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

OAKMONT PHASE I, UNIT IA
A PLANNED DEVELOPMENT

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

A.H.H. 10-0127
04/14/2010

Causseaux, Hewett, & Walpole, Inc.
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LB-5075

PLAT BOOK ___, PAGE ___
SHEET FIVE OF FIVE

SHEET 5

MATCH LINE

N 31°48'20" W 40.52'

N 58°11'40" E 40.00'

N 37°11'06" W 60.00'

UNPLATTED LANDS

S.W. 30th AVENUE (60' R/W)

S.W. 30th AVE. (60' R/W)

S.W. 115th TERRACE (60' R/W)

COMMON AREA "KK"
±4.80 ACRES

COMMON AREA/
OPEN SPACE "Y"
±10.12 ACRES

COMMON AREA/
OPEN SPACE/
DRAINAGE EASEMENT "U"
±1.56 ACRES

COMMON AREA "V"/P.U.E.
±25008 S.F.

COMMON AREA "W"
±5274 S.F.

COMMON AREA "X"/P.U.E.
±29370 S.F.

COMMON AREA/
OPEN SPACE/
DRAINAGE EASEMENT "U"
±1.56 ACRES

COMMON AREA "GG"
±945 S.F.

COMMON AREA/
OPEN SPACE/
DRAINAGE EASEMENT "HH"
±1.50 ACRES

26	±10187 S.F.
29	±10859 S.F.
30	±13606 S.F.
31	±14159 S.F.
32	±16269 S.F.
33	±13505 S.F.
34	±11121 S.F.
35	±12801 S.F.
36	±14605 S.F.
37	±14930 S.F.
38	±14287 S.F.
39	±13276 S.F.
40	±11955 S.F.
41	±11733 S.F.

N 89°00'29" E 235.22'

S 0°59'31" E 450.00'

S 8°32'08" E 245.43'

S 48°48'21" E 370.44'

N 89°00'29" E 176.42'

S 52°39'46" W 58.67'

S 0°33'21" W 50.02'

S 89°00'29" W 498.65'

S 89°00'29" W 200.52'

S 90°00'00" E 434.74'

S 90°00'00" E 112.63'

N 78°20'09" W 100.09'

S 89°58'29" W 75.95'

N 89°00'29" E 194.54'

S 89°00'29" W 14.00'

N 89°00'29" E 55.68'

NOTE:
1. ALL WHOLE FOOT DIMENSIONS ARE INTENDED TO BE ACCURATE TO THE HUNDREDTH OF A FOOT.
2. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
3. THIS PLAT IS FIVE SHEETS TOTAL, EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEET ONE FOR ADDITIONAL SURVEYOR'S NOTES. SEE SHEETS TWO THROUGH FIVE FOR DETAILED INFORMATION.
4. 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)

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C3	119.18'	325.00'	21°00'41"	60.27'	118.52'	S 53°52'07" W
C4	219.08'	275.00'	45°38'43"	115.73'	213.33'	N 66°11'08" E
C5	107.69'	115.00'	53°39'17"	58.16'	103.80'	N 64°09'52" W
C13	280.82'	330.00'	48°45'26"	149.55'	272.42'	N 24°44'37" W
C14	702.76'	395.00'	101°56'14"	487.24'	613.67'	N 1°50'47" E
C15	36.92'	25.00'	84°37'14"	22.76'	33.66'	N 10°30'17" E
C26	39.90'	425.00'	5°22'46"	19.97'	39.89'	N 55°30'17" E
C27	211.76'	425.00'	28°32'51"	108.12'	209.57'	N 72°28'05" E
C28	345.82'	425.00'	46°37'16"	183.13'	336.36'	S 69°56'52" E
C29	180.51'	425.00'	24°20'08"	91.64'	179.16'	S 34°28'10" E
C30	95.20'	425.00'	12°50'03"	47.80'	95.00'	S 15°53'05" E
C31	62.87'	425.00'	8°28'32"	31.49'	62.81'	S 5°13'47" E
C32	77.68'	300.00'	14°50'08"	39.06'	77.46'	S 6°25'31" W
C33	77.68'	300.00'	14°50'06"	39.06'	77.46'	S 6°25'32" W
C72	34.21'	25.00'	78°24'29"	20.39'	31.60'	N 36°50'20" E
C73	36.92'	25.00'	84°37'14"	22.76'	33.66'	S 74°06'57" E
C74	36.48'	25.00'	83°35'41"	22.35'	33.32'	S 42°09'45" E
C75	248.91'	455.00'	31°20'36"	127.65'	245.81'	N 68°17'17" W
C76	36.66'	25.00'	84°01'15"	22.52'	33.46'	N 85°22'24" E
C77	1061.74'	395.00'	154°00'28"	1711.47'	769.76'	N 81°10'55" W
C78	147.76'	270.26'	31°19'30"	75.78'	145.92'	S 40°23'11" W
C79	111.82'	181.00'	35°20'01"	57.65'	109.86'	S 66°52'13" E
C80	21.96'	395.00'	3°11'10"	10.98'	21.96'	N 2°35'06" W
C81	36.66'	25.00'	84°01'15"	22.52'	33.46'	S 1°21'09" W
C82	128.98'	455.00'	16°14'31"	64.93'	128.55'	N 32°32'13" W
C83	135.50'	455.00'	17°03'46"	68.26'	135.00'	N 15°53'05" W
C84	50.52'	455.00'	6°21'41"	25.28'	50.49'	N 4°10'21" W
C85	315.00'	455.00'	39°39'58"	164.11'	308.75'	N 20°49'30" W
C86	11.61'	67.50'	9°51'25"	5.82'	11.60'	S 79°02'38" W
C87	60.25'	67.50'	51°08'38"	32.30'	58.27'	N 70°27'21" W
C88	68.87'	67.50'	58°27'18"	37.77'	65.92'	N 15°39'23" W
C89	53.99'	67.50'	45°49'45"	28.53'	52.56'	N 36°29'09" E
C90	17.34'	67.50'	14°42'53"	8.72'	17.29'	N 66°45'28" E
C91	212.06'	67.50'	180°00'00"	INFINITY'	135.00'	N 15°53'05" W
C92	21.67'	67.50'	18°33'46"	11.03'	21.77'	N 81°42'38" W
C93	52.28'	67.50'	44°22'29"	27.53'	50.98'	N 50°14'30" W
C94	63.76'	67.50'	54°07'30"	34.49'	61.42'	N 0°59'31" W
C95	55.51'	67.50'	47°08'56"	29.43'	53.96'	N 49°37'42" E
C96	18.64'	67.50'	15°49'19"	9.38'	18.58'	N 81°05'49" E
C97	212.06'	67.50'	180°00'00"	INFINITY'	135.00'	N 0°59'31" W
C98	85.45'	330.00'	14°50'07"	42.96'	85.21'	N 6°25'32" E
C99	69.91'	270.00'	14°50'08"	35.15'	69.72'	N 6°25'31" E
C100	85.44'	330.00'	14°50'06"	42.96'	85.21'	S 6°25'32" W
C101	41.54'	270.00'	8°48'55"	20.81'	41.50'	S 9°26'08" W
C102	41.90'	25.00'	96°01'11"	27.77'	37.16'	S 42°58'56" E
C105	149.23'	47.50'	180°00'00"	INFINITY'	95.00'	N 15°53'05" W
C106	149.23'	47.50'	180°00'00"	INFINITY'	95.00'	N 0°59'31" W

LEGEND:
▲ = PERMANENT CONTROL POINT – NAIL AND DISK MARKED L.B. 5075
● = PERMANENT REFERENCE MONUMENT – SET 5/8" STEEL ROD & CAP MARKED "PRM L.B. 5075"
S.F. = SQUARE FEET
R/W = RIGHT-OF-WAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PR.U.E. = PRIVATE UTILITIES EASEMENT
SW.E. = SIDEWALK EASEMENT
B.S.L. = BUILDING SETBACK LINE
CA = COMMON AREA
OS = OPEN SPACE
(R) = RADIAL LOT LINE
R = RADIUS
MIN. F.F.E. = MINIMUM FINISH FLOOR ELEVATION

GRAPHIC SCALE
0 25 50 100

SHEET 5
SEE SHEET 2

NW 1/4
SW 1/4
NW 1/4
NE 1/4
NE 1/4
SE 1/4

Twitc: dsreich Plot Date: Jun 07,2010 3:38pm Filename: W:\2010\10-0127\Base Files\10-0127-PLAT.dwg