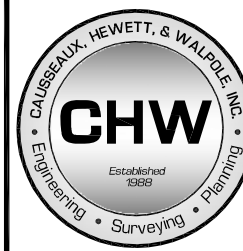


OAKMONT PHASE I, UNIT 1A A PLANNED DEVELOPMENT

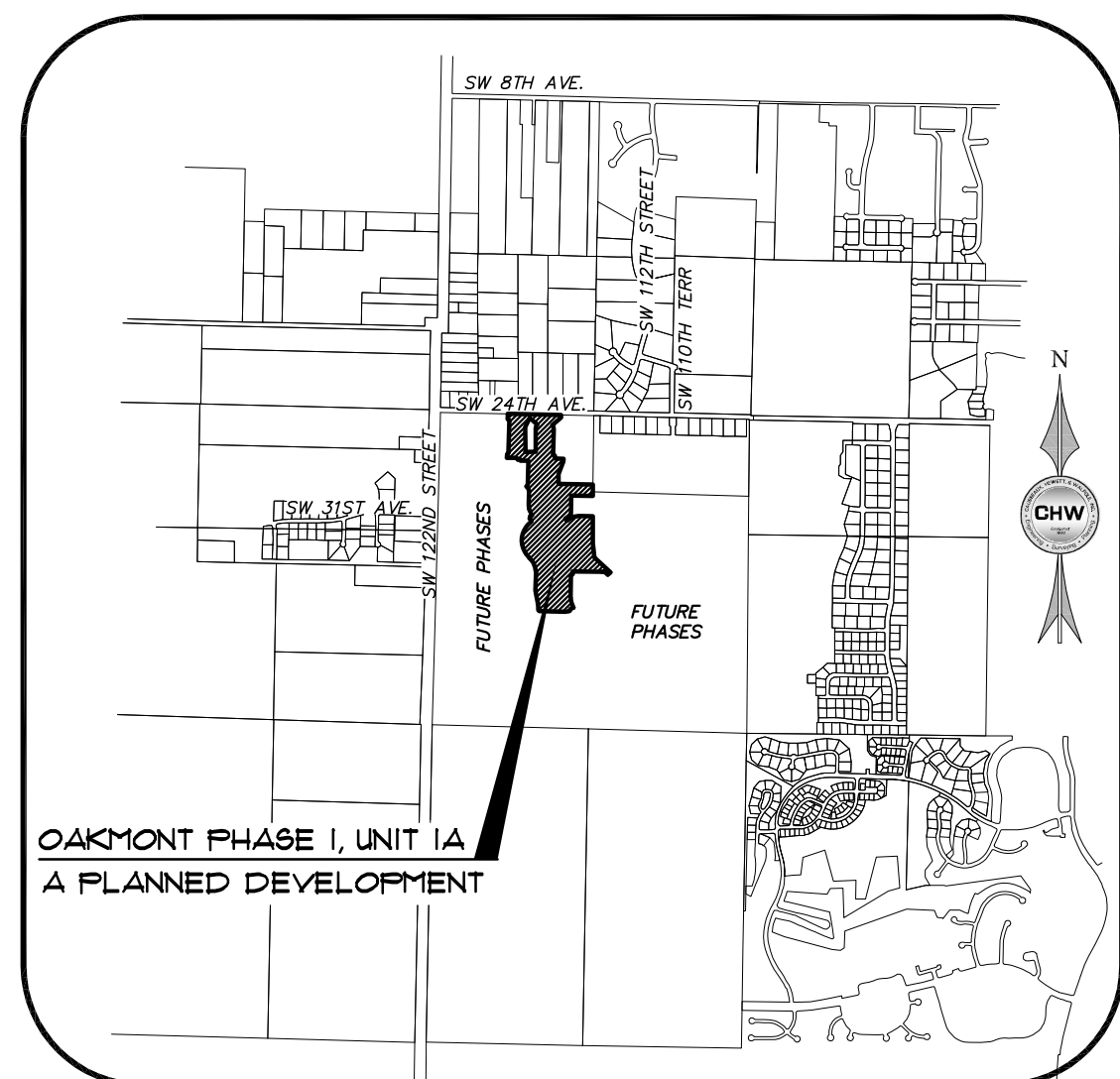
SITUATED IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

ALH 10-0127
04/14/2010



Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
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LB-5075

PLAT BOOK — , PAGE —
SHEET ONE OF FIVE

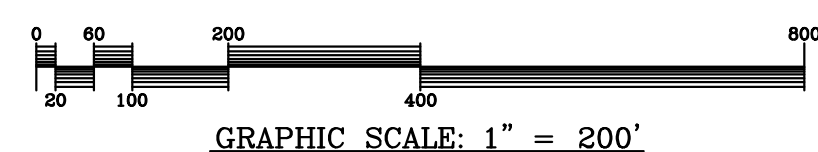


VICINITY MAP
NOT TO SCALE

NOTE:
FLOOD ZONE DESIGNATIONS SHOWN HEREON ARE BASED ON A CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (CLOWR-F), RECEIVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, CASE NUMBER 07-04-0088C, DATED JANUARY 11, 2007.

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.

NOTE:
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.

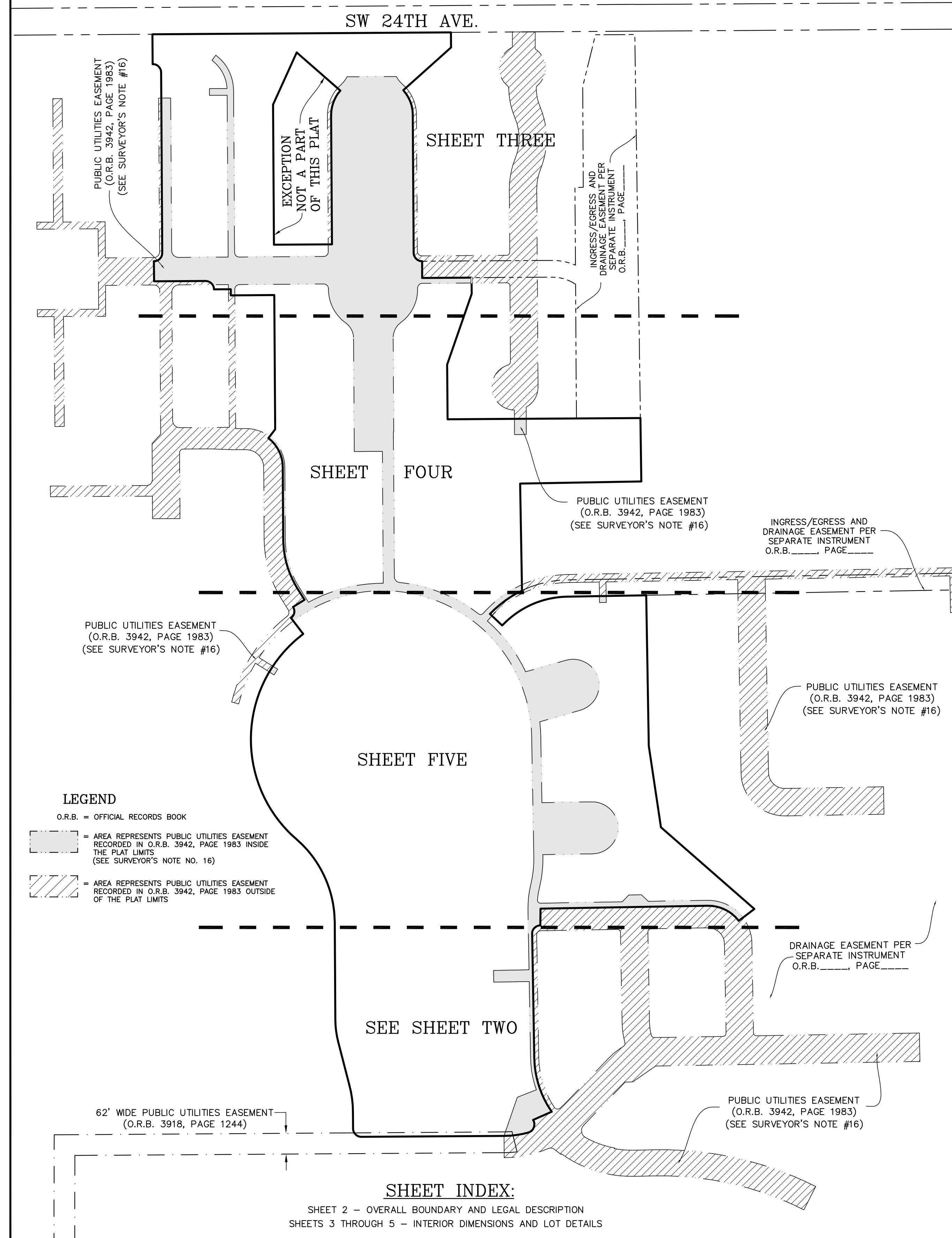


SURVEYORS NOTES:

- BEARINGS HEREON ARE FLORIDA STATE PLANE NORTH GRID WITH A VALUE OF N 00°37'36" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 18 EAST.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
- PRIMARY AND ACCESSORY BUILDING SETBACKS ARE AS FOLLOWS: (UNLESS SHOWN OTHERWISE)
FRONT - AS SHOWN GRAPHICALLY HEREON
SIDE (INTERIOR) - 5' (UNLESS SHOWN GRAPHICALLY)
SIDE (STREET) - 5' (UNLESS SHOWN GRAPHICALLY)
REAR - 10' (UNLESS SHOWN GRAPHICALLY)
- BENCHMARKS SHOWN HEREON ARE BASED ON THE MOST NORTHERLY ANCHOR BOLT OF POWER POLE NUMBER 11-44-12, AS SHOWN ON A SURVEY PREPARED BY THE PERRY C. MCGRIFF CO. INC. DATED APRIL 15, 1980, PROJECT NUMBER M-66-80, HAVING AN ELEVATION OF 97.52' (NGVD 1929 DATUM).
- THIS PLAT IS FIVE SHEETS TOTAL, EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEETS TWO THROUGH FIVE FOR DETAILED INFORMATION.
- STATE PLANE COORDINATES SHOWN HEREON ARE GRID BASED ON ALACHUA COUNTY CONTROL DENSIFICATION & IDENTIFICATION OF LAND CORNERS PROJECT OF 1988.
- OAKMONT AT GAINESVILLE, LLP SHALL HAVE THE SOLE AND ABSOLUTE RIGHT TO CONVEY, BY A SEPARATE DOCUMENT, ANY AND ALL PARCELS, INCLUDING THE COMMON AREAS, TO ANY RESPONSIBLE PROPERTY OWNERS ASSOCIATION APPROVED FOR THE PROPERTY CONTAINED HEREIN OR TO THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT.
- COMMON AREAS, COMMON AREA & OPEN SPACE, COMMON AREA & DRAINAGE EASEMENTS, COMMON AREA/OPEN SPACE/DRAINAGE EASEMENTS, AND COMMON AREA/OPEN SPACE/PUBLIC UTILITY EASEMENTS SHOWN HEREON AND HEREIN CONTAIN A TOTAL NET ACRES OF ±39.74 ACRES.
- STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
- PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET PER CHAPTER 177.091 (8) AND (9) FLORIDA STATUTES.
- TRACT "J" SHALL BE DEEDED, EITHER BY OAKMONT AT GAINESVILLE, LLP OR THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT, TO THE CITY OF GAINESVILLE FOR LIFT STATION PURPOSES BY SEPARATE CONVEYANCE SUBSEQUENT TO PLAT RECORDING.
- THE AREA WITHIN THIS PLAT IS CONTAINED WITHIN THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3390, PAGE 281 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE AREA WITHIN THIS PLAT IS SUBJECT TO THE DECLARATION OF CONSENT TO JURISDICTION OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AND TO THE IMPOSITION OF SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 3624, PAGE 886 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (UNABLE TO DEPICT GRAPHICALLY)
- THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3507, PAGE 444 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA IS NOT CONTAINED WITHIN ANY PART OF THE LANDS ENCOMPASSED WITHIN THIS PLAT.
- TRACT "MM" SHALL BE RESERVED BY OAKMONT AT GAINESVILLE, LLP, FOR THE PURPOSE OF POSSIBLE FUTURE CONVEYANCE FOR UTILITY PURPOSES.
- THAT PART OF THE PUBLIC UTILITIES EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3942, PAGE 1983, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THAT IS LOCATED WITHIN THE LIMITS OF THIS PLAT SHALL BE RELEASED BY G.R.U. UPON THE RECORDING OF THIS PLAT, AND THE REMAINDER SHALL BE RELEASED UPON THE RECORDING OF FUTURE OAKMONT PHASES.



KEY MAP
1" = 200'



SHEET INDEX:
SHEET 2 - OVERALL BOUNDARY AND LEGAL DESCRIPTION
SHEETS 3 THROUGH 5 - INTERIOR DIMENSIONS AND LOT DETAILS

OWNER'S CERTIFICATION AND DEDICATION

OAKMONT AT GAINESVILLE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, DOES HEREBY CERTIFY TO BE THE OWNER OF THE HEREIN DESCRIBED LANDS TO BE KNOWN AS "OAKMONT PHASE I, UNIT 1A"; AND DOES HEREBY CONSENT TO THE SUBDIVISION THEREOF AS SHOWN AND DOES HEREBY DEDICATE TO ALACHUA COUNTY, FOR PURPOSE OF OWNERSHIP, OPERATION AND MAINTENANCE THE ROAD RIGHTS-OF-WAY AND TRACT "CC" FOR ADDITIONAL RIGHT OF WAY; AND DOES HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS SHOWN HEREIN TO GAINESVILLE REGIONAL UTILITIES FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; AND DOES HEREBY DEDICATE TO THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT, THE DRAINAGE EASEMENTS SHOWN HEREIN, FOR THE PURPOSE OF OWNERSHIP, OPERATION AND MAINTENANCE. FURTHERMORE, AN EASEMENT FOR INGRESS & EGRESS OVER AND ACROSS COMMON AREAS F, V, X, AND THE DRAINAGE EASEMENTS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC SERVICE VEHICLE ACCESS PURPOSES.

WITNESS _____ SIGNATURE: _____
WITNESS _____ PRINT NAME: _____
MANAGING MEMBER OF "OAKMONT AT GAINESVILLE, LLP",
A FLORIDA LIMITED LIABILITY PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ALACHUA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2010 BY _____,
MANAGING MEMBER OF OAKMONT AT GAINESVILLE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. HE OR SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO DID TAKE AN OATH.

(Official notary signature and notary seal)

(name of notary, printed or stamped)

MORTGAGEE'S APPROVAL

BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, AS MORTGAGEE, HOLDER OF THAT CERTAIN MORTGAGE SECURITY AGREEMENT AND FIXTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 3281, PAGE 938; MORTGAGE SPECIAL ASSESSMENT ACKNOWLEDGMENT RECORDED IN OFFICIAL RECORDS BOOK 3624, PAGE 882; FIRST MODIFICATION AND EXTENSION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3831, PAGE 1252; PARTIAL RELEASE RECORDED IN OFFICIAL RECORDS BOOK 3921, PAGE 40, AND THE CONSENT AND JOINDER OF MORTGAGEE RECORDED IN OFFICIAL RECORDS BOOK 3942, PAGE 1837 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.

DATED: _____ MORTGAGEE: BRANCH BANKING AND TRUST COMPANY

WITNESS _____ BY: _____
WITNESS _____ PRINT NAME: _____
WITNESS _____ TITLE: _____

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, WHO WAS DULY SWORN AND WHO FURNISHED A _____ DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2010
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC-STATE OF _____

**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:

SURVEYING REQUIREMENTS: _____ DATE _____ COUNTY SURVEYOR _____
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. 2010
CLERK _____ DEPUTY CLERK _____

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "OAKMONT PHASE I, UNIT 1A," 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 FLORIDA STATUTES.

DATE _____ STACY A. HALL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 3784
CAUSSEAU, HEWETT, & WALPOLE, INC.
AUTHORIZATION NO. 5075