'	N 9°47'40" W

