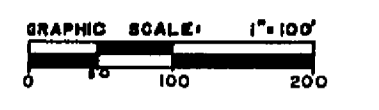
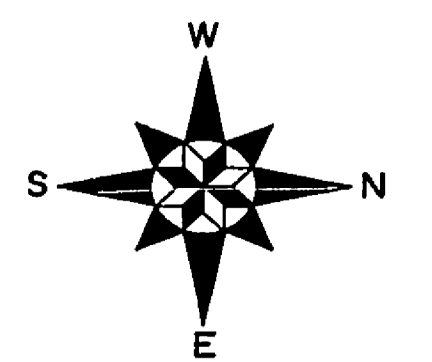


ROYAL OAKS

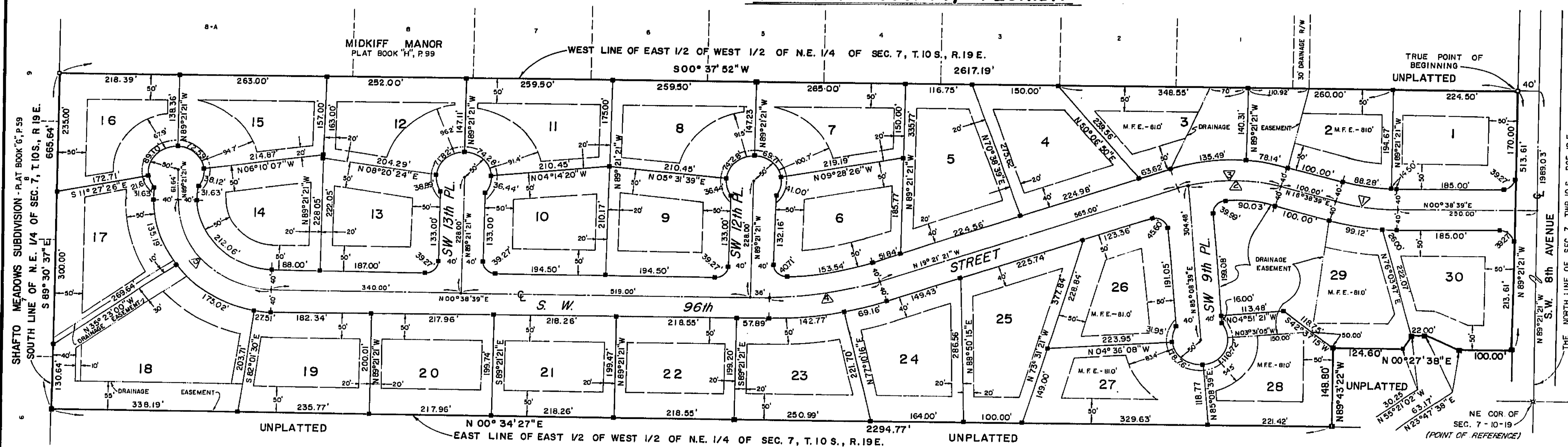
SITUATED IN SECTION 7, TOWNSHIP 10 SOUTH, RANGE 19 EAST ALACHUA COUNTY, FLORIDA



LEGEND

- CONCRETE MONUMENT FOUND
- PERMANENT REFERENCE MONUMENT SET
- RAILROAD SPIKE FOUND
- PERMANENT CONTROL POINT SET
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT LINE
- 10' PUBLIC UTILITIES AND DRAINAGE EASEMENT LINE

- NOTES:
- BEARINGS PROJECTED FROM THE EAST LINE OF MIDKIFF MANOR.
 - ALL LOTS ARE A MINIMUM OF 210.00' WIDE AT THE FRONT SETBACK LINE.
 - MINIMUM FLOOR ELEVATION ON LOTS 2, 3, 26, 27, 28 AND 29 WILL BE 8' 00".
 - DRAINAGE EASEMENTS ON LOTS 2, 3, 26, 27, 28 AND 29 SHALL REMAIN IN THEIR NATURAL STATE. STRUCTURES, FENCES, CUTTING OF TREES, FILLING AND EXCAVATION ARE RESTRICTED.
 - A SITE PLAN APPROVED BY THE ALACHUA COUNTY ENGINEER WILL BE REQUIRED BEFORE ISSUANCE OF A BUILDING PERMIT ON LOTS 2, 3, 26, AND 29.



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN SECTION 7, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFORESAID SECTION FOR A POINT OF REFERENCE AND RUN N 89° 21' 21" W, ALONG THE NORTH LINE OF SAID SECTION 7 AND ALONG THE CENTER LINE OF S.W. 8th AVENUE, A DISTANCE OF 1985.03 FEET; THENCE RUN SOUTH 00° 37' 52" WEST, ALONG THE WEST LINE OF THE E. 1/2 OF W. 1/2 OF SAID SECTION, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 8th AVENUE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S 00° 37' 52" W, ALONG SAID WEST LINE, A DISTANCE OF 2617.19 FEET TO THE SOUTH LINE OF SAID N.E. 1/4; THENCE RUN S 89° 30' 37" E, ALONG SAID SOUTH LINE, A DISTANCE OF 665.64 FEET; THENCE RUN N 00° 34' 27" E, ALONG THE EAST LINE OF SAID E. 1/2, A DISTANCE OF 2294.77 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 880, PAGE 873 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N 89° 43' 22" W, ALONG SAID SOUTH LINE, A DISTANCE OF 148.80 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID LAND AS DESCRIBED IN O.R. BOOK 880, PAGE 873; THENCE RUN N 00° 27' 38" E, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 124.60 FEET; THENCE RUN N 55° 21' 02" W, A DISTANCE OF 32.25 FEET; THENCE RUN N 00° 27' 38" E, A DISTANCE OF 22.00 FEET; THENCE RUN N 23° 47' 38" E, A DISTANCE OF 63.17 FEET TO SAID WEST LINE; THENCE RUN N 00° 27' 38" E, ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE; THENCE RUN N 89° 21' 21" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 513.61 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 38.768 ACRES MORE OR LESS.

SURVEYORS CERTIFICATION

I, WILLIAM D. PARRISH, FLORIDA REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT ENTITLED, ROYAL OAKS, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND SUBDIVISION MADE BY ME OR UNDER MY SUPERVISION OF THE LANDS DESCRIBED ABOVE. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND ALACHUA COUNTY, FLORIDA.

DATE: APRIL 30, 1979 BY *William D. Parrish* SURVEYOR
REG. FLA. CERT. NO. 1772

WILLIAM D. PARRISH
LAND SURVEYING
2019 N.W. 32nd Place Phone - 376-1180
Gainesville, Florida 32605

OWNERS CERTIFICATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, AS PARTNERS OF ROYAL OAKS, A FLORIDA GENERAL PARTNERSHIP, AND OWNERS OF THE DESCRIBED LANDS, DO HEREBY CERTIFY, AS PARTNERS AND OWNERS, HAVE CAUSED SAID SURVEY AND PLAT TO BE MADE AND DO ADOPT THE SAME TO BE KNOWN AS ROYAL OAKS AND DO HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS AND EASEMENTS AS SHOWN HEREON.

ROYAL OAKS - A GENERAL PARTNERSHIP

WITNESSES
William M. Rountree
Suzanne Rountree
David G. Sherrard
Herbert J. Stevens
John C. Lynn
Augustus L. Little
John S. Zemlo
Sara S. Zemlo

PARTNERS
BY: *William M. Rountree* (SEAL) WILLIAM M. ROUNTREE
BY: *Suzanne Rountree* (SEAL) SUZANNE ROUNTREE
BY: *David G. Sherrard* (SEAL) DAVID G. SHERRARD
BY: *Herbert J. Stevens* (SEAL) HERBERT J. STEVENS
BY: *John C. Lynn* (SEAL) JOHN C. LYNN
BY: *Augustus L. Little* (SEAL) AUGUSTUS L. LITTLE
BY: *John S. Zemlo* (SEAL) JOHN S. ZEMLO
BY: *Sara S. Zemlo* (SEAL) SARA S. ZEMLO

STATE OF FLORIDA - COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, WILLIAM M. ROUNTREE, SUZANNE ROUNTREE, DAVID G. SHERRARD, C.A. BOONSTRA, MARGARET BOONSTRA, HERBERT J. STEVENS, JOHN C. LYNN, AUGUSTUS L. LITTLE, JOHN S. ZEMLO, SARA S. ZEMLO, KNOWN TO ME TO BE THE PARTNERS OF ROYAL OAKS, THE GENERAL PARTNERSHIP DESCRIBED HEREIN AND WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF APRIL 1979.
MY COMMISSION EXPIRES 12-31-1981

Charles L. Swain NOTARY PUBLIC

MORTGAGEE'S APPROVALS:

I EVELYN B. BOWERY, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 880, PAGE 877 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE CERTIFICATION SHOWN HEREON.

Evelyn B. Bowery
EVELYN B. BOWERY (SEAL)

STATE OF FLORIDA - COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME EVELYN B. BOWERY, 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 12th DAY OF JUNE 1979
MY COMMISSION EXPIRES JANUARY 12, 1981

Charles L. Swain NOTARY

MORTGAGEE'S APPROVAL

I CARLTON E. VAN ARNAM, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1291, PAGE 1264 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE CERTIFICATION HEREON.

Carlton E. Van Arnam
CARLTON E. VAN ARNAM

STATE OF FLORIDA - COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME CARLTON E. VAN ARNAM, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

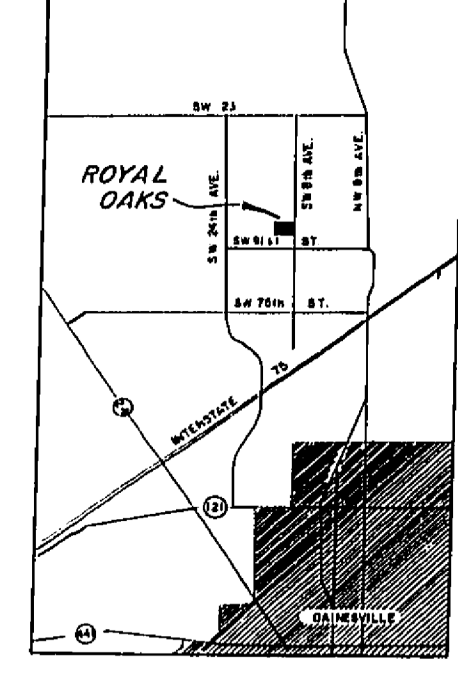
WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF MAY 1979
MY COMMISSION EXPIRES 6-30-1981

Charles L. Swain NOTARY

RECEIVED AND FILED FOR RECORD THIS 9th DAY OF AUG 1979

A. Curtis Powers CLERK
Paul O. Powers DEPUTY CLERK

LOCATION MAP



CURVE NO.	LOT NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE & BEARING
1	1	802.00 00'	25.00'	38.27'	35.58' - S 42° 21' 31" E
2	1	02° 18' 28"	388.07'	15.30'	15.30' - S 01° 06' 53" W
3	1	13° 44' 32"	388.07'	88.29'	88.29' - S 09° 46' 23" W
4	1	135.10 08'	350.00'	78.14'	77.87' - S 10° 02' 38" W
5	1	648.49 54'	340.00'	133.49'	134.89' - S 07° 05' 54" E
6	1	16° 41' 20"	527.13'	153.54'	153.00' - S 11° 00' 41" E
7	1	93° 18' 40"	25.00'	40.71'	38.38' - S 43° 59' 19" W
8	1	89° 59' 17"	30.00'	41.00'	38.87' - S 79° 59' 48" E
9	1	79° 52' 58"	50.00'	69.71'	64.20' - S 40° 35' 07" W
10	1	89° 07' 00"	50.00'	74.88'	67.83' - S 41° 04' 41" E
11	1	418.45 13'	40.00'	36.44'	35.84' - S 74° 36' 05" W
12	1	90° 00' 00"	25.00'	39.27'	33.38' - S 48° 21' 31" W
13	1	90° 00' 00"	25.00'	39.27'	33.38' - S 48° 21' 31" W
14	1	90° 00' 00"	25.00'	39.27'	33.38' - S 48° 21' 31" W
15	1	90° 00' 00"	25.00'	39.27'	33.38' - S 48° 21' 31" W
16	1	102° 05' 05"	50.00'	69.10'	64.30' - S 40° 18' 16" W
17	1	2° 49' 07"	50.00'	21.61'	21.43' - S 68° 09' 31" W
18	1	44° 53' 11"	50.00'	36.44'	36.44' - S 44° 53' 11" W
19	1	48° 38' 30"	50.00'	37.92'	37.92' - S 48° 38' 30" W
20	1	50° 00' 00"	25.00'	39.27'	33.38' - S 48° 21' 31" W
21	1	50° 00' 00"	25.00'	39.27'	33.38' - S 48° 21' 31" W
22	1	112° 28' 23"	607.13'	142.77'	142.44' - S 08° 05' 33" E
23	1	03° 31' 17"	697.13'	69.16'	69.16' - S 110° 05' 33" E
24	1	10° 40' 30"	23.00'	48.80'	39.53' - S 32° 52' 39" E
25	1	36° 28' 59"	50.00'	31.95'	31.41' - S 78° 17' 39" E
26	1	90° 15' 15"	50.00'	78.78'	74.827' - S 44° 16' 46" W
27	1	128° 52' 12"	30.00'	110.72'	89.44' - S 58° 17' 57" E
28	1	12° 40' 31"	448.07'	99.12'	98.92' - S 10° 18' 23" W
29	1	19° 35' 57"	250.00'	90.00'	89.58' - S 45° 53' 27" W
30	1	02° 18' 28"	448.07'	26.00'	26.00' - S 02° 18' 28" W
31	1	90° 00' 00"	25.00'	39.27'	33.38' - S 48° 21' 31" W
32	1	18° 00' 00"	408.07'	113.95'	113.95' - S 09° 59' 37" W
33	1	32° 41' 05"	300.00'	171.15'	168.83' - S 00° 18' 08" W
34	1	36° 00' 00"	300.00'	188.20'	183.41' - S 00° 21' 21" E
35	1	80° 00' 00"	587.13'	197.97'	198.95' - S 09° 51' 11" E
36	1	90° 00' 00"	175.00'	274.89'	247.49' - S 45° 59' 39" W

CERTIFICATE OF APPROVAL BY ALACHUA COUNTY

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

- UTILITIES REQUIREMENTS DATE: 8/6/79 *William D. Parrish* GEN. MAN. REGIONAL UTILITIES
- ENGINEERING REQUIREMENTS DATE: 7/31/79 *Edwin E. Calypso* COUNTY ENGINEER
- PLANNING, ZONING, AND OTHER COUNTY SERVICE REQUIREMENTS NOT OTHERWISE LISTED DATE: 8/7/79 *Frank R. Spence* COUNTY ADMINISTRATOR
- WATER AND SEWER REQUIREMENTS DATE: 7-31-79 *B. C. Coffey* ENVIRONMENTAL HEALTH OFFICER
- FORM AND LEGALITY DATE: 8/8/79 *John S. Zemlo* COUNTY ATTORNEY
- APPROVED BY ALACHUA COUNTY DATE: 8/8/79 *Thomas R. Powell* CHAIRMAN OF THE BOARD ALACHUA COUNTY COMMISSION

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.