

# FLINT ROCK AGRHOOD - PHASE II 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 EAST HALF (E 1/2) OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA



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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 861, PAGE 291 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE DEPARTING SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, NORTH 0°39'26" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 937.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°29'34" WEST, A DISTANCE OF 183.26 FEET; THENCE SOUTH 89°24'12" WEST, A DISTANCE OF 110.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1470.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 1°01'51" EAST, 26.45 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°55'46", AN ARC LENGTH OF 26.45 FEET; THENCE SOUTH 89°29'34" WEST, A DISTANCE OF 60.00 FEET TO THE END OF SAID CURVE; THENCE SOUTH 86°33'26" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°17'53" WEST, 28.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°42'36", AN ARC LENGTH OF 32.01 FEET TO THE END OF SAID CURVE; THENCE SOUTH 84°50'48" WEST, A DISTANCE OF 338.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°59'22" WEST, 26.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°42'52", AN ARC LENGTH OF 29.22 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°52'04" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 87°15'28" WEST, A DISTANCE OF 122.23 FEET; THENCE NORTH 84°03'10" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 84°51'55" WEST, A DISTANCE OF 132.10 FEET; THENCE SOUTH 88°36'58" WEST, A DISTANCE OF 104.40 FEET; THENCE NORTH 81°20'53" WEST, A DISTANCE OF 187.61 FEET; THENCE NORTH 77°15'52" WEST, A DISTANCE OF 208.64 FEET; THENCE NORTH 71°25'49" WEST, A DISTANCE OF 20.01 FEET; THENCE NORTH 20°18'28" EAST, A DISTANCE OF 335.00 FEET; THENCE NORTH 14°37'45" EAST, A DISTANCE OF 313.76 FEET; THENCE SOUTH 15°22'15" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 85°09'44" EAST, A DISTANCE OF 104.45 FEET; THENCE NORTH 81°38'17" EAST, A DISTANCE OF 210.40 FEET; THENCE SOUTH 86°18'34" EAST, A DISTANCE OF 184.37 FEET; THENCE SOUTH 84°03'10" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 83°08'30" EAST, A DISTANCE OF 111.40 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 970.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 9°02'02" EAST, 103.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°06'10", AN ARC LENGTH OF 103.32 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°12'40" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 9°02'02" EAST, 103.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°06'10", AN ARC LENGTH OF 103.32 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°27'20" EAST, A DISTANCE OF 352.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°51'11" EAST, 20.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°12'18", AN ARC LENGTH OF 32.79 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°27'20" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 4°51'17" EAST, A DISTANCE OF 4.49 FEET; THENCE SOUTH 87°35'03" EAST, A DISTANCE OF 290.00 FEET; THENCE NORTH 89°20'34" EAST, A DISTANCE OF 129.17 FEET; THENCE SOUTH 0°39'26" EAST, A DISTANCE OF 621.60 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 861, PAGE 291 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE DEPARTING SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 26, NORTH 0°39'22" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 3098.58 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 SOUTHEAST, HAVING A RADIUS OF 120.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 4°48'22" EAST, 46.53 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'11", 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 30°41'14" EAST, A DISTANCE OF 305.81 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 148.85 FEET; THENCE NORTH 80°10'07" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 85°48'39" EAST, A DISTANCE OF 227.24 FEET; THENCE SOUTH 49°42'45" EAST, A DISTANCE OF 346.77 FEET; THENCE SOUTH 8°20'20" EAST, A DISTANCE OF 278.09 FEET; THENCE SOUTH 5°47'24" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINING 43.15 ACRES, MORE OR LESS.

## SURVEYORS NOTES:

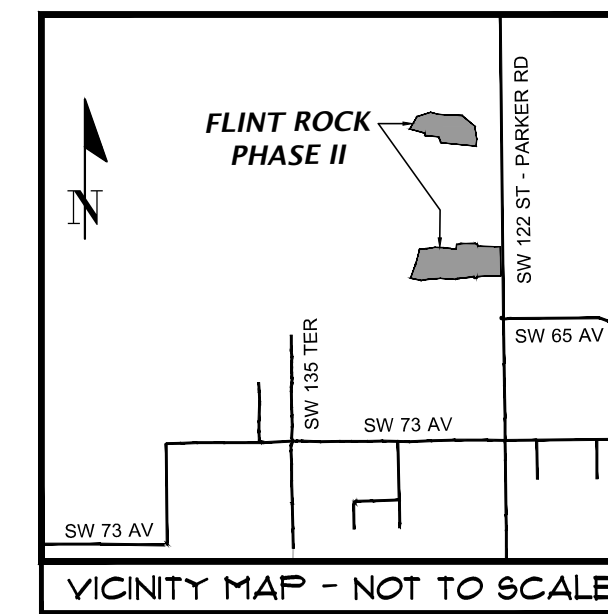
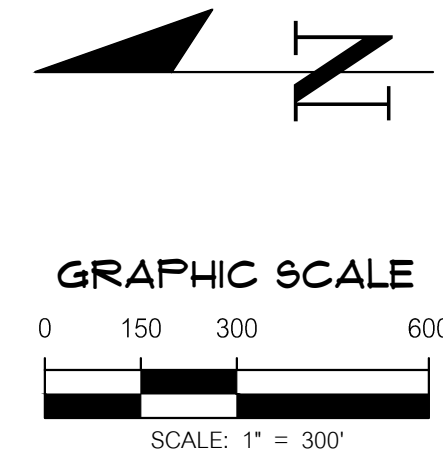
- BEARINGS AND COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID BEARINGS (FLORIDA NORTH ZONE) PROJECTED FROM RECOVERED ALACHUA COUNTY IDENTIFICATION CONTROL, AND LAND CORNERS PROJECT OF 1988 PRIMARY STATION A183 AND ADJUTANT STATION A184.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN 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 MCGIFF 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 THIS MAP.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED ±110.0000'.
- 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.
- HOME CONSTRUCTION ON LOTS 55 - 61 SHALL REQUIRE BEARING CAPACITY TESTING IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 1804.2.2.
- 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 DEFINITION 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.



## LEGEND:

- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- RW = 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
- MN = MINIMUM
- F.F.E. = FINISHED FLOOR ELEVATION
- CA = COMMON AREA
- AE = ACCESS EASEMENT
- = FOUND STEEL ROD & CAP MARKED "18 5075"
- = SET 3/8" STEEL REBAR AND CAP MARKED "3RM LB 5075"
- ▲ = SET NAIL AND DISK STAMPED "P.C.P LB 5075"
- △ = FOUND NAIL AND DISK STAMPED (STAMPED AS NOTED)
- = FOUND CONCRETE MONUMENT (SIZE/TYPED NOTE)
- ⊕ = SITE BENCHMARK

## OWNER'S CERTIFICATION AND DEDICATION

THE DEAS FAMILY TRUST DATED MARCH 15TH, 2018, HEREBY CERTIFY THAT IT IS THE OWNER OF "FLINT ROCK AGRHOOD ASSOCIATION, INC.", AS DESCRIBED HEREIN AND DOES HEREBY DEDICATE THE RIGHT OF WAY OF S.W. 125TH DRIVE AS SHOWN HEREON TO THE PUBLIC FOREVER, 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 MULTIPURPOSE PATHWAYS CONSTRUCTED WITHIN THE COMMON AREAS AS 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 TO BOTH: \_\_\_\_\_ BY: WILLIAM B. DEAS

WITNESS TO BOTH: \_\_\_\_\_ BY: MARILYN M. DEAS

## ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

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. 2020

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

## ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

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. 2020

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. 2020

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 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 BY 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 "FLINT ROCK AGRHOOD - PHASE II" 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 COMPLIED 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

Title: Agrhood Plat Book: Sep 11, 2020, 2:39pm Filename: C:\Users\carolm\appdata\local\temp\AutoCAD\18-00033\_PHASE 2\_PLAT.dwg

# FLINT ROCK AGRIHOOD - PHASE II 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 EAST HALF (E 1/2) OF SECTION 23,  
TOWNSHIP 10 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA

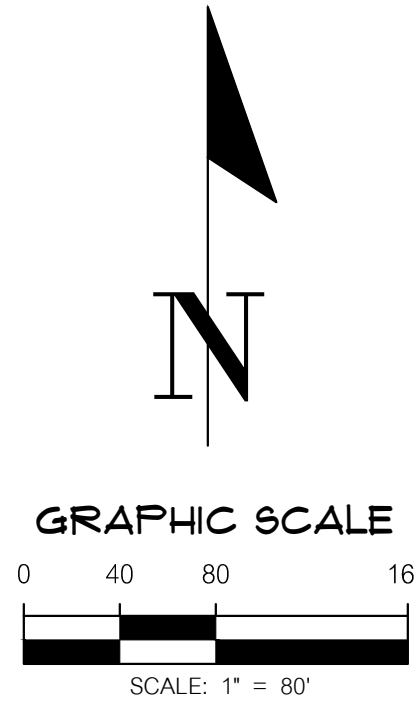


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PLAT BOOK     , PAGE       
SHEET TWO OF THREE

**SURVEYORS NOTES:**

- BEARINGS AND COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID BEARINGS (FLORIDA NORTH ZONE) PROJECTED FROM RECOVERED ALACHUA COUNTY DENSIFICATION CONTROL AND LAND CORNERS PROJECT OF 1988 PRIMARY STATION A183 AND AZIMUTH STATION A184.
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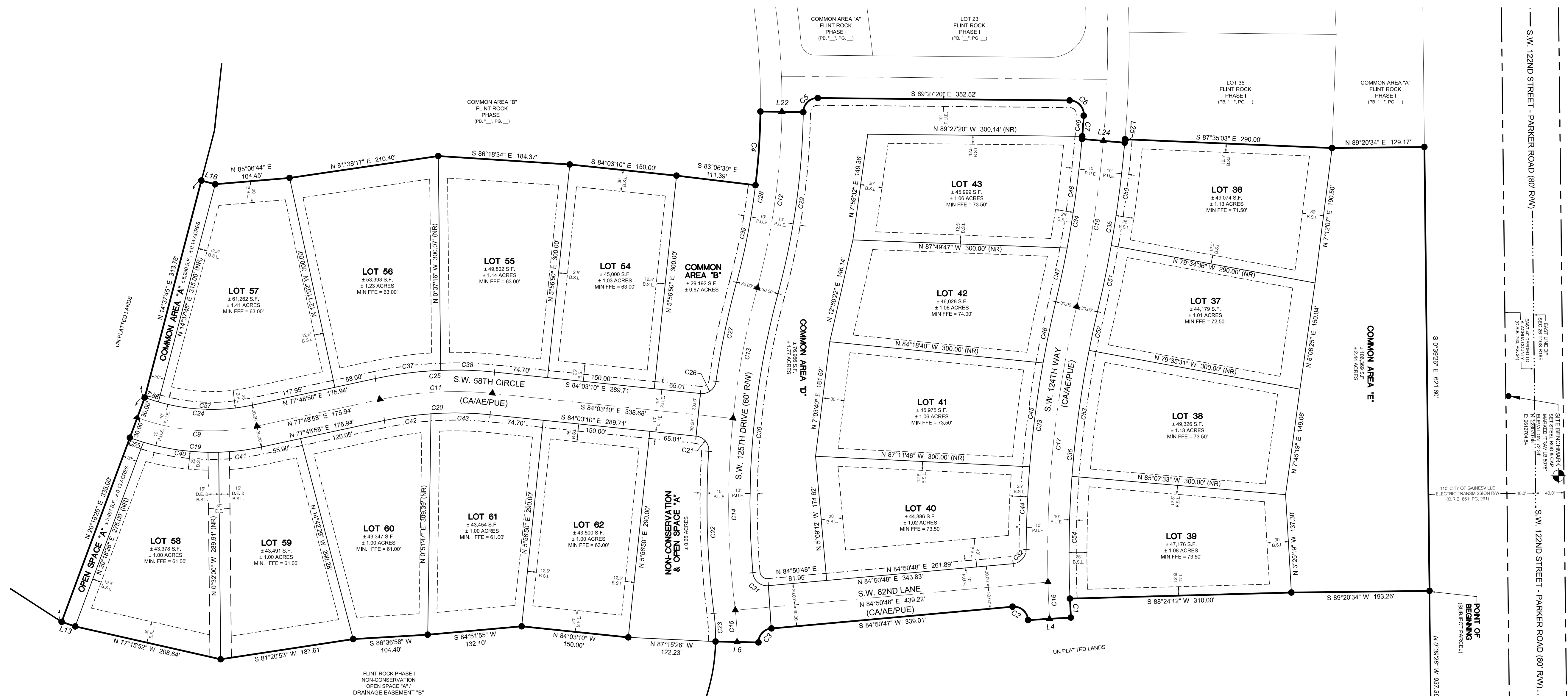
**LEGEND:**

- (R) = RADIAL
- (NR) = NON-RADIAL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
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- = SET NAIL AND DISK STAMPED "PCP LB 5075"
- △ = FOUND NAIL AND DISK STAMPED (STAMPED AS NOTED)
- = FOUND CONCRETE MONUMENT (SIZE/TYPE NOTED)
- = SITE BENCHMARK

LINE	DIRECTION	LENGTH
L4	S 86°33'26" W	60.00'
L6	N 88°52'04" W	60.00'
L13	N 71°25'49" W	20.01'
L16	S 75°22'15" E	20.00'
L22	S 89°12'40" E	60.00'
L24	S 85°23'18" E	60.00'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	26.45'	1470.00'	2°55'46"	13.23'	26.45'	S 1°01'51" E
C2	32.01'	20.00'	91°42'38"	20.61'	28.70'	N 49°17'53" W
C3	29.22'	20.00'	83°42'52"	17.92'	26.69'	S 42°59'22" W
C4	103.32'	970.00'	6°06'10"	51.71'	103.27'	N 3°50'25" E
C5	31.33'	20.00'	89°45'20"	19.91'	28.22'	N 45°40'00" E
C6	32.53'	20.00'	93°12'18"	21.15'	29.06'	S 42°51'11" E
C7	32.79'	1570.00'	1°11'48"	16.40'	32.79'	S 4°20'52" W
C8	170.12'	300.00'	32°29'28"	87.42'	167.85'	S 85°56'18" E
C9	158.22'	500.00'	18°07'52"	79.78'	157.56'	N 86°52'54" E
C10	249.67'	1000.00'	14°18'18"	125.49'	249.02'	N 7°56'29" E
C11	185.98'	1165.00'	9°08'48"	93.19'	185.78'	S 10°31'14" W
C12	269.46'	1165.00'	13°15'06"	135.33'	268.86'	S 0°40'44" E
C13	44.18'	300.00'	8°26'14"	22.13'	44.14'	N 3°05'11" W
C14	51.55'	1500.00'	1°59'09"	25.73'	51.55'	S 2°27'29" E
C15	388.69'	1500.00'	14°58'48"	195.44'	387.60'	S 5°58'09" W
C16	235.51'	600.00'	8°26'00"	117.97'	235.29'	N 9°09'23" E
C17	187.14'	330.00'	32°29'28"	96.18'	184.64'	S 85°56'18" E
C18	148.73'	470.00'	18°07'52"	74.99'	148.11'	S 86°52'54" W
C19	30.59'	20.00'	87°38'29"	19.19'	27.70'	N 40°13'56" E
C20	227.20'	1195.00'	10°53'37"	113.95'	226.86'	S 1°51'29" E
C21	39.76'	270.00'	8°26'14"	19.92'	39.72'	N 3°05'11" W
C22	153.11'	270.00'	32°29'28"	78.68'	151.07'	S 85°56'18" E
C23	167.72'	530.00'	18°07'52"	84.57'	167.02'	S 86°52'54" W
C24	30.59'	20.00'	87°38'29"	19.19'	27.70'	N 52°07'35" E
C25	141.58'	1195.00'	6°47'17"	70.87'	141.50'	S 11°41'59" W
C26	242.18'	970.00'	14°18'18"	121.72'	241.55'	N 7°56'29" E
C27	257.16'	1030.00'	14°18'18"	129.25'	256.49'	N 7°56'29" E
C28	394.29'	1135.00'	19°54'14"	199.15'	392.31'	S 5°08'31" W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C31	31.54'	20.00'	90°20'35"	20.12'	28.37'	S 49°58'54" E
C32	29.53'	20.00'	84°39'01"	18.19'	26.92'	N 42°33'15" E
C33	350.13'	1500.00'	13°06'42"	175.83'	349.30'	S 6°49'03" W
C34	230.92'	1570.00'	8°25'38"	115.67'	230.11'	N 9°09'35" E
C35	239.74'	1630.00'	8°25'38"	120.09'	239.53'	N 9°09'35" E
C36	404.99'	1570.00'	15°47'06"	203.78'	403.71'	S 5°28'51" W
C37	92.25'	500.00'	9°58'23"	46.24'	92.14'	S 8°48'09" W
C38	75.46'	500.00'	8°09'29"	37.80'	75.40'	N 88°07'55" W
C39	138.86'	870.00'	8°12'06"	69.55'	138.74'	N 10°59'34" E
C40	106.79'	300.00'	18°32'09"	55.24'	106.29'	S 82°25'48" E
C41	60.37'	300.00'	10°28'52"	28.91'	60.29'	N 83°02'46" E
C42	65.96'	470.00'	8°10'28"	36.89'	65.91'	S 81°47'24" W
C43	82.78'	470.00'	10°59'28"	37.83'	82.67'	N 89°05'54" W
C44	116.02'	1500.00'	4°20'42"	58.04'	116.00'	S 2°28'03" W
C45	146.59'	1500.00'	5°20'22"	73.30'	146.53'	S 7°21'02" W
C46	37.51'	1500.00'	3°16'38"	18.77'	37.50'	S 11°40'05" W
C47	78.87'	1570.00'	2°48'19"	38.44'	78.86'	N 11°58'14" E
C48	157.90'	1570.00'	5°48'45"	79.02'	157.83'	N 8°14'12" E
C49	28.94'	1570.00'	1°03'23"	14.47'	28.94'	N 4°16'39" E
C50	145.22'	1630.00'	5°06'16"	72.66'	145.17'	N 7°29'54" E
C51	94.53'	1630.00'	3°19'22"	47.28'	94.51'	S 12°14'23" E
C52	55.54'	1470.00'	2°09'54"	27.77'	55.54'	S 7°44'12" W
C53	178.14'	1470.00'	6°56'35"	89.18'	178.00'	S 7°44'12" W
C54	171.31'	1470.00'	6°40'31"	85.75'	171.21'	S 0°55'36" W
C55	20.01'	300.00'	3°28'29"	10.01'	20.01'	S 71°25'49" E
C56	20.04'	270.00'	4°15'12"	10.03'	20.04'	S 71°41'07" E
C57	133.07'	270.00'	28°14'16"	67.91'	131.72'	S 88°03'15" E



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# FLINT ROCK AGRIHOOD - PHASE II 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 EAST HALF (E 1/2) OF SECTION 23,  
TOWNSHIP 10 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA

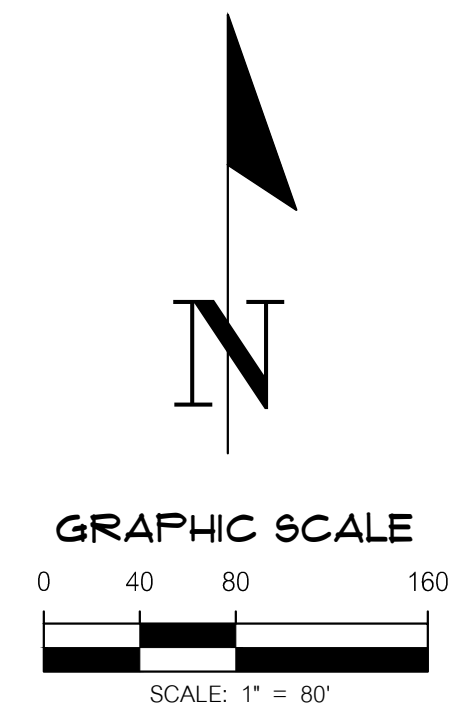


11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
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est. 1988 FLORIDA  
CA-5075

PLAT BOOK \_\_\_\_, PAGE \_\_\_\_,  
SHEET THREE OF THREE

**SURVEYORS NOTES:**

- BEARINGS AND COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID BEARINGS (FLORIDA NORTH ZONE) 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.
- THIS PLAT IS THREE (3) PAGES IN TOTAL. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS.
- BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)  
FRONT = 25' REAR = 30'  
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.
- HOME CONSTRUCTION ON LOTS 55 - 61 SHALL REQUIRE BEARING CAPACITY TESTING IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 1804.2.2.
- 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.

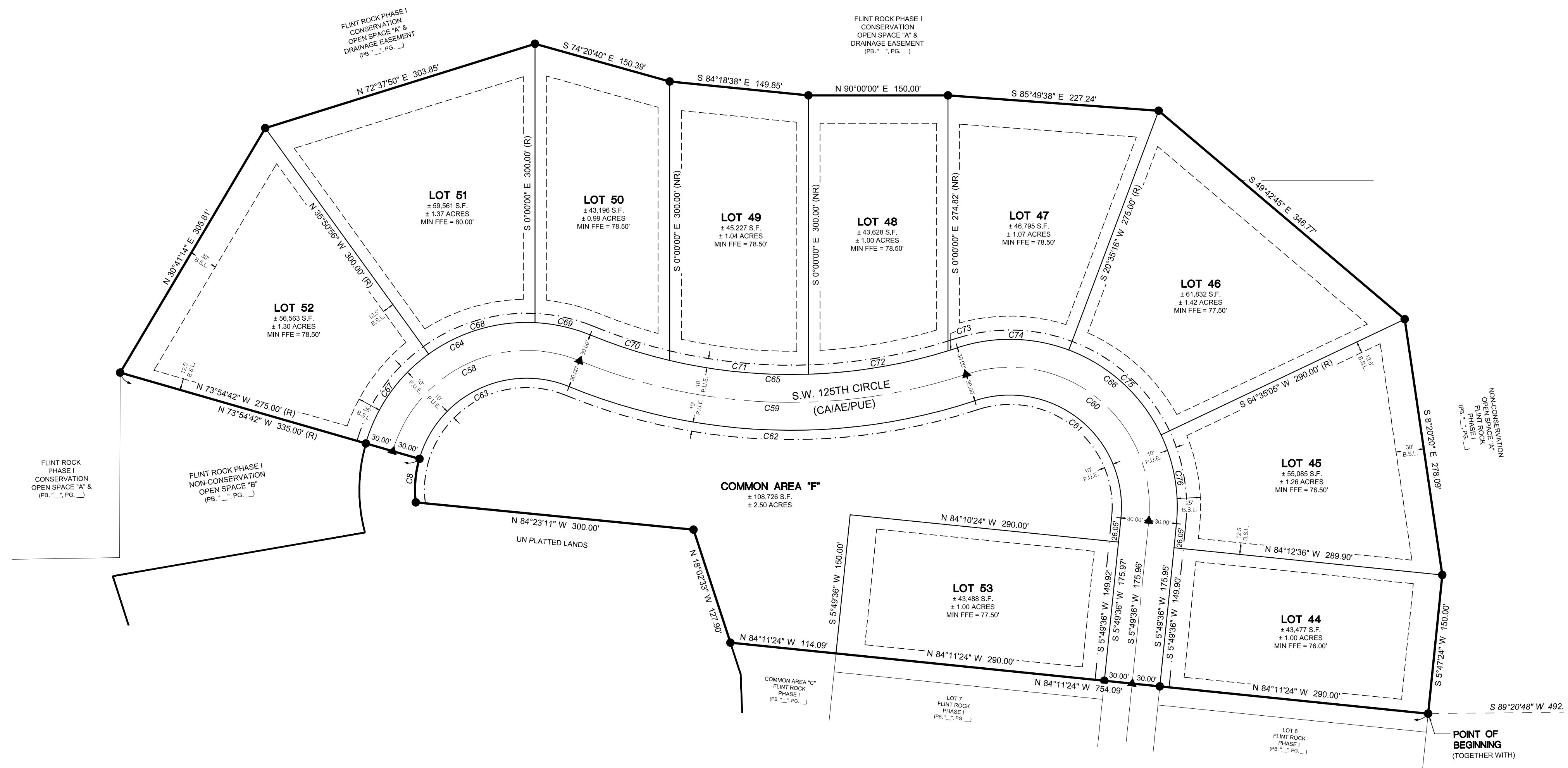


**LEGEND:**

- (R) = RADIAL
- (NR) = NON-RADIAL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- RW = RIGHT OF WAY
- ID = IDENTIFICATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.S. = 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
- = 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/TYPED NOTED)

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C8	47.23'	120.00'	22°33'11"	23.93'	46.93'	N 4°48'42" E
C58	251.81'	150.00'	96°11'05"	167.13'	223.27'	S 64°10'50" W
C59	424.61'	600.00'	40°32'50"	221.63'	415.81'	S 88°00'02" E
C60	298.72'	150.00'	114°06'04"	231.43'	251.75'	N 51°13'28" W
C61	238.97'	120.00'	114°06'04"	185.14'	201.40'	N 51°13'28" W
C62	445.84'	630.00'	40°32'50"	232.71'	436.60'	S 88°00'02" E
C63	201.45'	120.00'	96°11'05"	133.71'	178.61'	S 64°10'50" W
C64	302.17'	180.00'	96°11'05"	200.56'	267.92'	S 64°10'50" W
C65	403.38'	570.00'	40°32'50"	210.55'	395.01'	S 88°00'02" E
C66	358.46'	180.00'	114°06'04"	277.71'	302.09'	N 51°13'28" W

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C67	119.58'	180.00'	38°03'49"	62.09'	117.39'	S 35°07'11" W
C68	121.51'	180.00'	38°40'42"	63.17'	119.22'	S 73°28'25" W
C69	61.08'	180.00'	19°26'36"	30.84'	60.79'	N 77°26'56" W
C70	89.84'	570.00'	9°01'50"	45.01'	89.75'	S 72°14'32" E
C71	150.28'	570.00'	15°06'22"	75.58'	149.85'	S 84°18'38" E
C72	152.55'	570.00'	15°20'05"	76.74'	152.10'	N 80°28'09" E
C73	10.71'	570.00'	1°04'34"	5.35'	10.71'	N 72°15'49" E
C74	122.09'	180.00'	38°51'44"	63.50'	119.76'	N 88°50'38" W
C75	138.22'	180.00'	43°59'49"	72.72'	134.85'	N 47°24'50" W
C76	98.15'	180.00'	31°14'31"	50.33'	96.94'	N 9°47'40" W



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