

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4593, PAGE 928 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN 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°38'20" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 937.36 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°20'34" WEST, A DISTANCE OF 193.26 FEET; THENCE SOUTH 88°24'12" WEST, A DISTANCE OF 310.00 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 2°55'28" EAST, 26.45 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°01'51", AN ARC LENGTH OF 26.45 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 30.01 FEET TO THE END OF SAID CURVE; THENCE SOUTH 84°50'48" WEST, A DISTANCE OF 338.70 FEET; THENCE NORTH 4°06'42" WEST, A DISTANCE OF 60.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°58'54" WEST, 26.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°30'52", AN ARC LENGTH OF 31.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1135.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 5°08'31" EAST, 392.31 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°54'14", AN ARC LENGTH OF 394.29 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1030.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 7°56'29" EAST, 256.49 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°18'18", AN ARC LENGTH OF 257.16 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 45°40'07" EAST, 28.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°45'20", AN ARC LENGTH OF 31.33 FEET; THENCE SOUTH 89°27'20" EAST, A DISTANCE OF 77.00 FEET; THENCE SOUTH 7°59'32" WEST, A DISTANCE OF 199.78 FEET; THENCE SOUTH 12°50'22" WEST, A DISTANCE OF 146.14 FEET; THENCE NORTH 0°32'54" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 14°51'59" EAST, A DISTANCE OF 66.69 FEET; THENCE SOUTH 79°35'31" EAST, A DISTANCE OF 481.45 FEET TO THE WEST RIGHT OF WAY OF SAID ELECTRIC TRANSMISSION EASEMENT; THENCE SOUTH 0°39'26" EAST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 249.78 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 7.91 ACRES, MORE OR LESS.

AND TOGETHER WITH

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4593, PAGE 928 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, THENCE NORTH 89°27'09" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 551.07 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 0°32'54" WEST, A DISTANCE OF 288.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 5°52'36" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 21°19'01" WEST, A DISTANCE OF 161.07 FEET; THENCE NORTH 10°14'20" EAST, A DISTANCE OF 186.43 FEET; THENCE NORTH 22°33'47" EAST, A DISTANCE OF 20.91 FEET; THENCE NORTH 20°18'59" EAST, A DISTANCE OF 119.80 FEET; THENCE NORTH 14°51'59" EAST, A DISTANCE OF 109.78 FEET; THENCE NORTH 17°44'58" EAST, A DISTANCE OF 179.27 FEET; THENCE NORTH 80°12'06" EAST, A DISTANCE OF 275.00 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 0°38'48" EAST, 95.85 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°52'59", AN ARC LENGTH OF 97.02 FEET; THENCE SOUTH 73°54'42" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 120.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 4°48'42" WEST, 46.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'11", AN ARC LENGTH OF 47.23 FEET; THENCE SOUTH 84°23'11" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 18°02'33" EAST, A DISTANCE OF 163.76 FEET; THENCE SOUTH 2°09'02" EAST, A DISTANCE OF 176.62 FEET; THENCE SOUTH 11°58'25" WEST, A DISTANCE OF 173.60 FEET; THENCE SOUTH 24°48'27" WEST, A DISTANCE OF 21.18 FEET; THENCE SOUTH 61°06'19" WEST, A DISTANCE OF 150.02 FEET; THENCE SOUTH 0°44'14" WEST, A DISTANCE OF 103.66 FEET; THENCE SOUTH 2°03'45" EAST, A DISTANCE OF 150.33 FEET; THENCE SOUTH 5°52'36" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 84°07'24" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 5°52'36" EAST, A DISTANCE OF 4.74 FEET; THENCE SOUTH 84°07'24" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 5°52'36" WEST, A DISTANCE OF 184.75 FEET; THENCE SOUTH 84°07'24" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 15.63 ACRES, MORE OR LESS.

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	26.45'	1470.00'	1°01'51"	13.23'	26.45'
C2	32.01'	20.00'	91°42'38"	26.61'	28.70'
C3	31.54'	20.00'	90°20'35"	20.12'	28.37'
C4	394.29'	1135.00'	19°54'14"	199.15'	392.31'
C5	257.16'	1030.00'	14°18'18"	129.25'	256.49'
C6	31.33'	20.00'	89°45'20"	19.91'	28.22'
C7	97.02'	180.00'	30°52'59"	49.72'	95.85'
C8	47.23'	120.00'	22°33'11"	23.93'	46.93'

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

SURVEYORS NOTES:

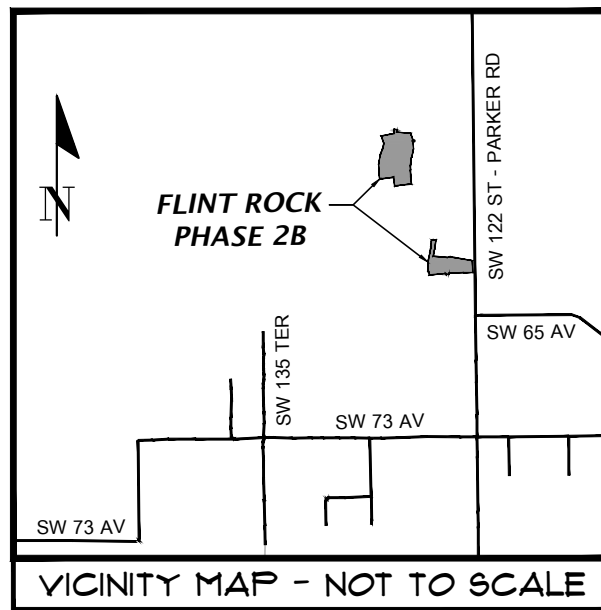
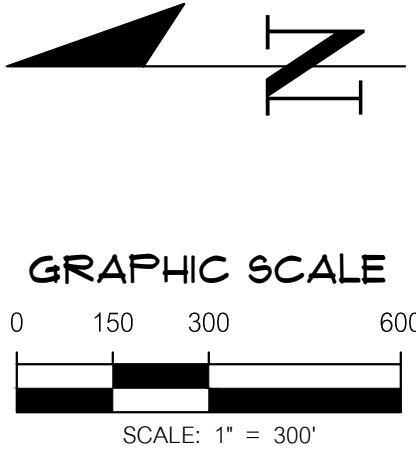
- BEARINGS AND COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID BEARINGS (FLORIDA NORTH ZONE/NAD 83) PROJECTED FROM RECOVERED ALACHUA COUNTY DENIFICATION CONTROL AND LAND CORNERS PROJECT OF 1988 PRIMARY STATION A183 AND AZIMUTH STATION A184.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH 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 446-80 HAVING AN ELEVATION OF 91.52' NATIONAL GEODETTIC 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 MAPS, 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 PLAN DOES NOT EXCEED $\pm 1:10,000$.
- 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.

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 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.



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
- P.C. = PAGE
- B.S.L. = BUILDING SETBACK LINES
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- P.U.E. = PUBLIC UTILITY EASEMENT
- S.F. = SQUARE FEET
- MIN. = MINIMUM
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- CA = COMMON AREA
- AE = ACCESS EASEMENT
- SEC = SECTION
- T = TOWNSHIP
- R = RANGE
- IR = RADIAL
- NR = NON-RADIAL
- = FOUND STEEL ROD & CAP MARKED "LB 5075"
- = SET 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- ▲ = SET NAIL AND DISK STAMPED "TOP LB 5075"
- ▲ = FOUND NAIL AND DISK STAMPED (STAMPED AS NOTED)
- = FOUND CONCRETE MONUMENT (SIZE/TYPED NOTE)
- = SITE BENCHMARK

11801 Research Drive
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LB-8246

PLAT BOOK ____, PAGE ____
SHEET ONE OF THREE

OWNER'S CERTIFICATION AND DEDICATION

FLINT ROCK AGRIFOOD, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF "FLINT ROCK AGRIFOOD - PHASE 2B, A RURAL AGRICULTURAL CLUSTER SUBDIVISION", 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 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 _____ BY: TARA A. BEAUCHAMP, MANAGING MEMBER

WITNESS _____ BY: 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 4846, PAGE 1325 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 _____ BY: WILLIAM B. DEAS

WITNESS TO BOTH _____ BY: 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 AGRIFOOD - PHASE 2B" 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
NVS, INC. LB NO. 8246
11801 RESEARCH DRIVE
ALACHUA, FL 32615

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

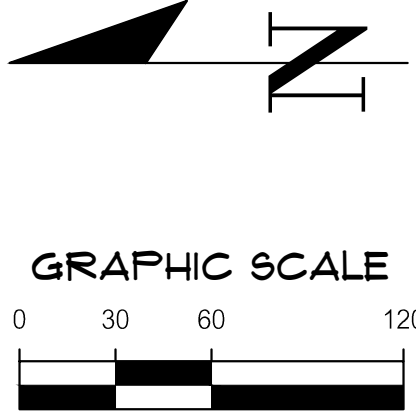
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PLAT BOOK __, PAGE __
SHEET TWO OF THREE

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	26.45'	1470.00'	1°10'51"	13.23'	26.45'	S 2°55'38" E
C2	32.01'	20.00'	91°42'38"	20.61'	28.70'	N 49°17'53" W
C3	31.54'	20.00'	90°20'35"	20.12'	28.37'	N 49°58'54" W
C4	394.29'	1135.00'	19°54'14"	199.15'	392.31'	N 5°08'31" E
C5	257.16'	1030.00'	14°18'18"	129.25'	256.49'	N 7°56'29" E
C6	31.33'	20.00'	89°45'20"	19.91'	28.22'	N 45°40'00" E
C9	51.55'	1500.00'	1°58'09"	25.78'	51.55'	S 2°27'29" E
C10	317.20'	1500.00'	12°06'58"	159.19'	316.61'	S 4°35'04" W
C11	29.53'	20.00'	84°35'07"	18.19'	26.92'	N 42°33'15" E
C12	116.03'	1530.00'	13°06'42"	175.83'	116.00'	S 2°26'03" W
C13	146.59'	1530.00'	5°29'22"	73.35'	146.59'	S 7°21'05" W
C14	262.61'	1530.00'	9°50'04"	131.63'	262.29'	S 5°10'44" W
C15	171.31'	1470.00'	6°40'37"	85.75'	171.21'	S 0°55'35" W
C16	178.14'	1470.00'	6°56'35"	89.18'	178.03'	S 7°44'12" W
C17	349.44'	1470.00'	13°37'12"	175.55'	348.62'	S 4°23'54" W

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L4	S 86°33'26" W	60.00'
L6	N 4°06'42" W	60.01'
L7	S 89°27'20" E	77.00'
L11	N 74°45'47" E	66.69'



- LEGEND:
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
RW = RIGHT OF WAY
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D.E. = DRAINAGE EASEMENT
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S.F. = SQUARE FEET
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
CA = COMMON AREA
AE = ACCESS EASEMENT
SEC. = SECTION
T = TOWNSHIP
R = RANGE
(R) = RADIAL
(NR) = NON-RADIAL
● = FOUND STEEL ROD & CAP MARKED "LB 5075"
● = SET 5/8" STEEL REBAR AND CAP MARKED "TRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "TOP LB 5075"
▲ = FOUND NAIL AND DISK STAMPED (STAMPED AS NOTED)
□ = FOUND CONCRETE MONUMENT (SIZE/TYPE NOTED)
⊕ = SITE BENCHMARK

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.
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- 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 = 15' SIDE (SIDEWALK) = 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.



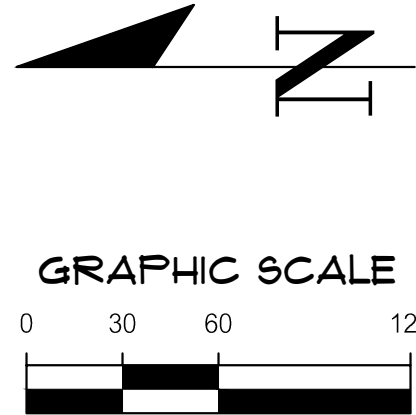
CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C7	97.02'	180.00'	30°52'59"	49.72'	95.85'	N 0°38'48" E
C8	47.23'	120.00'	22°33'11"	23.93'	46.93'	S 4°48'42" W
C18	92.00'	150.00'	35°08'23"	47.50'	90.56'	S 1°28'54" E
C19	223.55'	250.00'	51°13'58"	119.87'	216.17'	N 6°33'53" E
C20	332.12'	500.00'	38°03'28"	172.45'	326.05'	S 13°09'08" W
C21	13.37'	180.00'	4°15'25"	6.69'	13.37'	S 16°55'23" E
C22	196.72'	220.00'	51°13'58"	105.48'	190.23'	N 6°33'53" E
C23	352.04'	530.00'	38°03'28"	182.79'	345.61'	S 13°09'08" W
C24	312.19'	470.00'	38°03'28"	162.10'	306.48'	S 13°09'08" W
C25	250.37'	280.00'	51°13'58"	134.25'	242.11'	N 6°33'53" E
C26	26.36'	120.00'	12°35'13"	13.23'	26.31'	S 12°45'29" E
C27	101.38'	220.00'	26°24'15"	54.88'	100.49'	N 5°51'02" W
C28	95.34'	220.00'	24°49'44"	45.19'	94.59'	N 19°46'05" E
C29	78.52'	530.00'	8°29'17"	39.33'	78.44'	S 27°56'14" W
C30	20.91'	530.00'	2°15'38"	10.46'	20.91'	S 22°33'47" W
C31	150.51'	530.00'	16°16'13"	75.76'	150.00'	S 13°17'52" W
C32	102.11'	530.00'	11°02'21"	51.22'	101.96'	S 0°21'25" E
C33	100.68'	470.00'	12°16'26"	44.50'	100.49'	S 0°15'37" E
C34	140.43'	470.00'	14°57'25"	76.86'	139.91'	S 14°57'25" W
C35	21.18'	470.00'	2°34'55"	10.59'	21.18'	S 24°48'27" W
C36	49.90'	470.00'	6°04'58"	24.97'	49.87'	S 29°08'23" W
C37	133.39'	280.00'	27°17'44"	67.99'	132.13'	N 18°32'01" E
C38	116.98'	280.00'	23°56'14"	59.36'	116.13'	N 7°04'58" W

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

N|V|5

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com
LB-8246

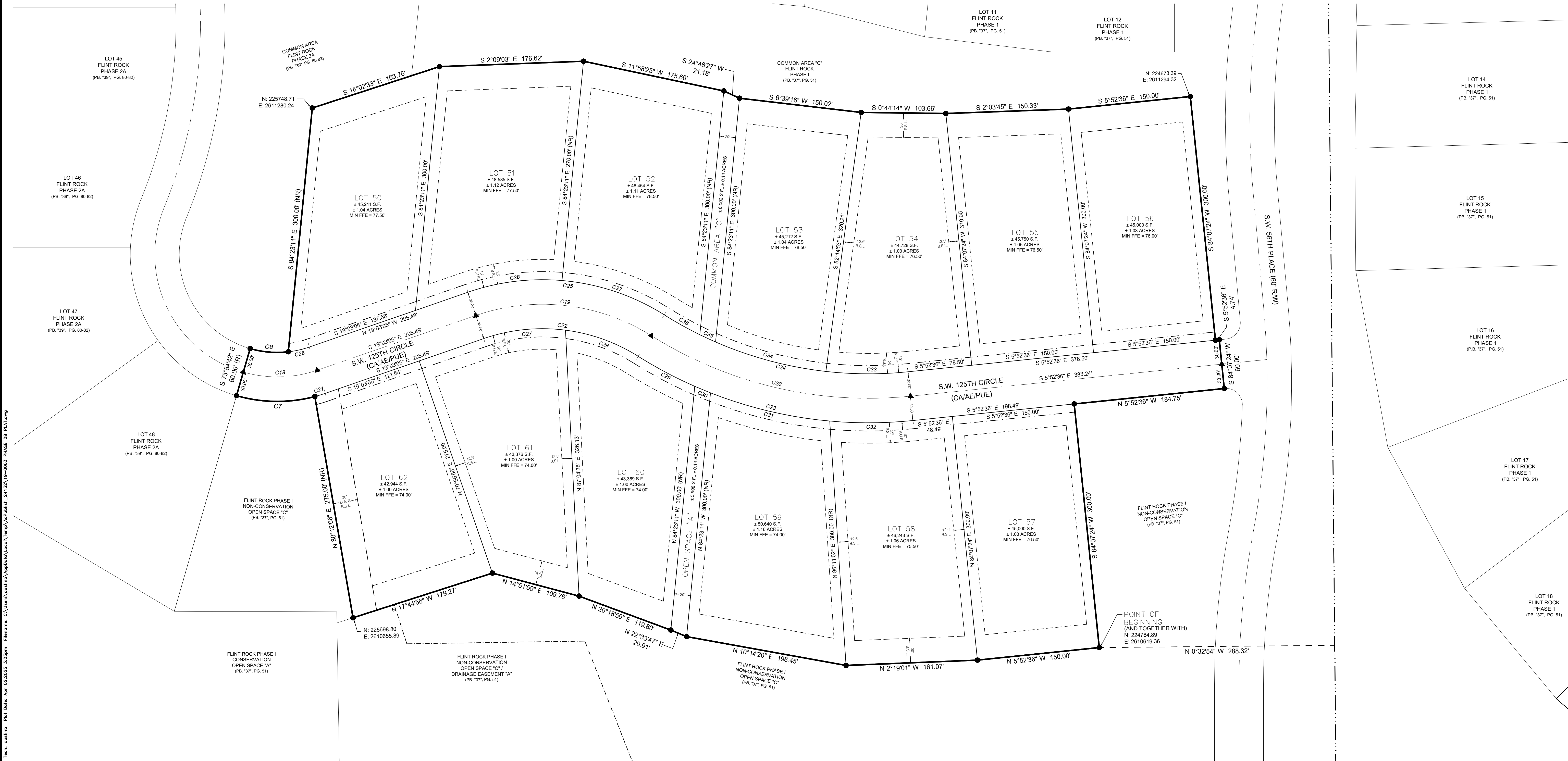
PLAT BOOK __, PAGE __
SHEET THREE OF THREE



- 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
PB. = PLAT BOOK
PG. = 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
(R) = RADIAL
(NR) = NON-RADIAL
● = FOUND STEEL ROD & CAP MARKED "LB 5075"
● = SET 5/8" STEEL REBAR AND CAP MARKED "TRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "TOP LB 5075"
▲ = FOUND NAIL AND DISK STAMPED (STAMPED AS NOTED)
■ = FOUND CONCRETE MONUMENT (SIZE/TYPE NOTED)
⊕ = SITE BENCHMARK

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.
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